

To request translation or disability-related accommodations, please contact us at **bcc@clackamas.us | 503-655-8581**.

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al **bcc@clackamas.us | 503-655-8581**.

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по: **bcc@clackamas.us | 503-655-8581**.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними: **bcc@clackamas.us | 503-655-8581**.

如需翻译服务或残障相关的协助，请与我们联系：**bcc@clackamas.us | 503-655-8581**。

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua **bcc@clackamas.us | 503-655-8581**.



Clackamas County
www.clackamas.us



Linu Parappilly
CIO / Director

Technology Services

150 Beaver Creek Road Oregon City, OR 97045

September 17, 2026

BCC Agenda Item: _____

Board of County Commissioners
Clackamas County

Approval of two Change Orders to a Contract with North Sky Communications for added scope of work. Change Order Value of \$617,247.00 with a total contract value of \$3,109,237.00. Funding is through the Clackamas Broadband eXchange American Rescue Plan Act funds. No County General Funds are involved.

Previous Board Action/Review: The Board has previously authorized change order requests when added scope is encountered during construction.

Performance Clackamas: Build Strong Infrastructure

Counsel Review: Yes

Procurement Review: N/A

Contact Person: Duke Dexter

Contact Phone: 503-722-6663

EXECUTIVE SUMMARY:

Clackamas Broadband eXchange (CBX) is seeking authorization for two change orders submitted by North Sky Communications for the installation of broadband infrastructure under the American Rescue Plan Act (ARPA) broadband expansion project. When the contract was executed, the extent of rock excavation, tree trimming, and utility pole make-ready work was unknown. Based on experience with construction projects of a similar scope, Clackamas County anticipated that these conditions could arise and included related line items in the contract. North Sky Communications notified CBX each time it encountered one of these conditions, and CBX reviewed each instance to verify that the associated claim was valid.

RECOMMENDATION:

Staff respectfully recommend approval of the amendment with the City of Happy Valley for the new dark fiber circuit. Staff further recommend the Board delegate authority to the Technology Services Director to sign agreements necessary in the performance of this agreement.

Respectfully submitted,

Linu Parappilly
CIO Director

For Filing Use Only

**AMENDMENT #1
TO THE CONTRACT DOCUMENTS WITH NORTH SKY COMMUNICATIONS, LLC FOR
CBX MARMOT PROJECT
Contract #1049**

This Amendment #1 is entered into between **North Sky Communications, LLC** ("Contractor") and Clackamas County ("Owner") and shall become part of the Contract documents entered into between both parties on **December 5, 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 has authorized an increase to the Scope of Work for Contractor for the Bore Rock Adder and to install a 30' Wooden Pole for the CBX Marmot Project. The additional Work is included in Exhibit "A" to this Amendment #1, attached and hereby incorporated by reference.
 - b. Owner authorizes additional compensation in the amount of \$283,990.00 for the additional Work described in Exhibit "A" to this Amendment #1. The maximum compensation authorized under this Contract shall not exceed Two Million Seven Hundred Seventy-Five Thousand Eight Hundred Ninety Dollars (\$2,775,890.00).

ORIGINAL CONTRACT	\$ 2,491,900.00
<u>AMENDMENT #1</u>	<u>\$ 283,990.00</u>
TOTAL AMENDED CONTRACT	\$ 2,775,890.00

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

North Sky Communications, LLC

Clackamas County

 4/15/26
Authorized Signature Date

Chair Date

DEAN MATTON
Printed Name

Approved for Legal Sufficiency:

 4/16/2026
County Counsel Date

Exhibit A
Additional Scope of Work



Remit Payments to:
P.O. Box 885172
Los Angeles, CA 90084-5172

Direct all other inquiries to:
North Sky Communications, LLC
16701 SE McGillivray Blvd.
Suite 200
Vancouver, Washington 98683
PH: (360) 254-6920

Job #: 1385256

Clackamas County-Marmot Road

Invoice #: 161034

Date: 12/02/2025

Billing Period to:

P.O. #:

WO# / Project Name: 2024-35 CBX MARMOT

TO: Clackamas County

ATTN: Duke Dexter

2501 Kaen Rd

Oregon City, OR 97045

Work Function		Quantity	Unit Cost	Invoice Cost
1124	Furnish and Install wood Pole 30'	3.00	\$3,600.00	10,800.00
2353	Bore Rock Adder	780.00	\$85.00	66,300.00
SUB TOTAL:				\$77,100.00
SALES TAX TOTAL:				\$0.00
INVOICE TOTAL:				\$77,100.00



Remit Payments to:
P.O. Box 885172
Los Angeles, CA 90084-5172

Direct all other inquiries to:
North Sky Communications, LLC
16701 SE McGillivray Blvd.
Suite 200
Vancouver, Washington 98683
PH: (360) 254-6920

Job #: 1385256

Clackamas County-Marmot Road

Invoice #: 156517

Date: 08/05/2025

Billing Period to:

P.O. #:

WO# / Project Name: 2024-35 CBX MARMOT

TO: Clackamas County

ATTN: Duke Dexter

2501 Kaen Rd

Oregon City, OR 97045

Work Function		Quantity	Unit Cost	Invoice Cost
2353	Bore Rock Adder	175.00	\$85.00	14,875.00
SUB TOTAL:				\$14,875.00
SALES TAX TOTAL:				\$0.00
INVOICE TOTAL:				\$14,875.00



Remit Payments to:
P.O. Box 885172
Los Angeles, CA 90084-5172

Direct all other inquiries to:
North Sky Communications, LLC
16701 SE McGillivray Blvd.
Suite 200
Vancouver, Washington 98683
PH: (360) 254-6920

Job #: 1385256

Clackamas County-Marmot Road

Invoice #: 159945

Date: 11/04/2025

Billing Period to:

P.O. #:

WO# / Project Name: 2024-35 CBX MARMOT

TO: Clackamas County

ATTN: Duke Dexter

2501 Kaen Rd

Oregon City, OR 97045

Work Function		Quantity	Unit Cost	Invoice Cost
2353	Bore Rock Adder	1,470.00	\$85.00	124,950.00
				SUB TOTAL: \$124,950.00
				SALES TAX TOTAL: \$0.00
				INVOICE TOTAL: \$124,950.00



Remit Payments to:
P.O. Box 885172
Los Angeles, CA 90084-5172

Direct all other inquiries to:
North Sky Communications, LLC
16701 SE McGillivray Blvd.
Suite 200
Vancouver, Washington 98683
PH: (360) 254-6920

Job #: 1385256
Clackamas County-Marmot Road
Invoice #: 157799
Date: 09/09/2025
Billing Period to:
P.O. #:
WO# / Project Name: 2024-35 CBX MARMOT

TO: Clackamas County
ATTN: Duke Dexter
2501 Kaen Rd
Oregon City, OR 97045

Work Function		Quantity	Unit Cost	Invoice Cost
2353	Bore Rock Adder	789.00	\$85.00	67,065.00
SUB TOTAL:				\$67,065.00
SALES TAX TOTAL:				\$0.00
INVOICE TOTAL:				\$67,065.00

AMENDMENT #2
TO THE CONTRACT DOCUMENTS WITH NORTH SKY COMMUNICATIONS, LLC FOR
CBX MARMOT PROJECT
Contract #1049

This Amendment #2 is entered into between **North Sky Communications, LLC** (“Contractor”) and Clackamas County (“Owner”) and shall become part of the Contract documents entered into between both parties on **December 5, 2024** (“Contract”).

The Purpose of this Amendment #2 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 has authorized an increase to the Scope of Work for Rock Adder, Tree Trimming, and Utility Pole Make Ready due to existing cables needing to be moved to make room for new fiber cables in compliance with the National Electrical Safety Code. The additional Work is included in Exhibit “A” to this Amendment #2, attached and hereby incorporated by reference.
 - b. Owner authorizes additional compensation in the amount of \$333,347.00 for the additional Work described in Exhibit “A” to this Amendment #2. The maximum compensation authorized under this Contract shall not exceed Three Million One Hundred Nine Thousand Two Hundred Thirty-Seven Dollars (\$3,109,237.00).

ORIGINAL CONTRACT	\$ 2,491,900.00
AMENDMENT #1	\$ 283,990.00
AMENDMENT #2	\$ 333,347.00
TOTAL AMENDED CONTRACT	\$ 3,109,237.00

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

North Sky Communications, LLC


Digitally signed by: RK0040
DN: CN = RK0040 email =
rkuenzi@northskycomm.com OU =
Company, NSC, Users, Standard
Date: 2026.08.06 10:06:34 -0700
Authorized Signature _____ 8-6-2026
Rodney R. Kuenzi
Printed Name

Clackamas County

Chair Date

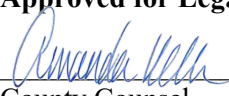
Approved for Legal Sufficiency:

County Counsel 8/6/2026
Date

Exhibit A
Additional Scope of Work



BID PROPOSAL FORM

CUSTOMER NAME: Clackamas County

ATTN: Duke Dexter

ADDRESS:

TELEPHONE: 503.722.6663

DATE: 06/23/2026

Email: ddexter@clackamas.us

PROJECT: Marmot Rd Change Order #2

PO#

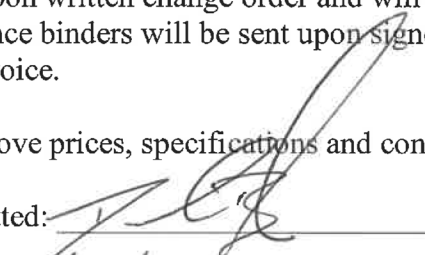
North Sky Communications proposes to furnish the material (as necessary) and perform the labor necessary for the completion of the following:

See attached sheet for additional units

Estimate: \$333,347.00

Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written change order and will become an extra charge over the above estimate. Insurance binders will be sent upon signed acceptance. Terms are net 30 days from the date of our invoice.

The above prices, specifications and conditions are satisfactory and are hereby:

Submitted:  _____

Accepted: _____

Date: 6/23/26

Date _____

Change Order #2 Marmot Project				
Unit	Rate	UoM	Qty CO-2	
Rock Adder	\$ 85.00	Ft	3449	\$ 293,165.00
Tree trimming	\$ 6.00	Ft	2862	\$ 17,172.00
Make Ready	\$ 295.00	Ea	78	\$ 23,010.00

Total CO #2 **\$ 333,347.00**