



Elizabeth Comfort  
Finance Director

**Department of Finance**

Public Services Building  
2051 Kaen Road, Suite 490 | Oregon City, OR 97045

December 19, 2024

BCC Agenda Date/Item: \_\_\_\_\_

Board of County Commissioners  
Clackamas County

**Approval of a Contract Amendment with North Santiam Paving for the Loop Road and Parking Lot F projects for the new County Courthouse. Amendment Value is \$749,134.88. Total Contract Value is \$4,894,734.88 for 16 months. Funding is through budgeted County General Funds and is eligible for 50% reimbursement from the Oregon Courthouse Capital Construction & Improvement Fund.**

<b>Previous Board Action/Review</b>	BCC approval of original contract on February 22, 2024 Amendment #1 briefed at Issues on December 17, 2024		
<b>Performance Clackamas</b>	Build (maintain) a strong infrastructure. Ensure a safe, healthy and secure communities.		
<b>Counsel Review</b>	Yes	<b>Procurement Review</b>	Yes
<b>Contact Person</b>	Steven Bloemer	<b>Contact Phone</b>	503-805-9870

**EXECUTIVE SUMMARY:** As part of the new County Courthouse Project located on the Red Soils Campus, the Loop Rd. and Parking Lot F Construction Project provides for the extension and realignment of Loop Road north from Courthouse Road to Warner-Milne Road, and the expansion and reconstruction of the current Parking Lot 'F', located southeast of the Public Services Building (PSB). With the completion of this project, the County will have added 461 paved vehicle stalls, and a completed Loop Road that will provide safe parking and expanded vehicular access for employees and visitors.

This amendment to the existing contract will pay for required additional work and extended permit review duration from the permitting jurisdiction, as well as several changes to the project that have been requested by the County, and enacted over the course of construction that provide a superior product. Improvements included in this amendment are the demolition of the old Dog Services Building, repaving a portion of Kaen Rd that was failing, and additional fencing along the southern portion of Parking Lot F to protect the new storm water retention area.

**RECOMMENDATION:** Staff respectfully recommends that the Board approve and sign this contract Amendment #1 with North Santiam Paving for the Loop Road and Parking Lot F Construction Project.

Respectfully submitted,

*Elizabeth Comfort*

Elizabeth Comfort  
Director Finance

For Filing Use Only

**AMENDMENT #1**  
**TO THE CONTRACT DOCUMENTS WITH NORTH SANTIAM PAVING CO. FOR LOOP**  
**ROAD AND PARKING LOT F CONSTRUCTION**  
**Contract #9137**

This Amendment #1 is entered into between **North Santiam Paving Co.** ("Contractor") and Clackamas County ("Owner") and shall become part of the Contract documents entered into between both parties on **February 22, 2024** ("Contract").

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

- Section 1. **Contract Price, Contract Documents and Work** is hereby amended as follows:  
 Owner authorizes and increase in the Contract Price in the amount of \$749,134.88 due to additional work needed to complete the Project. The additional work is described in Change Orders 001,002, 003, 004, 005, 006, 007, 008, and 009, attached hereto as Exhibit "A" to this Amendment #1 and hereby incorporated by reference. Consideration is in accordance with the terms and conditions of the Contract. The maximum compensation authorized under this Contract shall not exceed \$4,894,734.88.

Owner and Contractor acknowledge that Contractor performed some of the additional work before execution of this Amendment #1. By execution of this Amendment #1, the Owner hereby approves and ratifies the additional work performed in accordance with the terms of the Contract. All previously performed work is and remains subject to the terms and conditions of the Contract. The Owner reserves all rights, remedies, claims, and causes of action it may have with respect to previously performed work.

ORIGINAL CONTRACT	\$ 4,145,600.00
<u>AMENDMENT #1</u>	<u>\$ 749,134.88</u>
<b>TOTAL AMENDED CONTRACT</b>	<b>\$ 4,894,734.88</b>

Contractor shall increase its performance and payment bond to reflect the amended total Contract price.

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.

**North Santiam Paving Co.**

 12/6/24  
 Authorized Signature Date

Casey L. Bochsler  
 Printed Name

**Clackamas County**

\_\_\_\_\_  
 Chair Date

**Approved as to Form:**

 12/06/2024  
 County Counsel Date

**Exhibit A**



# NORTH SANTIAM PAVING CO.

SITE DEVELOPMENT AND ROADWAY CONTRACTORS • CCB# 53247

PO Box 516 - Stayton, OR 97383 • Office: 503-769-3436 • Fax: 503-769-7358 • www.nspor.com

## CHANGE ORDER REQUEST

No. 001

**TO:** Steven Bloemer  
Clackamas County Facilities Management  
1710 Red Soils Ct #200  
Oregon City, OR 97045

Date: 7/9/24

**PROJECT:** Loop Road and Parking Lot F

**SUBJECT:** Added Excavation, Embankment and Rocking South of Lot F

**FROM:** Casey Bochsler

### For extra work described below, we offer the following quotation:

The following are costs associated with removing portions of existing fence, striping the existing ground, haul of soil/chips from stockpile yard to onsite park area, embankment of both areas to raise grades, fine grading of subgrade, placement of subgrade fabric, and placement of crushed rock base (12" depth). See picture for areas. Approximately 22,200 sf of added area. Add 4" rain drain to back of maintenance building, small area drain and daylight pipe to pond area. NSP requests 18 calender days added to the contract for this additional work.

Cost Type	Cost	Allowable Mark up	Cost with markup
Equip/Trucking	\$ 73,815.25	10.00%	\$ 81,196.78
Labor	\$ 50,771.53	10.00%	\$ 55,848.68
Materials	\$ 31,227.50	10.00%	\$ 34,350.25
Subs	\$ -	10.00%	\$ -
			\$ -
CAT Tax		0.700%	\$ 1,199.77

**Total Cost :** \$172,595.48

Accepted By:

North Santiam Paving Co. Casey Bochsler

Date:

7/9/24

Accepted By:

Owners Representative

Date:

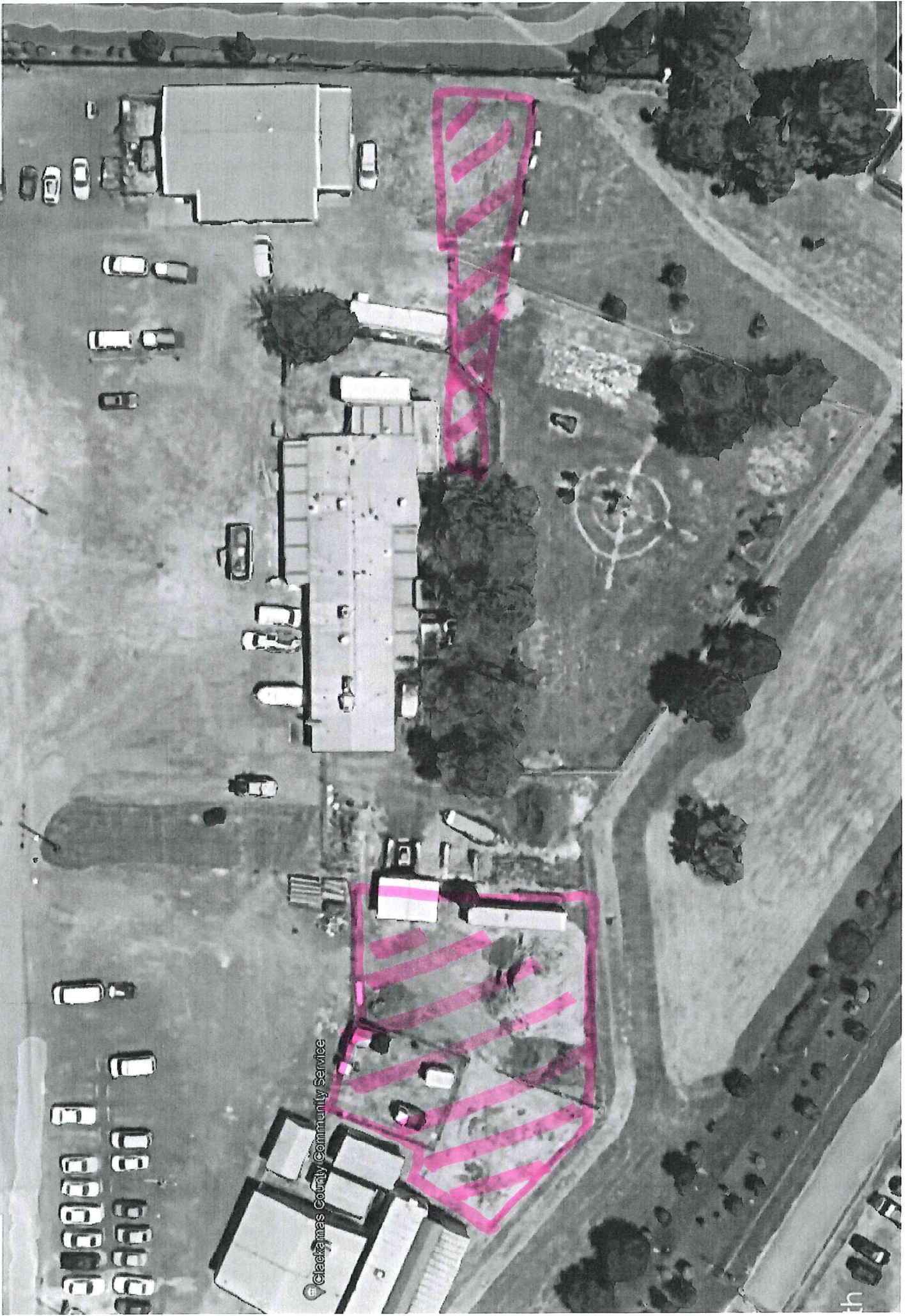
7.10.2024

P  
or your map.

Clackamas County Community Service

Legend

Clackamas County c





# NORTH SANTIAM PAVING CO.

SITE DEVELOPMENT AND ROADWAY CONTRACTORS • CCB# 53247

PO Box 516 - Stayton, OR 97383 • Office: 503-769-3436 • Fax: 503-769-7358 • www.nspor.com

## CHANGE ORDER REQUEST

No. 002A

**TO:** Steven Bloemer  
Clackamas County Facilities Management  
1710 Red Soils Ct #200  
Oregon City, OR 97045

**Date:** 9/13/24

**PROJECT:** Loop Road and Parking Lot F

**SUBJECT:** Additional Paving on Kaen Road, Revision to Include Excavation/Rocking

**FROM:** Casey Bochsler

### For extra work described below, we offer the following quotation:

Additional cost to sawcut, remove, regrade and pave Kaen road 235' long x 23' wide x 4" deep. This work requires 3 additional work days (4.2 calendar days) be added to the contract completion time. Revised price includes excavation of subgrade and installation of 12" of base rock.

Cost Type	Cost	Allowable Mark up	Cost with markup
Equip/Trucking	\$ 33,417.00	10.00%	\$ 36,758.70
Labor	\$ 12,025.16	10.00%	\$ 13,227.68
Materials	\$ 15,156.50	10.00%	\$ 16,672.15
Subs	\$ 2,820.00	10.00%	\$ 3,102.00
			\$ -
CAT Tax/Bond		1.700%	\$ 1,185.93

**Total Cost :** \$70,946.45

Accepted By:

North Santiam Paving Co. Casey Bochsler

Date:

9/13/24

Accepted By:

Owner's Representative

Date:

9.18.2024

**CHANGE ORDER REQUEST**

**No. 003**

**TO:** Steven Bloemer  
 Clackamas County Facilities Management  
 1710 Red Soils Ct #200  
 Oregon City, OR 97045

**Date:** 7/31/24

**PROJECT:** Loop Road and Parking Lot F

**SUBJECT:** Unavoidable Delay Costs

**FROM:** Casey Bochsler


**For extra work described below, we offer the following quotation:**

NSP requests additional costs for project delays based on design and permit approval delays. See attached letter for details of claim. Delay March 20, 2024 to June 25th, 2024 = 96 days at \$1500/day.

Subcontractor request additional costs due to delays: \$650/day x 96 days = \$62,400

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Cost	Allowable Mark up	Cost with markup
Equip/Trucking		10.00%	\$ -
Labor		10.00%	\$ -
Materials		10.00%	\$ -
Subs		10.00%	\$ -
			\$ -
CAT Tax/Bond		1.700%	\$ -

**Total Cost :** **\$206,400.00**

**Accepted By:**   
 North Santiam Paving Co. Casey Bochsler  
**Date:** 8/21/24

**Accepted By:**   
 Owners Representative  
**Date:** 10.3.2024

**CHANGE ORDER REQUEST**

**No. 004**

**TO:** Steven Bloemer  
 Clackamas County Facilities Management  
 1710 Red Soils Ct #200  
 Oregon City, OR 97045

**Date:** 8/8/24

**PROJECT:** Loop Road and Parking Lot F

**SUBJECT:** Additional Building Demolition

**FROM:** Casey Bochsler

**For extra work described below, we offer the following quotation:**

Additional cost to perform abatement of asbestos materials, demolish and dispose of non-usable fill materials from building. Concrete and CMU materials to be left in place and filled over with clean fill materials.

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Cost	Allowable Mark up	Cost with markup
Equip/Trucking	\$ 22,945.00	10.00%	\$ 25,239.50
Labor	\$ 25,989.70	10.00%	\$ 28,588.67
Materials	\$ 30,000.00	10.00%	\$ 33,000.00
Subs	\$ 20,000.00	10.00%	\$ 22,000.00
			\$ -
CAT Tax/Bond		1.700%	\$ 1,850.08

**Total Cost :** **\$110,678.25**

**Accepted By:**   
 North Santiam Paving Co. Casey Bochsler

**Accepted By:**   
 Owners Representative

**Date:** \_\_\_\_\_

**Date:** 5.11.2024





# NORTH SANTIAM PAVING CO.

SITE DEVELOPMENT AND ROADWAY CONTRACTORS • CCB# 53247

PO Box 516 - Stayton, OR 97383 • Office: 503-769-3436 • Fax: 503-769-7358 • www.nspor.com

## CHANGE ORDER REQUEST

**No. 005**

**TO:** Steven Bloemer  
Clackamas County Facilities Management  
1710 Red Soils Ct #200  
Oregon City, OR 97045

**Date:** 8/21/24

**PROJECT:** Loop Road and Parking Lot F

**SUBJECT:** Costs due to Plan Revisions

**FROM:** Casey Bochsler

### For extra work described below, we offer the following quotation:

The following costs are associated with plan revisions from bid time to permit approval. See attached list of changes.

Cost Type	Cost	Allowable Mark up	Cost with markup
Equip/Trucking	\$ 88,802.75	10.00%	\$ 97,683.03
Labor	\$ 28,953.87	10.00%	\$ 31,849.26
Materials	\$ 24,560.54	10.00%	\$ 27,016.59
Subs	\$ 41,000.00	10.00%	\$ 45,100.00
			\$ -
CAT Tax/Bond		1.700%	\$ 3,428.03

**Total Cost :** **\$205,076.91**

Accepted By:

North Santiam Paving Co. Casey Bochsler

Date:

8/21/24

Accepted By:

Owners Representative

Date:

10.3.2024

## LOOP ROAD AND PARKING LOT APPROVED PLAN REVISIONS FROM BID PLANS

1. Added 200 feet of storm drain, 2 catch basins, 2 cleanouts. Includes crossing on Kaen road through multiple utilities. Time to pothole, steel plate roadway, backfill, prep and pave trench. Includes additional traffic control and flagging.
2. Removal of sewer line
3. Added curb along Kaen road. Includes sawcut, excavation, prep and pour of curb. Additional traffic control and flagging and trench patch in front of curb.
4. Revised landscape layout and planting/irrigation plans
5. Revised planter layout to increase asphalt area.
6. Additional concrete work associated with added basins, curb, sidewalk, and driveway and associated prep.
7. Added 2,000CY of excavation/haul away due to grade revisions
8. Re-calculate grade for survey
9. Additional staking time for curb

**CHANGE ORDER REQUEST**

**No. 006**

**TO:** Steven Bloemer  
 Clackamas County Facilities Management  
 1710 Red Soils Ct #200  
 Oregon City, OR 97045

**Date:** 8/21/24

**PROJECT:** Loop Road and Parking Lot F

**SUBJECT:** Credit for Retainig Walls


**FROM:** Casey Bochsler


**For extra work described below, we offer the following quotation:**

Due to elimination of the landscape building, the retatining walls for ADA ramp are no longer needed. Attached is the credit for this work.

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Cost	Allowable Mark up	Cost with markup
Equip/Trucking		10.00%	\$ -
Labor		10.00%	\$ -
Materials		10.00%	\$ -
Subs		10.00%	\$ -
			\$ -
CAT Tax/Bond		1.700%	\$ -

**Total Cost :** **-\$70,000.00**

**Accepted By:**   
 North Santiam Paving Co. Casey Bochsler  
**Date:** 8/21/24

**Accepted By:**   
 Owners Representative  
**Date:** 10.3.2024

**CHANGE ORDER REQUEST**

**No. 007**

**TO:** Steven Bloemer  
 Clackamas County Facilities Management  
 1710 Red Soils Ct #200  
 Oregon City, OR 97045

**Date:** 9/25/24

**PROJECT:** Loop Road and Parking Lot F

**SUBJECT:** Electrical Pole Base Revisions


**FROM:** Casey Bochsler


**For extra work described below, we offer the following quotation:**

The following costs are associated with going from 6' pole bases to 9' pole bases per Architect clarification

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Cost	Allowable Mark up	Cost with markup
Equip/Trucking		10.00%	\$ -
Labor		10.00%	\$ -
Materials		10.00%	\$ -
Subs	\$ 13,653.50	10.00%	\$ 15,018.85
			\$ -
CAT Tax/Bond		1.700%	\$ 255.32

**Total Cost :** **\$15,274.17**

**Accepted By:**   
 North Santiam Paving Co. Casey Bochsler  
**Date:** 9/25/24

**Accepted By:**   
 Owners Representative  
**Date:** 10.3.2024



Accounting & Contract Concerns:  
 NorthStar Electrical Contractors  
 Address: 110055 SW Clay Street  
 Sherwood, OR 97140  
 Phone: 971-806-5919  
 Email: John.Moran@northstarelect.com

## Contract Change Order Request

Project Name:	Loop Road & Bldg F Reconstruction	Today's Date:	9/3/2024
Owner Name:	North Santiam Paving	Our Project Number:	9475
Address:	41203 Kingston Lyons Dr SE	Change Order:	9475-01
City, State, Zip:	Stayton, Oregon 97383	Owner Number:	0
Owner Contact Name:	Casey Bochsler		
Subcontractor:	NorthStar Electrical Contractors		

This change order shall constitute full settlement for all known, estimated, or foreseeable costs and time adjustments, including delay and impact costs and direct and indirect damages, including consequential damages regardless of cause related to this change inclusive of the items as listed below.

THE CONTRACT IS CHANGED AS FOLLOWS:

CO #	Owner	CO #	Date	Description	Qty	Unit	Unit Price	TOTAL	Cost Code
1				Additional cost for 9' Light Pole Bases	47	EA	\$290.50	<b>\$13,653.50</b>	
								<b>\$0.00</b>	
								<b>\$0.00</b>	
								<b>\$0.00</b>	
								<b>\$0.00</b>	
								<b>\$0.00</b>	
								<b>\$0.00</b>	
								<b>\$0.00</b>	
								<b>\$0.00</b>	
								<b>\$0.00</b>	
<b>Total</b>								<b>\$13,653.50</b>	

Original contract sum	\$556,000.00
Net change by previous changes	<b>\$0.00</b>
Contract sum prior to this change order	\$556,000.00
The contract sum will be altered by the amount of	<b>\$13,653.50</b>
The new contract sum is	<b>\$569,653.50</b>
Contract Completion Date:	1-Sep-24
The contract time will be altered by 5 days:	<b>5</b>
The date of substantial completion is therefore changed:	6-Sep-24

Accepted (signature must be by individual who signed contract):

**North Santiam Paving**

---

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**NorthStar Electrical Contractors Inc**

---

Signature: *John Moran*

Title: Project Manger

Date: 9/3/2024

**CHANGE ORDER REQUEST**

**No. 008**

**TO:** Steven Bloemer  
 Clackamas County Facilities Management  
 1710 Red Soils Ct #200  
 Oregon City, OR 97045

**Date:** 10/22/24

**PROJECT:** Loop Road and Parking Lot F

**SUBJECT:** Electrical Connection for Light Poles Loop Road


**FROM:** Casey Bochsler

**For extra work described below, we offer the following quotation:**

The following costs for connection of the proposed lighting system on Loop road to the existing lighting system at the adjacent parking lot. Per the owners direction, this includes potholing, boring, new conduit and wire to the existing light system. Also included is prep and pour back of sidewalk removed during demolition of WIC building. Contractor requests 3 additional contract days to complete this work.

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Cost	Allowable Mark up	Cost with markup
Equip/Trucking	\$ 344.19	10.00%	\$ 378.61
Labor	\$ 327.59	10.00%	\$ 360.34
Materials	\$ 65.75	10.00%	\$ 72.33
Subs	\$ 12,976.73	10.00%	\$ 14,274.40
			\$ -
CAT Tax/Bond		1.700%	\$ 256.46

**Total Cost :** **\$15,342.14**

**Accepted By:**   
 North Santiam Paving Co. Casey Bochsler

**Accepted By:**   
 Owners Representative

**Date:** \_\_\_\_\_

**Date:** 10.23.2024



Accounting & Contract Concerns:  
 NorthStar Electrical Contractors  
 Address: 110055 SW Clay Street  
 Sherwood, OR 97140  
 Phone: 971-806-5919  
 Email: John.Moran@northstarelect.com

## Contract Change Order Request

Project Name:	Loop Road & Bldg F Reconstruction	Today's Date:	10/17/2024
Owner Name:	North Santiam Paving	Our Project Number:	9475
Address:	41203 Kingston Lyons Dr SE	Change Order:	9475-04
City, State, Zip:	Stayton, Oregon 97383	Owner Number:	0
Owner Contact Name:	Casey Bochsler		
Subcontractor:	NorthStar Electrical Contractors		

This change order shall constitute full settlement for all known, estimated, or foreseeable costs and time adjustments, including delay and impact costs and direct and indirect damages, including consequential damages regardless of cause related to this change inclusive of the items as listed below.

THE CONTRACT IS CHANGED AS FOLLOWS:

CO #	Owner #	CO	Date	Description	Qty	Unit	Unit Price	TOTAL	Cost Code
2				Additional Directional Bore needed to use existing electrical service				<b>\$0.00</b>	
3				Mobilization	1	EA	\$650.00	<b>\$550.00</b>	
4				Highline JB Box	2	EA	\$520.00	<b>\$1,040.00</b>	
4				2" Schedule 40 Pipe	230	LF	\$8.00	<b>\$1,840.00</b>	
4				#10 Wire	1	LS	\$500.00	<b>\$500.00</b>	
4				Misc. Fittings	1	LS	\$250.00	<b>\$250.00</b>	
4				1 - Laborers Pothole & Tie ins	8	HRS	\$65.59	<b>\$524.75</b>	
5				1 - Electrician	8	HRS	\$98.59	<b>\$788.72</b>	
4				1 - Operator Pothole & Tie Ins	8	HRS	\$85.31	<b>\$682.44</b>	
				Vactor	4	HRS	\$65.00	<b>\$260.00</b>	
4				Mini Excavator	4	HRS	\$65.00	<b>\$260.00</b>	
				Dump Truck	8	HRS	\$130.00	<b>\$1,040.00</b>	
4				Directional Drill	8	HRS	\$125.00	<b>\$1,000.00</b>	
4				Mark up 21% Labor	1	LS	\$471.64	<b>\$471.64</b>	
4				Mark up 15% Equipment	1	LS	\$384.00	<b>\$384.00</b>	
4				Mark up 10% Materials	1	LS	\$338.00	<b>\$338.00</b>	
4				Cat Tax 0.54 %	1	LS	\$47.17	<b>\$47.17</b>	
								<b>\$0.00</b>	
<b>Total</b>								<b>\$9,976.73</b>	

**CHANGE ORDER REQUEST**

**No. 009**

**TO:** Steven Bloemer  
 Clackamas County Facilities Management  
 1710 Red Soils Ct #200  
 Oregon City, OR 97045

**Date:** 11/14/24

**PROJECT:** Loop Road and Parking Lot F

**SUBJECT:** Fence for Parking Lot


**FROM:** Casey Bochsler

**For extra work described below, we offer the following quotation:**

The following are costs for installation of 500 feet of black vinyl coated fence, 6' height. Installation of two 3' man gates, one 12' single swing gate, and one 24' wide single cantilever style slide gate. Includes credit for fence work included in base bid.

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Cost	Allowable Mark up	Cost with markup
Equip/Trucking	\$ -	10.00%	\$ -
Labor	\$ -	10.00%	\$ -
Materials	\$ -	10.00%	\$ -
Subs	\$ 20,400.00	10.00%	\$ 22,440.00
			\$ -
CAT Tax/Bond		1.700%	\$ 381.48

**Total Cost :** **\$22,821.48**

**Accepted By:**   
 North Santiam Paving Co. Casey Bochsler

**Accepted By:** \_\_\_\_\_  
 Owners Representative

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_








# FINAL Amendment 1\_North Santiam Paving\_9137\_signed

Final Audit Report

2024-12-10

Created:	2024-12-10
By:	Jennifer Johnson (JJohnson@clackamas.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMc7ncMxIS8letTHQVcF1ED6UYwzyG6Eq

## "FINAL Amendment 1\_North Santiam Paving\_9137\_signed" History

-  Document created by Jennifer Johnson (JJohnson@clackamas.us)  
2024-12-10 - 6:10:52 PM GMT- IP address: 24.20.34.210
-  Document emailed to Elizabeth Comfort (ecomfort@clackamas.us) for signature  
2024-12-10 - 6:14:33 PM GMT
-  Email viewed by Elizabeth Comfort (ecomfort@clackamas.us)  
2024-12-10 - 6:28:58 PM GMT- IP address: 198.245.132.3
-  Document e-signed by Elizabeth Comfort (ecomfort@clackamas.us)  
Signature Date: 2024-12-10 - 6:33:27 PM GMT - Time Source: server- IP address: 198.245.132.3
-  Agreement completed.  
2024-12-10 - 6:33:27 PM GMT