



Date: March 18, 2025  
To: 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

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**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
<u>Reduction of cost/work presented in CO#06</u>	<u>&lt;\$0.00&gt;</u>
<b>Total Revised Contract sum after CO #06</b>	<b>\$7,270,739.29</b>

## Attachment A

Project: 24-016 Weber / Morgan Childrens Justice Center  
 Contractor: Wadman Corporation


Change Order Number: 06  
 Date: 3/5/2025

This Contract is Changed as Follows:

WC-28 RFI 151 Condensing units vs power	\$ 1,151.46
WC-35 RFI 187 Wall type 56 in basement at Stair B	\$ 2,497.03
WC-37 ASI 15 Courtyard Grading / Yard Drains	\$ 17,702.15
WC-38 RFI 198 Elevator circuits	\$ 1,210.05
WC-39 RFI 200 fire extinguisher near Elevator	\$ 298.74
WC-40 FA Input Module and Air Compressor Power	\$ 1,722.83
WC-41 RFI 199 Friends Garage unit heater	\$ 1,337.76
WC-42 Pricing error from vendor on the underground duct materials. See vendors quote and also vendors invoice that has been paid.	\$ 53,582.29
<b>This Change Order Total:</b>	<b>\$ 79,502.31</b>

The Original Contract Sum:	\$ 6,650,000.00	Original Completion Date: 11/24/2024
The Net Change by Previous Change Orders:	\$ 541,235.98	Previous Changes to Contract Time: (164 Days)
The Previous Contract Sum, Prior to this Change Order:	\$ 7,191,235.98	
The Contract Sum will be Changed, in the Amount of:	<u>\$ 79,502.31</u>	Changes to Contract this CO: (0 Days)
<b>The Current Contract Sum:</b>	<b>\$ 7,270,738.29</b>	<b>Current Completion Date: 05/07/2025</b>

This Change Order identifies and provides full and complete satisfaction for all direct and indirect costs, including interest and all related extensions to the time for Contract Completion, for the described changes in the Scope of the Work.

<p><b>Contractor Acceptance</b>                  Wadman Corporation                  Name: Dallin Chambers, Project Director                  Address: 2920 South 925 West                  Ogden, UT 84401</p> <p style="text-align: right;"> <b>03/05/2025</b></p> <p>Signature: _____ Date: _____</p>	<p><b>Architect/Engineer Recommendation</b>                  Name: Steve Lund, Sanders Associates Architects                  Address: 2668 Grant Ave Suite 100                  Ogden, UT 84401</p> <p style="text-align: right;"> <b>3/05/2025</b></p> <p>Signature: _____ Date: _____</p>
<p><b>Owner Acceptance</b>                  Name: Sharon Bolos, Weber County                  Address: 2380 Washington Blvd.                  Ogden, UT 84401</p> <p style="text-align: right;"> <b>17 March 2025</b></p> <p>Signature: _____ Date: _____</p>	<p><b>Acceptance</b>                  Name: _____                  Address: _____</p> <p>Signature: _____ Date: _____</p>

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>6.07</u>
<b>Total This Change Order:</b>	<b>\$ 1,151.46</b>

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.

Sincerely,



Robert McBride  
Project Manager

Name:   
Date: 1/29/2025  
Approval by Architect Authorized Representative

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Approval by Owner Authorized Representative



Attachment A

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:**

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:	<u>\$ 13.16</u>
<b>Total This Change Order:</b>	<b>\$ 2,497.03</b>

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.

Sincerely,

Robert McBride  
Project Manager

Name:   
Date: 1/22/2025  
Approval by Architect Authorized Representative

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Approval by Owner Authorized Representative



Attachment A

February 12, 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-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>\$ 93.33</u>
<b>Total This Change Order:</b>	<b>\$ 17,702.15</b>

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.

Sincerely,

Robert McBride  
Project Manager

Name:   
Date: 2/26/25  
Approval by Architect Authorized Representative

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Approval by Owner Authorized Representative

February 18, 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-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:	<u>\$ 6.38</u>
<b>Total This Change Order:</b>	<b>\$ 1,210.05</b>

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,



Robert McBride  
Project Manager

Name:   
Date: 2/18/2025  
Approval by Architect Authorized Representative

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Approval by Owner Authorized Representative



Attachment A

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:	\$ 269.34
10% OH&P:	\$ 26.93
0.30% Builders Risk :	\$ 0.89
0.53% Bond:	\$ 1.57
<b>Total This Change Order:</b>	<b>\$ 298.74</b>

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.

Sincerely,

Robert McBride  
Project Manager

Name:   
Date: 2/24/25  
Approval by Architect Authorized Representative

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Approval by Owner Authorized Representative



Attachment A

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>
<b>Total This Change Order:</b>	<b>\$1,722.83</b>

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,

Robert McBride  
Project Manager

Name: Steve C. Udell  
Date: 3/4/2025  
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>
<b>Total This Change Order:</b>	<b>\$1,337.76</b>

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,



Robert McBride  
Project Manager

Name:   
Date: 13.04.25  
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 invoice 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:	\$ 282.49
<b>Total This Change Order:</b>	<b>\$53,582.29</b>

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,

Robert McBride  
Project Manager

Name:   
Date: 3/4/2025  
Approval by Architect Authorized Representative

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Approval by Owner Authorized Representative