



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

CITY COUNCIL

May 6, 2025

City Hall • 411 SW 9th Street • Civic Room 207/208

COUNCIL MEMBERS

Ed Fitch
Mayor

Shannon Wedding
Council President

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Jay Patrick
Councilor

Cat Zwicker
Councilor

MAY 6, 2025

SPECIAL MEETING AGENDA

5:30 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. BID AWARDS / BID REJECTIONS

- A. Construction Contract with Taylor Northwest, LLC for the Construction of Northpoint Vista Phase 1 Infrastructure, Project# ND2001: \$4,262,715.46

III. OLD BUSINESS

- A. Follow up from April 8 Council Meeting

IV. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.

The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: May 6, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Steve Ashworth, Deputy City Manager
Scott Brang, Procurement & Payables Manager
SUBJECT: Construction Contract with Taylor Northwest, LLC for the Construction of Northpoint Vista Phase 1 Infrastructure, Project# ND2001: \$4,262,715.46

Report in Brief:

This item requests City Council award a contract of \$4,262,715.46 to Taylor Northwest, LLC for the construction of Northpoint Vista Phase 1 Infrastructure.

Background:

The Northpoint Vista Phase 1 Infrastructure Project consists of public infrastructure improvements along NE Kingwood Avenue, NE 15th Street, NE 13th Street, NE 17th Street from NE Larch Avenue to NE Maple Avenue, NE Maple Avenue, and NE Larch Avenue.

The improvements include, but are not limited to, local and collector roadway improvements, sidewalks, driveways, multi-use paths, a raised concrete pedestrian crossing, 8-inch diameter water line and services, 8-inch and 12-inch sewer main and services, 3-inch diameter pressure sewer, storm facilities, and all associated improvements. An alternate scope of work is included for new infrastructure improvements along the proposed NE 17th Street, south of the proposed NE Larch Street to NE Kingwood Avenue.

Timeline of previous milestones associated with this project:

- June 2022: \$950K American Rescue Plan Act (ARPA) Funding received for a sewer extension to the site
- August 2023: \$5M Lottery Funding awarded for Infrastructure
- December 2023: Sewer Interceptor Constructed; Master & Infrastructure Planning contract executed
- May 2024: \$2.5M Senate Bill (SB) 1530 Funding received for Sewer, Water, & Stormwater
- August 2024: Infrastructure Planning, Engineering, & Project Management Contract Executed

Discussion:

On April 6, 2025, the City issued an Invitation to Bid for the construction of the Phase 1 Infrastructure. Six (6) bids were received and subsequently publicly opened on April 23, 2025.

Bids came from the following list of contractors:

1. Taylor Northwest LLC: \$4,262,716.46
2. Steele Earthworks: \$4,330,732.00
3. Bar 7 A Companies: \$4,831,669.00
4. Markum & Sons LLC: \$5,117,146.50
5. K&E Excavating Inc: \$6,057,588.00
6. JAL Construction: 6,291,010.00

The bids were reviewed and deemed responsible. The winning bid was determined by the lowest of the base bids. A Notice of Intent to Award was issued on April 28, 2025, to Taylor Northwest LLC as the lowest bidder. The City Engineer's estimate for the project was \$5,325,000.00.

Fiscal Impact:

The total low bid for the base and alternative scope is within the reasonable expectations of costs. City staff recommend awarding both the base and alternate scopes based on the available budget. The remaining grant funds will be allocated to additional project phases.

Budget Source	Available Budget
Remaining ARPA Funds	\$725,000
Lottery Bonds	\$4,500,000
SB 1530 Funding	\$2,400,000
Total	\$7,625,000

	Base bid	Alternate bid	Total
Engineer's Estimate	\$4,900,000	\$425,000	\$5,325,000
Taylor Northwest, LLC	\$3,824,802.36	\$437,913.10	\$4,262,715.46

Alternative Courses of Action:

1. Authorize the City Manager to sign a contract with Taylor Northwest LLC.
2. Do not authorize the contract.
3. Request additional information.

Recommendation / Suggested Motion:

"I move to award a contract to Taylor Northwest LLC for the construction of the Northpoint Vista Ph1 Infrastructure Project in the amount of \$4,262,715.46 and authorize the City Manager to sign the contract."