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MEMORANDUM

Engineering Services

To: Mayor Jackola and City Council

Date: May 1, 2025

From: Ron Whitlatch, City Manager / City Engineer

Subject: **Public Hearing to Exempt from Competitive Bidding – CM/GC**
Cheadle Lake Park Improvements Project
Project No. 23704

I. INTRODUCTION

Attached are the Draft Findings for Exemption from Competitive Bidding for the Cheadle Lake Park Improvements Project. The project includes paved and lighted accessible pathways throughout the park, parking lot enhancements that include a paved lot with defined circulation and ADA-compliant stalls, and an amphitheater equipped with accessible restrooms and concession stand.

Due to the complexity of the project, Staff is proposing to have the Contract Review Board (City Council) exempt the project from standard competitive bidding and use a Construction Manager/General Contractor (CM/GC) form of bid delivery.

The CM/GC bid delivery option allows for qualified contractors to submit a proposal for the project that will then be reviewed and scored by City Staff and the Design Engineer (Udell Engineering). This process allows for the city to select the most qualified contractor (based on pre-set criteria listed in the Request for Proposals) for the project.

ORS 279C.335(2)(A-N) requires that the local Contract Review Board (City Council) approve the attached findings prior to exemption from competitive bidding. The findings have been published and made available to any interested party as well as notice of the Public Hearing as required by ORS 279C.335.

A brief Staff report will be given during the Public Hearing as well as time for interested parties to ask questions and/or comment.

II. RECOMMENDATION

Staff recommends that City Council pass a motion to exempt the City from competitive bidding for the Cheadle Lake Park Improvements Project and proceed with using a CM/GC to deliver the project.