

**Date:** June 25, 2025

**To:** Board of Directors

**From:** Sam Desue, Jr.



**Subject:** **RESOLUTION NO. 25-06-32 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT MODIFICATION TO THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES CONTRACT WITH MASS. ELECTRIC CONSTRUCTION COMPANY FOR PROCUREMENT OF LONG LEAD TIME EQUIPMENT FOR THE E. 181<sup>st</sup> AVENUE ELEMENT OF THE TYPE 1 TRACTION POWER SUBSTATION REPLACEMENT PROJECT**

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**1. Purpose of Item**

This Resolution requests that the TriMet Board of Directors (Board) authorize the General Manager to execute a Modification to the Construction Manager/General Contractor (CM/GC) services contract with Mass. Electric Construction Company (MEC) for procurement of long lead time equipment for the E.181<sup>st</sup> Avenue MAX Station element of the Type 1 Traction Power Substation (TPSS) Replacement Project (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)
- ☐ Request for Qualifications (RFQ) (Personal Services)
- ☐ Other: Sole Source

**4. Reason for Board Action**

Board authorization is required for all contract modifications causing contract amounts to exceed amounts previously authorized by the Board.

**5. Type of Action**

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

## 6. Background

The twelve Type 1 Traction Power Substations (TPSS) that power the MAX light rail system along the Banfield section of the Blue Line were installed in approximately 1983. These now have reached the end of their normal expected service life. Many of the electrical and other critical components of these Type 1 TPSS are obsolete and are no longer supported by their manufacturer. Therefore, all of them must be replaced to ensure a continued State of Good Repair (SGR) along the Blue Line.

The overall Project is a multi-year effort that is being managed as a multiple element project. A multiple element project generally is one containing multiple similar scopes with independent utility, broken into sub-scopes for delivery on different schedules. This approach is often necessary to address TriMet's limited funding capacity in any given fiscal year, as well as to manage and minimize the necessary disruption of transit service that is inherent in SGR efforts along the MAX system.

At most sites associated with each element of this project, including the E. 181<sup>st</sup> Avenue element, the existing prefabricated TPSS will be removed and replaced with a new prefabricated TPSS. However, the existing site infrastructure, i.e., foundations, ground grid, duct banks, and Direct Current (DC) feeder cables will be modified and reused. This will reduce construction time and impacts on the neighboring community. These new TPSS will comply with current safety standards, provide sufficient space to conduct minor repairs safely on-site in order to maximize system uptime, and incorporate active cooling measures to enhance system resiliency during future extreme heat events.

At its March 2025 meeting, the Board approved Resolution No. 25-03-14, which authorized a CM/GC services contract with Mass. Electric Construction Company (MEC) for Pre-Construction Services in a not-to-exceed amount of \$169,641. That Resolution anticipated a subsequent request for a contract Modification to accommodate long lead times for purchase of certain construction materials, and/or for an early work package, prior to seeking the Board's authorization of a Total Contract Price.

Entering a Modification at this time for procurement of long lead items such as a prefabricated TPSS and associated spare parts for the E. 181<sup>st</sup> Avenue element is critical to success of the Project. This will reduce the risk that equipment will not arrive in time for installation when planned. If TPSS equipment does not arrive when planned, it could result in unplanned disruptions to MAX service, delays and increased costs.

Therefore, this Resolution authorizes a contract Modification of the CM/GC services contract in the total amount of \$4,895,000 to allow for the procurement of long lead items for the E. 181<sup>st</sup> Avenue element of the Type 1 TPSS Project. The estimated costs to procure the prefabricated TPSS and associated spare parts are shown below:

Prefabricated TPSS (Building including installed TPSS equipment)	\$4,450,000
<b>Subtotal</b>	<b>\$4,450,000</b>
Change Order Allowance	\$445,000
<b>Revised Amount</b>	<b>\$4,895,000</b>

**7. Description of Procurement Process**

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

**8. Disadvantaged & Small Business Utilization**

In its proposal, MEC indicated it would subcontract with small business contractors for approximately 20% of the work. Potential subcontracting areas include electrical, mechanical, fiber optics, telephones, structural, architectural, electrical testing, engineering studies, concrete, general commercial construction, and traffic control. TriMet staff will continue to work with MEC to optimize small business subcontracting opportunities on the Project.

**9. Financial/Budget Impact**

The amount of this Modification is included in the Maintenance Division's FY2026 budget, and obligating this amount will allow this element to remain within its budget while maintaining its schedule. However, obligating this amount to this element of the Project will create an overall Project shortfall. Subsequent to this action, additional funds will be provided to the Project using one time only savings.

**10. Impact if Not Approved**

If the Resolution is not approved, the prefabricated TPSS and associated spare parts would need to be procured at a later date, potentially delaying the overall Project and increasing its costs.

**RESOLUTION NO. 25-06-32**

**RESOLUTION NO. 25-06-32 OF THE TRI-COUNTY METROPOLITAN  
TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A  
CONTRACT MODIFICATION TO THE CONSTRUCTION  
MANAGER/GENERAL CONTRACTOR SERVICES CONTRACT WITH MASS.  
ELECTRIC CONSTRUCTION COMPANY FOR PROCUREMENT OF LONG  
LEAD TIME EQUIPMENT FOR THE E. 181<sup>st</sup> AVENUE ELEMENT OF THE  
TYPE 1 TRACTION POWER SUBSTATION REPLACEMENT PROJECT**

**WHEREAS**, TriMet has authority under ORS 267.200 to enter into a contract modification (Modification) with Mass. Electric Construction Company for Construction Manager/General Contractor services for the E. 181<sup>st</sup> Avenue element of the Type 1 Traction Power Substation Replacement Project; 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 approve contracts obligating TriMet to pay in excess of \$1,000,000; and

**WHEREAS**, the total amount of the Modification exceeds the contract amount previously authorized 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 with Mass. Electric Construction Company in order to proceed with the purchase of long lead items in the amount of \$4,450,000.
3. That the General Manager or his designee is further authorized to execute Change Orders to the Modification in an amount not to exceed \$445,000, for a total not-to-exceed amount of \$4,895,000, through the Modification's October 31, 2026 termination date.

Dated: June 25, 2025

Attest:

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Presiding Officer

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Recording Secretary

Approved as to Legal Sufficiency:



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Legal Department