

**DAGGETT County MUNICIPAL BUILDING AUTHORITY**  
**Tuesday August 19, 2025 AT 9:15 A.M.**  
**Daggett County Courthouse (95 North 1st West; Manila, UT 84046)**  
**Public Access Is Available Through Electronic Means At**  
[meet.google.com/ewi-tjgt-axg](https://meet.google.com/ewi-tjgt-axg)

**9:15 A.M. STANDING BUSINESS**

- A. Welcome And Introduction Of Those Attending Electronically By Name
- B. Review of Minutes
- C. Issues Updates – Discussion Only
  - a. Water Treatment Plant Project
  - b. New Clinic Building Project
  - c. Legislation Discussion
- D. Citizen Comments - 5 minutes
- E. MBA Cash Summary Report & MBA Accounts Receivable Report
- F. MBA Open Invoice Register & Reimbursement Register
- G. MBA Disbursement Listing
- H. MBA Purchase Requests
- I. MBA Correspondence – Discussion Only
- J. MBA Calendar Review

**POLICY AND LEGISLATION**

- 1. Discussion And Consideration Of Change Orders And Construction Change Directives For The Daggett County Health Business And Community Center (DCHBCC)
- 2. Ratification Of Change Order In The Amount Of \$19,090.50 For (DCHBCC)

Closed Session For Discussion Of Items Permitted By §52-4-205 Of State Code\*\*

Draft Minutes of the Meeting of the Daggett County Municipal Building Authority held on **Tuesday, August 12, 2025** in the Commission Chambers in the Daggett County Courthouse at 95 North 1st West in Manila, Utah and through electronic means. Board Members Matt Tippetts, Randy Asay and Jack Lytle attended in person. Attorney Kent Snider attended virtually. Clerk Larinda Isaacson was excused. Deputy Clerk Nicole White attended in person. The meeting was called to order at 9:34 am by Board Member Tippetts.

**Present In Person:** There was no one present.

**Present Online or by Phone:** Jordynn Hewitt

**MBA Approve Minutes:** There were minutes to review. Board Member Lytle motioned to approve the minutes for the Daggett County MBA meeting from Tuesday August 5, 2025. Board Member Lytle seconded the motion. The Board Members voted as follows on the motion:

|                        | Yes | No | Abstained | Absent |
|------------------------|-----|----|-----------|--------|
| Board Member Tippetts: | X   |    |           |        |
| Board Member Lytle:    | X   |    |           |        |
| Board Member Asay:     | X   |    |           |        |

The motion carried.

#### Issue Updates

**Water Treatment Plant:** Concrete has been poured for the Water Treatment Project. They should be starting on the building.

**New Clinic:** A change order, construction directive will need to be done today and ratified in next week's MBA Meeting. There were some clarifications discussed for the change order. Board Member Lytle motioned to approve the change order in the amount of \$19,090.05. Board Member Asay second the motion. The Board Members voted as follows on the motion:

|                        | Yes | No | Abstained | Absent |
|------------------------|-----|----|-----------|--------|
| Board Member Tippetts: | X   |    |           |        |
| Board Member Lytle:    | X   |    |           |        |
| Board Member Asay:     | X   |    |           |        |

The motion carried.

A new line item for the MBA will start on next week's agenda, to prevent any further hold up on the construction. Line item to be added Discussion Of Progress And Consideration Of Change Orders And Construction Change Directives For The Daggett County Health Business And Community Center (DCHBCC). After some discussion, the Commissioners would like to take out progress as that can be discussed under the New Clinic. Move Discussion And Consideration Of Change Orders And Construction Change Directives For The Daggett County Health Business And Community Center (DCHBCC) to Legislation and Policy.

**RDA & MBA:** No updates at this time.

**Legislation:** Nothing new at this time.

**Citizen Comments:** No citizen comments at this time.

**MBA Cash Summary & MBA Accounts Receivable Report:** The MBA Cash Summary and MBA Accounts Receivable provided by the Treasurer/Record's Office and reviewed by the Board Members. Board Member Lytle motioned to accept the MBA Cash Summary and MBA Accounts Receivable as being reviewed from August 8, 2025. Board Member Asay seconded the motion.

|                       | Yes | No | Abstained | Absent |
|-----------------------|-----|----|-----------|--------|
| Board Member Tippets: | X   |    |           |        |
| Board Member Lytle:   | X   |    |           |        |
| Board Member Asay:    | X   |    |           |        |

The motion carried.

**MBA Open Invoice Register:** The MBA Open Invoice Register was provided by the Auditor's Office and reviewed by the Board Members. Board Member Lytle motioned to accept the MBA Open Invoice Register as being reviewed from August 10, 2025 in the amount of \$207,764.84 for Daggett County MBA. Board Member Asay seconded the motion.

|                       | Yes | No | Abstained | Absent |
|-----------------------|-----|----|-----------|--------|
| Board Member Tippets: | X   |    |           |        |
| Board Member Lytle:   | X   |    |           |        |
| Board Member Asay:    | X   |    |           |        |

The motion carried.

**Purchase Request:** There were no purchase requests today.

**Correspondence:** There was no correspondence.

## **POLICY AND LEGISLATION**

**There was no need for a Closed Session.**

With nothing further to consider, Board Member Tippets adjourned the meeting by acclamation at 9:52 AM.

**Daggett County Municipal Building Authority**  
**Disbursement Summary**  
**Zions Checking - 08/10/2025 to 08/14/2025**

| <b>Payee Name</b>                 | <b>Reference No.</b> | <b>Payment Date</b> | <b>Payment Amount</b> | <b>Void Date</b> | <b>Void Amount</b> | <b>Source</b> |
|-----------------------------------|----------------------|---------------------|-----------------------|------------------|--------------------|---------------|
| C & H Cowboy Construction LLC     | 100472               | 8/12/2025           | \$ 2,373.17           |                  |                    | Purchasing    |
| Mountainland Supply               | 100481               | 8/12/2025           | \$ 1,628.58           |                  |                    | Purchasing    |
| Vernal Winnelson Co               | 100493               | 8/12/2025           | \$ 74.53              |                  |                    | Purchasing    |
| Westech Engineering, Inc.         | 100494               | 8/12/2025           | \$ 185,683.50         |                  |                    | Purchasing    |
| Jones & DeMille Engineering, Inc. | ACH                  | 8/12/2025           | \$ 18,005.06          |                  |                    | Purchasing    |
| <b>Total</b>                      |                      |                     | <b>\$ 207,764.84</b>  |                  | <b>0</b>           |               |

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# AIA®

## Document G701® – 2017

### Change Order

**PROJECT:** *(Name and address)*  
Daggett County Health, Business,  
Community Center  
105 N 1st W  
Manila, UT 84046

**CONTRACT INFORMATION:**  
Contract For: General Construction  
  
Date: 08-11-2025

**CHANGE ORDER INFORMATION:**  
Change Order Number: 001  
  
Date: 08-11-2025

**OWNER:** *(Name and address)*  
Daggett County Municipal Building  
Authority  
105 N 1st W  
Manila, UT 84046

**ARCHITECT:** *(Name and address)*  
Campbell Architecture  
  
46 N 200 E  
St George, UT 84770

**CONTRACTOR:** *(Name and address)*  
Hadfield Construction LLC  
  
2650 Washington Blvd, Ste 205  
Ogden, UT 84401

#### THE CONTRACT IS CHANGED AS FOLLOWS:

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*  
Per PR 01 dated 08/06/2025. PR 1.1, PR 1.2, PR 1.3, PR 1.4

The original Contract Sum was

\$ 5,320,000.00

The net change by previously authorized Change Orders

\$ 0.00

The Contract Sum prior to this Change Order was

\$ 5,320,000.00

The Contract Sum will be increased by this Change Order in the amount of

\$ 19,090.05

The new Contract Sum including this Change Order will be

\$ 5,339,090.05

The Contract Time will be increased by Three (3) days.

The new date of Substantial Completion will be 07-17-2026

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

**ARCHITECT** *(Signature)*

**CONTRACTOR** *(Signature)*

**OWNER** *(Signature)*

BY: Krystal Watts, Architect  
*(Printed name, title, and license  
number if required)*

BY: Jade Hadfield, Managing Member  
*(Printed name and title)*

BY: Jesse Platt, Project Manager  
*(Printed name and title)*

*Date*

*Date*

*Date*



# AIA® Document G709™ – 2018

## Proposal Request

**PROJECT:** *(name and address)*  
Daggett County Health, Business and  
Community Center  
105 North 100 West  
Manilla, Utah 84046

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: 07/23/2025

Architect's Project Number: 2307-006  
Proposal Request Number: 1  
Proposal Request Date: 08/06/2025

**OWNER:** *(name and address)*  
Daggett County Municipal Building  
Authority  
105 North 100 West  
Manilla, Utah 84046

**ARCHITECT:** *(name and address)*  
Campbell Architecture  
46 North 200 East  
St. George, Utah 84770

**CONTRACTOR:** *(name and address)*  
Hadfield Construction  
2650 Washington Blvd., Suite 205  
Ogden, Utah 84401

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Fourteen (014) days or notify the Architect in writing of the anticipated date of submission.

*(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)*

PR 1.1 Elevator Pit Depth to be changed from 4'-0", to 5'-0". The pit is to be a continuous pour with waterstop added. See the attached submittal and drawings for the Elevator.

PR 1.2 Modify Tray Truss to accept elevator in shaft intrusion, Architectural Dimensions show Shaft height of 12'-1", Elevator submittal show height of 12'-2" min. Coordinate changes accordingly.

PR 1.3 Elevator hoistway dimensions to be built according to elevator submittal. Fur out the interior of the shaft to match dimension in submittal.

PR 1.4 Bottom Bearing Floor Trusses are to be used in the community room. See attached Structural and Architectural Details. J bolts will be added to the bottom plate of the 2x4 wood framed walls in the corresponding lower level spaces.

**THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.**

**REQUESTED BY THE ARCHITECT:**

Krystal Watts, Architect  
PRINTED NAME AND TITLE

## ESTIMATE

Hadfield Construction LLC  
2650 Washington Blvd. Ste 205  
Ogden, UT 84401

info@hadfieldco.com  
(801) 300-0816  
www.hadfieldco.com



Daggett County:HBC Center

Bill to

Daggett County

105 N 1st W

Manila, UT 84046

Ship to

Daggett County

105 N 1st W

Manila, Utah 84046

### Estimate details

Estimate no.: 1548

Estimate date: 08/11/2025

| #     | Product or service | Description                      | Qty | Rate        | Amount      |
|-------|--------------------|----------------------------------|-----|-------------|-------------|
| 1.    |                    | Daggett County HBC Center PCO 01 |     |             |             |
| 2.    | 02 Site Work       | Hadfield Construction            | 1   | \$3,846.75  | \$3,846.75  |
| 3.    | 02 Site Work       | TEK Construction                 | 1   | \$12,753.29 | \$12,753.29 |
| 4.    | 02 Site Work       | Hadfield Construction P&O 15%    | 1   | \$2,490.01  | \$2,490.01  |
| Total |                    |                                  |     |             | \$19,090.05 |

Accepted date

Accepted by

## ESTIMATE

Hadfield Construction LLC  
2650 Washington Blvd, Ste 205  
Ogden, UT 84401

jade@hadfieldco.com  
+1 (801) 300-0816  
www.hadfieldco.com



Daggett County:HBC Center

Bill to

Daggett County

105 N 1st W

Manila, UT 84046

Ship to

Daggett County

105 N 1st W

Manila, Utah 84046

### Estimate details

Estimate no.: 1549

Estimate date: 08/11/2025

| #     | Product or service | Description                       | Qty | Rate     | Amount            |
|-------|--------------------|-----------------------------------|-----|----------|-------------------|
| 1.    | 02 Site Work       | Hadfield Construction Supervision | 24  | \$95.00  | \$2,280.00        |
| 2.    | 02 Site Work       | Lodging/Per Diem                  | 3   | \$355.00 | \$1,055.00        |
| 3.    | 02 Site Work       | Hadfield Construction P&O 15%     | 1   | \$501.75 | \$501.75          |
| Total |                    |                                   |     |          | <b>\$3,846.75</b> |

Accepted date

Accepted by



845 S Main Street Suite A4  
Bountiful Utah 84010  
[www.tekconstruction.com](http://www.tekconstruction.com)

**Elevator Hoistway Dimensions**

| Item                        | Description            | Quantity | Unit | Cost      | Total     |
|-----------------------------|------------------------|----------|------|-----------|-----------|
| <b>Self Performed Labor</b> |                        |          |      |           |           |
| PS                          | Project Superintendant | 1        | Hrs  | \$ 106.00 | \$ 106.00 |
| PF                          | Project Foreman        | 3.9      | Hrs  | \$ 86.00  | \$ 335.40 |
| C1                          | Carpenter              | 6        | Hrs  | \$ 75.00  | \$ 450.00 |
| L                           | Laborer                | 3        | Hrs  | \$ 45.00  | \$ 135.00 |
| Total                       |                        |          |      | \$        | 1,026.40  |



845 S Main Street Suite A4  
Bountiful Utah 84010  
[www.tekconstruction.com](http://www.tekconstruction.com)

#### Modify Tray Truss

| Item                 | Description            | Quantity | Unit | Cost      | Total       |
|----------------------|------------------------|----------|------|-----------|-------------|
| Self Performed Labor |                        |          |      |           |             |
| PS                   | Project Superintendant | 8        | Hrs  | \$ 106.00 | \$ 848.00   |
| PF                   | Project Foreman        | 8        | Hrs  | \$ 86.00  | \$ 688.00   |
| C1                   | Carpenter              | 16       | Hrs  | \$ 75.00  | \$ 1,200.00 |
| L                    | Laborer                | 16       | Hrs  | \$ 45.00  | \$ 720.00   |
| Total                |                        |          |      |           | \$ 3,456.00 |



TEK | CONSTRUCTION

845 S Main Street Suite A4

Bountiful Utah 84010

[www.tekconstruction.com](http://www.tekconstruction.com)

**Bottom Bearing Floor Trusses**

| Item                        | Description            | Quantity | Unit | Cost      | Total       |
|-----------------------------|------------------------|----------|------|-----------|-------------|
| <b>Self Performed Labor</b> |                        |          |      |           |             |
| PS                          | Project Superintendant | 8        | Hrs  | \$ 106.00 | \$ 848.00   |
| PF                          | Project Foreman        | 8        | Hrs  | \$ 86.00  | \$ 688.00   |
| C1                          | Carpenter              | 16       | Hrs  | \$ 75.00  | \$ 1,200.00 |
| L                           | Laborer                | 36       | Hrs  | \$ 45.00  | \$ 1,620.00 |
| Total                       |                        |          |      |           | \$ 4,356.00 |



845 S Main Street Suite A4  
Bountiful Utah 84010  
www.tekconstruction.com

**Elevator pit**

| Item                        | Description             | Quantity | Unit | Cost        | Total       |
|-----------------------------|-------------------------|----------|------|-------------|-------------|
| <b>Self Performed Labor</b> |                         |          |      |             |             |
| PS                          | Project Superintendant  | 10       | Hrs  | \$ 106.00   | \$ 1,060.00 |
| PF                          | Project Foreman         | 4        | Hrs  | \$ 86.00    | \$ 344.00   |
| EQ                          | Equipment Operator      | 4        | Hrs  | \$ 75.00    | \$ 300.00   |
| L                           | Laborer                 | 8        | Hrs  | \$ 45.00    | \$ 360.00   |
| <b>TEK Owned Equipment</b>  |                         |          |      |             |             |
| 315 Cat                     | Excavator 34,000 Lb     | 4        | Hrs  | \$ 132.00   | \$ 528.00   |
| Loader                      | 926 Wheel Loader        | 4        | Hrs  | \$ 115.00   | \$ 460.00   |
| 2" pump                     | 2" Trash Pump and Hoses | 72       | Hrs  | \$ 20.50    | \$ 1,476.00 |
| <b>Materials</b>            |                         |          |      |             |             |
| Precast                     | Dura -Crete             | 1        | LS   | \$ 2,686.25 | \$ 2,686.25 |
| Sika                        | Intermountain Concrete  | 1        | LS   | \$ 197.83   | \$ 197.83   |

|                       |                   |
|-----------------------|-------------------|
| Cost Total            | \$ 7,412.08       |
| Profit/Overhead (15%) | \$ 1,111.81       |
| Rebar Credit          | \$ (154.00)       |
| Concrete Credit       | \$ (1,155.00)     |
| Labor Credit          | \$ (3,300.00)     |
| <b>Total Price</b>    | <b>\$3,914.89</b> |

See below for attached documents



ICS - Ogden  
Intermountain Concrete Spec  
2660 Pennsylvania Avenue  
Ogden UT 84401  
801-621-3750  
Fax: 801-621-3751



QUOTE

2508-077798

PAGE 1 OF 1

|         |  |
|---------|--|
| SOLD TO |  |
| CASH    |  |

| JOB ADDRESS                                      |
|--------------------------------------------------|
| MATT PEACHEY<br>TEK CONSTRUCTION<br>717-513-6396 |

| ACCOUNT      | JOB        |
|--------------|------------|
| CASHC        | 0          |
| CREATED ON   | 08/05/2025 |
| EXPIRES ON   | 08/20/2025 |
| BRANCH       | 3000       |
| CUSTOMER PO# |            |
| STATION      | CR         |
| CASHER       | CREY       |
| SALESPERSON  |            |
| ORDER ENTRY  | CREY       |
| MODIFIED BY  |            |

PLEASE REMIT TO:  
P.O. BOX 27364  
Salt Lake City, Utah 84127-0364

| Item  | Description                       | D | Quantity | U/M | Price            | Per | Amount |
|-------|-----------------------------------|---|----------|-----|------------------|-----|--------|
| 87057 | SWELLSTOP, 1"X3/4"X16'8" Rolls 6/ |   | 2        | RL  | 57.9150          | RL  | 115.83 |
| 87058 | GAL SWELLSTOP W/B PRIMER          |   | 1        | EA  | 68.6250          | EA  | 68.63  |
|       |                                   |   |          |     | Subtotal         |     | 184.46 |
|       |                                   |   |          |     | 9.725% Sales Tax |     | 13.37  |
|       |                                   |   |          |     | Total            |     | 197.83 |

\*Prices: Prices provided are estimates and may change without prior notice. If quantities are adjusted, a new quote will be required.  
 \*Freight Charges: Freight charges are approximate and subject to daily changes. Freight will be required at the time of shipment.  
 \*Warranty: Warranties are issued exclusively by the manufacturer. ICS does not provide warranties for materials.  
 \*Special Items: Items that are not regularly stocked by ICS cannot be returned.  
 \*Delivery Times: Delivery times are estimates and may be affected by delays from the manufacturer or the trucking company. ICS cannot guarantee a specific delivery date.

Buyer:



845 S Main Street Suite A4  
Bountiful Utah 84010  
www.tekconstruction.com



Dura-Crete, Inc  
1475 West 3500 South  
West Valley City UT 84119  
United States

Phone: 801-972-8686  
Fax: 801-972-6140

Quote

#QUO404

8/5/2025

Bill To

TEK CONSTRUCTION  
717-513-6396  
MATT@TEKCONSTRUCTION.COM  
Salt Lake City UT 84119  
United States

| TOTAL      |
|------------|
| \$2,686.25 |

**\*QUOTE PRICES ARE GUARANTEED FOR 60 DAYS FROM DATE OF QUOTE\***

**\*DURA-CRETE IS NOT RESPONSIBLE FOR PRODUCT QUANTITIES OR CHANGES AFTER APPROVAL QUOTED\***

**\*PRICES ARE SUBJECT TO CHANGE AT ANYTIME \* TERMS ARE O.A.C \* PRODUCTION TIME VARIES ON PRODUCT AVAILABILITY\***

| Estimator       | Project | Ship Via | Terms          |
|-----------------|---------|----------|----------------|
| David Castaneda |         |          | Due on receipt |

| Quantity | Item                                                                                                                                                                                         | Rate       | Amount     |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
| 1        | Custom Item<br>CUSTOM VAULT<br>8' X 8' X 8' I.D.<br>SECTIONAL CONSTRUCTION<br>4' TALL BASE PLUS<br>4' TALL UPPER<br>6" THICK WALLS<br>8" THICK FLOOR<br>(OLD INVENTORY VAULT DISCOUNT PRICE) | \$2,500.00 | \$2,500.00 |

Subtotal \$2,500.00

Tax \$186.25

Total \$2,686.25