Mayor and Members of the City Council

STAFF REPORT

For the Meeting of November 23, 2026

Title/Subject

Resolution No. 2450- Authorize Alternative Procurement Method (Progressive Design Build) – Health, Aquatics, Wellness Center (HAWC) (Public Hearing)

Summary and Background

State procurement law allows for alternative methods of constructing a project. The typical process would be to fully design the project and then hire a contractor to build the project according to the plans and specifications.

One of the available alternatives in Oregon is called Progressive Design Build. This alternative allows an agency to hire a design builder which would include a team of design professionals and a general contractor. This design builder then would design the project working within budgets and other owner determined parameters. This process works well for complex projects including specialized construction and large-scale renovations.

The City has been working with the Wenaha Group as our owner's representative on this project. They have walked us through the various options and will be available at this meeting to answer any questions. The proposed resolution includes the findings of fact that support this decision and will authorize staff to go through the process of using this alternative procurement method and select a Design Builder to work on the HAWC project with the first focus being on the validation phase. The notice that was published is also attached to this report.

Tie-In to Council Goals

2026 City Council Goals and Action Plan
Action 2.1 Complete the feasibility analysis of the HAWC and determine next steps with partnerships and securing land.

Fiscal Information

The financial impact of this decision is not known. As described above, the Progressive Design Build process can help to keep project costs down and stay within established budgets.

Alternatives and Recommendation

Alternatives

1. Approve Resolution 2450 and authorize city staff to utilize the Progressive Design Build method to work on the HAWC project.

2. Reject Resolution 2450.

Recommended Action/Motion

Motion to approve Resolution 2450

Submitted By:

Byron D. Smith