



URBAN RENEWAL DISTRICT AGENCY BOARD

December 9, 2025

Council Chambers • 411 SW 9th Street

BOARD MEMBERS

Ed Fitch
Chair

Shannon Wedding
Board President

Clifford Evelyn
Member

John Nielsen
Member

Kathryn Osborne
Member

Jay Patrick
Member

Cat Zwicker
Member

DECEMBER 9, 2025

MEETING AGENDA

FOLLOWING P.M. COUNCIL MEETING

I. CALL TO ORDER / ESTABLISH A QUORUM

II. CONSENT AGENDA

- A. Minutes of June 10, 2025, Urban Renewal Agency Board Meeting
- B. Amendment of Memorandum of Understanding with Deschutes County for Removal of Ballot Box from Centennial Parking Lot

III. ACTION ITEMS

- A. Urban Renewal Agency Resolution #2025-02: A resolution approving the Twenty-Third Amendment to the Redmond Downtown Urban Renewal Plan.

IV. CONTRACT REVIEW BOARD

- A. Findings and Decision in Support of an Alternative Contracting Method for the Downtown Ice Rink Project

V. 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.

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**City of Redmond Urban Renewal District Agency Board
Special Meeting Minutes**

Council Chambers & Remote Video Conferencing

<https://www.redmondoregon.gov/city-council>

Present: Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Jay Patrick, Cat Zwicker

Excused: Shannon Wedding

Staff Present: City Manager Keith Witcosky, Deputy City Manager Steve Ashworth, City Attorney Keith Leitz, Deputy City Manager/Chief Financial Officer Jason Neff, City Recorder Kelly Morse, Finance Director James Wood, Planning Director Kyle Roberts, Communications Director Heather Cassaro, Police Chief Devin Lewis, Economic Development/ Urban Renewal Program Manager Chuck Arnold, Urban Renewal Program Analyst Meghan Gassner, Budget Analyst Herlinda Corn, Network Administrator Christian Armatas

Media Present: None

CALL TO ORDER / ESTABLISH A QUORUM

Chair Fitch called the meeting to order at 8:06 p.m.

CONSENT AGENDA

- A. Minutes of February 11, 2025, Urban Renewal Agency Board Meeting**
- B. Urban Renewal Grant Funding for Enjoy Downtown Redmond in the amount of \$76,000**
- C. 5th Street and Forest Avenue Parking Lot: Engineering and Design Services Contract Award for \$99,950**

Board Member Patrick moved, seconded by Board Member Zwicker, to approve the Consent Agenda, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-absent, Zwicker-yes)

PUBLIC HEARINGS

- A. Fiscal Year 2025/2026 Budget Hearing and Adoption of the Urban Renewal Agency Annual Budget**

Chair Fitch opened the public hearing.

Deputy City Manager/Chief Financial Officer Jason Neff provided an overview of the Urban Renewal Agency budget, highlighting that 100 percent of the South Highway 97 District taxes will be collected, while the Downtown District collection is down to 64 percent. Approximately \$1.8 million was being returned to overlapping taxing districts, reflecting the Downtown District's success.

There being no public testimony, Chair Fitch closed the public hearing.

Board Member Osborne, seconded by Board Member Zwicker, moved to adopt Urban Renewal Agency Resolution #2025-01, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-absent, Zwicker-yes)

ACTION ITEMS

- A. System Development Charge Buydown for the Timbre Lofts Mixed-Use Multifamily Housing Development at 612 SW 5th Street, Not to Exceed \$275,000**

Economic Development/Urban Renewal Program Manager Chuck Arnold provided a high-level overview of the System Development Charge (SDC) Buydown for Timbre Lofts, a mixed-use multifamily housing

development. If approved, the request will be funded through the SDC Buydown Program of the Housing Development Opportunity Fund, which was initially allocated approximately \$10.3 million and currently has about \$5.3 million remaining. The investment is expected to be fully recouped within approximately five years.

Downtown Urban Renewal Advisory Committee (DURAC) Chair Brandon Cook-Bostick reported that DURAC agrees the project meets Urban Renewal goals and is satisfied the developer has addressed safety concerns related to parking improvements, crosswalks, and additional parking.

Board Member Osborne, seconded Board Member Evelyn, moved to approve the System Development Charge Buydown Agreement with Keedans Properties LLC in the amount of \$275,000 for the development of a mixed-used housing development at 612 SW 5th Street and authorize the City Manager to sign the contract, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-absent, Zwicker-yes)

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

Prepared by ABC Transcription Services, Inc.
Reviewed by Kayla Duddy, Deputy City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 9th day of December 2025.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder



CITY OF REDMOND

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STAFF REPORT

DATE: December 9, 2025
TO: Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
FROM: Keith Leitz, City Attorney
SUBJECT: Amendment of Memorandum of Understanding with Deschutes County for Removal of Ballot Box from Centennial Parking Lot

Report in Brief:

This item requests the Urban Renewal Agency (URA) Board's approval to amend an existing Memorandum of Understanding (MOU) with Deschutes County. This is a housekeeping amendment as the ballot box has already been removed, and the site has been restored.

Background:

An elections ballot box has traditionally been located at the Redmond Library. During the remodel of the Redmond Library, the City, via the URA Board, entered into an MOU with Deschutes County to temporarily move the ballot box to the Centennial Park parking lot. Upon completion of the Library, Deschutes County removed and re-installed the ballot box at the new library. Deschutes County restored the site to its prior condition.

Discussion:

This MOU Amendment is housekeeping to close out the MOU.

Fiscal Impact:

None.

Alternative Courses of Action:

1. Approve the amendment to the MOU
2. Do not approve the amendment
3. Take no Action and Request more information

Recommendation / Suggested Motion:

"I move to approve the amendment to the ballot box Memorandum of Understanding with Deschutes County."

REVIEWED

LEGAL COUNSEL

**TERMINATION OF MEMORANDUM OF UNDERSTANDING (Document Number 2022-242)
Document Number 2025-713**

THIS TERMINATION MEMORANDUM OF UNDERSTANDING (“Termination”), is by and between DESCHUTES COUNTY, OREGON, a political subdivision of the State of Oregon (“County”) and REDMOND URBAN RENEWAL AGENCY (“RURA”). County and RURA referred to hereinafter as “Party” or “Parties”.

RECITALS

A. The RURA owns a parking lot (“Site”), described below:

Deschutes County Map and Taxlot: 151316AC01000, Account 150628, located on the corner of SW Evergreen Avenue and 8th Street, a parking lot. The legal description is Lots 1-9 and 13-24, Block 47, Townsite of Redmond, Deschutes County, Oregon.

B. Parties executed that certain Memorandum of Understanding known as Deschutes County Document Number 2022-242 (“MOU”), which allowed temporary use of a portion of the Site to County for a County-provided ballot drop-box location.

C. Parties desire to enter into this Termination to verify and confirm completion of the Required Improvements and to terminate the MOU.

NOW THEREFORE, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES above mentioned, for and in consideration

1. **Termination.** The Parties hereby terminate the MOU pursuant to Section 4 of the MOU and acknowledge and agree that the MOU shall be of no further force or effect.
2. **Condition of County use of Site Area; Relocation.** RURA accepts the Site in its current condition and will not require the County to complete any future work associated with the Site.
3. **Consideration.** Consistent with the MOU, County will remove ballot drop-box at the end of the agreed upon term..
4. **Effective Date.** Notwithstanding mutual execution of this Termination, this Termination shall not become effective until the date of last signature affixed hereto.

[SIGNATURE PAGES FOLLOW]

Dated this _____ of _____, 2025

**REDMOND URBAN RENEWAL
AGENCY:**

ED FITCH, Chairman

[SIGNATURE PAGE FOLLOWS]

Page 2: TERMINATION OF MEMORANDUM OF UNDERSTANDING:
REDMOND URBAN RENEWAL AGENCY
Deschutes County Document No. 2025-713

Dated this 25th of August, 2025

DESCHUTES COUNTY:



STEVE DENNISON, County Clerk



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STAFF REPORT

DATE: December 9, 2025
TO: Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
Steve Ashworth, Deputy City Manager
FROM: Chuck Arnold, Economic Development/Urban Renewal Program Manager
SUBJECT: Urban Renewal Agency Resolution #2025-02: A resolution approving the Twenty-Third Amendment to the Redmond Downtown Urban Renewal Plan.

Report in Brief:

This item requests the Urban Renewal Agency Board (Board) approve Resolution #2025-02 authorizing the Twenty-Third Amendment to the Downtown Urban Renewal Plan (UR Plan). The Resolution removes tax lot 151309DA02100 at 470 NW Fir Avenue (Property) from the List of Properties Acquired. This property was acquired for the purpose of developing housing.

Background:

The UR Plan includes a Housing Opportunity Fund to stimulate investment in the Urban Renewal Area by partnering with the private sector and repositioning property for redevelopment. The Property in this Twenty-Third Amendment was authorized for acquisition via Board Resolution No. 2022-04 on December 13, 2022. The Urban Renewal Agency entered into an agreement with developer Timbergon, LLC to develop multi-family housing authorized via Board action on February 13, 2024. The incentive package included the transfer of the deed to the developer once the project was completed. The Certificate of Occupancy was issued initiating the deed transfer in November.

Discussion:

Per Section 750(B)(3) of the Redmond Downtown Urban Renewal Plan, the Urban Renewal Agency is authorized to dispose of property acquired within the Renewal Area for redevelopment for uses and purposes specified in this Plan. Property disposition must be recorded as a Minor Amendment to the Plan.

Fiscal Impact:

There is no fiscal impact to the Urban Renewal Agency.

Alternative Courses of Action:

1. Adopt Board Resolution #2025-02 amending the Redmond Downtown Urban Renewal Plan.
2. Request more information.
3. Do not amend the Plan.

Recommendation / Suggested Motion:

"I move to adopt Resolution #2025-02 amending the Redmond Downtown Urban Renewal Plan to remove tax lot # 151309DA02100 from the list of properties acquired."

**REDMOND URBAN RENEWAL AGENCY
URA RESOLUTION NO. 2025-02**

A RESOLUTION APPROVING THE TWENTY-THIRD AMENDMENT TO THE REDMOND DOWNTOWN URBAN RENEWAL PLAN.

WHEREAS, the Redmond Urban Renewal Agency (Agency) has prepared and proposed for approval the Twenty-Third Amendment (Amendment) to the Downtown Urban Renewal Plan (Plan); and

WHEREAS, the Plan Amendment has been prepared in conformity with the requirements of ORS 457 and the applicable provisions of the Plan itself; and

WHEREAS, the Plan Amendment is undertaken pursuant to the Plan, Section 1000 (A)(2) – Minor Amendments which states “Changes to the Plan which are not specifically identified as requiring a Substantial Amendment.”; and

WHEREAS, as described in the Redmond Downtown Urban Renewal Plan, the downtown urban renewal area has vacant and undeveloped or underdeveloped land; and

WHEREAS, as described in the adopted City of Redmond Mid-Town Plan, the properties listed below are identified as catalytic sites for redevelopment opportunities to achieve the Plan revitalization goals; and

WHEREAS, in order to achieve the objectives outlined in the Redmond Downtown Urban Renewal Plan, the goals of the Redmond Comprehensive Plan, and the City of Redmond Mid-Town Plan as they relate to redevelopment opportunities in Redmond’s downtown core, the Redmond Urban Renewal Agency has determined it is necessary to amend Section 750 (A)(3), pursuant to Section 750 (B)(3), of the Redmond Downtown Urban Renewal Plan by removing the following property tax lot 151309DA02100 from the List of Properties Acquired. The property ownership is now assigned to Timbergon, Inc. as authorized by Urban Renewal Agency Board action on February 13, 2024, and the Disposition and Development Agreement, City Contract #2024-61 executed on July 19, 2024.

NOW, THEREFORE, THE REDMOND URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS: The Redmond Urban Renewal Agency Board hereby approves the Twenty-Third Amendment to the Redmond Downtown Urban Renewal Plan, removing one property from the list of properties acquired. The text of the Twenty-Third Amendment to the Plan, is adopted as appended hereto and marked as Exhibit A.

EFFECTIVE DATE OF RESOLUTION: This Resolution shall take effect immediately upon adoption by the Redmond Urban Renewal Agency.

ADOPTED by the Board of the Redmond Urban Renewal Agency and **SIGNED** by the Board Chair this 9th day of December 2025.

CITY OF REDMOND URBAN RENEWAL AGENCY

Ed Fitch, Chair

ATTEST:

Kelly Morse, City Recorder

EXHIBIT A

TWENTY-THIRD AMENDMENT TO THE REDMOND DOWNTOWN URBAN RENEWAL PLAN

SUMMARY OF TWENTY-THIRD AMENDMENT:

This Twenty-Third Amendment to the Downtown Urban Renewal Plan (Plan) for the City of Redmond is undertaken pursuant to ORS 457.085(2)(g) which provides an urban renewal plan shall include an indication of which real property may be acquired or disposed.

The Plan, Section 750 (B)(2) – Property Disposition - authorizes the Urban Renewal Agency to adopt minor amendments to the Plan to dispose of property by Resolution.

This Amendment makes the following changes to the Plan:

- Identifies one property to be disposed.

TEXT OF THE TWENTY-THIRD AMENDMENT

The TWENTY-THIRD Amendment proposes the following changes to the Plan.

LIST OF PROPERTY TO BE DISPOSED (Tax Lot):

151309DA02100



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STAFF REPORT

DATE: December 9, 2025
TO: Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
James Wood, Finance Director
Jason Neff, Deputy City Manager/Chief Financial Officer
FROM: Scott Brang, Procurement & Payables Manager
SUBJECT: Findings and Decision in Support of an Alternative Contracting Method for the Downtown Ice Rink Project

Report in Brief:

This item requests the Urban Renewal Agency (URA) Board, convening as the Contract Review Board, approve findings for the use of an alternative procurement selection process for construction of the Downtown Ice Rink Project. The referenced findings are included with the URA Board packet.

Background:

Redmond's downtown core, and the City as a whole, lacks sufficient public recreational facilities catering to families. For over a decade, a seasonal ice rink was constructed on the 7th Street Plaza, attracting families to visit downtown to skate and support our Main Street businesses. In early 2024, equipment utilized to create the ice failed. The system had functioned far beyond its expected life cycle and replacing parts was determined to be a poor investment. Discussion began immediately about exploring the development of a permanent rink.

The envisioned facility would serve as a multipurpose venue, providing year-round opportunities for active, outdoor family-friendly activities, and contribute to activating the downtown core by bringing families, young people, and visitors to the area. Such a facility would also provide an attractive amenity directly adjacent to the new library in the City's civic center.

The facility is proposed for development on the recently vacated site of the Redmond Police Department at 777 SW Deschutes Avenue.

After exploring the feasibility of the project and establishing a budget, the City Council directed staff to move forward with design development for the project.

With the uniqueness of the project and multiple programmatic elements, staff recommends utilizing a Progressive Design Build project delivery method.

Discussion:

Use of Alternative Contracting methods, such as Progressive Design-Build (PDB) is made possible under ORS Chapter 279C and OAR 137-049-0620, which permit certain contracts or classes of contracts to be exempt from competitive public bidding under strict procedural safeguards. Like other alternative contracting methods, PDB has significantly different legal requirements than a typical design-bid-build project delivery method.

Pursuant to ORS 279C.335(1) and (2), a local contract review board may exempt specific contracts from traditional competitive bidding if the jurisdiction finds that an alternative contracting process is unlikely to encourage favoritism or diminish competition and will result in cost-savings to the public agency. The Oregon Attorney General's Model Public Contract Rule provides for public notice and an opportunity for the public to comment on draft findings in favor of an exemption before their final adoption.

ORS 279C.330 provides that “findings” means the justification for a contracting agency conclusion that includes, but is not limited to, information regarding:

- Operational, budget, and financial data;
- Public benefits;
- Value engineering;
- Specialized expertise required;
- Public safety;
- Market conditions;
- Technical complexity; and
- Funding sources.

For the reasons set forth more fully in the “Findings” attached in the Board packet, it is recommended that a PDB team be selected by utilizing the competitive proposal process in accordance with ORS 279C.400 to award a contract for design and construction of the Downtown Rink Project (the “Project”). The PDB process is appropriate when the contracting agency identifies a need for the following benefits:

- Engineering design, plan preparation, value engineering, construction engineering, construction, quality control, and required documentation as a fully integrated function with a single point of responsibility;
- Integrating value engineering suggestions into the design phase, with the intent of reducing Contract changes during the construction phase;
- Reducing the risk of design flaws, misunderstandings, and conflicts inherent in construction contractors building from designs in which they have had no opportunity for input, with the intent of reducing Contract claims;
- Shortening project time by allowing early submittals, mobilization, subcontracting and advanced construction work to commence prior to completion of final design, or where design solution is still required (as in complex or phased projects); or
- Obtaining innovative design solutions through the collaboration of the Contractor and design team, which would not otherwise be possible if the Contractor had not yet been selected.

Fiscal Impact:

This specific action item has no fiscal impact at this time. Utilizing an Alternative Contracting Method is expected to enhance cost control and increase cost certainty. This approach reduces cost, mitigates risk, streamlines project scheduling, and fosters stronger collaboration among stakeholders. After a contractor has been selected, the final contract will be brought to the City Council/URA Board for approval. The project is estimated to cost \$5 million, which would be funded by Urban Renewal funds.

Alternative Courses of Action:

1. Conduct the Public Hearing and approve the findings
2. Conduct the Public Hearing and do not approve the findings
3. Request more information

Recommendation / Suggested Motion:

“I move to approve the findings authorizing the use of the Progressive Design Build procurement and contracting method for the Downtown Ice Rink Project.”

**CITY OF REDMOND
CONTRACT REVIEW BOARD**

FINDINGS AND DECISION OF THE CITY OF REDMOND CONTRACT REVIEW BOARD IN SUPPORT OF AN ALTERNATIVE CONTRACTING METHOD FOR THE CONSTRUCTION OF THE DOWNTOWN RINK PROJECT

The City of Redmond (City) Contract Review Board, having reviewed in documents provided by City Staff and heard their reports, makes the following findings of fact in support of a Progressive Design Build (PDB) Alternative Contracting Method for the Downtown Rink Project, a public improvement project located at SW Deschutes Avenue and SW 7th Street. Pursuant to ORS 279C.335(2), the following Findings justify an exemption from ORS 279C.335(1) and OAR 137-049-0139 for the Project.

1. **The exemption is unlikely to encourage favoritism in awarding public improvement contracts or substantially diminish competition for public improvement contracts. (ORS 279C.335(2)(a))** – Design-build teams will be selected through a competitive proposal process. No reduction of competition is expected since the proposed process is open to the same contractors that would have participated in the traditional design-bid-build process, and there are multiple contractors both locally and throughout the State of Oregon with the ability to compete for this contract. Uniform evaluation criteria will be used in the selection of contractors.

Favoritism will not play a role in the selection of the contractor. Selection will be conducted through an open and advertised RFP process. All qualified firms will be invited to submit proposals. The City will publish a legal notice(s) to provide Project information to all interested entities. Proposers will be evaluated based on clearly defined criteria. A team will perform the evaluation to minimize the effects of any individual bias. All qualified firms will be able to participate in an open, competitive selection process.

2. **Substantial cost savings and other benefits (ORS 279C.335(2)(b))** – The exemption to the low-bid competitive process will likely result in a substantial cost savings and other benefits to the contracting agency and community, with consideration of the following factors required by OAR 137-049-0630 and ORS 279C.335(2)(b):
 - a. **How many persons are available to bid** – A publicly-advertised competitive proposal process will be utilized to select the design-build team. The use of this contracting method does not prevent any contractor or consultant from proposing on the project that otherwise would have had the City procured the Project using the traditional low-bid method.
 - b. **The construction budget and projected operating costs for the completed public improvement** – The construction budget and operating costs will not be adjusted due to the alternative bidding method. While direct cost savings are generally identified

during the design through value engineering, there are several indirect cost savings more challenging to quantify. Some of these savings include reduced City staff resources dedicated to the project, early involvement of a contractor typically resulting in reduced change orders and disputes/claims, and accelerated project delivery resulting in avoiding future year inflationary and increased commodity costs. Strategic early procurement of materials to take advantage of reduced material cost when possible may also result in reduced construction costs.

- c. **Public benefits that may result from granting the exemption** – One of the main advantages to the public of the PDB contracting method is the project’s schedule flexibility and potential time saved. As with many construction projects, disruptions to surrounding businesses, residents, various public agencies, and the traveling public may be unavoidable. Therefore, any decrease in project duration is favorable to the community. Since the progressive design-build contracting method engages the contractor simultaneously with the designer, the construction bid phase in the traditional procurement approach is eliminated. Once the design-build team has an approved design or partial design (given that multiple phases and/or subprojects may be an element of this project) and guaranteed maximum price (GMP), construction can begin. This allows the contractor to begin construction in areas where design is completed early or to order materials with long lead times.

Other substantial benefits to the public include the City’s ability to select a team based on their qualifications as they relate to the challenges of this project, particularly for any subsurface utility improvements. This alleviates the concerns of any re-designs, which can negatively impact construction and its schedule.

- d. **Whether value engineering techniques may decrease the cost of the public improvement** – The PDB contracting method gives the contractor an increased opportunity to engage in value engineering during design, which increases the likelihood of construction cost savings and reduced risk to the City. The PDB approach fosters a collaborative relationship between owner, engineer, and builder through all project phases, allowing the contractor to consult with designers to avoid constructability issues and provide input to find the most cost-effective solution prior to breaking ground.

In contrast, the traditional method of contracting only allows the contractor to see the contract documents once they are issued for the construction bidding phase. At this point there is minimal incentive for contractor value engineering and the design has typically progressed beyond the opportunity for innovative or substantive adjustments.

- e. **The cost and availability of specialized expertise that is necessary for the public improvement** – The PDB contracting method is not expected to increase the cost of availability of specialized expertise necessary for the public improvement. Design

availability and cost of design services are not anticipated to be impacted since the method for contracting these services are not significantly different from those found in the traditional design-bid-build contracting method. Construction availability and cost are also not anticipated to be impacted because a competitive process will be used for subcontract work, unless otherwise justified by the General Conditions. This results in costs and availability comparable to those found in the traditional design-bid-build contracting method. Finally, this project is anticipated to garner significant interest from many firms throughout the region, resulting in a competitive environment similar to the traditional contracting methods.

- f. **Any likely increases in public safety** – No adverse effects to public safety are anticipated as a result of pursuing the PDB contracting method. The design engineer will be held to the same standard of care as with the traditional contracting methods. The contractor will be following the same City standards and will be using the same best practices as with the traditional contracting methods.

The PDB procurement method allows historical safety performance on similar projects to be considered as a selection criterion. It also permits the City to work closely with the contractor to ensure that the design and work sequences include appropriate safety measures. Additionally, the PDB method promotes better collaboration with the contractor during design resulting in increased public and City staff safety through increased vetting of construction means and methods.

- g. **Whether granting the exemption may reduce risks to the contracting agency, the state agency, or the public that are related to the public improvement** - The PDB contracting method differs from the traditional design-bid-build method in that the contractor is involved from the beginning of the design and is selected based on qualifications and price, rather than solely price. The City first reduces risk by selecting the proposing team with the highest score for qualifications, experience, project scope, and price, and secondly by establishing the progressive design-build team at the initiation of the design phase. This requires a partnership between the progressive design-builder team to develop the optimal solution and own any design defects. In the traditional design-bid-build contracting method, the designer completes the design without input from the construction contractor, and the construction contractor receives a completed design and expects to complete construction without changes to the design. Traditional project delivery does not allow collaboration between the construction contractor and the designer to create an optimal design. In the traditional method, any design defects or flaws are not discovered until the construction phase, when the designer is no longer engaged on the project. The PDB method allows the construction contractor and the designer to work together to identify constructability issues in the design early and allows these design risks to be mitigated during the design process.

In addition to the protections that this contracting method provides the City with regard to the design, cost overruns can also be mitigated. Once the design for the project has reached a pre-determined milestone, the City and the contractor negotiate a guaranteed maximum price (GMP). This GMP is the price for which the design-build team will complete the design and construction of the project. If the construction and design end up costing more, the design build team does not charge the City more. This method of project delivery reduces the potential for costly change orders, disputes, and/or claims due to the collaborative project team approach.

Overall, the PDB contracting method places more of the risk on the design-build team than the traditional design-bid-build method. Such instances include minimizing the number of contracts needed to procure the project (sub-contractors/consultants are managed by the primary PDB contractor), actual quantities of work, quality of work, and a defective design (as mentioned above).

- h. **(H) Whether granting the exemption will affect the sources of funding for the public improvement** – The proposed PDB contracting method will not impose restrictions or limitations on the funding sources for this project. It has been confirmed with ODOT/FHWA that previous (State) funding on the project does not preclude the use of PDB or tie the Project to any federal funding regulations.
- i. **Whether granting the exemption will better enable the contracting agency to control the impact that market conditions may have on the cost of and time necessary to complete the public improvement** – Utilizing the progressive design-build contracting method will likely allow the City to minimize risk associated with market conditions. Under a traditional contracting method, the time between the issuing of the contract documents for bid and the notice to proceed can be on the order of months. This time delay is seen by the contractors as a cost risk as the cost of materials can increase substantially in a short amount of time. The progressive design-build contracting method eliminates this procurement process and therefore minimizes the cost associated with this risk that the contractor builds into their bid.

No negative impact on the project schedule is anticipated as a result of market conditions with regard to the chosen contracting method. The progressive design-build contracting method allows the contractor more flexibility to dictate their own sequencing and schedule once a GMP has been agreed upon. This will likely result in a benefit to the project with regard to schedule impacts from a market conditions viewpoint.

- j. **Whether granting the exemption will better enable the contracting agency to address the size and technical complexity of the public improvement** - This contracting method allows the City to consider the proposer's experience and expertise in this type of work, sensitivity to safety, legal, and operational issues, as well

as the qualifications of its project manager, and support team, appropriate to the size and complexity of this Project.

- k. **Whether the public improvement involves new construction or renovates or remodels an existing structure** – The Project includes a combination of new construction and modification to an existing site. This site is the former location of the Redmond Police Department. Due to the deteriorating condition of the existing building, reuse or rehabilitation is not an option. In response to significant community interest and in accordance with the recommendations in the Downtown Urban Renewal Plan, Redmond City Council chose to repurpose the site for recreational activity

For this project, whether the improvement is new construction or otherwise, it is not impacted by the contracting method. The means and methods of construction will not differ between contracting methods; however, the phasing to limit impacts to the community and end users may differ.

- l. **Whether public improvement will be occupied or unoccupied during construction** – The site will be unoccupied during construction, however this is an active area of downtown with many pedestrians in the near vicinity. The selection of experienced, cooperative, and solution-oriented contractors who can coordinate and execute construction of this project in a safe, proficient, and expedient manner will greatly benefit the public.
- m. **Whether the public improvement will require a single phase of construction work or multiple phases of construction work to address specific project conditions** – The Project is tentatively planned to include multiple phases, which will be determined in collaboration with the PDB team as additional design details and phasing considerations are evaluated. The utilization of this contracting method will benefit this Project by allowing critical path improvements to be identified and phased accordingly to minimize the overall project schedule and cost.
- n. **Whether the contracting agency or state agency has, or has retained under contract, and will use contracting agency or state agency personnel, consultants and legal counsel that have necessary expertise and substantial experience in alternative contracting methods to assist in developing the alternative contracting method that the contracting agency or state agency will use to award the public improvement contract and to help negotiate, administer and enforce the terms of the public improvement contract** – City staff has experience with alternate contracting methods, including Construction Manager/General Contractor (CM/GC), Best Value, and Progressive Design-Build (PDB), with in-house engineering project management, and legal counsel staff.

Additional Findings

OAR 137-049-0630(3)(b) permits other findings, in addition to those listed above, to be considered with regard to the expected benefits and drawbacks of Alternative Contracting Methods. The following discussion of benefits and drawbacks of this contracting method may be a duplication of those found above, but they are the main elements to consider for a Progressive Design-Build contracting method, so additional dialogue is warranted.

Advantages – The PDB contracting method includes a more cohesive project team, identifying the shortest delivery schedule, and increased leverage for the City to ensure public and private impacts are minimized as part of construction.

Drawbacks – May include limited opportunities to make changes once a GMP is established, and this procurement method may result in a shortened timeframe for public outreach on the proposed design.

Summary

After careful consideration, the City of Redmond has found the Alternative Contracting Method known as Progressive Design-Build to be more appropriate than a traditional design-bid-build process to meet the overall project objectives for the Downtown Ice Rink Project. The PDB process offers the City the best opportunity for successfully managing this unique project on time and within the budget.

ADOPTED by the City Council and **SIGNED** by the Mayor this 9th day of December 2025.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder