

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 26-5551, FOR THE PURPOSE OF AUTHORIZING AN EXEMPTION FROM COMPETITIVE BIDDING PROCEDURES AND AUTHORIZING PROCUREMENT OF CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES BY COMPETITIVE REQUEST FOR PROPOSALS FOR THE BLUE LAKE REGIONAL PARK RENOVATION PROJECT.

Date: January 12, 2026

Department: Parks and Nature, Capital Asset Management

Meeting Date: January 29, 2026

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Presenters:

Deanna Podbielan, Finance and Regulatory Services
Olena Turula, Parks and Nature
Brent Shelby, Capital Asset Management
Length: 5 minutes

ISSUE STATEMENT

Metro Council, acting as the Metro Contract Review Board, is asked to consider approving the resolution to authorize an exemption to the competitive bidding procedures and authorizing procurement of a Construction Manager/ General Contractor (CM/GC) for Blue Lake Regional Park Renovation project.

Many of Blue Lake Regional Park's (BLRP) facilities were built between 1960 and the early 1980s. Since the park was transferred to Metro in 1995, funding to upgrade facilities and plan for current needs and priorities has been limited.

With funding from the 2019 bond measure, Metro has already completed several infrastructure and park operations projects to support Blue Lake Regional Park improvements. This park renovation project phase builds upon these completed projects to improve visitor amenities at the park. The project includes accessibility improvements; improvements to habitat and nature experiences; upgraded lake access facilities for boating, fishing and swimming; and improvements to play, picnicking and wayfinding in the park.

The attached resolution and findings in Exhibit A describe the specialized nature of this project. Based on these findings, the Metro procurement manager believes that the construction contractor should be selected by CM/GC RFP. The CM/GC RFP allows Metro to consider qualifications and values other than the lowest bid. Project Staff team and the Office of the Metro Attorney concur.

ACTION REQUESTED

Metro Council is asked to adopt Resolution no. 26-5551 to pursue the alternative procurement of Construction Manager/General Contractor Services by a competitive Request for Proposals, for the Blue Lake Regional Park Renovation project

IDENTIFIED POLICY OUTCOMES

A value-based selection process will enable Parks and Nature to upgrade visitor amenities at Blue Lake Regional Park in a manner that is consistent with the goals and criteria set forth in the Take Care of Metro Parks (TCMP) program area and overall 2019 parks and nature bond.

Blue Lake Regional Park is one of Metro's most visited parks. This project will complete phase 1 construction of the BLRP renovation plan. The park renovation plan was developed through extensive community engagement with communities of color, Indigenous communities, people with low incomes, and other historically marginalized communities. The phase 1 construction priorities were informed by community input. The renovation project meets TCMP program area goals of creating safe and welcoming spaces, improving the efficiency and effectiveness of operations and maintenance, providing expanded access to nature for people, providing people with access to water with scenic and recreational opportunities, increasing access for those living with disabilities, and providing opportunities for culturally responsive public improvements.

The CM/GC procurement process will support the goal of setting aspirational goals for workforce diversity, work to reduce barriers to achieving these goals, and promote accountability by tracking outcomes and reporting impacts.

POLICY QUESTION(S)

Does the outcome of the proposed resolution advance Metro's goals and needs by reducing liability and financial risks and providing a foundation of cooperation in which a high-quality result may be achieved on schedule and on budget?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

There are two options for Council to consider:

- Adopt the Resolution approving the exemption from competitive bidding in favor of CM/GC project delivery method.
- Reject the Resolution and direct staff to procure contractor using the traditional ITB low-bid procurement process.

STAFF RECOMMENDATION

Staff recommends that Council, acting as the Local Contract Review Board, approve an exemption from competitive bidding for the Blue Lake Regional Park Renovation project, authorization of procurement of a Construction Manager/General Contractor by request for competitive proposals, and authorizes the execution of the resulting CM/GC contract by the Chief Operating Officer in a form to be approved by the Office of Metro Attorney.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The resolution advances Parks and Nature's goals and needs by reducing liability and risks and providing a foundation of cooperation in which a high-quality result may be achieved on schedule and on budget.

The project supports Metro's Strategic Framework and Core Mission by contributing to a thriving, equitable regional park and natural area system. It has been guided by community voice and equitable outcomes. It contributes to natural resource protection and enhancement and will improve an important regional park destination.

The CM/GC procurement process advances Metro's equity goals by setting aspirational goals for workforce diversity and the use of COBID certified contractors, reducing barriers, and ensuring accountability by tracking outcomes and reporting impacts.

The project contributes to the region's climate action goals and climate resilience by incorporating the sustainable SITES policy goals and clean air standards into construction, and by providing shady places and access to water to mitigate impacts of extreme heat.

Anticipated Effects

If legislation is adopted, Metro will issue a request for proposals to hire a CM/GC contractor for the project.

Financial Implications (current year and ongoing)

This Blue Lake Regional Park renovation project is in Metro's capital improvement plan, funded by the 2019 parks and nature bond.

BACKGROUND

Metro has done extensive community engagement to develop a long-term renovation plan for BLRP and to prioritize phase 1 improvements to be constructed by this proposed CM/GC process. Throughout the project, councilors have been individually briefed about the project progress.

Staff plan to request Metro Council adoption of the Blue Lake Regional Park renovation plan this spring.

ATTACHMENTS

EXHIBIT A: Findings in Support of an Exemption from Competitive Bidding and Authorizing the Procurement by RFP of General Construction Services for Blue Lake Regional Park Renovation Project