

## **Department of Finance**

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

August 14, 2025

Board of County Commissioners Clackamas County

Members of the Board:

Approval of an Amendment to a Public Improvement Contract with A.C. Schommer & Sons for additional Stabilization Center construction work. Amendment Value is \$791,516.55. Total Contract Value is \$2,424,508.55 for 15 months. Funding is through the Oregon Department of Administrative Services.

No County General Funds are involved.

Previous Board	Original contract briefed at Issues on September 24, 2024 and approved by the				
Action/Review	Board on September 26,	2024			
Performance	Build (maintain) a strong	infrastructure. Ensure saf	e, healthy and secure		
Clackamas	communities.				
Counsel Review	Yes	Procurement Review	Yes		
Contact Person	Marcus Gorton	Contact Phone	503-781-3221		

**EXECUTIVE SUMMARY**: Housing & Human Services Department and the Clackamas County Sheriff's Office, the Finance Department is seeking approval of a contract amendment with A.C. Schommer & Sons, Inc. to provide additional construction services needed to complete the remodel project for the former Women's Center building at 9200 McBrod Avenue in Milwaukie for the new Clackamas County Stabilization Center.

These additional construction services are necessary to fully incorporate the scope changes. Currently there are 25 change order requests that have been approved for implementation. These changes are impactful and vital to the daily operations of the center and will assist in providing a structure with reduced maintenance costs for the long term. The final construction will deliver an atmosphere that is beneficial for the patient group and clinic team that is safe, secure, and welcoming.

**RECOMMENDATION:** Staff respectfully requests that the Board of County Commissioners approve this Contract (#15036) amendment and authorize Chair Roberts or designee to sign on behalf of Clackamas County.

Respectfully submitted,

Elizabeth Comfort

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Director Finance

## AMENDMENT #1 TO THE CONTRACT DOCUMENTS WITH A.C. SCHOMMER & SONS, INC. FOR THE MCBROD CORRECTIONS REMODEL PORJECT Contract #15036

This Amendment #1 is entered into between **A.C. Schommer & Sons, Inc.** ("Contractor") and Clackamas County ("County") and shall become part of the Contract documents entered into between both parties on **September 26, 2024** ("Contract").

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

- 1. Section 1. Contract Price, Contract Documents and Work is hereby amended as follows:
  - a. Owner authorizes an increase to the Work for additional construction services needed to complete the remodel project. The additional construction services are described in the Scope Change Request Log, attached hereto as Exhibit "A" to this Amendment #1 and hereby incorporated by reference. Work will be performed in accordance with the terms and conditions of the Contract.
  - b. The Owner authorizes additional compensation in the amount of \$791,516.55 for the additional construction services described in Exhibit "A" to this Amendment #1. Consideration is in accordance with the terms and conditions of the Contract. The maximum compensation authorized under this Contract shall not exceed Two Million Four Hundred Twenty-Four Thousand Five Hundred Eight Dollars and Fifty-Five Cents (\$2,424,508.55).

ORIGINAL CONTRACT	\$ 1,632,992.00
AMENDMENT #1	\$ 791,516.55
TOTAL AMENDED CONTRACT	\$ 2 424 508 55

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.

A.C. Schommer & Sons, Inc.	<b>Clackamas County</b>	
(1 O4/h 17-2-15		
130-23	Signature	Date
Authorized Signature Date		
Chric Michia	Name:	
Jill III VIII		
Printed Name	Title:	
	Approved as to Form:	
	Duranda 11011	7/00/0005
	<u>CANADIA HAAL</u>	7/30/2025
	County Counsel	Date

## Exhibit A Scope Change Request Log



CHANGE   PROJECT   PROJE			d Crisis Center  ANGE REQUEST LOG					
RQUEST #   DESCRIPTION   STATUS   SUBMITTED   APPROVAL   DATE		33312311	ANOE NEQUEUR EGO					
REQUEST#   DESCRIPTION   STATUS   SUMPRITED   RQUIRED   APPROVED   AMOUNT   CHANGE ORDER##								
Page							DATE:	6/9/2025
REQUEST    DESCRIPTION   STATUS   SUBMITE   REQUIRED   REPORTED	CHANCE			DATE		DATE		
Main		DESCRIPTION	STATUS				AMOUNT	CHANGE ORDER #
## 4005 Addition of (2) Fire Smoke Dampers					ILEQUINED.			OC.
8003   Costs Related to Electrical Design & Required PGE Improvements   Approved   24/20/205   278/2005   \$ 4,238.56   0   0   0   0   0   0   0   0   0								OC
Approved   Costs Related to Issuance of IFC Set   Approved   2/10/2025   3/4/2025   \$ 1,299.38   O   Related to Related								OC
## ## ## ## ## ## ## ## ## ## ## ## ##	#004	Costs Related to Issuance of IFC Set	Approved	2/10/2025		3/4/2025		OC
R007   Costs Related to RF 1012 ADD 1 Mechanical   Approved   3/11/2025   3/11/2025   3/11/2025   4/13/2025   3/11/2025   3/	#005	Costs Realted to Interior & Exterior Lighting Design	Approved	2/4/2025		2/20/2025	\$ -	OC
#008 Costs Related to RFI 024-Subtlibor Condition & RFI 027- Dry Rot at Existing Flooring Approved 3718/2025 3119/2025 \$ 45,385.00 C   #010 Costs Related to ASI 001 Changes	#006	Costs Related to RFI #016 Abatement	Approved	3/5/2025		3/5/2025	\$ 2,085.00	OC
### 4000   Costs Related to ASI 901 Changes   Approved   3/18/2025   3/12/2025   3/12/2025   88,823.55   Common   Approved   3/12/2025   3	#007	Costs Related to RFI 012 ADD 1 Mechanical	Approved	3/11/2025		3/21/2025	\$ 3,061.29	00
## HOLD Costs Related to medifications at existing walls to meet (1) hour fire rating requirement	#008	Costs Related to RFI 024-Subfloor Condition & RFI 027- Dry Rot at Exisiting Flooring		3/18/2025		3/19/2025	\$ 45,365.00	OC
#011 Costs Related to RFI #025 Rotal Insulation	#009	Costs Related to ASI 001 Changes	Approved	3/18/2025		3/21/2025	\$ 3,259.64	00
#012								00
### dots	#011	Costs Related to RFI #025 Roof Insulation	Approved	3/26/2025		3/26/2025	47,678.00	00
#014 Moisture Investigation	#012	Costs Related to RFI 015- Load Bearing Wall at Reception	Approved	3/27/2025		4/3/2025	3,172.00	00
#015   Credit for Owner Supply of Toilet Paper, Soap, and Seat Cover Dispensers   Approved   4/4/2025   4/3/2025   (1,200.00)   (1,200.00)   (1,200.00)   (1,200.00)   (1,200.00)   (1,200.00)   (2,200.	#013	Costs Related to RFI #021- Framing clarifications	Approved	3/27/2025		4/3/2025	1,625.00	00
#016   Costs Related to RF #037-RTU Weights And Structural Clarification #2   Approved	#014		Approved			4/3/2025		00
#017   Costs Related to RH #041-Ceiling Height At Windows	#015	Credit for Owner Supply of Toilet Paper, Soap, and Seat Cover Dispensers	Approved	4/4/2025		4/3/2025	(1,200.00)	00
#018	#016	Costs Related to RFI #037- RTU Weights And Structural Clarification #2	Approved	4/10/2025		4/12/2025	\$ 22,047.00	00
#019   Costs Related to RFI #044- Roof Strapping	#017	Costs Related to RFI #041- Ceiling Height At Windows	Approved	4/17/2025		4/18/2025	1,597.00	00
#020 Costs Related to RFI 46- Gas line Discrepancy	#018		Approved	4/17/2025		4/18/2025	4,302.00	00
#021 Costs Related to RFI #048- Data, Monitor and Power Requirements	#019	Costs Related to RFI #044- Roof Strapping	Approved	4/17/2025		4/18/2025	1,597.00	00
#022 Costs Related to ASI-02	#020	Costs Related to RFI 46- Gas line Discrepancy	Approved	4/25/2025		4/28/2025	14,677.56	00
#023 Costs Related to ASI-02 Electrical Design	#021	Costs Related to RFI #048- Data, Monitor and Power Requirements	Approved	4/30/2025		4/30/2025	21,714.00	00
#024   Costs Related to Access Control Door Hardware	#022	Costs Related to ASI-02	Approved	5/1/2025		5/1/2025	341,889.97	00
#025 Costs Related to Ligature Breakaway Grab Bars Pending 6/9/2025 2,999,33    Costs Related to Ligature Breakaway Grab Bars   Pending 6/9/2025   2,999,33	#023	Costs Related to ASI-02 Electrical Design	Approved	5/20/2025		5/22/2025	\$ 24,050.00	
Original Contract Amount: 1,632,992.00   Total of approved Change Requests: 791,516.55	#024	Costs Related toAccess Control Door Hardware	Approved	5/20/2025		5/22/2025	24,563.00	
Total of approved Change Requests: 791,516.55   Revised Contract Amount: \$ 2,424,508.55   Pending Contract Change Requests: \$ 2,999   Anticipated CR's: \$ -	#025	Costs Related to Ligature Breakaway Grab Bars	Pending	6/9/2025			2,999.33	
Total of approved Change Requests: 791,516.55     Revised Contract Amount: \$ 2,424,508.55     Pending Contract Change Requests: \$ 2,999     Anticipated CR's: \$ -								
Total of approved Change Requests: 791,516.55   Revised Contract Amount: \$ 2,424,508.55   Pending Contract Change Requests: \$ 2,999   Anticipated CR's: \$ -   Potential CR's   Potential CR's								
Revised Contract Amount: \$ 2,424,508.55					Original Co	ntract Amount:	1,632,992.00	
Pending Contract Change Requests: \$ 2,999				Total	of approved Ch	ange Requests:	791,516.55	
Potential CR's         DESCRIPTION         STATUS         ROM           RFI 043 - Civil Grades and Discrepancies         Image: Civil Grades and Discrepancies or Discrepancies		<u> </u>	•	•	Revised Co	ntract Amount:	\$ 2,424,508.55	
Potential CR's         DESCRIPTION         STATUS         ROM           RFI 043- Civil Grades and Discrepancies         Image: Control of the property of				Pendi	ing Contract Ch	ange Requests:	\$ 2,999	
RFI 043- Civil Grades and Discrepancies  Additional Asphalt scope					Aı	nticipated CR's:	\$ -	
RFI 043- Civil Grades and Discrepancies  Additional Asphalt scope								
RFI 043- Civil Grades and Discrepancies  Additional Asphalt scope								
Additional Asphalt scope	Potential CR's		STATUS				ROM	
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Repair of leaks at existing								
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