



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

March 24, 2026
Council Chambers • 411 SW 9th Street

COUNCIL MEMBERS

Ed Fitch
Mayor

Shannon Wedding
Council President

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Jay Patrick
Councilor

Cat Zwicker
Councilor

MARCH 24, 2026 EXECUTIVE SESSION AGENDA 5:30 PM

I. EXECUTIVE SESSION

Oregon Law permits public bodies to meet in executive session to discuss specific matters which are not open to the public. Final actions or decisions on these matters will be made during regular session.

- A. Real Property – ORS 192.660(2)(e) authorizes executive session “to conduct deliberations with persons designated by the governing body to negotiate real property transactions.”

Under the provisions of the Oregon Public Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.

MARCH 24, 2026 REGULAR MEETING AGENDA 6:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. BLESSING - Pastor Jason Reeves, Redmond Heights Pentecostals

III. PLEDGE OF ALLEGIANCE

IV. CITY ANNOUNCEMENTS

- A. Status of 4th of July Fireworks Contract for the 250th Celebration
- B. Tourism and Lodging Committee - Appointment of Jeff Curtis, term expiring December 31, 2027
- C. March 16, 2026, City Council Meeting Items Follow-Up: Housing Accountability Production Office Discussion; Desert Rise; E-bike survey
- D. Eastside Arterial/Veteran’s Way Detour Plan

V. CONSENT AGENDA

- A. Minutes of January 27, 2026, Council Meeting
- B. Juniper Golf Course Driving Range Improvement Contract Award to Bar Seven A: \$204,043.
- C. Independent Cost Estimating Contract Amendment #1 with Consor North America Inc. for the Eastside Arterial Project: TR2403: \$25,027

D. April Recognitions

VI. PRESENTATIONS

- A. Deschutes County Recycling Pilot Program
- B. 2026 Legislative Session Review from Doug Riggs

VII. BID AWARDS / BID REJECTIONS

- A. Contract Award to Taylor NW for Northpoint Vista Pump Station \$682,850.05.

VIII. COMMENTS FROM CITIZENS AT THE MEETING

Citizen comments are limited to three (3) minutes per person and will be accepted for a period of 30 minutes. Comments should be focused on City of Redmond business. Attendees are asked to refrain from interrupting, calling-out, or cheering during citizen comments.

IX. CITY MANAGER COMMENTS

X. COUNCIL COMMENTS

XI. MAYOR'S COMMENTS

XII. 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 Application for Boards, Advisory Committees and Commissions

Name: Jeff Curtis
Street Address: [REDACTED]

Mailing Address: Same

Preferred Phone Number: [REDACTED]

Alternate Number: [REDACTED]

Email Address: [REDACTED]

Do you reside within the City Limits? Yes No
If yes, how long? February 15, 2026 If no, do you reside in the Urban Growth Boundary

Have you previously served on any of the City's Boards/Committees/Commissions? Yes No
If yes, please indicate which one(s) and when?

Are you applying for a Youth Ex-Officio Position (terms are only one year)? Yes No
If yes, what school do you attend and what grade are you in?

Board/Committee/Commission applying for (you may apply for more than one):

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Airport Committee | <input type="checkbox"/> Downtown Urban Renewal Advisory Committee | <input type="checkbox"/> Juniper Golf Committee | <input type="checkbox"/> Redmond Commission for Art in Public Places |
| <input type="checkbox"/> Bicycle & Pedestrian Advisory Committee
<i>Interest: Bike</i> <input type="checkbox"/> <i>Ped</i> <input type="checkbox"/> | <input type="checkbox"/> Historic Landmarks Commission | <input type="checkbox"/> Nuisance Appeal Board | <input checked="" type="checkbox"/> Tourism and Lodging Committee |
| <input type="checkbox"/> Budget Committee | <input type="checkbox"/> Housing & Community Development Committee | <input type="checkbox"/> Parks Committee | <input type="checkbox"/> Urban Area Planning Commission |

Employment/Occupation: Director of Deschutes County Fair & Expo Center

Please indicate why you are volunteering and what makes you a good candidate to serve. Please include any special training, experience, education, and/or qualifications you may have that are unique or specific to the board/committee/commission for which you are applying (you can include an extra sheet of paper).

My signature affirms that the information in this application is true to the best of my knowledge. I understand that misrepresentations of facts are cause for removal from any advisory committee, board, or commission I may be appointed to. I also understand that City policy requires disclosure of actual or potential conflicts of interest by persons appointed by the Mayor and Council. All information and documentation related to service on this commission is subject to public records disclosure.

Signature _____

Date _____

PLEASE RETURN YOUR COMPLETED APPLICATION TO: **Kayla Duddy, Deputy City Recorder** at 411 SW 9th Street, Redmond, OR 97756 or by email at kayla.duddy@redmondoregon.gov

Board, Committee, and Commission requirements and expectations:

Airport Committee: Advises Council on matters pertaining to airport operations, maintenance, improvements, facilities, and Airport activities under the jurisdiction of the City. The Committee shall be comprised of 5 Redmond representatives, 1 representative from the City of Bend, and 1 representative each from Deschutes, Jefferson, and Crook Counties. Terms are 4-years. Redmond City Code, Sections 2.580-2.588.

Bicycle & Pedestrian Advisory Committee: Encourages, promotes, and advocates for safe and accessible walking and biking environments that enhance the quality of life for residents and visitors of Redmond. Members should reside within the Urban Growth Boundary; however, a majority of members should reside within the City limits. The Committee should be comprised of at least 3 members who represent pedestrian interests and at least 3 members who represent bicycle interest. Terms are 4-years. Redmond City Code, Sections 2.540-2.549.

Budget Committee: Reviews the proposed budget and amends it where desired. The Committee shall be composed of members in accordance with the provisions of ORS 294.336. Terms are 3-years. Redmond City Code, Sections 2.372-2.399.

Downtown Urban Renewal Advisory Committee: Advises the Urban Renewal Agency Board (URA) concerning the implementation of the Urban Renewal Plan and Downtown Action Plan. The Committee should strive to balance the membership between those who have business interests within the district, including employers and employees, (at least 1-3 members), those who have a development and property interest in the district, including property owners and commercial developers, (at least 1-3 members), and those with a district or community wide perspective (at least 1-5 members). Terms are 4-years; No residency requirements. DURAC [web page](#).

Historic Landmarks Commission: Preserves and promotes Redmond's history and culture. A majority of the members should reside within the Redmond Urban Growth Boundary and shall be comprised of members with interest, knowledge, or competence in historic preservation to carry out the purpose and duties of the Commission. Terms are 4-years. Redmond City Code, Sections 2.590-2.599.

Housing & Community Development Committee: Reviews and recommends housing, neighborhood revitalization, and community development programs addressing the continuum of housing and human services needs for the purpose of enhancing community health and well-being. A majority of the members should reside within the Redmond Urban Growth Boundary. The Committee shall be comprised of at least 1 member who possesses knowledge, qualifications, or experience in the housing construction industry, 1 member who possesses knowledge, qualifications, or experience in the housing development industry; 1 member who possesses knowledge, qualifications, or experience in the human services industry; 1 member who lives in the City limits and has been a recipient of housing assistance; 1 member who lives in the City limits and has been a recipient of human services programs; and 4 at-large members. Terms are 4-years. Redmond City Code, Sections 2.480-2.488.

Juniper Golf Committee: Advise Council on issues pertaining to operation and management of the Juniper Golf Course. Individual seats are not geographically designated; however, the Committee shall include at least 2 members of the Juniper Golf Club, insomuch as the Club exists and member(s) are willing to serve, and at least 2 members who are not members of the Juniper Golf Club. Terms are 4-years. Redmond City Code, Sections 2.490-2.498.

Nuisance Appeal Board: Issues decisions regarding appeals under City Code Sections 2.797 and 5.351(2)(C)(1). Members should reside within the Redmond Urban Growth Boundary. Terms are 2-years. Redmond City Code, Sections 2.500-2.505.

Parks Committee: Plans, develops, and provides stewardship for Redmond's parks and open spaces while preserving natural areas and maximizing public enjoyment. The members shall reside within the boundaries of the Redmond School District 2J and a majority of the members should reside within the Urban Growth Boundary. Terms are 4-years. Redmond City Code, Sections 2.380-2.399.

Redmond Commission for Art in Public Places: Introduces art into select public locations and situations to create a unique sense of place and enhance community identity throughout Redmond. Members should reside within the Redmond School District 2J Boundary and a majority of the members should reside within the Urban Growth Boundary. Terms are 4-years. Redmond City Code, Sections 2.440-2.448.

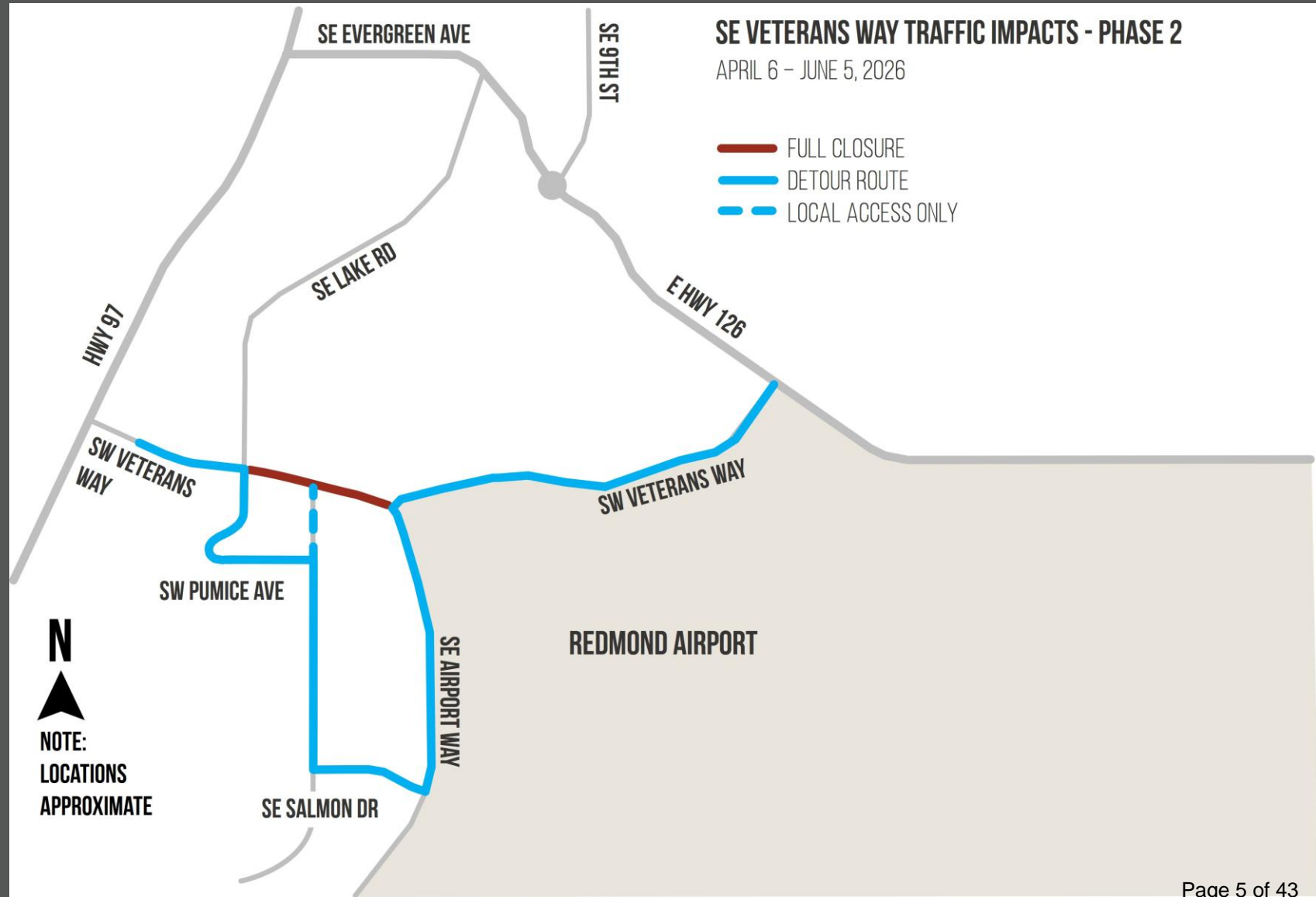
Tourism and Lodging Committee: Advises Council on issues pertaining to the strategic use of the statutorily required investment of City Transient Lodging Tax dollars in tourism and tourism-related activities. Members will be comprised of 2 representatives from a lodging provider, 1 Central Business District representative, 1 Deschutes County Fair & Expo Center representative, and 3 at large members. Members should work, reside, or own property within City limits. Terms are 4-years. Redmond City Code, Sections 2.360-2.368.

Urban Area Planning Commission: Advises Council on development and implementation of Redmond's Comprehensive Plan and its associated documents. Members should reside within the Redmond Urban Growth Boundary. No more than two voting members of the Commission may engage principally in the buying, selling or developing of real estate for profit as individuals, or be members of any partnership, or officers or employees of any corporation that engages principally in the buying, selling or developing of real estate for profit. No more than two members shall be engaged in the same kind of occupation, business, trade or profession. Terms are 4-years. Redmond City Code, Sections 2.350-2.370.



EASTSIDE ARTERIAL - VETERANS WAY CLOSURE

- 6-PHASED APPROACH
- TEMPORARY ROAD
- STARTING MARCH 30
- SOME NIGHT WORK NEAR LAKE ROAD
- WEEKEND CLOSURE ON JUNE 6-7
- ROUNDABOUT OPENED JUNE 8
- PUBLIC OPEN HOUSE HELD



**Redmond City Council
Regular Meeting Minutes**

Executive Conference Room & Remote Video Conferencing
<https://www.redmondoregon.gov/city-council>

Present: Clifford Evelyn, Ed Fitch, John Nielsen, Jay Patrick, Shannon Wedding, Cat Zwicker

Excused: Kathryn Osborne

Staff Present: City Manager Keith Witcosky; Deputy City Manager Steve Ashworth; Deputy City Recorder Kayla Duddy; Deputy City Manager/Chief Financial Officer Jason Neff; Public Works Director/City Engineer Jessica MacClanahan; Communications Director Heather Cassaro; Economic Development/ Urban Renewal Program Manager Chuck Arnold; Urban Renewal Program Analyst Meghan Gassner; Finance Director James Wood; Network Administrator Christian Armatas; Police Chief Devin Lewis; Human Resources Director Jason Bavuso; Budget Analyst Herlinda Corn; Procurement & Payables Manager Scott Brang; Public Works Business & Strategic Initiatives Manager Lorelei Williams; Airport Facilities Maintenance Manager Kurt Newton; Airport Security Manager Jayde Hawkins; Public Works Data Manager Levi Roberts; Transportation Division Manager Anthony Ortgies; IT Director Matt Hayes

Media Present: None

CALL TO ORDER

Mayor Fitch called the meeting to order at 6:00 p.m.

BLESSING

Pastor Jason Reeves with the Redmond Heights Pentecostals led the blessing.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITY ANNOUNCEMENTS

- A. Airport Committee — Appointment of Katy Brooks as the City of Bend Representative, term ending December 31, 2028.**

Councilor Nielsen moved, seconded by Councilor Evelyn, to approve the appointment of Katy Brooks to the Airport Committee, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-absent, Patrick-yes, Wedding-yes, Zwicker-yes)

CONSENT AGENDA

- A. Minutes of December 9, 2025, Council Meeting**
- B. Minutes of December 15, 2025, Council Workshop**
- C. Oregon Department of Transportation Intergovernmental Flexible Service Maintenance Agreement, Five-Years, not to exceed \$125,000.**
- D. Northpoint Vista Phase 1 Infrastructure Project Change Order #2 with Taylor Northwest, LLC: \$57,522.70**
- E. February Recognitions**

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

BID AWARDS / BID REJECTIONS

- A. Award a Five-Year Agreement with T2 Systems to upgrade the Parking Access Control System at the Redmond Municipal Airport (RDM): \$336,473.**

Airport Security Manager Jayde Hawkins and Airport Facilities Maintenance Manager Kurt Newton provided an overview of the existing parking access control system at the Airport, highlighted operational and maintenance challenges, and summarized research and evaluation of replacement options. Staff identified T2 Systems as the preferred vendor based on customer experience, maintenance, compliance, and overall cost savings to the City. Staff's original request was for contract approval, but due to a protest letter from a competing company, the request was withdrawn and will return after due diligence is completed.

Procurement & Payables Manager Scott Brang confirmed receipt of the protest letter and noted the process began this morning. He agreed to defer the item to the February 10, 2026, City Council meeting due to the City Attorney's absence and noted the vendor was informed and agreed to wait for further communication.

B. Juniper Golf Course - Project JC2601 - Range Improvement Project Amount of \$282,187.15 and Contract Award of \$121,725 to Cover the Tee's.

Mayor Fitch stated the item will be deferred to February 10, 2026, City Council meeting to address some financial questions.

C. Enterprise Asset Management Software and Implementation Contracts with Timmons Group and Trimble Unity: \$606,013.75

Public Works Director Jessica MacClanahan and Public Works Data and Asset Manager Levi Roberts provided an update on the City's progress toward enterprise asset management, its purpose and benefits, and the vendor selection process. Staff requested approval of two contracts, a 16- to 24-month professional services contract with Timmons Group for Trimble Unity implementation and a three-year Trimble Unity Maintain software license. Both are within the planned budget.

Councilor Wedding moved, seconded by Councilor Nielsen, to award a contract to Timmons Group in the amount of \$456,013.75, and authorize the City Manager to sign the contract, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-absent, Patrick-yes, Wedding-yes, Zwicker-yes)

Councilor Nielsen moved, seconded by Councilor Zwicker, to enter into a Software License Agreement with Trimble Unity in the amount of \$150,000, and authorize the City Manager to sign the contract, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-absent, Patrick-yes, Wedding-yes, Zwicker-yes)

ACTION ITEM

D. Resolution #2026-01 – A resolution of the City of Redmond to make Budget Adjustments. (Fiscal Year 2025/2026 to General and Capital Projects Funds)

Deputy City Manager/Chief Financial Officer Jason Neff requested a budget adjustment following the Council's prior approval of \$600,000 for upfront utility connections for the Northpoint Project. The City will use public safety facility savings to fund the expense and anticipates recovering the funds, potentially within the next year.

Councilor Zwicker moved, seconded by Councilor Evelyn, to adopt Resolution #2026-01, adjusting the City's Fiscal Year 2025/2026 Budget, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-absent, Patrick-yes, Wedding-yes, Zwicker-yes)

COMMENTS FROM CITIZENS AT THE MEETING

There were no comments from Citizens

CITY MANAGER COMMENTS

City Manager Keith Witcosky commended Staff for their presentations, noting the strong knowledge they demonstrated of their work by responding to hard questions without advance notice.

COUNCIL COMMENTS

Councilor Nielsen reported on incidents in Minneapolis.

Councilor Evelyn thanked Councilor Nielsen for his statement regarding the fatal shootings in Minneapolis.

Councilor Zwicker reported on the short legislative session.

MAYOR'S COMMENTS

Mayor Fitch reported on City issues and an article he wrote in the Redmond Spokesman.

ADJOURNMENT

The meeting adjourned at 6:38 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 24th day of March 2026.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder



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STAFF REPORT

DATE: March 24, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
FROM: Maria Ramirez, Special Projects and Natural Resource Program Manager
SUBJECT: Juniper Golf Course Driving Range Improvement Contract Award to Bar Seven A: \$204,043.

Report in Brief:

This item requests the City Council award a contract in the amount of \$204,043 to Bar Seven A, Inc. for the Juniper Golf Course Driving Range Improvement Project.

Background:

On February 10, 2026, the City Council approved the Guaranteed Maximum Price (GMP) of \$280,178 for the Juniper Range Improvement Project. During that meeting, staff and CourseCo. presented the lowest bid and most responsible selected contractors in accordance with the alternative procurement plan previously discussed with Council on September 23, 2025, summarized below.

Scope

Aluminum Range Structure
Site Civil (concrete, trenching)
Install New Electric Meter and Connection;
Electrical—Power for Each Bay

Solicitation Method

Best value selected from a minimum of 3 quotes
Best value selected from a minimum of 3 quotes
Direct appointment contract with franchise utility; the best value selected from a minimum of 3 quotes

In addition to the plan described above, the Golf Committee requested during its November 2025 meeting that heating services and units be included in this phase of the project to allow for year-round use. This request added two additional procurement to the project scope: one to secure a gas service provider and another to acquire specialized gas heating units.

Discussion:

Since approval of the GMP and procurement plan, staff has added the supply and installation of the aluminum structure to the civil scope of work. This change increases the costs from \$70,118 to \$204,043, requiring City Council approval. With this adjustment, the total project cost is now \$266,907 and after the revisions, the project continues to maintain a 5% contingency. The updated total project budget remains within the approved GMP of \$280,178. A breakdown of each project discipline is provided below.

Selected Contractors:

CIVIL and STRUCTURE: Bar Seven A	\$ 204,043
ELECTRICAL: Central Oregon Electric	\$ 27,883
HEATING UNITS: Roberts Gordon LLC	\$ 26,053
SOLE SOURCE: Pacific Power: New Service	\$ 7,208
GAS HEAT: Ed Staub & Sons	\$ 1,720
5% Contingency	\$ 13,271
TOTAL	\$ 280,178

Fiscal Impact:

The added scope to Bar Seven A, Inc's civil work has reduced the contingency from the previously proposed 10% (\$25,471) to 5% (\$12,545). The total project, including the remaining 5% contingency, remains within the previously approved GMP of \$280,178.

Alternative Courses of Action:

1. Award the contract #2026-11 to Bar Seven A, Inc for \$204,043 and authorize the City Manager to sign it.
2. Do not award the contract.
3. Request more information.

Recommendation / Suggested Motion:

"I move to award the Juniper Golf Course Driving Range Improvement Contract to Bar Seven A, Inc. for the amount of \$204,043 and authorize the City Manager to sign the contract."



ATTN: Maria Ramirez
 COMPANY: City of Redmond
 ADDRESS:
 PHONE: 541-233-9220
 EMAIL: maria.ramirez@redmondoregon.gov

Date: **3/9/2026**

PROJECT: **Juniper Golf Driving Range Enhancement**
 BID DATE: **1/27/26 12:00 AM**

BID CONTACT: **Jesse Shindle**
 PHONE: 503-548-7346
 EMAIL: jesses@barsevena.com

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL PRICE
Temporary Features						
1	Mobilization	1	LS	\$4,000.00	\$4,000.00	
2	Demolition and Haul Off	1	LS	\$3,905.00	\$3,905.00	
3	Sawcut Existing Pavement	1	LS	\$735.00	\$735.00	
4	Onsite Incidental Dust Control	1	LS	\$1,500.00	\$1,500.00	
5	Grading and Embankment	20	CY	\$275.00	\$5,500.00	
6	Trenching within Public Right-of-way(COR Std Dwg 1-1)	10	FT	\$53.00	\$530.00	
7	Trenching with Native Backfill (Outside Public ROW)	212	FT	\$53.00	\$11,236.00	
8	HMAC Pavement (3" HMAC/4" Commercial Base Agg.- incl. joint seal)	155	SF	\$16.00	\$2,480.00	
9	Structural Pad Subgrade Preparation	173	SY	\$12.00	\$2,076.00	
10	Reinforced Concrete Slab w/ Thickened Footings (Per Building Plans)	1	EA	\$19,000.00	\$19,000.00	
11	Base Agg Under Slab (Assumed 6" 3/4"minus Compacted to 95%)	170	SY	\$43.00	\$7,310.00	
29	Transformer Vault (PW Pacific Power Requirements - 644 VAULT AIC: SI#7992977	1	LS	\$9,615.00	\$9,615.00	\$67,887.00
TOTAL BASE BID:						\$67,887.00

Alternates:

1	Prep Area for Tank Placement (Concrete by Others)	1	LS	\$1,055.00	\$1,055.00	\$1,055.00
2	2" PVC Conduit (Trenching and Backfill Only)	42	LF	\$28.00	\$1,176.00	\$1,176.00
3	Cover the Tee's Structure Proposal dated 12/8/25	1	LS	\$133,925.00	\$133,925.00	\$133,925.00
4						
5						
TOTAL ALTERNATES:						\$136,156.00

TOTAL BID: \$204,043.00

Inclusions/Exclusions:

1	No engineering, permitting costs, construction staking or compaction testing included
2	No temporary sanitary facilities or temporary site fencing included
3	Conduit to be supplied and installed by others
4	644 vault supply, excavation and backfill included
5	Final Quote for concrete and excavation of building footing and pad dependant on review of stamped building plans

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL PRICE
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Terms & Conditions:

* This proposal is made this day of March 9th, 2026 by Bar Seven A Companies, to **City of Redmond**, herein called the Owner or General Contractor. Bar Seven A Companies agrees to furnish all materials and labor complete in accordance with the project plans and specifications. All material is guaranteed to be as specified, and all work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from project specifications involving extra costs will be executed only upon written orders and will become an extra charge over & above estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

* All applicable permits & fees are to be aquired and paid by the Owner or General Contractor prior to Bar Seven A Companies mobilizing to project site.

* All asbestos investigation and abatement shall be completed before Bar Seven A Companies mobilizes to project site for demolition work.

* All known site hazards (underground storage tanks, storage barrels, etc.) shall be disclosed by the Owner or General Contractor prior to Bar Seven A Companies mobilizing to project site.

* Bar Seven A Companies requires access inside of all site structures to be demolished before mobilizing to site.

* Bar Seven A Companies is not responsible for any hazardous materials encountered onsite including containers with liquids (tanks, barrels, vehicles, etc.). Mitigation of these hazardous materials will be the responsibility of the Owner or General Contractor.

* Bar Seven A Companies will not mobilize or perform any work covered under this proposal without this proposal form being signed and returned or a contract provided by the Owner or General Contractor signed and executed with this proposal attached.

* Owner or General Contractor agrees to pay Bar Seven A Companies for the materials, labor and equipment to be performed under this contract, plus any additional materials, labor and equipment covered under a written change order by the 10th of the month following the date of Invoice.

* Notice is hereby given that a lien on the project property may be filed for labor and materials furnished by this company. Any and all costs associated with collecting monies due to Bar Seven A Companies under this contract and/or change order will be the responsibility of the Owner or General Contractor as allowed by state law.

* Our workers are fully covered by workers compensation insurance.

* Any outstanding balances over 30 days are subject to 18% finance charge.

* Due to the volatility of the pipe market prices and availability, prices for pipe & fittings can change weekly. Escalation of these materials is not covered in this proposal and Bar Seven A Companies retains the right to re-visit material costs at the time of order if prices have changed considerably since the date of this proposal. Bar Seven A Companies will not pre-order and retain all pipe materials for project to lock in prices without payment from Owner or General Contractor for said materials up front.

ACCEPTANCE OF PROPOSAL & ACKNOWLEDGEMENT OF TERMS:

Maria Ramirez - City of Redmond

OWNER or GENERAL CONTRACTOR

Dawson Skidgel - Bar Seven A Companies, Inc.

SUBCONTRACTOR

Central Oregon Electric LLC

Quote

1250 NW 17th
Redmond OR 97756

541-548-4499

CCB # 141709

00000102

Bill To:

City of Redmond

DESCRIPTION	QTY.	PRICE	TOTAL
BID INCLUDES: TRANS. VAULT & LID CONDUIT FROM TRANS TO FREE STANDING SERVICE CONDUIT FROM NEW SERVICE TO DRIVING RANGE BUILDING PANELS WIRE BUILDING AS PER PLANS OPTION #1: INSTALL RANGE LIGHTS ON NEW BUILDING.... \$7185.00 NOT IN BID: TRENCHING POWER COMPANY FEES POWER COMPANY TRANS	1		\$27,883.00

\$27,883.00

QUESTIONS

CUSTOMER SAFETY INFORMATION

AS A VALUED CUSTOMER, WE WANT YOU TO KNOW HOW TO PROPERLY USE PROPANE...

- o Propane is a flammable gas and, if not handled properly, leaking propane may cause fire or explosion if ignited.
- o Propane is heavier than air and will collect initially at floor level; therefore, to check for propane, carefully smell all over a room, especially in low spots.

KNOW THE ODOR OF PROPANE...

- o A disagreeable odor has been added to propane so you can detect leaks.
- o Each family member should know the smell.
- o If your sense of smell is impaired, you should consider the use of one or more propane gas detectors.

For a variety of reasons, the odor added to propane does not provide an effective warning of the presence of propane 100% of the time. Under rare circumstances, referred to as ODOR FADE, the chemical odorant that gives propane its gassy smell sometimes can fade or diminish in intensity so that you may not be able to smell the presence of gas. Sometimes the gassy smell may be masked by other odors, or exposure to the odor of gas for even a few minutes may make you accustomed to it. Colds, allergies or the use of tobacco, alcohol, or other drugs may interfere with your ability to smell the gas; in addition, the odor of gas may not wake a sleeping person.

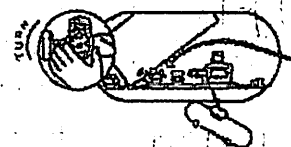
FOR THESE REASONS...

- o You may wish to consider the use of one or more propane gas detectors.
- o We strongly recommend that you call your propane supplier or a qualified technician to relight pilots or if you smell gas or suspect a leak.
- o Failure to follow these precautions could result in serious injury or death.

WHAT TO DO IF YOU SMELL GAS OR SUSPECT A LEAK

1. Get everyone outside and away from the gas equipment.
2. Immediately put out all smoking materials.
3. Do not turn on or off any appliances, switches or thermostats.
4. Shut off the gas supply using the shut-off valve located outside at the storage tank or cylinder.
5. Call your propane supplier or fire department from another location - use your neighbor's phone if gas smell is in your house.
6. Stay outside and leave the gas off until the leak has been found and fixed.
7. Failure to follow these precautions could result in serious injury or death.

How To
Close Gas
Supply
Valves



Shut Off Valve Here

IF YOU ELECT TO LIGHT OR RELIGHT YOUR PILOTS, FOLLOW THESE RULES:

1. NEVER ATTEMPT TO REMOVE OR BLEED AIR FROM GAS SYSTEM BY DISCONNECTING GAS LINES OR REMOVING DRIP LEG CAPS.
2. Follow the manufacturer's instructions for pilot lighting; if such instructions are not available, do not attempt to light the pilot - call your propane supplier or a qualified technician.
3. Failure to follow these precautions could result in serious injury or death.

YOUR PROPANE SYSTEM AND APPLIANCES HAVE BUILT-IN SAFETY FEATURES, SO TO HELP KEEP THEM WORKING...

- o Do not allow unqualified personnel to service your propane system or appliances.
- o Do not tamper with gas controls on appliances.
- o Do not let your system run out of propane.
- o Do not light pilot light in areas where there are strong odors - on rare occasions propane odor can fade or be covered up by other strong odors. Call your propane supplier or a qualified technician for help.
- o Repeated pilot outages could indicate a hazardous condition - do not attempt to relight the pilot - call your propane supplier or a qualified technician.
- o Do have your appliances and gas system periodically checked by a qualified technician for proper operation and safety.
- o Do have wet or flooded appliances and controls serviced immediately.
- o Do keep your appliances in good repair - improperly vented appliances can cause carbon monoxide poisoning as indicated by eye irritation, headaches, dizziness, sleepiness or excessive moisture buildup on the inside of windows - ventilate immediately and call a qualified gas appliance repair technician.
- o Do install carbon monoxide detectors to warn of the presence of carbon monoxide leaks inside your home.
- o Refer to Ed Staub & Sons Petroleum, Inc. company brochures or other safety information on the safe handling and use of propane.

NO SMOKING OR OPEN FLAME WITHIN 25 FEET OF ANY PROPANE TANK AT ANY TIME

ROBERTS GORDON® INFRARED HEATING

Roberts-Gordon LLC

1250 William Street • P.O. Box 44 • Buffalo, NY 14240-0044 USA

Telephone: +1.716.852.4400 • Fax: +1.716.852.0854

Toll Free: 800.828.7450

www.robortsgordon.com

Quote # 20251213 -Juniper Golf Center – (Cover the Tee's)
Redmond, OR.

12/13/2025

Prepared for: Adam Pohl

Project: 10 Bay Driving Range

We are pleased to quote the following specified equipment for the subject project.

PRICE FOR GORDON GLO ELITE - TWO STAGE HEATERS FOR LOUNGE AREA

ROBERTS GORDON® GORDON GLO ELITE™ GGE

- Ten (10) ROBERTS GORDON® GORDON GLO ELITE™ GGE- Hi Intensity -Two Stage Infrared Heaters with Ceramic heat exchanger, Lower Clearance Shields and Wall / Ceiling Telescopic Mounting Brackets (Extendable-15-30" Range). (10-50 mbh) . 3- Position Switches (Hi-Off-Low), As shown on preliminary plan. (Weather Resistant, 3 Mil Black Hi Temp Silicone Power Coated Paint, Hi Efficiency Tinted Ceramic Glass, Potted Weather resistant Direct Spark Ignition Module.& Gas Flex with Shut-off Valve Included.

For all of the above ROBERTS GORDON® Infrared Heating Equipment as specified for this project:

Total Cost: \$ 23,053.00 Net, Freight Not Included.

Delivery: 4-6 Weeks ARO

****NOTE: PRICING FOR ALL THE ABOVE IS VALID FOR 90 DAYS, AFTER WHICH IS SUBJECT TO CURRENT PRICING AT TIME OF SHIPMENT.**

Estimated freight \$ 3,000.00

Total weight of the equipment quoted is approximately 1220 lbs. The charge is subject to escalation at the time of shipment. Shipment and packaging method shall be at Roberts-Gordon's discretion and any deviation or special requests may increase freight costs. Applicable sales tax is not included in the total cost and will be added unless a tax exemption certificate is provided at the time of order. On-site infrared heating system start-up assistance to installation contractor included for two on site visits. Additional visits will be charged at \$800 per diem. Pricing is based upon preliminary plans attached to this quote.

Page 1 of 2

Juniper Golf Course. 12-12-2025

Exclusions:

This proposal excludes all vent pipe, hanging chain, gas piping, wiring, installation labor, and warranty labor

Terms of Sale:

F.O.B: Buffalo, NY

Payment Terms:

Net 30 days.

A 2% surcharge per month will apply on payments made after net 45 days from invoice issued by Roberts-Gordon.

Delivery: 4-6 Weeks A.R.O.

Important Notes:

Prices are in U.S. dollars, F.O.B. Roberts-Gordon's plant. All sales are subject to Roberts-Gordon Terms and Conditions of Sale and Roberts-Gordon's current pricing terms. Copies are available on request. Roberts-Gordon reserves the right to vary equipment specifications and change prices without notice. Except to the extent Roberts-Gordon provides a signed quotation that states that it is a firm quote for a fixed period of time, all prices provided by Roberts-Gordon, whether in its catalog, pricing software or otherwise, are subject to change and revision by Roberts-Gordon at any time. All orders are deemed made at the Roberts-Gordon prices current at the time of order acceptance and may be accepted by Roberts-Gordon on those terms. No order is binding until accepted by Roberts-Gordon in writing. All returns are subject to prior Roberts-Gordon authorization and conditions. Roberts-Gordon reserves the right to refuse all non-warranty returns, and approved non-warranty returns will be subject to a 25% restocking charge. Customer pays all freight on returns. All ROBERTS GORDON® infrared heating equipment shall have a 3-year warranty (see Warranty). No installation labor or warranty labor of any kind is included. Installation contractor to provide all hangers, fasteners, water, gas, vent and combustion air piping, wiring, pipe insulation and the like. Inadvertent deductions from our invoices or back charges for unauthorized work or materials will not be accepted. In all other respects this quotation will be subject to the Roberts-Gordon Provisions of Sale. Application for Credit (copy available upon request). Terms shall be full payment of all invoices as quoted with approved credit. Please contact us to determine availability. The prices quoted shall be firm for a period of thirty (30) days from the date of this quotation. We appreciate your consideration of this proposal and would be pleased to discuss it in detail at your convenience.

Sincerely,

National Account Manager
Midwest Environmental Sales

Gus Andros



JUNIPER GOLF COURSE

DRIVING RANGE ENHANCEMENTS PROJECT: \$121,725 (\$280,178)

REDMOND CITY COUNCIL
FEBRUARY 10, 2026

GOLF FUND INFRASTRUCTURE PLANS

Project	Scope	Year		Cost
Driving Range - TopTracer Upgrade*	Top Tracer Range Technology and Covered Range	FY 25/26	\$	150,000
Irrigation	Replace Heads and Irrigation Infrastructure	FY 25/26 - 29/30	\$	250,000
Bunker Renovation	Refurbish, Reshape and New Sand	FY 26/27 - 29/30	\$	400,000
Clubhouse Roof	Replace Clubhouse Roof	FY 27/28	\$	50,000
Tee Leveling	Laser Level and Re-sod	FY 27/28	\$	15,000
Green Rebuild	Rebuild the Hole #2 Green	FY 29/30	\$	245,000
			Total	\$ 1,110,000
			Annual Avg.	\$ 222,000

* Part of extension contract negotiation and assumed to come from CourseCo investment



BACKGROUND

COMMUNITY OUTREACH

- NOVEMBER 2024 JUNIPER MEMBER FORUM
- GOLF COMMITTEE DISCUSSION
- COUNCIL NEGOTIATIONS
- COUNCIL CONTRACT AWARD

PROCUREMENT PLAN

- ALTERNATIVE CONTRACTING PROCESS

PROGRAMMING PLAN

- SUNRISE – 11AM
- 11AM – SUNSET
- ENHANCED INSTRUCTION
- FOOD AND BEVERAGE EVENTS

PROJECT SCOPE

- COVERED AND HEATED DRIVING RANGE
- DIGITAL TRACKING EXPERIENCE
- NEW CART PARKING





PROCUREMENT SOURCES

ALUMINUM STRUCTURE SCOPE

COVER THE TEES	\$ 121,725
BAXTER BUILDERS	NO RESPONSE
SUN WEST	NO RESPONSE

GAS HEAT SERVICE PROVIDER

BEND PROPANE	\$ 9,971
ED STAUB & SONS	\$ 1,720

HEATING UNIT PURCHASE

ALFRESCO	\$ 28,860
FIREPLACE STORE	\$ 29,490
ROBERTS GORDON LLC	\$ 26,053

SITE CIVIL WORK

AMERICAN PAVEMENT MANAGEMENT	\$ 102,748
BAR SEVEN A	\$ 70,118
3 C'S	NO RESPONSE.

ELECTRICAL CONNECTION

CENTRAL OREGON ELECTRIC	\$ 27,883
KRONBERG ELECTRIC	\$ 29,929
TOMCO ELECTRIC	NO RESPONSE

ELECTRICAL SERVICE

PACIFIC POWER: NEW SERVICE	\$ 7,208
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PROCUREMENT SOURCES

SELECTED VENDORS	
STRUCTURE: COVER THE TEES	\$ 121,725
CIVIL: BAR SEVEN A	\$ 70,118
ELECTRICAL: CENTRAL OREGON ELECTRIC	\$ 27,883
HEATING UNITS: ROBERTS GORDON LLC	\$ 26,053
SOLE SOURCE: PACIFIC POWER: NEW SERVICE	\$ 7,208
GAS HEAT: ED STAUB & SONS	\$ 1,720
10% CONTINGENCY	\$ 25,471
TOTAL	\$ 280,178



FUNDING SOURCES

FUND	AMOUNT
GOLF CAPITAL OUTLAY FUND + 10% CONTINGENCY	\$ 127,383
GOLF OPERATIONS	\$ 2,795
COURSECO CONTRACT INVESTMENT	\$ 150,000
TOTAL	\$ 280,178



RANGE ENHANCEMENT SCHEDULE

MAY 2024- MAY 2025

NOV. – DECEMBER 2025

APRIL 2026

JULY 2026

DESIGN
AND REVIEW

PROCUREMENT
PROCESS

CONSTRUCTION
BEGINS

OPENS

RANGE ENHANCEMENT 5-YEAR PRO FORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
<u>ADDITIONAL REVENUE:</u>					
RANGE	\$ 52,057	\$ 57,617	\$ 63,399	\$ 69,412	\$ 75,666
PLAYER DEVELOPMENT PGM.	\$ 28,000	\$ 28,840	\$ 29,705	\$ 30,596	\$ 31,514
FOOD & BEVERAGE	\$ 20,000	\$ 20,600	\$ 21,218	\$ 21,855	\$ 22,510
<u>ADDITIONAL OPERATING COSTS:</u>					
TECH. LEASE	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000
FACILITIES MAINTENANCE	\$ 500	\$ 525	\$ 551	\$ 579	\$ 607
NET ESTIMATED CHANGE	\$ 77,557	\$ 84,532	\$ 91,771	\$ 99,284	\$ 107,083



QUESTIONS?



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: March 24, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
Jessica MacClanahan, Public Works Director/City Engineer
FROM: Jake Sherman, Principal Engineer
SUBJECT: Independent Cost Estimating Contract Amendment #1 with Consor North America Inc. for the Eastside Arterial Project: TR2403: \$25,027

Report in Brief:

This item requests the City Council authorize a \$25,027 increase to contract #2024-82 with Consor North America Inc. (Consor) for additional independent cost estimating services for the Eastside Arterial project.

Background:

The Eastside Arterial is a significant component of the City's Capital Improvement Program to increase mobility and safety in Redmond. The City is well-positioned to complete this project within the 5-year planning horizon utilizing available funding resources and a Progressive Design-Build (PDB) delivery method.

Benefits include an alternate route to Highway 97 and improved access to east Highway 126 (OR126), relieving congestion, and increasing traffic safety in the community. The project also creates access to industrial and commercial land for economic development in the region.

The project has five primary phases:

Phase 1 (Airport Way Extension): 2,600 feet of new minor arterial street extending NE 9th Street between OR126 and Veterans Way. Additional 2,600 feet of new major collector that will replace the existing Veterans Way at OR126. Work includes new pavement, turn lanes, bike lanes, sidewalk, multi-use paths, storm swales with street trees, and subsurface utility improvements. - **COMPLETE**

Phase 2 (OR126 Roundabout): New single-lane roundabout at the intersection of OR126 and 9th Street, including new pavement, pedestrian crossings, sidewalks, storm swales, and subsurface utility improvements. — **COMPLETE**

Phase 3 (Veterans Way / Airport Way Roundabout): New single-lane roundabout at the intersection of Veterans Way and Airport Way, including new pavement, pedestrian crossings, sidewalks, storm swales, and subsurface utility improvements. - **CONSTRUCTION UNDERWAY**

Phase 4 (9th Street Modernization): Modernization of the existing NE 9th Street between NE Hemlock Avenue and OR126. Work includes widening of the existing roadway and the addition of new bike lanes, sidewalks, and landscape strips along the entire corridor. This work may include detours of NE 9th Street during various phases of construction. - **60% DESIGN PHASE**

Phase 5 (Airport Way & 19th Street roundabout): New roundabout at the intersection of Airport Way and SW 19th Street, including new pavement, pedestrian crossings, sidewalks, storm swales, and subsurface utility improvements. - **CONCEPTUAL DESIGN PHASE**

On July 31, 2024, the City executed a direct appointment contract with Consor for independent cost estimating services for the Eastside Arterial Project.

Discussion:

The Eastside Arterial project is being delivered using a Progressive Design-Build method, where design and construction progress concurrently and multiple Guaranteed Maximum Prices (GMPs) are negotiated throughout the project.

The use of an Independent Cost Estimator (CE) is essential under this model to ensure that the City receives fair, transparent, and accurate cost proposals. The CE provides an objective, third-party review of the Design-Builder's estimates, including detailed quantity verification, which strengthens the City's negotiating position, helps identify potential gaps or inconsistencies early, and supports better control of overall project costs.

Conсор has provided CE services for the first three GMPs; however, an amendment is required for them to complete the remaining two GMP evaluations. One GMP was added after Conсор's original contract was executed (Phase 5), and initially GMP 3 was intended to include multiple phases of construction, but it was later determined that separating one of those phases into a standalone GMP would better align with the project's development timeline, resulting in the addition of GMP 4.

Per Oregon Administrative Rule (OAR) 137-048-200, the Direct Appointment Procedure allows up to \$100,000 of professional services without solicitation, while OAR 125-247-0270 permits an additional 25% (up to \$125,000) if amended and approved by the City Council. City staff therefore requests an additional 25% (up to \$125,000 total contract award) for Conсор to complete CE services for the remaining two GMPs.

Fiscal Impact:

This project is included in the 5-Year Capital Improvement Program under the Eastside Arterial Project (TR2403) with the following funding breakdown:

Fund	5-Year CIP Estimate
Transportation SDCs	\$ 23.8M
Remainder of Public Safety	\$ 4.4M*
Facility Project Funds / General Obligation Bond*	
Rental Car Tax	\$ 6.9M
Water Funds	\$ 5.1M
Wastewater Funds	\$ 3.4M
TOTAL	\$ 43.6M

*Approved by City Council via a budget adjustment resolution on December 16, 2025

With approval of Amendment #1, the total amount of work authorized under the contract will be:

Contract/Amendment	Amount
Original Contract	\$ 99.973
Amendment 01	\$ 25,027
TOTAL	\$ 125,000

The procurement was made through Redmond City Code Section 2.406 & ORS 279C.335(2).

Alternative Courses of Action:

1. Approve Amendment #1 to Conсор's contract in the amount of \$25,027 for added services.
2. Request additional information.
3. Do not approve Amendment #1.

Recommendation / Suggested Motion:

"I move to approve Amendment #1 to the Eastside Arterial Project Independent Cost Estimating services Contract # 2024-82 with Conсор North America Inc. for additional services in the amount of \$25,027, and authorize the City Manager to sign the amendment."

RECOGNITIONS

The City Council recognizes the following events in our community:

- **Easter** – April 5, 2026
- **National Former Prisoner of War Recognition Day** – April 9, 2026
- **National D.A.R.E Day** – April 16, 2026
- **Earth Day** – April 22, 2026
- **Arbor Day** – April 24, 2026
- **Vietnamese American Remembrance Day** – April 30, 2026
- **National Library Week** – April 6-12, 2026
- **International Dark Sky Week** – April 13-20, 2026
- **National Parks Week** – April 18-26, 2026
- **National Crime Victims' Rights Week** – April 19-25, 2026
- **National Volunteer Week** – April 19-25, 2026
- **Child Abuse Awareness & Prevention Month** – April 2026
- **Fair Housing Month** – April 2026



NWPA

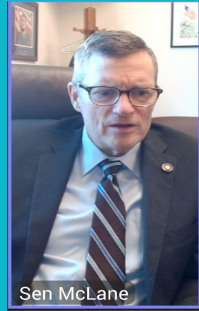
N W P O L I C Y A D V O C A T E S

2026 End-of-Session Report

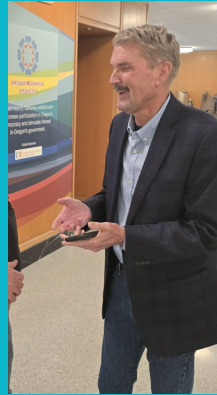
March 2026



2026 Session



Sen McLane



Session Overview

Packed

Painful (Process)

Productive

- Ping pong revenue forecasts
 - Uncertainty
 - Temporary relief?
 - Priorities askew?

Packed

- 304 bills were introduced in the Short Session
- 153 bills passed or have been signed/enacted/adopted
- Healthcare Omnibus [HB4040](#) as introduced = 75 pages encompassing 61 largely unrelated sections

36 amendments were introduced = 183 pages

The final enrolled version was 61 pages

A total of 319 pages



NWPA

NW POLICY ADVOCATES

COCO Priorities

Water

Wildfire

Transportation

Shelter



NWPA

NW POLICY ADVOCATES

Water

- Very little progress/action (even [HB4006](#)/Columbia Water Diversions)

Wildfire

- Homeowner Hardening – Limits on Restrictions, etc. ([SB1551](#)) = Passed
- Credits for Plaintiffs in Wildfire Suits ([HB4078](#)) = Dead

Transportation

- Date Change ([SB1599](#)) = Passed (legal challenge forthcoming)
- Transit Task Force ([HB4008](#)) = Dead
- Autonomous Vehicles ([HB4085](#)) = Dead
- ODOT Budget “Balanced” (ConnectOregon, SRTS, Hwy 58)

Shelter

- OHCS “MOE” cuts stand (impact in 2027-2028 for CO)

Progress

- TLT ([HB4148/](#)[HB4134](#)) = Passed
- Rec Liability ([SB1517B](#)) = Passed
- EcoDevo ([HB4086](#)) = Passed
- ISRG (\$40 million) = Passed
- Farm Use ([HB4130](#)) = Passed
- Farm Stores ([HB4153](#)) = Passed
- Public Meetings/Hot Dogs ([HB4177/](#)[HB4178](#)) = Passed*
- Matching Grants for Small Cities ([SB1585](#)) = Passed
- Mandatory Annexation ([HB4108](#)) = Amended!
- UGB for Seniors/Manufactured Housing ([HB4082](#)) = Passed
- \$100 million to create & preserve affordable housing
([SB 5702](#), [HB 4036](#))

Big Ticket Items

\$570M Moda Center
\$215M State Salary Increases

Next Steps

Medicaid changes (billions)
Income tax shrinkage
2027 Transportation package
Core3/SPARTICIS



Partnerships Work!

LOC and other cities

Regional partners

Counties

EcoDevo Groups



NWPA

Future?

COCO Items for Consideration

- Hwy 97 safety corridor
- Renewal of Mitigation/Conservation program
- Importance of local flexibility (EcoDevo, Housing, etc.)

To Do

- Invite legislators to tour/visit/attend Council meetings
- Attend town halls
- **Keep in touch and stay engaged**

Session Done!



DOUG RIGGS

doug@nwpolicy.com



COREY BARBER

corey@nwpolicy.com





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: March 24, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Steve Ashworth, Deputy City Manager
Linda Cline, Housing Program Analyst
SUBJECT: Contract Award to Taylor NW for Northpoint Vista Pump Station \$682,850.05.

Report in Brief:

This item requests the City Council award a contract of \$682,850.05 to Taylor Northwest, LLC for the construction of Northpoint Vista Pump Station.

Background:

The Northpoint Vista Pump Station Project consists of public infrastructure improvements at the NE corner of the ~40 acre Northpoint Vista at the corner of NE Maple Avenue and NE 17th Street.

The improvements include, but are not limited to, civil, structural, mechanical, electrical, instrumentation and control improvements for a new wastewater collection system pump station.

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
- May 2025: Phase 1 Infrastructure Contract Executed
- January 2026: Power and Natural Gas Utility Infrastructure Contracts Executed

Discussion:

On February 23, 2026, the City issued an Invitation to Bid for the construction of the Northpoint Vista Pump Station. Three (3) bids were received and subsequently publicly opened on March 10, 2026.

Bids came from the following list of contractors:

1. Taylor Northwest LLC: \$682,850.05
2. HP Civil, Inc: \$806,825.55
3. West Coast Municipal Construction: \$1,183,685.00 (non-responsive)

The top 2 bids were reviewed and deemed responsible. The winning bid was determined by the lowest of the bids. A Notice of Intent to Award was issued on March 13, 2026, to Taylor Northwest LLC as the lowest bidder. The City Engineer's estimate for the project was \$750,000.00.

Fiscal Impact:

The low bid for the scope is within the reasonable expectations of costs. The City has budgeted \$725,000 in American Rescue Plan Act Funds to cover the cost of this project.

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 Pump Station in the amount of \$682,850.05 and authorize the City Manager to sign the contract.”