

Date: September 23, 2026

To: Board of Directors

From: Sam Desue, Jr. 

Subject: **RESOLUTION NO. 26-09-28 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH SUNDT-TAPANI FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES FOR THE TV HIGHWAY TRANSIT & SAFETY PROJECT**

1. Purpose of Item

This Resolution requests authorization for the General Manager or his designee to execute a Construction Manager/General Contractor (CM/GC) services contract (Contract) with Sundt Construction, Inc., in a joint venture with Tapani, Inc. (STJV) for the TV Highway Transit & Safety 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 (inc. sole source)

4. Reason for Board Action

TriMet Board of Directors (Board) authorization is required for the award of a pre-construction services contract under a CM/GC procurement.

5. Type of Action

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

6. Background

The Tualatin Valley Highway Corridor (TV Highway) connects Forest Grove, Cornelius, Hillsboro, Aloha, and Beaverton, and has long been identified as a regional priority for major

transit investment. As a result, Metro, TriMet, the Oregon Department of Transportation (ODOT), and local jurisdictions developed the TV Highway Transit & Safety Project. The Project generally follows TriMet's current bus Line 57, on a 16.2-mile alignment along OR-8 from Beaverton to Forest Grove, with the portion west of Highway 47 in Forest Grove following the Pacific Avenue (westbound) and 19th Avenue (eastbound) couplet. The alignment also follows local roads in Hillsboro, in order to access the Hillsboro Transit Center.

The Project will be a Bus Rapid Transit (BRT) line similar to FX2 Division and the 82nd Avenue Transit Project. As envisioned, it will carry passengers to and from stops between the Beaverton Transit Center at the eastern terminus and downtown Forest Grove at the western terminus along TV Highway.

By introducing BRT on TV Highway, the Project will greatly improve transportation along an essential Washington County transit corridor by making better connections using Transit Signal Priority and other transit priority treatments. The Project will enhance transit speed and reliability, construct station improvements, and provide safer and more accessible transit connections.

To date, regional partners – including Metro, ODOT, Washington County, the cities of Beaverton, Hillsboro, Cornelius, Forest Grove – and TriMet, have collaborated on initial phases of the Project and developing transit elements of the Project to a 15% design level. As the Project moved into 30% design, procuring a CM/GC became necessary. The CM/GC will provide constructability review, cost estimating, scheduling support, and risk management services through the 60% design phase and the final Issue for Construction set (100% design), while also preparing to perform construction services.

This Resolution authorizes the award of the CM/GC pre-construction services Contract to STJV, in an amount not to exceed \$1,057,000. We will return to the Board for approval to award the construction services contract once the Total Contract Price has been negotiated and agreed upon.

7. Description of Procurement Process

TriMet utilized a competitive Request for Proposals (RFP) process to select a CM/GC services contractor for the Project. At its April 22, 2026 meeting, the Board approved Resolution No. 26-04-15, exempting this solicitation from the low bid process. A total of 921 vendors were notified of the RFP via TriMet's eProcurement System (TriP\$). The RFP was also advertised in the Daily Journal of Commerce. The RFP was issued on June 11, 2026, with a proposal due date of July 9, 2026. A pre-proposal conference was held on June 18, 2026, and a total of seven (7) firms attended.

TriMet received two (2) proposals: one from Stacy Witbeck, Inc, in a joint venture with Raimore Construction, LLC (SWR), and one from STJV. Both proposed parties were determined to be responsive to the RFP. TriMet appointed an Evaluation Committee (EC) consisting of staff from TriMet's Engineering and Construction and Maintenance divisions, and Public Access Department. The EC scored the proposals in accordance with the procedures and criteria established in the RFP. Initial scores are summarized in the graph below:

		Possible Points	STJV	SWR
Evaluation Criteria				
Experience and Past Performance	20		17.20	18.00
Project Team Staff	40		35.20	34.80
Draft Project Approach, Work Plan & Schedule	50		44.80	44.00
Draft Contracting Plan, Certified Contractor Utilization and Workforce Hiring & Training	40		36.40	34.60
Project Management	25		22.80	22.00
Total Technical Score	175		156.40	153.40
Price	25		25.00	20.72

Total Score	200	181.40	174.12
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After completing the initial review process, the EC determined that both STJV and SWR should be interviewed. The interviews were held on August 5, 2026.

Following interviews, both proposers were given an opportunity to revise their proposals and submit a Best and Final Offer (BAFOs). After receiving revised proposals and BAFOs, the EC reconvened and re-scored the proposers. The EC reached a consensus that the contract should be awarded to STJV as the highest scoring firm. Final scores are summarized below:

		Possible Points	STJV	SWR
Evaluation Criteria				
Proposer Experience and Past Performance	20		17.20	18.40
Proposer Project Team Staff	40		36.40	35.20
Draft Project Approach, Work Plan & Schedule	50		46.00	44.00
Draft Contracting Plan, Certified Contractor Utilization and Workforce Hiring & Training	40		36.60	34.60
Project Management	25		22.80	22.00
Total Technical Score	175		159.00	154.20
Price	25		25.00	16.74

Total Score	200	184.00	170.94
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The table below compares each proposer's original proposal pricing and BAFO pricing, which formed the basis for the final price scores.

	STJV	SWR
Cost from Original Proposal		
Pre-construction services	\$1,057,000	\$1,927,718
Construction fee	\$6,813,000	\$7,570,000
Total. . . .	\$7,870,000	\$9,497,718

Cost from BAFO		
Pre-construction services	\$1,057,000	\$1,927,718
Construction fee	\$4,542,000	\$6,434,500
Total. . . .	\$5,599,000	\$8,362,218

TriMet staff have determined that the pricing for pre-construction services is fair and reasonable in relation to the local market for this type of work and in comparison with the other pricing received.

Notice of Intent to Award was sent to all proposers on August 17, 2026. No protests were received.

8. Financial/Budget Impact

Funding for pre-construction services is included within TriMet's FY2027 Adopted Budget for the Engineering and Construction Division and will continue to be included in future years' proposed budgets. This project is funded in partnership among Metro, TriMet, Washington County, and the cities of Beaverton, Hillsboro, Cornelius and Forest Grove.

9. Impact if Not Approved

If this Resolution is not approved, TriMet would need to delay procurement of CM/GC pre-construction services and either re-solicit the work or proceed without contractor involvement during design development. Either option would reduce cost and schedule certainty, increase overall project risk, delay project delivery, and potentially affect the availability of federal and regional funding.

RESOLUTION NO. 26-09-28

**RESOLUTION NO. 26-09-28 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A
CONTRACT WITH SUNDT-TAPANI FOR CONSTRUCTION
MANAGER/GENERAL CONTRACTOR SERVICES FOR THE TV HIGHWAY
TRANSIT & SAFETY PROJECT**

WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract with Sundt Construction, Inc., in joint venture with Tapani, Inc. (STJV), for Construction Manager/General Contractor (CM/GC Contract) services for the TV Highway Transit & Safety Project (Project); and

WHEREAS, by Resolution No. 26-04-15, dated April 22, 2026, the TriMet Board of Directors (Board) authorized an exemption from the low bid approach for the Project; and

WHEREAS, by Resolution No. 25-06-29, dated June 25, 2025, the Board adopted a Statement of Policies requiring it to authorize CM/GC personal services contracts;

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 CM/GC Contract in the amount not to exceed \$1,057,000.

Dated: September 23, 2026



Presiding Officer

Attest:



Recording Secretary

Approved as to Legal Sufficiency:



Legal Department