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# MEMORANDUM

*Engineering Services*

To: Mayor Jackola and City Council  
From: Ron Whitlatch, City Manager / City Engineer  
Subject: **Approval to Award CM/GC Contract**  
Cheadle Lake Improvements Project  
Project No. 23704

Date: July 16, 2025

## I. INTRODUCTION

On May 23, 2025, the Cheadle Lake Improvements Project Request for Proposals (RFP) for qualified CM/GC Contractors was publicly advertised. The city received six qualified/responsive proposals for CM/GC services on June 26, 2025.

City Staff, and Udell Engineering Staff (Design Engineer) reviewed, scored, and ranked the six proposals based on the criteria as defined in the RFP. Upon completion of the scoring, Knife River Corporation of Tangent, Oregon provided the most complete and in-depth proposal. Based on the proposal, staff believes that Knife River is very capable, and the best suited to move the project forward.

The initial phase of the contract is for Pre-Construction Services which will include Value Engineering, final design recommendations, and cost estimating to arrive at a Guaranteed Maximum Price (GMP). If the GMP can be negotiated to construct the project within the allocated budget (\$5.5 to \$6 million), an Amendment (also called the GMP Amendment) will be recommended for approval by the City Council. The current schedule/goal is to have a GMP ready for approval in September 2025.

## II. RECOMMENDATION

This memo requests City Council approval by motion, the Contract in the amount of \$34,900.00 for Construction Manager/General Contractor (CM/GC) Services for the Cheadle Lake Park Improvements Project.