

Date: March 25, 2026

To: Board of Directors

From: Sam Desue, Jr. 

Subject: **RESOLUTION NO. 26-03-14 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 BEAVERTON TRANSIT CENTER**

1. Purpose of Item

This Resolution requests authorization for the General Manager or his designee to execute a contract modification (Modification) for Construction Manager/General Contractor (CM/GC) services with Just Bucket Excavating, Inc. (JBE), for the Redesign of the Beaverton 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, Architecture & Engineering services)
- Other (inc. sole source)

4. Reason for Board Action

TriMet Board of Directors authorization is required for all contract Modifications obligating TriMet to pay in excess of \$2,000,000.

5. Type of Action

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

6. Background

The Beaverton Transit Center has been in use for almost 40 years and it is in need of rehabilitation efforts to provide better customer experience for our riders and to bring it up to a state of good repair, while also meeting current TriMet standards. Currently, bus operations at the transit center do not function as they did when it was built in 1987. The layout of the transit center limits the number of buses on site, especially during daily peak

travel times. Further, there are no en-route chargers to support our electric bus fleet at this transit center.

The Project will realign existing curbs and sidewalks to provide more efficient layover pull-in and pull out spaces to accommodate 40’ and 60’ buses. The Project will also install high-capacity shelters and passenger seating areas, improve site lighting and security cameras, place updated signage/wayfinding, make ADA and landscaping improvements, and add two (2) electric pantograph bus chargers.

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 Project, including pre-construction services in an amount not to exceed \$193,000. Subsequently, the contract was modified two times in January 2026, first, by \$436,967 to authorize an early work package for utility installation and then by \$46,135 to authorize design and fabrication consulting for the high-capacity shelters to reduce risk of schedule delay and to secure pricing. The modifications brought the total contract amount to \$676,102.

TriMet is now prepared to modify the CM/GC services contract to add the negotiated and agreed-upon Total Contract Price for construction services. This Resolution authorizes a contract Modification in the amount of \$5,955,018, which includes Project construction services totaling \$5,413,653, along with a Change Order Allowance of \$541,365 (approximately 10%). This brings the total Contract amount to \$6,631,120.

The previous modifications to the CM/GC services contact and the Modification proposed by this Resolution are shown below:

Pre-Construction Services – Resolution No. 25-04-19	<i>\$193,000</i>
Modification 1 – Early Work (Utility) Package	<i>\$436,967</i>
Modification 2 – GK Machine (Shelter Design and Fabrication)	<i>\$46,135</i>
Subtotal	<i>\$676,102</i>
Modification 3 – Total Contract Price for Construction Services	<i>\$5,413,653</i>
Change Order Allowance (approximately 10%)	<i>\$541,365</i>
Amount Requested by this Resolution No. 26-03-14 (Subtotal)	<i>\$5,955,018</i>
Total Amount of Modified CM/GC Services Contract	<i>\$6,631,120</i>

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 project is funded by two DEQ grants for the Battery Electric Bus (BEB) charging. The project is also funded through a federal Bus and Bus Facility Grant to improve the accessibility and capacity at the transit center. The Modification amount is included in the Engineering & Construction Division’s FY2026 Budget and proposed FY2027 Budget.

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. 26-03-14

**RESOLUTION NO. 26-03-14 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 BEAVERTON
TRANSIT CENTER**

WHEREAS, TriMet has authority under ORS 267.200 to enter into a modification (Modification) of the contract for Construction Manager/General Contractor (CM/GC Contract) services with Just Bucket Excavating, Inc. (JBE) for the Redesign of the Beaverton 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 Contract in the amount of \$193,000; and

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

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

WHEREAS, by Resolution No. 25-06-29, dated June 25, 2025, the TriMet Board of Directors (Board) adopted a Statement of Policies requiring it to authorize contract modifications obligating TriMet to pay in excess of \$2,000,000; and

WHEREAS, the total amount of the Modification exceeds \$2,000,000;

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 Modification in the amount of not more than \$5,413,653, and to execute changes orders of up to \$541,365 (approximately 10% of the Modification amount), for a total authorized amount of \$5,955,018, and bringing the total CM/GC Contract amount to \$6,631,120 through the Project's anticipated completion date of June 30, 2027.

Dated: March 25, 2026

Presiding Officer

Attest:

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department