

Date: January 22, 2025
To: Weber County Board of Commissioners
From: Scott Mendoza
Community Development Department
Agenda Date: January 28, 2025
Subject: **Request for approval of Change Order #04R1 associated with the Wadman Corporation contract for the construction of the Weber-Morgan Children's Justice Center.**
Attachments: A – Change Order #04R1

Summary:

The attached change order proposes additional charges and scope of work resulting in a \$24,542.21 increase in the cost of work previously agreed to in the CJC construction contract.

Most of this cost increase is due to replacing and appropriately upgrading the chain-link fence along the west side of the Children's Justice Center property. The reason that a section of the original fence was removed was because there was a need to create a staging area on the adjacent property and improve site access. Without an adequate staging area, materials were going to have to be stored offsite resulting in additional costs. Long lead times and unpredictable material delivery dates is what prompted the contractor to order materials early, which drove the need for staging and material storage space.

Other cost increases are related to modifications to the audio/visual and electrical layout, the addition of heat tape to protect the roof, additional street striping, the addition of a hose bibb in the building, and two fire department locks on a part of the fire suppression system.

The overall increase in project cost, accounting for all change orders including Change Order #04R1, is \$465,757.98. See below for a cost table. See Attachment A for Change Order #04R1 and its description of additional "out-of-scope" work that will be performed.

Change Order #04R1 provides for the following:

Original contract price	\$6,650,000.00
Net change by previously authorized CO's	\$441,215.77
Contract sum prior to CO#04R1	\$7,091,215.77
Additional cost/work presented in CO#04R1	\$234,843.93
<u>Reduction of cost/work presented in CO#03</u>	<u><\$0.00></u>
Total Revised Contract sum after CO #04R1	\$7,115,757.98

Attachment A
1 of 8

Project: 24-016 Weber / Morgan Childrens Justice Center

Change Order Number: 04R1

Contractor: Wadman Corporation

Date: 01/15/2025

This Contract is Changed as Follows:

WC-3 Add Black chainlink fence on west side per owners request	\$	14,885.52
WC-19 ASI #22 added heat tape	\$	661.91
WC-20 Per fire marshall site visit we are required to Add 2 FDC locks	\$	819.68
WC-21R1 ASI 20R1 Street stripping	\$	3,723.41
WC-23 RFI-140 Hose Bibb	\$	1,040.38
WC-24 RFI-151 Condensing units vs power	\$	1,151.46
WC-26 ASI 23 TV Add & Modifications	\$	2,259.85
This Change Order Total:		\$ 24,542.21

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



The Net Change by Previous Change Orders: \$ 441,215.77 Previous Changes to Contract Time: (67 Days)

The Previous Contract Sum, Prior to this Change Order: \$ 7,091,215.77

The Contract Sum will be Changed, in the Amount of: \$ 24,542.21 Changes to Contract this CO: (0 Days)

The Current Contract Sum: \$ 7,115,757.98 Current Completion Date: 01/30/2025

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	Architect/Engineer Recommendation
Wadman Corporation	
Name <u>Dallin Chambers, Project Director</u>	Name <u>Steve Lund, Sanders Associates Architects</u>
Address <u>2920 South 925 West</u>	Address <u>2668 Grant Ave Suite 100</u>
<u>Ogden, UT 84401</u>	<u>Ogden, UT 84401</u>
 <u>1/15/25</u>	 <u>1/15/25</u>
Signature _____ Date _____	Signature _____ Date _____
Owner Acceptance	Acceptance
Name <u>Sharon Bolos</u>	Name _____
Address <u>2380 Washington Blvd.</u>	Address _____
<u>Ogden, UT 84401</u>	
Signature _____ Date _____	Signature _____ Date _____



April 08, 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-03 ADD BLACK CHAIN LINK FENCE ON WEST SIDE PER OWNER REQUEST

Dear Steve,

We hereby submit the following change order to add a black chain link fence on the west side per the owners request.

Cost Summary:

Custom Fence Co:	\$13,420.68
10% OH&P:	\$ 1,342.07
0.30% Builders Risk :	\$ 44.29
0.53% Bond:	\$ 78.48
Total This Change Order:	\$14,885.52

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 4/15/2024. 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,

A handwritten signature in black ink, appearing to read 'Robert McBride', written over a horizontal line.

Robert McBride
Project Manager

Name: A handwritten signature in black ink, written over a horizontal line.
Date: 5-20-24
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative



September 23, 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-19 ASI 22 HEAT TAPE MOD

Dear Steve,

We hereby submit the following change order for ASI 22 Heat tape MOD.

Cost Summary:

Myriad:	\$ 596.77
10% OH&P:	\$ 25.58
0.30% Builders Risk :	\$ 1.97
0.53% Bond:	\$ 3.49

Total This Change Order: \$ 661.91

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 09/30/2024. 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,

A handwritten signature in black ink, appearing to read 'Robert McBride', written over a horizontal line.

Robert McBride
Project Manager

Name: A handwritten signature in black ink, appearing to read 'A.C. U', written over a horizontal line.
Date: 9/23/2024
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative



October 10, 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-20 ADD 2 FDC LOCKS

Dear Steve,

We hereby submit the following change order for Add 2 FDC locks. Per fire marshall site visit we are required to have.

Cost Summary:

State Fire:	\$ 739.02
10% OH&P:	\$ 73.90
0.30% Builders Risk :	\$ 2.44
0.53% Bond:	<u>\$ 4.32</u>

Total This Change Order: \$ 819.68

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 10/17/2024. 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,

A handwritten signature in black ink, appearing to read "Robert McBride", written over a horizontal line.

Robert McBride
Project Manager

Name: 
Date: 10/17/2024
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative



October 17 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-21R1 ASI 20R1 Street stripping

Dear Steve,

We hereby submit the following change order for ASI 20R1 Street stripping.

Cost Summary:

Morgan Asphalt:	\$3,357.00
10% OH&P:	\$ 335.70
0.30% Builders Risk :	\$ 11.08
0.53% Bond:	<u>\$ 19.63</u>

Total This Change Order: **\$3,723.41**

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 10/24/2024. 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,

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 'H.C.M.'
Date: 10/29/2024
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative



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-23 RFI-140 HOSE BIBB

Dear Steve,

We hereby submit the following change order for RFI-140 Hose Bibb.

Cost Summary:

Strive Construction:	\$ 938.00
10% OH&P:	\$ 93.80
0.30% Builders Risk :	\$ 3.10
0.53% Bond:	\$ 5.48
Total This Change Order:	\$ 1,040.38

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 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: 11/26/2024
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative



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-24 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 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: 11/26/2024
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative



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-26 ASI 23 TV ADD & MODIFICATIONS**

Dear Steve,

We hereby submit the following change order for ASI 23 TV Add & Modifications.

Cost Summary:

Myriad:	\$ 2,037.47
10% OH&P:	\$ 203.75
0.30% Builders Risk :	\$ 6.72
0.53% Bond:	\$ 11.91
Total This Change Order:	\$ 2,259.85

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 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: 11/26/2024
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative