



Date: March 4, 2025  
To: Weber County Board of Commissioners  
From: Scott Mendoza  
Community Development Department  
Agenda Date: March 11, 2025  
Subject: **Request for approval of Change Order #05R1 associated with the Wadman Corporation contract for the construction of the Weber-Morgan Children’s Justice Center.**  
Attachments: A – Change Order #05R1

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**Summary:**

The attached change order proposes additional charges and scope of work resulting in a \$75,478.00 increase in the cost of work previously agreed to in the CJC construction contract.

Most of this cost increase is due to the amount of time that it has taken to receive electrical equipment for the Children’s Justice Center. This delay has resulted in a 97-day extension to the construction schedule; however, this extra time has also led to more favorable weather conditions for installing remaining site improvements, i.e., flatwork, parking lot, and landscaping.

Other cost increases are related to 1) relocating communication, fire suppression, and HVAC equipment to other walls; 2) adding a storage cabinet for children’s comfort supplies; 3) providing additional attic accesses; 4) wall modifications that will allow ventilation pipes to be concealed; 5) adding sound-proofing insulation above all interview and monitoring rooms; and 6) eliminating three recessed light fixtures and replacing them with two wall sconce fixtures in Stair A.

The overall increase in project cost, accounting for all change orders including Change Order #05R1, is \$541,235.98. See below for a cost table. See Attachment A for Change Order #05R1 and its description of additional “out-of-scope” work that will be performed.

**Change Order #05R1 provides for the following:**

Original contract price	\$6,650,000.00
Net change by previously authorized CO’s	\$465,757.98
Contract sum prior to CO#05R1	\$7,115,757.98
Additional cost/work presented in CO#05R1	\$75,478.00
<u>Reduction of cost/work presented in CO#05R1</u>	<u>&lt;\$0.00&gt;</u>
<b>Total Revised Contract sum after CO #05R1</b>	<b>\$7,191,235.98</b>

Project: 24-016 Weber / Morgan Childrens Justice Center

Change Order Number: 05R1

Contractor: Wadman Corporation

Date: 2/27/25

This Contract is Changed as Follows:

WC-22 Extention due to electrical gear and transformer lead times, also includes completing	\$	54,983.77
WC-27 ASI 28 Call Station & Annunciator relocation	\$	318.88
WC-29 ASI 29 CHILDREN'S CABINET	\$	7,491.18
WC-31 RFI 186 Room 212 HVAC unit location	\$	1,900.41
WC-32 RFI 110 Attic Access	\$	1,494.60
WC-33 RFI 183 Mechanical shaft vs wall type 52	\$	3,409.85
WC-34R1 RFI 184 Joist space above Monitoring and Interview rooms	\$	4,827.41
WC-36 ASI 30 Stair A Modification	\$	1,051.90

This Change Order Total: \$ 75,478.00

The Original Contract Sum: \$ 6,650,000.00 Original Completion Date: 11/24/2024



The Net Change by Previous Change Orders: \$ 465,757.98 Previous Changes to Contract Time: (67 Days)

The Previous Contract Sum, Prior to this Change Order: \$ 7,115,757.98

The Contract Sum will be Changed, in the Amount of: \$ 75,478.00 Changes to Contract this CO: (97 Days)

The Current Contract Sum: \$ 7,191,235.98 Current Completion Date: 05/07/2025

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.

<b>Contractor Acceptance</b> Wadman Corporation Name Dallin Chambers, Project Director Address 2920 South 925 West Ogden, UT 84401   02/28/2025 Signature _____ Date _____		<b>Architect/Engineer Recommendation</b> Name Steve Lund, Sanders Associates Architects Address 2668 Grant Ave Suite 100 Ogden, UT 84401   3/3/25 Signature _____ Date _____	
<b>Owner Acceptance</b> Name Sharon Bolos, Weber County Address 2380 Washington Blvd. Ogden, UT 84401  Signature _____ Date _____		<b>Acceptance</b> Name _____ Address _____  Signature _____ Date _____	



November 19 2024

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-22 Extension due to electrical gear and transformer lead times, also includes completing site concrete and landscaping in the spring due to winter conditions.**

Dear Steve,

We hereby submit the following change order for Extension due to electrical gear and transformer lead times, also includes completing site concrete and landscaping in the spring due to winter conditions..

**Cost Summary:**

Temp Heat:	\$ 3,500.00
Temp Toilets:	\$ 750.00
Temp power for elevator install	\$ 6,233.00
Wadman:	\$39,090.00
10% OH&P:	\$ 4,957.30
0.30% Builders Risk :	\$ 163.59
0.53% Bond:	<u>\$ 289.88</u>

**Total This Change Order: \$54,983.77**

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

**TIME EXTENSION:** Add (97) days to the construction schedule for work resulting from this change order. The new substantial completion date is 05/07/2025.

Please initiate a written approval for this work no later than 11/26/2024. 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



January 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-27 ASI 28 CALL STATION & ANNUNCIATOR RELOCATION

Dear Steve,

We hereby submit the following change order for ASI 28 Call Station & Annunciator relocation.

**Cost Summary:**

Myriad:	\$ 287.50
10% OH&P:	\$ 28.75
0.30% Builders Risk :	\$ 0.95
0.53% Bond:	\$ <u>1.68</u>
<b>Total This Change Order:</b>	<b>\$ 318.88</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 01/10/2025. 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: 1/03/2025  
Approval by Architect Authorized Representative

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



January 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-29 ASI 29 CHILDREN'S CABINET**

Dear Steve,

We hereby submit the following change order for ASI 29 Children's Cabinet.

**Cost Summary:**

Precision Cabinets CNC Inc:	\$ 6,754.00
10% OH&P:	\$ 675.40
0.30% Builders Risk :	\$ 22.29
0.53% Bond:	\$ 39.49
<b>Total This Change Order:</b>	<b>\$ 7,491.18</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 01/10/2025. 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: 1/20/2025  
Approval by Architect Authorized Representative

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



January 13, 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-31 RFI 186 ROOM 212 HVAC UNIT LOCATION**

Dear Steve,

We hereby submit the following change order for RFI 186 Room 212 HVAC unit location.

**Cost Summary:**

Strive Construction:	\$ 1,713.40
10% OH&P:	\$ 171.34
0.30% Builders Risk :	\$ 5.65
0.53% Bond:	\$ <u>10.02</u>
<b>Total This Change Order:</b>	<b>\$ 1,900.41</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 01/20/2025. 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: 1/13/25  
Approval by Architect Authorized Representative

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

February 27, 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-32 R1 RFI 110 ATTIC ACCESS**

Dear Steve,

We hereby submit the following change order for RFI 110 Attic Access.

**Cost Summary:**

K&K Drywall:	\$ 1,747.52
Wadman:	(\$ 400.00)
10% OH&P:	\$ 134.75
0.30% Builders Risk :	\$ 4.45
0.53% Bond:	<u>\$ 7.88</u>
<b>Total This Change Order:</b>	<b>\$ 1,494.60</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 03/06/2025. 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: 2/27/25  
Approval by Architect Authorized Representative

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

January 14, 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-33 RFI 183 MECHANICAL SHAFT VS WALL TYPE 52**

Dear Steve,

We hereby submit the following change order for RFI 183 Mechanical shaft vs wall type 52

**Cost Summary:**

K&K Drywall:	\$ 1,490.75
Emerald Mechanical:	\$ 1,583.55
10% OH&P:	\$ 307.43
0.30% Builders Risk :	\$ 10.15
0.53% Bond:	\$ 17.98
<b>Total This Change Order:</b>	<b>\$ 3,409.85</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 01/21/2025. 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: 1/15/2025  
Approval by Architect Authorized Representative

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



January 15, 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-34R1 RFI 183 JOIST SPACE ABOVE MONITORING AND INTERVIEW ROOMS**

Dear Steve,

We hereby submit the following change order for RFI 183 Joist space above Monitoring and Interview rooms

**Cost Summary:**

Greenhome Specialties, Inc:	\$ 2,500.00
K&K Drywall Inc:	\$ 1,852.36
10% OH&P:	\$ 435.25
0.30% Builders Risk :	\$ 14.36
0.53% Bond:	\$ <u>25.45</u>
<b>Total This Change Order:</b>	<b>\$ 4,827.41</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 01/22/2025. 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: 1/16/2025  
Approval by Architect Authorized Representative

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



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-36 ASI 30 STAIR A MODIFICATION**

Dear Steve,

We hereby submit the following change order for ASI 30 stair A modification.

**Cost Summary:**

Myriad EC, LLC:	\$ 948.39
10% OH&P:	\$ 94.84
0.30% Builders Risk :	\$ 3.13
0.53% Bond:	<u>\$ 5.55</u>

**Total This Change Order: \$1,051.90**

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