

**ESTACADA SCHOOL DISTRICT
BOARD AGENDA
SUPPORTING DOCUMENT**

Regular Meeting of September 10, 2025

ITEM : FINDING OF FACTS

PREPARED BY: **Scott B. Pillar**

TYPE OF ITEM: **ACTION ITEM**

BACKGROUND INFORMATION:

In May 2025, the Estacada School District (District) received a Seismic Rehabilitation Grant in the amount of **\$2,499,992** for the Estacada High School Commons. Planning and design work is currently underway in partnership with WRK Engineering.

Construction will occur within the existing high school building, which dates back to 1966. Because the facility must remain in use until late June and again beginning in mid-August, the project will be constrained to a short construction window. In addition, the age of the building creates many structural “unknowns,” and the current volatility of the construction market further increases project risk.

In light of these challenges, staff recommend consideration of an alternative delivery method: the Construction Management/General Contractor (CM/GC) contracting model. This model has been used successfully in the District’s prior seismic grants.

Under ORS 279A.060, ORS 279C.335(2), and ORS 279C.330, the District’s Board of Directors—acting as the Public Contract Review Authority—may, upon specific findings, grant an exemption from the standard competitive bidding process and authorize the use of CM/GC contracting. Approval of this exemption also authorizes the District to issue an RFP for CM/GC services.

The Findings of Fact, published 14 days ago (and included in your packet) in accordance with the ORS requirements, received no public comments.

In summary, use of the CM/GC method will:

1. Result in substantial cost savings and reduce risk to the District.
2. Allow selection of a contractor with specialized expertise.
3. Improve public safety and project coordination during construction.
4. Avoid favoritism and maintain competition.

A “Yes” vote on this action item will authorize the District to use the CM/GC delivery model and direct staff to prepare and release an RFP for CM/GC services in accordance with state law. As part of this process, the Board must also allocate meeting time for public comment specific to this action item.

RECOMMENDATION: Approve the use of CM/GC Delivery Method based on Finding of Fact and authorize the RFP solicitation for the CM/GC firm to proceed