

November 3, 2022

Board of County of Commissioners
Clackamas County

Members of the Board:

Approval of an Amendment increasing funding reflecting the change in compensation to the Cooperation Agreement with Clackamas Volunteers in Medicine for construction services and for a new health clinic. The Amendment value is \$300,00, Funded through Community Development Block Grant. No County General Funds are involved.

Purpose/ Outcome	Signature approval of Amendment #1 adds \$300,000 to the Cooperation Agreement to fund a portion of the construction expenses for Health Clinic Project at the Clackamas Community College in Oregon City.
Dollar Amount and Fiscal Impact	Community Development Block Grant CARES Act funds (CDBG CV3) of \$ 650,000: CDBG CV Funds as a grant –original Agreement \$ 300,000: CDBG Funds - Amendment 1 <u>\$ 1,050,000: Other CVIM Grant Funds</u> \$2,000,000: Total estimated project costs
Funding Source	U.S. Department of Housing and Urban Development CDBG CARES Act funds No County General Funds are included in this Agreement
Duration	Upon signature to 20 years after completion of the project (est. 2042)
Previous Board Action/ Review	, July 22, 2021, BCC approved the CVIM Cooperation Agreement for a COVID-funded new health clinic. Issues item 11.1.22
Strategic Plan Alignment	Increase self-sufficiency for our clients. Ensure safe, healthy, and secure communities.
County Review	The Cooperation Agreement was reviewed and approved by County Counsel AN on 9/27/2021.
Procurement Review	1. Was the item processed through Procurement? <i>yes</i> <input type="checkbox"/> <i>no</i> <input checked="" type="checkbox"/> 2. Working with Finance Grants, Community Development Division distributed a Notice of Funding Opportunity (NOFO)
Contact Person	Mark Sirois, Manager - Community Development: 503-655-8591
Contract No.	H3S# 10412_01

BACKGROUND: The Housing and Community Development Division of the Health, Housing, and Human Services Department requests the approval of Amendment #1, adding \$300,000 to the original Cooperation Agreement for a new total of \$950,000 of CDBG grant funds for the Clackamas Volunteers in Medicine health clinic construction on the Clackamas Community College campus in Oregon City.

The County applied for this CDBG CARES ACT grant funding in October 2020. In May 2021, the Community Development Division advertised and distributed a Notice of Funding Opportunity (NOFO). The purpose of the NOFO was to partner with community-based organizations (“CBO”) to assist eligible low-income County residents impacted by COVID-19 with healthcare services and

Healthy Families. Strong Communities.

2051 Kaen Road, Oregon City, OR 97045 • Phone (503) 650-5697 • Fax (503) 655-8677

www.clackamas.us

CVIM Agreement #10412_01 for CVIM health clinic construction

homeless shelter and services. A total of six (6) proposals were submitted. All were reviewed and evaluated in the context of other available and awarded state and federal funding for these types and projects and services in Clackamas County. This health clinic project was one of two projects recommended to the BCC for funding.

PROJECT OVERVIEW: Clackamas Volunteers in Medicine (CVIM) applied for funding to remodel an existing building on the campus of the Clackamas Community College to be operated by CVIM. Since 2010, CVIM has been part of a nationwide affiliation of health clinics. The college has provided CVIM with a long-term lease of the building that will be remodeled. The lease is an attachment to the Cooperation Agreement.

This free healthcare clinic will provide low-income residents with free dental and healthcare services and training opportunities for students attending Clackamas Community College. The following training paths will be available:

- Clinical Laboratory Assistant program
- Certified Nursing Assistant program
- Advanced Dental Assistant
- Medical Assistant program

The Housing & Community Development Division has been working with CVIM and an architecture firm to prepare a construction bid package for advertising in October/November 2021, June 2022, and July 2022. Multiple bid publishing were needed for this health clinic project which has been impacted by supply chain product availability and cost of materials. Available COVID funding can help support the increased budget needed for the construction of the new health clinic. It is anticipated that the construction will begin in December of 2022.

RECOMMENDATION: We recommend signature approval of Amendment #1 to the Cooperation Agreement.

Respectfully submitted,

Denise Swanson

Rodney A. Cook, Director
Health, Housing, and Human Services

Attached: Cooperation Agreement Amendment #1

For H3S Admin: This project contributed to the County's Performance Clackamas goals of, Increasing self-sufficiency for our clients, Ensuring a Healthy, Safe, and Secure Community, and the goal of Building a Strong Infrastructure.

Contract Amendment
Health, Housing and Human Services Department

H3S Contract Number 10412 Board Agenda Number _____

and Date 10/11/22

Division Housing & Community Development Amendment No. 1

Contractor Clackamas Volunteers In Medicine (CVIM)

Amendment Requested By Amy Counsil & Mark Sirois

Changes: Scope of Services Contract Budget
 Contract Time Other _____

Justification for Amendment:

This Amendment updates the Consideration section to reflect a change in the compensation by adding \$300,000 to the Agreement. The total amount of \$300, 000 increase to the contract budget is additional COVID CDBG funds granted by HUD. The additional funding is to pay for construction services and are being paid for a new health clinic with CVIM through additional funding of the COVID CDBG grant.

This amendment is effective **upon signature** and continues through **June 30, 2023**.

Except as amended hereby, all other terms and conditions of the Contract remain in full force and effect. The County has identified the changes with "***bold/italic***" font for easy reference.

AMEND:

II Consideration

- A. The County agrees to provide CDBG funds toward the Project in a sum not to exceed \$650,000.00 ("CDBG Funds"). The CDBG Funds allocated for the Project will be paid directly to any contractor hired by County to perform the work on the Project ("Contractor") upon full execution of a construction contract. CVIM agrees to pay all Project costs incurred in excess of the CDBG Funds amount, including any change orders or other additional expenses related to the construction contract. CVIM is further responsible for providing a minimum 20% match contribution towards the cost of the Project, as detailed in Article IV, below.

The parties anticipate that the total costs of completing the Project will not exceed the sum of \$1,500,000 dollars. If, following receipt of construction bid proposals as part of the County's public bid process, or during performance of the construction contract, either party determines the Project cannot be completed with available funds, the County and CVIM agree to negotiate, in good faith, a possible modification of the Project or this Agreement to accommodate funding limitations.

If the parties are unable to reach an agreement as to a modified Project or amendment to the Agreement, this Agreement shall terminate, the parties shall bear their own costs incurred as of the date of termination, and the parties shall have no further obligations regarding this Agreement.

TO READ:

II Consideration

BRIDGES TO CHANGE

Professional Services Contract – Amendment #03

Page 2 of 2

- A. The County agrees to provide CDBG funds toward the Project in a sum not to exceed **\$950,000.00** ("CDBG Funds"). The CDBG Funds allocated for the Project will be paid directly to any contractor hired by County to perform the work on the Project ("Contractor") upon full execution of a construction contract. CVIM agrees to pay all Project costs incurred in excess of the CDBG Funds amount, including any change orders or other additional expenses related to the construction contract. CVIM is further responsible for providing a minimum 20% match contribution towards the cost of the Project, as detailed in Article IV, below.

The parties anticipate that the total costs of completing the Project will not exceed the sum of **\$2,000,000** dollars. If, following receipt of construction bid proposals as part of the County's public bid process, or during performance of the construction contract, either party determines the Project cannot be completed with available funds, the County and CVIM agree to negotiate, in good faith, a possible modification of the Project or this Agreement to accommodate funding limitations.

If the parties are unable to reach an agreement as to a modified Project or amendment to the Agreement, this Agreement shall terminate, the parties shall bear their own costs incurred as of the date of termination, and the parties shall have no further obligations regarding this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their duly authorized officers.

CLACKAMAS VOLUNTEERS IN MEDICINE

CLACKAMAS COUNTY

By: 
 Martha Spiers, Executive Director

Commissioner: Tootie Smith, Chair
 Commissioner: Sonya Fischer
 Commissioner: Paul Savas
 Commissioner: Martha Schrader
 Commissioner: Mark Shull


October 13, 2022
 Date
1001 Molalla Ave. Suite 202
 Street Address
Oregon City OR 97045
 City/State/Zip
(503) 722-4400 / (503) 722-4114
 Phone / Fax

CLACKAMAS COUNTY:

 Tootie Smith, Chair

 Date

To: Director Rodney Cook
Clackamas County Department of
Health, Housing and Human services

From: Martha Spiers 
Executive Director on behalf of
The Board of Directors
Clackamas Volunteers in Medicine

Date: September 28, 2022

Re: Request for additional COVID CDBG Funds

Clackamas Volunteers in Medicine (CVIM) was fortunate to receive \$650,000 (2021) in Community Development Block Grant Funds to renovate a space on the campus of Clackamas Community College (CCC) and relocate our clinic. This was to enable CVIM to partner with CCC to launch the Pathways workforce development program, and to continue providing care to low-income, uninsured people in Clackamas County, but on a larger scale.

Last year, following HUD requirements, the county project team selected the lowest construction bid from a company that was new to the community. As we know this did not work out and resulted in payment for both contested and uncontested work completed by the contractor, a seven-month construction delay, the need to re-bid the contract (twice), additional project management expense and the identification of and relocation to a transitional clinic space. In the ensuing time the cost of the project, originally estimated to be \$1.5M, ballooned to more than \$2.5M.

CVIM has raised \$2.7 million (including the \$650,000 CDBG funds) to renovate the new space and to seed the cost of service expansion. Our service expansion includes a full-time nurse practitioner, the provision of a training site for CCC students entering entry-level health careers and expanded capacity to serve more patients. Over the course of the last seven months, we have expended \$322,000 on capital expenses.

Currently CVIM can cover the rise in construction cost only by diverting all available service expansion funds and some of our endowment, which is the financial safety net for our organization. We will continue to raise funds to prevent this from happening, but this is a tall order for a small non-profit.

Last week I spoke with BCC Chair Smith and made a verbal request for an additional \$475,000 in Covid-related CDBG funds. It is my understanding that the Clackamas County Community Development Division has additional funds being held in reserve for Covid-relief related capital projects like ours.

This is a formal request for CVIM to be the beneficiary of those funds in the amount of \$475,000. This would enable CVIM to complete the project and restore \$250,000 of the diverted expansion budget, without using funds from CVIM's endowment.

Thank you for your consideration of this request.

COVER SHEET

- New Agreement/Contract
- Amendment/Change/Extension to _____
- Other _____

Originating County Department: _____

Other party to contract/agreement: _____

Description:

After recording please return to: _____

County Admin

Procurement

If applicable, complete the following:

Board Agenda Date/Item Number: _____