



MEMORANDUM

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Date: June 29, 2026

To: Mayor Jackola and City Council

From: Ron Whitlatch, City Manager

Subject: Public Hearing to Exempt from Competitive Bidding - CM/GC
Wastewater Treatment Plant Biosolids Improvements
Project No. 26704

BACKGROUND

Attached for City Council consideration are the Draft Findings in support of an Exemption from Competitive Bidding for the Wastewater Treatment Plant Biosolids Improvements Project and authorization to use the Construction Manager/General Contractor (CM/GC) project delivery method.

The project will modernize the City's solids treatment process and increase capacity to accommodate future operational demands and projected population growth. Improvements include upgrades to the existing solids thickening system, construction of new Class A biosolids processing facilities, upgrades to the existing digester aeration system, and construction of new control and electrical buildings.

Due to the technical complexity of the project, the specialized nature of biosolids processing facilities, and the need to maintain ongoing wastewater treatment plant operations during construction, Staff recommends use of the CM/GC project delivery method in lieu of the traditional design-bid-build procurement process.

The CM/GC procurement process allows qualified contractors to be evaluated based on experience, technical qualifications, project approach, and other established criteria identified in the Request for Proposals. This process provides opportunities for early contractor involvement, value engineering, constructability review, cost estimating, and risk mitigation during design and preconstruction.

Pursuant to ORS 279C.335, the Local Contract Review Board (City Council) must approve the attached findings prior to granting an exemption from competitive bidding. Staff will present a brief report at the public hearing, and interested parties will be provided an opportunity to submit questions and public testimony regarding the proposed exemption.

RECOMMENDATION

Staff recommends that City Council adopt a motion to approve an exemption from the competitive bidding requirements for the Wastewater Treatment Plant Biosolids Improvements Project and authorize the use of the CM/GC project delivery method.