

December 19, 2024

BCC Agenda Date/Item: _____

Board of County Commissioners
 Clackamas County

Approval of Change Order to a Public Improvement Contract with ASA Construction for the Clackamas Village Project. Change Order Value is \$362,085.66 for 4 months. Total Contract Value is increased to \$3,700,627.22 for 1 year. Funding is through Supportive Housing Services Measure Funds. No County General Funds are involved.

Previous Board Action/Review	September 20, 2023 – Board approved Supportive Housing Services spend down plan, including funding for Clackamas Village construction November 22, 2023 – Board approved acquisition of site from the Development Agency December 13, 2023 – Board approved construction and operations funding plan and request to proceed with construction and operations solicitations April 25, 2024 – Board approved construction contract with ASA Construction July 20, 2024 – Department approved Change Order #1 August 21, 2024 – Department approved Change Order #2 December 17, 2024 – Change Order #3 briefed at Issues		
Performance Clackamas	This funding aligns with the County’s strategic priority to ensure safe, healthy and secure communities.		
Counsel Review	NA	Procurement Review	Yes
Contact Person	Mark Sirois	Contact Phone	503-351-7240

EXECUTIVE SUMMARY: The Housing & Community Development Division of the Health, Housing & Human Services Department is requesting approval of Change Order #3 to the construction contract with ASA Construction for Clackamas Village. Change Order #3 adds \$362,085.66 to cover costs associated with code requirements and unforeseen site conditions.

Clackamas County is developing a new transitional housing village at the site adjacent to the County’s Veterans Village. The new site, Clackamas Village, will provide people experiencing homelessness with safety off the streets and supportive services to aid in their transition to safe and stable permanent housing. The site’s 13 modular building structures will include a kitchen module, two office modules, two bathroom modules, and eight three-bedroom sleeping modules, with a total of 24 housing units.

ASA Construction, a Clackamas County-based company, was the lowest responsive bidder of the three bid proposals submitted for consideration in March 2024. The construction contract with ASA Construction was executed in April 2024, and construction started in July 2024.

For Filing Use Only

During construction, a number of changes have been required. This includes changes made at the request of the County, those required for code, and those that were needed to address unforeseen site conditions. Change Orders #1 and #2 added additional neighbor fencing, tree removals, tree hedges along the new fence, parking lot lights, an emergency generator connection for use during severe weather events, and temporary security cameras for site security during construction. Change Orders #1 and #2 were executed by the department since the changes were less than 20% of the construction contract amount and less than \$150,000 in total cost.

Change Order #3 includes modifications to meet fire and safety code requirements for a much longer driveway and turnaround to accommodate fire trucks. The extensive re-design of the driveway, landscaping, and rain gardens is to accommodate more surface area created by a larger driveway and turnaround. In addition, Change Order #3 covers costs related to the unforeseen site conditions of significant amounts of river rock covering the site's surface. Additional work was needed to remove river rock to create level and structurally sound buildable areas. The code requirements and unforeseen site conditions resulted in additional work and materials for buried trash removal, soil removal, infill, driveway base, additional foundation and landscaping work, concrete, and pavement.

	County Requested:	Required by Code:	Unforeseen Site Conditions:	Change Order Totals:
Change Order 1	\$ 72,246.39		\$ 6,045.28	\$ 78,291.67
Change Order 2	\$ 48,744.14			\$ 48,744.14
Change Order 3	\$ 74,868.79	\$ 199,870.22	\$ 87,346.65	\$ 362,085.66
Totals	\$ 195,859.32	\$ 199,870.22	\$ 93,391.93	\$ 489,121.47

Original Contract Amount: \$3,211,505.75
Change Orders: \$489,121.47 (15%)
 New Contract Amount: \$3,700,627.22

The project is scheduled for completion and opening in Spring 2025.

RECOMMENDATION: Staff respectfully recommends that the Board of County Commissioners approve Change Order #3 and authorize Chair Smith or her designee to sign on behalf of Clackamas County.

Respectfully submitted,

Rodney A. Cook

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

CHANGE ORDER COVER FORM

ASA Construction, LLC
19100 S. Hwy 99E
Oregon City, OR 97045

() Contractor
() Project Manager
() H3S Admin/ BCC

Proj. Name: New Clackamas Transitional Housing Village Project
Proj. Address: 16575 SE 115th Avenue
Clackamas, OR 97015

Change Order No: **3**
Contract Date: **4/25/2024**
Change Order Date: **11/14/2024**
Notice to Proceed: **7/9/2024**

To: Clackamas County Health, Housing and Human Services Dept.
Public Services Building
2051 Kaen Road, 2nd Floor
Oregon City, Oregon 97045

The following changes have been authorized by Clackamas County Health, Housing, and base design/architecture, LLC. See the listed change(s) to the project and are deem as changes to the original construction contract:

Change Order #3 items are as follows:

1) AEC Erosion Control (Sub.)/ expanded Rain Gardens, Trees added, 1yr. Maint.....	\$ 36,250.00
2) Toby Davis Concrete (Sub.)/ Trash Pad, Fire Lane Pad, Bollards, more rebar work..	\$ 11,866.50
3) Pacific Mobile Structures (Sub.)/ add of 2 office doors to the main structure.....	\$ 22,866.00
4) Epling Electrical (Sub.)/ 2 pathway bollard light fixtures.....	\$ 2,639.90
5) Boss Excavation (Sub.)/ added long driveway and turn around for fire safety, exc....	\$194,423.44
6) Eastside Paving (Sub.)/ additional Parking Lot work.....	\$ 16,545.92
7) ASA Construction (GC)/ add.Project mgmt., site work, KnoxBox.....	\$ 77,493.90
Asa Construction C.O.#3 Total.....	\$362,085.66

Attached is the supporting documentation from ASA Construction for this Change Order.

Original Contract Price	\$3,211,505.75
Net Change by Previous Change Orders (#1 & #2).....	\$ 127,035.82
Contract Price prior to this Change Order	\$3,338,541.57
Contract Price will be (increased) (unchanged) by this Change Order #3	\$ 362,085.66
The new Contract Price including this Change Order will be	\$3,700,627.23

The Contract Time will be increased by this Change Order (48) calendar days. The Substantial Completion Date is (180 days) February 24, 2025), and original Final Completion Date is (210 days) March 24, 2025). Contract End Date for paperwork close-out and retainage release is (240 days) April 21, 2025).

[Signature page to follow]

Approved:

Approved:

by:  11/20/2024
Heather ASA, CEO (date)
ASA Construction, LLC

by:  11/21/24
Drew Shreiner, Project Architect (date)
base design/architecture, LLC

Approved:

Approved:

by: *Mark Sirois* 11-21-24
Mark Sirois, HCDD Manager (date)
Clack. Cty. HCDD

by: _____
Tootie Smith, Chair (date)
Clackamas County Board of
County Commissioners

CHANGE ORDER PROPOSAL

PROJECT: *Clackamas Emergency Shelter Village*
 PROJECT NUMBER: 2024-02

CHANGE ORDER PROPOSAL: **COR 3**

CONTRACT NUMBER:
 CURRENT DATE: 11.13.24
 CONTRACT DATE: 4.03.24

CONTRACTOR: ASA Construction Company, Inc.
 19100 S. Hwy 99E
 Oregon City, Or. 97045

SFMS PCA#:
 Fund by Building:

AGENCY: Clackamas County Health, Housing and Human Division
 2051 Kaen Rd. Suite 245
 Oregon City, OR 97045

This proposal is not binding until accepted in writing by Owners authorized representative

Notes/Comments: Additional work added in ASI 1

Refer to:

Drawing /Revision: Section/Detail: Specification Page#: ASI #: COR# 3 Rev. #

Subcontractor Work:

1	Labor ,(all taxes & fringes:	\$284,591.77	
2	Labor, markup at 15 %per contract:	\$42,688.77	
2	Material & Equipment:		
4	Subcontractor M & E markup at 10 %per contract:	\$0.00	
5	SUBTOTAL (add 1,2,3,4):		\$327,280.53
6	Shipping:		
7	Other E & M:		
8	Subcontr.Profit/OH (on 6,7) markup at 10 %per contract:	\$0.00	
9	SUBTOTAL (add 6,7,8):		\$0.00
10			
11	SUBTOTAL (add 5,9):		\$327,280.53

PRIME CONTRACTOR'S WORK:

14	Labor-own forces,(all taxes & fringes:	\$15,496.00	
15	Labor, markup at 15 %per contract:	\$2,324.40	
16	Material & Equipment-prime contr. supplied:	\$660.00	
17	M & E markup at 10 %per contract:	\$66.00	
18	SUBTOTAL (add 14,15,16,17):		\$18,546.40
19	Truck Fee	\$1,248.00	
20	Deduct Overpayment	(\$125.99)	
21	Profit/OH (on 19,20) markup at 10 %per contract:	\$124.80	
22	SUBTOTAL (add 19,20,21):		\$1,246.81
23			
24	SUBTOTAL (add 18,22):		\$19,793.20

SUMMARY:

27	Subcontractor's Total (line 11):	\$327,280.53	
28	Primes mark up on subcontract work 5 % per contract:	\$14,229.59	
29			
30	Primes Contractor's Subtotal (line24):	\$19,793.20	
31	Prime Contractor's Bond Fee (3%):	\$782.34	
32	TOTAL COST (add 27,28,30,31):		\$362,085.66

35 TOTAL # OF CALENDAR DAYS REQUESTED: +/- DAYS = 15

36 Complete detailed back-up will expedite review, please attach.

37 Submitted By Heather Ass  Date 11.13.24

PACIFIC MOBILE STRUCTURES, INC.



Project Change Order Breakdown Summary

Date 09/16/24

Clackamas Village

PMSI PCO # **1.0**

Add Building Scope - Office #1 & #2

Description of Change:	Qty.	Cost	
Blazer - Office #1:			
- Resubmittal, drafting and general office work	1.00	\$ 441.00	\$ 441.00
- Add (1) Interior door with passage lock - office to office - same as "door #3"	1.00	\$ 1,221.00	\$ 1,221.00
- Paint (1) Accent wall	1.00	\$ 378.00	\$ 378.00
Blazer - Office #2:			
- Resubmittal, drafting and general office work	1.00	\$ 441.00	\$ 441.00
- Add (1) Interior door with passage lock - office to office - same as "door #3"	1.00	\$ 1,221.00	\$ 1,221.00
- Paint (1) Accent wall	1.00	\$ 378.00	\$ 378.00
PMSI - Superintendent	2.00	\$ 85.00	\$ 170.00

SUBTOTAL \$ **4,250.00**

PROFIT & OVERHEAD 10.00% \$ **425.00**

BOND 2% \$ **95.41**

TOTAL \$ **4,770.41**

PACIFIC MOBILE STRUCTURES, INC.



Project Change Order Breakdown Summary

Date 10/31/24

Clackamas Village

PMSI PCO # **2.0**

Add (26) Access Panels to Sleeping Units #1-8 and RR Units #1-2

Description of Change:	Qty.	Cost		
Blazer - Sleeping Units #1-8 - Add (24) 18" x 24" Floor Access Panels	24.00	\$	716.00	\$ 17,184.00
Blazer - RR Units #1-2 - Add (2) 18" x 24" Floor Access Panels	2.00	\$	716.00	\$ 1,432.00

SUBTOTAL \$ **18,616.00**

PROFIT & OVERHEAD 10.00% \$ **1,861.60**

BOND 2% \$ **417.91**

TOTAL \$ **20,895.51**



Change Order

CCB # 209696

P.O. Box 755
Molalla, OR 97038

Change order :3

Prepared by: Kevin Beede 503-701-6353
Attention: Heather Asa
Project Name: Clackamas Emergency Shelter

NOTES

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Fire lane and parking lot includes excavating, 8" of rock, compacting, and grading estimated 252 tons @ \$85	21,433.00
Excavation for road and gps work. 154 yards of dirt @ \$55 a yard	8,500.00
6" storm, 15' 95 plus all fitting roughly \$3750	6,525.00
3 catch basins \$2,500 each	7,500.00
Extra drain rock and rip rap and pond excavating. 2283 additional sqft. @14.45 a sqft.	33,007.79
Gravel pad 1/4" minus at 2" thick. Area increased by1238 sqft @ \$4.03 sqft.	5,000.00
Swale ditch only no soil or rock. 435 LF swale @ \$34.98 LF	15,225.00
Deduction from original bid work no longer being done in rock pathway and round about.	(6,789.00)
All materials to be left on site	
2" of Bark nuggets in all landscaping areas at 2" thick. Area is 20,899 Sqft. @ \$1.25 sqft.	16,675.00
TOTAL ESTIMATED COST	107,076.79

By signing this change order you are approving and requesting the changes or additions to the original scope of work and understand that this constitutes as a change order. It will be billed in addition to original bid work unless otherwise specified.

Kevin Beede

Signature

August 12 2024

DATE



Change Order

CCB # 209696

P.O. Box 755
Molalla, OR 97038

Change order #4

Prepared by: Kevin Beede 503-701-6353

Attention: Heather Asa

Project Name: Clackamas Emergency Shelter

NOTES

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
\$85 a ton for for rock and compaction to bring it up to grade 79.49 ton of rock	6,756.65
\$55 a yard to dig it up and haul it off 50 yards of material	2,750.00
Dumping fees are \$165 a ton plus a \$27 transaction fee per load 40 ton	6,627.00
	-
	-
	-
	-
	-
TOTAL ESTIMATED COST	16,133.65

By signing this change order you are approving and requesting the changes or additions to the original scope of work and understand that this constitutes as a change order. It will be billed in addition to original bid work unless otherwise specified.

Kevin Beede
Signature

August 27 2024
DATE



Change Order

CCB # 209696

P.O. Box 755
Molalla, OR 97038

Change order :6

Prepared by: Kevin Beede 503-701-6353
Attention: Heather Asa
Project Name: Clackamas Emergency Shelter

NOTES

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ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Over excavate 275 yards at \$55 a yard. Includes digging, moving dirt, backfilling, labor, and the additional erosion control for winter conditions. There is no haul off accounted for. Everything to stay on site.	15,125.00 - - - - - -
TOTAL ESTIMATED COST	15,125.00

By signing this change order you are approving and requesting the changes or additions to the original scope of work and understand that this constitutes as a change order. It will be billed in addition to original bid work unless otherwise specified.

Kevin Beede
Signature

September 9, 2024
DATE



Change Order

CCB # 209696

P.O. Box 755
Molalla, OR 97038

Change order i7

Prepared by: Kevin Beede 503-701-6353
Attention: Heather Asa
Project Name: Clackamas Emergency Shelter

NOTES

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ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Removal of 1600 yards of soil and installing a haul road for access, includes rock	38,603.00
Excavate building pads and installing 4" of compacted rock (110 cy of rock)	17,485.00
TOTAL ESTIMATED COST	56,088.00

By signing this change order you are approving and requesting the changes or additions to the original scope of work and understand that this constitutes as a change order. It will be billed in addition to original bid work unless otherwise specified.

Kevin Beede
Signature

October 25, 2024
DATE



Epling Electric
 Printed: Sep 25, 2024
 1295 SE 62nd Ave, Hillsboro, OR 97123-2968
 Phone: 9712362175

Owner Info None

Job Info 16590 SE 115th Ave
 Clackamas, OR 97015

Change Order ID
0003

ASA - Clackamas Village Project

CO ID	Created / Approved Date	Price
0003	Created: Aug 9, 2024 Pending...	\$2,639.90

Description
<p>ASI 1 (additional bollard lights) CCB#238584 COBID Certified: ESB #13511 Proposal Type: Hard Bid Prevailing Wage: Yes</p> <p>Scope of Work: -Provide and install (2) pathway bollard light fixtures *This CO is in response to ASI 1</p> <p>Exclusions and Clarifications:</p> <ul style="list-style-type: none"> • All work to be performed during normal business hours (Monday-Friday, 7am-3pm) • Excludes sheetrock patching and painting if needed • Excludes conduit painting • Excludes all low voltage (fire alarm, access control, security, network, HVAC, etc) unless otherwise noted • Excludes core drilling, concrete saw cutting & patching • Excludes roof penetrations • Excludes removal/off-site disposal of demo materials unless otherwise noted • Excludes unforeseen or hidden conditions/issues • Does not cover or account for hazardous locations unless specifically noted • Does not include plan review unless specifically noted

Items	Cost Types	Description	Qty / Unit	Unit Price	Price
Apprentice Prevailing Wage 1010-Labor			4 each	\$138.00	\$552.00
Journeyman Prevailing Wage			4 Each	\$168.00	\$672.00

Items	Cost Types	Description	Qty / Unit	Unit Price	Price
1010-Labor					
#10 THHN 3010-Material		(3) conductors	120 each	\$0.40	\$48.36
3/4 PVC 90 3010-Material			4 each	\$5.42	\$21.68
3/4 PVC Coupling 3010-Material			8 each	\$0.60	\$4.78
3/4 PVC, Schedule 40 3010-Material			40 each	\$1.03	\$41.08
Lighting Quote 3010-Material		budget (2 bollards)	2 each	\$650.00	\$1,300.00

Status	Signature	Date
Approved by: _____		____/____/____

Approval Comments

I confirm that my action here represents my electronic signature and is binding.

TOTAL AMOUNT OF CHANGE ORDER:

\$2,639.90



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

May 13, 2024

Clackamas Village ASI 1 CO#1
Clackamas, Or.

Additional parking lot paving per ASI#1 Drawings 4016 Sq. Ft. @ \$4.12 Per-----\$16545.92

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

Price based off current Plant Pricing.

Price based off current ODOT Asphalt Oil Index price of \$573.00 at time of bid.

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 _____



To: Asa Construction Corporation Address: 12572 Boones Ferry Rd Lake Oswego, OR 97035	Contact: Estimating Phone: (503) 913-3383 Fax:
Project Name: New Clackamas Village Project Location: Clackamas, OR	Bid Number: Revision #3 Bid Date: 10/8/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Added Work					
1000	East Rain Garden Planting (1,056sf) (Includes Soil, Plants, Mulch And Splashpad/Berm)	1.000	LS	\$12,200.00	\$12,200.00
2000	West Rain Gardan Planting (Added Area 654sf)	1.000	LS	\$7,550.00	\$7,550.00
3000	Added Trees	10.000	EACH	\$750.00	\$7,500.00
4000	1 Year Of Maintenance For Added Scope	1.000	YEAR	\$9,000.00	\$9,000.00
Total Price for above Added Work Items:					\$36,250.00

Total Bid Price: \$36,250.00

Notes:

- Excludes seperation layer and drain rock in Rain Gardens
- Excludes tree grates and frames if required
- Excludes fences, gates, any asphalt or concrete work
- Excludes clearing and grubbing
- Excludes excavation and sub grade preparation
- Price excludes any Area Preparation
- Excludes Traffic Control
- Water to be provide on site by the General contractor
- Sediment fence price includes one mobilization, add \$1,000 for each additional mob
- We are an Oregon COBID Certified WBE/DBE #193
- The above prices do not include a bond, add 2.5% if bond is required.
- The above prices do not include Permits.
- The above prices are firm for acceptance within 30 days from the bid opening
- We are a non-union contractor and will not participate in union agreements
- We do not participate in any apprenticeship programs
- This quote is to become part of the sub-contract
- Insurance Certifications will be furnished. Additional Insurance specifications or requirements will be at the expense of Prime Contractor. General Liability - General Aggregate \$2,000,000.00, BL&PD Combined \$1,000,000.00, Personal Injury \$1,000,000.00, Excess/Umbrella \$4,000,000.00.
- The above price is based on a mutually agreed upon schedule.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: Anderson's Erosion Control Inc. Authorized Signature: _____ Estimator: _____
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Toby Davis Concrete, Inc
PO Box 9
Woodburn Or 97071

Material for trash enclosure adds 2yds of concrete and 6 sticks of rebar.	\$ 478
Labor for trash enclosure adds	\$ 1,053
Material for 1,500 s.f of 6in fire lane W/ #4 rebar 18in o.c is 30 yds of concrete & 128 sticks of rebar.	\$ 7,792
Labor for 1,500 S.f of 6in fire lane.	\$ 9,258
Labor to install removable Ballards.	\$ 900
Sidewalk deduct	\$-11,376

Total: \$8,105.00

Invoice

Toby Davis Concrete INC
PO Box 9
Woodburn Or 97071

Bill To
ASA Construction Clackamas Emergency Shelter CO 1

Date	Invoice No.	P.O. Number	Terms	Project
11/12/24	254			

Item	Description	Quantity	Rate	Amount
concrete	Rebar		2,290.00	2,290.00T
concrete	Labor		1,471.50	1,471.50T

Thank you for your business	Subtotal	\$3,761.50
	Sales Tax (0.0%)	\$0.00
	Total	\$3,761.50



1802 NE 99th Street
Vancouver, WA 98665
360-574-1022

CONTRACT CHANGE ORDER

Change Order #: **MOD1**
Change Order Date: 11/6/2024
Job Number: **245669**

To: **Toby Davis Concrete**
450 Hermanson St
Woodburn, OR 97071

Project:
New Clackamas Village
CLACKAMAS COUNTY, OR

Original Contract Amount: **\$6,189.00**
Total Previous Change Orders: **\$0.00**
Total Before this Change Order: **\$6,189.00**
Amount of this Change Order: \$1,875.00
Revised Contract Amount: **\$8,064.00**

Change description: REVISED DRAWING SET DATED 08/15/2024

**PER REVISED DRAWING SET, ADDED REINFORCING AT SLEEPING & BATH UNIT:
BATH UNIT FOOTING DEPTH AND STEM WALL HEIGHT REVISED
SLEEPING UNIT INTERIOR STEM WALL & FOOTING NEWLY ADDED
DETAILING/PM TIME**

Change pricing: 1,962 Lbs. \$1,875.00

Please return a signed copy:

Toby Davis Concrete

Signed: _____

Dated: _____

Title: _____

Acceptance of this change order shall constitute a modification to our bid document and will be performed subject to all the same terms and conditions in our bid document. Values above may not reflect unapproved or pending change orders.



1802 NE 99th Street
Vancouver, WA 98665
360-574-1022

CONTRACT CHANGE ORDER

Change Order #: **MOD2**
Change Order Date: 11/6/2024
Job Number: **245669**

To: **Toby Davis Concrete**
450 Hermanson St
Woodburn, OR 97071

Project:
New Clackamas Village
CLACKAMAS COUNTY, OR

Original Contract Amount:	\$6,189.00	
Total Previous Change Orders:		\$0.00
Total Before this Change Order:		\$6,189.00
Amount of this Change Order:	\$192.00	
Revised Contract Amount:	\$6,381.00	

Change description: REVISED DRAWING SET DATED 08/15/2024

**PER REVISED DRAWING SET, ADDED REINFORCING @ KITCHEN & DINING UNIT
FOOTING DEPTH & STEM WALL HEIGHTS REVISED
MID SPAN FOOTING AND FOUNDATION ACCESS NEWLY ADDED
DETAILING/PM TIME.**

Change pricing: 190 Lbs. \$192.00

Please return a signed copy:

Toby Davis Concrete

Signed: _____

Dated: _____

Title: _____

Acceptance of this change order shall constitute a modification to our bid document and will be performed subject to all the same terms and conditions in our bid document. Values above may not reflect unapproved or pending change orders.



1802 NE 99th Street
Vancouver, WA 98665
360-574-1022

CONTRACT CHANGE ORDER

Change Order #: **MOD3**
Change Order Date: 11/6/2024
Job Number: **245669**

To: **Toby Davis Concrete**
450 Hermanson St
Woodburn, OR 97071

Project:
New Clackamas Village
CLACKAMAS COUNTY, OR

Original Contract Amount:	\$6,189.00	
Total Previous Change Orders:		\$0.00
Total Before this Change Order:		\$6,189.00
Amount of this Change Order:	\$223.00	
Revised Contract Amount:	\$6,412.00	

Change description: REVISED DRAWING SET DATED 08/15/2024

**PER REVISED DRAWING SET, ADDED REINFORCING @ OFFICE UNIT:
FOOTING DEPTH & STEM WAL HEIGHT REVISED
MID SPAN FOOTING & FOUNDATION ACCESS NEWLY ADDED
DETAILING/PM TIME**

Change pricing: 227 Lbs. \$223.00

Please return a signed copy:

Toby Davis Concrete

Signed: _____

Dated: _____

Title: _____

Acceptance of this change order shall constitute a modification to our bid document and will be performed subject to all the same terms and conditions in our bid document. Values above may not reflect unapproved or pending change orders.



ASA Construction
19100 S Hwy 99E
Oregon City OR 97045
503-913-3383
asaconstruction.com

November 13, 2024

To whom it may concern,

Shortly after breaking ground on the Clackamas Emergency Shelter Project, it was brought to our attention that the driveway was not compliant with the fire marshal's ability to turn around a fire truck on the property in the case of an emergency. The architect had to redesign the asphalt driveway to create room for fire departments codes and change the elevation that the original drawings had called out which required additional excavation, rock and removal. In addition to the work required for the turnaround the client also added crawl space access in each building, added interior doors for safety, pathway bollards, additional square footage of the raingarden, additional trees, removable bollards, Knoxbox and supervision for ASA to oversee the additional work as described. ASA has worked closely with all our subcontractors to gather the best and most competitive pricing for the changes made in ASI 1. ASA Construction's total cost for this COR outside of subcontractors is \$77,493.90. This includes all additional hours for meetings, supervision, coordination with subcontractors, bond/insurance costs and ASA's overhead and profit markup. Additionally, ASA is requesting an extension of 48 days to the completion date, making the completion date March 24th, 2025. There was an almost three-month delay with getting the building permit issued which held up a large portion of the work starting.

Thank you,

A handwritten signature in black ink, appearing to be 'Heather Asa', written over a white background.

Heather Asa, Owner