



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

November 27, 2024

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Change Order with P&C Construction for completion of the Concord Park playground, SE Concord Road Improvements, Project Delays and Permit Design Changes, Contaminated Soil, and Community Center Renovations for the Oak Lodge Library and Concord Community Center property. Amendment Value is \$2,606,964 for 8 months. Total Agreement Value is \$36,610,461.90 for 4 years. Funding is through Metro Local Share, Local Government Grant Program Funds, NCPRD General Fund, System Development Charges and \$717,766.50 of budgeted County General Funds.

Previous Board Action/Review	7/27/23: Business Meeting, Board approved P&C Amendment #5 approving construction of the Oak Lodge Library. 8/10/23: Business Meeting, Board approved Oak Lodge Library Construction IGA. 11/22/23: Business Meeting, Board approved NCPRD Concord Park, Park Shelter, Splash Pad and Site Work 3/19/24: Business Meeting, Board approved NCPRD Community Center work 5/9/24: Business Meeting, Board approved playground equipment purchase and installation (Northwest Playground Equipment, Inc.)		
Performance Clackamas	This project aligns with the Vibrant Economy Goal: It provides economic development, public spaces, and community enrichment services to residents, businesses, visitors, and partners so they can thrive and prosper in healthy and vibrant communities.		
Counsel Review	Yes, AN	Procurement Review	Yes, RR
Contact Person	Jason Varga	Contact Phone	(503) 351-4012

EXECUTIVE SUMMARY:

This change order is with P&C Construction for completion of the Concord Park playground, SE Concord Road improvements, project delays and permit design changes, contaminated soil remediation, and Community Center renovations, related to the Oak Lodge Library and Concord Community Center property projects (to construct a new library, renovate the Concord Community Center, build a new inclusive playground and park on the Concord property. Specifics about each component are below).

Playground: At the May 9, 2024 Business Meeting the Board approved a contract with Northwest Playground to supply and install some of the playground equipment and accessible safety surfacing for the Concord Park playground. This change order was the anticipated approach from the beginning of the project since the playground design was not completed when the Guaranteed Maximum Price was negotiated.

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This change order includes the cost for P&C to install the remaining playground equipment and landscaping, irrigation, earthwork and utilities. NCPRD worked with the Landscape Architect and Contractor to find cost savings through design changes to maintain construction costs within budget.

The playground is designed to create a space where all children, regardless of their physical or cognitive abilities, can play together. It includes accessible equipment, sensory play areas, soft ground surfacing, quiet zones and varied play zones. The design also includes premium materials chosen for their quality and durability. This should allow for lower maintenance costs over the life of the playground.

SE Concord Road Improvements: This change order includes the scope to improve half of SE Concord Road. This is a requirement that resulted from the Oak Lodge Library and Concord Community Center property design review process, which was approved in November 2023. This cost was accounted for by NCPRD and Oak Lodge Library in their original budgets. The scope includes a new sidewalk, curbs, ADA ramps, signage, striping and paving along the entire property frontage on SE Concord Road and will improve accessibility to the site.

Project Delays and Permit Design Changes: This change order includes the added cost for Oak Lodge Library and Concord Community Center property project schedule delays and permit design changes. The project was scheduled to start construction in September 2023. In July of 2023, County Planning approved the project's Design Review with conditions; however, the approval was appealed a week later. In November 2023, the Hearings Officer ruled that the original decision was correct and additional improvements were not required. This delayed the project approximately four months.

There were also significant design changes and delays due to the underground public utility changes that were required. This substantially increased the overall amount of piping needed for the new routing.

Contaminated Soil: Part of the original project scope was to remove two abandoned fuel tanks behind the school building. The project included an allowance in the original budget to remove the tanks. Once work started, the contractor discovered a third tank and that all three tanks leaked. The contractor excavated and disposed of an additional 150 tons of contaminated soil. This change order covers the costs that were above the allowance for this work.

Community Center Renovations: This change order includes added cost to replace Concord Community Center gutters, downspouts and other miscellaneous sheet metal for the new roof, as well as the cost to install additional fire sprinkler protection required in the attic space.

All costs for this change order are within the existing project budgets and owner contingency funds. No new funds are required.

RECOMMENDATION: Staff respectfully recommends approval of this contract change order.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation & Development

AMENDMENT #10
TO THE CONTRACT DOCUMENTS WITH P. & C. CONSTRUCTION CO. FOR OAK LODGE
AND GLADSTONE LIBRARY CMGC
Contract #4357

This Amendment #10 is entered into between **P. & C. Construction Co.** (“Contractor”) and Clackamas County (“Owner”) and shall become part of the Contract documents entered into between both parties on **September 30, 2021** (“Contract”). The Project contemplated by the Contract involves four distinct portions. This Amendment #10 is solely with respect to the Oak Lodge Library, Concord Park, and the Concord Community Center portion of the Project, authorized by Amendment #7 to the Contract (the “Concord Community Center GMP Amendment”).

The Purpose of this Amendment #10 is to make the following changes to the Oak Lodge Library, Concord Park and Concord Community Center GMP Amendments:

1. Section 2. Authorized Construction Phase Services, of the Oak Lodge Library, Concord Park and Concord Community Center GMP Amendment, is hereby amended as follows:

Owner has approved an increase to the Construction Phase Services authorized under the Oak Lodge Library, Concord Park and Concord Community Center GMP Amendments for the installation of the Concord Playground, half-street improvements on Concord Road and costs for permit delays and other changes. The additional Construction Phase Services are further described in **Exhibit A to this Amendment #10**, attached hereto and incorporated by reference herein, and summarized as follows:

- a. Oak Lodge GMP (Amendment #5): additional Construction Phase Services authorized by this Amendment #10 includes Concord Rd half-street improvement, schedule extensions, permit fees, permit design changes, contaminated soil removal, and added scopes to library building
- b. Concord Park GMP (Amendment #6): additional Construction Phase Services authorized by this Amendment #10 include the finalizing of the playground design scope, the Concord Rd half-street improvement, final schedule changes, remaining permit fees, the permit design changes and contaminated soil removal
- c. Concord Community Center GMP (Amendment #7): additional Construction Phase Services authorized by this Amendment #10 include new downspouts and gutters, additions to attic fire sprinkler system, and added sheet metal scope at roof.

As a result of the additional Construction Phase Services and permitting delays, the substantial completion date for the Concord Park portion of this Project is hereby changed from October 29, 2024 to **July 8, 2025**.


2. Section 3. Guaranteed Maximum Price, of the Concord Community Center GMP Amendment, is hereby amended as follows

In consideration for Contractor performing the additional Construction Phase Services authorized by this Amendment #10, Owner will pay Contractor an amount not to exceed \$2,606,964.00. Consideration is in accordance with the terms and conditions of the Contract, including the Oak Lodge Library, Concord Park and Concord Community Center GMP Amendments. The total project value for all four portions of the Project shall not exceed \$36,610,461.90. The increase to specific GMPS is as follows:

- a. Oak Lodge GMP (Amendment #5) – increased by \$717,766.50.
- b. Concord Park GMP (Amendment #6) – increased by \$1,711,424.50.
- c. Concord Community Center GMP (Amendment #7) – increased by \$177,773.

ORIGINAL CONTRACT	\$ 88,780.00 (Preconstruction Fee)
AMENDMENT #1	\$ 270,054.00 (Early Work Amendment)
AMENDMENT #2	\$ 21,686.00 (Early Work Amendment)
AMENDMENT #3	\$ 136,681.00 (Early Work Amendment)
AMENDMENT #4	\$ 6,978,163.00 (GMP Gladstone Library)
AMENDMENT #5	\$15,314,232.00 (GMP Oak Lodge Library)
AMENDMENT #6	\$ 4,633,620.00 (GMP Concord Park)
AMENDMENT #7	\$ 6,160,262.00 (GMP Concord Community)
AMENDMENT #8	\$ 211,346.69 (Change order for GS Library GMP)
AMENDMENT #9	\$ 188,673.21 (Change Order for GS Library GMP)
AMENDMENT #10	\$2,606,964.00 (Library/Concord Park/Comm. Center)
TOTAL AMENDED CONTRACT	\$ 36,610,461.90

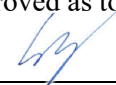
Except as expressly amended above, all other terms and conditions of the Contract shall remain in full force and effect. By signature below, the parties agree to this Amendment #10, effective upon the date of the last signature below.

P. & C. Construction Co.

 _____ 10/29/2024
 Authorized Signature Date
 Brian Shoemaker

 Printed Name

Clackamas County

 Chair

 Date
 Approved as to Form:
 10/29/2024

 County Counsel Date

Exhibit A



PCCO #002

P&C Construction
 2133 NW York St
 Portland, Oregon 97210-2108
 Phone: 503.665.0165

Project: 21012 - Oak Lodge Library
 3811 SE Concord Road
 Milwaukie, Oregon 97267

Prime Contract Change Order #002: 21012 PCCO 02

TO:	Clackamas County 150 Beaver Creek Road Oregon City, Oregon 97045	FROM:	P&C Construction 2133 NW York Street Portland, Oregon 97210
DATE CREATED:	7/10/2024	CREATED BY:	Sonia Axelrod (P&C Construction)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	21012--Oak Lodge Library	TOTAL AMOUNT:	\$901,206.00
DESCRIPTION:			
ATTACHMENTS:			

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
003	21012 PCO 003 OLL - Jobsite Cameras		\$0.00
006	21012 PCO 006 OLL - VE Lighting		\$0.00
008	21012 PCO 008 Alternus ENS Addition		\$0.00
009	21012 PCO 009 OFOI Camera Credit		\$0.00
010	21012 PCO 010 Voice Data Outlet Configuration		\$0.00
012	21012 PCO 012 Utility Potholing Addition		\$0.00
013	21012 PCO 013 Access Control System		\$0.00
016	21012 PCO 016 RFI 54 Added Display		\$0.00
017	21012 PCO 017 Additional Soil Excavation Jan 2024		\$0.00
019	21012 PCO 019 Video Conf in Rm 130		\$0.00
022	21012 PCO 022 Public Bond		\$10,648.00
023	21012 PCO 023 Permit Fees		\$24,145.00
024	21012 PCO 024 Concord USTs with PBS		\$75,186.00
025	21012 PCO 042 Utility Connection Permit Fees		\$96,157.00
026	21012 PCO 026 Permit Delay		\$409,096.00
028	21012 PCO 028 PR1 Cost Impacts		\$236,500.00
029	21012 PCO 029 OLL Contaminated Soil		\$4,798.00
031	21012 PCO 031 Refill Borrowed Contingency		\$60,847.00
032	21012 CO032 RFI #113: Conduit for County Fiber Line		(\$16,171.00)
Total:			\$901,206.00

CHANGE ORDER LINE ITEMS:

PCO # 003: 21012 PCO 003 OLL - Jobsite Cameras

#	Budget Code	Description	Amount
1	11-530-___-.MAT'L Jobsite Camera Ox Blue	Jobsite Camera Rental	\$5,385.00



PCCO #002

#	Budget Code	Description	Amount
2	01-020-___-.MAT'L Project Construction Contingency	Borrowed Contingency Usage	\$(5,385.00)
Grand Total:			\$0.00

PCO # 006: 21012 PCO 006 OLL - VE Lighting

#	Budget Code	Description	Amount
1	26-001-___-.SUBS PECEI	Lighting VE	\$(13,630.00)
2	01-020-___-.MAT'L Project Construction Contingency	Borrowed Contingency Use	\$13,630.00
Grand Total:			\$0.00

PCO # 008: 21012 PCO 008 Alternus ENS Addition

#	Budget Code	Description	Amount
1	26-001-___-.SUBS PECEI	RFI 048 - Added Alertus ENS System	\$17,730.00
2	01-020-___-.MAT'L Project Construction Contingency	Borrowed Contingency	\$(17,730.00)
Builder's Risk (0.60% Applies to all line item types.):			\$0.00
Liability Insurance (1.15% Applies to all line item types.):			\$0.00
Payment & Performance Bonds (0.95% Applies to all line item types.):			\$0.00
Fee (2.45% Applies to all line item types.):			\$0.00
CAT Tax (0.48% Applies to all line item types.):			\$0.00
Grand Total:			\$0.00

PCO # 009: 21012 PCO 009 OFOI Camera Credit

#	Budget Code	Description	Amount
1	26-001-___-.SUBS PECEI	RFI 047 - OFOI Camera Credit	\$(13,864.00)
2	01-020-___-.MAT'L Project Construction Contingency	Borrowed Contingency	\$13,864.00
Builder's Risk (0.60% Applies to all line item types.):			\$0.00
Liability Insurance (1.15% Applies to all line item types.):			\$0.00
Payment & Performance Bonds (0.95% Applies to all line item types.):			\$0.00
Fee (2.45% Applies to all line item types.):			\$0.00
CAT Tax (0.48% Applies to all line item types.):			\$0.00
Grand Total:			\$0.00

PCO # 010: 21012 PCO 010 Voice Data Outlet Configuration

#	Budget Code	Description	Amount
1	26-001-___-.SUBS PECEI	RFI 50 - Voice Data Cabling	\$1,460.00
2	01-020-___-.MAT'L Project Construction Contingency	Borrowed Contingency	\$(1,460.00)
Builder's Risk (0.60% Applies to all line item types.):			\$0.00
Liability Insurance (1.15% Applies to all line item types.):			\$0.00
Payment & Performance Bonds (0.95% Applies to all line item types.):			\$0.00
Fee (2.45% Applies to all line item types.):			\$0.00
CAT Tax (0.48% Applies to all line item types.):			\$0.00
Grand Total:			\$0.00

PCO # 012: 21012 PCO 012 Utility Potholing Addition

#	Budget Code	Description	Amount
1	31-001-___-.SUBS Konell	Utility Potholing	\$2,137.00
2	01-020-___-.MAT'L Project Construction Contingency	Borrowed Contingency	\$(2,137.00)



PCCO #002

Builder's Risk (0.60% Applies to all line item types.):	\$0.00
Liability Insurance (1.15% Applies to all line item types.):	\$0.00
Payment & Performance Bonds (0.95% Applies to all line item types.):	\$0.00
Fee (2.45% Applies to all line item types.):	\$0.00
CAT Tax (0.48% Applies to all line item types.):	\$0.00
Grand Total:	\$0.00

PCO # 013: 21012 PCO 013 Access Control System

#	Budget Code	Description	Amount
1	26-001-___.SUBS PECL	Access Control System Change	\$15,177.00
2	01-020-___.MAT'L Project Construction Contingency	Borrow Contingency	\$(15,177.00)
		Builder's Risk (0.60% Applies to all line item types.):	\$0.00
		Liability Insurance (1.15% Applies to all line item types.):	\$0.00
		Payment & Performance Bonds (0.95% Applies to all line item types.):	\$0.00
		Fee (2.45% Applies to all line item types.):	\$0.00
		CAT Tax (0.48% Applies to all line item types.):	\$0.00
		Grand Total:	\$0.00

PCO # 016: 21012 PCO 016 RFI 54 Added Display

#	Budget Code	Description	Amount
1	26-001-___.SUBS PECL	Add 50" Display	\$1,796.00
2	01-020-___.MAT'L Project Construction Contingency	Borrowed Contingency	\$(1,796.00)
		Builder's Risk (0.60% Applies to all line item types.):	\$0.00
		Liability Insurance (1.15% Applies to all line item types.):	\$0.00
		Payment & Performance Bonds (0.95% Applies to all line item types.):	\$0.00
		Fee (2.45% Applies to all line item types.):	\$0.00
		CAT Tax (0.48% Applies to all line item types.):	\$0.00
		Grand Total:	\$0.00

PCO # 017: 21012 PCO 017 Additional Soil Excavation Jan 2024

#	Budget Code	Description	Amount
1	33-001-___.SUBS Decommission Site Utilities	Petroleum Soil Excavation	\$27,000.00
2	01-020-___.MAT'L Project Construction Contingency	Borrowed Contingency	\$(27,000.00)
		Builder's Risk (0.60% Applies to all line item types.):	\$0.00
		Liability Insurance (1.15% Applies to all line item types.):	\$0.00
		Payment & Performance Bonds (0.95% Applies to all line item types.):	\$0.00
		Fee (2.45% Applies to all line item types.):	\$0.00
		CAT Tax (0.48% Applies to all line item types.):	\$0.00
		Grand Total:	\$0.00

PCO # 019: 21012 PCO 019 Video Conf in Rm 130

#	Budget Code	Description	Amount
1	26-001-___.SUBS PECL	Video Conf in Rooms 130 & 135	\$19,219.00
2	01-020-___.MAT'L Project Construction Contingency	Borrowed Contingency	\$(19,219.00)
3	01-020-___.MAT'L Project Construction Contingency	Incorrect Total	\$4,856.00
4	26-001-___.SUBS PECL	Incorrect Total	\$(4,856.00)



PCCO #002

Builder's Risk (0.60% Applies to all line item types.):	\$0.00
Liability Insurance (1.15% Applies to all line item types.):	\$0.00
Payment & Performance Bonds (0.95% Applies to all line item types.):	\$0.00
Fee (2.45% Applies to all line item types.):	\$0.00
CAT Tax (0.48% Applies to all line item types.):	\$0.00
Grand Total:	\$0.00

PCO # 022: 21012 PCO 022 Public Bond

#	Budget Code	Description	Amount
1	01-020-___-.MAT'L Project Construction Contingency	Public Bond Cost	\$10,072.00
		Builder's Risk (≈ 0.6% Applies to all line item types.):	\$60.00
		Liability Insurance (≈ 1.15% Applies to all line item types.):	\$116.00
		Payment & Performance Bonds (≈ 0.95% Applies to all line item types.):	\$96.00
		Fee (≈ 2.45% Applies to all line item types.):	\$253.00
		CAT Tax (≈ 0.48% Applies to all line item types.):	\$51.00
		Grand Total:	\$10,648.00

PCO # 023: 21012 PCO 023 Permit Fees

#	Budget Code	Description	Amount
1	01-020-___-.MAT'L Project Construction Contingency	Permit Fees	\$22,838.00
		Builder's Risk (≈ 0.6% Applies to all line item types.):	\$137.00
		Liability Insurance (≈ 1.15% Applies to all line item types.):	\$263.00
		Payment & Performance Bonds (≈ 0.95% Applies to all line item types.):	\$217.00
		Fee (≈ 2.45% Applies to all line item types.):	\$575.00
		CAT Tax (≈ 0.48% Applies to all line item types.):	\$115.00
		Grand Total:	\$24,145.00

PCO # 024: 21012 PCO 024 Concord USTs with PBS

#	Budget Code	Description	Amount
1	33-001-___-.SUBS Decommission Site Utilities	Additional Tank and Soil Excavation	\$71,116.00
		Builder's Risk (≈ 0.6% Applies to all line item types.):	\$427.00
		Liability Insurance (≈ 1.15% Applies to all line item types.):	\$818.00
		Payment & Performance Bonds (≈ 0.95% Applies to all line item types.):	\$677.00
		Fee (≈ 2.45% Applies to all line item types.):	\$1,789.00
		CAT Tax (≈ 0.48% Applies to all line item types.):	\$359.00
		Grand Total:	\$75,186.00

PCO # 025: 21012 PCO 042 Utility Connection Permit Fees

#	Budget Code	Description	Amount
1	00-990-___-.MAT'L Permit Fees.MATERIAL	Utility Connection Permit Fees	\$93,409.00
		Builder's Risk (0.00% Applies to all line item types.):	\$0.00
		Liability Insurance (0.00% Applies to all line item types.):	\$0.00
		Payment & Performance Bonds (0.00% Applies to all line item types.):	\$0.00
		Fee (≈ 2.45% Applies to all line item types.):	\$2,289.00
		CAT Tax (≈ 0.48% Applies to all line item types.):	\$459.00
		Grand Total:	\$96,157.00

PCO # 026: 21012 PCO 026 Permit Delay

#	Budget Code	Description	Amount
1	07-600-___-.SUBS Arctic Sheet Metal	Permit Delay - Labor Increase	\$6,440.00
2	09-680-___-.SUBS Alternative Edge	Permit Delay	\$0.00
3	32-170-___-.SUBS A-Line Striping	Permit Delay	\$0.00



PCCO #002

#	Budget Code	Description	Amount
4	10-001-___-.SUBS VDU, CG, RR Accessories, Toilet Partitions	Permit Delay - Material Increase	\$729.00
5	08-002-___-.MAT'L Bell Hardware	Permit Delay - Material Increase	\$8,044.00
6	13-001-___-.MAT'L Shelter Building Kit	Permit Delay	\$0.00
7	12-200-___-.SUBS Cash's Drapery	Permit Delay	\$0.00
8	09-250-___-.SUBS Cascade Acoustics	Permit Delay	\$0.00
9	07-170-___-.SUBS D&R Waterproofing	Permit Delay - Labor Increase	\$8,202.00
10	32-100-___-.SUBS Eastside Paving	Permit Delay	\$0.00
11	32-800-___-.SUBS GT Landscaping	Permit Delay - Material Increase	\$1,209.00
12	08-003-___-.SUBS Gibson	Permit Delay	\$0.00
13	31-001-___-.SUBS Konell	Permit Delay - Remob Fees	\$28,500.00
14	04-001-___-.SUBS Kraft Masonry	Permit Delay - Labor & Material Inc, Storage Costs	\$30,465.00
15	08-410-___-.SUBS Mountain View Glazing	Permit Delay - Labor Increase	\$5,316.00
16	10-140-___-.SUBS Interior Signs	Permit Delay	\$0.00
17	07-560-___-.SUBS Roof Accessories - Roof Anchor System	Permit Delay	\$0.00
18	09-660-___-.SUBS NW Flooring	Permit Delay	\$0.00
19	23-001-___-.SUBS Piper	Permit Delay - Material increase & Material Storage	\$0.00
20	26-001-___-.SUBS PECl	Permit Delay - Labor increase	\$10,023.00
21	33-001-___-.SUBS Decommission Site Utilities	Permit Delay	\$0.00
22	11-660-___-.SUBS Paul Bros Splash Pad	Permit Delay	\$0.00
23	07-310-___-.SUBS Roof Toppers	Permit Delay	\$0.00
24	09-900-___-.SUBS Rich Holland Painting	Permit Delay	\$0.00
25	21-001-___-.SUBS Swift	Permit Delay - Labor Increase	\$3,256.00
26	06-410-___-.SUBS Salem Wood Products	Permit Delay	\$0.00
27	06-106-___-.MAT'L Structure Craft	Permit Delay	\$0.00
28	05-120-___-.SUBS Solid Form	Permit Delay	\$0.00
29	02-210-___-.SUBS Terra Calc	Permit Delay	\$0.00
30	03-001-___-.SUBS Ward Henshaw	Permit Delay - Material and Labor increase	\$0.00
31	32-310-___-.SUBS Zochert Fencing	Permit Delay	\$0.00
32	32-160-___-.SUBS Larusso	Permit Delay - Material and Labor increase	\$5,436.00
33	01-002-___-.SUBS General Conditions	Delay General Conditions	\$279,336.00
Builder's Risk (≈ 0.6% Applies to all line item types.):			\$2,322.00
Liability Insurance (≈ 1.15% Applies to all line item types.):			\$4,450.00
Payment & Performance Bonds (≈ 0.95% Applies to all line item types.):			\$3,676.00
Fee (≈ 2.45% Applies to all line item types.):			\$9,737.00
CAT Tax (≈ 0.48% Applies to all line item types.):			\$1,955.00
Grand Total:			\$409,096.00

PCO # 028: 21012 PCO 028 PR1 Cost Impacts

#	Budget Code	Description	Amount
1	32-170-___-.SUBS A-Line Striping		\$7,566.00
2	32-100-___-.SUBS Eastside Paving		\$4,584.00
3	31-001-___-.SUBS Konell		\$101,406.00
4	21-001-___-.SUBS Swift		\$(2,524.00)
5	02-210-___-.SUBS Terra Calc		\$11,533.00
6	32-310-___-.SUBS Zochert Fencing	Fencing	\$10,057.00
7	01-020-___-.MAT'L Project Construction Contingency	Konell Materials	\$91,078.00



PCCO #002

Builder's Risk (≈ 0.6% Applies to all line item types.):	\$1,343.00
Liability Insurance (≈ 1.15% Applies to all line item types.):	\$2,573.00
Payment & Performance Bonds (≈ 0.95% Applies to all line item types.):	\$2,125.00
Fee (≈ 2.45% Applies to all line item types.):	\$5,629.00
CAT Tax (≈ 0.48% Applies to all line item types.):	\$1,130.00
Grand Total:	\$236,500.00

PCO # 029: 21012 PCO 029 OLL Contaminated Soil

#	Budget Code	Description	Amount
1	33-001-___.SUBS Decommission Site Utilities	Testing	\$1,650.00
2	31-001-___.SUBS Konell	Haul Away	\$2,889.00
		Builder's Risk (≈ 0.59% Applies to all line item types.):	\$27.00
		Liability Insurance (≈ 1.15% Applies to all line item types.):	\$52.00
		Payment & Performance Bonds (≈ 0.95% Applies to all line item types.):	\$43.00
		Fee (≈ 2.45% Applies to all line item types.):	\$114.00
		CAT Tax (≈ 0.48% Applies to all line item types.):	\$23.00
		Grand Total:	\$4,798.00

PCO # 031: 21012 PCO 031 Refill Borrowed Contingency

#	Budget Code	Description	Amount
1	01-020-___.MAT'L Project Construction Contingency	PCO 003 Jobsite Camera	\$5,385.00
2	01-020-___.MAT'L Project Construction Contingency	PCO 006 VE Lighting	\$(13,630.00)
3	01-020-___.MAT'L Project Construction Contingency	PCO 008 Alertus Addition	\$17,730.00
4	01-020-___.MAT'L Project Construction Contingency	PCO 009 OFOI Camera Credit	\$(13,864.00)
5	01-020-___.MAT'L Project Construction Contingency	PCO 010 Voice Data Outlet Configuration	\$1,460.00
6	01-020-___.MAT'L Project Construction Contingency	PCO 012 Utility Potholing	\$2,137.00
7	01-020-___.MAT'L Project Construction Contingency	PCO 013 Access Control System	\$15,177.00
8	01-020-___.MAT'L Project Construction Contingency	PCO 016 RFI 54 Added Display	\$1,796.00
9	01-020-___.MAT'L Project Construction Contingency	PCO 017 Additional Soil Excavation Jan 2024	\$27,000.00
10	01-020-___.MAT'L Project Construction Contingency	PCO 019 Video Conf in Rm 130	\$14,363.00
		Builder's Risk (≈ 0.6% Applies to all line item types.):	\$345.00
		Liability Insurance (≈ 1.15% Applies to all line item types.):	\$662.00
		Payment & Performance Bonds (≈ 0.95% Applies to all line item types.):	\$547.00
		Fee (≈ 2.45% Applies to all line item types.):	\$1,448.00
		CAT Tax (≈ 0.48% Applies to all line item types.):	\$291.00
		Grand Total:	\$60,847.00

PCO # 032: 21012 CO032 RFI #113: Conduit for County Fiber Line

#	Budget Code	Description	Amount
1	26-001-___.SUBS PECL	Remove (2) 4" C and add (1) 2" C	\$(15,296.00)
		Builder's Risk (≈ 0.6% Applies to all line item types.):	\$(92.00)
		Liability Insurance (≈ 1.15% Applies to all line item types.):	\$(176.00)
		Payment & Performance Bonds (≈ 0.95% Applies to all line item types.):	\$(145.00)
		Fee (≈ 2.45% Applies to all line item types.):	\$(385.00)
		CAT Tax (≈ 0.48% Applies to all line item types.):	\$(77.00)
		Grand Total:	\$(16,171.00)



PCCO #002

The original (Contract Sum)	\$20,100,316.00
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$20,100,316.00
The contract sum would be changed by this Change Order in the amount of	\$901,206.00
The new contract sum including this Change Order will be	\$21,001,522.00
The contract time will not be changed by this Change Order.	

NCPRD =
 \$305,060.00 =
 \$506,117

Sina Meier (Opsis Architecture)

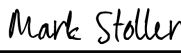
920 NW 17th Avenue
Portland, Oregon 97209


Clackamas County


150 Beavercreek Road
Oregon City, Oregon 97045

P&C Construction

2133 NW York Street
Portland, Oregon 97210

DocuSigned by:

 July 26, 2024
 SIGNATURE DATE

DocuSigned by:

 July 26, 2024
 SIGNATURE DATE

DocuSigned by:

 July 29, 2024
 SIGNATURE DATE

**PCO #007**

P&C Construction
2133 NW York St
Portland, Oregon 97210-2108
Phone: 503.665.0165

Project: 21012 - Oak Lodge Library
3811 SE Concord Road
Milwaukie, Oregon 97267

Prime Contract Potential Change Order #007: 21012 PCO 007 ROW Scope

TO:	Clackamas County 150 Beaver Creek Road Oregon City, Oregon 97045	FROM:	P&C Construction 2133 NW York Street Portland, Oregon 97210
PCO NUMBER/REVISION:	007 / 1	CONTRACT:	21012 - Oak Lodge Library
REQUEST RECEIVED FROM:	Jason Varga (Clackamas County)	CREATED BY:	Sonia Axelrod (P&C Construction)
STATUS:	Pending - In Review	CREATED DATE:	11/28/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$243,239.00

POTENTIAL CHANGE ORDER TITLE: 21012 PCO 007 ROW Scope

CHANGE REASON: Added Scope

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Additional sawcut, demo, and prep for new sidewalk, asphalt, and driveways per drawings for Concord ROW dated 10.05.2023. Also includes addition of new irrigation zone along ROW and installation of 21 new trees and 682 new shrubs per the drawings. Does not include permitting costs.

ATTACHMENTS:

[GT Landscaping CR-01 - ROW Scope.pdf](#) , [A Line Striping Oak Lodge Library and Community Park Change Order.pdf](#) , [Larusso Colored Takeoff-ROW.pdf](#) , [Konell CR 1 - Concord ROW.pdf](#) , [Eastside Paving Oak Lodge Library ROW Additional Footage 110723.docx](#) , [Larusso Oaks Lodge Library & Community Park - ROW COR.pdf](#)

#	Budget Code	Description	Amount
1	32-100-___-.SUBS Eastside Paving	Additional ROW Paving	\$8,500.00
2	31-001-___-.SUBS Konell	Excavation, fill and prep	\$100,817.00
3	32-160-___-.SUBS Larusso	New sidewalk and curb	\$66,016.00
4	32-170-___-.SUBS A-Line Striping	Additional Pavement Markings	\$12,037.00
5	01-003-___-.SUBS Logistics	Flagging & Traffic Control	\$3,000.00
6	32-800-___-.SUBS GT Landscaping	Irrigation & Landscaping	\$39,707.00
Subtotal:			\$230,077.00
Builder's Risk (≈ 0.6% Applies to all line item types.):			\$1,380.00
Liability Insurance (≈ 1.15% Applies to all line item types.):			\$2,646.00
Payment & Performance Bonds (≈ 0.95% Applies to all line item types.):			\$2,186.00
Fee (≈ 2.45% Applies to all line item types.):			\$5,789.00
CAT Tax (≈ 0.48% Applies to all line item types.):			\$1,161.00
Grand Total:			\$243,239.00



PCO #007

Sina Meier (Opsis Architecture)

920 NW 17th Avenue
Portland, Oregon 97209

Clackamas County

150 Beavercreek Road
Oregon City, Oregon 97045

P&C Construction

2133 NW York Street
Portland, Oregon 97210

DocuSigned by:
Sina Meier January 4, 2024
7CAA77E759AD4E6...
SIGNATURE DATE

DocuSigned by:
Jason Varga January 17, 2024
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SIGNATURE DATE

DocuSigned by:
Sonia Axelrod January 17, 2024
78EF5A212F094B0...
SIGNATURE DATE



PCO #001

P&C Construction
 2133 NW York St
 Portland, Oregon 97210-2108
 Phone: 503.665.0165

Project: 23005 - Concord CC Upgrades
 3811 SE Concord Road
 Milwaukie, Oregon 97267

Prime Contract Potential Change Order #001: 23005 PCO01 New Gutters & Downspouts

TO:	Clackamas County 150 Beaver Creek Road Oregon City, Oregon 97045	FROM:	P&C Construction 2133 NW York Street Portland, Oregon 97210
PCO NUMBER/REVISION:	001 / 0	CONTRACT:	23005- - Concord CC Upgrades
REQUEST RECEIVED FROM:		CREATED BY:	Hunter Karnopp (P&C Construction)
STATUS:	Pending - In Review	CREATED DATE:	6/18/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$40,556.00

POTENTIAL CHANGE ORDER TITLE: 23005 PCO01 New Gutters & Downspouts

CHANGE REASON: Added Scope

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #002 - Concord Gutter Replacement

Pricing to replace the existing gutters instead of salvaging and reinstalling the existing gutters and downspouts. Upon investigation, it was discovered that the gutter spikes needed to be removed and later replaced to support the gutters, which added labor to the roof scope. Additionally, it was also discovered that the existing gutters/downspouts are damaged and mismatched in multiple areas throughout the exterior.

ATTACHMENTS:

[Gutter Removal ROM r1.pdf](#) , [_fab53d83-921b-4d97-902b-0e3eca26a019_4761335670_production_thumbnail_large.png](#) , [_496c7116-1ec7-430c-9eb5-a05e6a5f4467_4761335233_production_thumbnail_large.png](#) , [_97ccdfb2-0b54-49f9-9788-f0dd4bfa610e_4761334352_production_thumbnail_large.png](#) , [_f29767fe-9d79-4294-bf4d-2503c9e95f17_4761335573_production_thumbnail_large.png](#) , [_COR 2 - Addendum 02 Gutters and Downspouts.pdf](#)

#	Budget Code	Description	Amount
1	07-600-___.SUBS Arctic	New Gutters & Downspouts	\$29,034.00
2	03-000-___.SUBS Ward-Henshaw	Gutter & Downspout Demo	\$9,326.00
Subtotal:			\$38,360.00
Builder's Risk (≈ 0.6% Applies to all line item types.):			\$230.00
Liability Insurance (≈ 1.15% Applies to all line item types.):			\$441.00
Payment & Performance Bond (≈ 0.95% Applies to all line item types.):			\$365.00
Fee (≈ 2.45% Applies to all line item types.):			\$966.00
CAT Tax (≈ 0.48% Applies to all line item types.):			\$194.00
Grand Total:			\$40,556.00



PCO #001

Caroline Hather (Opsis Architecture)

920 NW 17th Avenue
Portland, Oregon 97209

Clackamas County

150 Beavercreek Road
Oregon City, Oregon 97045

P&C Construction

2133 NW York Street
Portland, Oregon 97210

DocuSigned by:

Caroline Hather

July 24, 2024

SIGNATURE

DATE

DocuSigned by:

Jason Varga

July 23, 2024

SIGNATURE

DATE

DocuSigned by:

Sonia Ayshod

July 24, 2024

SIGNATURE

DATE



PCO #005

P&C Construction
 2133 NW York St
 Portland, Oregon 97210-2108
 Phone: 503.665.0165

Project: 23005 - Concord CC Upgrades
 3811 SE Concord Road
 Milwaukie, Oregon 97267

Prime Contract Potential Change Order #005: 23005 PCO05 Addendum-2 Added Costs

TO:	Clackamas County 150 Beavercreek Road Oregon City, Oregon 97045	FROM:	P&C Construction 2133 NW York Street Portland, Oregon 97210
PCO NUMBER/REVISION:	005 / 0	CONTRACT:	23005- - Concord CC Upgrades
REQUEST RECEIVED FROM:		CREATED BY:	Hunter Karnopp (P&C Construction)
STATUS:	Pending - In Review	CREATED DATE:	6/18/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$137,217.00

POTENTIAL CHANGE ORDER TITLE: 23005 PCO05 Addendum-2 Added Costs

CHANGE REASON: Added Scope

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

During the permitting process, revisions were made to the drawings, in addition to added scope on the roof. The below pricing includes all work that received increased costs or added scope due to the changes. The addendum-2 narrative sheet outlines all changes and revised sheet/specs.

ATTACHMENTS:

[Concord COR 02 Add-2 Changes Cascade Revised 8-13-24.pdf](#) , [_COR 1.R2 - Addendum 02.pdf](#) , [_COR 3 - RFI 3 Cover Flashing for UV Vent.pdf](#) , [Add-2 Narrative.pdf](#) , [_Concord CO1 - Convert Attic to Dry System.pdf](#)

#	Budget Code	Description	Amount
1	07-600-___-.SUBS Arctic		\$45,288.00
2	31-001-___-.SUBS Konell		\$0.00
3	04-200-___-.SUBS Kraft Masonry		\$0.00
4	08-410-___-.SUBS Mountain View		\$0.00
5	09-680-___-.SUBS NW Flooring		\$0.00
6	26-050-___-.SUBS PECi		\$0.00
7	23-300-___-.SUBS Piper Mechanical		\$0.00
8	05-120-___-.SUBS Solid Form		\$0.00
9	21-130-___-.SUBS Swift Fire		\$78,750.00
10	07-810-___-.SUBS Sawtooth		\$0.00



PCO #005

#	Budget Code	Description	Amount
11	09-250-___-.SUBS	Cascade Acoustics	\$5,658.00
Subtotal:			\$129,696.00
Builder's Risk (≈ 0.6% Applies to all line item types.):			\$778.00
Liability Insurance (≈ 1.15% Applies to all line item types.):			\$1,492.00
Payment & Performance Bond (≈ 1.03% Applies to all line item types.):			\$1,330.00
Fee (≈ 2.45% Applies to all line item types.):			\$3,266.00
CAT Tax (≈ 0.48% Applies to all line item types.):			\$655.00
Grand Total:			\$137,217.00

Caroline Hather (Opsis Architecture)

920 NW 17th Avenue
Portland, Oregon 97209

Clackamas County

150 Beavercreek Road
Oregon City, Oregon 97045

P&C Construction

2133 NW York Street
Portland, Oregon 97210

Signed by:
Caroline Hather
August 19, 2024
SIGNATURE DATE

Signed by:
Jason Varga
August 22, 2024
SIGNATURE DATE

DocuSigned by:
Sonia Axelrod
August 22, 2024
SIGNATURE DATE



Change Order Request

Project: Oak Lodge

Project Number: 31469

Number: CR#01

Date of Request: December 19, 2023

Contractor Proposal: Landscape Changes per new Right of Way design – plans dated 08.15.2023

- Adjust existing layout of irrigation zones, and add new zones along right of way for new plantings
- Install up to 150 lf of new 4” sleeves
- Import up to 20 cy of blended topsoil at a 2” depth for additional bed areas.
- Import up to 24 cy of BES stormwater soil at an 18” depth for the widening of the parking lot island storm planter.
- Install up to 21 new trees and 682 new shrubs per layout changes in 08.15.2023 plans in the following breakdown
 - Add for 3” caliper trees x 21
 - Add for 1 gallon shrubs x 630
 - Add for 2 gallon shrubs x 64
 - Credit for 3 gallon shrubs x (-69)
 - Add for 5 gallon shrubs x 57

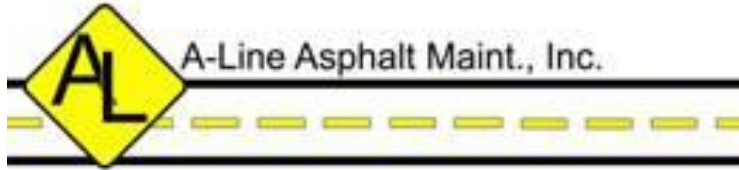
And a total Addition

Total \$39,707.00

The foregoing amount provides for everything required in connection with this change. All provisions of the contract shall remain in full force and effect, except as specified in the description of this change. We understand that no invoices incorporating the amount of this change will be honored prior to authorization of the work specified.

X _____
Approval Signature

Date



P.O. Box 873516 Vancouver, WA 98687 • ALINEAM933DT CCB# 175317

Phone: 360-576-6814 Fax: 360-576-8576 • alineparking.com

CHANGE ORDER

November 8th 2023

Project: Oak Lodge Library and Community Park 3811 SE Concord Rd, Milwaukie, OR 97267

Scope: Thermoplastic & Signage

Thank you for the opportunity to bid on the above project. All work to be done to manufacturers recommendations in a professional workman like manner. I will provide all materials, equipment and labor to complete the job scope.

Offsite Street Improvements

Thermoplastic: Supply and install 550 lf of 8" white line.

Signage: Supply and install 1 ped traffic sign with right diagonal arrow plaque and 1 ped traffic sign with left diagonal arrow plaque, mounted on the existing posts. Supply and install 1 ped traffic sign with diagonal plaque and 2 ped traffic signs with 2 ahead plaques, mounted on 3 square perforated posts, secured with concrete in the landscaping.

Lump Sum: \$12,037.00

Our bid excludes removing signs, relocating signs and traffic control.

Conditions:

All vehicles and debris removed prior to work being done.

Water access has been approved.

All irrigation has been turned off.

Above pricing is valid for 30 days.

If a credit card is used for payment, there will be a 3% service fee.

Price may change due to rock and oil escalation, natural gas surcharge or quantity increase. This would be pre-negotiated prior to starting work.

Price excludes taxes when applicable, grading, flagging, core samples, locates, permits and compaction testing, unless otherwise stated on the bid.

****Our paving price is an estimate based on information provided. The amount billed will be based on the asphalt tonnage used after completion. Asphalt mix tickets will be provided upon request. Increase/decrease in asphalt tonnage may be a result of changes in area, grade, concrete elevations, etc.**

Our price is for typical sign installation. Additional hardware may increase the price.

Thanks again for the opportunity to bid, and please call me if you have any questions.

Respectfully Submitted,

A-Line Asphalt Maintenance, Inc.

Signature _____

Owner Representative Acceptance of Proposal

I have read and understand this document and accept the prices, specifications and conditions stated. I understand that upon signing, this estimate becomes a binding contract. I authorize the work to be done as specified. Payment is due upon completion of work. Late payments are subject to interest charges as follows: 30 days & later 1% per month and 18% per year. In the event legal action is necessary to collect these sums, I agree that the prevailing party in such action shall be entitled to recover reasonable attorney's fees in addition to court costs including any appeal therein, is tried, heard or decided.

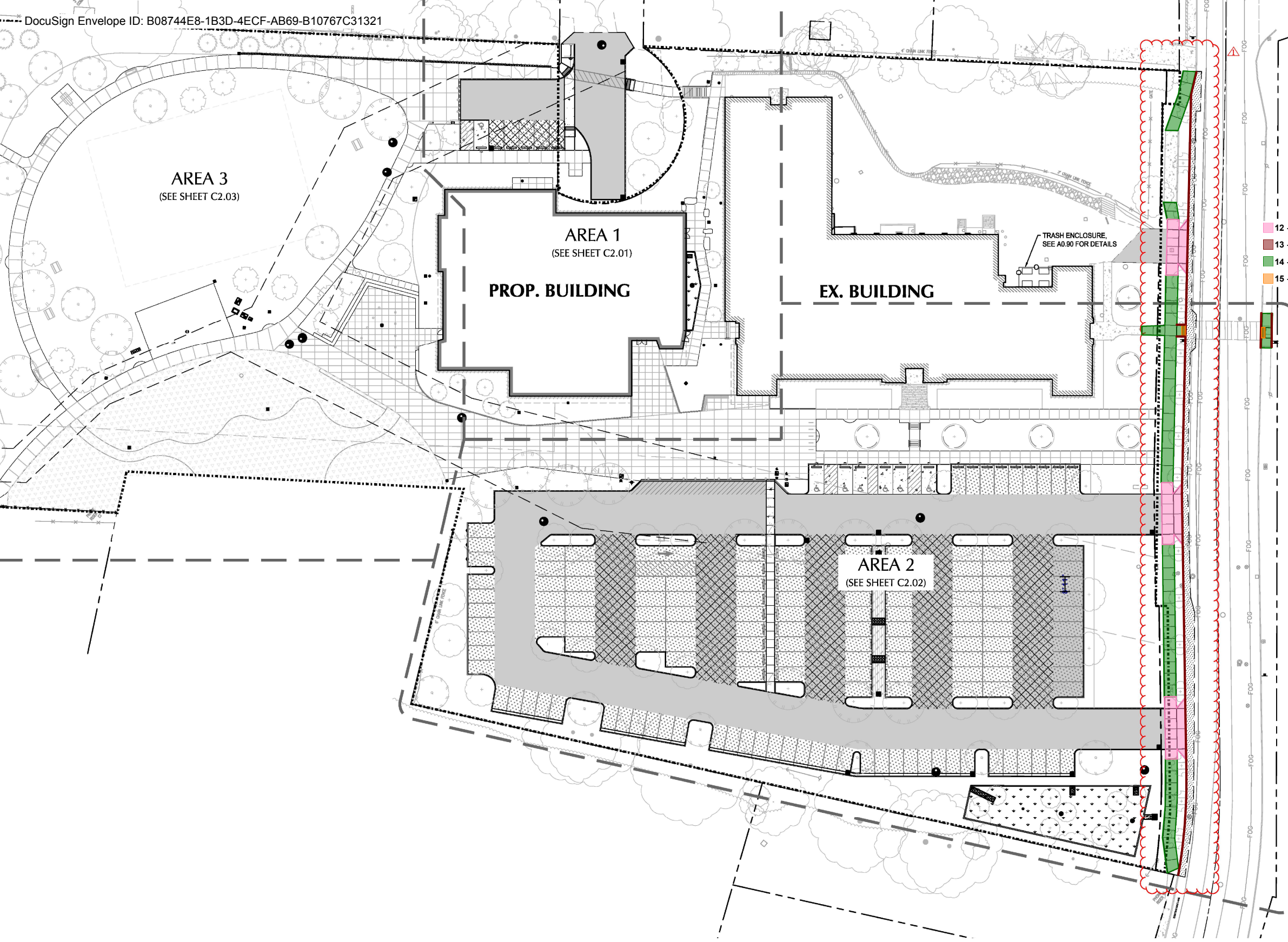
SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL 7/C5.00.
3. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.
4. CURBS IN FIRE ACCESS ZONES SHALL BE PAINTED RED WITH WHITE "NO PARKING FIRE LANE" STENCIL AT A MINIMUM OF 20' ON CENTER. TEXT SHALL BE IN 1 INCH WIDE BY 6 INCHES HIGH PER OFC 503.3

- 12 - ROW Drive Approaches, 6" - Unreinf. (D600/C5.04) - 1,194 SF
- 13 - ROW Curb (S100/C5.04) - 532 LF
- 14 - ROW Sidewalk, 6" (S960/C5.04) - 2,608 SF
- 15 - ROW Truncated domes - 26 SF

SHEET LEGEND

	PROPERTY/ROW LINE	
	CURB PAINTED RED WITH STENCIL. SEE SHEET NOTE 4	
	STORMWATER PLANTER	(1A) (C5.02)
	HEAVY (ACCESS ROAD) ASPHALT PAVEMENT SECTION	(1A) (C5.00)
	MEDIUM (DRIVE AISLE) ASPHALT PAVEMENT SECTION	(1A) (C5.00)
	STANDARD (PARKING AREA) ASPHALT PAVEMENT SECTION	(1A) (C5.00)
	VEHICULAR CONCRETE PAVEMENT	(1B) (C5.00)



TRASH ENCLOSURE. SEE A0.90 FOR DETAILS

AREA 3
(SEE SHEET C2.03)

AREA 1
(SEE SHEET C2.01)
PROP. BUILDING

EX. BUILDING

AREA 2
(SEE SHEET C2.02)



November 2nd, 2023

P&C Construction
 Jason Bragg
 2133 NW York St
 Portland, OR 97210

Oak Lodge Library

KCD Job # **223708**
 Contract: 21012
 CR: 1
 ASI
 RFI
Delay Days

RE: Concord ROW

Summary of Costs

Sawcut, demo, and prep curb, sidewalk, and asphalt on SE Concord Ave along Oak Lodge frontage. Excludes permits, temporary AC, additional erosion control, fencing, barricades, tree removal. Assumes no utility scope, utility conflicts or excavation for others.

Cost Impact Breakdown

Description	Added Quantity	Deleted Quantity	Delta	Price Per Unit	Subtotal	%	Markup	Total
Demo Concrete/AC								
Foreman	4.00	0.00	4.00	\$89.00	356.00	10%	\$35.60	\$391.60
Operator	16.00	0.00	16.00	\$87.24	1,395.84	10%	\$139.58	\$1,535.42
Laborer	16.00	0.00	16.00	\$70.42	1,126.72	10%	\$112.67	\$1,239.39
Cat 314/315 Excavator	16.00	0.00	16.00	\$108.00	1,728.00	10%	\$172.80	\$1,900.80
Foreman Service/Small Tool Truck	16.00	0.00	16.00	\$23.00	368.00	10%	\$36.80	\$404.80
4/5 Axle Dump Truck	16.00	0.00	16.00	\$150.00	2,400.00	10%	\$240.00	\$2,640.00
Concrete Dump Fees - TCY	207.36	0.00	207.36	\$5.00	1,036.80	10%	\$103.68	\$1,140.48
Sawcut - LF	607.00	0.00	607.00	\$7.00	4,249.00	10%	\$424.90	\$4,673.90
Flaggers - HR	16.00	0.00	16.00	\$145.00	2,320.00	10%	\$232.00	\$2,552.00
Prep for Curb								
Foreman	2.00	0.00	2.00	\$89.00	178.00	10%	\$17.80	\$195.80
Operator	40.00	0.00	40.00	\$87.24	3,489.60	10%	\$348.96	\$3,838.56
Laborer	32.00	0.00	32.00	\$70.42	2,253.44	10%	\$225.34	\$2,478.78
Cat 314/315 Excavator	32.00	0.00	32.00	\$108.00	3,456.00	10%	\$345.60	\$3,801.60
CAT 299 Loader - HR	8.00	0.00	8.00	\$73.00	584.00	10%	\$58.40	\$642.40
Diesel Plate - HR	18.00	0.00	18.00	\$60.00	1,080.00	10%	\$108.00	\$1,188.00
Foreman Service/Small Tool Truck	24.00	0.00	24.00	\$23.00	552.00	10%	\$55.20	\$607.20
Dirt Haul & Dump Fees - TCY	17.53	0.00	17.53	\$23.50	411.96	10%	\$41.20	\$453.15
3/4"- Crushed Rock Delivered Solo - Per TCY	17.53	0.00	17.53	\$39.00	683.67	10%	\$68.37	\$752.04
Flaggers - HR	32.00	0.00	32.00	\$145.00	4,640.00	10%	\$464.00	\$5,104.00
Prep for New Sidewalk								
Foreman	2.00	0.00	2.00	\$89.00	178.00	10%	\$17.80	\$195.80
Operator	40.00	0.00	40.00	\$87.24	3,489.60	10%	\$348.96	\$3,838.56
Laborer	32.00	0.00	32.00	\$70.42	2,253.44	10%	\$225.34	\$2,478.78
Cat 314/315 Excavator	32.00	0.00	32.00	\$108.00	3,456.00	10%	\$345.60	\$3,801.60
CAT 299 Loader - HR	8.00	0.00	8.00	\$73.00	584.00	10%	\$58.40	\$642.40
Diesel Plate - HR	16.00	0.00	16.00	\$60.00	960.00	10%	\$96.00	\$1,056.00
Foreman Service/Small Tool Truck	32.00	0.00	32.00	\$23.00	736.00	10%	\$73.60	\$809.60
3/4"- Crushed Rock Delivered Solo - Per TCY	49.57	0.00	49.57	\$39.00	1,933.23	10%	\$193.32	\$2,126.55
Flaggers - HR	32.00	0.00	32.00	\$145.00	4,640.00	10%	\$464.00	\$5,104.00
Prep for Driveway								
Foreman	2.00	0.00	2.00	\$89.00	178.00	10%	\$17.80	\$195.80
Operator	16.00	0.00	16.00	\$87.24	1,395.84	10%	\$139.58	\$1,535.42
Laborer	16.00	0.00	16.00	\$70.42	1,126.72	10%	\$112.67	\$1,239.39
Cat 314/315 Excavator	16.00	0.00	16.00	\$108.00	1,728.00	10%	\$172.80	\$1,900.80
Diesel Plate - HR	8.00	0.00	8.00	\$60.00	480.00	10%	\$48.00	\$528.00



Foreman Service/Small Tool Truck	16.00	0.00	16.00	\$23.00	368.00	10%	\$36.80	\$404.80
3/4" - Crushed Rock Delivered Solo - Per TCY	15.78	0.00	15.78	\$39.00	615.42	10%	\$61.54	\$676.96
Flaggers - HR	16.00	0.00	16.00	\$145.00	2,320.00	10%	\$232.00	\$2,552.00
Prep for AC								
Foreman	2.00	0.00	2.00	\$89.00	178.00	10%	\$17.80	\$195.80
Operator	72.00	0.00	72.00	\$87.24	6,281.28	10%	\$628.13	\$6,909.41
Laborer	48.00	0.00	48.00	\$70.42	3,380.16	10%	\$338.02	\$3,718.18
Cat 314/315 Excavator	48.00	0.00	48.00	\$108.00	5,184.00	10%	\$518.40	\$5,702.40
CAT 299 Excavator - HR	16.00	0.00	16.00	\$73.00	1,168.00	10%	\$116.80	\$1,284.80
Diesel Plate - HR	24.00	0.00	24.00	\$60.00	1,440.00	10%	\$144.00	\$1,584.00
Foreman Service/Small Tool Truck	48.00	0.00	48.00	\$23.00	1,104.00	10%	\$110.40	\$1,214.40
3/4" - Crushed Rock Delivered Solo - Per TCY	140.27	0.00	140.27	\$39.00	5,470.53	10%	\$547.05	\$6,017.58
Flaggers - HR	48.00	0.00	48.00	\$145.00	6,960.00	10%	\$696.00	\$7,656.00
Dig out/Prep Planters								
Operator	4.00	0.00	4.00	\$87.24	348.96	10%	\$34.90	\$383.86
Laborer	4.00	0.00	4.00	\$70.42	281.68	10%	\$28.17	\$309.85
Cat 314/315 Excavator	4.00	0.00	4.00	\$108.00	432.00	10%	\$43.20	\$475.20
Foreman Service/Small Tool Truck	4.00	0.00	4.00	\$23.00	92.00	10%	\$9.20	\$101.20
Flaggers - HR	4.00	0.00	4.00	\$145.00	580.00	10%	\$58.00	\$638.00
							Grand Total	\$100,817

Regards,

Tanner Wingfield

Tanner Wingfield
Project Manager



EASTSIDE PAVING, INC.

PO BOX 1049 GRESHAM, OR 97030
Ph#: 503 492-7563 fax#: 503 492-7564
CCB# 068962 WA# EASTSPI087K1
sean@eastsidepaving.com

Prime Contractor

November 7, 2023

**Oak Lodge Library ROW Footage Change
Gladstone, Or.**

ROW paving (Concord Rd) with 4" of asphalt 1889 Sq. Ft. @ \$4.50 Per-----\$8500.50

1 Mobilization included in price. Any additional to be billed at \$3000.00 EA.

Price based off current Plant Pricing.

Exclusions: Traffic control, testing, permits, fees, sales tax, grind, saw cut, fine grading, pavement marking, nights, weekends, any drainage less than 2%.

I Propose hereby to furnish material and labor – complete in accordance with above specifications.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Payment to be made upon completion unless otherwise agreed. Access will be agreed upon by the owner to hold Eastside Paving, Inc. absolutely harmless of any damage to ground surface, trees, shrubbery, sidewalks & driveways. Eastside Paving, Inc. is not responsible for pavement failure due to unknown or defective subgrade. Any deviation from the work described above involving extra charges over the prices mentioned will only be executed upon written or verbal orders. All agreements, verbal and written are binding. By signing below I accept full responsibility for all cost necessary to collect all money owned associated with work performed including attorney fees. Permits not included unless stated in proposal.

Authorized Signature: _____Sean Patrick, Estimator Cell#: 503-519-6479

Note: This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment to be made upon completion of work.

Date of Acceptance: _____ Signature _____



8536 SW St. Helens Dr. Ste. D
 Wilsonville, OR. 97070
 Phone: (503) 563-6780
 Fax: (503) 563-6786
 CCB# 169176

JOB: Oaks Lodge Library & Community Park - ROW COR

11/2/23

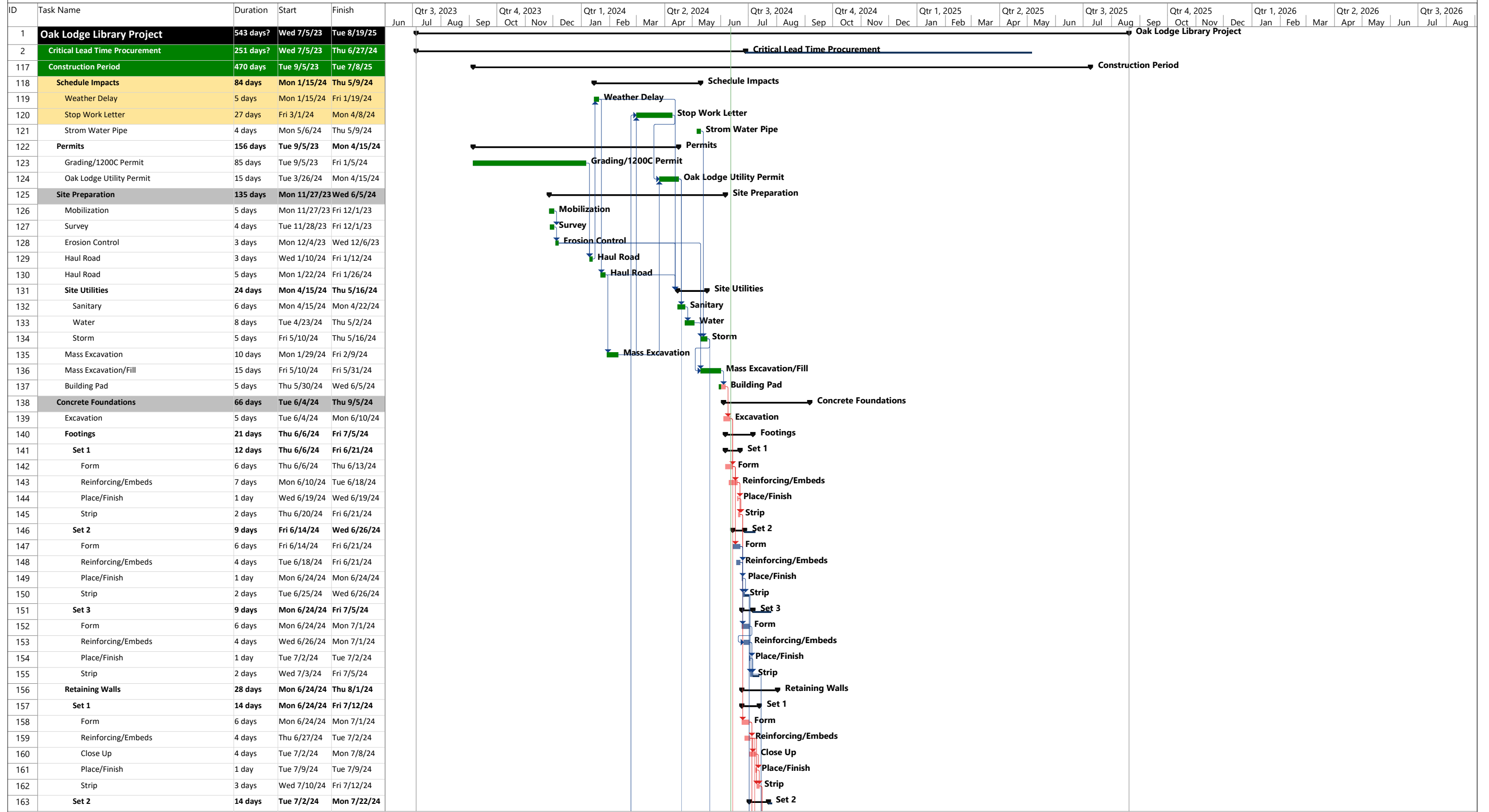
Item: Site Concrete - Provide and Install

Right-of-Way Scope:

	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Amount</u>
ROW Curb (S100/C5.03)	532	LF	\$22.52	\$11,981
ROW Sidewalk, 4" (S960/C5.03)	2,608	SF	\$12.35	\$32,209
ROW Drive Approaches, 6" - Unreinf. (D600/C5.03)	1,194	SF	\$18.28	\$21,826
	ROW Total			\$66,016

Notes, clarifications, inclusions, and exclusions per original proposal.

OLL Master Schedule 5-9-2024



Project: Oak Lodge Library Proj
Date: Wed 6/12/24

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split	Slack
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress	
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress	



P&C Construction
2133 NW York St
Portland, Oregon 97210-2108
Phone: 503.665.0165

Project: 21012 - Oak Lodge Library
3811 SE Concord Road
Milwaukie, Oregon 97267

Prime Contract Potential Change Order #015: 21012 PCO 015 CPA Concord Play Area

Table with 4 columns: TO, FROM, PCO NUMBER/REVISION, CONTRACT, REQUEST RECEIVED FROM, CREATED BY, STATUS, CREATED DATE, REFERENCE, PRIME CONTRACT CHANGE ORDER, FIELD CHANGE, LOCATION, ACCOUNTING METHOD, SCHEDULE IMPACT, PAID IN FULL, EXECUTED, SIGNED CHANGE ORDER RECEIVED DATE, TOTAL AMOUNT.

POTENTIAL CHANGE ORDER TITLE: 21012 PCO 015 CPA Concord Play Area

CHANGE REASON: Added Scope

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

Dear Client:

Below is the estimate & clarifications for the Concord Property Play Area based upon Learning Landscapes Design Final Construction Documents Set dated 11/17/2023.

Please note the following specific qualifications & clarifications:

Division 1

- 1. Cost does not include 5% contingency
2. Excludes any 3rd party testing including playground auditing
3. General Conditions based on the Playground and the Community Center running concurrently and utilizing the same team.

Division 11

- 1. Excludes supply and installation of Northwest playground items, including playground equipment and floor tile & turf.
2. Accounts for a 5% fluctuation in Euro to Dollars exchange rate.
3. Does not account for any unforeseen delays or conditions based on overseas shipping, including customs, etc.

ATTACHMENTS:

Paul Brothers - Concord Play Area Quote Rev 5.pdf



Subtotal:	\$1,215,220.00
Builder's Risk (≈ 0.6% Applies to all line item types.):	\$7,291.00
Liability Insurance (≈ 1.15% Applies to all line item types.):	\$13,975.00
Payment & Performance Bonds (≈ 0.95% Applies to all line item types.):	\$11,545.00
Fee (≈ 2.45% Applies to all line item types.):	\$30,577.02
CAT Tax (≈ 0.48% Applies to all line item types.):	\$6,137.00
Grand Total:	\$1,284,745.02

Sina Meier (Opsis Architecture)
 920 NW 17th Avenue
 Portland, Oregon 97209

Clackamas County
 150 Beavercreek Road
 Oregon City, Oregon 97045

P&C Construction
 2133 NW York Street
 Portland, Oregon 97210

 SIGNATURE DATE

 SIGNATURE DATE

 SIGNATURE DATE



8601 SE Revenue Rd., Boring, OR 97009
 503-663-1220 office 503-663-7208 fax
 www.paulbrothersinc.com info@paulbrothersinc.com

OR CCB#64461
 WA#PAULBI*239LG
 Landscape License #5337

INVITATION TO BID
Concord Play Area + Landscape/Irrigation

SUBJECT: Concord Play Area + Landscape/Irrigation
TO: P&C Construction
FROM: Paul Brothers, Inc.
 CCB# 64461; Landscape license# 5337
DATE: 5/20/2024

We hereby submit our bid for the above referenced project. Thank you for reaching out to Paul Brothers and for the opportunity to quote this project. Please note our proposal is based on:

Drawings: L1.0 – L7.0
Specifications: None
Addenda acknowledged: None
Labor rates: Prevailing Wages as of 7/1/2023

TOTAL LUMP SUM PRICE: \$ 1,115,299.90

PRICE BREAKDOWN:

Description	Quantity	Unit	Price
Mobilization	1	LS	\$63,637.00
Earthwork/Grading/Prep	1	LS	\$128,910.00
JG Utilities	1	LS	\$14,369.00
Concrete	1	LS	\$233,273.00
Boulder/Stone Work	1	LS	\$114,764.00
Logs	1	LS	\$29,000.00
Site Furnishings	1	LS	\$44,046.00
Play Equipment & Install	1	LS	\$199,000.00
Water Feature	1	LS	\$127,364.00
Landscape/Irrigation	1	LS	\$59,546.00
		Subtotal	\$1,013,909.00
		Markup @ 10%	\$101,390.90
		Total Price	\$1,115,299.90



Scope w/Assumptions

All work will be performed in accordance with the contract documents and is limited to the below scope (if a scope is not listed, we did not include it in our bid):

1. Mobilization: Equipment mobs, supervision, tax, overhead & insurance.
2. Survey: Includes control points, Topcon GPS model for fine grading/layout. Does not include survey needed for concrete items. Included in mobilization price.
3. Earthwork Grading/Subgrade Prep: Assumes entire area (approx.. 19,000 SF) is left at 225' elevation +/- 0.1' with dirt. From there, PBI will excavate dirt/import rock to meet subgrade elevations on L4.0. PBI Plans to use Topcon GPS model for fine grading/contours.
4. UG Utilities: Includes perf pipe drainage with connections shown on L4.0. Not enough information provided for the trench drain @ drainage curb...we plugged in a material price for \$2K for this item. A deduct/add change order will be issued depending on what the final product will be for this item.
5. Concrete: Includes fine prep, formwork, pour, strip, backfill for all concrete items within the footprint of the play area...including the following concrete items: Retaining walls @ bridges, Seat Walls, Playground Curb, Drainage Curb, Stairs & Cheek Wall, Flatwork within playground footprint, Rat Slab below tiles & mound below turf, Water Feature. **Price includes a deduct/add for the following: Reduce rat slab below playground to 3" depth, remove concrete spur, remove rat slab @ landscape area, remove stairs, add concrete curb.**
6. Boulder/Stone Work: Includes prep & placement of all boulders/stonework on the project. Also includes Turtle Island.
7. Log Work: Includes prep & placement of (4) custom logs on the project.
8. Site Furnishings: Includes (6) benches, Skate Deterrents. **Price includes a deduct for handrail at stairs & rope fence.**
9. Play Equipment: Includes furnish & install all non-NW Playground play equipment. Includes sawcutting rat slabs for footings as required. **Price includes a deduct for: Metal Embankment Slide, Revised Swing, Birdhouse Retreat, Fox Sculpture.**
10. Water Play Area: Includes furnish & install of water play equipment, fine grade rock & concrete placement. **Price includes a deduct for: Push button & 3 spray heads.**
11. Landscape/Irrigation: Includes amending existing topsoil, irrigation, and plantings/landscape. **Price includes a deduct/add for the following: Removal of root barrier at NW corner, add approx.. 1594 SF of landscape/irrigation.**

Exclusions:

The following shall not fall under the responsibility of Paul Brothers, Inc.:

1. Subgrades to be prepared by others as described above.
2. Survey for concrete items by other. PBI will utilize Topcon GPS for layout/fine grading. No survey staking for concrete items included with quote.
3. No dirt haul-off included in quote.
4. NW Playground Equipment, Surfacing, and Installation of NW Playground items.
5. Cutting and patching of asphalt/concrete surfaces is not included in pricing.
6. Drainage & Water from Civil Pages.
7. Tree Protection, Demo, Trimming, and/or Pruning is not included in pricing.
8. Clearing & grubbing of any kind including existing landscape
9. Traffic control, street use and closure permits are to be by others.
10. Jacking or boring under existing paved surfaces is not included in pricing.



11. Testing, permits, or costs associated with inspections are excluded.
12. Pricing excludes off-site parking fees.
13. Erosion control
14. Long term landscaping maintenance
15. Bond; available upon request
16. Electrical above 24V piping, wiring, and trenching.
17. Repair of damages by others
18. Any adverse drainage conditions
19. Delay of work due to weather conditions, vandalism or acts of God.

General Assumptions:

The following conditions are assumed by Paul Brothers, Inc.:

1. Escalation: All pricing is based on current labor rates and quotes from suppliers at the time of bid. Paul Brothers, Inc. may be able to hold labor rates through the end of 2023 only. Material quotes from suppliers are typically only held for 30-60 days. An escalation amount of 2-5% per year, depending on the economy, can be expected but is not included in the price. PBI would need to confirm current labor and material rates at time of contract award and commencement of work.
2. Assumes dry weather conditions for work
3. Safety: General Contractor to provide safe access to all areas. Including traffic and pedestrian control and flagging/barricades as required.
4. Payment Term: Contractor shall provide Subcontractor (PBI), upon Subcontract finalization, deposits required on select material to hold or initiate production prior to placement of order and select COD items. This may be up to 50%-100% of the material costs.

Paul Brothers, Inc. will not be bound by any verbal agreements or promises. Agreement to perform will be based on mutually acceptable, signed Subcontract.

Quote valid for 30 days.

Paul Brothers, Inc is a family operated, third generation, 50+ year-old business, having completed countless public works projects all over the pacific NW. Please visit our website for our complete job history, references, and company profile: www.paulbrothersinc.com

Respectfully submitted,

Peggy Paul, President
Paul Brothers, Inc.



December 5th, 2023

P&C Construction
Sonia Axelrod
2133 NW York St
Portland, OR 97210

Oak Lodge Library

KCD Job # **223708**
Contract: 21012
CR: 4
ASI
RFI
Delay Days

RE: Concord Play Area

Summary of Costs

See attachment on Page 2.

Cost Impact Breakdown

Description							
Concord Play Area - LS	1.00						\$134,285.00
Grand Total							\$134,285

Regards,

Tanner Wingfield
Tanner Wingfield
Project Manager

-44,000 if PBI does the work