

DAGGETT COUNTY MUNICIPAL BUILDING AUTHORITY AGENDA
Tuesday, July 7, 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. For The DCHBCC.
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)*

CONTRACTOR *(Firm name)*

OWNER *(Firm name)*

Krystal Watts

JA

SIGNATURE

SIGNATURE

SIGNATURE

Krystal Watts, Architect

Jade Hadfield, Managing Member

Jesse Platt, Project Manager

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

Jun 22 2026

Jun 22 2026

DATE

DATE

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

		Date	Days
Original Contract	\$ 5,320,000.00		
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: 
 Architect/Engineer
 Agency/Institution:

Date:
4.20.2026

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

		Date	Days
Original Contract	\$ 5,320,000.00		
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
Nº JEM26148

Customer	<u>Hadfield Construction</u>	Date:	<u>May 5, 2026</u>
Address	<u></u>	WO#	<u></u>
Lease or Location #	<u>Daggett County</u>	Customer PO#	<u></u>
		Job#	<u></u>

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

[illegible]

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

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Daggett County:HBC Center
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105 N 1st W
Manila, UT 84046

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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	30	Date	6.08.2026
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
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: 6.08.2026
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.: 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: danielaocstile@gmail.com

Draft Minutes of the Meeting of the Daggett County Municipal Building Authority held on **Tuesday, June 16 2026** 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. Auditor Keri Pallesen and Clerk Larinda Isaacson attended virtually. Attorney Kent Snider attended in person. The meeting was called to order at 10:00 am by Board Member Tippetts.

Present In Person: Cordell McCracken, Peggy White, Mayor Kathi Knight, Jesse Platt

Present Online or by Phone: Jeffrey McCarty, Jordynn Hewitt

Approve MBA Minutes: The MBA minutes from Tuesday, June 9, 2026 were made available by the Clerk's Office for review by the Board Members. Board Member Asay motioned to approve the minutes for June 9, 2026. Board Member Tippetts 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: No new updates at this time.

New Clinic: Things are moving along. There is no date set for completion at this time.

Citizen Comments: No citizen comments at this time.

MBA Cash Summary and MBA Accounts Receivable Report: The MBA Cash Summary and MBA Accounts Receivable Report was provided by the Recorder/Treasurer's Office and reviewed by the Board Members. Board Member Asay motioned to acknowledge receipt of the MBA Cash Summary Dated June 12, 2026 and MBA Accounts Receivable Report. Board Member Tippetts 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.

MBA Open Invoice Register: The Open Invoice Register was provided by the Auditor's Office and reviewed by the Board Members. Board Member Asay motioned to approve the Open Invoice Register dated June 12, 2026 in the amount of \$236,708.67. Board Member Tippetts 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.

MBA Disbursement Summary: The MBA Disbursement Summary was provided by the Auditor's Office and reviewed by the Board Members. Board Member Asay motioned to approve the MBA Disbursement Summary dated June 4, 2026 to June 12, 2026 in the amount of \$49,790.50 with no void amount. Board Member Tippetts 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.

Correspondence / Calendar: OAC Meeting on Thursday at 10:00 AM

Policy and Legislation

1. **Discussion And Consideration Of Purchase Request For Window Coverings At The DCHBCC:** Time was given to Jesse Platt. This was asked to be tabled until the next meeting, June 30, 2026.

With nothing further to consider, Board Member Tippetts adjourned the meeting by acclamation at 10:07 AM.

Draft Minutes of the Meeting of the Daggett County Municipal Building Authority held on **Tuesday, June 30 2026** in the Commission Chambers in the Daggett County Courthouse at 95 North 1st West in Manila, Utah and through electronic means. Board Members Matt Tippets, Randy Asay and Jack Lytle attended in person. Auditor Keri Pallesen, Clerk Larinda Isaacson and Attorney Kent Snider attended virtually. The meeting was called to order at 9:41 am by Board Member Tippets.

Present In Person: Cordell McCracken, Jesse Platt

Present Online or by Phone: Jeffrey McCarty, Jordynn Hewitt

Approve MBA Minutes: The MBA minutes from Tuesday, June 16, 2026 were unavailable at this time.

Issue Updates

Water Treatment Plant: Work is currently underway to get the backup generator up and running. Meanwhile, the old water treatment plant is being dismantled to convert it into the new maintenance shop for the water/sewer plant.

New Clinic: Things are moving along. Still waiting on a part for the X-Ray room/machine, working on the parking lot, and finishing the tile. There is no date set for completion at this time.

Citizen Comments: No citizen comments at this time.

MBA Cash Summary and Accounts Receivable Reports: The Cash Summary and Accounts Receivable Reports were not available at this time

MBA The Open Invoice Register was not available at this time

MBA The Disbursement Summary was not available at this time

Correspondence / Calendar: There was nothing new at this time.

Policy and Legislation

1. **Discussion And Consideration Of Change Order 014 For PCO 26, PCO 29, & PCO 30:** Time was given to Jesse Platt and there was some discussion on each PCO. Board Member Tippets motioned to issue a construction change directive for PCO 29 and PCO30. and then table the approval of change order 14 until we can do some research on PCO26. Commissioner Lytle seconded the motion. The board Members voted as follows on the motion:

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

The motion carried.

With nothing further to consider, Board Member Tippets adjourned the meeting by acclamation at 9:55 AM.