



DAN JOHNSON
DIRECTOR

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

July 25, 2024

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a contract amendment with P&C Construction for various scope adds and schedule delays for the Gladstone Public Library project. Amendment value is \$211,346.39. Funding through County ARPA funds and County General Funds.

Previous Board Action/Review	6/23/22: Business Meeting, Board approved P&C Amendment #2 approving demolition of the former Gladstone City Hall. 6/15/23: Business Meeting, Board approved Amendment #4 approving GMP for construction of the Gladstone Library.		
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: At the June 15, 2023 Business Meeting the Board approved P&C Amendment #4 to construct the Gladstone Library.

This contract amendment is for added costs due to schedule delays, design issues and additional scope due to unforeseen field conditions. Delays in the schedule caused the new substantial completion date for construction to move to August 9th, 2024. The original date was May 30, 2024. These delays were incurred due to various issues such as permit delays, weather delays (ice storm in January 2024) and design changes.

Some of the other larger scope adds were as follows:

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- Additional Fireproofing (\$39,096) – scope added during permit approval process. Required fireproofing of roof deck and several steel columns.
- Waterproofing Between Buildings (\$47,838) – original design was insufficient for waterproofing of concrete and CMU walls between library and existing fire station.
- Access Controls Supplier (\$15,580.54) – original access controls system was not compatible with County Standards.
- Replacement of Sanitary Sewer Line (\$19,555) – condition of existing sewer line was poor. We had to install a new line to connect to the main.

No additional funding is being requested for the project. These costs will be covered with owner contingency funds that were included in the original budget. We currently have \$289,792 in owner contingency in our budget to cover unforeseen construction items such as these.

Current amendment funding distribution:

County General Fund	\$ 115,946.07
<u>County ARPA Fund</u>	<u>\$ 95,400.32</u>

Total	\$ 211,346.39
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RECOMMENDATION: Staff recommends approval of this contract amendment.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation and Development

**AMENDMENT #8
TO THE CONTRACT DOCUMENTS WITH P. & C. CONSTRUCTION CO. FOR OAK LODGE
AND GLADSTONE LIBRARY CMGC
Contract #4357**

This Amendment #8 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 #8 is solely with respect to the Gladstone Library portion of the Project, authorized by Amendment #4 to the Contract (the “Gladstone Library GMP Amendment”).

The Purpose of this Amendment #8 is to make the following changes to the Gladstone Library GMP Amendment:

1. **Section 2. Authorized Construction Phase Services**, of the Gladstone Library GMP Amendment, is hereby amended as follows:

Owner has approved an increase to the Construction Phase Services authorized under the Gladstone Library GMP Amendment due to unforeseen site conditions. The additional Construction Phase Services are further described in Exhibit A to this Amendment #8, attached hereto and incorporated by reference herein.

As a result of the additional Construction Phase Services, the substantial completion date for the Gladstone Library portion of the Project is hereby changed from May 30, 2024, to August 9, 2024.

2. **Section 3. Guaranteed Maximum Price**, of the Gladstone Library GMP Amendment, is hereby amended as follows


In consideration for Contractor performing the additional Construction Phase Services authorized by this Amendment #8, Owner will pay Contractor an amount not to exceed \$211,346.39. Consideration is in accordance with the terms and conditions of the Contract, including the Gladstone Library GMP Amendment. The guaranteed maximum price for the Gladstone Library portion of the Project shall not exceed \$7,465,466.39. The total project value for all four portions of the Project shall not exceed \$33,814,824.69.

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 Oaklodge Library)
AMENDMENT #6	\$ 4,633,620.00 (GMP Concord Park)
AMENDMENT #7	\$ 6,160,262.00 (GMP Concord Community)
<u>AMENDMENT #8</u>	<u>\$ 211,346.69 (Change Order for GS Library GMP)</u>
TOTAL AMENDED CONTRACT	\$ 33,814,824.69

Signature Page to Follow

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 #8, effective upon the date of the last signature below.

P. & C. Construction Co.

 _____
Authorized Signature Date

Brian Shoemaker

Printed Name

Clackamas County

Chair

Date

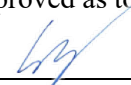
Approved as to Form:
 _____
County Counsel Date

Exhibit A
Change Order PCCO#003



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

PCCO #003

Project: 21011 - Gladstone Library
525 Portland Avenue
Gladstone, Oregon 97027

Prime Contract Change Order #003: 21011 March GMP Change Order

TO:	Clackamas County 150 Beaver Creek Road Oregon City, Oregon 97045	FROM:	P&C Construction 2133 NW York Street Portland, Oregon 97210
DATE CREATED:	8/14/2023	CREATED BY:	Ken Fehringer (P&C Construction)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	03/06/2024
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	60 days	EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:	08/09/2024	SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	21011-Gladstone Library	TOTAL AMOUNT:	\$211,346.39

DESCRIPTION:

Change orders to the GMP or reallocation of funds within the GMP due to various changes to the project scope.

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
005	21011 - Change in Below Grade Wall Type Along Grid Line A		\$0.00
008	21011 - Change from WD-5 to WD-3 in Children 105		\$0.00
009	21011 - Addition of Heat Wheel to VFD	0 days	\$0.00
011	21011 - Added Blue Duct for Floor Register Location Change	0 days	\$0.00
012	21011 - UL Listing for Type SA2 Landscape Fixtures		\$0.00
013	21011 - PR 03 Lighting Control Changes		\$0.00
015	21011 - Structural Steel and Decking Changes		\$0.00
017	21011 - CCTV Furnish and Install Credit		\$0.00
018	21011 - Infrastructure for Future Car Charging Station		\$0.00
019	21011 - Video Display Changes	0 days	\$0.00
020	21011 - Door and Hardware Changes	0 days	\$0.00
021	21011 - Change to CMU Wall at Courtyard	0 days	\$0.00
022	21011 - Provide and Install Phone Termination Kit	0 days	\$0.00
023	21011 - Pressure Reducing Station Revision	0 days	\$0.00
025	21011 - Replacement Work at Sanitary Lines Across Dartmouth	0 days	\$0.00
027	21011 - Additional Rebar for Footing Changes	0 days	\$0.00
028	21011 - Time Lapse Camera for Job Site	0 days	\$0.00
030	21011 - ENS System Clarification	3 days	\$0.00
032	21011 - Over Ex of Footings & Removal of Unforeseen Debris	0 days	\$0.00
034	Change in Access Control Supplier	0 days	\$0.00
036	Waterproofing Changes Between Buildings		\$0.00
037	AWI Certification Credit for Casework		\$0.00
039	Workroom and Circulation Desk Changes		\$0.00
040	Fireproofing of Structure per Plan Review	10 days	\$0.00

**PCCO #003**

041	Additional Columns Requiring Intumescent Paint	1 day	\$0.00
042	Seismic Joint Changes		\$0.00
055	General Conditions for Schedule Delay	46 days	\$56,775.45
057	Refunding of Contingency for Owner Change Orders		\$147,142.97
075	21011 Additional GC's for Weather Delay		\$7,427.97
Total:			\$211,346.39

CHANGE ORDER LINE ITEMS:**PCO # 005: 21011 - Change in Below Grade Wall Type Along Grid Line A**

#	Budget Code	Description	Amount
1	03-000-___-.SUBS Structural Concrete	Deduct below grade concrete	\$(6,182.00)
2	04-001-___-.SUBS Masonry	Add CMU below grade	\$6,606.00
3	01-020-___-.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(424.00)
Grand Total:			\$0.00

PCO # 008: 21011 - Change from WD-5 to WD-3 in Children 105

#	Budget Code	Description	Amount
1	06-240-___-.SUBS Casework and Millwork	Addition of WD-3 at Children 105	\$18,135.00
2	09-250-___-.SUBS Wall and Ceiling Systems	Deletion of WD-5 Panels at Children 105	\$(36,103.00)
3	01-020-___-.MAT'L Project Construction Contingency	Contingency	\$17,968.00
Grand Total:			\$0.00

PCO # 009: 21011 - Addition of Heat Wheel to VFD

#	Budget Code	Description	Amount
1	23-003-___-.SUBS Plumbing and HVAC	Added Heat Wheel to VFD	\$1,520.00
2	01-020-___-.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(1,520.00)
Grand Total:			\$0.00

PCO # 011: 21011 - Added Blue Duct for Floor Register Location Change

#	Budget Code	Description	Amount
1	23-003-___-.SUBS Plumbing and HVAC	HVAC and Plumbing	\$985.00
2	01-020-___-.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(985.00)
Grand Total:			\$0.00

PCO # 012: 21011 - UL Listing for Type SA2 Landscape Fixtures

#	Budget Code	Description	Amount
1	26-050-___-.SUBS Electrical	Type SA2 Drivers	\$1,146.95
2	01-020-___-.MAT'L Project Construction Contingency		\$(1,146.95)
Grand Total:			\$0.00

PCO # 013: 21011 - PR 03 Lighting Control Changes

#	Budget Code	Description	Amount
1	26-050-___-.SUBS Electrical	Modified switches	\$1,697.81
2	01-020-___-.MAT'L Project Construction Contingency		\$(1,697.81)
Grand Total:			\$0.00

PCO # 015: 21011 - Structural Steel and Decking Changes

#	Budget Code	Description	Amount
1	05-120-___-.MAT'L Structural Steel Fabrication	Structural modifications requiring changes in material quantity	\$(1,697.92)
2	09-250-___-.SUBS Wall and Ceiling Systems	Revisions to wall framing at underside of deck	\$(3,833.00)
3	01-020-___-.MAT'L Project Construction Contingency		\$5,530.92
Grand Total:			\$0.00

**PCCO #003****PCO # 017: 21011 - CCTV Furnish and Install Credit**

#	Budget Code	Description	Amount
1	26-050-___-.SUBS Electrical	OFOI cameras; add two camera locations	\$(11,453.04)
2	01-020-___-.MAT'L Project Construction Contingency		\$11,453.04
Grand Total:			\$0.00

PCO # 018: 21011 - Infrastructure for Future Car Charging Station

#	Budget Code	Description	Amount
1	01-020-___-.MAT'L Project Construction Contingency		\$(1,418.01)
2	26-050-___-.SUBS Electrical	Infrastructure for car charging station	\$1,418.01
Grand Total:			\$0.00

PCO # 019: 21011 - Video Display Changes

#	Budget Code	Description	Amount
1	26-050-___-.SUBS Electrical		\$1,905.23
2	01-020-___-.MAT'L Project Construction Contingency		\$(1,905.23)
Grand Total:			\$0.00

PCO # 020: 21011 - Door and Hardware Changes

#	Budget Code	Description	Amount
1	26-050-___-.SUBS Electrical		\$432.33
2	08-110-___-.MAT'L D/F/H Supply		\$835.00
3	01-020-___-.MAT'L Project Construction Contingency		\$(1,267.33)
Grand Total:			\$0.00

PCO # 021: 21011 - Change to CMU Wall at Courtyard

#	Budget Code	Description	Amount
1	04-001-___-.SUBS Masonry	Added CMU wall at A line	\$30,962.00
2	09-250-___-.SUBS Wall and Ceiling Systems	Deduct for framed wall at A line	\$(9,034.00)
3	05-120-___-.MAT'L Structural Steel Fabrication	Deduct for structural steel columns	\$(6,040.63)
4	01-020-___-.MAT'L Project Construction Contingency		\$(3,959.37)
5	03-000-___-.SUBS Structural Concrete	Deduct for stem wall	\$(8,303.00)
6	05-121-___-.SUBS Structural Steel Erection	Deduct for steel erection	\$(3,625.00)
Grand Total:			\$0.00

PCO # 022: 21011 - Provide and Install Phone Termination Kit

#	Budget Code	Description	Amount
1	26-050-___-.SUBS Electrical	Provide and install Gigabix phone termination kit	\$1,424.63
2	01-020-___-.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(1,424.63)
Grand Total:			\$0.00

PCO # 023: 21011 - Pressure Reducing Station Revision

#	Budget Code	Description	Amount
1	23-003-___-.SUBS Plumbing and HVAC	Pressure reducing station revision	\$(288.41)
2	01-020-___-.MAT'L Project Construction Contingency		\$288.41
Grand Total:			\$0.00

PCO # 025: 21011 - Replacement Work at Sanitary Lines Across Dartmouth

#	Budget Code	Description	Amount
1	31-001-___-.SUBS Earthwork 1	Sewer connection work	\$19,555.00
2	01-020-___-.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(19,555.00)
Grand Total:			\$0.00

**PCCO #003****PCO # 027: 21011 - Additional Rebar for Footing Changes**

#	Budget Code	Description	Amount
1	03-000-___-.SUBS Structural Concrete	Additional rebar	\$2,882.00
2	01-020-___-.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(2,882.00)
Grand Total:			\$0.00

PCO # 028: 21011 - Time Lapse Camera for Job Site

#	Budget Code	Description	Amount
1	01-002-___-.SUBS General Conditions	Time lapse camera	\$7,343.00
2	01-020-___-.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(7,343.00)
Grand Total:			\$0.00

PCO # 030: 21011 - ENS System Clarification

#	Budget Code	Description	Amount
1	26-050-___-.SUBS Electrical	Provide and install additional electrical/LV scope	\$12,753.97
2	01-020-___-.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(12,753.97)
Grand Total:			\$0.00

PCO # 032: 21011 - Over Ex of Footings & Removal of Unforeseen Debris

#	Budget Code	Description	Amount
1	01-020-___-.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(1,545.00)
2	31-001-___-.SUBS Earthwork 1	Over ex footings and remove glass	\$1,545.00
Grand Total:			\$0.00

PCO # 034: Change in Access Control Supplier

#	Budget Code	Description	Amount
1	01-020-___-.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(15,580.54)
2	26-050-___-.SUBS Electrical	Access control and surveillance system changes	\$15,580.54
Grand Total:			\$0.00

PCO # 036: Waterproofing Changes Between Buildings

#	Budget Code	Description	Amount
1	03-000-___-.SUBS Structural Concrete	Concrete filler wall and waterstop	\$15,957.00
2	07-900-___-.SUBS Joint Sealants	Waterproofing	\$40,660.00
3	07-600-___-.SUBS Flashing & Sheet Metal	WRB deletion	\$(3,988.00)
4	01-020-___-.MAT'L Project Construction Contingency	WRB Credit (interior courtyard wall)	\$(4,791.00)
5	01-020-___-.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(47,838.00)
Grand Total:			\$0.00

PCO # 037: AWI Certification Credit for Casework

#	Budget Code	Description	Amount
1	06-240-___-.SUBS Casework and Millwork	Owner deleted scope	\$(10,160.00)
2	01-020-___-.MAT'L Project Construction Contingency		\$10,160.00
Grand Total:			\$0.00

PCO # 039: Workroom and Circulation Desk Changes

#	Budget Code	Description	Amount
1	01-020-___-.MAT'L Project Construction Contingency		\$(16,112.00)
2	06-240-___-.SUBS Casework and Millwork		\$9,347.00
3	26-050-___-.SUBS Electrical		\$6,765.00
Grand Total:			\$0.00

**PCCO #003****PCO # 040: Fireproofing of Structure per Plan Review**

#	Budget Code	Description	Amount
1	07-810-____.SUBS Spray Applied Fireproofing	Fireproofing	\$32,200.00
2	01-020-____.MAT'L Project Construction Contingency		\$(32,200.00)
Grand Total:			\$0.00

PCO # 041: Additional Columns Requiring Intumescent Paint

#	Budget Code	Description	Amount
1	07-255-____.SUBS Intumescent Fireproofing	Three additional columns	\$6,896.00
2	01-020-____.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(6,896.00)
Grand Total:			\$0.00

PCO # 042: Seismic Joint Changes

#	Budget Code	Description	Amount
1	07-510-____.SUBS Membrane Roofing	EPDM Baffle	\$2,857.75
2	07-600-____.SUBS Flashing & Sheet Metal	Expansion cover	\$4,529.00
3	07-950-____.SUBS Expansion Joints	Longer expansion joint with fire rating	\$18,369.00
4	07-950-____.SUBS Expansion Joints	Original budget for expansion joint	\$(19,629.00)
5	01-020-____.MAT'L Project Construction Contingency	Owner borrowed contingency	\$(6,126.75)
Grand Total:			\$0.00

PCO # 055: General Conditions for Schedule Delay

#	Budget Code	Description	Amount
1	01-002-____.SUBS General Conditions	Extended GC's due to schedule delay	\$53,703.00
Builder's Risk Insurance (0.60% Applies to all line item types.):			\$322.22
Liability Insurance (1.15% Applies to all line item types.):			\$617.58
Payment and Performance Bonds (0.95% Applies to all line item types.):			\$510.18
Fee (2.45% Applies to all line item types.):			\$1,351.25
Corporate Activity Tax (0.48% Applies to all line item types.):			\$271.22
Grand Total:			\$56,775.45

PCO # 057: Refunding of Contingency for Owner Change Orders

#	Budget Code	Description	Amount
1	01-020-____.MAT'L Project Construction Contingency		\$139,180.22
Builder's Risk Insurance (0.60% Applies to all line item types.):			\$835.08
Liability Insurance (1.15% Applies to all line item types.):			\$1,600.57
Payment and Performance Bonds (0.95% Applies to all line item types.):			\$1,322.21
Fee (2.45% Applies to all line item types.):			\$3,501.98
Corporate Activity Tax (0.48% Applies to all line item types.):			\$702.91
Grand Total:			\$147,142.97

PCO # 075: 21011 Additional GC's for Weather Delay

#	Budget Code	Description	Amount
1	01-002-____.SUBS General Conditions	Extended GC's due to weather delay	\$5,967.00
2	01-003-____.SUBS Logistics	Weather protection, equipment rental, etc.	\$1,059.00
Builder's Risk Insurance (0.60% Applies to all line item types.):			\$42.16
Liability Insurance (1.15% Applies to all line item types.):			\$80.80
Payment and Performance Bonds (0.95% Applies to all line item types.):			\$66.75
Fee (2.45% Applies to all line item types.):			\$176.78
Corporate Activity Tax (0.48% Applies to all line item types.):			\$35.48
Grand Total:			\$7,427.97



PCCO #003

The original (Contract Sum)	\$270,054.00
Net change by previously authorized Change Orders	\$6,984,066.00
The contract sum prior to this Change Order was	\$7,254,120.00
The contract sum will be increased by this Change Order in the amount of	\$211,346.39
The new contract sum including this Change Order will be	\$7,465,466.39
The contract time will be increased by this Change Order by 60 days.	
The Revised Substantial Completion Date will be	8/9/2024

Sina Meier (Opsis Architecture)

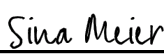
920 NW 17th Avenue
Portland, Oregon 97209

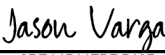
Clackamas County

150 Beavercreek Road
Oregon City, Oregon 97045

P&C Construction

2133 NW York Street
Portland, Oregon 97210

DocuSigned by:

 April 25, 2024
 SIGNATURE DATE

DocuSigned by:

 May 2, 2024
 SIGNATURE DATE

DocuSigned by:

 May 2, 2024
 SIGNATURE DATE