



# STAFF REPORT

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**Meeting Type:** City Council  
**Meeting Date:** March 2, 2026  
**From:** AJ Thorne, Public Works Director  
**Subject:** Contract Award: Alder Creek Water Treatment Plant Construction

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## DECISION TO BE MADE:

Whether to authorize the City Manager to execute an agreement for the construction upgrades at the Alder Creek Water Treatment Plant (WTP).

## APPLICABLE COUNCIL GOAL:

- **Goal 7.1:** Complete Alder Creek Treatment Plant Improvements

## BACKGROUND / CONTEXT:

In 2023 it was determined that stabilizing the Alder Creek WTP is an immediate and critical need to ensure the reliability of Sandy's drinking water system. To accomplish this, required upgrades include upgrading the Raw Water Pump Station and constructing new building infrastructure containing new membrane filtration equipment, support facilities, and a new Finished Water Pump Station.

These upgrades to the Alder Creek WTP are occurring concurrently with the Portland to Sandy Water Filtration Plant Transmission System project, which will provide a secure connection to the Bull Run Filtration Facility (BRFF). The connection to the BRFF and the upgrades at the Alder Creek WTP will provide the City with two reliable sources to secure supply for the near-term future (year 2040) expected treatment water demand. Because the BRFF pump station finish date is still to be determined due to land use and coordination with PWB contractors, it remains imperative that the Alder Creek WTP project is completed on time to meet the water demands of the City.

Council has already approved contracts for design, membrane filtration system purchase, and electrical pre-procurement to complete the Alder Creek WTP by September of 2027. This construction contract will incorporate all pre-purchased equipment and install per the design. The complex work performed under this contract will accomplish the goal of completing Alder Creek WTP Improvements, with timely, minimized impacts to the water system. Additionally, the contractor will be completing work at some nearby water sites as part of this project to allow Sandy to maximize its use of Alder Creek water.

**KEY CONSIDERATIONS / ANALYSIS:**

On January 15, 2026, five firms responded to the request for bids. The bids were read aloud by the Public Works Director (AJ Thorne) to confirm bid requirements were met with the apparent lowest bidder being McClure and Sons at \$11,442,851. The engineer's estimate for this project was \$14,149,000.

The bids were reviewed by the design management team and construction manager and are summarized in the bidder recommendation letter. Alternate Item B (Filter #1 and Filter demo) were recommended with the final bid at \$11,532,851. McClure and Sons remain the apparent lowest bidder with the alternate items.

**BUDGET IMPACT:**

Funds for the construction of the Alder Creek WTP are identified in the water capital appropriations for the BN 2025-27 budget. The City has secured Special Public Works Fund (SPWF) B24004 (\$9.5M) and Safe Drinking Water Revolving Loan Fund (SDWRLF) S24005 (\$6,029,100) for the design and construction costs; this project will be financed from the City's Water Fund.

**RECOMMENDATION:**

Authorize the City Manager to execute a contract with McClure and Sons, Inc. for a maximum total fee of \$11,532,851.

**SUGGESTED MOTION LANGUAGE:**

I move to authorize the City Manager to execute a construction contract for the Alder Creek Water Treatment Plant Upgrades project with McClure and Sons, Inc. for a maximum total fee of \$11,532,851."

**LIST OF ATTACHMENTS / EXHIBITS:**

- Draft Public Improvement Contract Agreement
- McClure and Sons Bid
- Bid Opening Summary
- Bidder Recommendation Letter
- Conformed Bid Set (link) - [https://www.ci.sandy.or.us/sites/default/files/fileattachments/city\\_council/meeting/23743/2026-02-01\\_100\\_conformed\\_design\\_specifications\\_alder\\_creek\\_wtp\\_upgrades.pdf](https://www.ci.sandy.or.us/sites/default/files/fileattachments/city_council/meeting/23743/2026-02-01_100_conformed_design_specifications_alder_creek_wtp_upgrades.pdf)