



Date: April 1, 2021
To: Weber County Commission
From: Bill Ross
Assistant Director, Community Development Department
Agenda Date: April 6, 2021
Subject: Change order for Property Management Buildings

To Whom it may concern,

Roper Buildings has submitted this change order to build the pole barn structures for the Property Management Division, located at 1290 S. 750 W. Ogden, Utah due to cost increases of materials to construct the Buildings. This project was bid back on 10/21/2019 and because of time delays of permitting and ground issues the job has taken longer to begin construction. The estimate was good for 30 days but delays continued even after the contract was signed.

In consultation with Roper Buildings and discussing the timing and circumstances associated with the bid coupled with other buildings that were to be built that actually never happened, this added cost is warranted. We propose the approval of the change order for \$30,000.00 for the material increases for the two buildings to be constructed.

Thank you

Bill Ross

Weber County- Assistant Director
Community Development Department
444-24th Street Ogden, UT 84401
Office 801-625-3877
Cell 801-814-9710
Fax 801-625-3699
wross@co.weber.ut.us

Roper Buildings

1656 West 2550 South
Ogden, UT 84401 US
801-689-3630
office@roperbuildings.com
roperbuildings.com



INVOICE

INVOICE # 8972
DATE 03/26/2021
DUE DATE 04/01/2021
TERMS Due on receipt

BILL TO

Bill Ross
Weber County Maintenance
Ogden, UT

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SALES REP

Amos McGregor (801)920-4327

DESCRIPTION	QTY	RATE	AMOUNT
Change Order Added cost for material increases.	2	15,000.00	30,000.00
BALANCE DUE			\$30,000.00

Roper Buildings
 1656 West 2550 South
 Ogden, UT 84401 US
 801-689-3630
 Dan@roperbuildings.com
 roperbuildings.com



Estimate

ESTIMATE # 7998
DATE 10/21/2019

ADDRESS

GSEC Pole Barn Structures
 Solicitation #20-010
 Ogden, UT

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	QTY	RATE	AMOUNT
Description Building #1 Design and build a 90' Wide x 160' Long Pole Building 15' clear height 18' Max side wall height Minimum 29 gauge steel siding and roofing or acceptable by code 2ea open 160' walls, with a curtain wall extending down from the eave 8' (or enough to give a clearance of 10') 1ea 90' wall, with a curtain wall extending down from the eave 8' (or enough to give a clearance of 10') 1ea enclosed/sheeted 90' wall 24' clear span opening on the North and South Side Walls to accommodate entry to indoor arena 7/16" OSB installed on the roof with underlayment Engineered plans All plans /specifications and engineering to meet local buildings codes Install and Erection	1	198,884.00	198,884.00
Building #2 24x50 Roof extension from the 90x160 building to tie into the Main Riding Arena 7/16" OSB installed on the roof with underlayment Same clear height as building #1 Minimum 29 gauge steel siding and roofing or acceptable by code Open on all side walls with a curtain wall extending down from the eave 8' (or enough to give a clearance of 10') Engineered plans All plans/specifications and engineering to meet local buildings codes Install and Erection Install and Erection			
Building #3 Design and build a 50 Wide x 100 Long, Pole Building with a 16 eave height giving the building a 15 clear height that includes the following: 2ea. Man Door			

ACTIVITY	QTY	RATE	AMOUNT
7/16" OSB and vapor barrier in the roof and walls Minimum 29 gauge steel siding and roofing or acceptable by code Erection of building Engineered plans 6" concrete floor, include 6" gravel under the concrete R19 Insulation in the ceiling 5ea 14x14 Insulated Steel Back Doors with 1ea Row of windows installed in the sidewall of the building Engineered plans All plans/specifications and engineering to meet local buildings codes Install and Erection	1	109,981.00	109,981.00
Description Building #3 Design and build a 50 Wide x 100 Long, Pole Building with a 16 eave height giving the building a 15 clear height that includes the following: 2ea. Man Door 7/16" OSB and vapor barrier in the roof and walls Minimum 29 gauge steel siding and roofing or acceptable by code Erection of building Engineered plans 6" concrete floor, include 6" gravel under the concrete R19 Insulation in the ceiling 5ea 14x14 Insulated Steel Back Doors with 1ea Row of windows installed in the sidewall of the building Engineered plans All plans/specifications and engineering to meet local buildings codes Install and Erection	1	0.00	0.00
Option Provide 4ea Bollards going into buildings #1 and #2 *****NO CHARGE*****	1	0.00	0.00
Option Wrap all wood poles on buildings #1 and #2 with metal *****NO CHARGE*****	1	0.00	0.00
Option Advertisement credit if allowed to hang a sign on the South side of Building #1	1	-10,000.00	-10,000.00
Permit Service Includes the following: Fill out all City/ County building permit forms. Rough 8.5x11 site plan (not scaled or engineered) drawing with building placement Submit permit paperwork to City/County (Customer is responsible for Home Owners Association approval if applicable)	1	350.00	350.00
* ROPER BUILDING DOES NOT COVER THE COST OF THE PERMIT * *CUSTOMER CAN DO THIS THEMSELVES IF THEY WANT TO SAVE THIS COST	1	0.00	0.00
Roper Typically Includes Estimate valid for 30 days	1	0.00	0.00
Roper Buildings liability and workers compensation insurance and licenses are current and up to date. For copies and questions on coverage, feel free to contact our agent at: Stratford Insurance Group Mike Crandall Policy 60476088 2307 North Hill Field Road Ste 103 Layton UT 84041 Office (801) 784-4945			

ACTIVITY

QTY

RATE

AMOUNT

Utah Contractors License #5988440-5501 & Nevada Contractors License #0075420 & Idaho Contractors License # RCE-42129
Monetary limit is 200,000.00

- All Roper buildings include the following, unless otherwise noted:
- 1- Painted-Galvanized 29 gauge steel on walls and roof
 - 2- 2x6 Perlins on 16-24" centers
 - 3- 2x6 Girts on 24"-32" centers
 - 4- Treated poles rated for direct burial, embedded in concrete and set on 8 to 12' centers. (Lifetime guarantee)
 - 5- Only the highest grade of lumber and steel are used
 - 6- 2" conduit elbow installed in buildings with concrete floor

General things the customer needs to know:

- 1- The site needs to be level
- 2- Customer responsible for getting own HOA approval letter if needed.
- 3- Customer responsible for picking up and purchasing permit from City/County (This is not included in the Permit Service).
- 4- If the foundation holes cannot be dug with a skid steer and an auger, there will be extra cost for a backhoe and extra concrete (holes will be a little bigger if dug with a backhoe)
- 5- Unless noted above, any fill material to bring the site to level and under the concrete, is the responsibility of the customer.
- 6- All excavation, including leveling out the site (beside the digging of the holes), to be done by others unless otherwise noted above
- 7- The cost of permits will be added when and if we need to get a permit. We can communicate with the city/county and we will supply all of the plans that are needed, but because all cities and counties are different we don't know what this cost will be.
- 8- Any utilities that are not marked by Blue Stakes or the utility companies are the responsibility of the owner.
- 9- Travel expenses are included
- 10- We estimate concrete prices to be less than \$150.00 per yard. If it is more than this there will be an extra charge.
- 11-Typical payment schedule is the following: 25% up front, 25% when materials are ordered, 25% when poles are set, and 25% when the job is finished. Last payment is due on the day the project is complete. Please let us know if this doesn't work with your finances and we can make special arrangements. Thanks!

TOTAL

\$299,215.00

Accepted By

Accepted Date