SWINERTON

850 NW 13th Ave. Suite 300
Portland, OR 97209
503.224.6888

November 5, 2026

To: Clackamas Community College – Holden Natural Resources Center
Dale Kuykendall – Wenaha Group

Re: EWA 02 Buyout Summary – Site, Structure, Framing/Drywall, MEP

Project: Holden Natural Resources Center (NRC)

Dear Dale,

Please see our revised Contract Summary below based on the procurement effort associated with the 50% CD Document Set for the Holden Natural Resources Center.

With EWA 02, we are requesting approval of $27,564,241 for Site, Structure, MEP, and Framing/Drywall Scopes of Work increasing Swinerton's Contract from $544,669 to $28,108,910. The balance of the GMP will be procured and contracted through EWA 03 with the 90% Document Set in the form of a GMP amendment as summarized below.

	EWA / ITB 01A	Current Contract EWA / ITB 01B	November Board Approval EWA / ITB 02	February Board Approval EWA / ITB 03
Scope	**Preconstruction, Early Design-Assist**	**10% Mass Timber Deposits / VDC Coord.**	**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 #003**	**AIA G735 OCO #004**	**A133 Exhibit A - OCO #005**
Total	**$ 245,182**	**$ 299,487**	**$ 27,564,241**	**$ 15,101,090**
Cumulative Total, GMP for Construction	**$ 245,182**	**$ 544,669**	**$ 28,108,910**	**$ 43,210,000**

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The attached procurement summary itemizes the individual dollar amounts associated with the bid packages below that will be awarded with the approval of this early work authorization based on the 50% CD Document Set.

- 01.00 General Requirements (Partial)
- 03.31 Structural Concrete (Full Award)
- 05.12 Structural Steel Framing (Full Award)
- 06.17 Mass Timber Construction (Full Award)
- 07.42 Wall Panels (Main Building Only)
- 07.60 Flashing and Sheet Metal (Main Building Only)
- 07.61 Sheet Metal Roofing (Main Building Only)
- 09.21 Exterior and Interior Framing / Drywall (Full Award)
- 09.51 Acoustical Ceilings (Full Award)
- 09.84 AWP (Full Award)
- 13.30 Special Structures: Greenhouses (Engineering Only)
- 14.20 Elevators (Full Award)
- 21.00 Fire Suppression (Full Award)
- 23.00 Mechanical: HVAC & Plumbing (Main Building Only)
- 26.00 Electrical (Main Building Only)
- 31.00 Earthwork (Full Award)

Please review the enclosed summary and don't hesitate to reach out with any questions or request additional information needed to support your board presentation.

Sincerely,

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

Cc: Hunter Byrnes, Cam Dixon, Andrew Georgeson

Enclosed: EWA 02 – Procurement Summary_2026-11-05

CCC NRCE - Procurement Summary - by Document Package

11/5/2026

			EWA / ITB 01A	Current Contract EWA / ITB 01B	November Board Approval EWA / ITB 02
Scope of Work		**Preconstruction**	**Early Design-Assist**	**10% Mass Timber Deposits / VDC Coord.**	**Site, Structure, MEP, Framing/Drywall**
Drawing Set		**SD through DD**	**100% DD**	**100% DD**	**50% CD**
Contract Type		**Preconstruction**	**Early Work Release**	**Early Work Release**	**Early Work Release**
Form of Agreement / Change Order #		**AIA 133 / OCO #01/01.1**	**AIA G735 / OCO #002**	**AIA G735 / OCO #003**	**AIA G735 / OCO #004**
01.00 General Requirements					$ 330,654
03.31 Structural Concrete					$ 1,515,242
05.12 Structural Steel Framing					$ 915,025
06.17 Mass Timber Construction			$ 29,289	$ 287,807	$ 2,380,364
07.42 Wall Panels				-	$ 1,074,062
07.60 Flashing and Sheet Metal					$ 319,455
07.61 Sheet Metal Roofing					$ 1,700,444
09.21 Exterior and Interior Framing / Drywall					$ 2,931,717
09.51 Acoustical Ceilings					$ 488,423
09.84 AWP					$ 246,352
13.30 Special Structures: Greenhouses			$ 19,500		$ 1,500
14.20 Elevators					$ 135,000
21.00 Fire Suppression			$ 15,115		$ 190,000
23.00 Mechanical: HVAC & Plumbing			$ 16,250		$ 4,790,348
26.00 Electrical					$ 4,143,376
31.00 Earthwork					$ 2,981,149
Direct Cost Subtotal		**-**	**$ 80,154**	**$ 287,807**	**$ 24,143,111**
General Conditions		-	-	-	$ 600,000
Site Care and Control		-	-	-	$ 250,000
Preconstruction Services		$ 161,775	-	-	-
Subtotal w/ General Conditions & Requirements		**$ 161,775**	**$ 80,154**	**$ 287,807**	**$ 24,993,111**
Estimating / Design Contingency	6.00%	-	-	-	$ 1,496,124
CM/GC Construction Contingency		-	-	-	
Escalation		-	-	-	
Subtotal w/ Contingencies		**$ 161,775**	**$ 80,154**	**$ 287,807**	**$ 26,489,235**
General Liability Insurance	1.35%	-	$ 1,126	$ 4,043	$ 372,117
Builders Risk	0.75%	-	-	-	-
GC Performance & Payment Bond	0.60%	-	$ 500	$ 1,797	$ 165,385
Subtotal w/ Insurances		**$ 161,775**	**$ 81,780**	**$ 293,647**	**$ 27,026,738**
Contractor Overhead and Profit	1.95%	-	$ 1,627	$ 5,840	$ 537,503
Construction Subtotal		**$ 161,775**	**$ 83,407**	**$ 299,487**	**$ 27,564,241**
Cumulative Total		**$ 161,775**	**$ 245,182**	**$ 544,669**	**$ 28,108,910**