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Alternative Delivery Findings

Ryan Oster, PE, PMP, Engineering Director / City Engineer

Brittany Barker, PE, Principal Engineer

Garrett Sabourin, PE, Principal Engineer

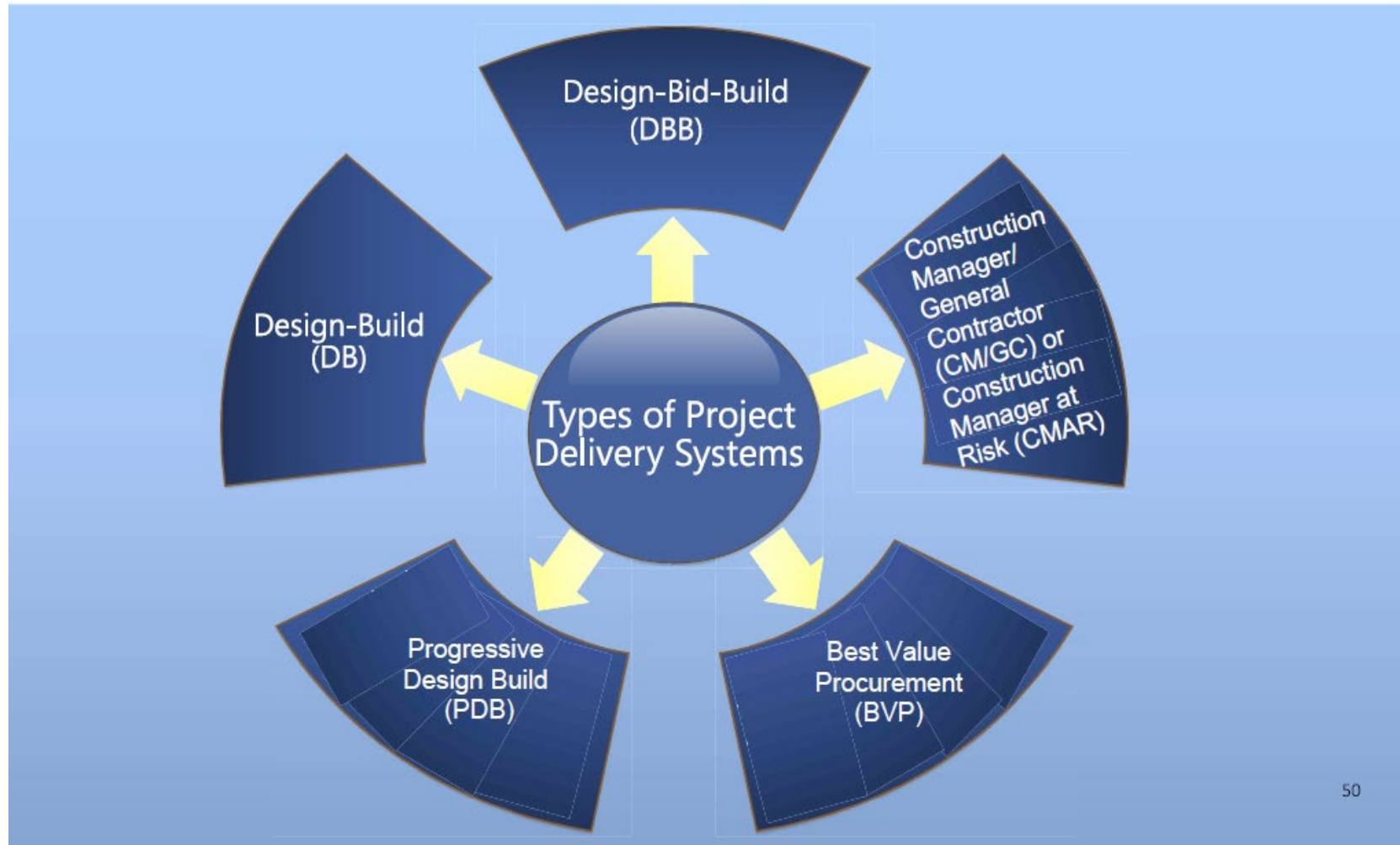
Alex Doza, PE, Senior Project Engineer

October 24, 2025

Agenda

- Types of Delivery Methods / Purpose of the Findings
- Project Discussion:
 - Revere/Olney Intersections
 - Reed Market Bridge
 - Outback Facility
- Next Steps

Project Delivery Methods



Purpose



Oregon Revised Statute (ORS) 279.300 requires competitive bidding of public improvement contracts unless specifically exempted from competitive bidding as provided under ORS 279C.335.



Under ORS 279.335(2), the City Council, as the local contract review board, may exempt certain public improvement contracts or classes of contracts from traditional competitive bidding by showing that an alternative contracting process is unlikely to encourage favoritism or diminish competition, and that it will result in substantial cost savings to the public agency.



Revere/Olney 4 Pack

Project Scope & Anticipated Sequencing

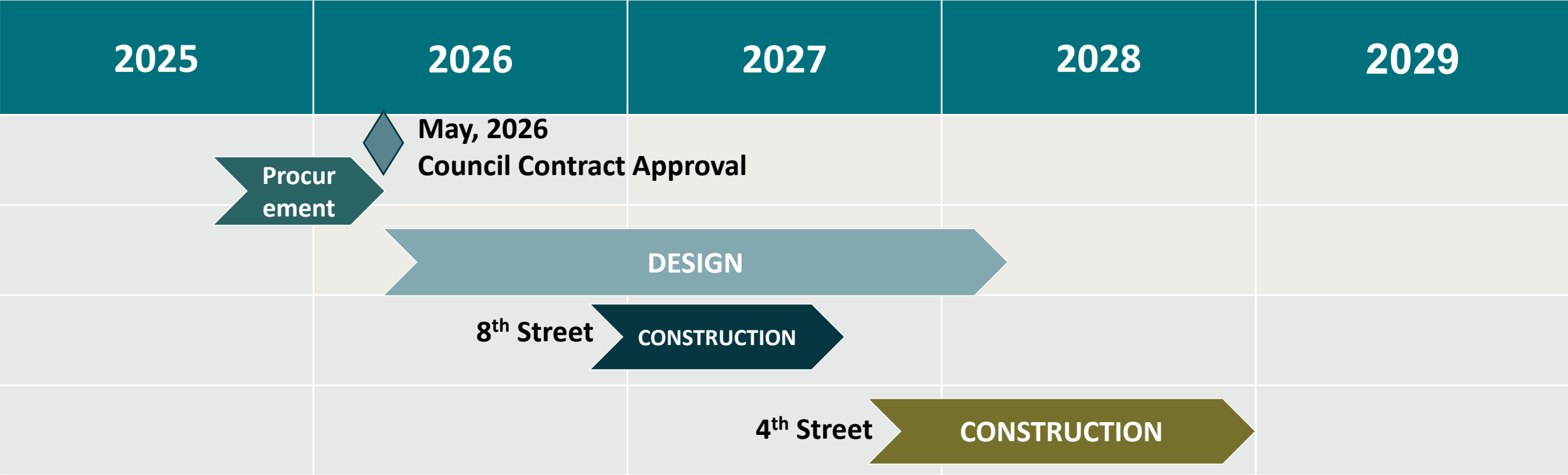
- 1st: Build 8th Street Roundabouts
- 2nd: Build 4th Street Signal Improvements
- Complete roundabout improvements by June 2027
- Other project considerations: key route, bend bikeway, butler mkt
- Intersection analysis completed to confirm intersection forms



Project Findings

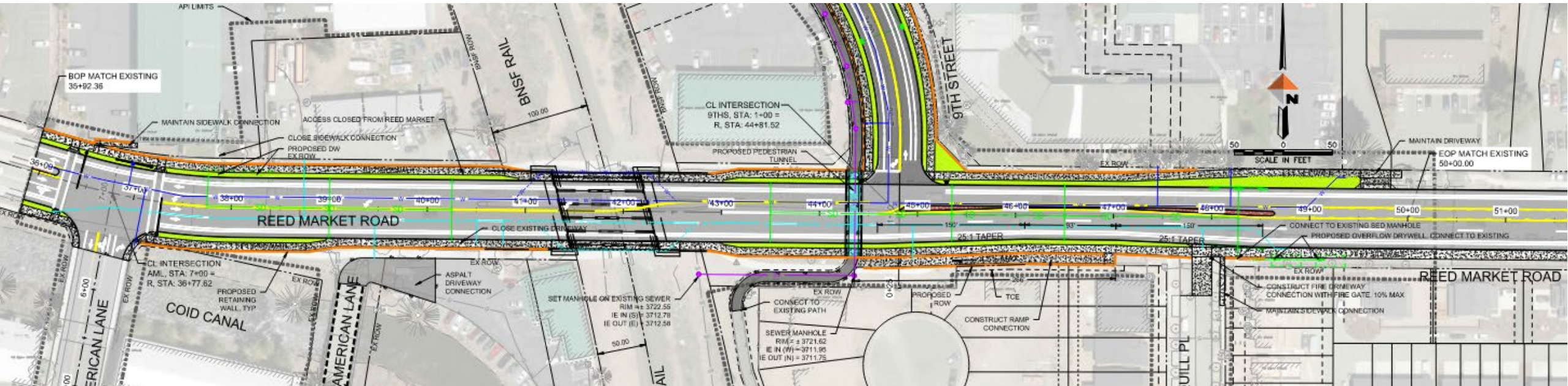
- **Coordination:** ODOT, materials purchases, sequence improvements to align (benefits schedule, allows construction to start sooner), potential development coordination at 4th/Olney.
- **Innovation opportunities:** lead times, expedite schedule, structures, phasing, traffic control, etc.
- **Number of Contracts:** City Resources; Deliver multiple projects under one contract (reduce staff resource requirements)
- **Cost savings:** GMP, efficient delivery, contractor input, long lead materials, inflation, best value to budget
- **Level of oversight and control (Owner engagement);** risk maintained by best party
- **Competition and contractor experience:** 3-4 anticipated for collaborative delivery; considering public information meeting in advance of RFP
- **Project Bundling:** Coordinate overlapping elements and systems (ie. Low stress, key routes, other active projects)
- **Other:** public benefits, value engineering (best value), specialized expertise (general conditions, public safety, sources of funding (not impacted), complexity, ICE/OR

Preliminary Schedule (PDB)



Reed Market Bridge

Reed Market Bridge Overview



Overview

- Railroad Overcrossing
- 9th Street Connection
- Associated roadway/ped improvements
- ROW Acquisition(s)
- Complex Utility Relocations
- Complex Agency Permitting and Coordination
- Federal Funding
- Schedule Criticality (GO Bond and Grant Funding)

Status

- Alternatives Analysis Complete
- BNSF Concept Approval
- 30% design underway
- NEPA and Preliminary Engineering package to be completed for FRA by end of 2025



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Reed Market Bridge Findings

- **Funding Source:** Leverage an expedited schedule under present legal conditions related to the federal grant. Expedited schedule to reduce public impact.
- **Cost Savings:** Value engineering, permitting efficiency, long lead materials, early pricing security, staff resources
- **Public Benefits:** Minimize traffic and business impacts via constructability & schedule; Mitigate utility service disruptions; Prioritize safety for the public and workers.
- **Reduce Risk:** ROW Acquisition, Permitting process, Utility relocations
- **Competition and Contractor Experience:** 3-4 anticipated for collaborative delivery; planning a public information meeting in advance of RFP

Outback Facility

Projects Provide System Resiliency

Forest Service (FS4606) Road Realignment

- FS requirement of the Townsite Act to prevent public from blocking staff access to facility.

Wildfire Resiliency

- Extensive fuels exist in watershed with no way to reduce.
- Erosion from 1979 Bridge Creek Fire still creates water quality issues.
- A **Pretreatment system** would allow the operation of the WFF reducing the need for curtailment during peak periods.

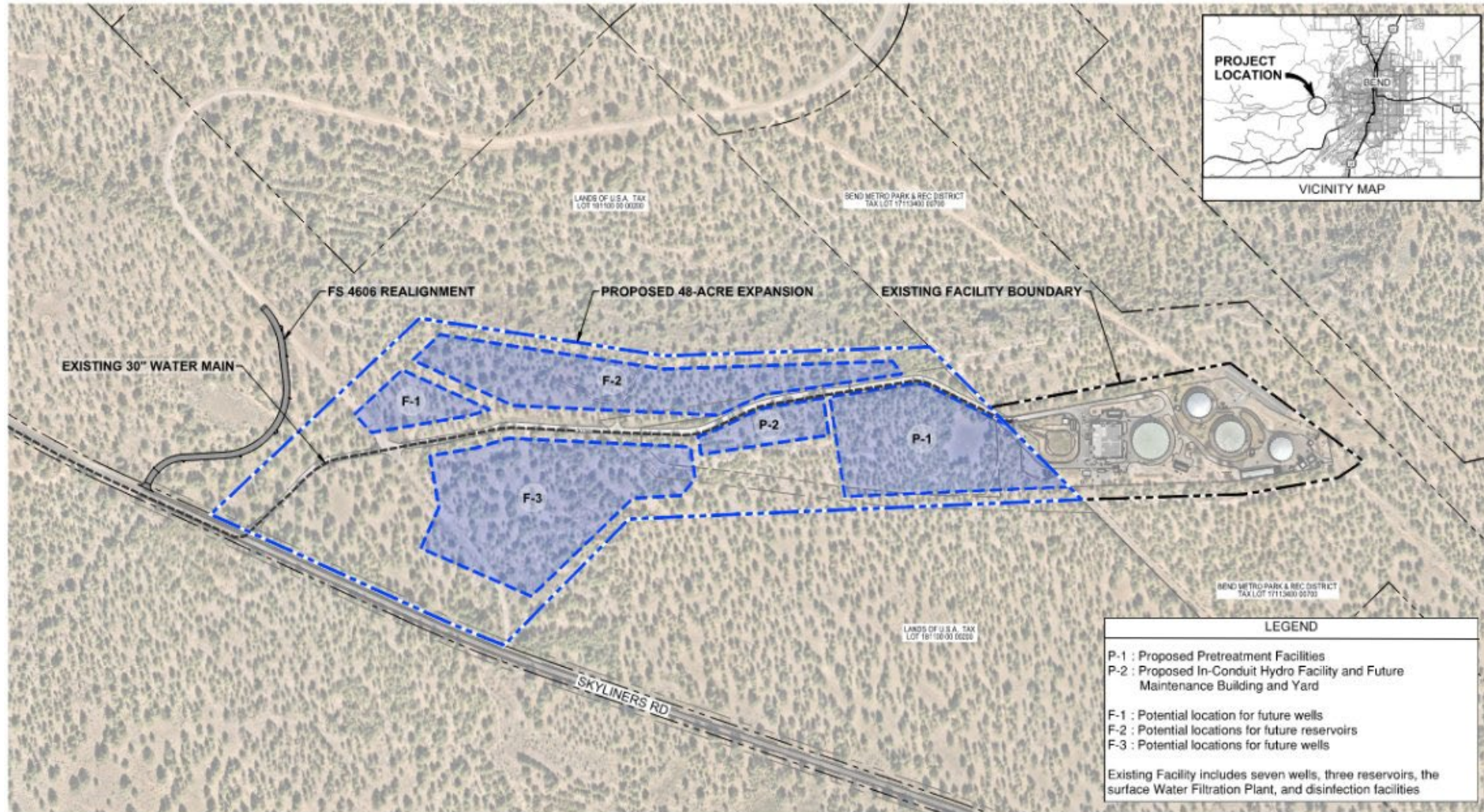
Power Supply Resiliency

- Frequent Pacific Power shutdowns result is losing SCADA system and automation. Requires reduced operation of WFF and manual operation of entire water system.
- Implementation of **In-Conduit Hydropower System** will provide resiliency and put power back into the grid.



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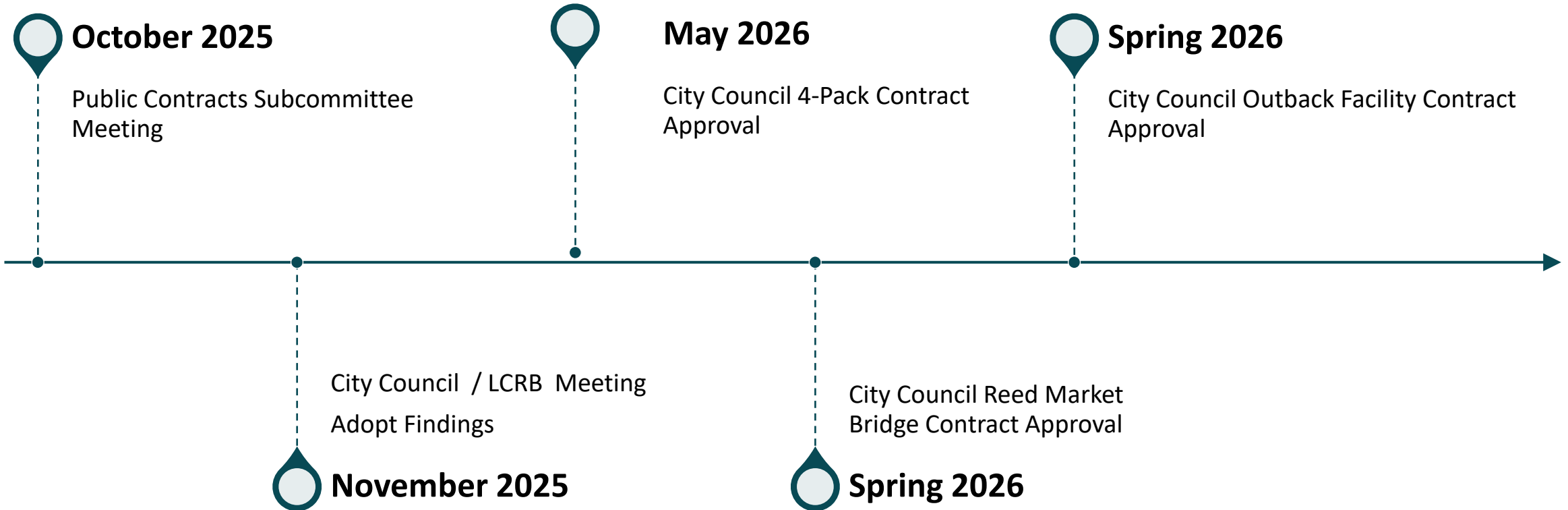
Outback Facility Project Map



Outback Facility CM/GC Findings

- **Coordination:** Designer can develop plans with the contractor performing extensive underground exploration to confirm the existing field conditions and refine the design without having surprises that impact cost and schedule during construction.
- **Accelerated Schedule:** Forest Service, Townsite Act, County Land Use coordination, early work packages for road realignment, materials purchases, phasing improvements around peak demand season.
- **Innovation opportunities:** lead times, expedite schedule, complex scope, phasing, and efficiencies to maintain operation of existing facilities, etc.
- **Cost savings:** Multiple GMPs, efficient delivery, contractor input, long lead materials, inflation, best value to budget
- **Owner engagement:** CM/GC provides the highest level of Owner involvement to heavily influence design based on how the complex water system is operated.
- **Competition and contractor experience:** 3-4 anticipated for collaborative delivery; considering public information meeting in advance of RFP
- **Project Phasing:** Phase the work to construct improvements year-round but limit the length of time the existing infrastructure is offline, especially during peak season.
- **Other:** limiting curtailment, value engineering (best value), specialized expertise, keeping funding options open, complexity, ICE/OR support

Next Steps Map



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