



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: October 15, 2025

SUBJECT: Notice of Intent to Award a contract to Taylor NW LLC to construct the Deschutes County East Redmond Managed Camp

RECOMMENDED MOTION:

Move approval of Document No. 2025-977, a Notice of Intent to Award a contract to Taylor NW LLC to construct the Deschutes County East Redmond Managed Camp.

BACKGROUND AND POLICY IMPLICATIONS:

In August 2025, Deschutes County and the City of Redmond executed an intergovernmental agreement (IGA) to develop a managed camp in East Redmond, which will provide an authorized location for identified individuals that are seeking a path out of homelessness.

A project team consisting of County and City elected officials and staff, community service providers, and H.A. McCoy Engineering & Surveying completed the design of a 36-unit managed camp. The East Redmond Managed Camp will feature perimeter fencing, 50'x30' graveled camp spaces with picnic tables, centralized power and water, cooking area, portable restrooms and handwashing stations, storage, and dumpsters. The design includes designated areas for up to four yurts for onsite hosts and/or onsite managers, visitor parking, and an RV space for use by service providers.

The Invitation to Bid for Construction Services-Deschutes County East Redmond Managed Camp, was issued on Wednesday, August 20, 2025 and closed at 2:00 pm on Thursday, September 18, 2025. A mandatory pre-bid meeting was held on Friday, August 29, 2025.

The Invitation to Bid was advertised on the Deschutes County website August 20, 2025, the Daily Journal of Commerce on August 20, 2025 and August 22, 2025, and the Bend Bulletin on August 20, 2025, August 21, 2025, and August 24, 2025.

County Property Management held a public bid opening and reviewed bids on Friday, September 18, 2025.

Six bids were submitted, as follows:

Results of Invitation to Bid Issued Wednesday, August 20, 2025 Closed Thursday, September 18, 2025	
Construction Services Deschutes County East Redmond Managed Camp	
Contractors	Bid Amount
Taylor NW LLC (<i>lowest bid</i>)	\$676,118.75
Rickabaugh Construction LLC	\$752,056.50
Tim Bloom Construction Inc.	\$837,657.00
Robinson & Owen Heavy Construction Inc.	\$915,957.77
JAL Construction Inc.	\$946,475.00
BDL Plumbing LLC	\$958,920.00

This action issues a Notice of Intent to Award the contract to the apparent low bidder, Taylor NW LLC, and allows seven days for concerned parties to protest the award. If there is no protest within the seven-day period, the contract will be awarded to the apparent low bidder.

BUDGET IMPACTS:

Original estimate included in the Fiscal Year 2026 Adopted budget is \$531,000. Reallocated ARPA funds in the amount of \$281,000 have been approved for the project and the City of Redmond has pledged \$250,000. The unfunded amount is \$145,119. Staff will be requesting approval to use additional recategorized ARPA funds earmarked for homelessness for a portion of the difference. Additionally, per the aforementioned IGA with the City of Redmond, the agencies agreed to discuss and collectively resolve how to fund any shortfall.

ATTENDANCE:

Erik Kropp – Deputy County Administrator
 Kristie Bollinger – County Property Manager
 Hayes McCoy – Owner, H.A. McCoy Engineering & Surveying