



Kirby Nagelhout Construction Co.
9965 SW Arctic Dr
Beaverton, Oregon 97005
Phone: (503) 530-8420

Project: 1753 - Columbia County Courthouse Improvements
230 Strand St
St Helens, Oregon 97051

Prime Contract Change Order #007: PCCO 7

TO:	Columbia County 230 Strand Street St. Helens, Oregon 97051	FROM:	Kirby Nagelhout Construction Company 20635 Brinson Blvd Bend , Oregon 97701
DATE CREATED:	2/17/2025	CREATED BY:	Brett Sonflieth (Kirby Nagelhout Construction Company)
SCHEDULE IMPACT:		REVISION:	0
REVISED SUBSTANTIAL COMPLETION DATE:		TOTAL AMOUNT:	\$16,749.68

DESCRIPTION:

CE #40 - Extended Scaffold Rental

This change order includes all additional rental costs associated with the bell tower scaffolding between the end of November through April 7th per the owner's request.

To help offset these costs, the remainder of the scaffold allowance is being applied.

CE #45 - Bell Tower Electrical Reconciliation

This change order includes all labor, materials, and equipment for the following scope of work. All costs are being requested to be funded from various allowances making this a zero dollar change order.

- Safe off and remove existing bell tower wiring and re-install and/or replace electrical elements upon completion of framing activities.
- Relocate an existing electrical panel that was uncovered during construction activities. Extended feeders and reconnected branch circuits. Due to this being a concealed condition, this should be tracked as an add to the GMP.
- Re-feed existing HVAC unit that had to be relocated to make way for new framing.

CE #46 - Grouting for CMU Wall

This change order includes all labor, materials, and equipment to grout the existing CMU wall of the annex building where the canopy structure is attached to it. During installation of the steel, the CMU blocks were found to be hollow and, per the Structural Engineer of Record, required to be filled to ensure structural integrity.

CE #48 - Steel Erection Fabrication Contingency

This change order includes all labor, materials, and equipment for the following scopes of work.

- Wallace Steel COR 1 - Modification of Structural Column that was fabricated correctly but was not in alignment with existing conditions.
- Wallace Steel COR 2 - This is a GMP add, RFI 34 the specified epoxy set anchors due to cold weather requirement to now be larger diameter wedge anchors. Required re-drilling of some holes.
- Wallace Steel COR 3 - Modification of column base plate due to incorrectly placed bolts.
- Wallace Steel COR 4 - Modification of column base plate to allow for installation next to CMU wall. The CMU wall did not allow the column base plate to be installed on the anchor bolts.
- Wallace Steel COR 5 - Modification of the existing stair handrail to attach to the new handrail.
- Wallace Steel COR 6 - Modification of the hoist beam to be sized correctly given the width of the elevator shaft.
- Wallace Steel COR 7 - This is a GMP add, new bolts installed in stair stringers had to be welded and cut flush with the stringer to prevent a tripping hazard.
- Wallace Steel COR 8 - Modification of the parapet ladder to allow for construction of the roof and parapet assembly.
- Wallace Steel COR 9 - Additional wedge anchors, epoxy, and screening to complete remaining anchor installation.
- Wallace Steel COR 11 - Welding of two additional brackets for bottom of stair stringer that was missed in the steel shop drawings.
- Wallace Steel COR 13 - Torched new holes into storefront channel to allow for installation of the fire sprinkler system.
- Wallace Steel Deductive Change Order - Wallace is offering a credit of \$2,000 for use of KNCC's equipment in lieu of their own equipment.

CE #50 - Allowance Draw for Electrical Additions

This change order includes labor, materials, and equipment for the following scopes of work:

- Installation of three additional light fixtures in the elevator shaft per TKE requirements.
- Installation of additional conduit raceway for a fire alarm booster panel required per the fire alarm designer.
- Installation of additional conduit for a heat detector required at each entry of the elevator required per TKE.
- Installation of conduit for fire alarm system. Conduit for fire alarm was not bought out until the design of the fire alarm system was completed.
- Installation of a dedicated phone line for the elevator.
- Installation of a card reader for ground floor elevator call controls.



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-Installation of access control devices and wiring for added opening 200 and 300.

This change order is fully funded by an existing allowance and is a zero dollar change order.

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
040	CE #40 - Extended Scaffold Rental 11/20 - 4/7		\$11,692.21
046	CE #46 - Grouting for CMU Wall		\$4,095.76
048	CE #48 - Steel Erection Fabrication Contingency Draw		\$961.71
050	Allowance Draw for Electrical Adds		\$0.00
45	CE #45 - Bell Tower Electrical		\$0.00
Total:			\$16,749.68

CHANGE ORDER LINE ITEMS:

PCO # 040: CE #40 - Extended Scaffold Rental 11/20 - 4/7

#	Budget Code	Description	Amount
1	1-131.S Scaffolding.Subcontracts	Bell Tower Scaffold Rental 11/20-4/7	\$12,941.25
2	1-131.A Scaffolding at Bell Tower.Allowance	Bell Tower Scaffold Allowance Use	\$(2,139.00)
Subtotal:			\$10,802.25
Bond:			\$108.02
G/L Insurance:			\$130.92
Builders Risk:			\$66.25
DBC Fee:			\$534.71
Corporate Activity Tax:			\$50.06
Grand Total:			\$11,692.21

PCO # 046: CE #46 - Grouting for CMU Wall

#	Budget Code	Description	Amount
1	4-200.S CMU Masonry.Subcontracts	Grouting CMU Wall	\$3,784.00
Subtotal:			\$3,784.00
Bond:			\$37.84
G/L Insurance:			\$45.86
Builders Risk:			\$23.21
DBC Fee:			\$187.31
Corporate Activity Tax:			\$17.54
Grand Total:			\$4,095.76

PCO # 048: CE #48 - Steel Erection Fabrication Contingency Draw

#	Budget Code	Description	Amount
1	5-110.S Wallace Steel	CONTINGENCY COR 1 - Field modify column that was fabricated per shop drawings.	\$2,482.00
2	5-110.S Wallace Steel	GMP ADD COR 2 - RFI 34 changed anchors from Epoxy to Larger Wedge Anchors	\$167.00
3	5-110.IH Stair Well Steel Coordination	CONTINGENCY COR 1 - Field modify column that was fabricated per shop drawings.	\$(2,482.00)
4	5-110.S Wallace Steel	CONTINGENCY COR 3	\$500.00
5	5-110.IH Stair Well Steel Coordination	CONTINGENCY COR 3	\$(500.00)
6	5-110.S Wallace Steel	CONTINGENCY COR 4	\$667.00
7	5-110.IH Stair Well Steel Coordination	CONTINGENCY COR 4	\$(667.00)
8	5-110.S Wallace Steel	CONTINGENCY COR 5	\$3,660.00

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#	Budget Code	Description	Amount
9	5-110.IH Stair Well Steel Coordination	CONTINGENCY COR 5	\$(3,660.00)
10	5-110.S Wallace Steel	CONTINGENCY COR 6	\$681.00
11	5-110.IH Stair Well Steel Coordination	CONTINGENCY COR 6	\$(681.00)
12	5-110.S Wallace Steel	GMP Add COR 7	\$386.00
13	5-110.S Wallace Steel	CONTINGENCY COR 8	\$294.00
14	5-110.IH Stair Well Steel Coordination	CONTINGENCY COR 8	\$(294.00)
15	5-110.S Wallace Steel	CONTINGENCY COR 9	\$800.00
16	5-110.IH Stair Well Steel Coordination	CONTINGENCY COR 9	\$(800.00)
17	5-110.S Wallace Steel	CONTINGENCY COR 11	\$335.50
18	5-110.S Wallace Steel	CONTINGENCY COR 13	\$1,001.00
19	5-110.IH Stair Well Steel Coordination	CONTINGENCY COR 13	\$(1,001.00)
20	5-110.S Wallace Steel	Contingency Wallace Steel Negotiated Deduct	\$(2,000.00)
21	5-110.IH Stair Well Steel Coordination	Application of Wallace Deduct to Contingency	\$2,000.00
Subtotal:			\$888.50
Bond:			\$8.89
G/L Insurance:			\$10.77
Builders Risk:			\$5.45
DBC Fee:			\$43.98
Corporate Activity Tax:			\$4.12
Grand Total:			\$961.71

PCO # 050: Allowance Draw for Electrical Adds

#	Budget Code	Description	Amount
1	16-100.S Electrical.Subcontracts	Busack COR 6	\$2,678.59
2	16-100.S Electrical.Subcontracts	Busack COR 8	\$1,344.00
3	16-100.S Electrical.Subcontracts	Busack COR 9	\$552.00
4	16-100.S Electrical.Subcontracts	Busack COR 7	\$4,962.00
5	2-050.A Footing Undermining Engineering Measures Allowance	Allowance Draw for Electrical Additions	\$(15,147.43)
6	16-730.S Security Systems.Subcontracts	Blue Horizons COR 2945	\$3,159.09
7	16-730.S Security Systems.Subcontracts	Blue Horizons COR 2939	\$801.25
8	16-730.S Security Systems.Subcontracts	Blue Horizons COR 2935	\$1,650.50
Subtotal:			\$0.00
Bond:			\$0.00
G/L Insurance:			\$0.00
Builders Risk:			\$0.00
DBC Fee:			\$0.00
Corporate Activity Tax:			\$0.00
Grand Total:			\$0.00

PCO # 45: CE #45 - Bell Tower Electrical

#	Budget Code	Description	Amount
1	16-100.S Electrical.Subcontracts	Bell Tower Electrical	\$9,603.46
2	16-100.S Electrical.Subcontracts	Relocation of Unknown Electrical Panel	\$6,849.61
3	16-100.S Electrical.Subcontracts	Re-Feed Bell Tower HVAC Unit	\$475.00
4	16-100.A Bell Tower Electrical.Allowance	Allowance Draw for Bell Tower Electrical T&M	\$(10,000.00)
5	15-500.A Bell Tower HVAC.Allowance	Allowance Draw for Bell Tower Electrical T&M	\$(2,428.00)

#	Budget Code	Description	Amount
6	2-050.A Footing Undermining Engineering Measures Allowance	Allowance Draw for Bell Tower Electrical T&M	\$(4,500.07)
Subtotal:			\$0.00
Bond:			\$0.00
G/L Insurance:			\$0.00
Builders Risk:			\$0.00
DBC Fee:			\$0.00
Corporate Activity Tax:			\$0.00
Grand Total:			\$0.00

The original (Contract Sum)	\$268,032.00
Net change by previously authorized Change Orders	\$1,991,714.52
The contract sum prior to this Change Order was	\$2,259,746.52
The contract sum will be increased by this Change Order in the amount of	\$16,749.68
The new contract sum including this Change Order will be	\$2,276,496.20
The contract time will not be changed by this Change Order.	

Columbia County
230 Strand Street
St. Helens, Oregon 97051

Kirby Nagelhout Construction Company
20635 Brinson Blvd
Bend , Oregon 97701



3/27/2025

SIGNATURE

DATE

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