

May 18, 2023

BCC Agenda Date/Item: _____

Housing Authority Board of Commissioners
 Clackamas County

Approval of Amendment #1, adding time, scope of work, and funding, to the Construction Contract with Nomarco, Inc for the Housing Authority of Clackamas County Wide Flatwork Project. Amendment value is \$148,500 and 60 days, contract value is increased to \$476,500 for 240 days. Funding is through the Capital Fund Federal Grant and Housing Authority Local Project Funds. No County General Funds are involved.

Previous Board Action/Review	5/16/23 – Item presented at issues 2/16/23 – Approval of contract c002-23 with Nomarco, Inc for HACC Wide Flatwork Project #22006 - 20230216 II.A		
Performance Clackamas	Which indicator of success does this item affect? This project ensures housing units provided by the Housing Authority are safe by repairing/replacing driveways, walkways and/or patios.		
Counsel Review	Yes	Procurement Review	Yes
Contact Person	Toni Karter	Contact Phone	503-650-3139

EXECUTIVE SUMMARY:

The Housing Authority of Clackamas County (HACC), as part of the Housing & Community Development Division of the Health, Housing and Human Services Department (H3S), requests approval of Amendment #1 to the construction contract with Nomarco, Inc. for Flatwork Project #22006. The Amendment adds 60 days and additional funding for the replacement or repair of driveways, walkways, and/or patios at additional Housing Authority units.

At the time of the original contract, funding was limited, and priority had to be given to units with the most damage. However, additional funding has now been identified to add to this contract and ensure all units identified as needing replacement/repair can be fully addressed as part of this project. This amendment will add funding and give Nomarco an additional 60 days to complete the work on additional units.

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The full project will bring flatwork conditions on 25 units back to original condition with new materials and will ensure units meet current U.S. Department of Housing and Urban Development standards, allowing HACCC to maintain its High Performer status, prevent safety hazards and provide energy efficient public housing units for our vulnerable clients.

Nomarco, Inc. was selected through a competitive Invitation for Bids process. The scope of work includes removal, replacement and repair of damaged driveways, walkways and patios. This work also includes finishing details such as seal coating and striping at select locations.

RECOMMENDATION: Staff recommends the Board approve Amendment 1 to the construction contract with Nomarco Inc. for Flatwork Project #22006, adding 60 days and \$148,500. Staff also recommend that the Housing Authority Board authorize Tootie Smith, Chair, to sign the amendment on behalf of the Board.

Respectfully submitted,

Rodney A. Cook

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Director of Health Housing and Human Services

**AMENDMENT #1
TO THE CONTRACT DOCUMENTS WITH NOMARCO, Inc. FOR HACC FLATWORK
PROJECT, PROJECT # 22006
Contract #c002-23**

This Amendment #1 is entered into between **Nomarco, Inc.** (“Contractor”) and Housing Authority of Clackamas County (“PHA”) and shall become part of the Contract documents entered into between both parties on **February 16, 2023** (“Contract”).

The Purpose of this Amendment #1 is to make the following changes to the Contract:

1. ARTICLE 1. Statement of Work, is hereby amended as follows:

PHA has received additional funding that allows it to pay Contractor to perform the Work on additional units. Contractor shall provide the additional Work described in Exhibit A to this Amendment #1, attached hereto and incorporated by this reference herein.

2. ARTICLE 2. The Contract Price, is hereby amended as follows:

In consideration for Contractor performing the additional Work described in Exhibit A to this Amendment #1, PHA shall pay Contractor an amount not to exceed \$148,500.00. The total Contract compensation shall not exceed \$476,500.00. Payment for the additional Work shall be in accordance with the terms and conditions of the Contract.

ORIGINAL CONTRACT	\$ 328,000.00
<u>AMENDMENT #1</u>	<u>\$ 148,500.00</u>
TOTAL AMENDED CONTRACT	\$ 476,500.00

3. ARTICLE 3. Contracts Dates, is hereby amended to add the following:

FINAL COMPLETION DATE FOR ADDITIONAL WORK: September 13, 2023.

4. ARTICLE 12 is hereby amended to add the following:

In accordance with ORS 279C.380, Contractor agrees to have an additional performance bond and payment bond, in the amount of \$148,500 each, in place before starting the additional Work. Contractor agrees to have filed a public works bond with the Construction Contractors Board before performing the additional Work.



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

**HOUSING AUTHORITY OF
CLACKAMAS COUNTY BOARD**

Nomarco, Inc.

Contractor

 4/27/23

Contractor Authorized Representative's
Signature / Date

Chair, Tootie Smith
Commissioner, Ben West
Commissioner, Paul Savas
Commissioner, Martha Schrader
Commissioner, Mark Shull
Resident Commissioner, Ann Leenstra

Jess Doman, Vice President

Contractor Authorized Representative's
Name / Title - Print or Type

93-0567667

Federal I.D. Number

Dated this ___ day of May, 2023.

**4066 S. Elliott Prairie Road, Woodburn,
OR 97071**

Business Address - Street, City, State, Zip

Chair, Tootie Smith

#71958

State of Oregon CCB License Number

Recording Secretary

Approved as to form



05/01/2023

County Counsel

HACC WIDE FLATWORK PROJECT – PROJECT #22006
HOUSING AUTHORITY OF CLACKAMAS COUNTY
P.O BOX 1510, 13900 S. GAIN STREET, OREGON CITY, OR 97045

EXHIBIT A

Project # 22006 - HACC Wide Flatwork
Contract # c002-23
Additional units to be added to contract

Address:	Unit #	Nomarco, Inc
Fairfield	#303001	\$9,000.00
6th Street	#303010	\$22,000.00
Hull	#304004	\$22,000.00
Risley	#304011	\$4,500.00
Roethe	#305001	\$30,000.00
90th	#25101	\$12,000.00
Arlington	#303014	\$8,000.00
View Acres	#304013	\$8,000.00
Lazy River	#304015	\$8,000.00
146 Molalla	#3060146	\$15,000.00
Janssen	#40001	\$10,000.00
Total		\$148,500.00

HACC WIDE FLATWORK PROJECT – PROJECT #22006
HOUSING AUTHORITY OF CLACKAMAS COUNTY
P.O BOX 1510, 13900 S. GAIN STREET, OREGON CITY, OR 97045

Scope of Work

LOT # 21

137 E. Fairfield Street, Gladstone, OR 97027

Unit # 303001

The contractor shall provide all labor, materials and permits as necessary to perform the following in accordance with all specifications and drawings:

DRIVEWAY/SITWORK:

1. R/D section of concrete walkway and two sections of patio area outside the laundry section of building. Saw cut as indicated to remove.
2. Excavate as required to install new 4" base for new walkway ramp and two sections of patio. Compact new base to 95%.
3. Install new 4" concrete walkway ramp and two sections of patio. Contractor to install metal reinforcing as code requires. Install control joints and expansion joints as required. Slope to drain away from building.
4. After completion of install contractor to back fill with clean soil to prevent any undermining/abrupt edging. Power wash clean at completion.

NOTE: Work to take place between 8:00am – 5:00pm Monday through Friday.

- **Unit(s) will be occupied during construction and install.**
- **The contractor shall at all times protect the site, landscaping and building during demolition and construction. Any damage created will be the contractor's responsibility to repair. The site shall be cleaned of all construction debris at the end of each day.**
- **All work performed, as a result of this procurement shall be conducted in strict accordance with all applicable local, state and federal regulations.**
- **Even if not specifically detailed in the Scope of Work, Drawings or Specifications all work shall be accomplished in accordance with all current building codes.**
- **The contractor shall be responsible for all permits, locates and fees necessary to perform this work. The contractor and all subcontractors shall read and adhere to all specifications included as part of the Invitation to Bid.**

End of Scope of Work

HACC WIDE FLATWORK PROJECT – PROJECT #22006
HOUSING AUTHORITY OF CLACKAMAS COUNTY
P.O BOX 1510, 13900 S. GAIN STREET, OREGON CITY, OR 97045

Scope of Work

LOT # 22

1316 6th Street, Oregon City, OR 97045

Unit # 303010

The contractor shall provide all labor, materials and permits as necessary to perform the following in accordance with all specifications and drawings:

DRIVEWAY/SITWORK:

1. R/D existing 24" A/C driveway sections as indicated. Saw cut as required to remove.
2. Contractor to remove and reinstall concrete wheel stop(s).
3. Excavate as required to install new 4" base for new A/C driveway sections. Compact new base to 95%.
4. Install new 2" A/C paving overlay over existing driveway. Seal and sand saw cut area(s).
5. R/R 24' of A/C berm on the NE corner of the property. Verify with HACC.
6. After completion of install contractor to back fill with clean soil to prevent any undermining/abrupt edging. Power wash clean at completion.

NOTE: Work to take place between 8:00am – 5:00pm Monday through Friday.

- **Unit(s) will be occupied during construction and install.**
- **The contractor shall at all times protect the site, landscaping and building during demolition and construction. Any damage created will be the contractor's responsibility to repair. The site shall be cleaned of all construction debris at the end of each day.**
- **All work performed, as a result of this procurement shall be conducted in strict accordance with all applicable local, state and federal regulations.**
- **Even if not specifically detailed in the Scope of Work, Drawings or Specifications all work shall be accomplished in accordance with all current building codes.**
- **The contractor shall be responsible for all permits, locates and fees necessary to perform this work. The contractor and all subcontractors shall read and adhere to all specifications included as part of the Invitation to Bid.**

End of Scope of Work

HACC WIDE FLATWORK PROJECT – PROJECT #22006
HOUSING AUTHORITY OF CLACKAMAS COUNTY
P.O BOX 1510, 13900 S. GAIN STREET, OREGON CITY, OR 97045

Scope of Work

LOT # 23

4808 SE Hull Street, Milwaukie, OR 97267

Unit # 304004

The contractor shall provide all labor, materials and permits as necessary to perform the following in accordance with all specifications and drawings:

DRIVEWAY/SITWORK:

1. R/D concrete driveway and apron. Saw cut as required/indicated to remove.
2. Excavate as required to install new 4" base for new driveway and apron. Compact new base to 95%.
3. R/R foundation vent well as required.
4. Install new 4" concrete driveway and apron. Contractor to install metal reinforcing as code requires. Install control joints and expansion joints as required. Slope to drain away from building.
5. After completion of install contractor to back fill with clean soil to prevent any undermining/abrupt edging. Power wash clean at completion.

Contractor to install new concrete within the same week as the demo. This house has a high need for parking and can only be without for the minimum time period.

NOTE: Work to take place between 8:00am – 5:00pm Monday through Friday.

- Unit(s) will be occupied during construction and install.
- The contractor shall at all times protect the site, landscaping and building during demolition and construction. Any damage created will be the contractor's responsibility to repair. The site shall be cleaned of all construction debris at the end of each day.
- All work performed, as a result of this procurement shall be conducted in strict accordance with all applicable local, state and federal regulations.
- Even if not specifically detailed in the Scope of Work, Drawings or Specifications all work shall be accomplished in accordance with all current building codes.
- The contractor shall be responsible for all permits, locates and fees necessary to perform this work. The contractor and all subcontractors shall read and adhere to all specifications included as part of the Invitation to Bid.

End of Scope of Work

HACC WIDE FLATWORK PROJECT – PROJECT #22006
HOUSING AUTHORITY OF CLACKAMAS COUNTY
P.O BOX 1510, 13900 S. GAIN STREET, OREGON CITY, OR 97045

Scope of Work

LOT # 24

15323 SE Risley Court, Milwaukie, OR 97267

Unit #304011

The contractor shall provide all labor, materials and permits as necessary to perform the following in accordance with all specifications and drawings:

DRIVEWAY/SITEWORK:

1. R/D section of concrete sidewalk. Saw cut as required to remove.
2. Excavate as required to install new 4" base for new concrete sidewalk. Compact new base to 95%.
3. Install new 4" concrete sidewalk as indicated. Contractor to install metal reinforcing as code requires. Install control joints and expansion joints as required. Slope to drain away from building.
4. After completion of install contractor to back fill with clean soil to prevent any undermining/abrupt edging. Power wash clean at completion.

NOTE: Work to take place between 8:00am – 5:00pm Monday through Friday.

- **Unit(s) will be occupied during construction and install.**
- **The contractor shall at all times protect the site, landscaping and building during demolition and construction. Any damage created will be the contractor's responsibility to repair. The site shall be cleaned of all construction debris at the end of each day.**
- **All work performed, as a result of this procurement shall be conducted in strict accordance with all applicable local, state and federal regulations.**
- **Even if not specifically detailed in the Scope of Work, Drawings or Specifications all work shall be accomplished in accordance with all current building codes.**
- **The contractor shall be responsible for all permits, locates and fees necessary to perform this work. The contractor and all subcontractors shall read and adhere to all specifications included as part of the Invitation to Bid.**

End of Scope of Work

HACC WIDE FLATWORK PROJECT – PROJECT #22006
HOUSING AUTHORITY OF CLACKAMAS COUNTY
P.O BOX 1510, 13900 S. GAIN STREET, OREGON CITY, OR 97045

Scope of Work

LOT # 25

5230 SE Roethe Road, Milwaukie, OR 97267

Unit # 305001

The contractor shall provide all labor, materials and permits as necessary to perform the following in accordance with all specifications and drawings:

DRIVEWAY/SITWORK:

1. R/D concrete curb.
2. R/R concrete driveway as indicated. Saw cut as required to remove. Contractor to dispose of old existing concrete.
3. Excavate as required to install new 4" base for new concrete driveway. Compact new base to 95%.
4. Install new 4" concrete driveway. Contractor to install metal reinforcing as code requires. Install control joints and expansion joints as required. Slope to drain away from building.
5. R/R A/C paving as indicated. Saw cut 24" section as indicated to install new A/C paving and to provide a smooth transition from new to old A/C.
6. Excavate as required to install new 4" base for new A/C driveway. Compact new base to 95%.
7. Install 3" new A/C paving as indicated. Seal and sand saw cut area. Install small A/C berm to match existing on SW side of new install to divert water to street.
8. Contractor to protect existing concrete curbing.
9. After completion of install contractor to back fill with clean soil to prevent any undermining/abrupt edging. Power wash clean at completion.
10. Contractor to thoroughly clean remaining section of driveway all the way to the street by pressure washing, wire brushing, scraping, sweeping or as required to remove all moss, grass, dirt, debris, etc. to ensure proper adhesion.
11. Contractor to install new crack sealant on all cracks as required.
12. Contractor to seal coat existing newly cleaned surfaces.
13. Contractor to paint and stripe to match existing. Verify with HACC as needed.

NOTE: Work to take place between 8:00am – 5:00pm Monday through Friday.

- **Unit(s) will be occupied during construction and install.**
- **The contractor shall at all times protect the site, landscaping and building during demolition and construction. Any damage created will be the contractor's responsibility to repair. The site shall be cleaned of all construction debris at the end of each day.**
- **All work performed, as a result of this procurement shall be conducted in strict accordance with all applicable local, state and federal regulations.**
- **Even if not specifically detailed in the Scope of Work, Drawings or Specifications all work shall be accomplished in accordance with all current building codes.**
- **The contractor shall be responsible for all permits, locates and fees necessary to perform this work. The contractor and all subcontractors shall read and adhere to all specifications included as part of the Invitation to Bid.**

End of Scope of Work

Scope of Work

LOT # 30 / Unit # 25101 – 15125 SE 90th Avenue, Clackamas, OR 97015

LOT # 31 / Unit # 303014 – 265 W. Arlington Street, Gladstone, OR 97027

LOT # 32 / Unit # 304013 – 4808 SE View Acres Road, Milwaukie, OR 97267

LOT # 33 / Unit # 304015 – 3050 Lazy River Way, West Linn, OR 97068

LOT # 34 / 306146 – 146 Molalla Avenue, Oregon City, OR 97045

LOT# 35 / 40001 – 8930 SE Janssen Road, Clackamas, OR 97015

The contractor shall provide all labor, materials and permits as necessary to perform the following in accordance with all specifications and drawings:

DRIVEWAY/SITEWORK:

1. Contractor to thoroughly clean designated areas by pressure washing, wire brushing, scraping, sweeping or as required to remove all moss, grass, dirt, debris, etc. to ensure proper adhesion to crack seal, paint all painted curbs, crosswalks, speed bumps, stall lines, etc.
2. Sweeper/vacuum truck to collect spoils after pressure washing and as many times as required to pick up all debris after cleaning and prior to painting (or equivalent). Contractor to dispose of all materials offsite.
3. Contractor to install Ennis heavy-duty traffic grade paint (or equivalent). Contractor to match all markings and stencils. If blacking out paint is required prior to new painting, contractor to include that in original bid.
4. Contractor to paint parking stalls, ADA's, crosswalks (stencils), numbers (at rear of stalls (not curb) and all curbs as existing.
5. Cleaning and painting schedule will need to be coordinated with HACC to give residents 48 hour notice.
6. New paint/stripping shall be completed right after cleaning has been finished or as soon as possible after cleaning to minimize disruptions to tenants and any new dirt and debris in work areas.
7. Contractor to install new crack sealant on all cracks as required.
8. Contractor to seal coat existing newly cleaned surfaces.

NOTE: Work to take place between 8:00am – 5:00pm Monday through Friday.

- **Unit(s) will be occupied during construction and install.**
- **The contractor shall at all times protect the site, landscaping and building during demolition and construction. Any damage created will be the contractor's responsibility to repair. The site shall be cleaned of all construction debris at the end of each day.**
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End of Scope of Work