



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



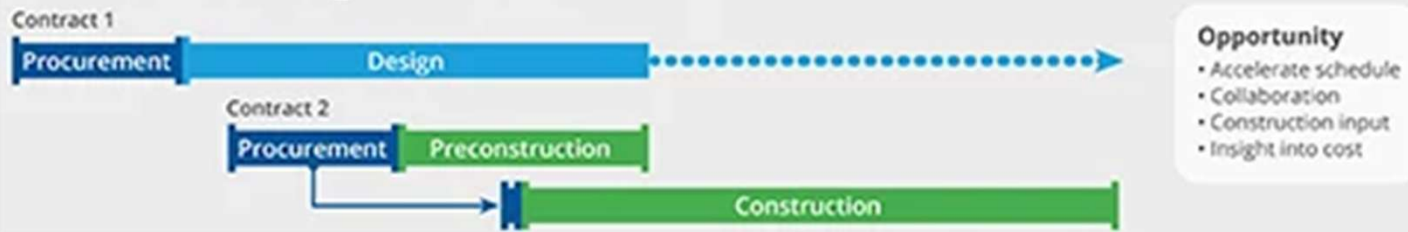
Value Added Opportunities Created by CMAR

● Owner ● Engineer ● Contractor ● Design-BUILDER

Design-Bid-Build (DBB)



Construction Management at Risk (CMAR)

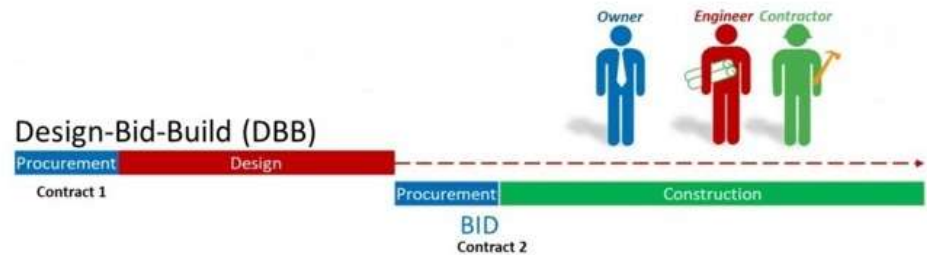


Design-Bid-Build

The Traditional Approach



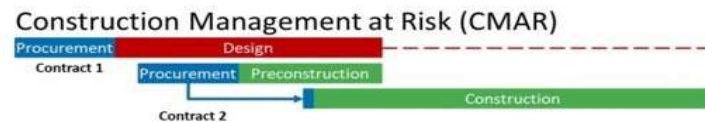
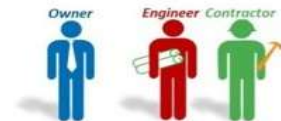
- **Process:** A sequential, three-phase process.
 1. **Design:** The owner hires a designer to complete all construction documents.
 2. **Bid:** The completed design is sent out for competitive bidding among general contractors.
 3. **Build:** The owner awards the contract to the lowest responsible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



When to Choose CMAR



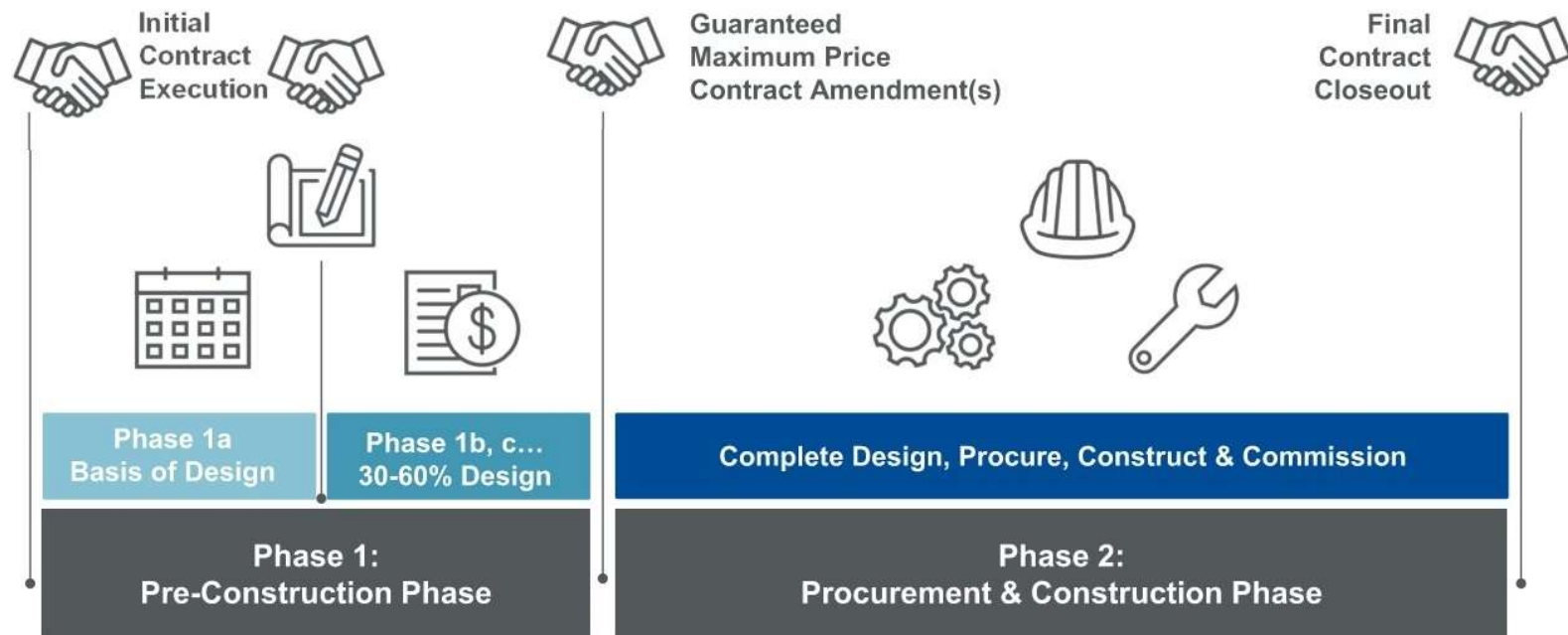
- **Project Complexity:** Ideal for large or complex projects with specialized requirements.
- **Need for Schedule Acceleration:** When deadlines are critical and fast-tracking is necessary.
- **Budget Certainty:** When the owner wants to establish a reliable cost cap (GMP) early in the process.
- **High-Risk 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.

