

# Willow Lake Water Pollution Control Facility South Secondary Clarifiers Rehabilitation Project

**Alternate Contracting Method Authorization** 













December 01, 2025

# Willow Lake Water Pollution Control Facility







# South Secondary Clarifiers (SSC)















# **Critical Project Drivers – The Why?**



#### **Operational Importance**

- Core wastewater treatment asset
- 4 secondary clarifiers
  - non-redundant
- Failure risk
  - regulatory violations & public health impact

#### **Scheduling Constraints**

- Low-flow times (June-August)
- Fast-track execution: 90-day max per clarifier
- Zero tolerance for delays



# **Project Delivery Methods**



#### Value Added Opportunities Created by CMAR

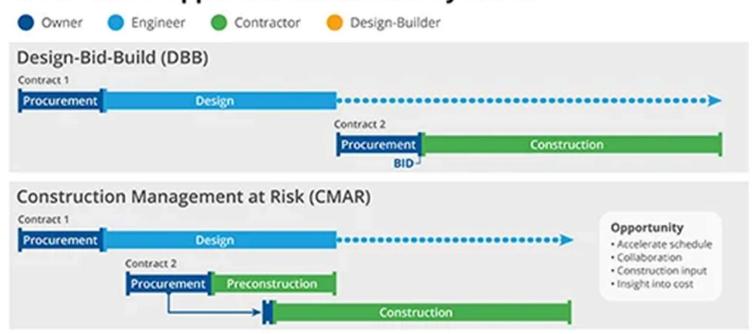


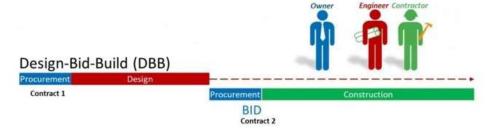


Photo Courtesy HDR. Inc.

# Design-Bid-Build

#### **The Traditional Approach**

- Process: A sequential, three-phase process.
  - 1. **Design:** The owner hires a designer to complete all construction documents.
  - 2. Bid: The completed design is sent out for competitive bidding among general contractors.
  - 3. **Build:** The owner awards the contract to the lowest responsible bidder, and construction begins.
- · Project Flow:
  - Owner → Designer (Contract 1)
  - Owner → Contractor (Lowest Bid) (Contract 2)



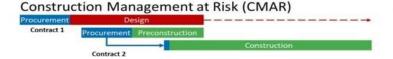


## When to Choose CMAR



- Project Complexity: Ideal for large or complex projects with specialized requirements.
- Need for Schedule Acceleration: When deadlines are critical and fast-tracking is necessary.
- Budget Certainty: When the owner wants to establish a reliable cost cap (GMP) early in the process.
- High-Risk Projects: Best for projects with unforeseen conditions (e.g., renovations, complex sites).
- Value of Collaboration: When the owner wants a collaborative team dynamic over a low-price.



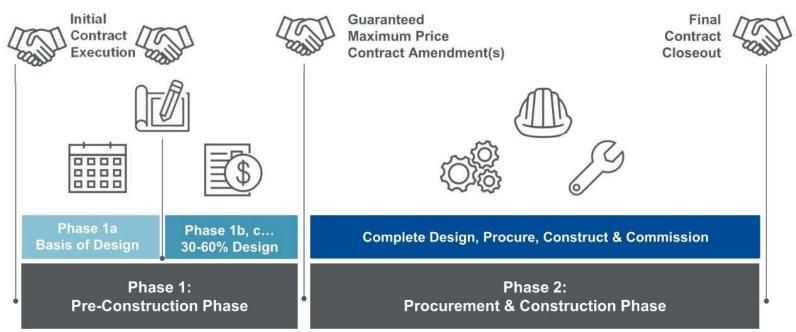




# Construction Manager at Risk (CMAR) - A Collaborative Model



#### **Collaborative Implementation**





# **CMAR – Local Involvement**



- Local Expertise: Opportunity for qualifications to be a factor.
- **Subcontractors:** Opportunity for local contractors to subcontract on the project through the GMP process.
- Collaboration: Enhanced collaboration and communication better product.





## Oregon Revised Statutes (ORS) Chapter 279C

- ORS Chapter 279C and City's Public Contracting Rules
  - City Council Local Contract Review Board
  - Allows exemption from traditional bidding requirements
  - Competitive and local

### **Recommendation:**



Adopt Resolution in support of an exemption from the competitive bidding process and use of a CMAR contracting method for the Willow Lake Water Pollution Control Facility (WPCF) – South Secondary Clarifiers Rehabilitation Project



# **Key Project Milestones**



- CMAR Team Selection Spring 2026
- Design SSC#2 Summer 2026
- SSC#2 Construction and SSC#1 Design Start Summer 2027
- SSC#1 Construction and SSC#3 Design Start Summer 2028
- SSC#3 Construction and SSC#4 Design Start Summer 2029
- SSC#4 Construction Start Summer 2030





# Thank you.











