

DAGGETT COUNTY MUNICIPAL BUILDING AUTHORITY AGENDA
Tuesday, June 30 2026 AT 9:30 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

9:30 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 Summary
- H. MBA Correspondence – Discussion Only
- I. MBA Calendar Review

POLICY AND LEGISLATION

- 1. Discussion And Consideration Of Change Order 014 For PCO 26, PCO 29, PCO 30.
Closed Session For Discussion Of Items Permitted By §52-4-205 Of State Code**

Notes: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Larinda Isaacson at 95 North 1st West, Manila, Utah 84046, Telephone: 435-784-3154.

**Pursuant To § 52-4-205 of State Code Closed Session Is For The Purpose Of Discussing The Character, Professional Competence, Or Physical Or Mental Health Of An Individual; Collective Bargaining; Litigation, Purchase, Exchange, Or Lease Of Real Property.

**AIA**[®]**Document G701[®] – 2017****Change Order****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: 06-25-2025

CHANGE ORDER INFORMATION:

Change Order Number: 014

Date: 06/22/2026

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 LLC

2650 Washington Blvd, Se 205
Ogden, Utah 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.)

1. Refer to attached PCO 26, PCO 29, and PCO 30

The original Contract Sum was	\$ 5,320,000.00
The net change by previously authorized Change Orders	\$ 961318.80
The Contract Sum prior to this Change Order was	\$ 6,281,318.80
The Contract Sum will be increased by this Change Order in the amount of	\$ 4,987.55
The new Contract Sum including this Change Order will be	\$ 6,286,306.35

The Contract Time will be increased by zero (0) days.

The new date of Substantial Completion will be September 7, 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.

Campbell Architecture

Hadfield Construction LLC

Daggett County Municipal Building
Authority

ARCHITECT (Firm name)

Krystal Watts

CONTRACTOR (Firm name)

JH

OWNER (Firm name)

SIGNATURE

Krystal Watts, Architect

PRINTED NAME AND TITLE

Jun 22 2026

DATE

SIGNATURE

Jade Hadfield, Managing Member

PRINTED NAME AND TITLE

Jun 22 2026

DATE

SIGNATURE

Jesse Platt, Project Manager

PRINTED NAME AND TITLE

DATE



Contract Change Order Request

Date: 04/16/2026

TK Elevator Corporation 1840 MILESTONE DRIVE,SUITE B, Salt Lake City, UT, 84104, US

HADFIELD CONSTRUCTION LLC 2650 WASHINGTON BLVD #205, OGDEN, UT, 84401, US

Project Name: DAGGETT COUNTY COMMUNITY CTR
Project #: 292657
Unit(s): EHL352

Contract Date: 06/04/2025
Change Order Request #: COR-003

TK Elevator Corporation and the above-referenced Contractor shall hereinafter be referred to herein as the "parties." The parties agree that this contract change order ("Change Order") amends their above-referenced contract (the "Contract") as follows:

This Change Order in the amount of \$1,500 is to account for unanticipated increases in fuel costs resulting from recent geopolitical instability that has disrupted energy markets and caused sustained volatility in fuel pricing. These conditions, which were not foreseeable at the time of contract execution and are beyond TKE's control, have led to increased transportation, logistics, and operational fuel expenses necessary to perform the work.

Labor Cost Subtotal:	\$0.00
Material Cost Subtotal:	\$0.00
Miscellaneous Cost Subtotal:	\$1,500.00
	Subtotal:
	<u>\$1,500.00</u>
OH&P 0%:	<u>\$0.00</u>
	Total Amount:
	<u>\$1,500.00</u>

The parties further agree as follows: (1) that this Change Order is supported by good and adequate consideration; (2) that the scope of work, price, contract time and/or any terms and conditions contained within this Change Order shall exclusively govern in the event of a conflict with the scope of work, price, contract time and/or any terms and conditions contained in the Contract or any previously issued change order; (3) that all other provisions, terms and conditions of the Contract and any previously issued change order not specifically addressed in this Change Order shall continue in full force and effect; (4) that if the content of this Change Order impacts the time it will take TK Elevator Corporation to complete its obligations under the Contract, TK Elevator Corporation shall provide the above-referenced Contractor with a revised schedule upon written request; (5) that the signatories to this Change Order have the authority to bind their respective organizations to this Change Order; and (6) that this Change Order form is valid and binding notwithstanding any requirements as to the form and/or format of change orders as described in the Contract and that such requirements as to the form and/or format of change orders have been waived.

Please sign two (2) copies of this Change Order Request and return two (2) copies to TK Elevator Corporation. A fully executed copy of this Change Order will be returned to you for your files.



Signed Acceptance:

TK Elevator Corporation

HADFIELD CONSTRUCTION LLC

By: Jacob Self
Title: Manager - Project III, National Ops

By: JADE HADFIELD
Title:

04/16/2026
Date

Date



PCO	26	Date	4.20.2026
Project Name	Daggett County HBC Center	Project Number	2307-006
Agency	Daggett County Municipal Building Authority	Contract Number	
		A/E	Campbell Architecture

PCO Or CCD Number	Description of work Must include reasoning as to why the change occurred	Amount	Days
26	Increased fuel costs	\$ 1,725.00	0
Total This Change Order		\$ 1,725.00	0

	Original Contract	\$ 5,320,000.00	Date	Days
Total Previous Change Orders				
Total This Change order	\$ 1,725.00			0
Adjusted Contract	\$			

This change order is issued under the following conditions:

1. This work is to be performed in strict accordance with the terms of the Contract Documents, including prior issued Change Orders and Construction Change Directives, except as modified by this Change Order.
2. The rights of Hadfield Construction are not prejudiced.
3. The Contractor agrees that the terms, contract sum, scope of the Work and time specified in this Change Order shall constitute the full accord and satisfaction, and complete adjustment to the Contract and includes all direct and indirect costs and effects related to, incidental to, a consequence of and/or reasonably implied from such change in the contract terms, sum, scope of the Work and time.
4. Documents submitted with this Change Order are hereby incorporated as part of the Contract Documents for this Project.
5. This change order is not effective until executed by the Agency below.
6. Signature of the Contractor below indicates agreement herewith.

THE TERMS AND CONDITIONS OF THIS CHANGE ORDER ARE HEREBY ACCEPTED:

Contractor: 	Date: 4.20.2026
Architect/Engineer	
Agency/Institution:	

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.: 1754

Estimate date: 04/20/2026

#	Product or service	Description	Qty	Rate	Amount
1.		Daggett County PCO 26			
2.	02 Site Work	TK Elevator	1	\$1,500.00	\$1,500.00
3.	02 Site Work	Hadfield Construction P&O 15%	1	\$225.00	\$225.00
Total					\$1,725.00

Accepted date

Accepted by



PCO	29	Date	5.06.2026
Project Name	Daggett County HBC Center	Project Number	2307-006
Agency	Daggett County Municipal Building Authority	Contract Number	
		A/E	Campbell Architecture

PCO Or CCD Number	Description of work Must include reasoning as to why the change occurred	Amount	Days
29	Cut lightpole down due to overhead power lines	\$ 905.05	0
Total This Change Order		\$ 905.05	0

	Original Contract	\$ 5,320,000.00	Date	Days
	Total Previous Change Orders			
	Total This Change order	\$ 905.05		0
	Adjusted Contract	\$		

This change order is issued under the following conditions:

1. This work is to be performed in strict accordance with the terms of the Contract Documents, including prior issued Change Orders and Construction Change Directives, except as modified by this Change Order.
2. The rights of Hadfield Construction are not prejudiced.
3. The Contractor agrees that the terms, contract sum, scope of the Work and time specified in this Change Order shall constitute the full accord and satisfaction, and complete adjustment to the Contract and includes all direct and indirect costs and effects related to, incidental to, a consequence of and/or reasonably implied from such change in the contract terms, sum, scope of the Work and time.
4. Documents submitted with this Change Order are hereby incorporated as part of the Contract Documents for this Project.
5. This change order is not effective until executed by the Agency below.
6. Signature of the Contractor below indicates agreement herewith.

THE TERMS AND CONDITIONS OF THIS CHANGE ORDER ARE HEREBY ACCEPTED:

Contractor: 	Date: 5.06.2026
Architect/Engineer	
Agency/Institution:	

Morton Electric, Inc

P: 435-789-6959
E: ari@me-co.com

2289 East 3200 South - P.O. Box 183
Vernal, UT. 84078

Estimate
N^o JEM26148

Customer Hadfield Construction Date: May 5, 2026
Address _____ WO# _____
Lease or Location # Daggett County Customer PO# _____ Job# _____

Work Performed

Estimate to cut 6' off of light pole for site lighting.

Employee's Name	Hours		Rate		Amount	Equipment	Days	Hrs	Miles	Rate	Amount
	Reg.	O.T.	Reg.	O.T.							
James Morton					0.00	Service Truck		2		45.00	90.00
Spencer Olsen	2		95.00		190.00	Fuel surcharge			130	2.90	377.00
Beau Eckinger	2		65.00		130.00						
Total					320.00	Total					467.00

Qty	Material	Price	Amount

TERMS: *Finance charge of 2% per month (24% annually) on accounts over 30 days. If collection is made by suit or otherwise, customer agrees to pay interest until paid, also collection costs including a reasonable attorney's fee. *If paying by credit card we will now be charging a 2% fee.

Approved _____ Contractor
Approved _____ Customer

Total Material	0.00
LABOR & EQUIP.	787.00
Safety Misc.	0.00
SALES TAX 0.00%	0.00
FREIGHT	
TICKET TOTAL	787.00

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.: 1766
Estimate date: 05/06/2026

#	Product or service	Description	Qty	Rate	Amount
1.		Daggett County PCO 29			
2.	02 Site Work	Morton Electric	1	\$787.00	\$787.00
3.	02 Site Work	Hadfield Construction P&O 15%	1	\$118.05	\$118.05
Total					\$905.05

Accepted date

Accepted by



PCO	<u>30</u>	Date	<u>6.08.2026</u>
Project Name	<u>Daggett County HBC Center</u>	Project Number	<u>2307-006</u>
Agency	<u>Daggett County Municipal Building Authority</u>	Contract Number	<u>Campbell Architecture</u>
		A/E	

PCO Or CCD Number	Description of work Must include reasoning as to why the change occurred	Amount	Days
30	Add tile in drinking fountain area that shows LVT on the floor	\$ 2,357.50	0
Total This Change Order		\$ 2,357.50	0

		Date	Days
Original Contract	\$ 5,320,000.00		
Total Previous Change Orders			
Total This Change order	\$ 2,357.50		0
Adjusted Contract	\$		

This change order is issued under the following conditions:

1. This work is to be performed in strict accordance with the terms of the Contract Documents, including prior issued Change Orders and Construction Change Directives, except as modified by this Change Order.
2. The rights of Hadfield Construction are not prejudiced.
3. The Contractor agrees that the terms, contract sum, scope of the Work and time specified in this Change Order shall constitute the full accord and satisfaction, and complete adjustment to the Contract and includes all direct and indirect costs and effects related to, incidental to, a consequence of and/or reasonably implied from such change in the contract terms, sum, scope of the Work and time.
4. Documents submitted with this Change Order are hereby incorporated as part of the Contract Documents for this Project.
5. This change order is not effective until executed by the Agency below.
6. Signature of the Contractor below indicates agreement herewith.

THE TERMS AND CONDITIONS OF THIS CHANGE ORDER ARE HEREBY ACCEPTED:

Contractor: 	Date: <u>6.08.2026</u>
Architect/Engineer	
Agency/Institution:	

ESTIMATE

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

jade@hadfieldco.com
+1 (801) 300-0316
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.: 1777

Estimate date: 06/08/2026

#	Product or service	Description	Qty	Rate	Amount
1.		Daggett County PCO 30			
2.	02 Site Work	OC Tile	1	\$2,050.00	\$2,050.00
3.	02 Site Work	Hadfield Construction 15%	1	\$307.50	\$307.50
Total					\$2,357.50

Accepted date

Accepted by

O C TILE INC

2476 west California ave unit B
SLC UTAH 84104
License No. 10882723-5501

Change Order Request

office: 801-972-5908
Fax: 801-972-5929

Project Name:

Daggett County
105 North 1st West,
Manila, UT

Plan Date TBD

CO Date 6/3/2026

Notes: Addenda Acknowledged: 0 ceramic tile work scope as listed Main Level: Women 106, Men 107, Fam 116, RR 130 & Staf RR 131 with porcelain floor tile, wall tile, cove base & trims.RR 131 shower pan included in base bid. Lower Level: Shower 019 & 021 with porcelain floor tile, wall tile, cove base & trims.Shower pan in included. Men 016 & Women 019 with ceramic wall tile, cove base & trims. Drinking fountain back wall with ceramic wall tile, cove base & trims.RR 131 shower pan included in base bid. Setting materials & accessories as listed.	CSI Divisions: 09300 Tiling	
	Specs Page: as listed	
	Plan Set Page: as listed	
	Tile to be: Size CFCI: Contractor Furnish	
	F4 12X24	Contractor Install
	F4 6X6	
	W2 12X24	
	B2 6X12	
	2" Thickset	
	Metal décor	schluter metal trims as listed

Notes:	Included	Installation Elements:	Excluded	Notes:
Per diem is included in base bid	x	Thinset Walls		CO Request Additional materials and labor Main Floor Drinking Fountain Total: \$2,050.00
	x	Thinset floors		
	x	Thickset floors		
	x	Waterproofing Membrane		
	x	Caulking & Sealants		
	x	Crack Isolation		
	x	Thresholds		
	x	Metal Trim/Edging		
		Urethane grout	x	
		Epoxy grout	x	
		Epoxy Mortar	x	
		Dumpster Use	x	
		Sheetrock	x	
		Repair/Patch Work	x	
		Demolition work	x	
		Cementios Backer Board	x	
		floor grinding or prep work	x	
			Base Bid:	See Above

The above is a detailed estimate based upon the plans and specifications given for the specific job mentioned. Changes or additions made to those plans or specifications are subject to changes in our bid amount.
Price includes all applicable taxes.
Proposal valid for 30 days from date above
Should plans or specifications conflict or be unclear, the least expensive application or option shall be included in this bid.
Labor or materials not specifically included in the plans or specifications is hereby expressly excluded for our bid.
No assumptions on our part will be made as to proper techniques, materials or installation procedures and will be an additional cost to the above bid if requested or required
Owner, Architect and General Contractor will only accept our bid according to the inclusions and exclusions as detailed above and are hereby accepted into any agreement made.

Prepared By: Daniela Vimbela
Phone: 801-972-5908
Fax: 801-972-5929
email: danielaoctile@gmail.com