

February 6, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
 Clackamas County

Approval of a Change Order to a Public Improvement Contract with Pacific Sun Construction LLC for Phase 2 improvements to the Haven House transitional housing facility. Change Order Value is \$195,880.55 and no additional time. Total contract value increased to \$763,456.75 for 10 months. Funding is through Metro Supportive Housing Services Measure funds. No County General Funds are involved.

Previous Board Action/Review	Board approval of FY2023 CDBG Action Plan and Proposed Projects, May 4, 2023, Agenda Item 20230504 V.C.1 Board approval of Phase 1, September 28, 2023, 20230928 II.D.4 Original Phase II agreement was approved by the Board on September 5, 2024, Agenda Item 20240905 II.D.9 Item presented at Issues, December 3, 2024		
Performance Clackamas	This item ensures safe, healthy, and secure communities by improving the quality of transitional housing units in Clackamas County.		
Counsel Review	Yes, Andrew Naylor	Procurement Review	N/A
Contact Person	Mark Sirois	Contact Phone	503-351-7240

EXECUTIVE SUMMARY: The Housing & Community Development Division (HCDD) of the Health, Housing and Human Services Department requests the approval of Change Order #1 to the Public Improvement Agreement with Pacific Sun Construction. LLC, for building improvements to Haven House, a county-owned, 10-unit transitional housing facility operated by a local non-profit that serves houseless residents exiting incarceration with Clackamas County Community Corrections adding \$195,880.55 for a new contract value of \$763,456.75. The change order does extend some of the project management deadlines; however, the overall contract term remains unchanged.

Phase 2 was needed to make additional improvements to Haven House to improve this transitional housing facility's health and safety and meet Oregon Health Authority (OHA) compliance. The additional improvements for Phase 2 include updating the plumbing, ADA-accessible bathrooms, and upgrades to the heating and cooling systems. Additional damage

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to the building was discovered during demolition, requiring repairs and replacement of rotten and pest-damaged building materials.

Change Order #1 to the Public Improvement Agreement with Pacific Sun Construction, LLC includes a new construction budget, adds new windows and plumbing fixtures, and extends the project completion benchmarks. The contract term remains from upon signature through June 30, 2025. Community Development Block Grant (CDBG) funds were used for the original contract, and Supportive Housing Services funds will fund this change order. No County General Funds are involved.

RECOMMENDATION: Staff respectfully request that the Board of County Commissioners approve the Change Order #1 (#11766) and authorize Chair Roberts to sign on behalf of Clackamas County.

Respectfully submitted,



Mary Rumbaugh
Director of Health Housing and Human Services

CHANGE ORDER COVER FORM

Pacific Sun Construction, LLC
 506 12th Street
 Oregon City, OR 97045

Contractor
 Project Manager
 H3S Admin/ BCC

Project Name: Haven House Project
 Project Address: 15170 SE River Road
 Milwaukie, OR 97267

Change Order No: 1
 Contract Date: **9/05/2024**
 Change Order Date: **11/12/2024**
 Notice to Proceed: **September 23, 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 SOLARC Architecture Inc. See the listed change(s) to the project and are deemed as changes to the original construction contract:

Change Order #1 items are as follows:

PCO 1) CE #001 Crawl Space.....	\$55,290.11
PCO 3) CE #007 Windows.....	\$43,468.71
PCO 4) CE #008 Patio Cover.....	\$ 7,481.89
PCO 5) CE #009 Plumbing.....	\$13,614.19
PCO 9) CE #006 Electric Interior – Closet’s lights.....	\$ 925.38
PCO 10) CE #010 Floor joist replacement.....	\$14,507.66
PCO 11) CE #011 Internal and External Framing.....	\$11,220.70
PCO 12) CE #012 Electrical feeder, replace wiring and junction box.....	\$ 2,304.01
PCO 14) CE #016 Exterior Lighting.....	\$ 2,747.21
PCO 15) CE #018 Upgrade HVAC system.....	\$34,634.26
PCO 17) CE #015 Pantry on Kitchen.....	\$ 1,590.83
PCO 18) CE #019 Upsize floor underlayment.....	\$ 7,552.76
PCO 19) CE #022 Rain Drain Scope.....	\$ 542.84

Pacific Sun Construction Inc. C.O.#1 Total..... \$195,880.55

Attached is the supporting documentation from Pacific Sun Construction Inc. for this Change Order.

Original Contract Price	\$ 567,576.20
Net Change by Previous Change Orders	\$ 0.00
Contract Price prior to this Change Order	\$ 567,576.20
Contract Price will be (increased) (unchanged) by this Change Order #1	\$ 195,880.55
The new Contract Price including this Change Order will be	\$ 763,456.75


The Contract Time will be increased by this Change Order (30) calendar days. The Substantial Completion Date is (140 days) February 10, 2025, and original Final Completion Date is (165 days) March 7, 2025. Contract End Date for paperwork close-out and retainage release is by June 30, 2025, or sooner.

[Signatures below]

Approved:

by:  11/13/2024
Jen Barker, Co-Owner (date)
Pacific Sun Construction, Inc.

Approved:


by:  1/2/2025
Nate Carter, Principle Architect (date)
SOLARC Architecture Inc.

Digitally signed by Nathan D Carter
DN: C=US, E=Nate@Solarc-A.com,
O=SOLARC architecture,
CN=Nathan D Carter
Date: 2024.11.13 11:50:09-08'00'

Approved:

by: _____
Chair Roberts (date)
Clackamas County

Approved:

by:  1/2/2025
County Counsel (date)



PCCO #001

Project: 1035 - Haven House
 15170 SE River Rd
 Milwaukie, Oregon 97267

Prime Contract Change Order #001: Haven House Change Order #1

TO:	Clackamas County Housing and Community Development Division 2051 Kaen Road Oregon City,	FROM:	Pacific Sun Construction 506 12th St Oregon City, Oregon 97013
DATE CREATED:	11/07/2024	CREATED BY:	Jen Barker (Pacific Sun Construction)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:	11/15/2024	REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	14 days	EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:	03/15/2024	SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:Haven House	TOTAL AMOUNT:	\$195,880.55
DESCRIPTION:			
ATTACHMENTS:			

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
001	CE #001 - Crawl Space		\$55,290.11
003	CE #007 - Windows		\$43,468.71
004	CE #008 - Patio cover		\$7,481.89
005	CE #009 - Plumbing		\$13,614.19
009	CE #006 - Electric interior - Closet's lights		\$925.38
010	CE #010 - Floor joist replacement		\$14,507.66
011	CE #011 - Internal and External Framing		\$11,220.70
012	CE #012 - Electrical feeder, replace wiring and junction box		\$2,304.01
014	CE #016 Exterior Lighting	1 day	\$2,747.21
015	CE #018 - Upgrade HVAC System		\$34,634.26
017	CE #015 - Pantry on Kitchen		\$1,590.83
018	CE #018 Upsize floor underlayment	2 days	\$7,552.76
019	CE #022 - Rain Drain Scope		\$542.84
Total:			\$195,880.55

CHANGE ORDER LINE ITEMS:

PCO # 001: CE #001 - Crawl Space

#	Budget Code	Description	Amount
1	13-280.S Water remediation		\$46,700.00
2	16-100.S Electrical.Commitment		\$2,500.00
3	1-10.L Project Mananger.Labor		\$200.00
4	17-20.O Taxes & Insurance		\$2,804.40
5	17-30.O Bond.Other		\$1,528.71
6	17-50.O GC Overhead & Profit		\$1,557.00



PCCO #001

Grand Total:	\$55,290.11
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PCO # 003: CE #007 - Windows

#	Budget Code	Description	Amount
1	8-500.O Windows.Other		\$35,700.00
2	17-50.O GC Overhead & Profit		\$4,527.00
3	17-30.O Bond.Other		\$1,206.81
4	17-20.O Taxes & Insurance		\$2,034.90
Grand Total:			\$43,468.71

PCO # 004: CE #008 - Patio cover

#	Budget Code	Description	Amount
1	7-300.S Roofing.Commitment		\$5,800.00
2	17-50.O GC Overhead & Profit		\$1,143.00
3	17-30.O Bond.Other		\$208.29
4	17-20.O Taxes & Insurance		\$330.60
Grand Total:			\$7,481.89

PCO # 005: CE #009 - Plumbing

#	Budget Code	Description	Amount
1	15-100.S Plumbing.Commitment		\$11,138.00
2	17-50.O GC Overhead & Profit		\$1,463.28
3	17-30.O Bond.Other		\$378.04
4	17-20.O Taxes & Insurance		\$634.87
Grand Total:			\$13,614.19

PCO # 009: CE #006 - Electric interior - Closet's lights

#	Budget Code	Description	Amount
1	16-100.O Electrical.Other		\$758.00
2	17-50.O GC Overhead & Profit		\$98.48
3	17-30.O Bond.Other		\$25.69
4	17-20.O Taxes & Insurance		\$43.21
Grand Total:			\$925.38

PCO # 010: CE #010 - Floor joist replacement

#	Budget Code	Description	Amount
1	6-100.O Exterior Rough Carpentry.Other		\$7,642.00
2	15-100.S Plumbing.Commitment		\$3,575.00
3	17-50.O GC Overhead & Profit		\$2,247.36
4	17-30.O Bond.Other		\$403.93
5	17-20.O Taxes & Insurance		\$639.37
Grand Total:			\$14,507.66

PCO # 011: CE #011 - Internal and External Framing

#	Budget Code	Description	Amount
1	6-100.O Exterior Rough Carpentry.Other		\$8,644.00
2	17-50.O GC Overhead & Profit		\$1,771.52
3	17-30.O Bond.Other		\$312.47
4	17-20.O Taxes & Insurance		\$492.71
Grand Total:			\$11,220.70



PCCO #001

PCO # 012: CE #012 - Electrical feeder, replace wiring and junction box

#	Budget Code	Description	Amount
1	16-100.O Electrical.Other		\$1,780.00
2	17-50.O GC Overhead & Profit		\$358.40
3	17-30.O Bond.Other		\$64.15
4	17-20.O Taxes & Insurance		\$101.46
Grand Total:			\$2,304.01

PCO # 014: CE #016 Exterior Lighting

#	Budget Code	Description	Amount
1	16-100.O Electrical.Other		\$2,159.00
2	17-50.O GC Overhead & Profit		\$388.72
3	17-30.O Bond.Other		\$76.43
4	17-20.O Taxes & Insurance		\$123.06
Grand Total:			\$2,747.21

PCO # 015: CE #018 - Upgrade HVAC System

#	Budget Code	Description	Amount
1	15-900.S HVAC Instruments and Controls.Commitment		\$28,390.00
2	17-50.O GC Overhead & Profit		\$3,664.40
3	17-30.O Bond.Other		\$961.63
4	17-20.O Taxes & Insurance		\$1,618.23
Grand Total:			\$34,634.26

PCO # 017: CE #015 - Pantry on Kitchen

#	Budget Code	Description	Amount
1	6-200.O Millwork - Trim interior		\$600.00
2	17-50.O GC Overhead & Profit		\$410.00
3	17-30.O Bond.Other		\$44.55
4	17-20.O Taxes & Insurance		\$61.28
5	16-100.S Electrical.Commitment		\$475.00
Grand Total:			\$1,590.83

PCO # 018: CE #018 Upsize floor underlayment

#	Budget Code	Description	Amount
1	17-50.O GC Overhead & Profit		\$202.69
2	17-30.O Bond.Other		\$208.77
3	17-20.O Taxes & Insurance		\$385.10
4	9-600.S Flooring.S		\$(1,603.80)
5	9-600.S Flooring.S		\$8,360.00
Grand Total:			\$7,552.76

PCO # 019: CE #022 - Rain Drain Scope

#	Budget Code	Description	Amount
1	15-100.S Plumbing.Commitment		\$425.00
2	17-20.O Taxes & Insurance		\$24.23
3	17-30.O Bond.Other		\$15.11
4	17-50.O GC Overhead & Profit		\$78.50
Grand Total:			\$542.84



PCCO #001

The original (Contract Sum)	\$0.00
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$0.00
The contract sum would be changed by this Change Order in the amount of	\$195,880.55
The new contract sum including this Change Order will be	\$195,880.55
The contract time will be increased by this Change Order by 14 days.	
The Revised Substantial Completion Date will be	3/15/2024

In Process

Nate Carter (Solarc Architecture)

**Clackamas County Housing and
Community Development Division**

Pacific Sun Construction

2051 Kaen Road
Oregon City,

506 12th St
Oregon City, Oregon 97013

Nathan D Carter

Digitally signed by Nathan D
Carter
DN: C=US,
E=Nate@Solarc-A.com,
O=SOLARC architecture,
CN=Nathan D Carter
Date: 2024.11.13 11:50:33-08'00'

DocuSigned by:

Jen Barker

11/12/2024

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