

June 9, 2022

Board of County Commissioners
 Clackamas County

Members of the Board:

Approval of Change Order Number 10 for the
 Sandy Health Center Project with Banlin Construction, LLC. Change Order) for Building Systems
 Engineer, additional time designing/reviewing the HVAC system for the future Generator, required
 by Facilities Management, 30 Day Time Extension for shipping delays of two key circuit boards.
 Total change order value \$3,500.00 No County General Funds Involved

Purpose/ Outcome	The request for the approval of this Change Order (No. 10) for the Banlin Construction, LLC Contract through Health, Housing and Human Services Department, and Health Centers Division, to continue building the new Health Center within the City of Sandy.
Dollar Amount and Fiscal Impact	Original Banlin Construction, LLC Contract.....\$4,738,515.00 Change Orders Number 1 to Number 9/ Approved.....\$ 470,156.14 (9.90%) <u>Change Order Number 10, two items/ BCC Pending.....\$ 3,500.00 (0.06%)</u> New Banlin Const., LLC Contract Amount:.....\$5,212,171.14 (9.96%) No County General Funds will be used for this project.
Funding Source	Health Centers Division Fund Balance is 100% of the project costs.
Duration	June 22, 2021 – July 10, 2022, Actual Construction Schedule.
Previous Board Action/ Review	Banlin Change Order #9, Approved by the BCC on April 21, 2022.
Strategic Plan Alignment	1. Ensure safe, healthy and secure communities. 2. Building a strong infrastructure.
County Review	This Construction Contract was reviewed and approved by County Counsel AN on May 17, 2021
Procurement Review	1. Was the item processed through Procurement? Yes 2. Procurement and H3S worked together for review and advertisement of this publicly bid project.
Contact Person	Sarah Jacobson – Health Centers Division, Interim Director: 971-227-0472
Contract No.	H3S 10157

BACKGROUND: The Health Centers Division of the Health, Housing and Human Services Department requests the approval of this Banlin Construction LLC (Banlin) Change Order Number 10 for the Sandy Health Center Project. This Change Order is for two items such as; 1) KCL, Building Systems Engineer, has spent more time designing and reviewing the HVAC system for the future Generator, required by Facilities Management, 2) 30 Day Time Extension for shipping delays of two key circuit boards for the building. Within Change Order Number 10, Banlin is requesting the Substantial Completion Date to be June 27, 2022, and the Final Completion Date to be July 11, 2022 for the new Sandy Health Center Project.

Change Order Number 10 is as follows:

1./ KCL additional HVAC design/ review for future new site Generator.....\$ 3,500.00

13./ 30 Day Time Extension/ this is a zero cost item.....\$ 0.00
Change Order Total for #10.....\$3,500.00

PROJECT OVERVIEW: The new Sandy Health Center Project is a 9,400 square foot one-level facility that will provide behavioral care, dental care, health care, and a modest pharmacy. This new building will service the City of Sandy, and rural Clackamas County. The new building address is 39740 Pleasant Street, Sandy Oregon, 97055. The property is located at the corner of Ten Eyck Road and Highway 26, the east side of Sandy.

RECOMMENDATION: We recommend the approval of this Change Order Number 10 and that Tootie Smith, Chair of the Board of County Commissioners sign on behalf of the Board of County Commissioners.

Respectfully submitted,

Rodney A. Cook

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

AGREEMENTS/CONTRACTS

New Agreement/Contract
 Amendment/Change Order Original Number _____

ORIGINATING COUNTY

**DEPARTMENT: Health, Housing Human Services
Community Development**

PURCHASING FOR: Contracted Services

OTHER PARTY TO

CONTRACT/AGREEMENT: Banlin Construction, LLC - Sandy Health Center Projec

BOARD AGENDA ITEM

NUMBER/DATE: _____ DATE: _____

PURPOSE OF

CONTRACT/AGREEMENT: New Construction - for the New Sandy Health Center Project/ Site Address: 39740 Pleasant Street, Sandy, Oregon 97055

This Banlin Construction, LLC Change Order No. 10 is for two (2) items. One, an additional cost by KCL Engineers for HVAC design work for the future Generator, requested by Faciliites Mgnt, \$3,500 dollars to be added to the Construction Contract. Two, additional 30 Days to extend the Construction Schedule due to missing circuit boards for HVAC Control Panel and Alertus Control Panel.

H3S CONTRACT NUMBER: 10157

CHANGE ORDER FORM

Banlin Construction, LLC
700 N. Devine Rd Suite B
Vancouver, WA. 98661

() Architect
() Contractor
() H3S Admin. Office

Project Name: Sandy Health Center Project
Project Address: 39740 Pleasant Street
Sandy, OR 97055

Change Order No: **10**
Contract Date: **6/3/2021**
Change Order Date: **5/17/22**
Notice to Proceed: **6/22/2021**

To: Clackamas County-Health Centers
2051 Kaen Road, Suite #245
Oregon City, Oregon 97045

H3S Contract #: **10157**

The following changes have been authorized by Clackamas County-Health Centers Division and the Ankrom Moisan Architects. See the change listed below:

Based on information provided by Banlin Construction, LLC to the rest of the Construction Team (Clackamas County and Ankrom Moisan Architects) all parties agree the Construction Project shall be an additional 30 calendar days (June 11 – July 11. This timeframe excludes the July 4th, Federal Holiday. The Substantial Date and Final Completion Date will be changed, shown below.

There are several items not on the construction site, that Banlin Construction can not get final arrival dates from suppliers, therefore Banlin is requesting addition calendar days to manage the uncertainty of key items (specified flooring, 2 circuit boards for 2 panels, all Owner Furnished items listed on A9.04, HVAC outside equipment to new future Generator, added scope to contract – Pleasant St ROW sidewalk).

1. KCL additional HVAC design/ review for future new site Generator.....	\$3,500.00
2. 30 Day Time Extension/ This is a "zero cost" item.....	\$ 0.00
Change Order Total for #10.....	\$3,500.00

Attached is the supporting documentation.

Original Contact Price	\$4,738,515.00
Net Change by Previous Change Order(s) No.1 through No.9.....	\$ 470,156.14
Contract Price prior to this Change Order	\$5,208,671.14
Contract Price will be (increased) (unchanged) by Change Order No.10.....	\$ 3,500.00
The new Contract Price including this Change Order will be	\$5,212,171.14

The Contract Time will be increased by this Change Order (30) calendar days. Therefore, the Substantial Completion Date will be (June 27, 22), and Final Completion Date will be (July 11, 22).

[Signature Page to Follow]

Approved:

By: **Larry Brooks**
Larry Brooks, President
Banlin Construction, LLC

Digitally signed by Larry Brooks
DN: cn=US, e=L.Brooks@BanlinConstruction.com,
o=Banlin Construction LLC, gn=Larry Brooks
Date: 2022.05.19 16:09:50-0700

(date)

Approved:

By: *Lori Kellow*
Lori Kellow, Project Architect
Ankrom Moisan Architects

5.17.2022

(date)

Approved:

By: *Sarah Jacobson* 5/23/22
Sarah Jacobson, Interim Director
Clack. Cty. Health Centers

(date)

Approved:

By: _____
Tootie Smith, Chair
Board of County Commissioners

(date)

May 17, 2021

30 Day Extension Request
Change Order #10
Sandy Health Center

BANLIN Construction Requests an additional 30 day extension to the project duration due to the following reasons:

1. ROW improvements are an added scope to this project and are required to be completed to achieve substantial completion. The contractor working on this is now under way.
2. A number of materials have been delayed due to the previous global pandemic and supply chain back ups such as the Air Handler unit's missing parts, Fire Alarm Equipment, Sprinkler Pre-Action Panel and some of the flooring materials - are all on back order still.
3. Owner Furnished/Contractor Installed items listed on the design documents have not been provided.

Finally, per the above conditions that we are experiencing, Ownership would typically allow for Extended General Conditions compensation. We do not see how these extensions could be attributed to a Failure to Perform by Banlin Construction.

Sincerely,
Larry Brooks
Banlin Construction