

July 24, 2025

Agenda Item IC4 – Approve Construction Manager General Contractor Early Work Authorization

Purpose:

The purpose of this agenda item is to recommend the Board approve Early Work Authorization #1 (EWA #1) to Pence Construction.

Background:

The Board approved using the Construction Manager / General Contractor (CMGC) contracting method and contracted with Pence Construction to construct the new Molalla River Middle School.

One of the advantages to using the CMGC contracting method is that it allows the Board to approve Early Work Authorizations (EWAs) to start work early and in phases to take advantage of weather conditions and improve the construction schedule.

In general, the scope of work for the EWA will include:

1. Demolition of modulars and storage buildings
2. Early earth work (e.g. relocating soil for leveling and site prep)
3. Demolition of trees and shrubbery for earth work prep
4. Site fencing installation
5. Rock placement for job site usage
6. Termination/relocation of existing site utilities and installation of temporary Utilities
7. Contractor trailers placed with utilities

The estimated amount of EWA #1 is between \$2,000,000 - \$3,000,000. This is a “not-to-exceed price” -which means if the actual costs are less, the district pays less.

The EWA contract language (without final details and price) is attached. The final contract, scope, price, and attachments will be provided at the 7/24/25 Board meeting.

Respectfully Submitted by:

Dr. Ron Stewart, Capital Projects Manager

