



## Board of County Commissioners - Staff Report

**Meeting Date:** February 17, 2026

**Presenter:** Josiah Nash

**Submitting Dept:** General Services

**Subject:** DPR/GE Johnson Change Order 004 & 005

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**Statement / Purpose:** Consideration of approval from the Board of County Commissioners (BCC) for the combined change orders OCO-004 and OCO-005 by DPR/GE Johnson .

**Background / Description (Pros & Cons):** The following change orders listed as OCO-004 and OCO-005 from DPR/GE Jonhson related to the TCOC-CDC temporary offices project have been combined into one for efficiency. The cost breakdown and purpose of each changed order is listed below.

**OCO-004:** Total -\$84,751.78

This change order includes several adjustments. ENB-004, ENB-005, and ENB-006 authorize the use of established allowances and the contractor's contingency that were already included in the Guaranteed Maximum Price (GMP). These allowances were anticipated for unforeseen conditions and are now being applied as intended. ENB-007 provides a credit back to the project as a result of Value Engineering efforts and plan revisions after coordination with the contractors, which helped reduce costs. Finally, ENB-0010 accounts for additional building tie-downs required due to existing site conditions that were discovered during construction, ensuring structural integrity and compliance with safety standards.

**OCO-005:** Total \$45,417.00

This change order also involves multiple components. ENB-008 and ENB-014 authorize the use of established allowances and the contractor's contingency included in the GMP, similar to OCO-004. ENB-0012 provides a credit back to the project following a Request for Information (RFI) from the subcontractor, which identified adjustments based on actual building conditions. Lastly, ENB-015 covers costs associated with a delay in starting work due to the late receipt of the Building Permit. This delay impacted the project schedule outlined in the initial GMP, and the adjustment ensures that the contractor is compensated for the schedule disruption.

Combined Total: -\$39,334.78 (credit back to project)

**Stakeholder Analysis & Involvement:** Stakeholders include Teton County Facilities & General Services, DPR/GE Johnson, Wember/BPM.

**Fiscal Impact:** The combined change orders 004 & 005 by DPR/GE Johnson will result in a credit of \$39,334.78 back to the Justice Center Project budget.

**Staff Impact:** General Services and County Facilities staff will work with the Owners' Representative, Wember, and GE Johnson, to administer this contract.

**Legal Review:** Gingery

**Staff Input / Recommendation:** Staff recommends approval by the Board of County Commissioners for Change Orders 004 & 005 from DPR/GE Johnson Wyoming for the Justice Center Project.

**Attachments:** Change Order 004 & 005

**Suggested Motion:** I move to approve Change Order 004 & 005 from DPR/GE Johnson Wyoming

## **TETON COUNTY CHANGE ORDER**

<b>Project Name:</b>	Teton County Justice	<b>Department:</b> _____
<b>Contractor:</b>	<u>GE Johnson Construction Wyoming, LLC</u>	<b>Formal Bid No:</b>
<b>Address:</b>	<u>1110 Maple Way Suite F</u>	<b>Purchase Order No:</b>
<b>City, State, Zip:</b>	<u>Jackson, WY 83001</u>	<b>Change Order No:</b> 004

**The following changes are hereby made to the CONTRACT DOCUMENTS:** **Date Prepared:** December 29, 2025

**DESCRIPTION:**

## PRICE ADJUSTMENT:

ITEM	QUANTITY	UNIT	PRICE	EXTENSION
OCO ENB – 004			(\$84,751.78)	
OCO ENB – 005			\$45,417.00	

ORIGINAL CONTRACT PRICE (GMP Amendment).....	\$	<u>4,796,666.00</u>
ACCUMULATIVE CHANGE ORDERS TO DATE.....	\$	<u>231,939.59</u>
ACCUMULATIVE CHANGE ORDERS TO DATE (% of Original Contract).....		<u>3.8%</u>
CURRENT CONTRACT PRICE .....	\$	<u>5,028,605.59</u>
CONTRACT PRICE DUE TO THIS CHANGE ORDER WILL BE <u>(INCREASED)</u> (DECREASED).....	\$	<u>(\$39,334.78)</u>
NEW CONTRACT PRICE INCLUDING THIS CHANGE ORDER WILL BE .....	\$	<u>4,989,270.81</u>

CONTRACT TIME WILL BE INCREASED DECREASED 0 CALENDAR DAYS

**DATE FOR COMPLETION OF ALL WORK (DATE)**

**CONTRACTOR**

GE Johnson Construction, WY

## **TETON COUNTY**

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**COMPANY NAME**

John Del

**SIGNATURE**

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## Mark Newcomb, Chairman, Teton County Board of County Commissioners

**Attest, Maureen Murphy, Teton County Clerk**

**Teton County Justice Center | ENB**  
250 E Simpson Ave.  
Jackson WY 83001

G.E. Johnson Construction Wyoming, LLC  
**Project #:** GW-A25001-ENB

**Issue Date:** 12/08/2025

**To Contractor:**

**G.E. Johnson Construction Wyoming, LLC**

**Owner's Contract No.:**

**Contract Date:** 02/18/2025

**Architect's Job Number:** **24-031**

**The Contract is hereby revised by the following items:**

<b>PCI No.</b>	<b>Description</b>	<b>Amount</b>
ENB-004	Allowance Usage October 2025	0.00
ENB-005	Contingency Usage - Modular Roof Patches	0.00
ENB-006	Allowance Usage November 2025	0.00
ENB-007	COB-01 and VE Options	-96,933.00
ENB-010	RFI-031 Additional Tie Down Locations	12,181.22

The Original Contract Value was .....	4,796,666.00
Sum of Changes by prior Owner Change Orders .....	231,939.59
The Contract Value prior to this Owner Change Order was .....	5,028,605.59
The Contract Value will be changed by this Owner Change Order in the amount of .....	-84,751.78
The new Contract Value including this Owner Change Order will be .....	4,943,853.81
The Contract duration will be changed by .....	0 Days
The revised Substantial completion date as of this Owner Change Order is .....	09/15/2028

<b>Anderson Mason Dale - (AMD Architects)</b>	<b>G.E. Johnson Construction Wyoming, LLC</b>	<b>Teton County</b>
ARCHITECT	CONTRACTOR	OWNER
3198 N Speer Blvd #301 Denver CO 80211		
Signature: 	Signature: 	Signature: _____
Print Name: Abbey Woods	Print Name: John Seal	Print Name: _____
Date: 1/14/2026	Date: 12/29/2025	Date: _____

This document has been reviewed  
and is recommended for approval.

By: 

Tom Farrens - Wember 01/15/2026

11/07/2025

Phone:

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
ENB-004 - Allowance Usage October 2025

Dear ,

We hereby submit our proposal to perform the following added scope of work:

**Description:** Allowance Usage October 2025  
**PCI Reason:** Allowance Expenditure  
**Proposed Amount:** 0.00 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Consumables purchased for demolition of the modulars. Plastic wrap, tape, saws, blades, etc.	6,433.00	G.E. Johnson Construction Wyoming, LLC
Cost of forklift rental, dumpster rental, temp toilet rental, and misc consumables associated with moving/storing the modular trailers.	8,769.00	G.E. Johnson Construction Wyoming, LLC
DPR labor spent coordinating and assisting with moving the modular trailers to and from the modular lot and fairgrounds.	37,181.00	G.E. Johnson Construction Wyoming, LLC
DPR labor spent performing demolition work on the interior and exterior of the modular trailers.	21,983.00	G.E. Johnson Construction Wyoming, LLC
Material purchased to demolish/patch back portions of the modular exteriors, floors, and roofs.	634.00	G.E. Johnson Construction Wyoming, LLC
Modular Allowance Usage	-50,000.00	G.E. Johnson Construction Wyoming, LLC
Modular Demo Allowance Usage	-25,000.00	G.E. Johnson Construction Wyoming, LLC
<b>Total Amount USD</b>	<b>0.00</b>	

**Scope Description:** Approval of the usage of allowance funds prior to and during the month of October 2025.

Approval and payment of this pay application indicates approval of this change order.

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at .

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

John Seal

**Accepted By**

Owner's Signature:

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

11/12/2025

Phone:

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
 ENB-005 - Contingency Usage - Modular Roof Patches

Dear ,

We hereby submit our proposal to perform the following added scope of work:

**Description:** Contingency Usage - Modular Roof Patches  
**PCI Reason:** Field Condition  
**Proposed Amount:** 0.00 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Additional cost to patch back roof at (3) locations of old overframes/connectors. Roof patches to be brought all the way to the peak and taper to be wider at the top of the patch.	9,999.00	Elite Roofing Systems
Construction Contingency - additional cost for expanded roof patches required by field condition.	-1,999.00	G.E. Johnson Construction Wyoming, LLC
Roofing Patch back budget	-8,000.00	G.E. Johnson Construction Wyoming, LLC
<b>Total Amount USD</b>	<b>0.00</b>	

**Scope Description:** Patch back of roofs where old overframes tied in.

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at .

Sincerely,  
 G.E. Johnson Construction Wyoming, LLC

  
 11/12/2025  
 John Seal

**Accepted By**

Owner's Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

11/21/2025

Zach Ryan  
DPR Construction, A General Partnership  
5613 DTC Pkwy #450  
Greenwood Village CO 80111  
Phone: (474) 1450

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
**ENB-006 - Allowance Usage November 2025**

Dear Zach,

We hereby submit our proposal to perform the following added scope of work:

**Description:** Allowance Usage November 2025  
**PCI Reason:** Allowance Expenditure  
**Proposed Amount:** 0.00 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Modular Move Allowance Usage for new subfloor materials needed in trailers.	408.62	G.E. Johnson Construction Wyoming, LLC
Modular Move Allowance Usage for Pinnacle transport cost to move modulars to and from the Fairgrounds storage location.	18,560.00	G.E. Johnson Construction Wyoming, LLC
Modular Move Allowance Usage Nov 2025	-18,968.62	G.E. Johnson Construction Wyoming, LLC
Site Clean-up Allowance Usage for dumpster pulls	5,821.31	G.E. Johnson Construction Wyoming, LLC
Site Clean-Up Allowance Usage for Traffic Control during sitework	2,602.32	G.E. Johnson Construction Wyoming, LLC
Site Clean-up Allowance Usage Nov 2025	-8,423.63	G.E. Johnson Construction Wyoming, LLC
<b>Total Amount USD</b>	<b>0.00</b>	

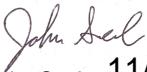
**Scope Description:**

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at (474) 1450.

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

  
John Seal 11/21/2025

**Accepted By**

Owner's Signature:

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

11/24/2025

Zach Ryan  
DPR Construction, A General Partnership  
5613 DTC Pkwy #450  
Greenwood Village CO 80111  
Phone: (474) 1450

**Reference:** **Teton County Justice Center | ENB (GW-A25001-ENB)**  
**Subject:** **Acceptance Letter / Request for Authorization to Proceed**  
**ENB-007 - COB-01 and VE Options**

Dear Zach,

We hereby submit our proposal to perform the following added scope of work:

**Description:** COB-01 and VE Options  
**Proposed Amount:** -96,933.00 **USD**  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

<b>Description</b>	<b>Amount</b>	<b>Contractor</b>
01. COB-01 Judges raised platform rubber nosing.	1,460.00	Spectra Contract Flooring
02. COB-01 Fan Changes in room 118H.	3,040.00	SnakeRiverMechanicalElectricalPlumbingCompleteme Inc.
03. COB-01 Framing and fire rated ceiling costs.	2,819.00	Standard Drywall, Inc.
04. RFI-004 Building footprint subgrade prep.	35,214.00	Phaze Concrete Inc
05. COB-01/RFI-020 Supply of (3) bollards.	1,231.00	Steel West Inc.
06. COB-01 Bollard painting.	1,200.00	Pro Finish Painting LLC
07. COB-01 Bollard concrete.	2,689.00	Mills Concrete LLC
08. COB-01 Hydrovac bollards.	10,820.00	Phaze Concrete Inc
09. COB-01 Raised sidewalk.	4,152.00	Mills Concrete LLC
10. COB-01 Earthwork changes related to revision 1.	5,384.00	Phaze Concrete Inc
11. COB-01 Capping existing utility services.	20,894.00	Phaze Concrete Inc
12. COB-01 Transaction openings.	8,230.00	Edge Construction Specialties, Inc.
VE0.0 - CSL 0.01 Fire alarm to be horn/strobe only, no voice evacuation.	-10,750.00	Greiner Electric of Wyoming, LLC
VE0.01 - RFI-007 Fire alarm LED lit graphic map adjusted to printed map.	-5,875.00	Greiner Electric of Wyoming, LLC
VE0.C.3 - CSL C.03.00 Salvage and reuse existing flooring in the modulars.	-6,845.00	Spectra Contract Flooring
VE1.1 - CSL G.04.00 Excavation and backfill of the communication trench in alley way.	-40,339.00	Phaze Concrete Inc
VE1.2 - CSL G.04.00 Communications trench conduit.	-12,500.00	G.E. Johnson Construction Wyoming, LLC
VE2 - CSL G.05.00 Reduce footing subgrade to scarify/recompact 12" of native soil.	-18,000.00	G.E. Johnson Construction Wyoming, LLC
VE3 - CSL G.06.00 Use Native soil for utility trench backfill.	-12,000.00	Phaze Concrete Inc
VE4 - CSL G.08.00 Reduced exterior decking footprint.	-2,936.00	Edge Construction Specialties, Inc.
VE5.1 - CSL G.09.00 Eliminate need for Simpson asphalt demo and rework.	-4,400.00	Phaze Concrete Inc
VE5.2 - CSL G.09.00 Eliminated asphalt placement.	-10,760.00	G.E. Johnson Construction Wyoming, LLC
VE6.1 - CSL G.10.00 Revised LVE power location.	23,604.00	G.E. Johnson Construction Wyoming, LLC
VE6.2 - CSL G.10.00 Credit for electrical trench.	-12,200.00	Phaze Concrete Inc
VE7 - RFI-008 Revised sanitary sewer connection location.	-1,272.00	Phaze Concrete Inc
VE8.1 - RFI-016 Sidewalk Reduction	-555.00	Mills Concrete LLC
VE8.2 - RFI-016 Sidewalk Reduction	-528.00	Phaze Concrete Inc

Description	Amount	Contractor
VE9 - Electrical VE Complete	-78,710.00	Greiner Electric of Wyoming, LLC
<b>Total Amount USD</b>	<b>-96,933.00</b>	

**Scope Description:** This change order request is for COB-01 and several VE items.

COB-01 Items:

1. Material and labor cost for the rubber nosing added to the raised judge's platform per note 603 on A-404, reference RFI-015 for finish.
2. Cost for updated fan revisions in room 118H.
3. Cost for framing and drywall of added wall in room 134 and fire rated ceiling in room 133.
4. Cost for gravel pad subgrade prep per RFI-004. Excavate an additional 6" and backfill with structural import.
5. Cost to supply (3) bollards per RFI-020 and COB-01.
6. Cost to paint (3) bollards. Assumption on paint to be Sherwin Williams, oil based all surface enamel, satin finish.
7. Cost to place bollard in concrete footing and fill with concrete.
8. Cost to hydrovac (3) bollards, core drill (1) bollard in asphalt and backfill.
9. Cost to form, place, and strip concrete for the added raised sidewalk at the driveway. Cost is also included for the extended sidewalk to the West.
10. Earthwork costs related to revision 1. This includes additional gravel mulch along Simpson, additional sidewalk/drive ramp and demolition, aggregate base for sidewalk and drive ramp. A credit is included for the overlay of the updated grading plan to the original grading plan.
11. Cost to excavate and demo asphalt, to cut/cap the sewer and water service existing connections at the main. This cost is updated to reflect that the work is to occur in Spring of 2026. Cost includes hot mix asphalt patching as required.
12. Cost to supply and install new countertops and brackets at two locations per details on A-711.

CSL/VE Items:

VE0.0 - CSL 0.01 Credit for the fire alarm to be horn/strobe only, no voice evacuation.

VE0.01 - RFI-007 Credit for fire alarm LED lit graphic map adjusted to printed map.

VE0.C.3 - Credit for salvaging the existing flooring in trailers and utilizing material per RFI-012.

VE1.1 - CSL G.04.00: Credit for excavation, backfill, demo and patch back of communications utility trench in the alley way. Cost is included for the revised communications trench per RFI-002.

VE1.2 - CSL G.04.00: Credit for the electrical costs to place conduit in the communications utility trench in the alley way.

VE2 - CSL G.05.00: Credit to reduce footing subgrade to scarify and recompact 12" of native soil. This credit factors in the \$80,000 credit provided at GMP.

VE3 - CSL G.06.00: Credit for use of native backfill in utility trenches ILO structural import.

VE4 - CSL G.08.00: Credit for reduced exterior decking between modulars C and D.

VE5.1 - CSL G.09.00: Credit for the elimination of demo and rework of asphalt along Simpson. Curb and gutter to be placed against asphalt.

VE5.2 - CSL G.09.00: Credit for the placement of new asphalt.

VE6.1 - CSL G.10.00: Cost to tie into existing XFMR ILO tying into new XFMR by owner.

VE6.2 - CSL G.10.00: Credit for the electrical power utility trench including excavation, backfill, and demo/patch of asphalt.

VE7 - RFI-008 credit for revised sanitary sewer connection location.

VE8.1 - RFI-016 credit for the revised sidewalk reductions - concrete.

VE8.2 - RFI-016 credit for the revised sidewalk reductions - earthwork.

VE9 - Complete electrical VE package: contains credit for the reduced snowmelt cable, reduction in power and data receptacles, reduced card readers per RFI-011.1, and reduced cameras.

Please see attached cost back up for additional information.

We have proceeded with this work based on your prior authorization.

We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at (474) 1450.

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

Zach Ryan

**Accepted By**

Architect's Signature: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_



Print Name: Stephan Hall, Anderson Mason Dale

Date: 12/2/2025

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

12/02/2025

Zach Ryan  
DPR Construction, A General Partnership  
5613 DTC Pkwy #450  
Greenwood Village CO 80111  
Phone: (474) 1450

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
**ENB-010 - RFI-031 Additional Tie Down Locations**

Dear Zach,

We hereby submit our proposal to perform the following added scope of work:

**Description:** RFI-031 Additional Tie Down Locations  
**PCI Reason:** Design Discrepancy  
**Proposed Amount:** 12,181.22 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Misc. Spec. Construction - KDP Directional	10,770.00	KDP Directional
<b>Subtotal USD</b>	<b>10,770.00</b>	
Markups	Amount	Contractor
Construction Contingency - 5%	538.50	
Builder's Risk - 0.20%	22.93	
Contractor's Insurance - 1.40%	160.51	
SDI - 1.45%	156.17	
Contractor's Change Order Fee - 4.65%	533.11	
<b>Total Amount USD</b>	<b>12,181.22</b>	

**Scope Description:** This change order request is for the cost to supply and install an additional (96) ninety-six Minute Man Anchors Model 4636-EZDH per RFI-031 Tie Down Anchor Locations.

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at (474) 1450.

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

Zach Ryan

**Accepted By**

Architect's Signature:



Owner's Signature:

Print Name: Stephan Hall, Anderson Mason Dale

Print Name: \_\_\_\_\_

Date: 12-9-2025

Date: \_\_\_\_\_

## **TETON COUNTY CHANGE ORDER**

<b>Project Name:</b>	Teton County Justice	<b>Department:</b> _____
<b>Contractor:</b>	<u>GE Johnson Construction Wyoming, LLC</u>	<b>Formal Bid No:</b>
<b>Address:</b>	<u>1110 Maple Way Suite F</u>	<b>Purchase Order No:</b>
<b>City, State, Zip:</b>	<u>Jackson, WY 83001</u>	<b>Change Order No:</b> 004

**The following changes are hereby made to the CONTRACT DOCUMENTS:** **Date Prepared:** December 29, 2025

**DESCRIPTION:**

## PRICE ADJUSTMENT:

ITEM	QUANTITY	UNIT	PRICE	EXTENSION
OCO ENB – 004			(\$84,751.78)	
OCO ENB – 005			\$45,417.00	

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ACCUMULATIVE CHANGE ORDERS TO DATE (% of Original Contract).....		<u>3.8%</u>
CURRENT CONTRACT PRICE .....	\$	<u>5,028,605.59</u>
CONTRACT PRICE DUE TO THIS CHANGE ORDER WILL BE <u>(INCREASED)</u> (DECREASED).....	\$	<u>(\$39,334.78)</u>
NEW CONTRACT PRICE INCLUDING THIS CHANGE ORDER WILL BE .....	\$	<u>4,989,270.81</u>

CONTRACT TIME WILL BE INCREASED DECREASED 0 CALENDAR DAYS

**DATE FOR COMPLETION OF ALL WORK (DATE)**

**CONTRACTOR**

GE Johnson Construction, WY

## **TETON COUNTY**

---

**COMPANY NAME**

John Del

**SIGNATURE**

---

## **Mark Newcomb, Chairman, Teton County Board of County Commissioners**

**Attest, Maureen Murphy, Teton County Clerk**

**Teton County Justice Center | ENB**  
250 E Simpson Ave.  
Jackson WY 83001

G.E. Johnson Construction Wyoming, LLC  
**Project #:** GW-A25001-ENB

**Issue Date:** 12/08/2025

**To Contractor:**

**G.E. Johnson Construction Wyoming, LLC**

**Owner's Contract No.:**

**Contract Date:** 02/18/2025

**Architect's Job Number:** 24-031

**The Contract is hereby revised by the following items:**

<b>PCI No.</b>	<b>Description</b>	<b>Amount</b>
ENB-004	Allowance Usage October 2025	0.00
ENB-005	Contingency Usage - Modular Roof Patches	0.00
ENB-006	Allowance Usage November 2025	0.00
ENB-007	COB-01 and VE Options	-96,933.00
ENB-010	RFI-031 Additional Tie Down Locations	12,181.22

The Original Contract Value was .....	4,796,666.00
Sum of Changes by prior Owner Change Orders .....	231,939.59
The Contract Value prior to this Owner Change Order was .....	5,028,605.59
The Contract Value will be changed by this Owner Change Order in the amount of .....	-84,751.78
The new Contract Value including this Owner Change Order will be .....	4,943,853.81
The Contract duration will be changed by .....	0 Days
The revised Substantial completion date as of this Owner Change Order is .....	09/15/2028

<b>Anderson Mason Dale - (AMD Architects)</b>	<b>G.E. Johnson Construction Wyoming, LLC</b>	<b>Teton County</b>
ARCHITECT	CONTRACTOR	OWNER
3198 N Speer Blvd #301 Denver CO 80211		
Signature: 	Signature: 	Signature: _____
Print Name: Abbey Woods	Print Name: John Seal	Print Name: _____
Date: 1/14/2026	Date: 12/29/2025	Date: _____

This document has been reviewed  
and is recommended for approval.

By: 

Tom Farrens - Wember 01/15/2026

11/07/2025

Phone:

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
ENB-004 - Allowance Usage October 2025

Dear ,

We hereby submit our proposal to perform the following added scope of work:

**Description:** Allowance Usage October 2025  
**PCI Reason:** Allowance Expenditure  
**Proposed Amount:** 0.00 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Consumables purchased for demolition of the modulars. Plastic wrap, tape, saws, blades, etc.	6,433.00	G.E. Johnson Construction Wyoming, LLC
Cost of forklift rental, dumpster rental, temp toilet rental, and misc consumables associated with moving/storing the modular trailers.	8,769.00	G.E. Johnson Construction Wyoming, LLC
DPR labor spent coordinating and assisting with moving the modular trailers to and from the modular lot and fairgrounds.	37,181.00	G.E. Johnson Construction Wyoming, LLC
DPR labor spent performing demolition work on the interior and exterior of the modular trailers.	21,983.00	G.E. Johnson Construction Wyoming, LLC
Material purchased to demolish/patch back portions of the modular exteriors, floors, and roofs.	634.00	G.E. Johnson Construction Wyoming, LLC
Modular Allowance Usage	-50,000.00	G.E. Johnson Construction Wyoming, LLC
Modular Demo Allowance Usage	-25,000.00	G.E. Johnson Construction Wyoming, LLC
<b>Total Amount USD</b>	<b>0.00</b>	

**Scope Description:** Approval of the usage of allowance funds prior to and during the month of October 2025.

Approval and payment of this pay application indicates approval of this change order.

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at .

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

John Seal

**Accepted By**

Owner's Signature:

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

11/12/2025

Phone:

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
 ENB-005 - Contingency Usage - Modular Roof Patches

Dear ,

We hereby submit our proposal to perform the following added scope of work:

**Description:** Contingency Usage - Modular Roof Patches  
**PCI Reason:** Field Condition  
**Proposed Amount:** 0.00 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Additional cost to patch back roof at (3) locations of old overframes/connectors. Roof patches to be brought all the way to the peak and taper to be wider at the top of the patch.	9,999.00	Elite Roofing Systems
Construction Contingency - additional cost for expanded roof patches required by field condition.	-1,999.00	G.E. Johnson Construction Wyoming, LLC
Roofing Patch back budget	-8,000.00	G.E. Johnson Construction Wyoming, LLC
<b>Total Amount USD</b>	<b>0.00</b>	

**Scope Description:** Patch back of roofs where old overframes tied in.

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at .

Sincerely,  
 G.E. Johnson Construction Wyoming, LLC

  
 11/12/2025  
 John Seal

**Accepted By**

Owner's Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

11/21/2025

Zach Ryan  
DPR Construction, A General Partnership  
5613 DTC Pkwy #450  
Greenwood Village CO 80111  
Phone: (474) 1450

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
**ENB-006 - Allowance Usage November 2025**

Dear Zach,

We hereby submit our proposal to perform the following added scope of work:

**Description:** Allowance Usage November 2025  
**PCI Reason:** Allowance Expenditure  
**Proposed Amount:** 0.00 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Modular Move Allowance Usage for new subfloor materials needed in trailers.	408.62	G.E. Johnson Construction Wyoming, LLC
Modular Move Allowance Usage for Pinnacle transport cost to move modulars to and from the Fairgrounds storage location.	18,560.00	G.E. Johnson Construction Wyoming, LLC
Modular Move Allowance Usage Nov 2025	-18,968.62	G.E. Johnson Construction Wyoming, LLC
Site Clean-up Allowance Usage for dumpster pulls	5,821.31	G.E. Johnson Construction Wyoming, LLC
Site Clean-Up Allowance Usage for Traffic Control during sitework	2,602.32	G.E. Johnson Construction Wyoming, LLC
Site Clean-up Allowance Usage Nov 2025	-8,423.63	G.E. Johnson Construction Wyoming, LLC
<b>Total Amount USD</b>	<b>0.00</b>	

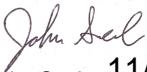
**Scope Description:**

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at (474) 1450.

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

  
John Seal 11/21/2025

**Accepted By**

Owner's Signature:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

11/24/2025

Zach Ryan  
DPR Construction, A General Partnership  
5613 DTC Pkwy #450  
Greenwood Village CO 80111  
Phone: (474) 1450

**Reference:** **Teton County Justice Center | ENB (GW-A25001-ENB)**  
**Subject:** **Acceptance Letter / Request for Authorization to Proceed**  
**ENB-007 - COB-01 and VE Options**

Dear Zach,

We hereby submit our proposal to perform the following added scope of work:

**Description:** COB-01 and VE Options  
**Proposed Amount:** -96,933.00 **USD**  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

<b>Description</b>	<b>Amount</b>	<b>Contractor</b>
01. COB-01 Judges raised platform rubber nosing.	1,460.00	Spectra Contract Flooring
02. COB-01 Fan Changes in room 118H.	3,040.00	SnakeRiverMechanicalElectricalPlumbingCompleteme Inc.
03. COB-01 Framing and fire rated ceiling costs.	2,819.00	Standard Drywall, Inc.
04. RFI-004 Building footprint subgrade prep.	35,214.00	Phaze Concrete Inc
05. COB-01/RFI-020 Supply of (3) bollards.	1,231.00	Steel West Inc.
06. COB-01 Bollard painting.	1,200.00	Pro Finish Painting LLC
07. COB-01 Bollard concrete.	2,689.00	Mills Concrete LLC
08. COB-01 Hydrovac bollards.	10,820.00	Phaze Concrete Inc
09. COB-01 Raised sidewalk.	4,152.00	Mills Concrete LLC
10. COB-01 Earthwork changes related to revision 1.	5,384.00	Phaze Concrete Inc
11. COB-01 Capping existing utility services.	20,894.00	Phaze Concrete Inc
12. COB-01 Transaction openings.	8,230.00	Edge Construction Specialties, Inc.
VE0.0 - CSL 0.01 Fire alarm to be horn/strobe only, no voice evacuation.	-10,750.00	Greiner Electric of Wyoming, LLC
VE0.01 - RFI-007 Fire alarm LED lit graphic map adjusted to printed map.	-5,875.00	Greiner Electric of Wyoming, LLC
VE0.C.3 - CSL C.03.00 Salvage and reuse existing flooring in the modulars.	-6,845.00	Spectra Contract Flooring
VE1.1 - CSL G.04.00 Excavation and backfill of the communication trench in alley way.	-40,339.00	Phaze Concrete Inc
VE1.2 - CSL G.04.00 Communications trench conduit.	-12,500.00	G.E. Johnson Construction Wyoming, LLC
VE2 - CSL G.05.00 Reduce footing subgrade to scarify/recompact 12" of native soil.	-18,000.00	G.E. Johnson Construction Wyoming, LLC
VE3 - CSL G.06.00 Use Native soil for utility trench backfill.	-12,000.00	Phaze Concrete Inc
VE4 - CSL G.08.00 Reduced exterior decking footprint.	-2,936.00	Edge Construction Specialties, Inc.
VE5.1 - CSL G.09.00 Eliminate need for Simpson asphalt demo and rework.	-4,400.00	Phaze Concrete Inc
VE5.2 - CSL G.09.00 Eliminated asphalt placement.	-10,760.00	G.E. Johnson Construction Wyoming, LLC
VE6.1 - CSL G.10.00 Revised LVE power location.	23,604.00	G.E. Johnson Construction Wyoming, LLC
VE6.2 - CSL G.10.00 Credit for electrical trench.	-12,200.00	Phaze Concrete Inc
VE7 - RFI-008 Revised sanitary sewer connection location.	-1,272.00	Phaze Concrete Inc
VE8.1 - RFI-016 Sidewalk Reduction	-555.00	Mills Concrete LLC
VE8.2 - RFI-016 Sidewalk Reduction	-528.00	Phaze Concrete Inc

Description	Amount	Contractor
VE9 - Electrical VE Complete	-78,710.00	Greiner Electric of Wyoming, LLC
<b>Total Amount USD</b>	<b>-96,933.00</b>	

**Scope Description:** This change order request is for COB-01 and several VE items.

COB-01 Items:

1. Material and labor cost for the rubber nosing added to the raised judge's platform per note 603 on A-404, reference RFI-015 for finish.
2. Cost for updated fan revisions in room 118H.
3. Cost for framing and drywall of added wall in room 134 and fire rated ceiling in room 133.
4. Cost for gravel pad subgrade prep per RFI-004. Excavate an additional 6" and backfill with structural import.
5. Cost to supply (3) bollards per RFI-020 and COB-01.
6. Cost to paint (3) bollards. Assumption on paint to be Sherwin Williams, oil based all surface enamel, satin finish.
7. Cost to place bollard in concrete footing and fill with concrete.
8. Cost to hydrovac (3) bollards, core drill (1) bollard in asphalt and backfill.
9. Cost to form, place, and strip concrete for the added raised sidewalk at the driveway. Cost is also included for the extended sidewalk to the West.
10. Earthwork costs related to revision 1. This includes additional gravel mulch along Simpson, additional sidewalk/drive ramp and demolition, aggregate base for sidewalk and drive ramp. A credit is included for the overlay of the updated grading plan to the original grading plan.
11. Cost to excavate and demo asphalt, to cut/cap the sewer and water service existing connections at the main. This cost is updated to reflect that the work is to occur in Spring of 2026. Cost includes hot mix asphalt patching as required.
12. Cost to supply and install new countertops and brackets at two locations per details on A-711.

CSL/VE Items:

VE0.0 - CSL 0.01 Credit for the fire alarm to be horn/strobe only, no voice evacuation.

VE0.01 - RFI-007 Credit for fire alarm LED lit graphic map adjusted to printed map.

VE0.C.3 - Credit for salvaging the existing flooring in trailers and utilizing material per RFI-012.

VE1.1 - CSL G.04.00: Credit for excavation, backfill, demo and patch back of communications utility trench in the alley way. Cost is included for the revised communications trench per RFI-002.

VE1.2 - CSL G.04.00: Credit for the electrical costs to place conduit in the communications utility trench in the alley way.

VE2 - CSL G.05.00: Credit to reduce footing subgrade to scarify and recompact 12" of native soil. This credit factors in the \$80,000 credit provided at GMP.

VE3 - CSL G.06.00: Credit for use of native backfill in utility trenches ILO structural import.

VE4 - CSL G.08.00: Credit for reduced exterior decking between modulars C and D.

VE5.1 - CSL G.09.00: Credit for the elimination of demo and rework of asphalt along Simpson. Curb and gutter to be placed against asphalt.

VE5.2 - CSL G.09.00: Credit for the placement of new asphalt.

VE6.1 - CSL G.10.00: Cost to tie into existing XFMR ILO tying into new XFMR by owner.

VE6.2 - CSL G.10.00: Credit for the electrical power utility trench including excavation, backfill, and demo/patch of asphalt.

VE7 - RFI-008 credit for revised sanitary sewer connection location.

VE8.1 - RFI-016 credit for the revised sidewalk reductions - concrete.

VE8.2 - RFI-016 credit for the revised sidewalk reductions - earthwork.

VE9 - Complete electrical VE package: contains credit for the reduced snowmelt cable, reduction in power and data receptacles, reduced card readers per RFI-011.1, and reduced cameras.

Please see attached cost back up for additional information.

We have proceeded with this work based on your prior authorization.

We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at (474) 1450.

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

Zach Ryan

**Accepted By**

Architect's Signature: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_



Print Name: Stephan Hall, Anderson Mason Dale

Date: 12/2/2025

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

12/02/2025

Zach Ryan  
DPR Construction, A General Partnership  
5613 DTC Pkwy #450  
Greenwood Village CO 80111  
Phone: (474) 1450

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
**ENB-010 - RFI-031 Additional Tie Down Locations**

Dear Zach,

We hereby submit our proposal to perform the following added scope of work:

**Description:** RFI-031 Additional Tie Down Locations  
**PCI Reason:** Design Discrepancy  
**Proposed Amount:** 12,181.22 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Misc. Spec. Construction - KDP Directional	10,770.00	KDP Directional
<b>Subtotal USD</b>	<b>10,770.00</b>	
Markups	Amount	Contractor
Construction Contingency - 5%	538.50	
Builder's Risk - 0.20%	22.93	
Contractor's Insurance - 1.40%	160.51	
SDI - 1.45%	156.17	
Contractor's Change Order Fee - 4.65%	533.11	
<b>Total Amount USD</b>	<b>12,181.22</b>	

**Scope Description:** This change order request is for the cost to supply and install an additional (96) ninety-six Minute Man Anchors Model 4636-EZDH per RFI-031 Tie Down Anchor Locations.

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at (474) 1450.

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

Zach Ryan

**Accepted By**

Architect's Signature:



Owner's Signature:

Print Name: Stephan Hall, Anderson Mason Dale

Print Name: \_\_\_\_\_

Date: 12-9-2025

Date: \_\_\_\_\_

## **TETON COUNTY CHANGE ORDER**

**Project Name:** Teton County Justice **Department:** \_\_\_\_\_  
**Contractor:** GE Johnson Construction Wyoming, LLC **Formal Bid No:** \_\_\_\_\_  
**Address:** 1110 Maple Way Suite F **Purchase Order No:** \_\_\_\_\_  
**City, State, Zip:** Jackson, WY 83001 **Change Order No:** 004

**The following changes are hereby made to the CONTRACT DOCUMENTS:** **Date Prepared:** December 29, 2025

**DESCRIPTION:**

## PRICE ADJUSTMENT:

ITEM	QUANTITY	UNIT	PRICE	EXTENSION
OCO ENB – 004			(\$84,751.78)	
OCO ENB – 005			\$45,417.00	

ORIGINAL CONTRACT PRICE (GMP Amendment).....	\$ <u>4,796,666.00</u>
ACCUMULATIVE CHANGE ORDERS TO DATE.....	\$ <u>231,939.59</u>
ACCUMULATIVE CHANGE ORDERS TO DATE (% of Original Contract).....	<u>3.8%</u>
CURRENT CONTRACT PRICE .....	\$ <u>5,028,605.59</u>
CONTRACT PRICE DUE TO THIS CHANGE ORDER WILL BE <u>(INCREASED)</u> (DECREASED).....	\$ <u>(\$39,334.78)</u>
NEW CONTRACT PRICE INCLUDING THIS CHANGE ORDER WILL BE .....	\$ <u>4,989,270.81</u>

CONTRACT TIME WILL BE INCREASED DECREASED 0 CALENDAR DAYS

**DATE FOR COMPLETION OF ALL WORK (DATE)**

## **CONTRACTOR**

GE Johnson Construction, WY

## **TETON COUNTY**

---

**COMPANY NAME**

John Del

**SIGNATURE**

---

## Mark Newcomb, Chairman, Teton County Board of County Commissioners

**Attest, Maureen Murphy, Teton County Clerk**

**Teton County Justice Center | ENB**  
250 E Simpson Ave.  
Jackson WY 83001

G.E. Johnson Construction Wyoming, LLC  
**Project #:** GW-A25001-ENB

**Issue Date:** 12/08/2025

**To Contractor:**

**G.E. Johnson Construction Wyoming, LLC**

**Owner's Contract No.:**

**Contract Date:** 02/18/2025

**Architect's Job Number:** **24-031**

**The Contract is hereby revised by the following items:**

<b>PCI No.</b>	<b>Description</b>	<b>Amount</b>
ENB-004	Allowance Usage October 2025	0.00
ENB-005	Contingency Usage - Modular Roof Patches	0.00
ENB-006	Allowance Usage November 2025	0.00
ENB-007	COB-01 and VE Options	-96,933.00
ENB-010	RFI-031 Additional Tie Down Locations	12,181.22

The Original Contract Value was .....	4,796,666.00
Sum of Changes by prior Owner Change Orders .....	231,939.59
The Contract Value prior to this Owner Change Order was .....	5,028,605.59
The Contract Value will be changed by this Owner Change Order in the amount of .....	-84,751.78
The new Contract Value including this Owner Change Order will be .....	4,943,853.81
The Contract duration will be changed by .....	0 Days
The revised Substantial completion date as of this Owner Change Order is .....	09/15/2028

<b>Anderson Mason Dale - (AMD Architects)</b>	<b>G.E. Johnson Construction Wyoming, LLC</b>	<b>Teton County</b>
ARCHITECT	CONTRACTOR	OWNER
3198 N Speer Blvd #301 Denver CO 80211		
Signature: 	Signature: 	Signature: _____
Print Name: Abbey Woods	Print Name: John Seal	Print Name: _____
Date: 1/14/2026	Date: 12/29/2025	Date: _____

This document has been reviewed  
and is recommended for approval.

By: 

Tom Farrens - Wember 01/15/2026

11/07/2025

Phone:

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
ENB-004 - Allowance Usage October 2025

Dear ,

We hereby submit our proposal to perform the following added scope of work:

**Description:** Allowance Usage October 2025  
**PCI Reason:** Allowance Expenditure  
**Proposed Amount:** 0.00 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Consumables purchased for demolition of the modulars. Plastic wrap, tape, saws, blades, etc.	6,433.00	G.E. Johnson Construction Wyoming, LLC
Cost of forklift rental, dumpster rental, temp toilet rental, and misc consumables associated with moving/storing the modular trailers.	8,769.00	G.E. Johnson Construction Wyoming, LLC
DPR labor spent coordinating and assisting with moving the modular trailers to and from the modular lot and fairgrounds.	37,181.00	G.E. Johnson Construction Wyoming, LLC
DPR labor spent performing demolition work on the interior and exterior of the modular trailers.	21,983.00	G.E. Johnson Construction Wyoming, LLC
Material purchased to demolish/patch back portions of the modular exteriors, floors, and roofs.	634.00	G.E. Johnson Construction Wyoming, LLC
Modular Allowance Usage	-50,000.00	G.E. Johnson Construction Wyoming, LLC
Modular Demo Allowance Usage	-25,000.00	G.E. Johnson Construction Wyoming, LLC
<b>Total Amount USD</b>	<b>0.00</b>	

**Scope Description:** Approval of the usage of allowance funds prior to and during the month of October 2025.  
Approval and payment of this pay application indicates approval of this change order.

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at .

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

John Seal

**Accepted By**

Owner's Signature:

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

11/12/2025

Phone:

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
ENB-005 - Contingency Usage - Modular Roof Patches

Dear ,

We hereby submit our proposal to perform the following added scope of work:

**Description:** Contingency Usage - Modular Roof Patches  
**PCI Reason:** Field Condition  
**Proposed Amount:** 0.00 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Additional cost to patch back roof at (3) locations of old overframes/connectors. Roof patches to be brought all the way to the peak and taper to be wider at the top of the patch.	9,999.00	Elite Roofing Systems
Construction Contingency - additional cost for expanded roof patches required by field condition.	-1,999.00	G.E. Johnson Construction Wyoming, LLC
Roofing Patch back budget	-8,000.00	G.E. Johnson Construction Wyoming, LLC
<b>Total Amount USD</b>	<b>0.00</b>	

**Scope Description:** Patch back of roofs where old overframes tied in.

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at .

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

  
11/12/2025  
John Seal

**Accepted By**

Owner's Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



elite roofing systems

PO Box 744 Rigby, ID 83442

Phone: 208-228-5834

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

Date: #####

Contractor:	DPR Construction	ERS JOB #:	5268
Billling Address -		Job name:	TC Modulars
Phone:	-	Job address:	250 E Simpson Ave Jackson, WY 83001
Contact:	John Seal	Onsite contac	Josiah Young
Email:	sealj@dpr.com	Email:	youngjo@dpr.com
Phone:	719-300-9453	Phone:	805-223-1946

Change Request # 1

Description:

Remove existing shingles and replace with new to match at former tie in areas of three buidlings .

Amount:

\$ 9,999.00

Customer Signature

Date

11/21/2025

Zach Ryan  
DPR Construction, A General Partnership  
5613 DTC Pkwy #450  
Greenwood Village CO 80111  
Phone: (474) 1450

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
**ENB-006 - Allowance Usage November 2025**

Dear Zach,

We hereby submit our proposal to perform the following added scope of work:

**Description:** Allowance Usage November 2025  
**PCI Reason:** Allowance Expenditure  
**Proposed Amount:** 0.00 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Modular Move Allowance Usage for new subfloor materials needed in trailers.	408.62	G.E. Johnson Construction Wyoming, LLC
Modular Move Allowance Usage for Pinnacle transport cost to move modulars to and from the Fairgrounds storage location.	18,560.00	G.E. Johnson Construction Wyoming, LLC
Modular Move Allowance Usage Nov 2025	-18,968.62	G.E. Johnson Construction Wyoming, LLC
Site Clean-up Allowance Usage for dumpster pulls	5,821.31	G.E. Johnson Construction Wyoming, LLC
Site Clean-Up Allowance Usage for Traffic Control during sitework	2,602.32	G.E. Johnson Construction Wyoming, LLC
Site Clean-up Allowance Usage Nov 2025	-8,423.63	G.E. Johnson Construction Wyoming, LLC
<b>Total Amount USD</b>	<b>0.00</b>	

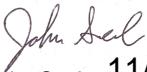
**Scope Description:**

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

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If you have any questions regarding this matter, please contact me at (474) 1450.

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

  
John Seal 11/21/2025

**Accepted By**

Owner's Signature:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

11/24/2025

Zach Ryan  
DPR Construction, A General Partnership  
5613 DTC Pkwy #450  
Greenwood Village CO 80111  
Phone: (474) 1450

**Reference:** **Teton County Justice Center | ENB (GW-A25001-ENB)**  
**Subject:** **Acceptance Letter / Request for Authorization to Proceed**  
**ENB-007 - COB-01 and VE Options**

Dear Zach,

We hereby submit our proposal to perform the following added scope of work:

**Description:** COB-01 and VE Options  
**Proposed Amount:** -96,933.00 **USD**  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

<b>Description</b>	<b>Amount</b>	<b>Contractor</b>
01. COB-01 Judges raised platform rubber nosing.	1,460.00	Spectra Contract Flooring
02. COB-01 Fan Changes in room 118H.	3,040.00	SnakeRiverMechanicalElectricalPlumbingCompleteme Inc.
03. COB-01 Framing and fire rated ceiling costs.	2,819.00	Standard Drywall, Inc.
04. RFI-004 Building footprint subgrade prep.	35,214.00	Phaze Concrete Inc
05. COB-01/RFI-020 Supply of (3) bollards.	1,231.00	Steel West Inc.
06. COB-01 Bollard painting.	1,200.00	Pro Finish Painting LLC
07. COB-01 Bollard concrete.	2,689.00	Mills Concrete LLC
08. COB-01 Hydrovac bollards.	10,820.00	Phaze Concrete Inc
09. COB-01 Raised sidewalk.	4,152.00	Mills Concrete LLC
10. COB-01 Earthwork changes related to revision 1.	5,384.00	Phaze Concrete Inc
11. COB-01 Capping existing utility services.	20,894.00	Phaze Concrete Inc
12. COB-01 Transaction openings.	8,230.00	Edge Construction Specialties, Inc.
VE0.0 - CSL 0.01 Fire alarm to be horn/strobe only, no voice evacuation.	-10,750.00	Greiner Electric of Wyoming, LLC
VE0.01 - RFI-007 Fire alarm LED lit graphic map adjusted to printed map.	-5,875.00	Greiner Electric of Wyoming, LLC
VE0.C.3 - CSL C.03.00 Salvage and reuse existing flooring in the modulars.	-6,845.00	Spectra Contract Flooring
VE1.1 - CSL G.04.00 Excavation and backfill of the communication trench in alley way.	-40,339.00	Phaze Concrete Inc
VE1.2 - CSL G.04.00 Communications trench conduit.	-12,500.00	G.E. Johnson Construction Wyoming, LLC
VE2 - CSL G.05.00 Reduce footing subgrade to scarify/recompact 12" of native soil.	-18,000.00	G.E. Johnson Construction Wyoming, LLC
VE3 - CSL G.06.00 Use Native soil for utility trench backfill.	-12,000.00	Phaze Concrete Inc
VE4 - CSL G.08.00 Reduced exterior decking footprint.	-2,936.00	Edge Construction Specialties, Inc.
VE5.1 - CSL G.09.00 Eliminate need for Simpson asphalt demo and rework.	-4,400.00	Phaze Concrete Inc
VE5.2 - CSL G.09.00 Eliminated asphalt placement.	-10,760.00	G.E. Johnson Construction Wyoming, LLC
VE6.1 - CSL G.10.00 Revised LVE power location.	23,604.00	G.E. Johnson Construction Wyoming, LLC
VE6.2 - CSL G.10.00 Credit for electrical trench.	-12,200.00	Phaze Concrete Inc
VE7 - RFI-008 Revised sanitary sewer connection location.	-1,272.00	Phaze Concrete Inc
VE8.1 - RFI-016 Sidewalk Reduction	-555.00	Mills Concrete LLC
VE8.2 - RFI-016 Sidewalk Reduction	-528.00	Phaze Concrete Inc

Description	Amount	Contractor
VE9 - Electrical VE Complete	-78,710.00	Greiner Electric of Wyoming, LLC
<b>Total Amount USD</b>	<b>-96,933.00</b>	

**Scope Description:** This change order request is for COB-01 and several VE items.

COB-01 Items:

1. Material and labor cost for the rubber nosing added to the raised judge's platform per note 603 on A-404, reference RFI-015 for finish.
2. Cost for updated fan revisions in room 118H.
3. Cost for framing and drywall of added wall in room 134 and fire rated ceiling in room 133.
4. Cost for gravel pad subgrade prep per RFI-004. Excavate an additional 6" and backfill with structural import.
5. Cost to supply (3) bollards per RFI-020 and COB-01.
6. Cost to paint (3) bollards. Assumption on paint to be Sherwin Williams, oil based all surface enamel, satin finish.
7. Cost to place bollard in concrete footing and fill with concrete.
8. Cost to hydrovac (3) bollards, core drill (1) bollard in asphalt and backfill.
9. Cost to form, place, and strip concrete for the added raised sidewalk at the driveway. Cost is also included for the extended sidewalk to the West.
10. Earthwork costs related to revision 1. This includes additional gravel mulch along Simpson, additional sidewalk/drive ramp and demolition, aggregate base for sidewalk and drive ramp. A credit is included for the overlay of the updated grading plan to the original grading plan.
11. Cost to excavate and demo asphalt, to cut/cap the sewer and water service existing connections at the main. This cost is updated to reflect that the work is to occur in Spring of 2026. Cost includes hot mix asphalt patching as required.
12. Cost to supply and install new countertops and brackets at two locations per details on A-711.

CSL/VE Items:

VE0.0 - CSL 0.01 Credit for the fire alarm to be horn/strobe only, no voice evacuation.

VE0.01 - RFI-007 Credit for fire alarm LED lit graphic map adjusted to printed map.

VE0.C.3 - Credit for salvaging the existing flooring in trailers and utilizing material per RFI-012.

VE1.1 - CSL G.04.00: Credit for excavation, backfill, demo and patch back of communications utility trench in the alley way. Cost is included for the revised communications trench per RFI-002.

VE1.2 - CSL G.04.00: Credit for the electrical costs to place conduit in the communications utility trench in the alley way.

VE2 - CSL G.05.00: Credit to reduce footing subgrade to scarify and recompact 12" of native soil. This credit factors in the \$80,000 credit provided at GMP.

VE3 - CSL G.06.00: Credit for use of native backfill in utility trenches ILO structural import.

VE4 - CSL G.08.00: Credit for reduced exterior decking between modulars C and D.

VE5.1 - CSL G.09.00: Credit for the elimination of demo and rework of asphalt along Simpson. Curb and gutter to be placed against asphalt.

VE5.2 - CSL G.09.00: Credit for the placement of new asphalt.

VE6.1 - CSL G.10.00: Cost to tie into existing XFMR ILO tying into new XFMR by owner.

VE6.2 - CSL G.10.00: Credit for the electrical power utility trench including excavation, backfill, and demo/patch of asphalt.

VE7 - RFI-008 credit for revised sanitary sewer connection location.

VE8.1 - RFI-016 credit for the revised sidewalk reductions - concrete.

VE8.2 - RFI-016 credit for the revised sidewalk reductions - earthwork.

VE9 - Complete electrical VE package: contains credit for the reduced snowmelt cable, reduction in power and data receptacles, reduced card readers per RFI-011.1, and reduced cameras.

Please see attached cost back up for additional information.

We have proceeded with this work based on your prior authorization.

We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at (474) 1450.

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

Zach Ryan

**Accepted By**

Architect's Signature: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_



Print Name: Stephan Hall, Anderson Mason Dale

Date: 12/2/2025

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



# Diverzify

Quote Number: Q-95324 - 2509259321

11/17/2025

Zach Ryan  
DPR Construction, Inc.  
3131 McKinney Ave., Suite 200  
DALLAS, TX 75204

Zach Ryan,

We are pleased to submit a proposal for the following project:

RFI-015  
250 E Simpson Ave  
Jackson, WY 83001

Line Description	Quantity	UoM	Unit Price	Total Price
Roppe #m-07 Modified Underlap Stair Nosing	8.00	EA	\$52.9720	\$423.77
Double Stick Trim Tape 1 1/2in x 164	1.00	EA	\$24.7670	\$24.77
Roppe Two Part Epoxy Caulking Compound 13 1/2oz Cartridges	3.00	EA	\$66.9020	\$200.71
Labor Transition	1.00	EA	\$463.2780	\$463.28
Travel, Housing and Per Diem	1.00	EA	\$347.4660	\$347.47
			<b>Subtotal:</b>	<b>\$1,460.00</b>

**\*\*Subtotal: \$1,460.00**

**This proposal is valid for 30 days from the date of the proposal**

**\*\*Base Bid Total: \$1,460.00**

**Notes:**

**Proposal Excludes the Following:**

All costs that affect Material or Labor, including time spent, shipping fees, expediting costs, costs to cover or procure substitute materials, or other expenses, including any costs arising out of a delay in the supply of materials or impacts to the schedule, incurred by Diverzify or its employees arising from any disruptions, interruptions or delays in the manufacture, production, delivery, distribution or transportation of any materials, supplies, or equipment shall be borne by you and will be added to the cost of the Work. Any delays in the Work or the Work Schedule that result from any delay in or unexpected time for the delivery of materials or equipment shall not be the responsibility of Diverzify and any damages, including liquidated damages, that result from such delay shall not be borne by Diverzify.

**Terms & Conditions:**



## PCO # 001 (Rev 1)

**Attention:** John Seal

**Company:** GE Johnson

**Regarding:** TC Modulars

**From:** Ray Hansen

**Pages:** 1

**Date:** 11/12/2025

**Subject:** COB-1 Fan Changes in 118H

MATERIAL CHANGE				
Line Item	QTY	RATE	TOTAL	NOTE
Credit Old EF-5 Fan	1	-150	<b>\$150.00</b>	
New EF-5 Inline Fan	1	975	\$975.00	
New Security Exhaust Grille	1	490	\$490.00	
Material Subtotal			\$1,315.00	
General Expenses		6%	\$78.90	
<b>Subtotal Material:</b>			<b>\$1,393.90</b>	
Overhead & Profit (Material Only)		15%	\$209.09	
<b>Total Material Change:</b>			<b>\$1,602.99</b>	
LABOR CHANGE				
Labor: Project Manager	1	250	\$250.00	
Labor: Foreman	0	180	\$0.00	
Labor: Journeyman	8	125	\$1,000.00	
Labor : Apprentice	0	100	\$0.00	
<b>Subtotal Labor:</b>			<b>\$1,250.00</b>	
Overhead & Profit		15%	\$187.50	
<b>Total Labor Change:</b>			<b>\$1,437.50</b>	
<b>Total Change Amount(Material + Labor):</b>			<b>\$3,040.49</b>	

**Total Change Debit - Credit**

**\$3,040.49**

A time extension of 0 days is required to complete this work.

### Notes & Exclusions/Inclusions

All prices valid for 30 days, time extensions are requested on all change orders. We appreciate the opportunity to work with you. Please let us know if there are any questions or comments.

Regards,

Casey Rammell  
President



# REQUEST FOR CHANGE ORDER

Ref.# COR-001

External/RCO#

GC Ref# COB-001

Date Nov 14, 2025

Job # WY9067

To: DPR CONSTRUCTION  
1110 MAPLE WAY  
SUITE E  
Jackson, WY 83001  
Phone: 719-300-9453

Project: TETON COUNTY JUSTICE CENTER MODULA  
250 E Simpson Ave  
Jackson, WY 83001

Contact: JOHN SEAL

Description: SDI COR-001 COB-001

Total Other Material Charges	Total
3-5/8" 20 GA METAL STUDS, 5/8 TYPE X GYP BOARD	\$519.30
	<b>Total Other Material Charges</b>
	<b>\$519.30</b>
Total Other Subtrade Charges	Total
V2A4 ADDED WALL 10 HRS @ 69	\$690.00
ADDED CA1r LID RM 133 18 HRS @ 69	\$1,242.00
	<b>Total Other Subtrade Charges</b>
	<b>\$1,932.00</b>

**Notes:**

1. This price excludes acceleration, overtime and time extensions to the contract.
2. This price is based upon the above work being performed within the normal sequence of the surrounding construction.
3. The above pricing is valid for thirty (30) days.
4. Excludes Any non gauged metals.

Signature   
MYCHAELE F RELLER

Labor Total:	\$0.00
Material Total:	\$519.30
Sub Trade Total:	\$1,932.00
Cleanup Total:	\$0.00
Equipment Total:	\$0.00
Misc. Total:	\$0.00
Sub Total:	\$2,451.30
Mark Up:	\$367.70 15.00%
<b>Total:</b>	<b>\$2,819.00</b>



*"Consistent Quality, Timely Delivery, Solid Value"*

**Steel West, Inc.**  
1580 Industry Way  
Pocatello, Idaho 83202-0003  
(208) 237-1580  
Fax # (208) 237-1582  
[www.steelwest.net](http://www.steelwest.net)  
FEDRAL ID# 82-0294656

November 20, 2025

Change Order 002R1

Reference: TCJC Modular Buildings (COB-01)

We propose to furnish the following described materials which will comply with the latest edition of the Code of Standard Practice of the A.I.S.C., in the quantities approximately as indicated on the terms stated below.

Steel West Inc. is certified by the American Institute of Steel Construction for Conventional Steel Structures, Complex Steel Buildings, and Simple Bridges

Supply of (3) added bollards per COB-01. **Installation by others**

Raw Material		\$317.79
Buyout Material		\$40.00
Detailing		\$50.00
Shop Labor		\$234.00
Installation		<u>\$0.00</u>
Cost		\$641.79
O&P	10%	<u>\$64.18</u>
Bid Price		\$705.97
Freight		\$500.00
7% Use Tax		<u>\$25.05</u>
Total Bid Price		\$1,231.02

Should you have any questions, please phone.

Respectfully Submitted,

*M. Warnke*

Matt Warnke  
Estimator / Project Manager  
Steel West Inc.



PO Box 1406  
Jackson, WY 83001

# Estimate

Date	Estimate #
11/19/2025	532E

Name / Address
DPR Construction

Project Location
250 E Simpson Ave Jackson, WY, 83001

Project	Temporary Use Manufactured Buidlings	Contact	Zack
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Description	Total
Prepare and apply two coats of paint on ballards. Work will be performed off site. Contract includes labor and materials.	1,200.00

50% down payment is required upon acceptance of the estimate, progress billing will be send for the work performed. Additional work not discussed for this estimate will be billed on time and material bases. If not accepted within 15 days withdraw this proposal. Looking forward to work with you! Contact for additional information.

Total	\$1,200.00
Phone #	3074133797

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



**Mills Concrete**  
4821 Thunderbird Loop  
#102  
Rexburg, ID 83440

## Request For Change

---

**Teton County JC sitework - 25-324**

250 E Simpson Ave  
Suite 450  
Jackson, WY 83001

**RFC No. 1**

**Date:** 11/13/2025  
**Sent By:** Seth Mills  
seth@millsconcrete.com

**Respond By:** 11/17/2025  
**Sent To:**

**Change Reason:** Unforeseen Conditions      **Scope:** Out Of Scope

**Title:** Added / deduct work

**Description:** Man hours for placing bollards, sono-tubes, concrete placement, and material of concrete

**Schedule Impact:** 1 Day

---

**Scope of Work**

Item	Price Subtotal
Man Hours	\$3,386.75
Concrete Material	\$1,004.54
Mark up	\$89.71
	<b>Price Subtotal:</b> \$4,481.00
	<b>Overhead:</b>
	<b>Total Price:</b> \$4,481.00

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**Review and Response**

Approved       Rejected       Request Formal Change Order       Other

---

Seth Mills

Mills Concrete

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91 E. Canyon Commercial Ave.  
Cedar City, UT 84721

Phone (435)656-9500 Fax (435)656-9501

Reference Doc

Memo Hydrovac Excavation for Bollards

## Change Order

**Date** 11/18/2025  
**Customer** DPR Construction (was GE Johnson Construction Company)  
**Project** 25.039 Teton County Justice Center Modular

**Number** 3  
**Status**

### Line Description

	Line Description	UOM	Qty	Price	Total
1	Mobilization		1	\$4,000.00	\$4,000.00 T
2	Vac Truck with Operator	hr	8	\$450.00	\$3,600.00 T
3	Additional Operator	hr	8	\$75.00	\$600.00
4	Core drilling Equipment	hr	2	\$47.04	\$94.08 T
5	Core drilling labor	hr	4	\$72.00	\$288.00
6	Backfilling	hr	4	\$72.00	\$288.00

**Scope Notes:** Does not include supply or setting of bollards.  
Includes core drilling for 1 bollard.

**Number of days added to the schedule:** 1

Sub Total	\$8,870.08
Tax	7%
P&O	15%
Bond	%
<b>Total</b>	<b>\$10,819.97</b>

Phaze Concrete, Inc.

Thomas J Barlow

Signature \_\_\_\_\_ Date \_\_\_\_\_

DPR Construction (was GE Johnson Construction

Signature \_\_\_\_\_ Date \_\_\_\_\_



**Mills Concrete**  
4821 Thunderbird Loop  
#102  
Rexburg, ID 83440

## Request For Change

---

**Teton County JC sitework - 25-324**

250 E Simpson Ave  
Suite 450  
Jackson, WY 83001

**RFC No. 3**

**Date:** 11/21/2025  
**Sent By:** Seth Mills  
seth@millsconcrete.com

**Respond By:** 11/25/2025  
**Sent To:** Zach Ryan  
zachry@dpr.com

**Change Reason:** Design change **Scope:** Out Of Scope

**Title:** C3.0 Revision 1 , Drive ramp

**Description:**

**Schedule Impact:** 4 Days

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**Scope of Work**

Item	Price Subtotal
Material	\$1,075.00
Labor	\$2,700.00
Mark up 10%	\$377.00
	<b>Price Subtotal:</b> \$4,152.00
	<b>Overhead:</b>
	<b>Total Price:</b> \$4,152.00

---

**Review and Response**

Approved

Rejected

Request Formal Change Order

Other

---

Seth Mills

Mills Concrete

---

Zach Ryan

DPR Construction



91 E. Canyon Commercial Ave.  
Cedar City, UT 84721

Phone (435)656-9500 Fax (435)656-9501

Reference Doc

Memo Changes per Oct-20 "COB-01" plan revision

## Change Order

**Date** 11/15/2025  
**Customer** DPR Construction (was GE Johnson Construction Company)  
**Project** 25.039 Teton County Justice Center Modular

**Number** 1  
**Status** Submitted

### Line Description

	Line Description	UOM	Qty	Price	Total
1	Additional parking area gravel	sq ft	182	\$4.40	\$800.80 T
2	Additional sidewalk and approach demolition	ea	1	\$1,200.00	\$1,200.00 T
3	Aggregate base for additional sidewalk and approach	sq ft	515	\$10.68	\$5,500.20 T
4	Export Credit	ton	-149	\$36.60	(\$5,453.40)
5	Pavement over-ex	cy	16	\$16.75	\$268.00 T
6	Regrading	sq ft	550	\$2.35	\$1,292.50 T

**Scope Notes:** Does NOT include import/export for utility trenches.

**Number of days added to the schedule:** 5

Sub Total	\$3,608.10
Tax	4%
P&O	15%
Bond	%
<b>Total</b>	<b>\$5,384.15</b>

Phaze Concrete, Inc.

Thomas J Barlow

Signature \_\_\_\_\_ Date \_\_\_\_\_

DPR Construction (was GE Johnson Construction

Signature \_\_\_\_\_ Date \_\_\_\_\_



91 E. Canyon Commercial Ave.  
Cedar City, UT 84721  
Phone (435)656-9500 Fax (435)656-9501

**Reference Doc**

**Memo** Cap existing water, and remove sewer service

Material					Labor					Equipment					
Line	Description	UOM	Qty	Price	Total	Description	UOM	Qty	Price	Total	Description	UOM	Qty	Price	Total
1	<b>Remove sewer service and cap at main - Native backfill</b>														
2	Haul-off/Disposal		1	\$750.00	\$750.00	demo	hr	7	\$72.00	\$504.00	Demo Saw		2	\$35.00	\$70.00
3	Cap/Materials		1	\$200.00	\$200.00	Excavation	hr	12	\$72.00	\$864.00	325 excavator		12	\$285.47	\$3,425.64
4	Road Base	ton	8.5	\$16.00	\$136.00	Cut line	hr	2	\$72.00	\$144.00	Roller		3	\$56.88	\$170.64
5	Hot Patch	ton	4	\$165.00	\$660.00	Backfill	hr	10	\$72.00	\$720.00	Mobilization		1	\$300.00	\$300.00
6	Traffic control		1	\$300.00	\$300.00	Grading	hr	2	\$72.00	\$144.00					
7						Hot Patch	hr	3	\$72.00	\$216.00					
8	<b>Sub Total:</b>				<b>\$2,046.00</b>					<b>\$2,592.00</b>					<b>\$3,966.28</b>
9															
10	<b>Cap Water service at main - Native backfill</b>														
11	Haul-off/Disposal		1	\$750.00	\$750.00	demo	hr	7	\$72.00	\$504.00	Demo Saw		2	\$35.00	\$70.00
12	Cap/Materials		1	\$250.00	\$250.00	Excavation	hr	12	\$72.00	\$864.00	325 excavator		12	\$285.47	\$3,425.64
13	Road Base	ton	8.5	\$16.00	\$136.00	Cut line	hr	2	\$72.00	\$144.00	Roller		3	\$56.88	\$170.64
14	Hot Patch	ton	4	\$165.00	\$660.00	Backfill	hr	10	\$72.00	\$720.00	Mobilization		1	\$300.00	\$300.00
15	Traffic control		1	\$400.00	\$400.00	Grading	hr	2	\$72.00	\$144.00					
16						Hot Patch	hr	3	\$72.00	\$216.00					
17	<b>Sub Total:</b>				<b>\$2,196.00</b>					<b>\$2,592.00</b>					<b>\$3,966.28</b>
	<b>Material Totals</b>				<b>\$4,242.00</b>	<b>Labor Totals</b>				<b>\$5,184.00</b>	<b>Equipment Totals</b>				<b>\$7,932.56</b>

**Scope Notes:**

Number of days added to the schedule: 1

<b>Sub Total</b>		\$17,358.56
Tax	7%	\$810.22
P&O	15%	\$2,725.32
Bond	%	\$0.00
<b>Total</b>		\$20,894.10



Millwork, Finish Carpentry, Architectural Woodwork,  
Metals, Doors, Hardware, and Specialties

Project Name: Teton County Justice Center - Modulars  
General Contractor: DPR Construction  
GC Project Reference COB-01  
GC Contact Name: John Seal  
GC Phone: 719-300-9453  
GC Email: sealj@dpr.com

# Change Order

For ECS Office Use Only

C.O. #:	2
Date:	11/20/2025
Pricing Valid Until	1/4/2026
Work Type:	Price / Proceed
Schedule Impact:	
Edge PM:	Casey Brennecke
Edge PM Phone:	(203) 984-0561
Edge PM Email:	casey@edgeconstructionspecialties.com

## Scope of Work

### Changes per COB-01

Install Labor	Unit	Quantity	Unit Price	Item Total
PLAM-1 Countertop & Backsplash - Formica Laminate - 3245-58 Smoke	S-ft	55	\$ 17.00	\$ 935.00
New Brackets for salvaged PLAM-1 Countertop	Pc	12	\$ 15.00	\$ 180.00
Remove part of the floor framing/trex decking on the west side of the modulars	M-hr	-8	\$ 82.12	\$ (656.96)
1x6 Maple Trim to Match Existing at Transaction Tops	M-hr	1	\$ 82.12	\$ 82.12
			\$	-
			\$	-
			\$	-
Field Management	M-hr	12	\$ 121.20	\$ 1,454.40
Stocking Materials	M-hr	12	\$ 45.00	\$ 540.00
			Sub-Total Labor	\$ 2,534.56

Materials	Unit	Quantity	Unit Price	Item Total
PLAM-1 Countertop & Backsplash - Formica Laminate - 3245-58 Smoke	S-ft	55	\$ 55.00	\$ 3,025.00
New Brackets for salvaged PLAM-1 Countertop	Pc	12	\$ 45.00	\$ 540.00
Remove part of the floor framing/trex decking on the west side of the modulars	S-ft	-48	\$ 36.54	\$ (1,753.92)
1x6 Maple Trim to Match Existing at Transaction Tops	L-ft	6	\$ 15.00	\$ 90.00
			\$	-
Tools	Pc	1	\$ 5.14	\$ 5.14
Fasteners, adhesives, shims	Pc	1	\$ 27.01	\$ 27.01
			Sub-Total materials	\$ 1,933.23
			Sales Tax on materials	7.00% \$ 135.33
			Rental Equipment	
			Travel expenses	
			Delivery	
			Sub-Total material and equipment cost	\$ 2,068.55

Additional Management Cost due to change not onsite	# of Hrs	Rate	Item Total
Project Manager		\$ 147.66	\$ -
Drafting		\$ 121.20	\$ -
Project Engineer		\$ 121.20	\$ -
		Sub-Total Administration and Coordination	\$ -
		Sub-Total	\$ 4,603.11
Overhead / Fee (As allowed by contract)		15%	\$ 690.47

Bond fee per contract	\$ -
<b>TOTAL</b>	<b>\$ 5,293.58</b>

## Reservation of Rights

Pricing is valid for 30 days.

This Change Order does not include any amount for impacts such as interference, disruptions, rescheduling, changes in the sequence of work, delays and/or associated acceleration. We expressly reserve the right to submit our request for any of these items.

DPR Construction

Date

Edge Construction Specialties, Inc.

Date



# Diverzify

Quote Number: Q-95365 - 2509259321

11/14/2025

Zach Ryan  
DPR Construction, Inc.  
3131 McKinney Ave., Suite 200  
DALLAS, TX 75204

Zach Ryan,

We are pleased to submit a proposal for the following project:

Bulletin 1  
250 E Simpson Ave  
Jackson, WY 83001

Line Description	Quantity	UoM	Unit Price	Total Price
Interface Open Air Carpet Tile	-265.00	SY	\$19.5000	\$-5,167.50
LVT-1 Latitude Stone Arctic Sky 7545	-430.00	SF	\$3.00	\$-1,290.00
			<b>Subtotal:</b>	<b>(\$6,457.50)</b>

**\*\*Subtotal: (\$6,457.50)**

Sales Tax: (\$387.45)

**This proposal is valid for 30 days from the date of the proposal**

**\*\*Base Bid Total: (\$6,844.95)**

## Notes:

### **Proposal Excludes the Following:**

All costs that affect Material or Labor, including time spent, shipping fees, expediting costs, costs to cover or procure substitute materials, or other expenses, including any costs arising out of a delay in the supply of materials or impacts to the schedule, incurred by Diverzify or its employees arising from any disruptions, interruptions or delays in the manufacture, production, delivery, distribution or transportation of any materials, supplies, or equipment shall be borne by you and will be added to the cost of the Work. Any delays in the Work or the Work Schedule that result from any delay in or unexpected time for the delivery of materials or equipment shall not be the responsibility of Diverzify and any damages, including liquidated damages, that result from such delay shall not be borne by Diverzify.

## **Terms & Conditions:**

### **Acceptance:**

Any and all proposals are subject to the parties entering into a written agreement acceptable to Diverzify. This proposal is not legally binding unless signed by a person authorized to make such proposal on behalf of Diverzify. This proposal will expire if not accepted within thirty (30) days of the proposal date.



91 E. Canyon Commercial Ave.  
Cedar City, UT 84721

Phone (435)656-9500 Fax (435)656-9501

Reference Doc

Memo Credits and Additional Base

## Change Order

**Date** 11/18/2025  
**Customer** DPR Construction (was GE Johnson Construction Company)  
**Project** 25.039 Teton County Justice Center Modular

**Number** 2  
**Status** Submitted

### Line Description

	Line Description	UOM	Qty	Price	Total
1	Alternate # 001 - Communication Trench In Alley Way		1	(\$44,100.00)	(\$44,100.00)
2	Communication Trench per RFI-02	ft	23	\$138.00	\$3,174.00 T
3	Alternate # 002 - Native backfill for Fiber, Sewer, and Water Trenches		1	(\$12,000.00)	(\$12,000.00)
4	Alternate # 004 - Credit for Demo, sawcut, and prep for Simpson Asphalt		1	(\$4,400.00)	(\$4,400.00)
5	Credit - Electrical Trench		1	(\$12,200.00)	(\$12,200.00)
6	Credit - Change Sewer Tie-in Location	ft	-33	\$38.55	(\$1,272.15)
7	Water Tie-in – Already priced as installed.		0	\$0.00	\$0.00
8	Credit - Grading for sidewalks removed per RFI-016	sq ft	-192	\$2.75	(\$528.00)
9	6" Additional Base at Building Pads	sq ft	9060	\$3.28	\$29,716.80 T

<b>Sub Total</b>	(\$41,609.35)
<b>Tax</b>	3.5% \$1,152.00
<b>P&amp;O</b>	14.49% \$4,933.62
<b>Bond</b>	% \$0.00
<b>Total</b>	(\$35,523.73)

Phaze Concrete, Inc.

Thomas J Barlow

Signature \_\_\_\_\_ Date \_\_\_\_\_

DPR Construction (was GE Johnson Construction

Signature \_\_\_\_\_ Date \_\_\_\_\_



**Mills Concrete**  
4821 Thunderbird Loop  
#102  
Rexburg, ID 83440

## Request For Change

---

**Teton County JC sitework - 25-324**

250 E Simpson Ave  
Suite 450  
Jackson, WY 83001

**RFC No. 2**

**Date:** 11/13/2025      **Respond By:** 11/17/2025  
**Sent By:** Seth Mills      **Sent To:**  
seth@millsconcrete.com

**Change Reason:** Contractor Recommendation      **Scope:** In Scope

**Title:** Deduct sidewalk

**Description:**

**Schedule Impact:** 0 Days

---

**Scope of Work**

Item	Price Subtotal
deduct sidewalk	-\$555.00
	<b>Price Subtotal:</b> (\$555.00)
	<b>Overhead:</b>
	<b>Total Price:</b> (\$555.00)

---

**Review and Response**

Approved

Rejected

Request Formal Change Order

Other

---

Seth Mills

Mills Concrete

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## CONTRACT CHANGE PROPOSAL

TCJC - Modular Bldgs

5556

CE #: 4.1

DPR Construction Inc.

GC Ref: COB-01

John Seal

Description: COB-01

11/21/2025

Cost Impact: -\$78,710

### Scope Clarifications

#### COB-01 - Electrical Modifications

- Sheet A-103 - Remove 62 lf of gutter snowmelt. This is not represented on the electrical plan E-112. No Change to power connections.
- Sheets E-100 & E-111 - Panel locations and feeders to be reconciled at a later date
- Sheet E-111 - reduction of general power devices
- Sheet T-101 - Telephone service conduits not required
- Sheet T-201 + email from John Seal - Reduction of security devices / equipment
- Sheet T-201 - Modified cable drop count for structured cabling.

### Schedule Impacts

Notice to Proceed required by: 11/27/2025

Schedule Impacts: None

Overtime Required: No

Lisa Cordi

(307) 401-3036

# CHANGE PROPOSAL DETAIL

CE# 4.1



Name	Qty	Material Price	per	Material Total	Labor Unit	per	Labor Total
REDUCE GUTTER SNOWMELT CABLE	1	-\$403.00	EA	-\$403.00	0.00	EA	0.00
<b>A-103 - REDUCE GUTTER SNOWMELT</b>							
SNOWMELT-SELF REGULATING CABLE	-62	\$0.00	EA	\$0.00	0.08	EA	-4.98
<b>E-100, E-111 - REVISED PANEL LOCATIONS - To be reconciled at a later date</b>							
<b>E-111 - GENERAL POWER</b>							
UP, MC, DUPLEX	-32	\$69.07	EA	-\$2,210.17	2.72	EA	-87.05
UP, MC, GFI	-2	\$78.59	EA	-\$157.18	2.72	EA	-5.44
UP, MC, FOURPLEX	-1	\$77.96	EA	-\$77.96	3.06	EA	-3.06
<b>T-101 - No additional work necessary</b>							
<b>T-201 - SECURITY / ACCESS CONTROL - &lt;9&gt; CARD READERS, &lt;3&gt; INTERIOR CAMERA, &lt;1&gt; EXTERIOR CAMERA (BOXES ONLY)</b>							
EMT, EXPOSED 1"	-20	\$292.81	C	-\$58.56	13.40	C	-2.68
BOX, WALL DEEP 1-GANG (B1)	-9	\$11.75	EA	-\$105.70	0.67	EA	-6.03
BOX, CEILING 4 11/16" 1-GANG (GX1)	-3	\$26.71	EA	-\$80.13	0.67	EA	-2.01
BOX, WP 1-GANG (W1)	-1	\$28.72	EA	-\$28.72	0.80	EA	-0.80
<b>T-201 - Structured Cabling = No Change to box rough in. Only cable counts are modified.</b>							
				-\$3,121.43			-112.05

## CAPSHEET

CE# 4.1



MATERIAL		
Commodity Material		-\$2,718
Electric Heat		-\$403
Material Adjustment		\$0
Consumables		-\$94
Tax	7.00%	-\$225
<b>MATERIAL SUBTOTAL</b>		<b>-\$3,440</b>
LABOR		
<i>Direct Labor</i>		
Labor Hours		-112.05
Labor Adjustment		0.00
Field Safety		-6.72
Clean Up		-6.72
Material Handler		-3.36
QA/QC		-11.20
<b>LABOR HOURS SUBTOTAL</b>		<b>-140.06</b>
Straight Time	\$172.30	-\$24,133
Overtime	\$223.47	\$0
<i>Support Labor</i>		
Supervision		-\$4,344
BIM		\$0
<b>LABOR SUBTOTAL</b>		<b>-\$28,477</b>
<b>MATERIAL LABOR SUBTOTAL</b>		<b>-\$31,917</b>
ADDITIONAL COST		
Permit Modifications Permit		\$0
General Conditions & DJE		-\$2,841
<i>Additional Items</i>		
<b>ADDITIONAL COST SUBTOTAL</b>		<b>-\$2,841</b>
<b>CONSTRUCTION SUBTOTAL</b>		<b>-\$34,757</b>
OH	10.00%	-\$3,476
Profit	5.00%	-\$1,738

SUBCONTRACTS	
Structured Cabling	-\$5,264
Security	-\$29,953
<b>SUBCONTRACT SUBTOTAL</b>	<b>-\$35,217</b>
Subcontract Markup	-\$3,522
<b>SUBCONTRACT TOTAL</b>	<b>-\$38,739</b>
ALLOWANCES	
ALLOWANCES SUBTOTAL	\$0
<b>CHANGE TOTAL</b>	<b>-\$78,710</b>

12/02/2025

Zach Ryan  
DPR Construction, A General Partnership  
5613 DTC Pkwy #450  
Greenwood Village CO 80111  
Phone: (474) 1450

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
**ENB-010 - RFI-031 Additional Tie Down Locations**

Dear Zach,

We hereby submit our proposal to perform the following added scope of work:

**Description:** RFI-031 Additional Tie Down Locations  
**PCI Reason:** Design Discrepancy  
**Proposed Amount:** 12,181.22 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Misc. Spec. Construction - KDP Directional	10,770.00	KDP Directional
<b>Subtotal USD</b>	<b>10,770.00</b>	
Markups	Amount	Contractor
Construction Contingency - 5%	538.50	
Builder's Risk - 0.20%	22.93	
Contractor's Insurance - 1.40%	160.51	
SDI - 1.45%	156.17	
Contractor's Change Order Fee - 4.65%	533.11	
<b>Total Amount USD</b>	<b>12,181.22</b>	

**Scope Description:** This change order request is for the cost to supply and install an additional (96) ninety-six Minute Man Anchors Model 4636-EZDH per RFI-031 Tie Down Anchor Locations.

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at (474) 1450.

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

Zach Ryan

**Accepted By**

Architect's Signature:



Owner's Signature:



Print Name: Stephan Hall, Anderson Mason Dale

Print Name: \_\_\_\_\_

Date: 12-9-2025

Date: \_\_\_\_\_

## **TETON COUNTY CHANGE ORDER**

**Project Name:** Teton County Justice **Department:** \_\_\_\_\_  
**Contractor:** GE Johnson Construction Wyoming, LLC **Formal Bid No:** \_\_\_\_\_  
**Address:** 1110 Maple Way Suite F **Purchase Order No:** \_\_\_\_\_  
**City, State, Zip:** Jackson, WY 83001 **Change Order No:** 004

**The following changes are hereby made to the CONTRACT DOCUMENTS:** **Date Prepared:** December 29, 2025

**DESCRIPTION:**

## PRICE ADJUSTMENT:

ITEM	QUANTITY	UNIT	PRICE	EXTENSION
OCO ENB – 004			(\$84,751.78)	
OCO ENB – 005			\$45,417.00	

ORIGINAL CONTRACT PRICE (GMP Amendment).....	\$	<u>4,796,666.00</u>
ACCUMULATIVE CHANGE ORDERS TO DATE.....	\$	<u>231,939.59</u>
ACCUMULATIVE CHANGE ORDERS TO DATE (% of Original Contract).....		<u>3.8%</u>
CURRENT CONTRACT PRICE .....	\$	<u>5,028,605.59</u>
CONTRACT PRICE DUE TO THIS CHANGE ORDER WILL BE <u>(INCREASED)</u> (DECREASED).....	\$	<u>(\$39,334.78)</u>
NEW CONTRACT PRICE INCLUDING THIS CHANGE ORDER WILL BE .....	\$	<u>4,989,270.81</u>

CONTRACT TIME WILL BE INCREASED DECREASED 0 CALENDAR DAYS

**DATE FOR COMPLETION OF ALL WORK (DATE)**

**CONTRACTOR**

GE Johnson Construction, WY

## **TETON COUNTY**

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**COMPANY NAME**

John Del

**SIGNATURE**

---

**Mark Newcomb, Chairman, Teton County Board of County Commissioners**

**Attest, Maureen Murphy, Teton County Clerk**

**Teton County Justice Center | ENB**  
250 E Simpson Ave.  
Jackson WY 83001

G.E. Johnson Construction Wyoming, LLC  
**Project #:** GW-A25001-ENB

**Issue Date:** 12/08/2025

**To Contractor:**

**G.E. Johnson Construction Wyoming, LLC**

**Owner's Contract No.:**

**Contract Date:** 02/18/2025

**Architect's Job Number:** 24-031

**The Contract is hereby revised by the following items:**

<b>PCI No.</b>	<b>Description</b>	<b>Amount</b>
ENB-004	Allowance Usage October 2025	0.00
ENB-005	Contingency Usage - Modular Roof Patches	0.00
ENB-006	Allowance Usage November 2025	0.00
ENB-007	COB-01 and VE Options	-96,933.00
ENB-010	RFI-031 Additional Tie Down Locations	12,181.22

The Original Contract Value was .....	4,796,666.00
Sum of Changes by prior Owner Change Orders .....	231,939.59
The Contract Value prior to this Owner Change Order was .....	5,028,605.59
The Contract Value will be changed by this Owner Change Order in the amount of .....	-84,751.78
The new Contract Value including this Owner Change Order will be .....	4,943,853.81
The Contract duration will be changed by .....	0 Days
The revised Substantial completion date as of this Owner Change Order is .....	09/15/2028

<b>Anderson Mason Dale - (AMD Architects)</b>	<b>G.E. Johnson Construction Wyoming, LLC</b>	<b>Teton County</b>
ARCHITECT	CONTRACTOR	OWNER
3198 N Speer Blvd #301 Denver CO 80211		
Signature: 	Signature: 	Signature: _____
Print Name: Abbey Woods	Print Name: John Seal	Print Name: _____
Date: 1/14/2026	Date: 12/29/2025	Date: _____

This document has been reviewed  
and is recommended for approval.

By: 

Tom Farrens - Wember 01/15/2026

11/07/2025

Phone:

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
ENB-004 - Allowance Usage October 2025

Dear ,

We hereby submit our proposal to perform the following added scope of work:

**Description:** Allowance Usage October 2025  
**PCI Reason:** Allowance Expenditure  
**Proposed Amount:** 0.00 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Consumables purchased for demolition of the modulars. Plastic wrap, tape, saws, blades, etc.	6,433.00	G.E. Johnson Construction Wyoming, LLC
Cost of forklift rental, dumpster rental, temp toilet rental, and misc consumables associated with moving/storing the modular trailers.	8,769.00	G.E. Johnson Construction Wyoming, LLC
DPR labor spent coordinating and assisting with moving the modular trailers to and from the modular lot and fairgrounds.	37,181.00	G.E. Johnson Construction Wyoming, LLC
DPR labor spent performing demolition work on the interior and exterior of the modular trailers.	21,983.00	G.E. Johnson Construction Wyoming, LLC
Material purchased to demolish/patch back portions of the modular exteriors, floors, and roofs.	634.00	G.E. Johnson Construction Wyoming, LLC
Modular Allowance Usage	-50,000.00	G.E. Johnson Construction Wyoming, LLC
Modular Demo Allowance Usage	-25,000.00	G.E. Johnson Construction Wyoming, LLC
<b>Total Amount USD</b>	<b>0.00</b>	

**Scope Description:** Approval of the usage of allowance funds prior to and during the month of October 2025.  
Approval and payment of this pay application indicates approval of this change order.

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at .

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

John Seal

**Accepted By**

Owner's Signature:

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

11/12/2025

Phone:

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
ENB-005 - Contingency Usage - Modular Roof Patches

Dear ,

We hereby submit our proposal to perform the following added scope of work:

**Description:** Contingency Usage - Modular Roof Patches  
**PCI Reason:** Field Condition  
**Proposed Amount:** 0.00 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Additional cost to patch back roof at (3) locations of old overframes/connectors. Roof patches to be brought all the way to the peak and taper to be wider at the top of the patch.	9,999.00	Elite Roofing Systems
Construction Contingency - additional cost for expanded roof patches required by field condition.	-1,999.00	G.E. Johnson Construction Wyoming, LLC
Roofing Patch back budget	-8,000.00	G.E. Johnson Construction Wyoming, LLC
<b>Total Amount USD</b>	<b>0.00</b>	

**Scope Description:** Patch back of roofs where old overframes tied in.

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at .

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

  
11/12/2025  
John Seal

**Accepted By**

Owner's Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



elite roofing systems

PO Box 744 Rigby, ID 83442

Phone: 208-228-5834

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

Date: #####

Contractor:	DPR Construction	ERS JOB #:	5268
Billling Address -		Job name:	TC Modulars
Phone:	-	Job address:	250 E Simpson Ave Jackson, WY 83001
Contact:	John Seal	Onsite contac	Josiah Young
Email:	sealj@dpr.com	Email:	youngjo@dpr.com
Phone:	719-300-9453	Phone:	805-223-1946

Change Request # 1

Description:

Remove existing shingles and replace with new to match at former tie in areas of three buidlings .

Amount:

\$ 9,999.00

Customer Signature

Date

11/21/2025

Zach Ryan  
DPR Construction, A General Partnership  
5613 DTC Pkwy #450  
Greenwood Village CO 80111  
Phone: (474) 1450

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
**ENB-006 - Allowance Usage November 2025**

Dear Zach,

We hereby submit our proposal to perform the following added scope of work:

**Description:** Allowance Usage November 2025  
**PCI Reason:** Allowance Expenditure  
**Proposed Amount:** 0.00 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Modular Move Allowance Usage for new subfloor materials needed in trailers.	408.62	G.E. Johnson Construction Wyoming, LLC
Modular Move Allowance Usage for Pinnacle transport cost to move modulars to and from the Fairgrounds storage location.	18,560.00	G.E. Johnson Construction Wyoming, LLC
Modular Move Allowance Usage Nov 2025	-18,968.62	G.E. Johnson Construction Wyoming, LLC
Site Clean-up Allowance Usage for dumpster pulls	5,821.31	G.E. Johnson Construction Wyoming, LLC
Site Clean-Up Allowance Usage for Traffic Control during sitework	2,602.32	G.E. Johnson Construction Wyoming, LLC
Site Clean-up Allowance Usage Nov 2025	-8,423.63	G.E. Johnson Construction Wyoming, LLC
<b>Total Amount USD</b>	<b>0.00</b>	

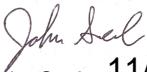
**Scope Description:**

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at (474) 1450.

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

  
John Seal 11/21/2025

**Accepted By**

Owner's Signature:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

11/24/2025

Zach Ryan  
DPR Construction, A General Partnership  
5613 DTC Pkwy #450  
Greenwood Village CO 80111  
Phone: (474) 1450

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
ENB-007 - COB-01 and VE Options

Dear Zach,

We hereby submit our proposal to perform the following added scope of work:

**Description:** COB-01 and VE Options  
**Proposed Amount:** -96,933.00 **USD**  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
01. COB-01 Judges raised platform rubber nosing.	1,460.00	Spectra Contract Flooring
02. COB-01 Fan Changes in room 118H.	3,040.00	SnakeRiverMechanicalElectricalPlumbingCompleteme Inc.
03. COB-01 Framing and fire rated ceiling costs.	2,819.00	Standard Drywall, Inc.
04. RFI-004 Building footprint subgrade prep.	35,214.00	Phaze Concrete Inc
05. COB-01/RFI-020 Supply of (3) bollards.	1,231.00	Steel West Inc.
06. COB-01 Bollard painting.	1,200.00	Pro Finish Painting LLC
07. COB-01 Bollard concrete.	2,689.00	Mills Concrete LLC
08. COB-01 Hydrovac bollards.	10,820.00	Phaze Concrete Inc
09. COB-01 Raised sidewalk.	4,152.00	Mills Concrete LLC
10. COB-01 Earthwork changes related to revision 1.	5,384.00	Phaze Concrete Inc
11. COB-01 Capping existing utility services.	20,894.00	Phaze Concrete Inc
12. COB-01 Transaction openings.	8,230.00	Edge Construction Specialties, Inc.
VE0.0 - CSL 0.01 Fire alarm to be horn/strobe only, no voice evacuation.	-10,750.00	Greiner Electric of Wyoming, LLC
VE0.01 - RFI-007 Fire alarm LED lit graphic map adjusted to printed map.	-5,875.00	Greiner Electric of Wyoming, LLC
VE0.C.3 - CSL C.03.00 Salvage and reuse existing flooring in the modulars.	-6,845.00	Spectra Contract Flooring
VE1.1 - CSL G.04.00 Excavation and backfill of the communication trench in alley way.	-40,339.00	Phaze Concrete Inc
VE1.2 - CSL G.04.00 Communications trench conduit.	-12,500.00	G.E. Johnson Construction Wyoming, LLC
VE2 - CSL G.05.00 Reduce footing subgrade to scarify/recompact 12" of native soil.	-18,000.00	G.E. Johnson Construction Wyoming, LLC
VE3 - CSL G.06.00 Use Native soil for utility trench backfill.	-12,000.00	Phaze Concrete Inc
VE4 - CSL G.08.00 Reduced exterior decking footprint.	-2,936.00	Edge Construction Specialties, Inc.
VE5.1 - CSL G.09.00 Eliminate need for Simpson asphalt demo and rework.	-4,400.00	Phaze Concrete Inc
VE5.2 - CSL G.09.00 Eliminated asphalt placement.	-10,760.00	G.E. Johnson Construction Wyoming, LLC
VE6.1 - CSL G.10.00 Revised LVE power location.	23,604.00	G.E. Johnson Construction Wyoming, LLC
VE6.2 - CSL G.10.00 Credit for electrical trench.	-12,200.00	Phaze Concrete Inc
VE7 - RFI-008 Revised sanitary sewer connection location.	-1,272.00	Phaze Concrete Inc
VE8.1 - RFI-016 Sidewalk Reduction	-555.00	Mills Concrete LLC
VE8.2 - RFI-016 Sidewalk Reduction	-528.00	Phaze Concrete Inc

Description	Amount	Contractor
VE9 - Electrical VE Complete	-78,710.00	Greiner Electric of Wyoming, LLC
<b>Total Amount USD</b>	<b>-96,933.00</b>	

**Scope Description:** This change order request is for COB-01 and several VE items.

COB-01 Items:

1. Material and labor cost for the rubber nosing added to the raised judge's platform per note 603 on A-404, reference RFI-015 for finish.
2. Cost for updated fan revisions in room 118H.
3. Cost for framing and drywall of added wall in room 134 and fire rated ceiling in room 133.
4. Cost for gravel pad subgrade prep per RFI-004. Excavate an additional 6" and backfill with structural import.
5. Cost to supply (3) bollards per RFI-020 and COB-01.
6. Cost to paint (3) bollards. Assumption on paint to be Sherwin Williams, oil based all surface enamel, satin finish.
7. Cost to place bollard in concrete footing and fill with concrete.
8. Cost to hydrovac (3) bollards, core drill (1) bollard in asphalt and backfill.
9. Cost to form, place, and strip concrete for the added raised sidewalk at the driveway. Cost is also included for the extended sidewalk to the West.
10. Earthwork costs related to revision 1. This includes additional gravel mulch along Simpson, additional sidewalk/drive ramp and demolition, aggregate base for sidewalk and drive ramp. A credit is included for the overlay of the updated grading plan to the original grading plan.
11. Cost to excavate and demo asphalt, to cut/cap the sewer and water service existing connections at the main. This cost is updated to reflect that the work is to occur in Spring of 2026. Cost includes hot mix asphalt patching as required.
12. Cost to supply and install new countertops and brackets at two locations per details on A-711.

CSL/VE Items:

VE0.0 - CSL 0.01 Credit for the fire alarm to be horn/strobe only, no voice evacuation.

VE0.01 - RFI-007 Credit for fire alarm LED lit graphic map adjusted to printed map.

VE0.C.3 - Credit for salvaging the existing flooring in trailers and utilizing material per RFI-012.

VE1.1 - CSL G.04.00: Credit for excavation, backfill, demo and patch back of communications utility trench in the alley way. Cost is included for the revised communications trench per RFI-002.

VE1.2 - CSL G.04.00: Credit for the electrical costs to place conduit in the communications utility trench in the alley way.

VE2 - CSL G.05.00: Credit to reduce footing subgrade to scarify and recompact 12" of native soil. This credit factors in the \$80,000 credit provided at GMP.

VE3 - CSL G.06.00: Credit for use of native backfill in utility trenches ILO structural import.

VE4 - CSL G.08.00: Credit for reduced exterior decking between modulars C and D.

VE5.1 - CSL G.09.00: Credit for the elimination of demo and rework of asphalt along Simpson. Curb and gutter to be placed against asphalt.

VE5.2 - CSL G.09.00: Credit for the placement of new asphalt.

VE6.1 - CSL G.10.00: Cost to tie into existing XFMR ILO tying into new XFMR by owner.

VE6.2 - CSL G.10.00: Credit for the electrical power utility trench including excavation, backfill, and demo/patch of asphalt.

VE7 - RFI-008 credit for revised sanitary sewer connection location.

VE8.1 - RFI-016 credit for the revised sidewalk reductions - concrete.

VE8.2 - RFI-016 credit for the revised sidewalk reductions - earthwork.

VE9 - Complete electrical VE package: contains credit for the reduced snowmelt cable, reduction in power and data receptacles, reduced card readers per RFI-011.1, and reduced cameras.

Please see attached cost back up for additional information.

We have proceeded with this work based on your prior authorization.

We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at (474) 1450.

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

Zach Ryan

**Accepted By**

Architect's Signature: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_



Print Name: Stephan Hall, Anderson Mason Dale

Date: 12/2/2025

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



# Diverzify

Quote Number: Q-95324 - 2509259321

11/17/2025

Zach Ryan  
DPR Construction, Inc.  
3131 McKinney Ave., Suite 200  
DALLAS, TX 75204

Zach Ryan,

We are pleased to submit a proposal for the following project:

RFI-015  
250 E Simpson Ave  
Jackson, WY 83001

Line Description	Quantity	UoM	Unit Price	Total Price
Roppe #m-07 Modified Underlap Stair Nosing	8.00	EA	\$52.9720	\$423.77
Double Stick Trim Tape 1 1/2in x 164	1.00	EA	\$24.7670	\$24.77
Roppe Two Part Epoxy Caulking Compound 13 1/2oz Cartridges	3.00	EA	\$66.9020	\$200.71
Labor Transition	1.00	EA	\$463.2780	\$463.28
Travel, Housing and Per Diem	1.00	EA	\$347.4660	\$347.47
			<b>Subtotal:</b>	<b>\$1,460.00</b>

**\*\*Subtotal: \$1,460.00**

**This proposal is valid for 30 days from the date of the proposal**

**\*\*Base Bid Total: \$1,460.00**

**Notes:**

**Proposal Excludes the Following:**

All costs that affect Material or Labor, including time spent, shipping fees, expediting costs, costs to cover or procure substitute materials, or other expenses, including any costs arising out of a delay in the supply of materials or impacts to the schedule, incurred by Diverzify or its employees arising from any disruptions, interruptions or delays in the manufacture, production, delivery, distribution or transportation of any materials, supplies, or equipment shall be borne by you and will be added to the cost of the Work. Any delays in the Work or the Work Schedule that result from any delay in or unexpected time for the delivery of materials or equipment shall not be the responsibility of Diverzify and any damages, including liquidated damages, that result from such delay shall not be borne by Diverzify.

**Terms & Conditions:**



## PCO # 001 (Rev 1)

**Attention:** John Seal

**Company:** GE Johnson

**Regarding:** TC Modulars

**From:** Ray Hansen

**Pages:** 1

**Date:** 11/12/2025

**Subject:** COB-1 Fan Changes in 118H

MATERIAL CHANGE				
Line Item	QTY	RATE	TOTAL	NOTE
Credit Old EF-5 Fan	1	-150	<b>\$150.00</b>	
New EF-5 Inline Fan	1	975	\$975.00	
New Security Exhaust Grille	1	490	\$490.00	
Material Subtotal			\$1,315.00	
General Expenses		6%	\$78.90	
<b>Subtotal Material:</b>			<b>\$1,393.90</b>	
Overhead & Profit (Material Only)		15%	\$209.09	
<b>Total Material Change:</b>			<b>\$1,602.99</b>	
LABOR CHANGE				
Labor: Project Manager	1	250	\$250.00	
Labor: Foreman	0	180	\$0.00	
Labor: Journeyman	8	125	\$1,000.00	
Labor : Apprentice	0	100	\$0.00	
<b>Subtotal Labor:</b>			<b>\$1,250.00</b>	
Overhead & Profit		15%	\$187.50	
<b>Total Labor Change:</b>			<b>\$1,437.50</b>	
<b>Total Change Amount(Material + Labor):</b>			<b>\$3,040.49</b>	

**Total Change Debit - Credit**

**\$3,040.49**

A time extension of 0 days is required to complete this work.

### Notes & Exclusions/Inclusions

All prices valid for 30 days, time extensions are requested on all change orders. We appreciate the opportunity to work with you. Please let us know if there are any questions or comments.

Regards,

A handwritten signature in black ink that reads "Casey Rammell".

Casey Rammell  
President



# REQUEST FOR CHANGE ORDER

Ref.# COR-001

External/RCO#

GC Ref# COB-001

Date Nov 14, 2025

Job # WY9067

To: DPR CONSTRUCTION  
1110 MAPLE WAY  
SUITE E  
Jackson, WY 83001  
Phone: 719-300-9453

Project: TETON COUNTY JUSTICE CENTER MODULA  
250 E Simpson Ave  
Jackson, WY 83001

Contact: JOHN SEAL

Description: SDI COR-001 COB-001

Total Other Material Charges	Total
3-5/8" 20 GA METAL STUDS, 5/8 TYPE X GYP BOARD	\$519.30
	<b>Total Other Material Charges</b>
	<b>\$519.30</b>
Total Other Subtrade Charges	Total
V2A4 ADDED WALL 10 HRS @ 69	\$690.00
ADDED CA1r LID RM 133 18 HRS @ 69	\$1,242.00
	<b>Total Other Subtrade Charges</b>
	<b>\$1,932.00</b>

**Notes:**

1. This price excludes acceleration, overtime and time extensions to the contract.
2. This price is based upon the above work being performed within the normal sequence of the surrounding construction.
3. The above pricing is valid for thirty (30) days.
4. Excludes Any non gauged metals.

Signature   
MYCHAELE F RELLER

Labor Total:	\$0.00
Material Total:	\$519.30
Sub Trade Total:	\$1,932.00
Cleanup Total:	\$0.00
Equipment Total:	\$0.00
Misc. Total:	\$0.00
Sub Total:	\$2,451.30
Mark Up:	\$367.70 15.00%
<b>Total:</b>	<b>\$2,819.00</b>



*"Consistent Quality, Timely Delivery, Solid Value"*

**Steel West, Inc.**  
1580 Industry Way  
Pocatello, Idaho 83202-0003  
(208) 237-1580  
Fax # (208) 237-1582  
[www.steelwest.net](http://www.steelwest.net)  
FEDRAL ID# 82-0294656

November 20, 2025

Change Order 002R1

Reference: TCJC Modular Buildings (COB-01)

We propose to furnish the following described materials which will comply with the latest edition of the Code of Standard Practice of the A.I.S.C., in the quantities approximately as indicated on the terms stated below.

Steel West Inc. is certified by the American Institute of Steel Construction for Conventional Steel Structures, Complex Steel Buildings, and Simple Bridges

Supply of (3) added bollards per COB-01. **Installation by others**

Raw Material		\$317.79
Buyout Material		\$40.00
Detailing		\$50.00
Shop Labor		\$234.00
Installation		<u>\$0.00</u>
Cost		\$641.79
O&P	10%	<u>\$64.18</u>
Bid Price		\$705.97
Freight		\$500.00
7% Use Tax		<u>\$25.05</u>
Total Bid Price		\$1,231.02

Should you have any questions, please phone.

Respectfully Submitted,

*M. Warnke*

Matt Warnke  
Estimator / Project Manager  
Steel West Inc.



PO Box 1406  
Jackson, WY 83001

# Estimate

Date	Estimate #
11/19/2025	532E

Name / Address
DPR Construction

Project Location
250 E Simpson Ave Jackson, WY, 83001

Project	Temporary Use Manufactured Buidlings	Contact	Zack
---------	--------------------------------------	---------	------

Description	Total
Prepare and apply two coats of paint on ballards. Work will be performed off site. Contract includes labor and materials.	1,200.00

50% down payment is required upon acceptance of the estimate, progress billing will be send for the work performed. Additional work not discussed for this estimate will be billed on time and material bases. If not accepted within 15 days withdraw this proposal. Looking forward to work with you! Contact for additional information.

Total	\$1,200.00
Phone #	3074133797

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



**Mills Concrete**  
4821 Thunderbird Loop  
#102  
Rexburg, ID 83440

## Request For Change

---

**Teton County JC sitework - 25-324**

250 E Simpson Ave  
Suite 450  
Jackson, WY 83001

**RFC No. 1**

**Date:** 11/13/2025  
**Sent By:** Seth Mills  
seth@millsconcrete.com

**Respond By:** 11/17/2025  
**Sent To:**

**Change Reason:** Unforeseen Conditions      **Scope:** Out Of Scope

**Title:** Added / deduct work

**Description:** Man hours for placing bollards, sono-tubes, concrete placement, and material of concrete

**Schedule Impact:** 1 Day

---

**Scope of Work**

Item	Price Subtotal
Man Hours	\$3,386.75
Concrete Material	\$1,004.54
Mark up	\$89.71
	<b>Price Subtotal:</b> \$4,481.00
	<b>Overhead:</b>
	<b>Total Price:</b> \$4,481.00

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**Review and Response**

Approved       Rejected       Request Formal Change Order       Other

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Seth Mills

Mills Concrete

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91 E. Canyon Commercial Ave.  
Cedar City, UT 84721

Phone (435)656-9500 Fax (435)656-9501

Reference Doc

Memo Hydrovac Excavation for Bollards

## Change Order

**Date** 11/18/2025  
**Customer** DPR Construction (was GE Johnson Construction Company)  
**Project** 25.039 Teton County Justice Center Modular

**Number** 3  
**Status**

### Line Description

	Line Description	UOM	Qty	Price	Total
1	Mobilization		1	\$4,000.00	\$4,000.00 T
2	Vac Truck with Operator	hr	8	\$450.00	\$3,600.00 T
3	Additional Operator	hr	8	\$75.00	\$600.00
4	Core drilling Equipment	hr	2	\$47.04	\$94.08 T
5	Core drilling labor	hr	4	\$72.00	\$288.00
6	Backfilling	hr	4	\$72.00	\$288.00

**Scope Notes:** Does not include supply or setting of bollards.  
Includes core drilling for 1 bollard.

**Number of days added to the schedule:** 1

Sub Total	\$8,870.08
Tax	7%
P&O	15%
Bond	%
<b>Total</b>	<b>\$10,819.97</b>

Phaze Concrete, Inc.

Thomas J Barlow

Signature \_\_\_\_\_ Date \_\_\_\_\_

DPR Construction (was GE Johnson Construction

Signature \_\_\_\_\_ Date \_\_\_\_\_



**Mills Concrete**  
4821 Thunderbird Loop  
#102  
Rexburg, ID 83440

## Request For Change

---

### Teton County JC sitework - 25-324

250 E Simpson Ave  
Suite 450  
Jackson, WY 83001

**RFC No. 3**

**Date:** 11/21/2025  
**Sent By:** Seth Mills  
seth@millsconcrete.com

**Respond By:** 11/25/2025  
**Sent To:** Zach Ryan  
zachry@dpr.com

**Change Reason:** Design change **Scope:** Out Of Scope

**Title:** C3.0 Revision 1 , Drive ramp

**Description:**

**Schedule Impact:** 4 Days

---

### Scope of Work

Item	Price Subtotal
Material	\$1,075.00
Labor	\$2,700.00
Mark up 10%	\$377.00
	<b>Price Subtotal:</b> \$4,152.00
	<b>Overhead:</b>
	<b>Total Price:</b> \$4,152.00

---

### Review and Response

Approved

Rejected

Request Formal Change Order

Other

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Seth Mills

Mills Concrete

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Zach Ryan

DPR Construction



91 E. Canyon Commercial Ave.  
Cedar City, UT 84721

Phone (435)656-9500 Fax (435)656-9501

Reference Doc

Memo Changes per Oct-20 "COB-01" plan revision

## Change Order

**Date** 11/15/2025  
**Customer** DPR Construction (was GE Johnson Construction Company)  
**Project** 25.039 Teton County Justice Center Modular

**Number** 1  
**Status** Submitted

### Line Description

	Line Description	UOM	Qty	Price	Total
1	Additional parking area gravel	sq ft	182	\$4.40	\$800.80 T
2	Additional sidewalk and approach demolition	ea	1	\$1,200.00	\$1,200.00 T
3	Aggregate base for additional sidewalk and approach	sq ft	515	\$10.68	\$5,500.20 T
4	Export Credit	ton	-149	\$36.60	(\$5,453.40)
5	Pavement over-ex	cy	16	\$16.75	\$268.00 T
6	Regrading	sq ft	550	\$2.35	\$1,292.50 T

**Scope Notes:** Does NOT include import/export for utility trenches.

**Number of days added to the schedule:** 5

Sub Total	\$3,608.10
Tax	4%
P&O	15%
Bond	%
<b>Total</b>	<b>\$5,384.15</b>

Phaze Concrete, Inc.

Thomas J Barlow

Signature \_\_\_\_\_ Date \_\_\_\_\_

DPR Construction (was GE Johnson Construction

Signature \_\_\_\_\_ Date \_\_\_\_\_



91 E. Canyon Commercial Ave.  
Cedar City, UT 84721  
Phone (435)656-9500 Fax (435)656-9501

**Reference Doc**

**Memo** Cap existing water, and remove sewer service

Material					Labor					Equipment					
Line	Description	UOM	Qty	Price	Total	Description	UOM	Qty	Price	Total	Description	UOM	Qty	Price	Total
1	<b>Remove sewer service and cap at main - Native backfill</b>														
2	Haul-off/Disposal		1	\$750.00	\$750.00	demo	hr	7	\$72.00	\$504.00	Demo Saw		2	\$35.00	\$70.00
3	Cap/Materials		1	\$200.00	\$200.00	Excavation	hr	12	\$72.00	\$864.00	325 excavator		12	\$285.47	\$3,425.64
4	Road Base	ton	8.5	\$16.00	\$136.00	Cut line	hr	2	\$72.00	\$144.00	Roller		3	\$56.88	\$170.64
5	Hot Patch	ton	4	\$165.00	\$660.00	Backfill	hr	10	\$72.00	\$720.00	Mobilization		1	\$300.00	\$300.00
6	Traffic control		1	\$300.00	\$300.00	Grading	hr	2	\$72.00	\$144.00					
7						Hot Patch	hr	3	\$72.00	\$216.00					
8	<b>Sub Total:</b>				<b>\$2,046.00</b>					<b>\$2,592.00</b>					<b>\$3,966.28</b>
9															
10	<b>Cap Water service at main - Native backfill</b>														
11	Haul-off/Disposal		1	\$750.00	\$750.00	demo	hr	7	\$72.00	\$504.00	Demo Saw		2	\$35.00	\$70.00
12	Cap/Materials		1	\$250.00	\$250.00	Excavation	hr	12	\$72.00	\$864.00	325 excavator		12	\$285.47	\$3,425.64
13	Road Base	ton	8.5	\$16.00	\$136.00	Cut line	hr	2	\$72.00	\$144.00	Roller		3	\$56.88	\$170.64
14	Hot Patch	ton	4	\$165.00	\$660.00	Backfill	hr	10	\$72.00	\$720.00	Mobilization		1	\$300.00	\$300.00
15	Traffic control		1	\$400.00	\$400.00	Grading	hr	2	\$72.00	\$144.00					
16						Hot Patch	hr	3	\$72.00	\$216.00					
17	<b>Sub Total:</b>				<b>\$2,196.00</b>					<b>\$2,592.00</b>					<b>\$3,966.28</b>
	<b>Material Totals</b>				<b>\$4,242.00</b>	<b>Labor Totals</b>				<b>\$5,184.00</b>	<b>Equipment Totals</b>				<b>\$7,932.56</b>

**Scope Notes:**

Number of days added to the schedule: 1

<b>Sub Total</b>		\$17,358.56
Tax	7%	\$810.22
P&O	15%	\$2,725.32
Bond	%	\$0.00
<b>Total</b>		\$20,894.10



Millwork, Finish Carpentry, Architectural Woodwork,  
Metals, Doors, Hardware, and Specialties

Project Name: Teton County Justice Center - Modulars  
General Contractor: DPR Construction  
GC Project Reference COB-01  
GC Contact Name: John Seal  
GC Phone: 719-300-9453  
GC Email: sealj@dpr.com

# Change Order

For ECS Office Use Only

C.O. #:	2
Date:	11/20/2025
Pricing Valid Until 1/4/2026	
Work Type:	Price / Proceed
Schedule Impact:	
Edge PM:	Casey Brennecke
Edge PM Phone:	(203) 984-0561
Edge PM Email:	casey@edgeconstructionspecialties.com

## Scope of Work

### Changes per COB-01

Install Labor	Unit	Quantity	Unit Price	Item Total
PLAM-1 Countertop & Backsplash - Formica Laminate - 3245-58 Smoke	S-ft	55	\$ 17.00	\$ 935.00
New Brackets for salvaged PLAM-1 Countertop	Pc	12	\$ 15.00	\$ 180.00
Remove part of the floor framing/trex decking on the west side of the modulars	M-hr	-8	\$ 82.12	\$ (656.96)
1x6 Maple Trim to Match Existing at Transaction Tops	M-hr	1	\$ 82.12	\$ 82.12
			\$	-
			\$	-
			\$	-
Field Management	M-hr	12	\$ 121.20	\$ 1,454.40
Stocking Materials	M-hr	12	\$ 45.00	\$ 540.00
			Sub-Total Labor	\$ 2,534.56

Materials	Unit	Quantity	Unit Price	Item Total
PLAM-1 Countertop & Backsplash - Formica Laminate - 3245-58 Smoke	S-ft	55	\$ 55.00	\$ 3,025.00
New Brackets for salvaged PLAM-1 Countertop	Pc	12	\$ 45.00	\$ 540.00
Remove part of the floor framing/trex decking on the west side of the modulars	S-ft	-48	\$ 36.54	\$ (1,753.92)
1x6 Maple Trim to Match Existing at Transaction Tops	L-ft	6	\$ 15.00	\$ 90.00
			\$	-
Tools	Pc	1	\$ 5.14	\$ 5.14
Fasteners, adhesives, shims	Pc	1	\$ 27.01	\$ 27.01
			Sub-Total materials	\$ 1,933.23
			Sales Tax on materials	7.00% \$ 135.33
			Rental Equipment	
			Travel expenses	
			Delivery	
			Sub-Total material and equipment cost	\$ 2,068.55

Additional Management Cost due to change not onsite	# of Hrs	Rate	Item Total
Project Manager		\$ 147.66	\$ -
Drafting		\$ 121.20	\$ -
Project Engineer		\$ 121.20	\$ -
		Sub-Total Administration and Coordination	\$ -
		Sub-Total	\$ 4,603.11
Overhead / Fee (As allowed by contract)		15%	\$ 690.47

Bond fee per contract	\$ -
<b>TOTAL</b>	<b>\$ 5,293.58</b>

## Reservation of Rights

Pricing is valid for 30 days.

This Change Order does not include any amount for impacts such as interference, disruptions, rescheduling, changes in the sequence of work, delays and/or associated acceleration. We expressly reserve the right to submit our request for any of these items.

DPR Construction

Date

Edge Construction Specialties, Inc.

Date



# Diverzify

Quote Number: Q-95365 - 2509259321

11/14/2025

Zach Ryan  
DPR Construction, Inc.  
3131 McKinney Ave., Suite 200  
DALLAS, TX 75204

Zach Ryan,

We are pleased to submit a proposal for the following project:

Bulletin 1  
250 E Simpson Ave  
Jackson, WY 83001

Line Description	Quantity	UoM	Unit Price	Total Price
Interface Open Air Carpet Tile	-265.00	SY	\$19.5000	\$-5,167.50
LVT-1 Latitude Stone Arctic Sky 7545	-430.00	SF	\$3.00	\$-1,290.00
			<b>Subtotal:</b>	<b>(\$6,457.50)</b>

**\*\*Subtotal: (\$6,457.50)**

Sales Tax: (\$387.45)

**This proposal is valid for 30 days from the date of the proposal**

**\*\*Base Bid Total: (\$6,844.95)**

## Notes:

### **Proposal Excludes the Following:**

All costs that affect Material or Labor, including time spent, shipping fees, expediting costs, costs to cover or procure substitute materials, or other expenses, including any costs arising out of a delay in the supply of materials or impacts to the schedule, incurred by Diverzify or its employees arising from any disruptions, interruptions or delays in the manufacture, production, delivery, distribution or transportation of any materials, supplies, or equipment shall be borne by you and will be added to the cost of the Work. Any delays in the Work or the Work Schedule that result from any delay in or unexpected time for the delivery of materials or equipment shall not be the responsibility of Diverzify and any damages, including liquidated damages, that result from such delay shall not be borne by Diverzify.

### **Terms & Conditions:**

#### **Acceptance:**

Any and all proposals are subject to the parties entering into a written agreement acceptable to Diverzify. This proposal is not legally binding unless signed by a person authorized to make such proposal on behalf of Diverzify. This proposal will expire if not accepted within thirty (30) days of the proposal date.



91 E. Canyon Commercial Ave.  
Cedar City, UT 84721

Phone (435)656-9500 Fax (435)656-9501

Reference Doc

Memo Credits and Additional Base

## Change Order

**Date** 11/18/2025  
**Customer** DPR Construction (was GE Johnson Construction Company)  
**Project** 25.039 Teton County Justice Center Modular

**Number** 2  
**Status** Submitted

### Line Description

	Line Description	UOM	Qty	Price	Total
1	Alternate # 001 - Communication Trench In Alley Way		1	(\$44,100.00)	(\$44,100.00)
2	Communication Trench per RFI-02	ft	23	\$138.00	\$3,174.00 T
3	Alternate # 002 - Native backfill for Fiber, Sewer, and Water Trenches		1	(\$12,000.00)	(\$12,000.00)
4	Alternate # 004 - Credit for Demo, sawcut, and prep for Simpson Asphalt		1	(\$4,400.00)	(\$4,400.00)
5	Credit - Electrical Trench		1	(\$12,200.00)	(\$12,200.00)
6	Credit - Change Sewer Tie-in Location	ft	-33	\$38.55	(\$1,272.15)
7	Water Tie-in – Already priced as installed.		0	\$0.00	\$0.00
8	Credit - Grading for sidewalks removed per RFI-016	sq ft	-192	\$2.75	(\$528.00)
9	6" Additional Base at Building Pads	sq ft	9060	\$3.28	\$29,716.80 T

<b>Sub Total</b>	(\$41,609.35)
<b>Tax</b>	3.5% \$1,152.00
<b>P&amp;O</b>	14.49% \$4,933.62
<b>Bond</b>	% \$0.00
<b>Total</b>	(\$35,523.73)

Phaze Concrete, Inc.

Thomas J Barlow

Signature \_\_\_\_\_ Date \_\_\_\_\_

DPR Construction (was GE Johnson Construction

Signature \_\_\_\_\_ Date \_\_\_\_\_



**Mills Concrete**  
4821 Thunderbird Loop  
#102  
Rexburg, ID 83440

## Request For Change

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**Teton County JC sitework - 25-324**

250 E Simpson Ave  
Suite 450  
Jackson, WY 83001

**RFC No. 2**

**Date:** 11/13/2025      **Respond By:** 11/17/2025  
**Sent By:** Seth Mills      **Sent To:**  
seth@millsconcrete.com

**Change Reason:** Contractor Recommendation      **Scope:** In Scope

**Title:** Deduct sidewalk

**Description:**

**Schedule Impact:** 0 Days

---

**Scope of Work**

Item	Price Subtotal
deduct sidewalk	-\$555.00
	<b>Price Subtotal:</b> (\$555.00)
	<b>Overhead:</b>
	<b>Total Price:</b> (\$555.00)

---

**Review and Response**

Approved

Rejected

Request Formal Change Order

Other

---

Seth Mills

Mills Concrete

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## CONTRACT CHANGE PROPOSAL

TCJC - Modular Bldgs

5556

CE #: 4.1

DPR Construction Inc.

GC Ref: COB-01

John Seal

Description: COB-01

11/21/2025

Cost Impact: -\$78,710

### Scope Clarifications

#### COB-01 - Electrical Modifications

- Sheet A-103 - Remove 62 lf of gutter snowmelt. This is not represented on the electrical plan E-112. No Change to power connections.
- Sheets E-100 & E-111 - Panel locations and feeders to be reconciled at a later date
- Sheet E-111 - reduction of general power devices
- Sheet T-101 - Telephone service conduits not required
- Sheet T-201 + email from John Seal - Reduction of security devices / equipment
- Sheet T-201 - Modified cable drop count for structured cabling.

### Schedule Impacts

Notice to Proceed required by: 11/27/2025

Schedule Impacts: None

Overtime Required: No

Lisa Cordi

(307) 401-3036

# CHANGE PROPOSAL DETAIL

CE# 4.1



Name	Qty	Material Price	per	Material Total	Labor Unit	per	Labor Total
REDUCE GUTTER SNOWMELT CABLE	1	-\$403.00	EA	-\$403.00	0.00	EA	0.00
<b>A-103 - REDUCE GUTTER SNOWMELT</b>							
SNOWMELT-SELF REGULATING CABLE	-62	\$0.00	EA	\$0.00	0.08	EA	-4.98
<b>E-100, E-111 - REVISED PANEL LOCATIONS - To be reconciled at a later date</b>							
<b>E-111 - GENERAL POWER</b>							
UP, MC, DUPLEX	-32	\$69.07	EA	-\$2,210.17	2.72	EA	-87.05
UP, MC, GFI	-2	\$78.59	EA	-\$157.18	2.72	EA	-5.44
UP, MC, FOURPLEX	-1	\$77.96	EA	-\$77.96	3.06	EA	-3.06
<b>T-101 - No additional work necessary</b>							
<b>T-201 - SECURITY / ACCESS CONTROL - &lt;9&gt; CARD READERS, &lt;3&gt; INTERIOR CAMERA, &lt;1&gt; EXTERIOR CAMERA (BOXES ONLY)</b>							
EMT, EXPOSED 1"	-20	\$292.81	C	-\$58.56	13.40	C	-2.68
BOX, WALL DEEP 1-GANG (B1)	-9	\$11.75	EA	-\$105.70	0.67	EA	-6.03
BOX, CEILING 4 11/16" 1-GANG (GX1)	-3	\$26.71	EA	-\$80.13	0.67	EA	-2.01
BOX, WP 1-GANG (W1)	-1	\$28.72	EA	-\$28.72	0.80	EA	-0.80
<b>T-201 - Structured Cabling = No Change to box rough in. Only cable counts are modified.</b>							
				-\$3,121.43			-112.05

## CAPSHEET

CE# 4.1



MATERIAL		
Commodity Material		-\$2,718
Electric Heat		-\$403
Material Adjustment		\$0
Consumables		-\$94
Tax	7.00%	-\$225
<b>MATERIAL SUBTOTAL</b>		<b>-\$3,440</b>
LABOR		
<i>Direct Labor</i>		
Labor Hours		-112.05
Labor Adjustment		0.00
Field Safety		-6.72
Clean Up		-6.72
Material Handler		-3.36
QA/QC		-11.20
<b>LABOR HOURS SUBTOTAL</b>		<b>-140.06</b>
Straight Time	\$172.30	-\$24,133
Overtime	\$223.47	\$0
<i>Support Labor</i>		
Supervision		-\$4,344
BIM		\$0
<b>LABOR SUBTOTAL</b>		<b>-\$28,477</b>
<b>MATERIAL LABOR SUBTOTAL</b>		<b>-\$31,917</b>
ADDITIONAL COST		
Permit Modifications Permit		\$0
General Conditions & DJE		-\$2,841
<i>Additional Items</i>		
<b>ADDITIONAL COST SUBTOTAL</b>		<b>-\$2,841</b>
<b>CONSTRUCTION SUBTOTAL</b>		<b>-\$34,757</b>
OH	10.00%	-\$3,476
Profit	5.00%	-\$1,738

SUBCONTRACTS	
Structured Cabling	-\$5,264
Security	-\$29,953
<b>SUBCONTRACT SUBTOTAL</b>	<b>-\$35,217</b>
Subcontract Markup	-\$3,522
<b>SUBCONTRACT TOTAL</b>	<b>-\$38,739</b>
ALLOWANCES	
ALLOWANCES SUBTOTAL	\$0
<b>CHANGE TOTAL</b>	<b>-\$78,710</b>

12/02/2025

Zach Ryan  
DPR Construction, A General Partnership  
5613 DTC Pkwy #450  
Greenwood Village CO 80111  
Phone: (474) 1450

**Reference:** Teton County Justice Center | ENB (GW-A25001-ENB)  
**Subject:** Acceptance Letter / Request for Authorization to Proceed  
**ENB-010 - RFI-031 Additional Tie Down Locations**

Dear Zach,

We hereby submit our proposal to perform the following added scope of work:

**Description:** RFI-031 Additional Tie Down Locations  
**PCI Reason:** Design Discrepancy  
**Proposed Amount:** 12,181.22 USD  
**Installation Duration:** 0 Working Days

Our proposal is based on the following cost breakdown and attached subcontractors' proposals, if applicable:

Description	Amount	Contractor
Misc. Spec. Construction - KDP Directional	10,770.00	KDP Directional
<b>Subtotal USD</b>	<b>10,770.00</b>	
Markups	Amount	Contractor
Construction Contingency - 5%	538.50	
Builder's Risk - 0.20%	22.93	
Contractor's Insurance - 1.40%	160.51	
SDI - 1.45%	156.17	
Contractor's Change Order Fee - 4.65%	533.11	
<b>Total Amount USD</b>	<b>12,181.22</b>	

**Scope Description:** This change order request is for the cost to supply and install an additional (96) ninety-six Minute Man Anchors Model 4636-EZDH per RFI-031 Tie Down Anchor Locations.

We have proceeded with this work based on your prior authorization.  
 We have not proceeded with this work and await your prompt direction as not to impact the project construction schedule.

Please indicate your acceptance of this proposal by signing the letter below and returning a copy for our files. Our proposal is subject to adjustment if it is not accepted within two weeks or if the conditions on which it was based change.

If you have any questions regarding this matter, please contact me at (474) 1450.

Sincerely,  
G.E. Johnson Construction Wyoming, LLC

Zach Ryan

**Accepted By**

Architect's Signature:



Owner's Signature:

Print Name: Stephan Hall, Anderson Mason Dale

Print Name: \_\_\_\_\_

Date: 12-9-2025

Date: \_\_\_\_\_