

Date: May 28, 2025

To: Board of Directors

From: Sam Desue, Jr.

**Subject: RESOLUTION NO. 25-05-28 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH MJ HUGHES CONSTRUCTION FOR REPLACEMENT OF THE SECURITY FENCE AT RUBY JUNCTION LIGHT RAIL VEHICLE YARD**

**1. Purpose of Item**

This Resolution requests that the TriMet Board of Directors (Board) authorize the General Manager or his designee to execute a contract with MJ Hughes Construction for the replacement of the security fence at the Ruby Junction Light Rail Vehicle Yard (Contract).

**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)
- Request for Qualifications (RFQ) (Personal Services)
- Other: Sole Source

**4. Reason for Board Action**

Board authorization is required for all Contracts obligating TriMet to pay in excess of \$1,000,000.

**5. Type of Action**

- Resolution
- Ordinance 1<sup>st</sup> Reading
- Ordinance 2<sup>nd</sup> Reading
- Other

**6. Background**

The Ruby Junction Light Rail Vehicle (LRV) Yard, located in Gresham at 2222 NW Eleven Mile Avenue, includes two properties enclosed by 4,368 linear feet of perimeter fencing. The Ruby Junction facilities were developed in multiple phases between 1983 and 2004, and the fencing was installed and modified over this same period. Much of the existing fencing system is now significantly deteriorated and contains numerous deficiencies that could permit unauthorized access (i.e., crumbling concrete foundations and footings, leaning posts, corrosion, gaps). The fencing no longer meets TriMet’s current security or asset protection standards and must be repaired or replaced.

Engineering assessments determined that the existing fence posts and foundations lack the structural integrity to support modern security enhancements, such as taller fencing, anti-climb features, and reinforced materials. Given the age and condition of the existing system, a full replacement is necessary to maintain a state of good repair and safeguard vital infrastructure and equipment at the Ruby Junction Yard.

This Contract will replace the existing fencing with a new, heavy-duty, cut-resistant security fence system, including new post foundations, framing, and all related hardware necessary to secure the entire 4,368-foot perimeter.

**7. Description of Procurement Process**

TriMet issued an Invitation to Bid (ITB) on April 2, 2025, with bids due on April 23, 2025. The ITB was advertised on TriMet’s TriP\$ website and in the Daily Journal of Commerce. A total of 430 vendors were notified of the ITB through TriP\$, and eight (8) vendors attended the pre-bid meeting.

For purposes of evaluating the eight vendors, each was required to submit a bid form that included a lump sum cost for general excavation, concrete, temporary fencing during construction, installation of security fence and new post foundations, plus cleanup and disposal. In order to be considered for award, each bidder needed to meet the minimum qualifications stated in the ITB and submit its lowest overall costs on the Bid Price Form. A total of four (4) vendors submitted bids.

A summary of the bids is shown below:

<b>Bid Results</b>			
<b>MJ Hughes Construction</b>	<b>Stacy Witbeck, Inc.</b>	<b>Team Construction, LLC</b>	<b>TH Builders Corp</b>
\$1,825,000	\$2,574,808	\$2,299,000	\$2,196,994

TriMet’s Independent Cost Estimate (ICE) for the Project was \$2,459,184.

Based on a comparison with the other bids received and the ICE of \$2,459,184, TriMet determined that MJ Hughes Construction’s bid was fair and reasonable.

This Resolution would authorize the award of the Contract to MJ Hughes Construction in the amount of \$1,825,000, with a Contract term of two (2) years. Notice of Intent to Award was sent to all bidders on April 24, 2025, and no protests were received.

**8. Disadvantaged & Small Business Utilization**

MJ Hughes Construction has 17 employees and intends to self-perform all work.

**9. Financial/Budget Impact**

The amount for the initial year of the Contract is included within the Maintenance Division’s FY2026 Budget, and will be paid from TriMet’s General Funds.

**10. Impact if Not Approved**

Engineering assessments determined that the existing fencing at the Ruby Junction LRV Yard could not support the security upgrades required to maintain security at the facility, necessitating a full replacement with a new, heavy-duty cut-proof fence system. If this Resolution is not approved, TriMet will not be able to replace the existing fencing, exposing TriMet's light rail vehicles, non-revenue vehicles, buildings, and personnel to increased risk of vandalism, theft, and damage.

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TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A  
CONTRACT WITH MJ HUGHES CONSTRUCTION FOR REPLACEMENT OF THE  
SECURITY FENCE AT RUBY JUNCTION LIGHT RAIL VEHICLE YARD**

**WHEREAS**, TriMet has authority under ORS 267.200 to enter into a Contract with MJ Hughes Construction for the replacement of the security fence at the Ruby Junction Light Rail Vehicle Yard (Contract); and

**WHEREAS**, by Resolution No. 22-05-35, dated May 25, 2022, the TriMet Board of Directors (Board) adopted a Statement of Policies requiring the Board to authorize all Contracts obligating TriMet to pay in excess of \$1,000,000; and

**WHEREAS**, the total amount of the Contract exceeds \$1,000,000;

**NOW, THEREFORE, BE IT RESOLVED:**

1. That the Contract shall conform with applicable law.
2. That the General Manager or his designee is authorized to execute the Contract in the amount of not more than \$1,825,000, over the Contract's two (2) year life.

Dated: May 28, 2025

  
Presiding Officer

Attest:

  
Recording Secretary

Approved as to Legal Sufficiency:

  
Legal Department