



URBAN RENEWAL DISTRICT AGENCY BOARD

May 12, 2026

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

MAY 12, 2026

MEETING AGENDA

**FOLLOWING THE P.M.
COUNCIL MEETING**

I. CALL TO ORDER / ESTABLISH A QUORUM

II. MINUTES

A. Minutes of January 27, 2026, Board Meeting

III. BID AWARDS / BID REJECTIONS

A. Contract Award for Design-Build Services for the Downtown Ice Rink Project to Kirby Nagelhout Construction Company

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.

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

January 27, 2026

Council Chambers & Remote Video Conferencing
<https://www.redmondoregon.gov/city-council>

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

Board Members 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; 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; Budget Analyst Herlinda Corn; Procurement & Payables Manager Scott Brang; IT Director Matt Hayes

Others Present: Wayne Powderly, Cumming Management Group

Media Present: None

CALL TO ORDER / ESTABLISH A QUORUM

Chair Fitch called the meeting to order at 6:41 p.m.

CONSENT AGENDA

A. Minutes of December 9, 2025, Urban Renewal Agency Board Meeting

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

ACTION ITEMS

A. Contract Award for Owner's Representative Services for the Downtown Rink Project to Cumming Group for a not to exceed amount of \$250,000

Economic Development/Urban Renewal Program Manager Chuck Arnold and Program Analyst Meghan Gassner requested approval of a contract with Cumming Management Group, LLC for Owner's Representative services on the Downtown Ice Rink Project. Staff recommended Cumming Management Group based on experience, proven cost savings strategies, on-time delivery, strong project management capabilities, and immediate availability to support the design-build team Request for Proposal process.

Cumming Management Group Project Management Director Wayne Powderly highlighted the firm's global construction management resources, experience managing sports facilities, and plans to apply lessons learned from a current ice rink project in Vail, Oregon, to support the City's project.

Board Member Zwicker moved, seconded by Board Member Evelyn, to approve the award of the Owner's Representative contract to Cumming Management Group in the amount not to exceed \$250,000 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)

ADJOURNMENT

The meeting adjourned at 6:49 p.m.

DRAFT

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

APPROVED by the City Council and SIGNED by the Mayor this 12th day of May 2026.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder



CITY OF REDMOND

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STAFF REPORT

DATE: May 12, 2026
TO: Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
Steve Ashworth, Deputy City Manager
Chuck Arnold, Economic Development/Urban Renewal Program Manager
FROM: Meghan Gassner, Urban Renewal Program Analyst
SUBJECT: Contract Award for Design-Build Services for the Downtown Ice Rink Project to Kirby Nagelhout Construction Company

Report in Brief:

This item requests the Redmond Urban Renewal Agency (RURA) award a contract to Kirby Nagelhout Construction Company (KNCC) for Progressive Design-Build Services for the Downtown Ice Rink Project (Project).

Background:

The City of Redmond seeks to develop an ice rink park amenity within the Downtown Urban Renewal District to provide a year-round public recreation amenity and advance ongoing downtown revitalization goals. The project has been identified as a catalytic investment capable of increasing foot traffic, extending visitor dwell time, and supporting business activity throughout the year.

The procurement for this project was solicited as a Progressive Design-Build (PDB) delivery method. This method was approved by the City Council on December 9, 2025. The PDB method provides greater team collaboration, flexibility in decision-making and is a more cost-controlled approach. PDB enables early integration of design and construction expertise, iterative scope development, and timely cost validation—allowing the City to refine project elements before establishing a guaranteed maximum price. This method is particularly suited for complex, experience-based public facilities such as an ice rink park project.

Discussion:

The Request for Proposals was publicly posted on February 10, 2026. Six proposals were received by the April 3, 2026, deadline. Proposals were evaluated based on experience and performance, project personnel, project approach, and price proposal.

On April 16, 2026, the Selection Review Committee selected the top three (3) scoring teams for interviews, which were held on April 28, 2026. The subsequent final scoring decision and Notice of Intent to Award was issued on April 30, 2026, to KNCC & Blaise Cacciola Architects (BCA), the Design-Build team, as the highest scoring proposer. Following a qualifications-based review, staff recommends awarding the PDB contract to KNCC. This team demonstrated the strongest combination of experience, creativity, and understanding of public recreation projects.

Why KNCC Was Selected

- Proven experience delivering PDB and collaborative construction projects across Central Oregon.
- A creative, site-responsive approach that balanced technical requirements, guest experience, and long-term operations.
- A highly qualified design team with expertise in public spaces, recreational infrastructure, and placemaking.
- Clear understanding of the project's community-facing nature and operational considerations.

The PDB method is well-matched to this project given its scope, schedule, and complexity. Utilizing the PDB method, the City will enter into an initial contract for Preconstruction (Design) Services, followed by a series of Guaranteed Maximum Price (GMP) contract amendments for discrete construction packages.

Proposer/Contractor	Qualitative Scores	Price Scores	Total Scores	Rank
KNCC	5865	525	6390	1
Sunwest Builders	5392	515	5907	2
Mortenson/Opsis	4420	1000	5420	3

Award of the PDB contract will authorize KNCC to proceed with pre-construction services. Staff will return to RURA with the construction Guaranteed Maximum Price (GMP) for approval once design and cost validation are complete. The total project budget is \$5.25M.

The Downtown Urban Renewal Advisory Committee (DURAC) reviewed the proposed contract award at its May 11, 2026, meeting and recommends approval.

Role of the Owner’s Representative

Following RURA approval, the City retained Cumming Management Group to serve as the owner’s representative for the Ice Rink Park Project. They are engaged in project oversight and will continue to support the City throughout the progressive design-build process.

Cumming Management Group responsibilities include independently reviewing cost estimates and schedules, assessing constructability, advising on design decisions to ensure alignment with the project budget, and facilitating communication between City staff and KNCC. The consultant’s experience and technical expertise provide an added layer of accountability, strengthen fiscal transparency, and help ensure that the project progresses efficiently and in the City’s best interest.

Fiscal Impact:

The Fiscal Year 2026/2027 approved budget includes \$3.3M of Downtown Urban Renewal funds and \$1.0M of Parks System Development Charge funds toward this project. Total project costs are currently anticipated to be around \$5M to \$6M prior to going through the PDB process. Updates to total project costs will be developed and discussed with Council as we work through the PDB process.

Alternative Courses of Action:

1. Approve the contract with KNCC for Progressive Design-Build Services for the Downtown Ice Rink Project.
2. Request additional information.
3. Do not award of the contract.

Recommendation / Suggested Motion:

“I move to award the contract for the design and construction of the Downtown Ice Rink Project to Kirby Nagelhout Construction Company and authorize the City Manager to sign the contract.”