DAN JOHNSON DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING 150 BEAVERCREEK ROAD OREGON CITY, OR 97045

November 27, 2024

BCC Agenda Date/Item: _____

Board of County Commissioners Clackamas County

Approval of a Contract Amendment with Opsis Architecture for design and construction administration services for the Concord Community Center, Oak Lodge Library and Concord Park. Amendment Value is \$463,481 for 1 year. Total Agreement Value is \$6,552,611 for 5 years. Funding is through \$95,200 of budgeted County General Funds and the NCPRD General Fund.

Previous Board	9/26/19: Original Opsis C	Contract for \$006 016 and	roved by BCC							
	9/26/19: Original Opsis Contract for \$996,916 approved by BCC.									
Action/Review	2/17/21: Amendment #1 for time only through 7/1/2022 approved by									
	Department Director.									
		or \$4,013,248 and time th	rough 4/1/24 approved by							
	BCC.									
	8/22/22: Amendment #3 Director.	updated scope of work ap	pproved by Department							
	2	for \$71.146 and updated	d scope of work approved by							
	Department Director.	 								
	5/17/23: Policy Session, E	Board to fully fund both th	e Gladstone and Oak Lodge							
	Library projects and allow	for construction to begin								
	10/5/23: Business Meetin	ng, Board approved amer	dment #5 for additional							
		• •	ark and Gladstone and Oak							
	Lodge Libraries.									
	U	or time only through 1/31	/25 approved by Department							
	Director.									
Performance	This project aligns with the	e Vibrant Economy Goal:	It provides economic							
Clackamas		-	nment services to residents,							
	businesses, visitors, and partners so they can thrive and prosper in healthy and									
	vibrant communities.									
Counsel Review	Yes, Andrew Naylor	Procurement Review	Yes, Ryan Rice							
Contact Person	Jason Varga	Contact Phone	(503) 351-4012							

EXECUTIVE SUMMARY: In a May 17, 2023 Policy Session the Board approved additional funding for both the Gladstone and Oak Lodge Libraries to fully fund each project and allow for construction to begin.

The contract with Opsis Architecture provides work related to the renovation of the Concord Community Center, and construction of the Oak Lodge Library and Concord Park.

These design changes and added scopes came about due to schedule delays and permit design changes that were not anticipated. For Filing Use Only



All costs for this change order are within the existing project budgets and owner contingency funds. No new funds are required.

Construction Administration Services

The amendment includes construction administration services for the Concord Community Center. It also

includes extended construction administrative services for the Oak Lodge Library due to permitting schedule delays.

Construction Administration services for the architect and their consultants include attending regular project meetings, reviewing and checking project submittals to ensure conformance with the project documents, preforming regular site visits and completing progress reports, reviewing and responding to Requests for Information (RFI's) and reviewing general contractor payment applications. Each of these proposals lines up with the project durations provided by the General Contractor.

Design Services

The amendment includes design services for tenant improvements in Concord Community Center. NCPRD is planning to improve several spaces within the Community Center before the building is opened back up to the community in fall 2025. This added service includes client coordination meetings, permitting, construction administration, SHPO (State Historical Preservation Office) coordination and furniture, fixtures and equipment selection.

The amendment also includes redesigning services for underground utilities based on required changes from Oak Lodge Water Services Authority. This consists of the relocation of water, sanitary sewer and storm drainage lines.

RECOMMENDATION: Staff recommends approval of this contract amendment.

Respectfully submitted,

Dan Johnson

Dan Johnson Director of Transportation & Development

AMENDMENT #7 TO THE CONTRACT DOCUMENTS WITH OPSIS ARCHITECTURE, LLP FOR NORTH CLACKAMAS PARKS AND RECREATION DISTRICT CONCORD PROPERTY OAK LODGE LIBRARY AND GLADSTONE LIBRARY PLANNING PROCESS Contract #1642

This Amendment #7 is entered into between **Opsis Architecture**, **LLP** ("Contractor") and Clackamas County ("County") and shall become part of the Contract documents entered into between both parties on **September 26, 2019** ("Contract").

- 1. ARTICLE I, Section 2. Scope of Work is hereby amended as follows: County has authorized an increase to the Work for Contractor to perform additional design Work for the Oak Lodge Library and Concord Community Center. The additional Work is further described in Exhibit A of this Amendment #7, attached and hereby incorporated by reference.
- 2. ARTICLE I, Section 3. **Consideration** is hereby amended as follows: In consideration for Contractor performing the additional Work described in Exhibit A to this Amendment #7, County shall pay Contractor an amount not to exceed \$463,481.00. Payment shall be pursuant to the fee schedules in Exhibit A to this Amendment #7. Consideration for the additional Work is a on a fixed-fee basis in accordance with Exhibit A to this Amendment #7. The total Contract compensation shall not exceed \$6,552,611.00.

ORIGINAL CONTRACT	\$ 996,916.00
AMENDMENT #1	Time Extension
AMENDMENT #2	\$4,013,248.00 + Time Extension
AMENDMENT #3	Scope of Work
AMENDMENT #4	\$ 71,146.00
AMENDMENT #5	\$1,007,820.00
AMENDMENT #6	Time Extension
AMENDMENT #7	<u>\$ 463,481.00</u>
TOTAL AMENDED CONTRACT	\$6,552,611.00

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

Opsis Architecture, LLP

11.05.24

Date

Authorized Signature

Mark Stoller, Principle

Printed Name

Clackamas County

Signature

Date

Name: _____

Title:

APPROVED AS TO FORM

11/06/2024

County Counsel

Date

Exhibit A



May 8th, 2024

Jason Varga, Project Manager Clackamas County 150 Beavercreek Road Oregon City, OR 97045

Reference: Opsis Project No. 4775-01, Clackamas County Contract #1642 Additional Services Request [Oak Lodge Extended Civil Permitting]

Dear Jason,

This letter represents the Opsis Architecture (hereby Opsis) request for additional services to provide services related to KPFF's extended effort to provide permitting support. Scope is related to Clackamas County Site Development Permit and Oak Lodge Water Services Site Development Permit and Utilities Permit. The Clackamas County Site Development Permit has now been issued and the remaining work relating to the Oak Lodge Water Services permits has been coordinated.

SCOPE OF SERVICES

Scope of Work

Task 1: Extended Civil Permitting Support

During the course of permitting with Clackamas County and Oak Lodge Water Services, scope was revised and refined per jurisdiction direction, extending the originally assumed permitting schedule.

Subtasks and activities during this phase include:

- Additional coordination with Clackamas County and Oak Lodge Water Services (KPFF/Opsis)
- Responded to four additional review cycles for Clackamas County, requiring redesign (KPFF)
- Responded to four review cycles for Oak Lodge Water Services, requiring substantial redesign (KPFF)

Preliminary Schedule

Our estimated timeline to complete this effort is as follows:

Task 1: Extended Civil Permitting Support

Spring 2024

Fee

We propose a fixed fee for services detailed below.

Task 1: Extended Civil Permitting Support

Total ASR	\$21,540
Opsis (Sina Meier 16 hours at \$165)	\$2,640
Opsis Management (5%)	\$900
KPFF Civil (see attachment)	\$18,000

Reimbursables

Reimbursables are additional and include expenses incurred by Opsis and Consultants directly related to the project such as transportation, printing, deliveries, and other similar project-related costs. A 5% fee is applied to reimbursable expenses for processing.

Estimated Reimbursable Allowance: \$0.

Invoicing

Invoices will be rendered once a month based on tasks completed, consultant fees, and reimbursable expenses incurred. Payments are due and payable upon presentation.

Please feel free to call me if you have any questions. We look forward to our continued work with you on the.

Sincerely,

Mark Stoller, AIA, LEED AP BD+C, Partner, Opsis Architecture LLP

Additional Service Request No. 3

Page 1 of 1

kpff

DATE: April 23, 2024

PROJECT: 2200309 – NCPRD Concord Property

KPFF hereby requests that the additional civil engineering services described below be added to the **CONTRACT** for the above-referenced project. The scope of civil engineering services is described in KPFF's proposal dated July 7, 2022, which is attached to the contract between Opsis Architecture and KPFF. Upon approval by Opsis Architecture, this Additional Service Request will become a part of the contract.

Original Contract Amount (Excluding Reimbursable Expenses)	Total \$177,000
Additional Services for:	
Extended Permitting Efforts:	
• Responded to four additional review comments cycles for Clackamas County, with new comments introduced in every cycle. Addressing review comments required redesign, additional coordination, and new plan sheets.	
 Responded to four review comments cycles for Oak Lodge Water District. Addressing comments required a substantial redesign of the public sanitary sewer and water main designs. The redesign effort included submitting utility routing options for OLWD feedback and several rounds of coordination with the design team and reviewer. OLWD required a final set with all revisions noted and included. 	
Total Proposed Additional Fee (This ASR Only)	18,000
Previously Approved Additional Service Requests (ASR No.1)	5,000
Previously Approved Additional Service Requests (ASR No. 2)	32,500
TOTAL REVISED CONTRACT AMOUNT	\$232,500

To indicate acceptance, please return a signed copy of this Additional Service Request.

Requested By (KPFF, Inc.) Signature

Accepted By (Opsis Architecture)

Signature

Joshua A. Lighthipe, PE Associate Name/Title

4/23/2024

Date

Print Name/Title

Date

10102200309-kb



June 18th, 2024

Jason Varga, Project Manager Clackamas County 150 Beavercreek Road Oregon City, OR 97045

Reference: Opsis Project No. 4775-01, Clackamas County Contract #1642 Additional Services Request [Oak Lodge Extended CA Services]

Dear Jason,

This letter represents the Opsis Architecture (hereby Opsis) request for additional services to provide services related to the extended construction schedule. Per the anticipated construction schedule provided by P&C Construction included in ASR 23, Exhibit C, the original anticipated construction duration was 09/05/2023- 12/12/2024. The most recent construction master schedule dated 04/23/24, extends the substantial completion to 07/02/2025.

SCOPE OF SERVICES

Scope of Work

Task 1: Oak Lodge Extended CA Services

Providing extended CA support for approximately 7 additional months. Subtasks and activities during this phase include:

- Opsis Architecture to provide continued Construction Administration support including RFI responses, field reports, punch list and project close outs.
 - 12/12/2024-6/20/2025:
 - 8 hours/ week of Senior Project Architect support responding to RFIs
 - 6/23/2025-7/04/2025:
 - 16 hours/ week of Senior Project Architect support to complete punch list/ back punch
 - 7/7/2025-8/13/2025:
 - 4 hours/ week Senior Project Architect support for close out
 - ½ hour/ week of management support
- Johnston Architects to provide support for punch list and project closeout.
 - 12/12/2024-6/20/2025:
 - 4 hours/ week of support responding to RFIs
 - 1 hour/week of management support
 - 6/23/2025-8/13/2025
 - 8 hours/ week of support for punch list
 - 2 hours/ week of Principal oversight

4775-01 Additional Services Request [Oak Lodge Extended CA Services] Proposal to Jason Varga

Preliminary Schedule

Our estimated timeline to complete this effort is as follows:

Task 1: Oak Lodge Extended CA Services

12/12/2025-8/13/2025

Fee

We propose a fixed fee for services detailed below.

Task 1: Extended CA Services

Opsis Construction Administration Services	\$45,450
JA Support	\$28,210
Total ASR	\$73,660

Reimbursables

Reimbursables are additional and include expenses incurred by Opsis and Consultants directly related to the project such as transportation, printing, deliveries, and other similar project-related costs. A 5% fee is applied to reimbursable expenses for processing.

Estimated Reimbursable Allowance: \$0.

Exclusions

- Record Documents

Invoicing

Invoices will be rendered once a month based on tasks completed, consultant fees, and reimbursable expenses incurred. Payments are due and payable upon presentation.

Please feel free to call me if you have any questions. We look forward to our continued work with you on the.

Sincerely,

Mark Stoller, AIA Partner, Opsis Architecture LLP

Attachments:

- Updated Construction Schedule dated 04/23/2024
- Fee summary

			OLL Master Schedule 4-23-2024
ID	Task Name	Duration Start Finish Qtr 3, 2023	4-25-2024 Qtr 4, 2023 Qtr 1, 2024 Qtr 3, 2024 Qtr 4, 2024 Qtr 4, 2025 Qtr 2, 2025 Qtr 3, 2025 Qtr 4, 2025 Qtr 1, 2026 Qtr 2, 2026 Qtr 3, 2026 Qtr 4, 2025 Qtr 4, 2025 Qtr 4, 2025 Qtr 4, 2025 Qtr 4, 2026 Qtr 4, 2026 Qtr 3, 2026 Qtr 4, 2025 Qtr 4, 2025 Qtr 4, 2025 Qtr 4, 2025 Qtr 4, 2026 Qtr 4, 2026 Qtr 4, 2026 Qtr 3, 2026 Qtr 3, 2026 Qtr 3, 2026 Qtr 4, 2025 Qtr 4, 2025 Qtr 4, 2025 Qtr 4, 2025 Qtr 4, 2026 Qtr 4, 2026
1	Oak Lodge Library Project	539 days? Wed 7/5/23 Wed 8/13/25	Occ Nov Dec Jan Teb Mar Apr May Jun Jun Aug Sep Occ Nov Dec Jan Teb Mar Apr May Jun Jun Aug Sep Occ Nov Dec Jan Teb Mar Apr May Jun Jun Aug Oak Lodge Library Project Critical Lead Time Procurement
2	Critical Lead Time Procurement	251 days? Wed 7/5/23 Thu 6/27/24	Critical Lead Time Procurement
117	Construction Period	466 days Tue 9/5/23 Wed 7/2/25	Construction Period
118	Schedule Impacts	61 days Mon 1/15/24 Mon 4/8/24 5 days Mon 1/15/24 Fri 1/19/24	Weather Delay
119	Weather Delay		Stop Work Letter
120 121	Stop Work Letter Permits	27 days Fri 3/1/24 Mon 4/8/24 156 days Tue 9/5/23 Mon 4/15/24	Permits
121	Grading/1200C Permit	85 days Tue 9/5/23 Fri 1/5/24	Grading/1200C Permit
122	Oak Lodge Utility Permit	15 days Tue 3/26/24 Mon 4/15/24	Oak Lodge Utility Permit
124	Site Preparation	131 days Mon 11/27/23 Thu 5/30/24	
125	Mobilization	5 days Mon 11/27/23 Fri 12/1/23	Mobilization
126	Survey	4 days Tue 11/28/23 Fri 12/1/23	Survey
127	Erosion Control	3 days Mon 12/4/23 Wed 12/6/23	Erosion Control
128	Haul Road	3 days Wed 1/10/24 Fri 1/12/24	- ▼ Haul Road
129	Haul Road	5 days Mon 1/22/24 Fri 1/26/24	Haul Road
130	Site Utilities	20 days Mon 4/15/24 Fri 5/10/24	Site Utilities
131	Sanitary	6 days Mon 4/15/24 Mon 4/22/24	Sanitary
132	Water	8 days Tue 4/23/24 Thu 5/2/24	🔟 Water
133	Storm	6 days Fri 5/3/24 Fri 5/10/24	Storm
134	Mass Excavation	10 days Mon 1/29/24 Fri 2/9/24	Mass Excavation
135	Mass Excavation/Fill	15 days Mon 5/6/24 Fri 5/24/24	Mass Excavation/Fill
136	Building Pad	5 days Thu 5/23/24 Thu 5/30/24	👗 Building Pad
137	Concrete Foundations	66 days Wed 5/29/24 Thu 8/29/24	Concrete Foundations
138	Excavation	5 days Wed 5/29/24 Tue 6/4/24	Excavation
139	Footings	21 days Fri 5/31/24 Fri 6/28/24	Footings
140	Set 1	12 days Fri 5/31/24 Mon 6/17/24	🖉 🐙 Set 1
141	Form	6 days Fri 5/31/24 Fri 6/7/24	Form
142	Reinforcing/Embeds	7 days Tue 6/4/24 Wed 6/12/24	Reinforcing/Embeds
143	Place/Finish	1 day Thu 6/13/24 Thu 6/13/24	Place/Finish
144	Strip	2 days Fri 6/14/24 Mon 6/17/24	Strip
145	Set 2	9 days Mon 6/10/24 Thu 6/20/24	set 2
146	Form	6 days Mon 6/10/24 Mon 6/17/24	Form
147	Reinforcing/Embeds	4 days Wed 6/12/24 Mon 6/17/24	■ Reinforcing/Embeds
148	Place/Finish	1 day Tue 6/18/24 Tue 6/18/24	
149	Strip	2 days Wed 6/19/24 Thu 6/20/24	Strip <u>Set</u> 3
150	Set 3 Form	9 days Tue 6/18/24 Fri 6/28/24 6 days Tue 6/18/24 Tue 6/25/24	Form
151	Reinforcing/Embeds	4 days Thu 6/20/24 Tue 6/25/24	Reinforcing/Embeds
152 153	Place/Finish	1 day Wed 6/26/24 Wed 6/26/24	Place/Finish
155	Strip	2 days Thu 6/27/24 Fri 6/28/24	Strip
154	Retaining Walls	28 days Tue 6/18/24 Fri 7/26/24	Retaining Walls
155	Set 1	14 days Tue 6/18/24 Mon 7/8/24	v Set 1
157	Form	6 days Tue 6/18/24 Tue 6/25/24	Form
158	Reinforcing/Embeds	4 days Fri 6/21/24 Wed 6/26/24	Reinforcing/Embeds
159	Close Up	4 days Wed 6/26/24 Mon 7/1/24	Close Up
160	Place/Finish	1 day Tue 7/2/24 Tue 7/2/24	Place/Finish
	Oak Lodge Library Proj	Summary Inactive Milestone	Duration-only Start-only External Milestone Critical Split Manual Summary Rollup Finish-only Deadline Progress
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	OLL Master Schedule 4-23-2024
ID Task Name	Duration Start Finish Qtr 3, 2023 Qtr 4, 2023 Qtr 1, 2024 Qtr 3, 2024 Qtr 4, 2024 Qtr 1, 2025 Qtr 3, 2025 Qtr 4, 2025 Qtr 1, 2026 Qtr 3,
161 Strip	Image: Seg 10 and seg 2 a
162 Set 2	14 days Wed 6/26/24 Tue 7/16/24
163 Form	6 days Wed 6/26/24 Wed 7/3/24
164 Reinforcing/Embeds	4 days Mon 7/1/24 Fri 7/5/24
165 Close Up	4 days Fri 7/5/24 Wed 7/10/24
166 Place/Finish	1 day Thu 7/11/24 Thu 7/11/24
167 Strip	3 days Fri 7/12/24 Tue 7/16/24
168 Set 3	14 days Tue 7/9/24 Fri 7/26/24
169 Form	6 days Tue 7/9/24 Tue 7/16/24
170 Reinforcing/Embeds	4 days Fri 7/12/24 Wed 7/17/24
171 Close Up	4 days Wed 7/17/24 Mon 7/22/24
172 Place/Finish	1 day Tue 7/23/24 Tue 7/23/24
173 Strip	3 days Wed 7/24/24 Fri 7/26/24
175 Stip 174 Set 4	13 days Tue 7/9/24 Thu 7/25/24 Thu 7/25/24
174 Set 4 175 Form	3 days Tue 7/9/24 Thu 7/11/24
175 Form 176 Reinforcing/Embeds	2 days Tue 7/9/24 Wed 7/10/24 Wed 7/10/24
177 Close Up	1 day Wed 7/10/24 Wed 7/10/24 Close Up
179 Strip	
180 Slab On Grade/Thickened Edge	
181 Back Fill/Fine Grade	
182 Form	2 days Wed 7/31/24 Thu 8/1/24
183 Vapor Barrier	2 days Fri 8/2/24 Mon 8/5/24
184 Reinforcing	2 days Tue 8/6/24 Wed 8/7/24
185 Place/Finish	1 day Thu 8/8/24 Thu 8/8/24
186 Strip/Clean	2 days Fri 8/9/24 Mon 8/12/24
187 Place/Finish	1 day Tue 8/13/24 Tue 8/13/24
188 Saw Cut/Cure	5 days Wed 8/14/24 Tue 8/20/24
189 Concrete Foundations Complete	0 days Tue 8/20/24 Tue 8/20/24
190 Waterproofing Footings/Retaining Walls	10 days Fri 8/2/24 Thu 8/15/24
191 Backfill Retaining Walls	10 days Fri 8/16/24 Thu 8/29/24
192 Underslab Utilities	35 days Wed 6/5/24 Wed 7/24/24 Underslab Utilities
193 Underslab Perf Pipe	10 days Wed 6/5/24 Tue 6/18/24
194 HVAC Blue Duct	20 days Wed 6/19/24 Wed 7/17/24
195 Electrical	20 days Wed 6/26/24 Wed 7/24/24
196 Fire Line	2 days Wed 7/3/24 Fri 7/5/24
197 Structural Steel Erection	19 days Wed 8/21/24 Tue 9/17/24
198 Columns/Knife Plates	3 days Wed 8/21/24 Fri 8/23/24
199 Trusses/Beams	6 days Mon 8/26/24 Tue 9/3/24
200 Framing/Misc. Connections/Decking	10 days Wed 9/4/24 Tue 9/17/24
201 Slab On Deck	5 days Wed 9/18/24 Tue 9/24/24 Tue 9/24/24
202 DLT Roof Panels	12 days Wed 9/18/24 Thu 10/3/24 DLT Roof Panels
203 Set Panels	5 days Wed 9/18/24 Tue 9/24/24
204 Sheathing/Misc. Attachment/Hardware	10 days Fri 9/20/24 Thu 10/3/24
205 Roofing	75 days Fri 10/4/24 Wed 1/22/25
206 Vapor Barrier	5 days Fri 10/4/24 Thu 10/10/24
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207	Wet Weather Contingency	20 days	Fri 10/11/24	Thu 11/7/24		<u>y sep c</u>				Ivia	y Jun J	n Aug Je		W	Vet Weather Contingency
208	Insulation/Roof Membrane	30 days	Fri 10/25/24	Mon 12/9/24											Insulation/Roof Membrane
209	Solar Panels	30 days	Tue 12/10/24	Wed 1/22/25											Solar Panels
210	M&E Rough In at Roof	10 days	Fri 10/11/24	Thu 10/24/24									1	M&E	E Rough In at Roof
211	Exterior Walls	25 days	Fri 10/4/24	Thu 11/7/24									— ——	- e E2	Exterior Walls
212	Framing	20 days	Fri 10/4/24	Thu 10/31/24										Frai	aming
213	Sheathing	20 days	Fri 10/11/24	Thu 11/7/24										Sh	heathing
214	Exterior Masonry Veneer System	55 days	Fri 10/25/24	Wed 1/15/25											<u>Exterior Masonry Veneer System</u>
215	WRB/Insulation	35 days	Fri 10/25/24	Mon 12/16/24											WRB/Insulation
216	Brick Veneer	45 days	Fri 11/8/24	Wed 1/15/25									Ģ	9	Brick Veneer
	Exterior Openings	25 days	Tue 12/17/24	Wed 1/22/25											Exterior Openings
218	Area 1	10 days	Tue 12/17/24	Tue 12/31/24											Area 1
219	Area 2		Tue 12/24/24												Area 2
220	Area 3			Wed 1/15/25											Area 3
221	Area 4		Thu 1/9/25	Wed 1/22/25											Area 4
	Wall Finishes/Paint/Metal Panels			Wed 3/12/25											Wall Finishes/Paint/Metal Panels
	Building Construction Dry In			Wed 1/22/25											1/22
224	Building Shell Completion			Wed 3/12/25											3/12
225	Interior Finishes			Mon 6/23/25										-	Interior Finishes
226	Overhead MEPFS Rough In			Tue 12/31/24										₩	Overhead MEPFS Rough In
227	Wall/Ceiling Framing			Mon 12/23/24											Wall/Ceiling Framing
228	Wall/Ceiling M&E Rough In		Tue 12/10/24												Wall/Ceiling M&E Rough In
229	Door Frames		Thu 1/2/25												Door Frames
230	Drywall Board		Thu 1/9/25												Drywall Board
231	Drywall Tape		Mon 1/20/25												Drywall Tape
232	Paint		Mon 2/10/25												Paint
233	Restrooms		Mon 3/3/25												Restrooms
234	Tile		Mon 3/3/25												Tile
235	MEP Trim		Mon 3/31/25												MEP Trim
236	Specialties/Accessories		Mon 4/14/25												Specialties/Accessories
237	Ceiling Systems		Mon 2/24/25												Ceiling Systems
238	MEP Drops/Fixtures		Fri 2/28/25												MEP Drops/Fixtures
239	Ceiling Tile			Mon 3/17/25											Ceiling Tile
240	Casework/Millwork			Mon 4/14/25											Casework/Millwork
240	Flooring		Tue 4/8/25												Flooring
241	Doors/Hardware		Wed 4/30/25												Doors/Hardware
242	MEP Final Trim			Wed 5/21/25											MEP Final Trim
243	Specialties			Mon 6/16/25											Specialties
244	Final Paint		Fri 6/13/25												Final Paint
245	Final Cleaning			Mon 6/23/25											Final Cleaning
240	Interiors Completion			Mon 6/23/25											26/23
	Equipment Commissioning/Functional Testing		Thu 5/22/25												Equipment Commissioning/Functional Testing
	Final Inspections			Wed 6/18/25											Einal Inspections
	Site Improvements		Mon 3/25/24												
251	Site Grading		Mon 3/25/24 Mon 3/25/24						Site	Grad	ing				
251	Site Grading			Mon 4/29/24							e Grading				
		0075													
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ID	Task Name	Duration	Start		Qtr 3, 2023 Qtr 4, 2023 Qtr 1, 2024 Qtr 2, 2024 Qtr 3, 2024 Qtr 4, 2024 Qtr 1, 2025 Qtr 2, 2025 Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Apr May Jun Jul Aug Sep Oct Nov Dec Jan Apr May Jun	Qti
253	Site Utilities	44 days	Mon 5/13/24	Mon 7/15/24	The set of	un Ju
254	Sanitary	7 days	Mon 5/13/24	Tue 5/21/24	Sanitary	
255	Water	7 days	Wed 5/22/24	Fri 5/31/24	👗 Water	
256	Fire	10 days	Mon 6/3/24	Fri 6/14/24	Fire Fire	
257	Strom	20 days	Mon 6/17/24	Mon 7/15/24	Strom	
258	Parking Lot	156 days	Wed 9/25/24	Tue 5/6/25	e Parkin	<u>ng Lo</u> t
259	Excavation	10 days	Wed 9/25/24	Tue 10/8/24	🕍 Excavation	
260	Grading	15 days	Wed 10/9/24	Tue 10/29/24	Grading	
261	Curbs	7 days	Wed 10/30/24	4 Thu 11/7/24	Curbs	
262	Paving first lift	2 days	Fri 11/8/24	Mon 11/11/24	Paving first lift	
263	Paving final	2 days	Thu 5/1/25	Fri 5/2/25	T Paving	final
264	Striping/Signage	2 days	Mon 5/5/25	Tue 5/6/25	T Stripin	<u>1g/S</u> ign
265	Park Shelter	69 days	Fri 11/8/24	Tue 2/18/25	Park Shelter	
266	Excuvation	6 days	Fri 11/8/24		Excuvation	
267	Underslab utilities	10 days	Mon 11/18/24	4 Tue 12/3/24	Underslab utilities	
268	Footings	10 days	Mon 11/18/2	4Tue 12/3/24	v Footings	
269	Form	8 days		4 Wed 11/27/24	Form	
270	Place	, 1 day		Mon 12/2/24	Place	
271	Strip	, 1 day	Tue 12/3/24		Strip	
272	SOG	7 days		Wed 12/11/24	SOG	
273	Form	5 days	Tue 12/3/24		Form	
274	Place	1 day		Tue 12/10/24	Place	
275	Strip	1 day		4 Wed 12/11/24	Strip	
276	Structure	47 days	Thu 12/12/24		Structure	
277	Building framing	25 days	Thu 12/12/24		Building framing	
278	CMU Block	10 days	Wed 1/15/25		CMU Block	
279	MEP Rough in	10 days	Wed 1/22/25		MEP Rough in	
280	Brick	5 days	Thu 1/30/25		Brick	
281	Doors and Hardware	3 days	Thu 2/6/25		Doors and Hardware	
282	MEP Finishes		Tue 2/4/25		MEP Finishes	
283	Restroom Accessories	2 days	Wed 2/12/25		Restroom Accessories	
283	Signage	1 day	Thu 2/13/25		Signage	
285	Final inspection	1 day	Tue 2/18/25		Final inspection	
	Site Concrete/Hardscapes	50 days	Thu 1/23/25		Site Concrete/	/Hards
286	Splash Pad		Thu 2/6/25		vice toricitet,	,
287		22 days			Underground Piping	ı/Tank
288	Underground Piping/Tank	15 days		Wed 2/26/25		,
289	Electrical	10 days		Wed 2/26/25	Set Heads	
290	Set Heads	5 days	Thu 2/27/25 Thu 3/6/25		Concrete	
291	Concrete	2 days				on/land
292	Irrigation/Landscaping	30 days		Wed 4/30/25		
293	Site Furnishings	15 days		Wed 4/30/25	Site Furi	msning
294	Project Closeout	30 days		Wed 8/13/25		,
295	Substantial Completion (TCO)	0 days	Wed 7/2/25			7
296	Assemble Closeout Documents/Own			Wed 8/13/25		
297	Final Completion	0 days	wed 8/13/25	Wed 8/13/25		
Project	Oak Lodge Library Proj	Summary		Inactive Milestone	stone 🔷 Duration-only Start-only E External Milestone I Critical Split	Slack
	ie 4/23/24 Split	Project Su		Inactive Summary		
	Milestone	 Inactive Ta 	sk	Manual Task	Manual Summary External Tasks Critical Manual Progress	
					Page 4	



Fee Summary

4775-07 Oak Lodge Library and Community Park - ASR Oak Lodge Extended CA Clackamas County 06.14.2024 - REV-1

A/E FEE SUMMARY

		HOURLY	HOURS PER WEEK			5% CONSULTANT MARKUP	TOTAL	COMMENTS
						-	101/12	
ask 01: Extended CA Support								
Architecture	Opsis						\$45,450	
	12/12/2024-06/20/2025 (27 weeks)							
	Sina Meier	\$165	8	27	\$35,640			
	Mark Stoller				\$0			
	06/23/2025-07/04/2025 (2 weeks)							
	Sina Meier	\$165	16	2	\$5,280			
	Mark Stoller				\$0			
	07/07/2025-08/13/2025 (6 weeks)							
	Sina Meier	\$165	4	6	\$3,960			
	Mark Stoller	\$190	0.50	6	\$570			
Architecture	JA						\$28,210	
	12/12/2024-06/20/2025 (27 weeks)							
	Sarah Burk	\$165	4	27	\$17,820			
	Mona Zellers	\$250	1.00	27	\$6,750			
	06/23/2025-07/04/2025 (2 weeks)							
	Sarah Burk	\$165	8	2	\$2,640			
	Mona Zellers	\$250	2	2	\$1,000			
btotal							\$73,660	

TOTAL FEE

\$73,660

Reimbursable Budget



July 10th, 2024

Jason Varga, Project Manager Clackamas County 150 Beavercreek Road Oregon City, OR 97045

Reference: Opsis Project No. 4775-01, Clackamas County Contract #1642 Additional Services Request [Concord Community Center Permitting and CA Services]

Dear Jason,

This letter represents the Opsis Architecture (hereby Opsis) request for additional services for the bidding/permitting services and construction administration of the Concord Community Center

SCOPE OF SERVICES

Scope of Work

The Design Team understands the scope of work to be as described per Exhibit A: Scope Of Work

Schedule

The Design Team understands the schedule as outlined below. Reference Exhibit C: Schedule for additional detail.

PERMITTING	November 2023- May 2024
CONSTRUCTION	May 2024-December 2024

Consultants

Structural Engineer	Catena Consulting Engineers
Mechanical Engineer	Interface Engineering
Electrical Engineer	Interface Engineering
Plumbing Engineering	Interface Engineering
Civil Engineering	KPFF
Specifications	M. Thrailkill Architect

Fee

We propose a fixed fee for services detailed below.

Task 2: Permitting

Total Permitting	\$29,551
Interface Electrical ((includes 5% consultant mark-up)	\$2,100
Interface Mechanical (includes 5% consultant mark-up)	\$2,100
 Catena (includes 5% consultant mark-up)	\$7,991
Opsis Construction Administration Services	\$17,360

Task 3: Construction Administration/Close Out

\$4,200 \$2,100 \$2,100 \$2,100 \$12,600
\$2,100 \$2,100
\$2,100
\$4,200
\$2,100
\$171,760
\$10,500
\$26,250
\$38,430
\$96,580

Reimbursables

Reimbursables are additional and include expenses incurred by Opsis and Consultants directly related to the project such as transportation, printing, deliveries, and other similar project-related costs. A 5% fee is applied to reimbursable expenses for processing.

Reimbursable Expense Allowance

\$2,000

Invoicing

Invoices will be rendered once a month based on tasks completed, consultant fees, and reimbursable expenses incurred. Payments are due and payable upon presentation.

Please feel free to call me if you have any questions. We look forward to our continued work with you on the Concord Community Center

Sincerely,

Mark Stoller, AIA Principal, Opsis Architecture LLP

Enclosures:

Exhibit A: Scope of Work Exhibit B: Design Fee Summary Exhibit C: Schedule

EXHIBIT A: SCOPE OF WORK

Work in this Contract will consist of bidding/permitting services and construction administration for the Concord Community Center renovation.

The following scope of work and lump sum fee are based on the proposed community center scope as documented in the "100% Construction Documents" dated 9.14.2023, as well as the associated addendum dated 10.03.2023, and additional roof replacement and structural strengthening work as identified in the "Concord Community Center Re-Roof Design" Additional Service dated 02.06.2024.

The estimated construction cost of this scope of work is to be \$6,317,762. The assumed construction duration is May 2024 - December 2024, based off of P&C's schedule dated 05.09.2024.

The construction of the Oak Lodge Library and Community Park are being managed under a separate proposal and scope of work.

This proposed fee applies to a CMGC project delivery method with selected CMGC, P&C Construction. The Design Team understands the scope of work to be the following:

Bidding and Permitting Phase

<u>Tasks</u>

- Services consisting of the preparation of one (1) Bid Package for ether a lump sum bid, or the development of the Guaranteed Maximum Price (GMP) by CMGC Contractor.
- Services consisting of preparation of Addenda as may be required during bidding and including supplementary drawings and specifications.
- Services consisting of participation in pre-bid conferences, responses to questions from bidders, and clarification or interpretations of the bidding documents.
- Services consisting of consideration, analysis, comparisons, and recommendations relative to substitutions proposed by bidders during the bidding process.
- Services consisting of coordinating, compiling, and applying for required project permits through the AHJ (Clackamas County)
- Respond to questions and review comments as received from the AHJ.
- Provide a construction set that incorporates all AHJ revisions.

<u>Meetings</u>

• Weekly virtual OAC Meetings

Construction Administration

- Services consisting of construction contract administrative functions including consultation, conferences, communications and progress reports.
- Coordination between the architectural work and the work of engineering and other involved consultants for the project. Reviewing and checking of documents (required submittals) prepared for the project.

- Services relating to applicable laws, statues, regulations and codes of regulating entities relating to the agency's interests during construction of the project.
- Services consisting of processing of submittals, including receipt, review of and appropriate action on shop drawings, product data, samples and other submittals required by the contract documents. Distribution of submittals to agency, contractor, and field representatives as required.
- Services consisting of visits to the site at intervals appropriate to the stage of construction or as otherwise agreed to become generally familiar with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the contract documents, and preparing related reports and communications. Contractor to chair project meetings and prepare meeting minutes.
- Services consisting of preparation, reproduction and distribution of clarification documents and
 interpretations in response to requests for clarification by contractors or the user agency. Maintenance
 of records and coordination of communications relative to requests for clarification or information (RFI).
 Preparation, reproduction and distribution of drawings and specifications to describe work to be added,
 deleted or modified, review of proposals, review and recommend changes in time for substantial
 completion, assisting in the preparation of modifications of the contracts and coordination of
 communications, approvals, notifications, and record-keeping relative to changes in the work.
 Additional fees for changes to the scope of a project shall be negotiated.
- Services consisting of monitoring the progress of the contractors relative to established schedules and making status reports to the user agency.
- Services consisting of maintenance of records of payments on account of the contract and all changes thereto, evaluation of applications for payment and certification thereof, and review and evaluation of cost data submitted by the contractors for work performed.

<u>Meetings</u>

- Weekly virtual OAC Meetings
- Site visits every 2 weeks until steel erection starts, then every week or as needed.

SUPPLEMENTAL SERVICES

The following services are *included* in the contract sum amount:

Fire Sprinkler/Alarm – Services consisting of the development of performance-based specifications of the Fire Protection Sprinkler Service and Fire Detection and Alarm Services and subsequent project conformance review of contractor design.

Data/Communications – Services consisting of the construction administration including RFI and submittal review relating to Data/Telecommunications systems.

Audio/Visual – Services consisting of the construction administration including RFI and submittal review relating to AV systems.

Interior Lighting - Services consisting of the construction administration including RFI and submittal review relating to interior lighting design.

Exterior Lighting - Services consisting of the construction administration including RFI and submittal review relating to exterior lighting design.

Civil - Services consisting of construction administration related to site planning including layout of site features. This is limited to coordination of mechanical and electrical equipment and minor adjustments at the north side of the building. The remaining civil coordination is included under a separate proposal.

EXCLUDED SERVICES

The following services are excluded from the contract sum amount:

- Public Outreach and Task Force Engagement
- Landscape
- Ventilation Modeling
- Commissioning
- Building Envelope
- Paging System Design
- Advanced AV Systems Design
- Physical Model (by 3rd Party)
- Special Inspections
- Survey
- Geotech
- Rainwater Harvesting Analysis
- Life Cycle Cost Analysis
- Multiple Bid Packages
- Record Documents
- Any printing required for Public Engagement Events, Task Force Meetings, or User Groups.

OWNER'S RESPONSIBILITIES

Unless otherwise provided for under this Agreement, the County shall provide information in a timely manner regarding requirements for and limitations on the project.

The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the project. The Owner shall render decisions and approve the Contractor's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Contractor's services.

The Owner shall establish the Owner's budget for the project, including (1) the budget for the Cost of the Work as defined (2) the Owner's other costs; and, (3) reasonable contingencies related to all these costs. The Owner shall update the Owner's budget for the project as necessary throughout the duration of the project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Contractor. The Owner and the Contractor shall thereafter agree to a corresponding change in the project's scope and quality.

The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

The Owner shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

The Owner shall coordinate the services of its own consultants with those services provided by the Contractor. Upon the Contractor's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Contractor in this Agreement or authorize the Contractor to furnish them as an Additional Service, when the Contractor requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants and General Contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

The Owner shall furnish tests, inspections and reports required by law or the work product, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the project to meet the Owner's needs and interests.

End of Scope of Work.

Fee Summary

4775-08 Concord Community Center CA Clackamas County 7/10/2024

A/E FEE SUMMARY					
		FEE	5% CONSULTANT MARKUP	TOTAL	COMMENTS
Basic Services: Task 02: Permitting					
Architecture	Opsis	\$17,360		\$17,360	8 weeks of permitting @ 12 hours/week for Caroline (\$165/hour) and 1 hour/week for Mark (\$190/hour)
Structural	Catena	\$7,610	\$381	\$7,991	
Mechanical	Interface	\$2,000	\$100	\$2,100	
Electrical	Interface	\$2,000	\$100	\$2,100	
Subtotal		\$28,970		\$29,551	
Basic Services Task 03: Construction Administ	vertice / Class out				
Basic Services Task 03. Construction Automist					28 weeks of CA @ 20 hours/week for Caroline (\$165/hour) and 1 hour/week for Mark (\$190/hour)
Architecture	Opsis	\$96,580		\$96,580	
Structural	Catena	\$36,600	\$1,830	\$38,430	This includes CA support tied to roof to wall strenghtening
Mechanical	Interface	\$25,000	\$1,250	\$26,250	
Electrical	Interface	\$10,000	\$500	\$10,500	
Subtotal		\$168,180		\$171,760	
Supplemental Services					
Fire Protection/ Sprinkler System Design Build	Interface	\$2,000	\$100	\$2,100	
Fire Alarm Design Build	Interface	\$4,000	\$200	\$4,200	
Data/Security	Interface	\$2,000	\$100	\$2,100	
Lighting	Interface	\$2,000	\$100	\$2,100	
Civil	KPFF	\$2,000	\$100	\$2,100	
Supplemental - Subtotal		\$12,000		\$12,600	
Design Fee Contingency		\$0		\$0	
TOTAL FEE				\$213,911	
Reimbursable Budget				\$2,000	

							CON		RD NC 9-24	CPRD					
ID	Task Name		Duration	Start	Finish	Half 1, J	2024 F		M	A		1 J	Half 2, 2 J	.024 A	
1	Concord Constructio	n Period	242 days?	Mon 1/8/24	Tue 12/10/24		·	·							
2	Existing Building U	Ipgrades	81 days?	Mon 1/8/24	Mon 4/29/24						1				
3	Permits		10 days	Mon 5/6/24	Fri 5/17/24							Permits			
4	Mobilization		1 day	Fri 5/17/24	Fri 5/17/24						1	Mobilizatio	n		
5	Survey		1 day	Mon 5/13/24	Mon 5/13/24						H	Survey			
6	Erosion Control		1 day	Tue 5/14/24	Tue 5/14/24						K	Erosion Con	trol		
7	Haul Road		1 day	Wed 5/15/24	Wed 5/15/24							Haul Road]		
8	Underground Site	Utilities	20 days	Mon 5/27/24	Fri 6/21/24							• •	Undergro	ound Site	e Uti
9	Site utilities		20 days	Mon 5/27/24	Fri 6/21/24							S S	ite utiliti	ies	
10	Foundation New E	Intrance	17 days	Mon 7/15/24	Tue 8/6/24								•	 Fou	ndati
11	Demo		10 days	Mon 7/15/24	Fri 7/26/24								+	Demo	
12	Excavate		2 days	Mon 7/29/24	Tue 7/30/24	-								Excava	ite
13	Footing Form &	Pour	5 days	Wed 7/31/24	Tue 8/6/24	-								📥 Foot	ting F
14	Clean Up/Strip		2 days	Mon 8/5/24	Tue 8/6/24	-								Clea	n Up
15	Building Structure		57 days	Wed 8/7/24	Thu 10/24/24										
16	1st Floor		33 days	Wed 8/7/24	Fri 9/20/24										
17	Structural Steel		10 days	Wed 8/7/24	Tue 8/20/24										Struc
18	WRB/Sheet Met	al	5 days	Wed 8/21/24	Tue 8/27/24	-									WF
19	New Store Front	:	8 days	Wed 8/28/24	Fri 9/6/24	-									·
20	Brick		10 days	Mon 9/9/24	Fri 9/20/24										+
21	Main Roof		37 days	Wed 8/21/24	Thu 10/10/24									-	
22	Demo		5 days	Wed 8/21/24	Tue 8/27/24										De
23	Curbs		10 days	Wed 8/28/24	Tue 9/10/24										+
24	MEPS		15 days	Wed 9/11/24	Tue 10/1/24										i
25	Units		2 days	Wed 10/2/24	Thu 10/3/24										
26	Roofing		5 days	Fri 10/4/24	Thu 10/10/24										
27	Building Envelope		20 days	Fri 9/27/24	Thu 10/24/24	1									
28	Windows		20 days	Fri 9/27/24	Thu 10/24/24										
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5	Centennial SD Gym Pro	Split Milestone	•	Inactive Miles		1	Manual Su Start-only	-	Г			Deadline Critical			SIGCK
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Demo Curb	MEPS Units Roof	ing			
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nual Progre ck	55		_		

							CONC		D NC)-24	PRD					
D	Task Name		Duration	Start	Finish	Half 1, 20 J	24 F		M	А	1	M	Half	2, 2024 J A	
29	Interiors		84 days	Mon 7/29/24	Thu 11/21/24						·			•	
30	Attic		53 days	Wed 8/28/24	Fri 11/8/24										
31	Abatement		10 days	Wed 8/28/24	Tue 9/10/24										
32	Demo		5 days	Wed 9/11/24	Tue 9/17/24										
33	Framing		5 days	Wed 9/18/24	Tue 9/24/24										
34	MEPS		25 days	Tue 9/24/24	Mon 10/28/24	-									
35	Insulation		7 days	Tue 10/29/24	Wed 11/6/24	-									
36	Cleanup		2 days	Thu 11/7/24	Fri 11/8/24										
37	Upper Floor		38 days	Wed 9/11/24	Fri 11/1/24										
38	Abatement		7 days	Wed 9/11/24	Thu 9/19/24										
39	Demo		5 days	Fri 9/20/24	Thu 9/26/24	-									
40	MEPS		15 days	Fri 9/27/24	Thu 10/17/24	-									
41	Finishes		10 days	Thu 10/17/24	Wed 10/30/24	-									
42	Clean up		4 days	Tue 10/29/24	Fri 11/1/24	-									
43	Lower Floor		40 days	Fri 9/27/24	Thu 11/21/24										
44	Abatement		10 days	Fri 9/27/24	Thu 10/10/24										
45	Demo		7 days	Tue 10/1/24	Wed 10/9/24	-									
46	MEPS		25 days	Thu 10/10/24	Wed 11/13/24	-									
47	Finishes		5 days	Wed 11/13/24	1 Tue 11/19/24	-									
48	Clean up		4 days	Mon 11/18/24	1 Thu 11/21/24	-									
49	Elevator		68 days	Mon 7/29/24	Wed 10/30/24										
50	Demo		3 days	Mon 7/29/24	Wed 7/31/24									🚹 Dem	0
51	Shoring		2 days	Tue 7/30/24	Wed 7/31/24									Shor	ing
52	Saw cutting		1 day	Thu 8/1/24	Thu 8/1/24									Saw	cutt
53	Excavation		5 days	Fri 8/2/24	Thu 8/8/24	-								📥 Ex	cava
54	Concrete		7 days	Fri 8/9/24	Mon 8/19/24										Cor
55	Structural Steel		3 days	Tue 8/20/24	Thu 8/22/24	-								ì	Str
56	Framing		5 days	Fri 8/23/24	Thu 8/29/24										F
		Task		Inactive Task		М	anual Sumi	mary Ro	llup		_	External Milest	one 🔷		Ма
Project	: Centennial SD Gym Pro	Split					lanual Sumi	mary	-			Deadline	÷		Sla
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		Summary	·	Manual Task			nish-only		2			Critical Split			11
		Project Summary		Duration-only		Ex	ternal Task	5				Progress			



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ID	Task Name		Duration	Start	Finish	Half 1, 20 J)24	MA	M J	Half 2, 2024 J A	
57	Shaft Framing		10 days	Fri 8/30/24	Thu 9/12/24						
58	Finishes		4 days	Fri 9/13/24	Wed 9/18/24						
59	Elevator Install		20 days	Thu 9/19/24	Wed 10/16/24						
60	Inspections		1 day	Thu 10/17/24	Thu 10/17/24						
61	Wall Framing		2 days	Fri 10/18/24	Mon 10/21/24	•					
62	Finishes		5 days	Tue 10/22/24	Mon 10/28/24						
63	Clean up		2 days	Tue 10/29/24	Wed 10/30/24						
64	Roof Work		115 days	Mon 6/3/24	Fri 11/8/24						
65	Area A		108 days	Mon 6/3/24	Wed 10/30/24						
66	Tab Demo		6 days	Mon 6/3/24	Mon 6/10/24]			Tab	Demo	
67	Plywood Demo		6 days	Tue 6/11/24	Tue 6/18/24					ywood Demo	
68	Temp Weather	Protection	6 days	Wed 6/19/24	Wed 6/26/24					Temp Weather	Prote
69	Structural upgra	des	12 days	Thu 6/27/24	Fri 7/12/24				1	Structural	upgra
70	Plywood		12 days	Mon 7/15/24	Tue 7/30/24					Plywe	bod
71	Vapor Barrier		5 days	Wed 7/31/24	Tue 8/6/24					📥 Var	oor Ba
72	Sheet Metal Wo	ork	2 days	Wed 8/7/24	Thu 8/8/24					r Sh	eet M
73	New Tab Roof		10 days	Fri 8/9/24	Thu 8/22/24						h New
74	Built-Up Demo		2 days	Fri 8/23/24	Mon 8/26/24						🛓 Bui
75	Temp Weather	Protection	2 days	Tue 8/27/24	Wed 8/28/24						Tei
76	New Plywood		4 days	Thu 8/29/24	Tue 9/3/24						
77	Vapor Barrier		2 days	Wed 9/4/24	Thu 9/5/24						<u>ا الج</u>
78	Sheet Metal Wo	ork	2 days	Fri 9/6/24	Mon 9/9/24						
79	New Built-Up Ro	oof	3 days	Tue 9/10/24	Thu 9/12/24						
80	Area A Complet	e	0 days	Wed 10/30/24	4 Wed 10/30/24						
81	Area B		96 days	Wed 6/19/24	Wed 10/30/24						
82	Tab Demo		3 days	Wed 6/19/24	Fri 6/21/24					ab Demo	
83	Plywood Demo		3 days	Mon 6/24/24	Wed 6/26/24					Plywood Demo)
84	Temp Weather	Protection	3 days	Thu 6/27/24	Mon 7/1/24					Temp Weathe	er Prot
		Task		Inactive Task		N	1anual Summary Rc		External Milestone	•	Manua
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	t: Centennial SD Gym Pro Mon 5/20/24	Milestone	•	Inactive Summ			tart-only	E	Critical		
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		Project Summary	1	Duration-only		E	xternal Tasks		Progress		•
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								ORD)5-9-2	NCPRD				
D	Task Name		Duration	Start	Finish	Half 1, 20	24 F	М	A		V J	Half 2, 2024	
85	Structural upgra	des	7 days	Tue 7/2/24	Wed 7/10/24							Structural	upgr
86	Plywood		7 days	Thu 7/11/24	Fri 7/19/24							Plywood	d
87	Vapor Barrier		2 days	Mon 7/22/24	Tue 7/23/24							🕇 Vapor	Barri
88	Sheet Metal Wo	rk	2 days	Wed 7/24/24	Thu 7/25/24							👗 Sheet	Meta
89	New Tab Roof		5 days	Fri 7/26/24	Thu 8/1/24							New	v Tab
90	Built-Up Demo		1 day	Fri 8/2/24	Fri 8/2/24							Buil	lt-Up
91	Temp Weather F	Protection	1 day	Mon 8/5/24	Mon 8/5/24							Tei	mp V
92	New Plywood		2 days	Tue 8/6/24	Wed 8/7/24							T Ne	ew Pl
93	Vapor Barrier		1 day	Thu 8/8/24	Thu 8/8/24							▼ Va	apor
94	Sheet Metal Wo	rk	1 day	Fri 8/9/24	Fri 8/9/24							SI	heet
95	New Built-Up Ro	of	2 days	Mon 8/12/24	Tue 8/13/24	-							New
96	Area B Complete	2	0 days	Wed 10/30/24	4 Wed 10/30/24	-							
97	Area C		89 days	Fri 6/28/24	Wed 10/30/24							•	
98	Tab Demo		5 days	Fri 6/28/24	Thu 7/4/24							Tab Demo	
99	Plywood Demo		5 days	Fri 7/5/24	Thu 7/11/24	-						🎽 Plywood 🛙	Demo
100	Temp Weather F	Protection	6 days	Fri 7/12/24	Fri 7/19/24	-						Temp W	Veath
101	Structural upgra	des	10 days	Mon 7/22/24	Fri 8/2/24							Stru	uctura
102	Plywood		10 days	Mon 8/5/24	Fri 8/16/24	-							Plyw
103	Vapor Barrier		5 days	Mon 8/19/24	Fri 8/23/24								Va
104	Sheet Metal Wo	rk	2 days	Mon 8/26/24	Tue 8/27/24	-							* S
105	New Tab Roof		8 days	Wed 8/28/24	Fri 9/6/24	-							
106	Built-Up Demo		2 days	Mon 9/9/24	Tue 9/10/24								
107	Temp Weather F	Protection	2 days	Wed 9/11/24	Thu 9/12/24	-							
108	New Plywood		4 days	Fri 9/13/24	Wed 9/18/24								
109	Vapor Barrier		2 days	Thu 9/19/24	Fri 9/20/24								
110	Sheet Metal Wo	rk	2 days	Mon 9/23/24	Tue 9/24/24								
111	New Built-Up Ro	of	3 days	Wed 9/25/24	Fri 9/27/24								
112	Area C Complete	2	0 days	Wed 10/30/24	Wed 10/30/24								
		Task		Inactive Task		М	anual Summ	nary Rollup			External Milestone	\$	Ma
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113	Area D		80 days	Thu 7/11/24	Wed 10/30/24								
114	Tab Demo		6 days	Thu 7/11/24	Thu 7/18/24								Tab Der
115	Plywood Demo		6 days	Fri 7/19/24	Fri 7/26/24								📥 Plywo
116	Temp Weather F	Protection	6 days	Mon 7/29/24	Mon 8/5/24								Te
117	Structural upgra	des	12 days	Tue 8/6/24	Wed 8/21/24								
118	Plywood		12 days	Thu 8/22/24	Fri 9/6/24								
119	Vapor Barrier		5 days	Mon 9/9/24	Fri 9/13/24								
120	Sheet Metal Wo	rk	2 days	Mon 9/16/24	Tue 9/17/24								
121	New Tab Roof		10 days	Wed 9/18/24	Tue 10/1/24								
122	Built-Up Demo		2 days	Wed 10/2/24	Thu 10/3/24								
123	Temp Weather F	Protection	2 days	Fri 10/4/24	Mon 10/7/24								
124	New Plywood		4 days	Tue 10/8/24	Fri 10/11/24								
125	Vapor Barrier		2 days	Mon 10/14/24	4 Tue 10/15/24								
126	Sheet Metal Wo	rk	2 days	Wed 10/16/24	4 Thu 10/17/24								
127	New Built-Up Ro	of	3 days	Fri 10/18/24	Tue 10/22/24								
128	Area D Complete	9	0 days	Wed 10/30/24	4 Wed 10/30/24								
129	Site Improvement	S	11 days	Fri 10/25/24	Fri 11/8/24								
130	Grading		4 days	Fri 10/25/24	Wed 10/30/24								
131	Asphalt		2 days	Thu 10/31/24									
132	Irrigation/Landso	caping	5 days	Mon 11/4/24	Fri 11/8/24								
133	Project Close Out		15 days	Wed 11/20/2	4Tue 12/10/24								
134	Commissioning		15 days		4 Tue 12/10/24								
135	Final Completion		0 days		Tue 12/10/24								





August 13th, 2024

Jason Varga, Project Manager Clackamas County 150 Beavercreek Road Oregon City, OR 97045

Reference: Opsis Project No. 4775-01, Clackamas County Contract #1642 Additional Services Request [Oak Lodge Civil Waterline Coordination]

Dear Jason,

This letter represents the Opsis Architecture (hereby Opsis) request for additional services to provide services related to KPFF's effort to work with Oak Lodge Water Services (hereby OLWS) in coordinating the location of the new waterline along the adjacent Walmart property. The presence of an existing power line, which was located by P&C Construction (hereby P&C), initiated an extended coordination effort between KPFF, P&C, PGE, and OLWS.

SCOPE OF SERVICES

Scope of Work

Task 1: Waterline Coordination

During demolition, P&C discovered an existing power line, where a new waterline was to be located. KPFF coordinated with P&C in locating the power line and with OLWS to determine the new location.

Subtasks and activities during this phase include:

- Redesign of public water main
- Relocate portions of storm system based on new waterline location (KPFF)
- Coordinate with OLWS (KPFF)
- Coordinate with PGE on new conduit crossing location (KPFF)
- Submit revised plans to OLWS for review (KPFF)

Preliminary Schedule

Our estimated timeline to complete this effort is as follows:

Task 1: Waterline Coordination

Summer 2024

Fee

We propose a fixed fee for services detailed below.

Task 1: Waterline Coordination

Total ASR	\$3,150
Opsis Management (5%)	\$150
KPFF Civil (see attachment)	\$3,000

Reimbursables

Reimbursables are additional and include expenses incurred by Opsis and Consultants directly related to the project such as transportation, printing, deliveries, and other similar project-related costs. A 5% fee is applied to reimbursable expenses for processing.

Estimated Reimbursable Allowance: \$0.

Invoicing

Invoices will be rendered once a month based on tasks completed, consultant fees, and reimbursable expenses incurred. Payments are due and payable upon presentation.

Please feel free to call me if you have any questions. We look forward to our continued work with you on the.

Sincerely,

Mark Stoller, AIA, LEED AP BD+C, Partner, Opsis Architecture LLP

Additional Service Request No. 4

Page 1 of 1



DATE: August 13, 2024

PROJECT: 2200309 – NCPRD Concord Property

KPFF hereby requests that the additional civil engineering services described below be added to the **CONTRACT** for the above-referenced project. The scope of civil engineering services is described in KPFF's proposal dated July 7, 2022, which is attached to the contract between Opsis Architecture and KPFF. Upon approval by Opsis Architecture, this Additional Service Request will become a part of the contract.

Original Contract Amount (Excluding Reimbursable Expenses)	Total \$177,000
Additional Services for:	
Public Water Main Shift Efforts:	
• Redesign of Public Water main to avoid tree roots and existing and proposed electrical conduits.	
 Relocate portions of storm system to avoid shifted water main. 	
• Coordinate with OLWD to determine the approvable redesign parameters.	
• Coordinate with PGE on new conduit crossing location and depth to avoid proposed water main.	
• Submit revised plans to OLWD for review and address comments as needed to achieve approval of the new design.	
Total Proposed Additional Fee (This ASR Only)	3,000
Previously Approved Additional Service Requests (ASR No.1)	5,000
Previously Approved Additional Service Requests (ASR No. 2)	32,500
Previously Approved Additional Service Requests (ASR No. 3)	18,000
TOTAL REVISED CONTRACT AMOUNT	\$235,500

To indicate acceptance, please return a signed copy of this Additional Service Request.

Requested By (KPFF, Inc.)

Signature

Joshua A. Lighthipe, PE Associate

Name/Title

Accepted By (Opsis Architecture)

Signature

Print Name/Title

Date

8/13/2024

Date

10102200309-kb



September 4, 2024 September 24, 2024 REVISED

Jason Varga, Project Manager Clackamas County 150 Beavercreek Road Oregon City, OR 97045

Reference: Opsis Project No. 4775-01, Clackamas County Contract #1642 Additional Services Request [Concord Community Center Tenant Improvements]

Dear Jason,

This letter represents the Opsis Architecture (hereby Opsis) request for additional services for the expanded scope of the interior tenant improvements of the Concord Community Center

SCOPE OF SERVICES

Scope of Work

The Design Team understands the scope of work to be as described per Exhibit A: Scope of Work

Schedule

The Design Team understands the schedule as outlined below.

Document Revisions	Oct 2024 – Nov. 2024
Permitting	Dec 2024
Construction	Jan 2025 – April 2025

Consultants

Structural Engineer	Catena Consulting Engineers
Mechanical Engineer	Interface Engineering
Electrical Engineer	Interface Engineering
Plumbing Engineering	Interface Engineering
Specifications	M. Thrailkill Architect

Fee

We propose a fixed fee for services detailed below.

Opsis	\$90,520
Catena (includes 5% consultant mark-up)	\$10,500
Interface MEP (includes 5% consultant mark-up)	\$40,950
Thrailkill (includes 5% consultant mark-up)	\$5,250
Total ASR	\$147,220

Reimbursables

Reimbursables are additional and include expenses incurred by Opsis and Consultants directly related to the project such as transportation, printing, deliveries, and other similar project-related costs. A 5% fee is applied to reimbursable expenses for processing.

Reimbursable Expense Allowance

\$2,000

Invoicing

Invoices will be rendered once a month based on tasks completed, consultant fees, and reimbursable expenses incurred. Payments are due and payable upon presentation.

Please feel free to call me if you have any questions. We look forward to our continued work with you on the Concord Community Center

Sincerely,

Mark Stoller, AIA Principal, Opsis Architecture LLP

Enclosures: Exhibit A: Scope of Work Exhibit B: Opsis Fee Summary

Opsis Fee Summary

4775-07 Oak Lodge Library and Community Park - ASR 38 Concord TI Clackamas County 09.24.24 REVISED

OPSIS FEE SUMMARY						
		HOURLY				
		RATE	HOURS	TOTAL	COMMENTS	
Task 01: Client Coordination Meetings						
	Mark Stoller	\$260	8	\$2,080	4 meetings @ 2 hrs/mtg	
	Caroline Hather	\$180	8	\$1,440	4 mtgs @ 2 hrs/mtg. Includes meeting prep and mtg minutes	
	Interior Designer	\$190	16	\$3,040	4 mtgs @ 4 hrs/mtg. Includes meeting prep and mtg minutes	
				\$6,560		
Task 02: Document Revisions / Consult Co	ord					
	Mark Stoller	\$260	-	\$0		
	Caroline Hather	\$180	40	\$7,200		
	Interior Designer	\$190	100	\$19,000		
				\$26,200		
ask 03: Code Analysis / Permitting						
	Mark Stoller	\$260	-	\$0		
	Caroline Hather	\$180	8	\$1,440		
	Interior Designer	\$190	-	\$O		
				\$1,440		
ask 04: Construction Admnistration / Clo	seout					
	Mark Stoller	\$260	-	\$0	12 wks @ .5 hrs / wk	
	Caroline Hather	\$180	192	\$34,560	12 wks @ 16 hrs / wk	
	Interior Designer	\$190	48	\$9,120	12 wks @ 4 hrs / wk	
				\$43,680		
Task 05: SHPO Coordination						
	Mark Stoller	\$260	-	\$0		
	Caroline Hather	\$180	20	\$3,600		
	Interior Designer	\$190	-	\$0		
				\$3,600		
ask 06: Furniture / FF&E Assist						
	Mark Stoller	\$260	-	\$0	1	
	Caroline Hather	\$180	8	\$1,440		
	Interior Designer	\$190	40	\$7,600		
				\$9,040		
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ubtotal				\$90,520		