

Date: June 24, 2025
To: Weber County Board of Commissioners
From: Scott Mendoza
Community Development Department
Agenda Date: July 1, 2025
Subject: **Request for approval of Change Order #07R1 associated with the Wadman Corporation contract for the construction of the Weber-Morgan Children's Justice Center.**
Attachments: A – Change Order #07R1

Summary:

The attached change order proposes additional charges and scope of work resulting in a \$12,408.57 increase in the cost of work previously agreed to in the CJC construction contract, with Wadman Corporation.

Most of this cost increase (39%) is due to the desire to have all county facilities use entry door hardware that accommodates a standard "Small Format Interchangeable Core" (SFIC). By changing the CJC's door hardware (hand levers) to the SFIC's, the CJC will have the same keying componentry as other county facilities. This consistency among facilities will result in long-term efficiency and cost savings. The increase in cost, on this particular item, is \$4,810.06.

Other cost increases are related to 1) adding structural support and drywall for two suspended and recessed heater/air conditioner units (ceiling cassettes); 2) closing two short gaps in between the project's new fencing and existing fencing that belongs to the Ogden School District; 3) adding a narrow 42 foot long strip of landscaping in an area where the School District's existing fence does not align with the property line; 4) addressing necessary changes to the CJC's monument sign; and 5) adding a KIDDE Lockbox to house keys for required fire department access.

Change Order #07R1 also provides for a \$1,151.46 credit associated with some electrical work already completed and previously paid for as part of change order #06.

The overall increase in project cost, accounting for all change orders including Change Order #07R1, is \$633,146.86. See below for a cost table. See Attachment A for Change Order #07R1 and its description of additional "out-of-scope" work that has been performed. The CJC construction project is complete; therefore, Change Order #07R1 is the final change order for the project.

Change Order #07R1 provides for the following:

Original contract price	\$6,650,000.00
Net change by previously authorized CO's	\$620,738.29
Contract sum prior to CO#07R1	\$7,270,738.29
Additional cost/work presented in CO#07R1	\$12,408.57
Reduction of cost/work presented in CO#07R1	<\$1,151.46>
Total Revised Contract sum after CO #07R1	\$7,283,146.86

Attachment A

1 of 8

Project: 24-016 Weber / Morgan Childrens Justice Center

Change Order Number: 07R1

Contractor: Wadman Corporation

Date: 5/27/2025

This Contract is Changed as Follows:

WC-43 Change door handles for keying	\$	4,810.06
WC-44 Credit RFI 151 Condensing units vs power	\$	(1,151.46)
WC-45 RFI 213 Gap between black CJC fence and galvanized OCSD fence	\$	565.51
WC-46 RFI 214 Added topsoil and rock on West landscaping	\$	2,034.42
WC-47 Monument Sign Replacement	\$	3,130.93
WC-48 RFI 215 Ceiling cassette HVAC unit in Conference rooms	\$	2,899.46
WC-49 Kidde Lockbox	\$	119.65
This Change Order Total:		\$ 12,408.57

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


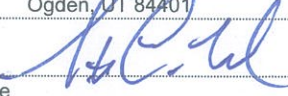
The Net Change by Previous Change Orders: \$ 620,738.29 Previous Changes to Contract Time: (164 Days)

The Previous Contract Sum, Prior to this Change Order: \$ 7,270,738.29

The Contract Sum will be Changed, in the Amount of: \$ 12,408.57 Changes to Contract this CO: (0 Days)

The Current Contract Sum: \$ 7,283,146.86 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.

Contractor Acceptance Wadman Corporation Name Dallin Chambers, Project Director Address 2920 South 925 West Ogden, UT 84401  05/28/2025 Signature _____ Date _____	Architect/Engineer Recommendation Name Steve Lund, Sanders Associates Architects Address 2668 Grant Ave Suite 100 Ogden, UT 84401  5/28/25 Signature _____ Date _____
Owner Acceptance Name Sharon Bolos, Weber County Address 2380 Washington Blvd. Ogden, UT 84401 Signature _____ Date _____	Acceptance Name _____ Address _____ Signature _____ Date _____

Attachment A

2 of 8



March 21, 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-43 CHANGE IN THE DOOR HANDLES FOR KEYING

Dear Steve,

We hereby submit the following change order for the change in the door handles for keying.

Cost Summary:

Midwest D-Vision:	\$ 4,336.72
10% OH&P:	\$ 433.67
0.30% Builders Risk :	\$ 14.31
0.53% Bond:	\$ 25.36
Total This Change Order:	\$ 4,810.06

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 03/28/2025. 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,

A handwritten signature in black ink, appearing to read 'Robert McBride'.

Robert McBride
Project Manager

Name: 
Date: 3/26/25
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative

Attachment A

3 of 8



March 26 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-44 RFI 151 CONDENSING UNITS VS POWER

Dear Steve,

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

Cost Summary:

Wadman:	(\$ 1,038.15)
10% OH&P:	(\$ 103.81)
0.30% Builders Risk :	(\$ 3.43)
0.53% Bond:	(\$ 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 04/02/2025. 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,

A handwritten signature in black ink, appearing to read 'R McBride'.

Robert McBride
Project Manager

Name: _____
Date: 3/26/25
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative



April 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-45 RFI 213 Gap between black CJC fence and galvanized OCSD fence

Dear Steve,

We hereby submit the following change order for the RFI 213 Gap between black CJC fence and galvanized OCSD fence.

Cost Summary:

Custom Fence:	\$ 509.86
10% OH&P:	\$ 50.99
0.30% Builders Risk :	\$ 1.68
0.53% Bond:	\$ <u>2.98</u>
Total This Change Order:	\$ 565.51

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 04/21/2025. 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,

A handwritten signature in black ink, appearing to read 'Robert McBride'.

Robert McBride
Project Manager

Name: A handwritten signature in black ink, appearing to be a stylized 'A' followed by 'R' and 'S'.
Date: 4/14/25
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative

April 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-46 RFI 214 Added topsoil and rock on West landscaping

Dear Steve,

We hereby submit the following change order for the RFI 214 Added topsoil and rock on West landscaping.

Cost Summary:

Kevin Hull Landscaping:	\$ 1,834.22
10% OH&P:	\$ 183.42
0.30% Builders Risk :	\$ 6.05
0.53% Bond:	\$ 10.73
Total This Change Order:	\$ 2,034.42

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 04/21/2025. 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: 4/15/25
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative

May 16, 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-47 Monument Sign Replacement

Dear Steve,

We hereby submit the following change order for the monument sign replacement.

Cost Summary:

Star Signs:	\$ 2,822.83
10% OH&P:	\$ 282.28
0.30% Builders Risk :	\$ 9.32
0.53% Bond:	\$ 16.51
Total This Change Order:	\$ 3,130.93

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 05/30/2025. 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: 5.19.25
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative

May 19, 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-48 RFI 215 Ceiling cassette HVAC unit in Conference rooms

Dear Steve,

We hereby submit the following change order for the RFI 215 Ceiling cassette HVAC unit in Conference rooms.

Cost Summary:

K&K Drywall Inc:	\$ 2,614.13
10% OH&P:	\$ 261.14
0.30% Builders Risk :	\$ 8.63
0.53% Bond:	\$ 15.29
Total This Change Order:	\$ 2,899.46

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 05/27/2025. 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: 5.19.25
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative

May 19, 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-49 Kidde Lockbox

Dear Steve,

We hereby submit the following change order for the Kidde Lockbox required by the fire marshall.

Cost Summary:

Wadman:	\$ 107.88
10% OH&P:	\$ 10.79
0.30% Builders Risk :	\$ 0.36
0.53% Bond:	<u>\$ 0.63</u>
Total This Change Order:	\$ 119.65

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 05/27/2025. 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: 5/20/2025
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative