



City of Warrenton City Commission
Work Session Agenda
Tuesday, March 10, 2026 – 5:00 PM
City Hall, 225 S. Main, Warrenton, OR 97146

*****The meeting will be broadcast via Zoom at the following link*****

<https://us02web.zoom.us/j/5332386326?pwd=VHNVVXU5blkxbDZ2YmxlSWpha0dhUT09#success>

Meeting ID: 533 238 6326 | Passcode: 12345 | Dial-in Number: 253-215-8782

- 1. Call to Order**
- 2. Roll Call**
- 3. Work Session Item(s)**
 - A. Design Update:Wastewater Treatment Plant Improvements
- 4. Adjournment**

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Hanna Bentley, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.



Design Update: Wastewater Treatment Plant Improvements

City Commission Work Session
March 10, 2026



Decision Before the Commission



Select a **treatment approach** for continuing design



Consider **collaborative delivery (CM/GC)** for schedule acceleration and other benefits



Understand the **schedule and cost implications** of the selected approach

Agenda

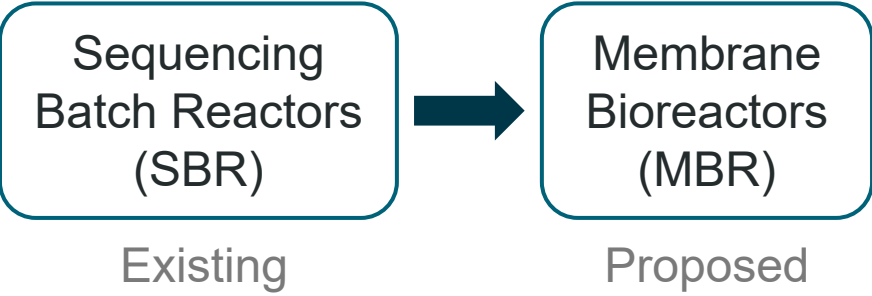


1. Design Update
2. Design Alternatives
3. Collaborative Delivery (CM/GC)
4. Path Forward

Design Activities Completed

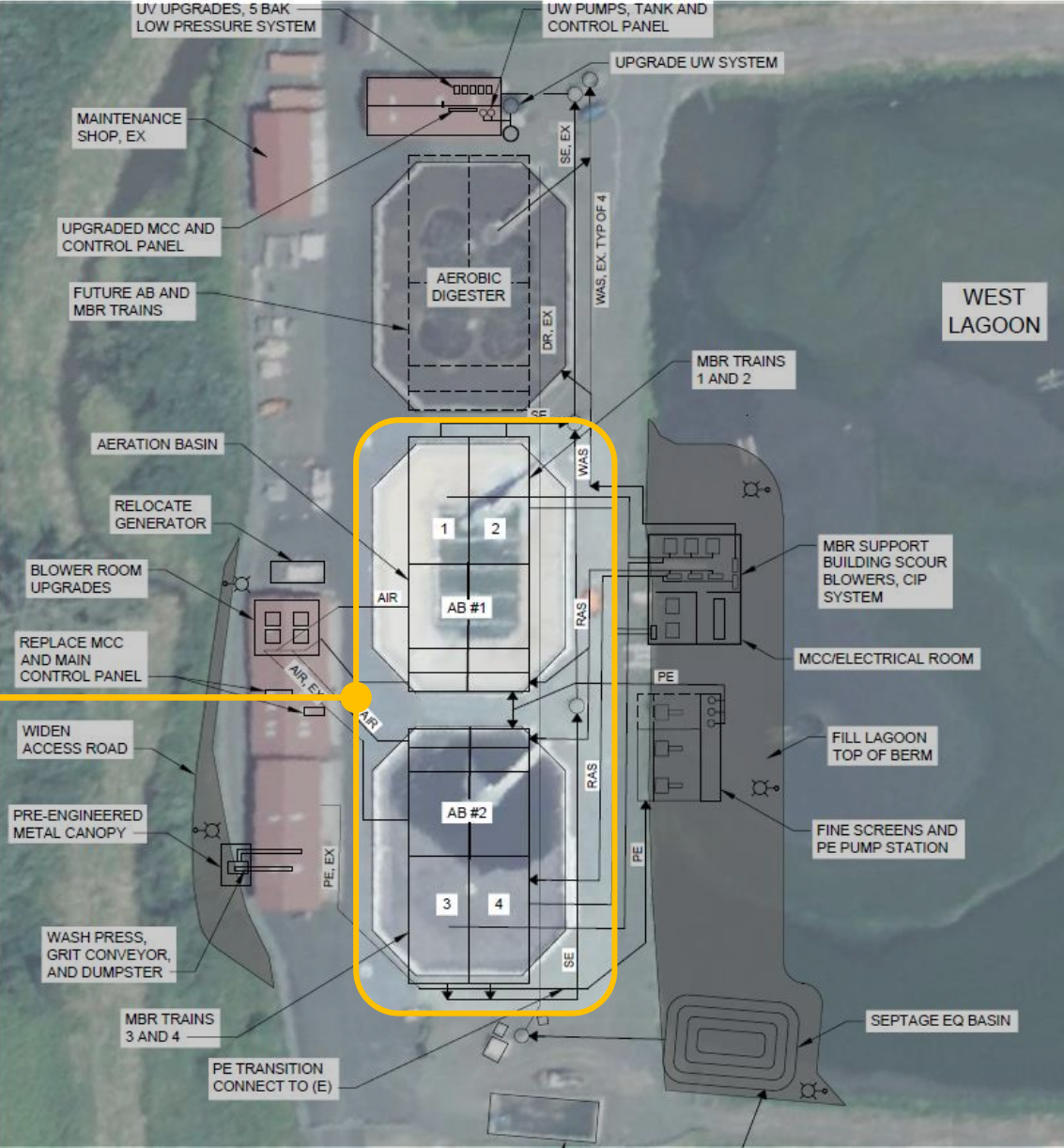
- Site survey and utility location
- Geotechnical investigation and draft report
- Cultural resources investigation (archeological survey)
- Initial environmental permitting coordination
- Sizing calculations and preliminary equipment selection
- Conceptual layouts for new treatment tanks and buildings

Original Concept



Construct new MBR basins in location of existing SBR Basins

Co-location of new MBR tanks was deemed infeasible due to operational constraints.



Design Alternatives

Project Scope/Technology Options

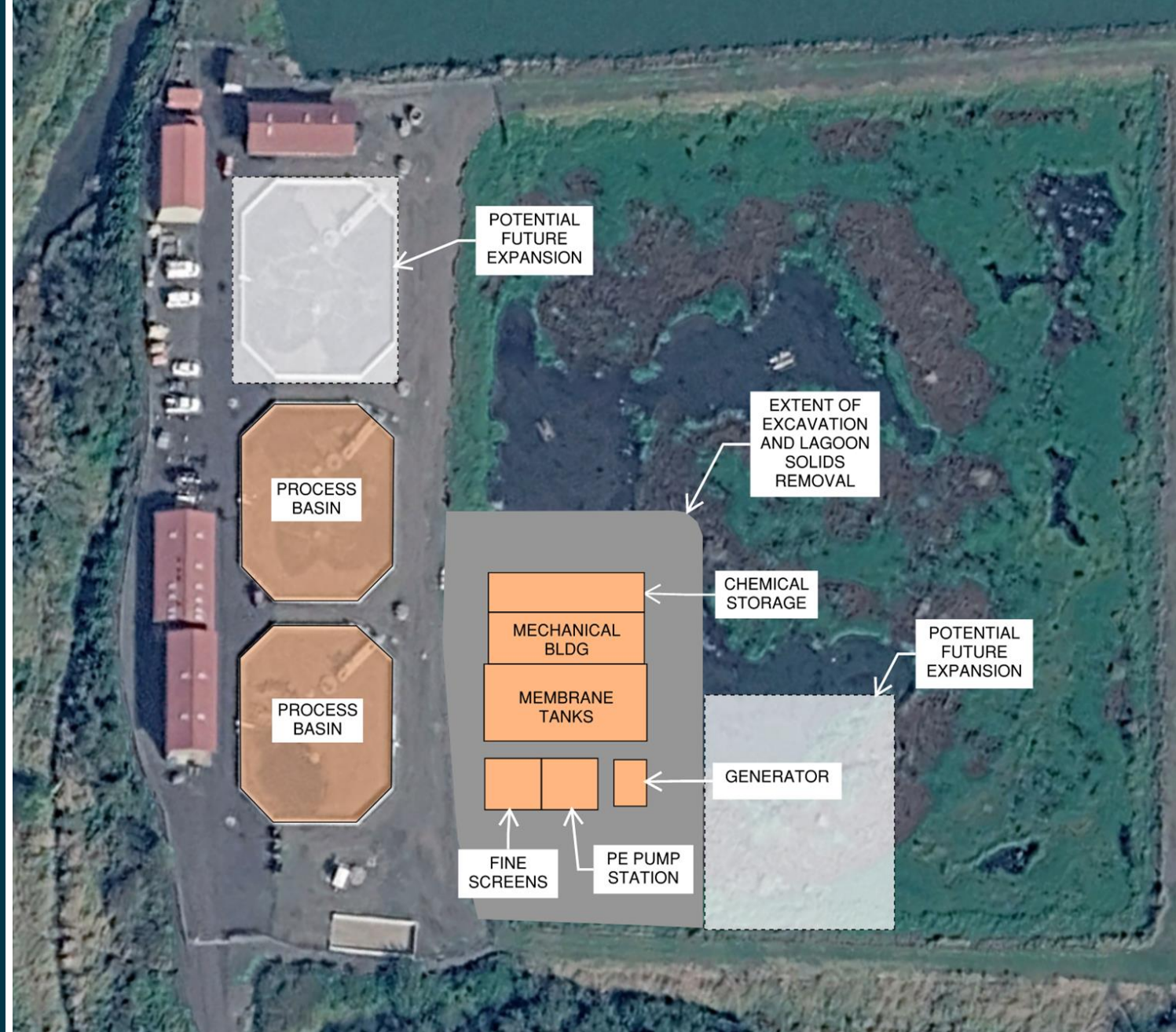
Alternative 1: All New MBR Basins

- Less construction impact on operations
- Exceeds available funding



Alternative 2: MBR Retrofit

- Saves cost by using existing basins for treatment (but still exceeds currently available funding)
- Preserves benefits of MBR (water quality)



Alternative 3: SBR Expansion

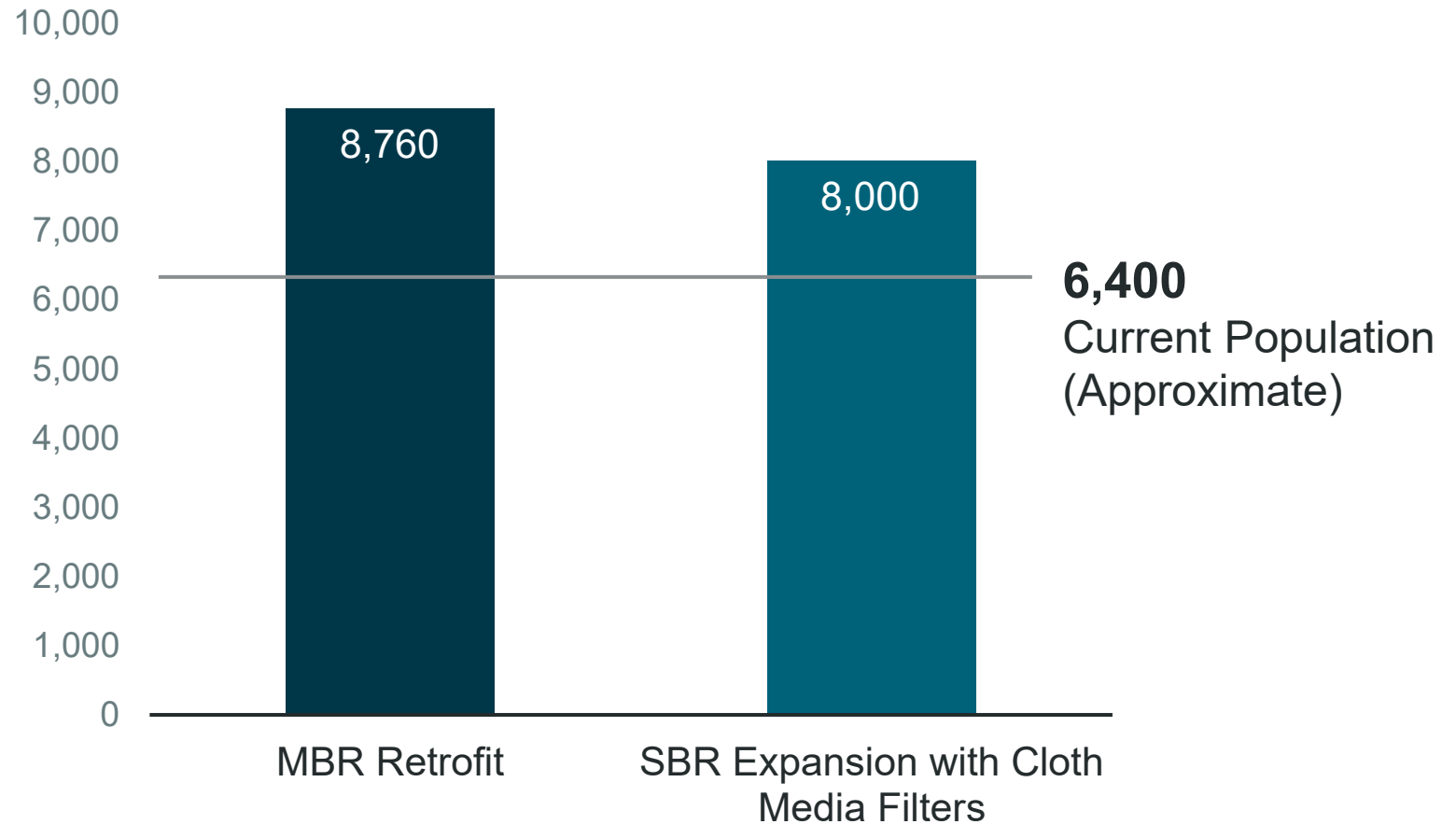
- Most affordable option
- Improves effluent quality to meet current and foreseeable future permit requirements but does not provide as much future flexibility as MBR



Capacity

The two cost reduction options support similar initial growth and can be expanded in a future phase.

Population Supported

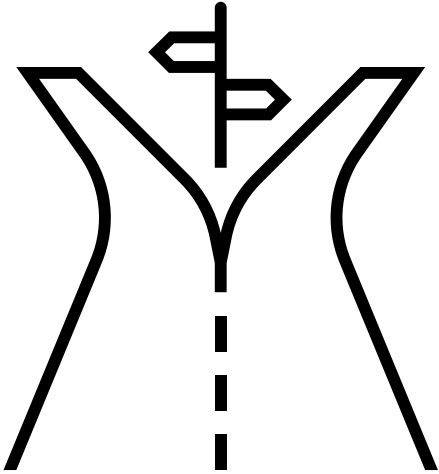


Decision Before the Commission

Select Treatment Approach:

Membrane Treatment (MBR)

- ✔ Meets permit requirements
- ✔ Maximizes flexibility to meet future regulations
- ✔ Improves ability to find qualified staff
- ⚠ Requires additional funding



Expansion and Augmentation of Existing Treatment (SBR)

- ✔ Meets permit requirements
- ✔ Less flexibility for future regulations
- ✔ Maintains current operator requirements
- ✔ Meets project budget

Collaborative Delivery

Options for Design & Construction Approach

Project Delivery Options

Design-Bid-Build

- Separate contracts with designer and contractor – no collaboration prior to construction
- Design gets completed without detailed input from a contractor
- Construction cannot start until 100% design completion

CM/GC (Collaborative Delivery)

- Separate contracts with designer and contractor, but working together
- Design performed in parallel with the construction planning and estimating
- Equipment procurement and construction can start earlier

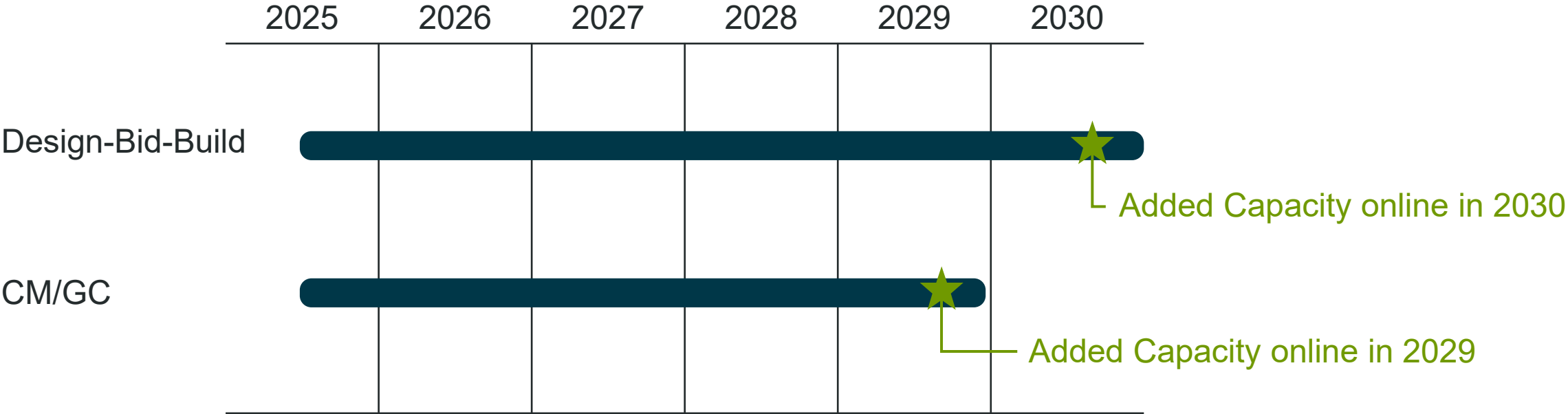
Beneficial when Owner needs increased cost confidence and/or an accelerated schedule

CM/GC Benefits for Warrenton WWTP

CM/GC would be the preferred delivery method if the City wants to:

Objective	Benefit
Accelerate the schedule	→ Enables growth and reduces risk of permit violations
Maximize contractor input during design	→ Avoids surprises and optimizes construction schedule
Execute construction scope in discrete phases	→ Provides centralized responsibility and coordinated multi-phase scheduling
Emphasize qualifications in selection	→ Engages experienced contractors to improve schedule and cost outcomes
Provide specific input into construction sequencing or planning	→ Results in the fastest feasible schedule while maintaining operations
Minimize procurement cost and time	→ Reduces cost inflation and accelerates delivery through early procurement
Achieve a high degree of construction cost confidence before design is complete	→ Supports informed decisions and avoids redesigns or change orders

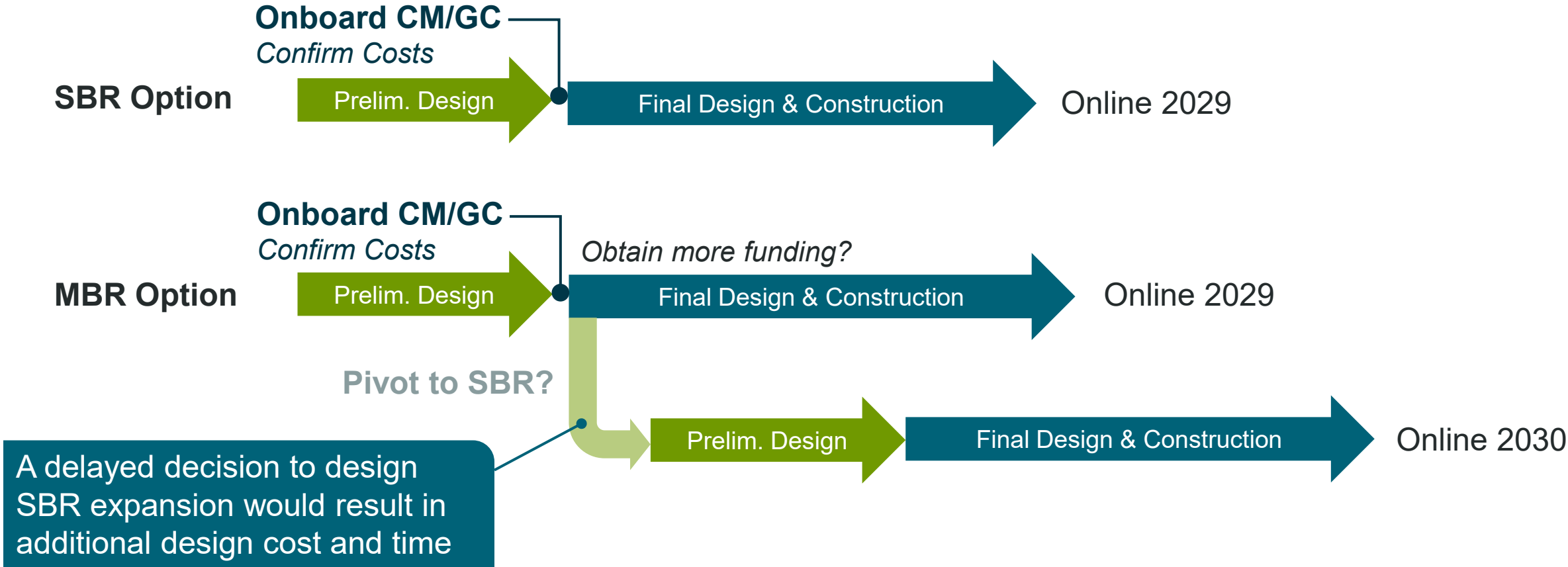
Schedule Impact of Delivery Method



Use of CM/GC advances delivery of additional treatment capacity by ~1 year compared to Design-Bid-Build.

Potential Paths Forward

Assuming CM/GC Delivery to Accelerate Schedule



Q & A

