

**DOCUMENT 00 94 10
CHANGE ORDER****Change Order No. 2**

Date of Issuance: 10 April 2026

Owner: PCC Land

Owner's Contract No.:

Contractor: BHI, Inc

Contractor's Project No: 26352-2500

Engineer: Horrocks

Engineer's Project No.: 2024-0063

Project: Promontory Lift Station

The Contract is modified as follows upon execution of this Change Order:

Description: Investigation into manhole, modification of schedule to account for delay, design and clarification of connections to match found data.

Attachments: Promontory Lift Station – Change Proposal #001, Supporting Documentation

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$ 12,545,244.59	Original Contract Times, dates: Substantial Completion: 01 October 2026 Ready for Final Payment: 29 October 2026
Increase from previously approved Change Orders No. 1 to No. 1 \$ 11,640.46	Increase from previously approved Change Orders No. X to No. X ,days: Substantial Completion: N/A Ready for Final Payment: N/A
Contract Price prior to this Change Order: \$ 12,556,885.05	Contract Times prior to this Change Order, dates Substantial Completion: 01 October 2026 Ready for Final Payment: 29 October 2026
Increase of this Change Order: \$ 130,000.00	Increase of this Change Order, days: Substantial Completion: 54 Ready for Final Payment: 54
Contract Price incorporating this Change Order: \$ 12,686,885.05	Contract Times with all approved Change Orders: Substantial Completion: 24 November 2026 Ready for Final Payment: 22 December 2026

RECOMMENDED:

By:  Digitally signed by Joshua Prettyman
Date: 2026.04.28 13:30:16-06'00'

Title: Project Manager

Date: 28 April 2026

ACCEPTED:

By:  Digitally signed by Trent Fryhling
Date: 2026.04.28 14:30:44-06'00'

Title: Project Manager

Date: 4/28/2026

AUTHORIZED:

By:  Digitally signed by Daniel Stephens
Date: 2026.04.28 14:30:44-06'00'

Title: chair

Date: 4/28/2026



Approved by Funding Agency (if applicable)

By: _____ Title: _____ Date: _____

END OF DOCUMENT

EJCDC® C-941, Change Order.

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W W

Formal Notice of Change Proposal

12/30/2025

Via Electronic Mail

Ryan Bevan
PCC Land LLC
221 25th Street, Suite 104
Ogden, UT 84401
ryan.bevan@gardnergroupp.com

RE: Promontory Lift Station – Change Proposal #001

Dear Ryan,

On December 3, 2025, BHI attempted to verify SSMH #105 existing pipe sizes and inverts to get shop drawings and produce MH by Armorock. This MH is located at the intersection of 900 South 4100 West shown on sheet CU119 of the design drawings.

Existing MH verification is not possible by normal means and methods because the existing MH has a concrete lid/top installed approximately 12.5' down from the rim of 60" diameter MH with 30" circular opening for access to base of MH where the pipes enter. It is not possible to see the existing pipes or measure the size and inverts without entering the 30" opening into live sewer flowing at approximate level of the opening. BHI crews could not climb down to the top of opening because the H₂S gas levels are high, setting off safety monitors. BHI attempted to use air blowers to clear the gas, but because of the concrete lid/top there is not enough air to clear the H₂S gas. Information about this Non-Typical MH was not provided in the contract specifications or drawings. This constitutes a change proposal in the Work and impacts/interferes with BHI's performance. Pursuant to the Contract, including Article 11 ("Change to the Contract") and Article 12 ("Claims") BHI hereby advises that the above-referenced event entitles BHI to additional compensation and/or time.

BHI will submit supporting data as required by paragraph 11.09.B.2 that complies with provisions of paragraphs 4.05.D and 4.05.E when additional information is available.

Timeline and information leading up to this Change Proposal:

- 12/3/25 – BHI attempted to Verify Inverts SSMH #105. This information was discussed in person with Dallin Currdin of PCC Land LLC at BHI office in Ogden.



- 12/5/25 – BHI got additional air blowers to place at downstream MH and Upstream MH to clear H₂S gas and get access to concrete lid/top. Still unable to reduce the H₂S for safe entrance.
- 12/8/25 – BHI reached out to companies that might have specialized equipment or trained technicians that could enter with self contained breathing apparatus.
- 12/11/25 – Twin D got back to us informing that they had equipment capable of getting Lydar Scan of MH without having to enter the MH. This equipment was in use in California and was not available and they would follow up with us when they could have available in Utah.
- 12/15/25 – Twin D let us know that equipment for Lydar Scan would be available the week of 12/21.
- 12/16/25 – Verbally discussed issue with owners in online meeting and discussed additional conversation to take place in weekly meeting.
- 12/17/25 – Put information into weekly meeting notes and discussed with owners, CWSID, and design engineer. Requested any As-built information that CWSID could get us or information used by design engineer. Received info from design engineer and CWSID that did not have direct information on MH and all the depths and pipes were different based on the years of plans and type of work. 2003 plans did give information on that design showed 7' diameter MH and 48" RCP pipe coming in and out.
- 12/23/25 – Twin D performed Lydar Scan of MH and sent information to Data team that builds the 3D model of scan. Information of 3D Model and time to get back from Data Team is unknown at this time with Christmas Holliday.

BHI reserves the right to update this claim in the event that BHI discovers additional information and once the full effect of the delay is assessed.

Sincerely,
Julio Mendoza
BHI Project Manager



**BUILDING RELATIONSHIPS
ONE PROJECT AT A TIME**

CONSTRUCTION MANAGEMENT > FACILITIES & PIPELINE > CIVIL & EXCAVATION > INSTRUMENTATION & ELECTRICAL > WIRELESS & COMMUNICATIONS

To:	PCC Land, LLC	Contact:	
Address:	221 25th Street Suite 213 Ogden, UT 84401	Phone:	
Project Name:	26352-2500 UT_PCCLand LLC_PLS MH #105 Rev.1	Bid Number:	95025-07-04
Project Location:		Bid Date:	3/19/2026

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
01	MH #105 Changes	1.00	LS	\$130,000.00	\$130,000.00

Total Bid Price: \$130,000.00

Notes:

- Cost has been revised as discussed.
- 54 calendar days to be added to the contract.

Payment Terms:

Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

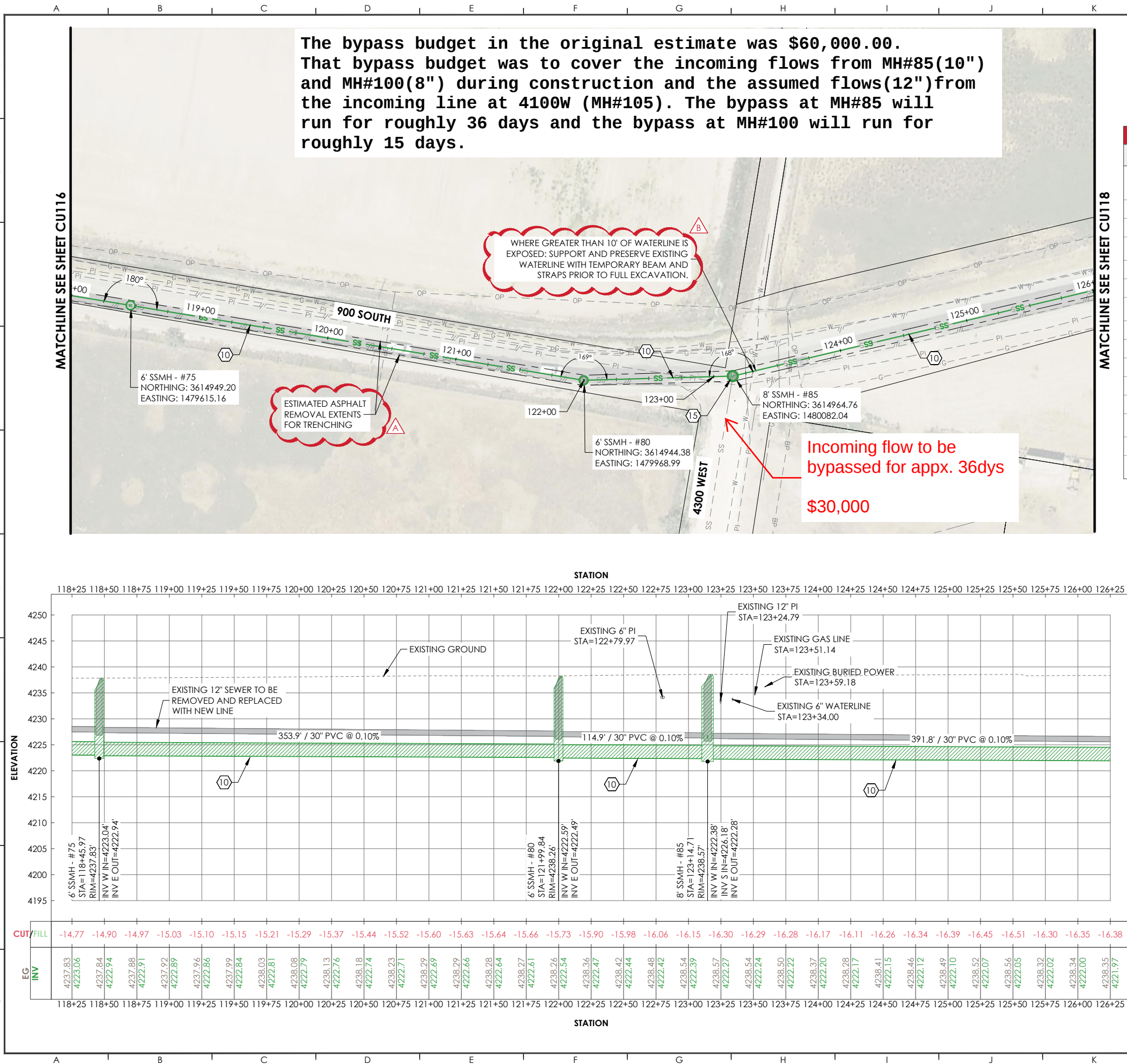
CONFIRMED:

BHI

Authorized Signature: _____

Estimator: Trent Fryhling
435-790-5788 tfryhling@bhico.com

UTB3-NF | 01:20 PM WEDNESDAY 05 NOVEMBER 2025 | H:\PROJECTS\2024-0063 GARDNER-PROMONTORY LIFT STATION\DRAWINGS\SHEETS\61 CUT117.DWG



0 40 80 FT

KEYED NOTES

NO.	DESCRIPTION	DETAIL
①	16" DR17 (GREEN STRIPE) HDPE PRESSURE SEWER MAIN W/ THRUST BLOCKING & TRACER TAPE 2' ABOVE PIPE	26 - CU502 30 - CU504
②	45° BEND	30 - CU504
③	EXISTING WATERLINE	
④	EXISTING DOMINION GAS LINE, EXACT LOCATION UNKNOWN	
⑤	EXISTING STORM DRAIN	
⑥	2" AIR-VAC VALVE ASSEMBLY	29 - CU503
⑦	24" STEEL CASING	28 - CU503
⑧	PROMONTORY LIFT STATION	
⑨	TRANSITION TO GRAVITY FLOW	25 - CU502
⑩	30" SDR-35 ASTM D 3034 PVC SEWER MAIN	26 - CU502
⑪	REMOVE AND RELOCATE EXISTING STORM DRAIN	
⑫	EXISTING BURIED POWER	
⑬	REPLACE EXISTING MANHOLE, TIE-IN TO EXISTING SEWER LINES	24 - CU501
⑭	RECONNECT SEWER LATERAL TO NEW SEWER MAIN	31 - CU504
⑮	RECONNECT SEWER MAIN TO NEW MANHOLE	25 - CU502

SHEET NOTES

- ALL IMPROVEMENTS TO BE INSTALLED PER APPLICABLE COUNTY OR CITY ENGINEERING STANDARDS & DETAILS, LATEST REVISION.
- PRESSURE SEWER MAIN SHALL BE TESTED ACCORDING TO COUNTY OR CITY ENGINEERING STANDARDS AND WITNESSED BY A CITY ENGINEERING INSPECTOR.
- THE ENGINEER HAS MADE AN EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO BLUESTAKE AND POT HOLE ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- ALL VALVES MUST BE GATE VALVES PER COUNTY OR CITY ENGINEERING STANDARDS.
- MEGALUGS ARE REQUIRED ON ALL MJ FITTINGS.
- CONTRACTOR TO MAINTAIN TRAFFIC ACCESS AND SUBMIT ANY REQUIRED TRAFFIC CONTROL PLANS.
- CONTRACTOR TO MAINTAIN UTILITY SERVICE TO USERS DURING CONSTRUCTION.
- ABANDONMENT OF ANY EXISTING LINE TO OCCUR AFTER THE NEW LINE IS TESTED, ACCEPTED, AND SERVICE LATERALS ARE CHANGED OVER.
- ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
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- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

CONTACT INFORMATION

Answers to Infrastructure®
ENGINEERING & SURVEYING

4246 S RIVERBOAT RD., STE 200
SALT LAKE CITY, UT 84123
P: 801.359.5565



201 SOUTH MAIN STREET, SUITE 2000
SALT LAKE CITY, UTAH 84111
P: 801.456.4140

REVISIONS

- | | |
|---|---|
| A | JAP 7/31/25 ADDENDUM 1 RFI RESPONSES |
| B | JAP 9/12/25 ADDENDUM 2 VE ADDITIONS AND CODE REVS |
| C | JAP 10/6/25 ADDENDUM 3 STAIRWAY AND ELECTRICAL |

LEGAL NOTICE

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DESIGN



PRINCIPAL : M CHANDLER
MANAGER : J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
05 NOVEMBER 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

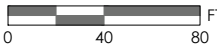
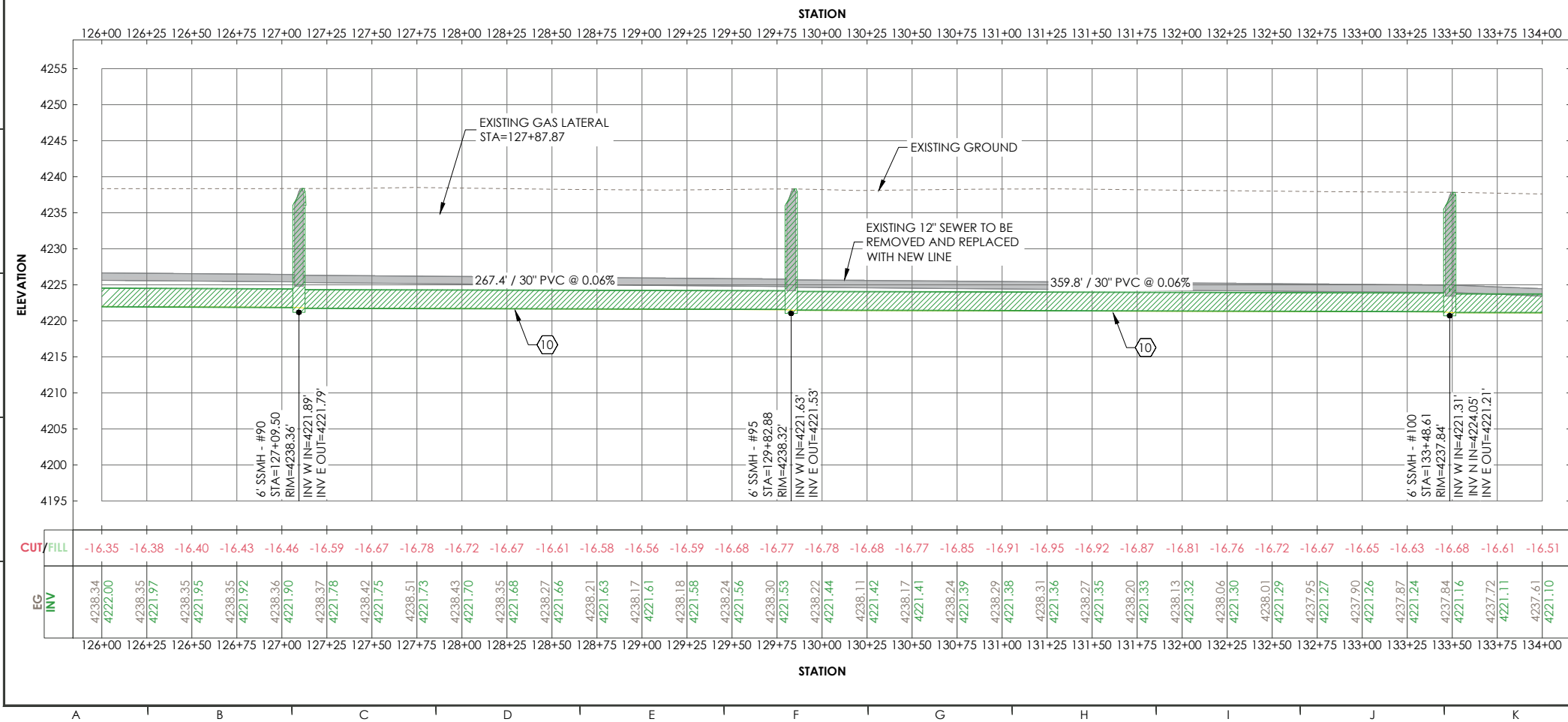
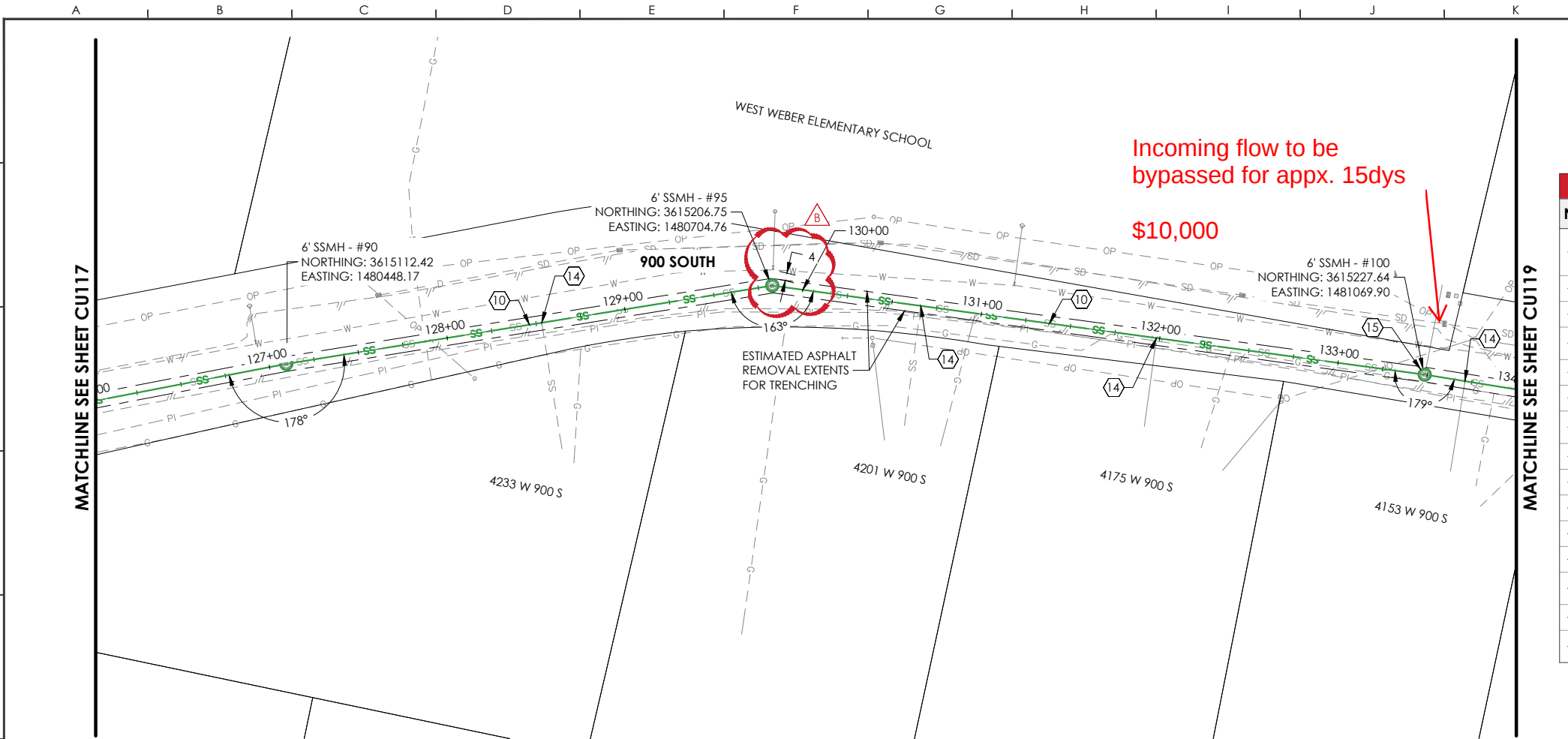
SEWERLINE PLAN & PROFILE

61 OF 67

CUT117

JUMP TO FORCE MAIN OVERVIEW

UTB3-NF | 12:21 PM TUESDAY 20 JANUARY 2026 | C:\BLACKPINE\TEMP\SHEETS\62 CU118.DWG



KEYED NOTES

NO.	DESCRIPTION	DETAIL
1	16" DR17 (GREEN STRIPE) HDPE PRESSURE SEWER MAIN W/ THRUST BLOCKING & TRACER TAPE 2" ABOVE PIPE	26 - CU502 30 - CU504
2	45° BEND	30 - CU504
3	EXISTING WATERLINE	
4	EXISTING DOMINION GAS LINE, EXACT LOCATION UNKNOWN	
5	EXISTING STORM DRAIN	
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REVISIONS

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DESIGN



PRINCIPAL : M CHANDLER
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PROJECT

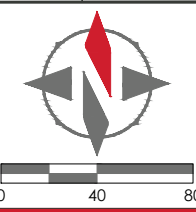
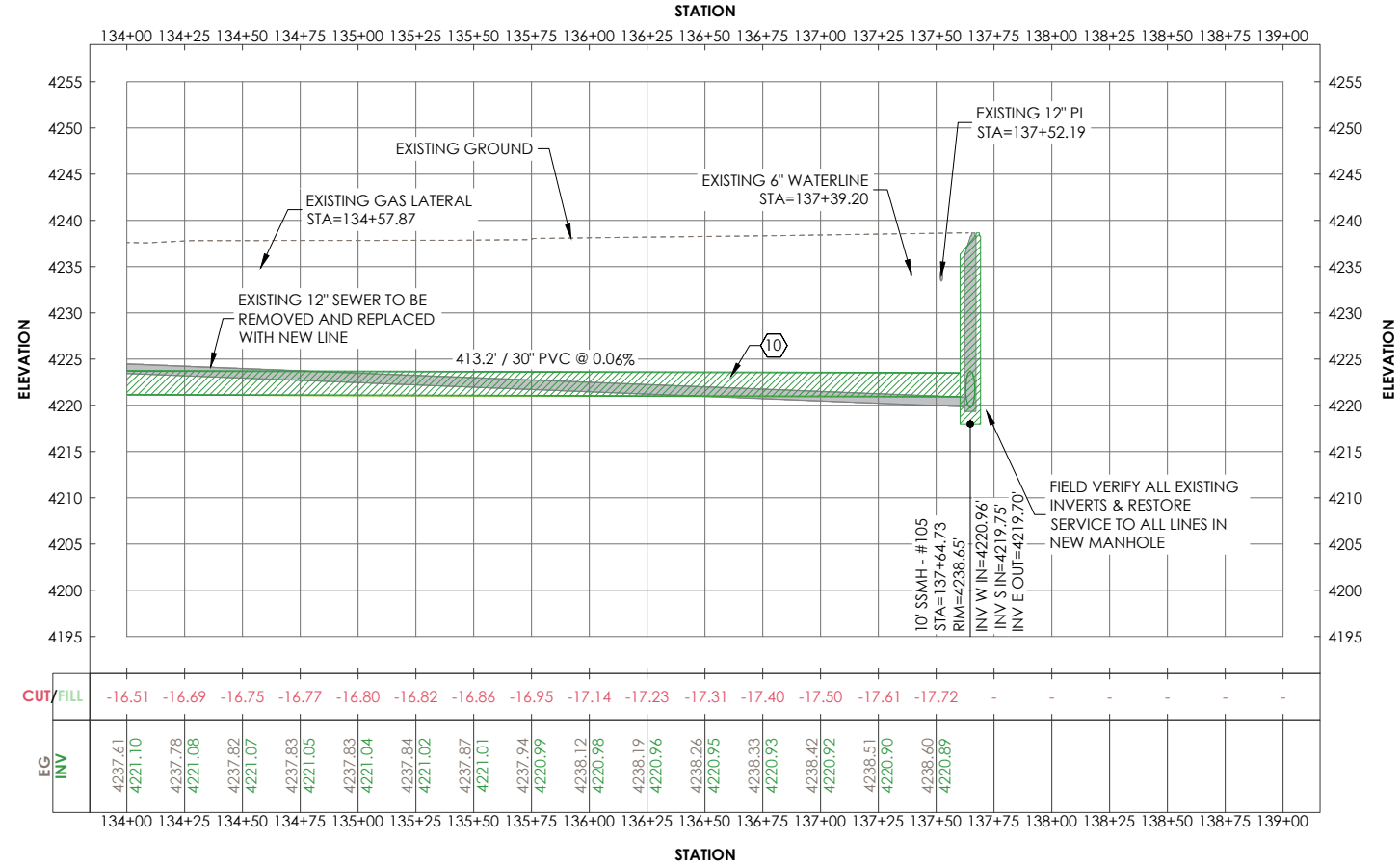
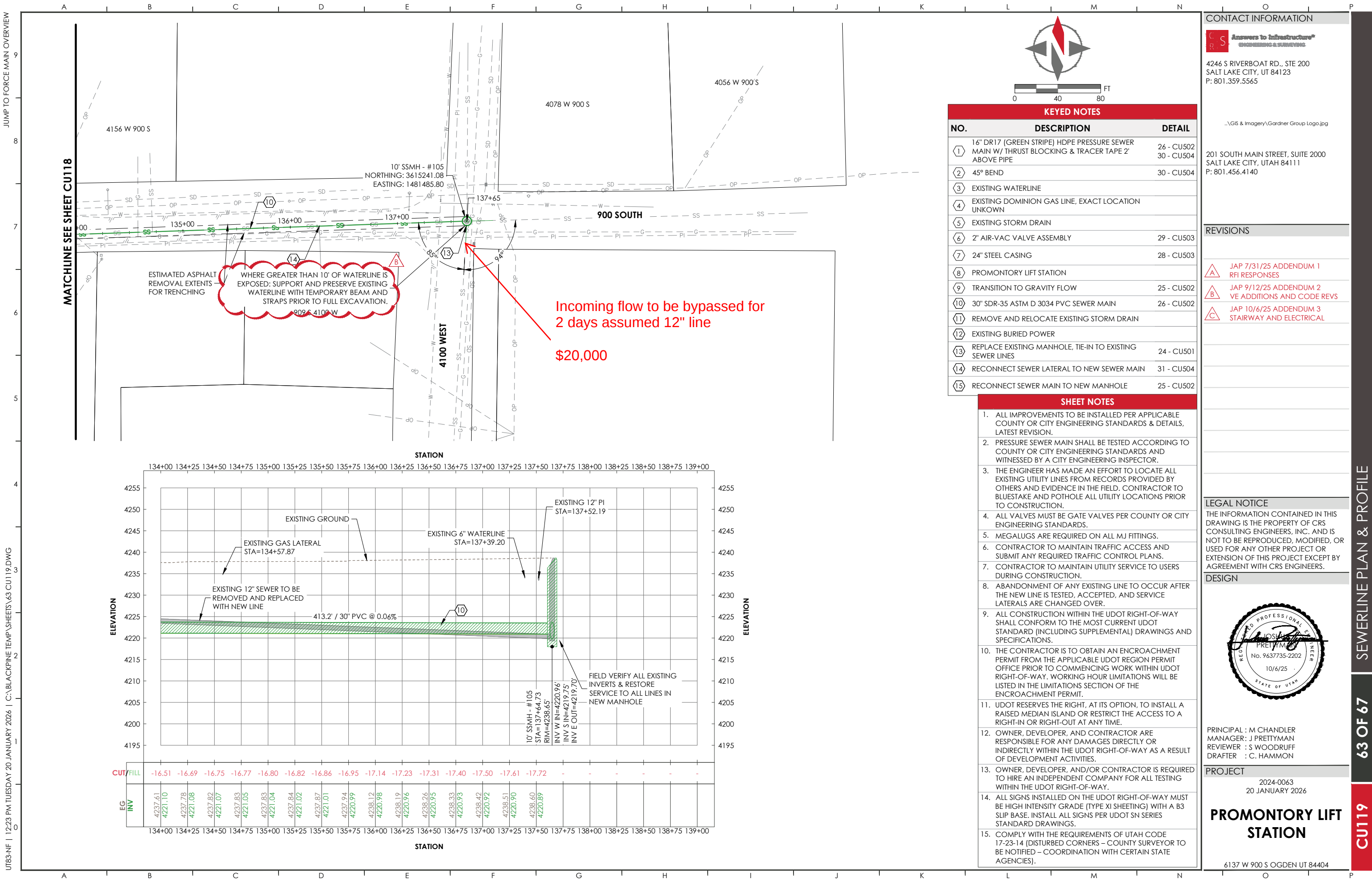
2024-0063
20 JANUARY 2026

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

UTB3-NF | 12:23 PM TUESDAY 20 JANUARY 2026 | C:\BLACKPINE\TEMP\SHEETS\63 CU119.DWG

JUMP TO FORCE MAIN OVERVIEW



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CONTACT INFORMATION

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REVISIONS

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RFI RESPONSES

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DESIGN

REGISTERED PROFESSIONAL ENGINEER

PRETTYMAN

No. 9637735-2202

10/6/25

STATE OF UTAH

PROJECT

2024-0063
20 JANUARY 2026

PROMONTORY LIFT
STATION

6137 W 900 S OGDEN UT 84404

SEWERLINE PLAN & PROFILE

63 OF 67

CUT119



BUILDING RELATIONSHIPS
ONE PROJECT AT A TIME

CONSTRUCTION MANAGEMENT > FACILITIES & PIPELINE > CIVIL & EXCAVATION > INSTRUMENTATION & ELECTRICAL > WIRELESS & COMMUNICATIONS

Work Order Report

Project Name:	26352-2500 UT_PCCLand LLC_PLS MH #105	Customer:	PCC Land, LLC
Job Number:	26352-2500	Bid Number:	95025-07-04
Billing Address:	221 25th Street Suite 213 Ogden, UT 84401	Phone:	
Bid As:	General	Contact:	
Estimator:	Trent Fryhling		
Project Address:			
Completion Date:	5/1/2026		

Pay Items

Description	Job Cost ID	Task JC ID	Quantity	UM
01 - MH #105 Changes			1.00	LS
General Conditions			1.00	LS
00-Project Manager	013100-01-00		54.00	DY
Project Manager (3.00 PH/HR, 16.20 DY, 10.00 HR/DY)			54.00	HR
Work Truck 1/2-1 Ton			64.80	HR
Project Manager			162.00	HR
00-Project Superintendent	013110-00-00		54.00	DY
Project - Superintendent (5.00 PH/HR, 35.00 DY, 10.00 HR/DY)			70.00	HR
Truck - 1/2-1 Ton			140.00	HR
Project - Superintendent			350.00	HR
00-Project Engineer	013100-02-00		54.00	DY
Project Engineer (1.00 PH/HR, 5.40 DY, 10.00 HR/DY)			54.00	HR
Work Truck 1/2-1 Ton			21.60	HR
Engineer			54.00	HR
00-Job Trailer	015213-00-00		54.00	DY
00-Bond	017833-00-00		1.00	LS
MH #105 Changes			1.00	LS
Investigation (10.00 PH/EACH, 1.00 DY, 10.00 HR/DY)			1.00	EACH
Work Truck 1/2-1 Ton			4.00	HR
Civil Foreman			10.00	HR
Operator (Loader)			10.00	HR
Laborer			10.00	HR
Waterline Crew 350 - TF (50.00 PH/EACH, 5.00 DY, 10.00 HR/DY)			1.00	EACH
Work Truck 1/2-1 Ton			20.00	HR
Excavator - 400			50.00	HR
Excavator - 300			50.00	HR
Loader 4 Yard			50.00	HR
Civil Foreman			50.00	HR
Operator (Loader)			50.00	HR
Operator (Compactor)			50.00	HR
Pipe Layer			50.00	HR

This additional 5 days is to account for the additional excavation, shoring, install, and demo for the removal and replacement of MH#105. This crew will also be there for a longer period of time now that the lining and bypass pumping of the existing pipe has to take place.

Description	Job Cost ID	Task JC ID	Quantity	UM
(Item 01 - MH #105 Changes continued)				
 Laborer			50.00	HR
 Connection Collar (10.00 PH/EACH, 1.00 DY, 10.00 HR/DY)			1.00	EACH
 Work Truck 1/2-1 Ton			4.00	HR
 Excavator - 300			10.00	HR
 Loader 4 Yard			10.00	HR
 Civil Foreman			10.00	HR
 Operator (Loader)			10.00	HR
 Laborer			10.00	HR
 Concrete 4500 PSI (Staker Parson (McGuire))			5.00	CY
 Seal Coupler 48" Universal			2.00	EACH
 RCP 48"			16.00	LF
 Pipe Boots			2.00	EACH
 Lydar Scan			1.00	EACH
 Additional Bypass Pumping			1.00	EACH
 Concrete Lining			1.00	EACH

Quote is attached. This additional bypass pumping is to account for the flows of the 48" pipe and the extended duration of the work to take place at this manhole. \$30,000 of the original \$60,000 is put towards this.

Quote is attached. 3 days of work

Description	Quantity	UM	Total Direct Cost	MU %	Total Bid Price
MH #105 Changes	1	LS	\$144,592.38	15.00%	\$166,284.00
General Conditions	1	LS	\$46,080.75		
00-Project Manager	54	DY	\$12,233.85		
00-Project Superintendent	54	DY	\$25,816.14		
00-Project Engineer	54	DY	\$2,377.99		
00-Job Trailer	54	DY	\$4,320.00		
00-Bond	1	LS	\$1,332.76		
MH #105 Changes	1	LS	\$98,511.64		
Investigation	1	EACH	\$1,081.18		
Waterline Crew 350 - TF	1	EACH	\$22,252.90		
Connection Collar	1	EACH	\$2,641.18		
Concrete 4500 PSI	5	CY	\$1,340.63		
Seal Coupler 48" Universal	2	EACH	\$1,234.38		
RCP 48"	16	LF	\$2,305.62		
Pipe Boots	2	EACH	\$1,823.25		
Lydar Scan	1	EACH	\$1,147.50		
Additional Bypass Pumping	1	EACH	\$45,000.00		
Concrete Lining	1	EACH	\$19,685.00		



BUILDING RELATIONSHIPS
ONE PROJECT AT A TIME

CONSTRUCTION MANAGEMENT > FACILITIES & PIPELINE > CIVIL & EXCAVATION > INSTRUMENTATION & ELECTRICAL > WIRELESS & COMMUNICATIONS

Work Order Report

Project Name: 26352-2500 UT_PCCLand LLC_Promontory Lift Station	Customer: Gardner Group
Job Number: 26352-2500 Bid Number: 95025-07-04	Billing Address: Salt Lake City, UT 84101
Bid As: Subcontractor	Phone:
Estimator: Jarel Yantes	Contact:
Project Address:	
Completion Date: 5/1/2026	

Pay Items

Description	Job Cost ID	Task JC ID	Quantity	UM
 15 - 15 - 10' Ø Eccentric Manholes			1.00	EACH
 15-10' Ø Eccentric Manholes	333301-15-00		1.00	EACH
 Waterline Crew 350 - TF (20.00 PH/EACH, 2.00 DY, 10.00 HR/DY)			1.00	EACH
 Work Truck 1/2-1 Ton			8.00	HR
 Excavator 350			20.00	HR
 Excavator 250			20.00	HR
 Loader 4 Yard			20.00	HR
 Civil Foreman			20.00	HR
 Operator (Loader)			20.00	HR
 Operator (Compactor)			20.00	HR
 Pipe Layer			20.00	HR
 Laborer			20.00	HR
 Materials Bid Item 115 (Armorock)	~M010622		1.00	LS
 Crane			1.00	EACH

Original estimate had 2
days to remove and
replace MH#105

12249 Mead Way, Littleton, CO 80125 1178 West 17th Street, Marriott-Slaterville, UT 84404
303.791.2521 phone
303.791.2524 fax



Proposal

DATE:
CUSTOMER NAME:
ATTN:
JOB NAME:

2/6/2026
BHI
Jared Whitaker
West Weber Bypass & Pipe Coating

	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
100	Bypass Setup	1	LS	\$32,308.00	\$32,308.00
200	Bypass Watch (24 hour-2 Weeks)	1	LS	\$28,430.00	\$28,430.00
300	Bypass Tear down	1	LS	\$15,613.00	\$15,613.00
400	Weekly-Additional Bypass-(24 hour) If needed*	1	EA	\$15,705.00	
500	Daily-Additonal Bypass-(24 hour) If needed*	1	EA	\$3,048.00	
600	Sewer Shield Coating 10'	1	LS	\$19,685.00	\$19,685.00

BID TOTAL **\$96,036.00**

NOTES:

Item Includes: Mobilization, bypass pumping, shipping, all material, labor and equipment necessary to complete the work, coating up to 10', HDPE pipe (2000'), pumps.

Item Excludes: Excavation of any kind, access to structures smaller than 4'x4', inclement weather preventing work, price does not include fuel, excludes permitting of any kind, burying bypass crossings, stopping infiltration during coating of pipe

Pricing: pricing is based on 1 week for set up, 2 weeks for operation and 1 week tear down, additional bypass needed will be billed per day or per week*