

**City of Bend**  
**Local Contract Review Board Meeting**  
**June 5, 2023**

The meeting of the City of Bend Local Contract Review Board was called to order at 9:00 a.m. on Monday, June 5, 2023, in the Board Room at City Hall, 710 NW Wall Street, as well as online.

**1. Roll Call:** Councilor Megan Perkins, Councilor Ariel Méndez, Councilor Mike Riley

**2. Approve Minutes**

Councilor Perkins moved to approve the April 17, 2023 minutes of the Local Contract Review Board. Councilor Méndez seconded. **Voice Vote** – Councilors Perkins, Méndez, Riley Yes 3 No 0

**3. Juniper Ridge GMP 1**

Facilities Architect Jo Wells provided an overview of the agenda item and presented the following slides:

- Juniper Ridge Public Works Campus
- Topics Covered
- Project Background
  - Project Background
  - Project Mission
  - Previous Council Decisions
- Project Scope, Schedule & Budget
  - Site Development
  - Headquarters & Water Laboratory
  - Warm Vehicle Storage, Shops & Warehouse
  - Fleet Maintenance
  - Ancillary Structures
  - Additional Features
  - Sustainability (two slides)
  - Schedule
  - Budget
- Diversity, Equity and Inclusion: Procurement Plan
  - GMP 1
  - Goals
  - Diversity Equity and Inclusion
  - Proposed Procurement Plan (two slides)
- Questions

Councilors and staff discussed the revenue for the project, the feasibility of adding capacity to existing facilities versus building the new facility, plans for the future of the 15<sup>th</sup> Street facility, and planning for subdividing property at the Juniper Ridge site.

Councilor Méndez requested a conversation regarding the City's goals for diversity, equity, and inclusion (DEI) as they relate to procurement. Councilor Méndez stated he supports DEI but there is value in a public conversation. Chief Financial and Administrative Officer Sharon Wojda noted there was a Council goal in the 2021-2023 biennium to implement a supplier diversity program, which was continued into the 2023-2025 biennium. Wojda explained the City will fill vacancies in the Procurement department over the next couple of months and bring the supplier diversity program back to the Local Contract Review Board for input before it is built out. Councilors Méndez, Perkins, and Riley supported that plan. Councilor Perkins added she appreciated the balance between being fiscally responsible and incentivizing DEI.

#### **4. Southeast Area Plan (SEAP) Pump Station Project Progressive Design-Build Contract**

Senior Project Engineer Alex Doza presented the following slides:

- Southeast Area Plan Pump Station Project Progressive Design-Build Contract
- Project Background
- Progressive Design-Build Delivery
- Scope
- Project Schedule\*
- Budget
- Questions?

Councilors Méndez and Riley asked for clarification around the owner, owner's advisor, and third party. Doza explained the City is the owner and the third party provides technical review and other services through a separate contract with the City.

Councilor Perkins clarified when each item would come before Council.

Council and staff discussed learning around the progressive design-build (PDB) contracts. Councilor Riley asked whether this project is on the capital improvement plan (CIP) and eligible for system development charges (SDCs). City Manager Eric King said it is on the CIP; Wojda added the portion not covered by SDCs is covered by rates.

Engineering and Infrastructure Program Director Ryan Oster stated there also needs to be a conversation to determine whether Council wants supplemental SDCs to recover costs.

#### **5. Bear Creek & 27th Street Design Contract**

Senior Project Engineer Sinclair Burr explained this project is a General Obligation (GO) Bond project and includes key route improvements. Burr presented the following slides:

- Bear Creek Road and 27<sup>th</sup> Street Improvements Project

- Background and Scope of Project
- Scope of Contract
- Schedule
- Budget

Councilors and staff briefly discussed a multi-unit development planned for the northwest corner of the Bear Creek and Pettigrew intersection.

Councilor Méndez noted Bear Creek Road is a minor collector and asked whether a center turn lane would be included. Burr explained there are funding limitations that do not provide for a lot of roadway improvements with the project. Burr said staff will do an alternatives analysis.

Councilor Riley asked whether the alternatives analysis could look at costs for some roadway improvements. Burr said it could, but because staff is working to meet Council goals within the available budget, some things need to be weeded out to present what is feasible. Burr added staff is looking to develop alternatives that fit within the project budget.

Councilor Riley asked if this would function as the east-west connection for the bike/ped key route. Oster said the Community Building Subcommittee gave staff permission the previous week to make Bear Creek the primary east-west route. Councilor Méndez stated he listened to the recording of that meeting, and although there was some discussion, it wasn't entirely clear what guidance was provided. Oster stated staff would present the Bear Creek recommendation at the June 21 Council meeting, and that Burr's alternatives analysis would look at meeting the lowest level of stress possible within the project's \$12.8 million cost; if the cost is slightly higher, Oster said staff would have Council approve.

Councilor Riley stated Council needs to think about what they want to do in the medium and long term, as the area will continue to grow. Councilor Riley pointed out there are missing sidewalks, with a low to moderate income population, and Council needs to pay attention to this corridor to make sure it's safe over the next ten to 15 years. Councilor Riley said he wants to see more alternatives, and the alternatives analysis needs to be robust.

Councilors agreed they would rather see funding to create safer options for people who are currently walking and riding on the dirt shoulder than to build a center turn lane.

## **6. Adjourned at 10:00 a.m.**

Respectfully Submitted,

Melissa Mitsch  
Senior Administrative Support Specialist