

February 17, 2022

Board of County Commissioners
Clackamas County

Members of the Board:

Approval of Change Order No. 7 between Clackamas County and
Ankrom Moisan Associated Architect, Inc. for the Sandy Health Clinic Project funded through Health
Centers Fund Balance
No County General Funds Involved

Purpose/ Outcome	Change Order No. 7 will allow for continued services with Ankrom Moisan Associated Architects, Inc. to design medical and dental space for a new health center in Sandy.
Dollar Amount and Fiscal Impact	Original Ankrom Moisan Contract Amount:.....\$190,700 Change Order No.1-H3S Approved for Zoning Change:.....\$ 18,113 (9.5%) Change Order No.2-BCC Approved Land Use Issues:.....\$ 43,955 (32%) Change Order No.3-BCC Approved Design Review Costs:.....\$ 23,483 (44.9%) Change Order No.4-BCC Approved Geotech and Design Work.\$ 6,350 (48.2%) Change Order No.5-BCC Approved Geotech Design Coord.....\$ 10,650 (53.8%) Change Order No.6-BCC Approved Furniture, Dental Permit.....\$ 21,534.64 (65.1%) <u>Change Order No.7-BCC Ten Eyck Rd., Srv Ext.Signs Design.\$ 65,600 (99.5%)</u> New Ankrom Moisan Contract Total:.....\$380,385.64 No County General Funds will be used for this project.
Funding Source	Health Centers - Fund Balance
Duration	August 15, 2019 through April 30, 2022.
Previous Board Action/ Review	The BCC approved Ankrom Moisan Architects Contract on August 15, 2019. The BCC approved Change Order No. 6 on November 4, 2021. Presented at issues on February 15, 2022.
Strategic Plan Alignment	1. Ensure safe, healthy and sustainable communities. 2. Improved community safety and health.
Counsel Review	The Professional Services Contract was reviewed and approved by County Counsel 1. August 5, 2019 2. AN
Procurement Review	1. Was the item processed through Procurement? Yes 2. RFP and Professional Services Contract was obtained from Procurement.
Contact Person(s)	Deborah Cockrell – Health Centers: 503-756-9674
Contract No.	H3S 9429

BACKGROUND: The Health Centers Division of the Health, Housing and Human Services Department requests the approval of this Change Order No. 7 regarding the Professional Services Contract with Ankrom Moisan Architects, Inc. Their contract to include: redevelopment of the existing building (6,700 sf) work with the City of Sandy to redesign the site with a new building (8,500 sf) that is larger for County services, start and complete zoning and planning requirements of Sandy, and respond to construction questions for the County

and General Contractor. The new address is 39740 Pleasant Street, Sandy, Oregon 97055. The building will be used for Primary Care, Dental Care, Behavioral Health Clinic and provide Pharmacy Services.

Change Order No. 7 was generated by three factors. 1) Health Centers requested Ankrom Moisan to work with their subcontracted engineer (AAI Engineers, Beaverton, OR) to redesign Ten Eyck Road, for Right-Of-Way improvements required by Clackamas County. This action is required by the City of Sandy for the Certificate of Occupancy. 2) Ankrom Moisan requires their existing contract to be extended for staff and professional advisement. 3) Ankrom Moisan is working with Carver, Oregon signage shop to develop three required exterior signs. The building signage design and coordination will assist in meeting the City of Sandy's Certificate of Occupancy. Therefore, County Staff has reviewed the additional costs and support this Change Order for \$65,600. This Change Order is an increase of (34.4%) to the total Ankrom Moisan Professional Services Contract.

PROJECT OVERVIEW: The Board of County Commissioners (BCC) approved the purchase of this building at the April 16, 2019 business meeting. The County closed on the property on August 22, 2019. Ankrom Moisan was selected through a competitive RFP process and the BCC approved their Professional Services Contract August 15, 2019. Their services are to redesign the existing structure, contract administration, project management, supervise the structural engineer and construction oversight. County Staff will work closely with Ankrom Moisan on all issue of the project. This project was publicly bid until May 6, 2021, and Banlin Construction, LLC was the lowest responsive bidder. Site work began June 29, 2021.

RECOMMENDATION: We recommend the approval of this Amendment to the Professional Service Contract via Change Order No.7 with Ankrom Moisan. Staff recommends the Board approval of this agreement and authorizes Tootie Smith, Board Chair; or her designee, to sign on behalf of Clackamas County.

Respectfully submitted,



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

CHANGE ORDER FORM

Ankrom Moisan, LLC
38 NW Davis Street, Suite 300
Portland, OR 97209

Com. Dev. / Health Ctrs.
 Ankrom Moisan
 H3S Admin Office

Project Name: Design of Sandy Health Clinic
Project Address: 39740 Pleasant Street (*New Address*)
Sandy, OR 97055

Change Order No.: **7**
Contract Date: **8/19/2019**
Change Order Date: **01/25/21**
End of Contract: **4/30/2022**

To: Clackamas County Com. Dev. / Health Ctrs.
2051 Kaen Road, Suite #245
Oregon City, Oregon 97045

H3S Database Contract No.:
9429

The following change(s) have been authorized by Clackamas County Health Centers. *See the attached letter provided by Ankrom Moisan Architects (AMA) showing the schedule of fees associated with increceases to their existing Professional Services Contract with Clackamas County H3S-Health Centers. These items 1 through 3 are deemed as necessary and vital for the Sandy Clinic Project, known as Change Order No. 7.*

1. AMA/ Ten Eyck ROW Design, Permit, Civil Eng., Scope, Reimbursables.....\$21,100.00
2. AMA/ Contract Extension w/Additional Management Services.....\$41,000.00
3. AMA/ Additional Signage Design, Signage Coordination, Main Cooridor.....\$ 3,500.00
Total Additional Fees to the Ankrom Moisan Architects Contract.....\$65,600.00

Attached supporting documentation (letter and emails).

Original Contact Price	\$190,700.00
Net Change by Previous Change Order(s) No.1, 2, 3, 4, 5, & 6.....	\$124,085.64
Contract Price prior to this Change Order	\$314,785.64
Contract Price will be (increased) (unchanged) by Change Order No. 7	\$ 65,600.00
The new Contract Price including this Change Order will be	\$380,385.64

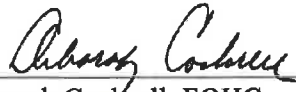
The Contract Time will be increased by this Change Order (**0**) months. The date of Final Completion of this Contract is (**April 30, 2022**), set by this Change Order, No. 7.

[Signature Page Follows]


Approved:

by:  01.25.2022
Lori Kellow, Project Architect (date)
Ankrom Moisan Architects

Approved:

by:  1.26.2022
Deborah Cockrell, FQHC (date)
Clackamas County Health Centers

Approved:

by:  1/26/22
Steve Kelly, Project Coordinator (date)
Clackamas County Com. Dev. &
Health Centers

Approved:

by: _____
Tootie Smith, Chair (date)
Board of County Commissioners
Clackamas County



January 19, 2022

Mr. Steve Kelly, Project Coordinator
Clackamas County Community Development Division
2051 Kaen Rd. Suite 245
Oregon City, OR 97045

RE: SANDY HEALTH CLINIC – ADD SERVICES FEE PROPOSAL#7

Dear Steve:

Thank you for this opportunity to submit a proposal for additional services for the Sandy Health Clinic.

The services include:

- Planning spaces requiring furniture for waiting rooms, exams, offices, and staff areas.

Additional Services Fees

Item #1 – ROW Design and Permitting for Ten Eyck Street Improvements	
Civil Engineering - AAI	\$ 15,700
Scope Coordination, Meetings and Permitting- AMA	\$ 5,300
<u>Reimbursables</u>	<u>\$ 100</u>
Sub-Total	\$ 21,100

Item #2 – Additional CA Contract Extension	
CA services – 4 months -AMA	\$ 40,000
<u>Reimbursables – travel</u>	<u>\$ 1,000</u>
Sub-Total	\$ 41,000

Item #3 – Art & Exterior Signage Design	
Design for 3 building signs, monument	
Interior Art Design at Main Corridor	\$ 3,500

Total Add Services #7 \$65,600

Let us know if you have any questions about this request for additional services.

Sincerely,
ANKROM MOISAN ARCHITECTS



Lori Kellow, AIA | Architect
Principal

Kelly, Steve

From: Cockrell, Deborah
Sent: Monday, January 24, 2022 9:26 AM
To: Kelly, Steve
Subject: RE: Sandy Clinic - Add Services #7

Approved
Thanks Steve, have a good week

From: Kelly, Steve <SteveKel@clackamas.us>
Sent: Thursday, January 20, 2022 6:53 PM
To: Cockrell, Deborah <DCockrell@clackamas.us>
Subject: FW: Sandy Clinic - Add Services #7
Importance: High

Deborah,
Please review for AMA, and me. It is needed and fairly realistic. Remember, I squeezed them 6 months ago and turned them away. This time I was told it was coming and it seems fair. They actually do need more time allocated to assist on this project, and the right-of-way work.

This would go to the BCC, of course.

Steve Kelly, Project Coordinator
(Pronouns: He/Him/His)
[Why pronouns matter](#)
Clackamas County Community Development Division
2051 Kaen Road, Suite 245
Oregon City, OR 97045

971 . 284 . 9949 (Work Cell)
stevekel@clackamas.us

From: Lori Kellow <lorik@ankrommoisan.com>
Sent: Wednesday, January 19, 2022 2:57 PM
To: Kelly, Steve <SteveKel@clackamas.us>
Subject: Sandy Clinic - Add Services #7

Warning: External email. Be cautious opening attachments and links.

Steve,
~~For your review.~~
Let us know if you would like to discuss this request for additional services.

January 25, 2022

Mr. Steve Kelly, Project Coordinator
Clackamas County Community Development Division
2051 Kaen Rd. Suite 245
Oregon City, OR 97045

RE: SANDY HEALTH CENTER - Contract Extension

Dear Steve:

Thank you for this opportunity to submit a proposal for the Sandy Health Center.

We are requesting additional services for a Contract Extension through April 30, 2022.

As you're aware, the project has met its share of issues related to supply chain issues which has delayed material shipments and sometimes required design revisions, AHJ requirements for the ROW street improvements, weather related delays and scope changes.

Let us know if you have any questions about this request.

Sincerely,
ANKROM MOISAN ARCHITECTS



Lori Kellow, AIA | Architect
Principal