

**July 10, 2025**

**Agenda Item IF1 – Introduction to Construction Manager General Contractor Early Work Authorization**

The purpose of this agenda item is to provide introductory information to the Board regarding an upcoming 7/24/25 Board Agenda item.

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.

The District will be bringing an EWA to the Board for approval at the 7/24/25 Board meeting.

In general, the scope of work for the EWA will include demolition of modulars and storage buildings, early earth work (e.g. relocating soil for leveling and site prep), demolition of trees and shrubbery for earth work prep, site fencing installation, rock placement for job site usage, contractor trailers placed with utilities.

At this time, the estimated amount of the EWA is \$2,000,000 - \$3,000,000.

The actual EWA amount will be provided at the 7/24/25 Board meeting.

Respectfully Submitted by:

Dr. Ron Stewart, Capital Projects Manager