

CCC Board of Education – Topic Summary	
Topic:	Bond: Alternative Contracting (CM/GC) Approach for NRCE Building
Date:	July 16, 2025
Presenter:	Ron Prince - Dean of Campus Services Dale Kuykendall – Wenaha Group Project Executive
Division/Department:	Campus Services
RECOMMENDATION:	Public Hearing: Approval of Resolution No. R25/26-03, Adoption of Findings and Authorization for the use of Construction Manager/General Contractor (CM/GC) Approach for the Natural Resource Center of Excellence (NRCE)

REASON FOR BOARD CONSIDERATION:

To obtain authorization to utilize CM/GC, an alternative contracting approach, as allowed by ORS279.335 (2)(B).

BACKGROUND:

The proposed new building at the Clackamas Community College, Oregon City Campus, was approved by voters with the passage of the Ballot Measure 3-613 in November of 2024. A designer has already been selected, and contract negotiations are underway. Approval of the Construction Manager/General Contractor (CM/GC) approach allows for early collaboration to achieve the objectives of function, budget and schedule. The advantages of this approach for this project are outlined in the Draft Findings attached. The CCC Board of Education reviewed these draft findings and discussed the use of Construction Manager/General Contractor (CM/GC) at the June 25, 2025 meeting. Now it is back for the official public hearing to receive comments from the community and vote on the item.

BUDGET IMPACT/SOURCE OF FUNDS:

This project will be funded from the 2024 General Obligation Bond funds.

ATTACHMENTS:

Resolution No. R25/26-03, Adoption of Findings and Authorization for the use of Construction Manager/General Contractor (CM/GC) Approach for the Natural Resource Center of Excellence (NRCE)
Exhibit A – Draft Findings