



<b>Project Name</b>	River Road Property Phase I
<b>Issuing Entity</b>	Port of The Dalles 3636 Klindt Drive The Dalles, Oregon 97058
<b>Issue Date</b>	24 December 2025
<b>Proposal Due</b>	23 January 2026, 5:00pm May be submitted electronically to: <a href="mailto:andrea@portofthedalles.gov">andrea@portofthedalles.gov</a> with "River Road Property A26001 Bid" in the subject line
<b>Primary Contact</b>	Andrea Klaas, Executive Director 541-298-4148 <a href="mailto:andrea@portofthedalles.gov">andrea@portofthedalles.gov</a>

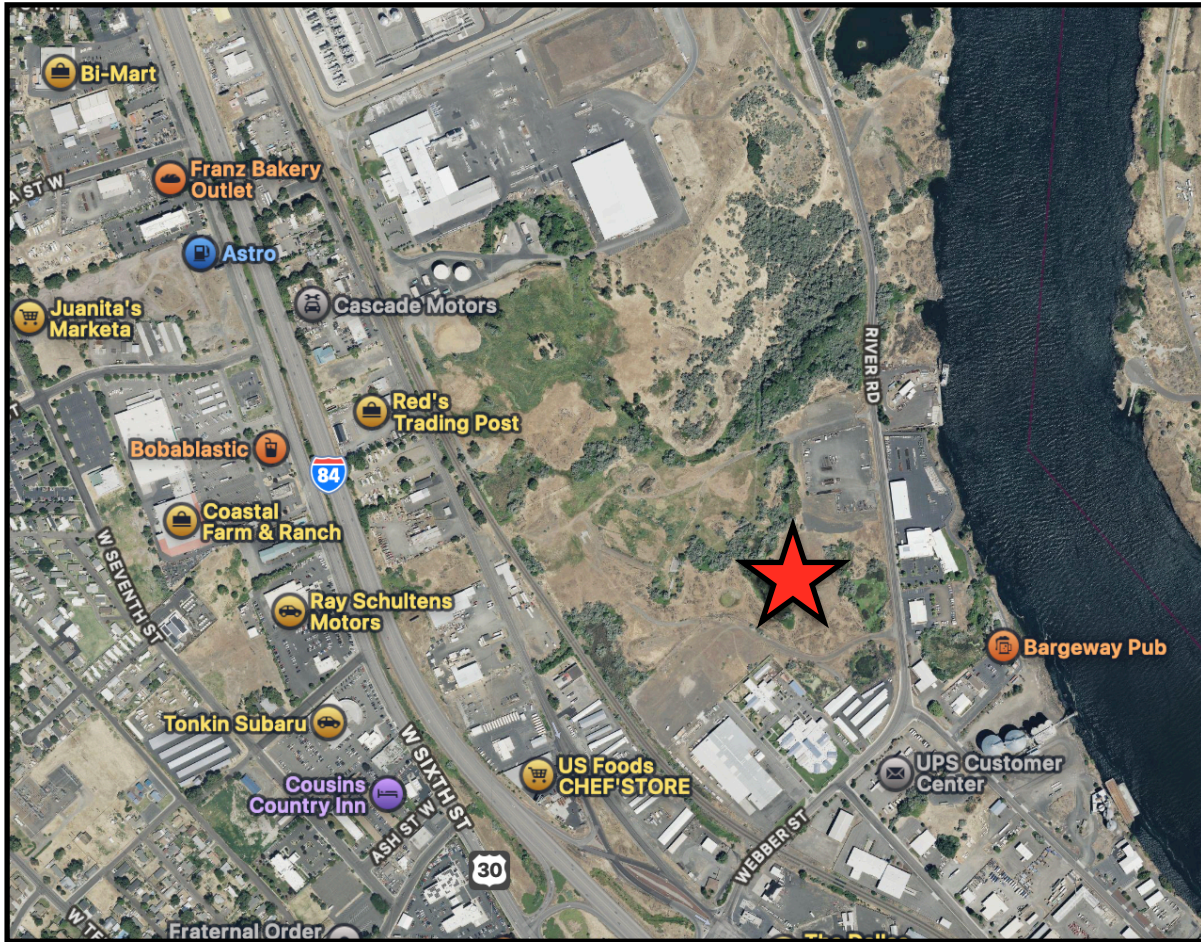
## Project Overview

We are seeking qualified civil engineering/land planning firms to provide Phase 1 Design Concepts for a 42± acre undeveloped, industrially zoned parcel. The ultimate goal is to create a market-ready, shovel-ready industrial/business park with flexible lot sizes while maximizing developable acreage and addressing known constraints (wetlands, floodplain, access, utilities, etc.). This project is only concept-level civil engineering and land development planning to understand feasible industrial build-out scenarios and infrastructure implications. This is not a building design effort.

The project site is approximately 42 acres of industrial land. The Port of The Dalles (POTD) is undertaking the initial planning work on these sites, collectively known as the River Road Property Phase I project, for the respective owners, Wasco County, parcel 2N 13E 33 700, Northern Wasco County PUD (NWCPUD), parcel 2N 13E 33A 1000, and North Oregon Regional Corrections (NORCOR), parcel is a portion of 2N 13E 33 500 (see map below).

This project is being funded in part by a financial award from the Special Public Works Fund, funded by the Oregon State Lottery and administered by the Oregon Infrastructure Finance Authority of the Oregon Business Development Department.

**Project Location:** River Road, The Dalles Oregon



**Map of parcel size and tax lot**



### Phase 1 Scope of Services (Required Tasks)

Task	Description
1	Project kick-off, site visit, and collection/review of all available data (survey, environmental reports, Oregon Department of State Lands (ODSL) wetland delineation, zoning, utility maps, etc.)
2	Prepare accurate existing conditions base map including topography, boundaries, easement, wetlands/floodplain, utilities, etc.
3	Wetland reconnaissance and coordination with ODSL if needed
4	Up to three (3) conceptual master plan alternatives showing: <ul style="list-style-type: none"> <li>• Divisible lots (generally 1–10 acres)</li> <li>• Internal roadway network</li> <li>• Stormwater strategy</li> <li>• Utility corridors</li> <li>• Preserved natural features or buffers</li> </ul>
5	Presentation to Port of The Dalles Board of Commissioners to review concepts and select preferred plan
6	Refine preferred concept into a final illustrative master plan (color rendering + AutoCAD)
7	Rough-order-of-magnitude cost estimate for site development (roads, utilities, stormwater, earthwork, etc.)

### Final Deliverables

- Narrative of the project site conditions, challenges and design considerations
- Digital base map
- Final illustrative plan (PDF + AutoCAD)
- Conceptual cost estimate

**Proposal Requirements (submit by deadline)**

- A. Firm qualifications and relevant project experience (at least 3 similar industrial park master plans delivered in the last 7 years)
- B. Project team resumes and roles
- C. Project approach and draft schedule (target completion 12–16 weeks from notice to proceed)
- D. Fee proposal using the table below (time-and-materials with not-to-exceed by task)
- E. Statement of insurance

**Fee Proposal Format**

Task	Description	
1	Project Kick-off & Data Review	\$0.00
2	Base Mapping	\$0.00
3	Wetland reconnaissance & DSL Coordination	\$0.00
4	Three (3) conceptual alternatives	\$0.00
5	Presentation to Port Commission	\$0.00
6	Final illustrative master plan	\$0.00
7	Rough-order-of-magnitude cost estimate	\$0.00
	Reimbursable Expenses	\$0.00
	<b>TOTAL Phase 1</b>	<b>\$0.00</b>

**Evaluation Criteria (100 points)**

- Relevant experience & quality of past work - 35
- Strength of project team - 20
- Understanding & approach - 25
- Fee - 15
- Schedule - 5



## **Tentative Schedule**

RFP issued:	24 December 2025
Proposals due:	23 January 2026, 5:00pm
Selection:	18 February 2026
Notice to Proceed:	20 February 2026