

Date: April 26, 2017

To: Board of Directors

From: Neil McFarlane 

Subject: RESOLUTION 17-04-32 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH CONVERGENT PACIFIC, LLC FOR DESIGN SERVICES FOR THE CLEVELAND OPERATOR/SIGNALS BUILDING REPLACEMENT PROJECT

1. Purpose of Item

The purpose of this item is to request that the TriMet Board of Directors (Board) authorize the General Manager to execute a contract with Convergent Pacific, LLC for Design Services for TriMet's Cleveland Operator/Signals Building Replacement Project (Project).

2. Type of Agenda Item

- Initial Contract
 Contract Modification
 Other _____

3. Reason for Board Action

Board approval is required for personal services contracts obligating TriMet to pay in excess of \$150,000.

4. Type of Action

- Resolution
 Ordinance 1st Reading
 Ordinance 2nd Reading
 Other _____

5. Background

The 33-year old operator/signals building at TriMet's Cleveland MAX platform in Gresham has sustained damage and deterioration over time from water intrusion beyond economical repair. This Project would replace this building and all its functions with two new buildings on the Cleveland Avenue Park & Ride site. The Project includes demolition of the existing building and restoration of the platform surface, and will provide a separate operator break room building and a standard signals/communications building in addition to upgrading the signals and communications equipment at this site. The contractor will provide all design services for the Project, including site, building, and systems elements.

6. Procurement Process

On November 16, 2016, TriMet issued a Request for Proposals (RFP) for the design services for the Project. The RFP sought firms with building and systems expertise of a similar nature and scale to this Project, including qualifications of the firm and key individuals, work plan, quality plan, diversity plan, the availability of key personnel in Portland, and cost estimating and cost controls. On December 15, 2016, TriMet received four proposals in response to the RFP.

This procurement was subject to the Brooks Act, also known as Qualifications-Based Selection. Qualifications-Based Selection is a procurement process which is utilized when selecting architects and engineers for design contracts. In a Qualifications-Based Selection procurement, the agency must select the most qualified firm, and then negotiate a fair and reasonable price for the required professional services. Price quotations are not permitted as a consideration in the selection process.

TriMet appointed an evaluation committee (EC) to review and evaluate the proposals, which was comprised of staff from TriMet's Capital Projects and Construction division and Office of Diversity and Transit Equity. EC members were selected based on their expertise, experience, and knowledge related to the Project. TriMet received proposals from AKANA, Convergent Pacific, SOLARC Architecture, Inc. (SOLARC), and Merryman Barnes Architects, Inc. (MB). The EC ranked the proposers in accordance with the procedures and criteria established in the RFP. After completing the initial review, the EC determined that two firms, AKANA and Convergent Pacific, were in the competitive range and interviews were held with the two firms. After interviews, Convergent Pacific was the highest ranked proposer. Full scores for the proposers were as follows:

Firm	Possible Points	AKANA	Conv Pac	SOLARC	MB
Corporate Experience	15	13	14	12	10
Personnel Experience	25	24	24	19	19
Work Plan/Quality Plan / Diversity Plan	30	28	28	23	24
Availability in Portland and Track Record	15	13	13	13	9
Cost Estimating and Controls	15	12	13	14	10
Total Score	100	90	92	81	72

Accordingly, TriMet proposes to award a contract to Convergent Pacific, LLC. In accordance with Qualifications-Based Selection, the direct labor costs and overall contract value were negotiated after selection of the contractor. The attached Resolution authorizes the award of a contract in an amount not to exceed \$850,000 for the design work on the Project. TriMet staff has determined that the price is fair and reasonable, and this amount is within the budget established for this work.

This design of project is expected to be completed in the spring of 2018 and completion of construction is expected in the summer of 2020. The total cost of the Project is estimated to be approximately \$6,300,000.

7. Diversity

Convergent Pacific is a certified DBE firm. In its proposal, Convergent Pacific indicated that it expects to be able to achieve 47 percent DBE participation on this contract by self-performing and subcontracting work such as project management and scheduling, structural design, drafting, and quality control work.

8. Financial/Budget Impact

A portion of the design work for the Project is included in the FY 2017 General Fund budget. Completion of design and construction of the Project is planned to follow as part of TriMet's FY 2018, 2019, and 2020 capital budgets.

9. Impact if Not Approved

TriMet's alternative would be to hire additional staff to complete the design work. This option is not preferred because procurement of this contract requires highly specialized expertise and addresses a short term staffing need that will not exist after this work is complete. The completion of work would also be delayed.

RESOLUTION 17-04-32

RESOLUTION OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH CONVERGENT PACIFIC, LLC FOR DESIGN SERVICES FOR THE CLEVELAND OPERATOR/SIGNALS BUILDING REPLACEMENT PROJECT

WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract with Convergent Pacific, LLC for Design Services for the Cleveland Operator/Signals Building Replacement Project (Contract); and

WHEREAS, the total amount of the Contract is expected to exceed \$150,000; and

WHEREAS, the TriMet Board of Directors (Board), by Resolution dated November 25, 2009, adopted a Statement of Policies requiring the Board to approve personal services contracts obligating TriMet to pay in excess of \$150,000;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Contract shall be in conformance with applicable laws.
2. That the General Manager or his designee is authorized to execute the Contract.

Dated: April 26, 2017

Attest:

Presiding Officer

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department