TRIMET

Memo

Date: October 28, 2026

To: Board of Directors

From: Sam Desue, Jr.

Subject: **RESOLUTION NO. 26-10-29 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT MODIFICATION FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES WITH JUST BUCKET EXCAVATING, INC. FOR THE REDESIGN OF THE OREGON CITY TRANSIT CENTER**

---

1. **Purpose of Item**
   This Resolution requests authorization for the General Manager or his designee to execute a modification (Modification) to the Construction Manager/General Contractor (CM/GC) services contract with Just Bucket Excavating, Inc. (JBE), for the Redesign of the Oregon City Transit Center (Project).

2. **Type of Agenda Item**
   - ☐ Initial Contract
   - ☒ Contract Modification
   - ☐ Other___

3. **Type of Contract Procurement**
   - ☐ Low Bid / Invitation to Bid (ITB)
   - ☒ Request for Proposals (RFP) (inc. CM/GC)
   - ☐ Other (inc. sole source)

4. **Reason for Board Action**
   TriMet Board of Directors (Board) authorization is required for all contract modifications which exceed the authority previously authorized by the Board.

5. **Type of Action**
   - ☒ Resolution
   - ☐ Ordinance 1st Reading
   - ☐ Ordinance 2nd Reading
   - ☐ Other _____

6. **Background**
   This Project will rehabilitate and fully renovate the Oregon City Transit Center (OCTC), which has been in use since 1990. The Project will improve the customer and operator experience while bringing the entire facility up to a state of good repair. Not only will this Project bring OCTC up to TriMet current standards, but it will also provide bus operations flexibility, now and in the future. The Project includes:

- Modification of existing curbs and sidewalks to provide safer passenger travel to/from the transit center area;
- New bus layover spaces to accommodate 40’ and 60’ buses;
- A new high-capacity shelter with benches for southbound travel and a new smaller shelter with seating for northbound travel;
- New lighting, per Oregon City design standards, with security cameras;
- New signage/wayfinding;
- ADA improvements for compliance;
- New landscaped areas; and
- A new building for operators to use on their breaks at OCTC.

Design aesthetics and architectural features of the renovated transit center will match elements found along Oregon City’s Main Street.

At its April 23, 2025 meeting, the Board approved Resolution No. 25-04-19, which authorized a CM/GC services contract with JBE for the redesign of the Beaverton Transit Center (BTC) and the OCTC, including pre-construction services in an amount not to exceed $193,000. On January 8, 2026, a modification increased the contract by $436,967 to authorize an early work package for utility installation (BTC only). On January 13, 2026, a second modification increased the contract by $46,135 to authorize design and fabrication consulting for the high-capacity shelters located at both the BTC and the OCTC to reduce risk of schedule delay and to secure pricing. These two contract modifications did not need Board approval because they were under the delegated authority threshold.

At its March 25, 2026 meeting, the Board approved Resolution No. 26-03-14, modifying the CM/GC services contract by $5,955,018, for construction services for BTC which is currently in construction and will be completed late Spring 2027. The BTC project is partially funded by $5.3 million in federal grants.

TriMet requests authorization to modify the CM/GC services contract to add the negotiated and agreed-upon Total Contract Price (TCP) for construction services for the OCTC. This Resolution authorizes a contract Modification to add the amount of $6,695,382 along with a Change Order Allowance of $430,142 (approximately 6%), to the Project construction services for a total increase in the CM/GC service contract of $7,125,524. The Project is partially funded by $5 million in Federal Community Project Funding. The cumulative total amount of the CM/GC services contract would increase to $13,756,644, of which $10.3 million is funded through federal funds.

The previous modifications to the CM/GC services contract and the proposed Modification are shown below:

Contract/Modification	Purpose	Amount
RESOLUTION NO. 25-04-19	Pre-Construction Services	$193,000
Modification 1	Early Work (Utility) Package	$436,967
Modification 2	Shelter Design and Fabrication	$46,135
	Subtotal	**$676,102**

RESOLUTION NO. 26-03-14 MOD 3	BTC	
	TCP	$5,431,653
	Change Order Allowance	$541,365
	Subtotal	**$5,955,018**

RESOLUTION NO. 26-10-29 MOD 4 (*Proposed)*	OCTC	
	TCP	$6,695,382
	Change Order Allowance	$430,142
	Subtotal	**$7,125,524**

Total Amount of Modified CM/GC Services Contract	**$13,756,644**

7. Description of Procurement Process

The original CM/GC services contract was procured through a competitive Request for Proposals (RFP) process.

8. Financial/Budget Impact

The Modification amount is included in TriMet's FY2027 Adopted Budget for the Engineering & Construction Division and will continue to be requested in future year budgets. The Modification is funded by $5 million in Federal Community Project Funding and the remaining amount through General Funds.

9. Impact if Not Approved

Although TriMet could terminate the CM/GC services contract and obtain bids for the remaining construction work, doing so would result in delay, price escalation, and continued price uncertainty. Contract termination also is not recommended, because JBE has performed well on the Project and the CM/GC services contract requires "open book" negotiations that result in fair and reasonable pricing. The Board's approval of this Modification will ensure that the Project maintains its current schedule.

RESOLUTION NO. 26-10-29

RESOLUTION NO. 26-10-29 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT MODIFICATION FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES WITH JUST BUCKET EXCAVATING, INC. FOR THE REDESIGN OF THE OREGON CITY TRANSIT CENTER

WHEREAS, TriMet has authority under ORS 267.200 to enter into a modification (Modification) of the contract for Construction Manager/General Contractor services (CM/GC Services Contract) with Just Bucket Excavating, Inc. (JBE) for the redesign of the Oregon City Transit Center Project (Project); and

WHEREAS, by Resolution No. 25-04-19, dated April 23, 2025, the TriMet Board of Directors (Board) authorized a CM/GC Services Contract in the amount of $193,000; and

WHEREAS, on January 8, 2026, TriMet modified the CM/GC Services Contract by $436,967, bringing the total contract amount to $629,967; and

WHEREAS, on January 13, 2026, TriMet modified the CM/GC Services Contract by $46,135, bringing the total contract amount to $676,102; and

WHEREAS, by Resolution No. 26-03-14, dated March 25, 2026, the Board authorized a modification to the contract in the amount of $5,955,018, bringing the total contract amount to $6,631,120; and

WHEREAS, by Resolution No. 25-06-29, dated June 25, 2025, the Board adopted a Statement of Policies requiring it to authorize all contract modifications which exceed authority previously granted by the Board; and

WHEREAS, the total amount of this Modification exceeds the authority previously granted by the Board;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Modification shall conform with applicable law.

2. That the General Manager or his designee is authorized to execute the Modification in the amount of not more than $6,695,382.00, and to execute change orders of up to $430,142.00, for a total authorized amount of $7,125,524.00, bringing the total CM/GC Services Contract amount to $13,756,644 through the Project's anticipated completion date of October 29, 2027.

Dated: October 28, 2026

Presiding Officer

Attest:

Recording Secretary

Approved as to Legal Sufficiency:

Legal Department