

Date:	March 18, 2025
То:	Weber County Board of Commissioners
From:	Scott Mendoza Community Development Department
Agenda Date:	March 25, 2025
Subject:	Ratification of Change Order #06 associated with the Wadman Corporation contract for the construction of the Weber-Morgan Children's Justice Center.
Attachments:	A – Change Order #06

Summary:

The attached change order proposes additional charges and scope of work resulting in a \$79,502.31 increase in the cost of work previously agreed to in the CJC construction contract.

Most of this cost increase (67%) is due to the need to comply with the international energy code. To comply, the county has to make arrangements to change all underground return-air ducting material from fiberglass or PVC coated spiral ducting to double wall, R12 insulated fiberglass. The increase in cost, on this particular item, is \$53,582.29.

Other cost increases are related to 1) minor electrical rewiring which allows two central air conditioning units to be grouped together; 2) adding framing and sheetrock around one floor joist to meet fire code; 3) eliminating one stormwater catch basin and replacing it with six smaller area drains in the central courtyard; 4) running an additional electrical circuit to the elevator shaft and providing a light fixture and an outlet; 5) adding a fire extinguisher and cabinet near the elevator; 6) running an additional electrical circuit and providing an input module that will monitor the dry portion of the fire suppression system; and 7) providing a gas line, which had inadvertently been omitted from the plumbing plan, to the garage heater.

The overall increase in project cost, accounting for all change orders including Change Order #06, is \$620,738.29. See below for a cost table. See Attachment A for Change Order #06 and its description of additional "out-of-scope" work that will be performed.

Change Order #06 provides for the following:

Original contract price	\$6,650,000.00
Net change by previously authorized CO's	\$541,235.98
Contract sum prior to CO#06	\$7,191,235.98
Additional cost/work presented in CO#06	\$79,502.31
Reduction of cost/work presented in CO#06	<\$0.00>
Total Revised Contract sum after CO #06	\$7,270,739.29

016 Weber / Morgan Childre	ns Justice Center		Change Order N	lumber: 06		
Wadman Corporation			Date: 3/5/2025			
ct is Changed as Follows:						
I 151 Condensing units ve	power				\$	1,151.46
I 187 Wall type 56 in base	ment at Stair B				\$	2,497.03
15 Courtyard Grading /	Yard Drains				\$	17,702.15
198 Elevator circuits					\$	1,210.05
I 200 fire extinguisher nea	r Elevator				\$	298.74
Input Module and Air Con	pressor Power				\$	1,722.83
I 199 Friends Garage unit	heater				\$	1,337.76
0	the underground duct r	naterials.	See vendors qu	uote and also	\$	53,582.29
			This Char	nge Order Total	: \$	79,502.31
I Contract Sum:		\$	6,650,000.00	Original Compl	letion D	Date: 11/24/2024
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Signature

17 Harch 2025 Date

Ogden, UT 84401

Signature

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Date

Version 05/04/20



January 29, 2025

Steve Lund Sanders Associates Architects 2668 Grant Ave Suite 100 Ogden, UT 84401

RE: 24-016 WEBER MORGAN CHILDREN'S JUSTICE CENTER OGDEN, UT

WC-28 RFI 151 CONDENSING UNITS VS POWER

Dear Steve,

We hereby submit the following change order for RFI 151 Condensing units vs power.

Cost Summary:

Myriad:	\$	1,038.15
10% OH&P:	\$	103.81
0.30% Builders Risk :	\$	3.43
0.53% Bond:	<u>\$</u>	6.07
Total This Change Order:	\$	1,151.46

Wadman Corporation has included pricing for only those items that are clearly identified in the change order description.

Please initiate a written approval for this work no later than 02/05/2025. Written approval is required by the listed date to order materials, to help eliminate price increases and for long lead items. Pricing is valid for (14) days.

If you have any further questions, please do not hesitate to call.

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Robert McBride Project Manager

Name: Date: 2025

Approval by Architect Authorized Representative

Name:	
Date:	
Approval by Owner Authorize	ed Representative



January 23, 2025

Steve Lund Sanders Associates Architects 2668 Grant Ave Suite 100 Ogden, UT 84401

RE: 24-016 WEBER MORGAN CHILDREN'S JUSTICE CENTER OGDEN, UT

WC-35 RFI 187 WALL TYPE 56 IN BASEMENT AT STAIR B

Dear Steve,

We hereby submit the following change order for RFI 187 Wall type 56 in basement at Stair B.

Cost Summary:

	2
K&K Drywall Inc:	\$ 1,081.31
H&H Fire Proofing:	\$ 1,170.00
10% OH&P:	\$ 225.13
0.30% Builders Risk :	\$ 7.43
0.53% Bond:	\$ 13.16
Total This Change Order:	\$ 2,497.03

Wadman Corporation has included pricing for only those items that are clearly identified in the change order description.

Please initiate a written approval for this work no later than 01/30/2025. Written approval is required by the listed date to order materials, to help eliminate price increases and for long lead items. Pricing is valid for (14) days.

If you have any further questions, please do not hesitate to call.

Robert McBride Project Manager

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Name: Date:	1	14	Hor	all 3	/	

Approval by Architect Authorized Representative

Name:	
Date:	
Approva	al by Owner Authorized Representative



Steve Lund Sanders Associates Architects 2668 Grant Ave Suite 100 Ogden, UT 84401

RE: 24-016 WEBER MORGAN CHILDREN'S JUSTICE CENTER OGDEN, UT

WC-37 ASI 15 COURTYARD GRADING / YARD DRAINS

Dear Steve,

We hereby submit the following change order for ASI 15 Courtyard grading/Yard drains.

Cost Summary:

Kory Heslop Excavation LLC:	\$	15,960.14
10% OH&P:	\$	1,596.01
0.30% Builders Risk :	\$	52.67
0.53% Bond:	<u>\$</u>	93.33
Total This Change Order:	\$	17,702.15

Wadman Corporation has included pricing for only those items that are clearly identified in the change order description.

Please initiate a written approval for this work no later than 02/19/2025. Written approval is required by the listed date to order materials, to help eliminate price increases and for long lead items. Pricing is valid for (14) days.

If you have any further questions, please do not hesitate to call.

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Robert McBride Project Manager

Name: Date: 1.

Approval by Architect Authorized Representative

Name:	
Date:	
Approval by Owner Authorized Representa	tive



Steve Lund Sanders Associates Architects 2668 Grant Ave Suite 100 Ogden, UT 84401

RE: 24-016 WEBER MORGAN CHILDREN'S JUSTICE CENTER OGDEN, UT

WC-38 RFI 198 ELEVATOR CIRCUITS

Dear Steve,

We hereby submit the following change order for RFI 198 Elevator circuits.

Cost Summary:

Myriad EC, LLC:	\$ 1,090.97
10% OH&P:	\$ 109.10
0.30% Builders Risk :	\$ 3.60
0.53% Bond:	\$ 6.38
Total This Change Order:	\$ 1,210.05

Wadman Corporation has included pricing for only those items that are clearly identified in the change order description.

Please initiate a written approval for this work no later than 02/24/2025. Written approval is required by the listed date to order materials, to help eliminate price increases and for long lead items. Pricing is valid for (14) days.

If you have any further questions, please do not hesitate to call.

Sincerely,

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Robert McBride Project Manager

Name: 12015 Date: 118

Approval by Architect Authorized Representative

Name: _____ Date: _____ Approval by Owner Authorized Representative



February 24, 2025

Steve Lund Sanders Associates Architects 2668 Grant Ave Suite 100 Ogden, UT 84401

RE: 24-016 WEBER MORGAN CHILDREN'S JUSTICE CENTER OGDEN, UT

WC-39 RFI 200 FIRE EXTINGUISHER NEAR ELEVATOR

Dear Steve,

We hereby submit the following change order for RFI 200 fire extinguisher near Elevator.

Cost Summary:

Wadman: 10% OH&P:	\$ \$	269.34 26.93
0.30% Builders Risk : 0.53% Bond:	\$ \$	0.89
Total This Change Order:	\$	298.74

Wadman Corporation has included pricing for only those items that are clearly identified in the change order description.

Please initiate a written approval for this work no later than 03/03/2025. Written approval is required by the listed date to order materials, to help eliminate price increases and for long lead items. Pricing is valid for (14) days.

If you have any further questions, please do not hesitate to call.

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Robert McBride Project Manager

Name: Date:

Approval by Architect Authorized Representative

Name:	
Date:	
Approval by Owner Authorize	ed Representative



February 28, 2025

Steve Lund Sanders Associates Architects 2668 Grant Ave Suite 100 Ogden, UT 84401

RE: 24-016 WEBER MORGAN CHILDREN'S JUSTICE CENTER OGDEN, UT

WC-40 FA INPUT MODULE AND AIR COMPRESSOR POWER

Dear Steve,

We hereby submit the following change order for FA input module and air compressor power.

Cost Summary:

Myriad EC, LLC:	\$1,553.29
10% OH&P:	\$ 155.33
0.30% Builders Risk :	\$ 5.13
0.53% Bond:	<u>\$ 9.08</u>
Total This Change Order:	\$1,722.83

Wadman Corporation has included pricing for only those items that are clearly identified in the change order description.

Please initiate a written approval for this work no later than 03/07/2025. Written approval is required by the listed date to order materials, to help eliminate price increases and for long lead items. Pricing is valid for (14) days.

If you have any further questions, please do not hesitate to call.

Sincerely,

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Robert McBride Project Manager

Name: Date:

Approval by Architect Authorized Representative

Name: _____ Date: _____ Approval by Owner Authorized Representative



February 28, 2025

Attachment A

Steve Lund Sanders Associates Architects 2668 Grant Ave Suite 100 Ogden, UT 84401

RE: 24-016 WEBER MORGAN CHILDREN'S JUSTICE CENTER OGDEN, UT

WC-41 RFI 199 FRIENDS GARAGE UNIT HEATER

Dear Steve,

We hereby submit the following change order for RFI 199 Friends Garage unit heater.

Cost Summary:

Strive Construction, LLC:	\$1,206.12
10% OH&P:	\$ 120.61
0.30% Builders Risk :	\$ 3.98
0.53% Bond:	<u>\$ 7.05</u>
Total This Change Order:	\$1,337.76

Wadman Corporation has included pricing for only those items that are clearly identified in the change order description.

Please initiate a written approval for this work no later than 03/07/2025. Written approval is required by the listed date to order materials, to help eliminate price increases and for long lead items. Pricing is valid for (14) days.

If you have any further questions, please do not hesitate to call.

Sincerely,

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Robert McBride Project Manager

Name: 3,0 Date:

Approval by Architect Authorized Representative

Name:			
Date:			
Approval	by Owner	Authorized	Representative



March 03, 2025

Steve Lund Sanders Associates Architects 2668 Grant Ave Suite 100 Ogden, UT 84401

RE: 24-016 WEBER MORGAN CHILDREN'S JUSTICE CENTER OGDEN, UT

WC-42 PRICING ERROR FROM VENDOR ON THE UNDERGROUND DUCT MATERIALS.

Dear Steve,

We hereby submit the following change order for the pricing error from the vendor on the underground duct materials. That was a change in ASI 1 and ASI 2 per plan review. See vendor quote and also vendor involce that has been paid..

Cost Summary:

Emerald Mechanical:	\$50,609.89
10% OH&P:	\$2,530.49
0.30% Builders Risk :	\$159.42
0.53% Bond:	<u>\$282.49</u>
Total This Change Order:	\$53,582.29

Wadman Corporation has included pricing for only those items that are clearly identified in the change order description.

Please initiate a written approval for this work no later than 03/10/2025. Written approval is required by the listed date to order materials, to help eliminate price increases and for long lead items. Pricing is valid for (14) days.

If you have any further questions, please do not hesitate to call.

Sincerely,

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Robert McBride Project Manager

Name: Date: TATE

Approval by Architect Authorized Representative

Name:	
Date:	
Approv	al by Owner Authorized Representative