



Date: September 25, 2024
To: Weber County Board of Commissioners
From: Scott Mendoza
Community Development Department
Agenda Date: October 1, 2024
Subject: **Request for approval of Change Order #03 associated with the Wadman Corporation contract for the construction of the Weber-Morgan Children’s Justice Center.**
Attachments: A – Change Order #03
B – Project Budget Summary

Summary:

The attached change order proposes additional charges and scope of work resulting in a \$234,843.93 increase in the cost of work previously agreed to in the CJC construction contract.

A majority of this cost increase is due to poor soil conditions encountered within the construction site. Structural fill had to be placed within the footprint of the new CJC building and in all areas making up the driveway and parking lot. Some driveway and parking areas required large stabilizing cobblestone in addition to other structural fill material. This soil mitigation work was recommended by the geo-technical engineer working on the project.

Other cost increases are related to additional cabinetry work, electrical plan changes, additional safety items that address courtyard ingress/egress, and structural modifications to a stairway. A credit of \$5,715.01 is also a part of change order #03 and is due to using a lower-priced stone veneer on the exterior of the building.

The overall increase in project cost, accounting for all change orders including Change Order #03, is \$441,215.77. See below for a cost table. See Attachment A for Change Order #03 and its description of additional “out-of-scope” work that will be performed. See Attachment B for a project budget summary.

The project schedule is affected by this change order and will be extended by sixty (60) days. As a result of all changes, including seasonal weather changes, project completion is anticipated to be April 15, 2025.

Change Order #03 provides for the following:

Original contract price	\$6,650,000.00
Net change by previously authorized CO’s	\$206,371.84
Contract sum prior to CO#03	\$6,856,371.84
Additional cost/work presented in CO#03	\$234,843.93
Reduction of cost/work presented in CO#03	<\$5,715.01>
Total Revised Contract sum after CO #02	\$7,091,215.77

Attachment A

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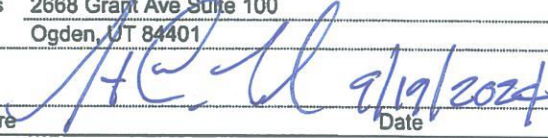
Project: 24-016 Weber / Morgan Childrens Justice Center	Change Order Number: 03
Contractor: Wadman Corporation	Date: 9/18/2024

This Contract is Changed as Follows:

WC-10R1 ASI #07 Millwork and associated electrical	\$	19,161.93
WC-13R1 ASI #10 DOOR HARDWARE MODIFICATIONS & POWER-DATA SITE	\$	7,221.32
WC-14R1 ASI #11 Stair A landing support modifications	\$	13,751.82
WC-16 RFP #1 Credit for exterior stone change	\$	(5,715.01)
WC-17 Over excavate the site due to soil conditions	\$	131,032.28
WC-18 1' over excavate at parking area and inport 1' of structural fill	\$	69,391.59
This Change Order Total:	\$	234,843.93

The Original Contract Sum:	\$	6,650,000.00	Original Completion Date: 11/24/2024
The Net Change by Previous Change Orders:	\$	206,371.84	Previous Changes to Contract Time: (7 Days)
The Previous Contract Sum, Prior to this Change Order:	\$	6,856,371.84	
The Contract Sum will be Changed, in the Amount of:	<u>\$</u>	<u>234,843.93</u>	Changes to Contract this CO: (60 Days)
 The Current Contract Sum:	 \$	 7,091,215.77	 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.

<p>Contractor Acceptance Wadman Corporation</p> <p>Name <u>Dallin Chambers, Project Director</u></p> <p>Address <u>2920 South 925 West</u> <u>Ogden, UT 84401</u></p> <p style="text-align: center;"> 9/19/24</p> <p>Signature _____ Date _____</p> <p>Owner Acceptance</p> <p>Name <u>Jim Harvey, Weber County</u></p> <p>Address <u>2380 Washington Blvd.</u> <u>Ogden, UT 84401</u></p> <p>Signature _____ Date _____</p>	<p>Architect/Engineer Recommendation</p> <p>Name <u>Steve Lund / Sanders Associates Architects</u></p> <p>Address <u>2668 Grant Ave Suite 100</u> <u>Ogden, UT 84401</u></p> <p style="text-align: center;"> 9/19/2024</p> <p>Signature _____ Date _____</p> <p>Acceptance _____</p> <p>Name _____</p> <p>Address _____</p> <p>Signature _____ Date _____</p>
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Attachment A

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August 14, 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-10R1 ASI #07 MILLWORK AND ASSOCIATED ELECTRICAL MODIFICATIONS

Dear Steve,

We hereby submit the following change order for ASI #07 Millwork and Associated Electrical Modifications.

Cost Summary:

Precision Cabinet CNC, Inc.:	\$ 8,422.30
Myriad EC, LLC	\$ 8,853.97
10% OH&P:	\$ 1,727.63
0.30% Builders Risk :	\$ 57.01
0.53% Bond:	<u>\$ 101.02</u>
Total This Change Order:	\$19,161.93

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 8/21/2024. 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: 08/19/2024
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative

Attachment A

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August 29, 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-13R1 ASI #10 DOOR HARDWARE MODIFICATIONS & POWER-DATA SITE MODIFICATIONS

Dear Steve,

We hereby submit the following change order for ASI #10 Door Hardware Modifications & Power-Data Site Modifications.

Cost Summary:

Jay & S Inc Gordon's Glass of Logan:	\$ 2,818.57
Star Signs:	\$ 25.00
Myriad EC, LLC:	\$ 3,667.42
10% OH&P:	\$ 651.07
0.30% Builders Risk :	\$ 21.49
0.53% Bond:	\$ 38.07
Total This Change Order:	\$ 7,221.32

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 9/05/2024. 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: 9/2/2024
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative

Attachment A

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August 14, 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-14R1 ASI #11 STAIR A LANDING SUPPORT MODIFICATIONS

Dear Steve,

We hereby submit the following change order for ASI #11 Stair A landing support modifications.

Cost Summary:

Northwest Welding & Mechanical:	\$ 12,161.00
Empyre Builders, Inc	\$ 237.55
10% OH&P:	\$ 1,290.98
0.30% Builders Risk :	\$ 40.92
0.53% Bond:	\$ <u>72.50</u>
Total This Change Order:	\$ 13,751.82

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 08/21/2024. 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: 9/11/2024
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative

Attachment A

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August 06, 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-16 RFP #1 CREDIT FOR EXTERIOR STONE CHANGE

Dear Steve,

We hereby submit the following change order for RFP #1 Credit for exterior stone change.

Cost Summary:

Frontage:	(\$5,715.01)
10% OH&P:	\$ 0.00
0.30% Builders Risk :	\$ 0.00
0.53% Bond:	\$ 0.00
Total This Change Order:	(\$5,715.01)

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 08/13/2024. 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: 08.10.06.2024
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative

Attachment A

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September 16, 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-17 OVER EXCAVATE THE SITE DUE TO SOIL CONDITIONS

Dear Steve,

We hereby submit the following change order for Over excavate the site due to soil conditions.

Cost Summary:

Extended General Conditions	\$ 29,933.18
Heslop Excavation:	\$ 88,204.65
10% OH&P:	\$ 11,813.78
0.30% Builders Risk :	\$ 389.85
0.53% Bond:	\$ <u>690.81</u>
Total This Change Order:	\$131,032.28

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

TIME EXTENSION: **Business** Add (42) days to the construction schedule for work resulting from this change order. The new substantial completion date is ~~02/11/2025~~ **01/30/2025**

Please initiate a written approval for this work no later than 09/23/2024. 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: 9/17/2024
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative

Attachment A

7 of 7



September 16, 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-18 1' OVER EXCAVATE AT PARKING AREA AND IMPORT 1' OF STRUCTURAL FILL

Dear Steve,

We hereby submit the following change order for 1' over excavate at parking area and import 1' of structural fill.

Cost Summary:

Heslop Excavation:	\$ 62,563.00
10% OH&P:	\$ 6,256.30
0.30% Builders Risk :	\$ 206.46
0.53% Bond:	\$ 365.84

Total This Change Order: \$ 69,391.59

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 09/23/2024. 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: 9/17/2024
Approval by Architect Authorized Representative

Name: _____
Date: _____
Approval by Owner Authorized Representative

Attachment B

WC #	Amount	Description
WC-1	\$ (37,185.00)	Credit for audio/visual, owner provided work associated with Voice Products
WC-2	\$ 893.20	Eliminate barbed wire and change south fence to a black vinyl fence.
WC-3	\$ 14,885.52	Add black vinyl fence to west side of project.
WC-4R2	\$ 130,044.70	Addresses plan review comments.
WC-5R1	\$ 3,810.02	Change in flooring.
WC-6	\$ 3,327.44	Steel stair modifications.
WC-7	\$ 3,962.77	Issue with LSL trimmers and LSL king studs.
WC-8R1	\$ 34,712.43	Footing drain, finish grade drainage, and fire line changes.
WC-9	\$ 4,165.79	Plumbing line, drain box elevations, and finish grade modifications.
WC-10R1	\$ 19,161.93	Additional Millwork (fish tank + oven) and electrical mods.
WC-11R1	\$ 1,507.73	Remove front TV etc. and add wall boxes and floor boxes to training room.
WC-12	\$ 36,570.69	Add stabilizing cobble and structural fill to SW area of building footprint.
WC-13R1	\$ 7,221.32	Door hardware + 2-way call station for courtyard.
WC-14R1	\$ 13,751.82	Stair A landing modifications.
WC-15	\$ 24,562.07	Add white oak flooring materials to stairs and landings.
WC-16	\$ (5,715.01)	Credit for different exterior brick.
WC-17	\$ 131,032.28	Over excavation due to soil conditions at building footprint.
WC-18	\$ 69,391.59	Over excavation due to soil conditions at parking area/1.0 ft. structural fill.
	\$ 234,843.93	Sum all changes proposed in CO #03

	Not Acted On Yet
	Change Order #01
	Change Order #02
	Change Order #03

Contract Change	\$ 456,101.29	Sum all change orders to date, including CO #03 and WC-3 (black west fence).
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Bid	\$ 6,650,000.00	Original Wadman contract.
Owner's Costs	\$ 538,289.00	The county pursued savings equalling \$108,937 resulting in actual owner costs being reduced to \$429,352. (MOU, sewer imp. fee)
Project Cost Est.	\$ 7,188,289.00	All anticipated costs except design fees which are paid by the Friends Board.
CONTG	\$ 634,711.00	8.11 percent of project cost estimate.
Project Budget	\$ 7,823,000.00	Approved project budget amount.
Act. Cost	\$ 7,520,567.77	Includes amended Wadman contract (CO's #01-#03) and adjusted owner costs.
	\$ 302,432.23	Remaining budgeted funds.