

September 8, 2026 (Rev1)

To: Clackamas Community College – Natural Resources of Excellence
Dale Kuykendall – Wenaha Group

Re: EWA 01 Buyout Summary – Intent to Award

Project: Natural Resources Center of Excellence (NRCE)

Dear Dale,

With the completion of our 100% DD estimate, we've established the following summary organized by EWA / ITB for the various scopes of work in accordance with the Project Procurement and CCC Board Meeting Schedule.

	EWA / ITB 01A Current Contract / Authorization	EWA / ITB 01B September Board Authorization	EWA / ITB 02 November Board Authorization	EWA / ITB 03 January Board Authorization
Scope	Preconstruction, Early Design-Assist	10% Mass Timber Deposits / VDC Coord.	Demo, Site, Structure, MEP, Framing/Drywall	Enclosure, Finishes, Landscaping, Final GMP
Drawing Set	SD through DD	100 % DD	50% CD	90% CD
Contract Type	Preconstruction / Early Work Release	Early Work Release	Early Work Release	GMP Amendment
Form(s) of Agreement	AIA A133 / G735 OCO #01 & #02	AIA G735 OCO #03	AIA G735 OCO #04	A133 Exhibit A - OCO #05
Total	\$ 245,182	\$ 299,487	\$ 28,630,492	\$ 14,074,839
Cumulative Total	\$ 245,182	\$ 544,669	\$ 29,175,161	\$ 43,250,000

Accordingly, we've attached the cost summary associated with EWA 01A and EWA 01B for your review with Clackamas Community College and the Board in September based on the following awards:

- 06.17 Mass Timber Construction – Timberlab
- 13.30 Special Structures – Greenhouses – Greenhouse Specialists
- 21.00 Fire Protection – Patriot
- 23.10 HVAC Controls – Climatech

We look forward to continue developing the GMP with you and the College throughout the balance of the design and preconstruction effort ahead!

Sincerely,

Brad Wigh
414-520-1455
Brad.wigh@swinerton.com

CCC NRCE - Procurement Matrix by Document Package

9/8/2026

	Timing	EWA / ITB 01B September Board Authorization		
		Current Contract	EWA / ITB 01A	
Scope		Preconstruction	Preconstruction, Early Design-Assist	10% Mass Timber Deposits / VDC Coord.
Drawing Set		SD through DD	100% DD	100% DD
Contract Type		Preconstruction	Early Work Release	Early Work Release
Form of Agreement / Change Order #		AIA 133 / OCO #01	AIA G735 / OCO #02	AIA G735 / OCO #03
06.17 Mass Timber Construction			\$ 29,289	\$ 287,807
13.30 Special Structures: Greenhouses			\$ 19,500	
21.00 Fire Suppression			\$ 15,115	
23.00 Mechanical: HVAC G Plumbing			\$ 16,250	
Direct Cost Subtotal		-	\$ 80,154	\$ 287,807
General Conditions		-	-	-
Site Care and Control		-	-	-
Preconstruction Services		\$ 161,776	-	-
Subtotal w/ General Conditions & Requirements		\$ 161,775	\$ 80,154	\$ 287,807
Estimating / Design Contingency		-	-	-
CM/GC Construction Contingency		-	-	-
Escalation		-	-	-
Subtotal w/ Contingencies		\$ 161,775	\$ 80,154	\$ 287,807
General Liability Insurance	1.35%	-	\$ 1,126	\$ 4,043
Builders Risk	0.75%	-	-	-
Performance & Payment Bond	0.60%	-	\$ 500	\$ 1,797
Subtotal w/ Insurances		\$ 161,775	\$ 81,780	\$ 293,647
Contractor Overhead and Profit	1.95%	-	\$ 1,626	\$ 5,840
Construction Subtotal		\$ 161,775	\$ 83,407	\$ 299,487
Cumulative Total		\$ 161,775	\$ 245,182	\$ 544,669