

TOOELE CITY CORPORATION

RESOLUTION 2026-17

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AN AGREEMENT CHANGE ORDER NO. 3 WITH HYDRO RESOURCES ROCKY MOUNTAIN, INC., FOR DRILLING OF THE 2025 TOOELE CITY WELLS PROJECT.

WHEREAS, on July 16, 2025, the City Council approved Resolution 2025-61, approving an agreement with Hydro Resources Rocky Mountain, Inc., for drilling in connection with the 2025 Tooele City Wells Project (the "Wells Project"); and,

WHEREAS, the City solicited public bids for construction of the Wells Project in accordance with the procedures of §11-39-101 *et seq.*, Utah Code Annotated, and the Tooele City Purchasing Policies and Procedures; and,

WHEREAS, during the course of the construction of the Wells Project, certain unforeseen conditions or necessary adjustments were identified, and the City Administration has determined it to be prudent to change the well screen from wire wrapped to louvered, to increase the total screen length, and to increase the overall drilling depth (see Change Order No. 3 attached as Exhibit A); and,

WHEREAS, these changes are essential to the successful completion and long-term integrity of the Wells Project and are determined to be within the original general scope of work envisioned by the bid documents; and,

WHEREAS, Change Order No. 3 would increase the contract amount by \$252,475.09, and City Administration requests an additional contingency in the amount of \$85,000.00; and,

WHEREAS, Section VIII of the Tooele City Purchasing Policies and Procedures provides for the approval of change orders, as follows:

VIII. CHANGE ORDERS. The City recognizes that change orders are a normal component of the procurement process...

A. Modifications to approved contracts shall be deemed change orders when the Mayor and Purchasing Agent determine that: 1. The modification is related in some manner to the same or similar project approved in the contract, and 2. Treating the modification as a change order would maximize efficiency in completion of and cost savings to the City.

B. Change Order approval process: ... 2. Individual change orders \$30,000 and above shall be approved by the Mayor and City Council after consultation with the responsible department head...provided the change order is within the approved project budget.

WHEREAS, the Purchasing Policies and Procedures allow for Change Order No. 3 because the Mayor and Parks and Public Works Director have determined that the change order is related to the agreement for the Wells Project, and the change order will maximize efficiency in Project completion and result in cost savings; and,

WHEREAS, City Council approval is required for all agreements and change orders in excess of the statutory cost threshold of \$30,000 established in TCC §1-5-10 (see also TCC §1-6-4, §1-14-4, §1-22-4); and,

WHEREAS, the City has complied with the requirements of the Tooele City Purchasing Policies and Procedures:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that: (1) the City Council hereby approves Change Order No. 3 with Hydro Resources Rocky Mountain, Inc., in the amount of \$252,475.09, for the Wells Project; and, (2) the City Council hereby approves an additional \$85,000.00 for contingency.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this 1st day of April, 2026. * As amended verbally, to include approval of the contingency of \$223,500.00.

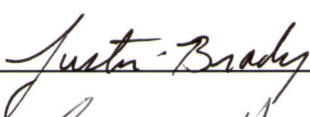
TOOELE CITY COUNCIL

(For)


(Against)



Melodi Stokes



Justin Brady

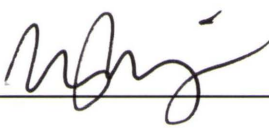


ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)



ATTEST:




Shilo Baker, City Recorder

SEAL



Approved as to Form:



Matthew C. Johnson, City Attorney

Exhibit A

Change Order No. 3
with Cover Letter and Exhibits



THE
LANGDON
GROUP



J-U-B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

October 15, 2025

Jamie Grandpre
90 North Main
Tooele, UT 84074

RE: Change Order #3 2025 Tooele City Well Drilling Project

Dear Jamie,

The 2025 Tooele City Well Drilling Project awarded to Hydro Resources Rocky Mountain includes the drilling of two pilot wells and one production well. The drilling of the two pilot wells is now complete. The Rogers site has been selected for the location of the production well based upon more favorable water production and water quality results.

Several modifications to the production well design are recommended based upon the findings of the test well including:

- Increasing the depth of the well from 1,210 feet to 1,320 feet with an additional 60 feet of screen to improve the water yield of the well
- Changing the type of well screen from continuous wire wrap to louvered screen and gradation of the gravel pack due to the formation encountered in the test well
- Adding an intermediate casing and seal to mitigate lost circulation risks

The addition of the intermediate casing and seal is the most substantial change to the well design. During the drilling of the Rogers pilot well Hydro Resources experienced zones of lost circulation of the drilling mud which posed a risk of the borehole collapsing which would have prevented the completion of the well. Additional materials were added to stabilize the borehole wall and allow the successful completion of the well. However, it was a challenge to maintain the borehole wall stability throughout the drilling and will very likely be even more challenging with the larger diameter production well. The addition of the intermediate casing mitigates the risk of the borehole wall collapsing by providing a way to seal off the most severe lost circulation zone at the beginning of the well drilling process. The addition of the intermediate casing requires increasing the diameter of the conductor borehole and casing.

Change Order #3 incorporates these changes into the production well design and establishes the unit prices for these changes. Quantities for materials to incorporate these changes and the cost are included in the change order but actual quantities for items such as cement grout, gravel pack, development time and others may vary.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES

J-U-B FAMILY OF COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B ENGINEERS, INC.

The net total change to the contract price for Change Order #3 is anticipated to be \$252,475.09. We recommend the approval of this change order to provide a production well designed to leverage the information from and mitigate the drilling risks experienced during the test well drilling.

Please let us know if you have questions or would like to discuss this matter in greater detail.

Sincerely,

Andrew Hobson, P.E.
Project Manager
J-U-B ENGINEERS, Inc.

CHANGE ORDER NO.: 3

Owner:	Tooele City Corporation	Owner's Project No.:
Engineer:	J-U-B Engineers	Engineer's Project No.: 55-25-021
Contractor:	Hydro Resources Rocky Mountain, Inc.	Contractor's Project No.: RKY-R-05818
Project:	2025 Tooele City Well Drilling Project	
Contract Name:	2025 Tooele City Well Drilling Project	
Date Issued:	October 15, 2025	Effective Date of Change Order: October 15, 2025

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

Description:

Contractor shall construct the Rogers Road production well as revised by drilling a 42" diameter conductor casing borehole, installing a 36" diameter conductor casing, drilling a 32" diameter borehole and adding a 28" diameter surface (or intermediate) casing, replacing the wire wrap screen with louvered well screen and accompanying gravel pack gradation change, add 60 feet of additional screen, extend the total depth of the well to 1,320 feet below ground surface, and install a bull nose cap, and accompanying changes to cement grout seals as shown in the Rogers Road Well Design Figure prepared by Loughlin Water Associates.

Attachments: Hydro Resource Change Order #3 Form and Exhibit; Rogers Road Well Design Figure 3

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>2,536,638.00</u>	Original Contract Times: Substantial Completion: <u>January 10, 2026</u> Ready for final payment: <u>February 10, 2026</u>
Increase from previously approved Change Orders No. 1 to No. 2: \$ <u>41,652.50</u>	Increase from previously approved Change Orders No.1 to No. 2: Substantial Completion: <u>January 10, 2026</u> Ready for final payment: <u>February 10, 2026</u>
Contract Price prior to this Change Order: \$ <u>2,578,290.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>January 10, 2026</u> Ready for final payment: <u>February 10, 2026</u>
Increase this Change Order: \$ <u>252,475.09</u>	Increase this Change Order: Substantial Completion: <u>N/A</u> Ready for final payment: <u>N/A</u>
Contract Price incorporating this Change Order: \$ <u>2,830,765.59</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>January 10, 2026</u> Ready for final payment: <u>February 10, 2026</u>

Recommended by Engineer (if required)	Authorized by Owner
By: <u>Brandon Nielsen</u>	_____
Title: <u>Project Manager</u>	_____
Date: <u>October 15, 2025</u>	_____
Authorized by Owner	Approved by Funding Agency (if applicable)
By: _____	_____
Title: _____	_____
Date: _____	_____

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Hydro resources

13027 Weld County Road 18, Ft Lupton, CO, 80621
PH: (303) 857-7540

Change Order #3

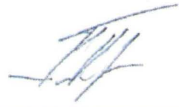
Project Name: 2025 Tooele City Wells Drilling
Project Location Tooele UT
Owner: Tooele City Corporation
Engineering Firm: JUB Engineering
Contract Number: 55-25-021
Contract Date: 7/10/2025

Change Order Date: 10/1/2025

The contract is changed as follows:

Changed geological conditions necessitate revisions to the production well design and drilling methodology.

The original contract sum was	\$	<u>2,536,638.00</u>
The net change by previously authorized Change Orders	\$	<u>41,652.50</u>
The contract sum prior to this Change Order was	\$	<u>2,578,290.50</u>
The contract sum will be (increased) by this Change Order in the amount of	\$	<u>252,475.09</u>
The new contract sum, including this Change Order will be	\$	<u>2,830,765.59</u>
The Contract Time will be (increased/decreased/unchanged) by		<u>(0) days</u>
The new date of Substantial Completion will be		<u>1/10/2026</u>

<u>JUB Engineering</u> ENGINEER	<u>HYDRO RESOURCES, Rocky Mountain Inc.</u> CONTRACTOR	<u>Tooele City Corporation</u> OWNER
<u>SIGNATURE</u>	 <u>SIGNATURE</u>	<u>SIGNATURE</u>
<u>PRINTED NAME AND TITLE</u>	<u>Jacob Gallagher, Project Manager</u> PRINTED NAME AND TITLE	<u>PRINTED NAME AND TITLE</u>
<u>DATE</u>	<u>10/1/2025</u> DATE	<u>DATE</u>



13027 Weld County Road 18, Ft Lupton, CO, 80621
 PH: (303) 857-7540

EXHIBIT A (Line Items Summary)

Project Name: 2025 Tooele City Wells Drilling

Change Order Date: 1-Oct-2025

Project Location Tooele UT
 Owner: Tooele City Corporation
 Engineering Firm: JUB Engineering
 Contract Number: 55-25-021
 Contract Date: 7/10/2025

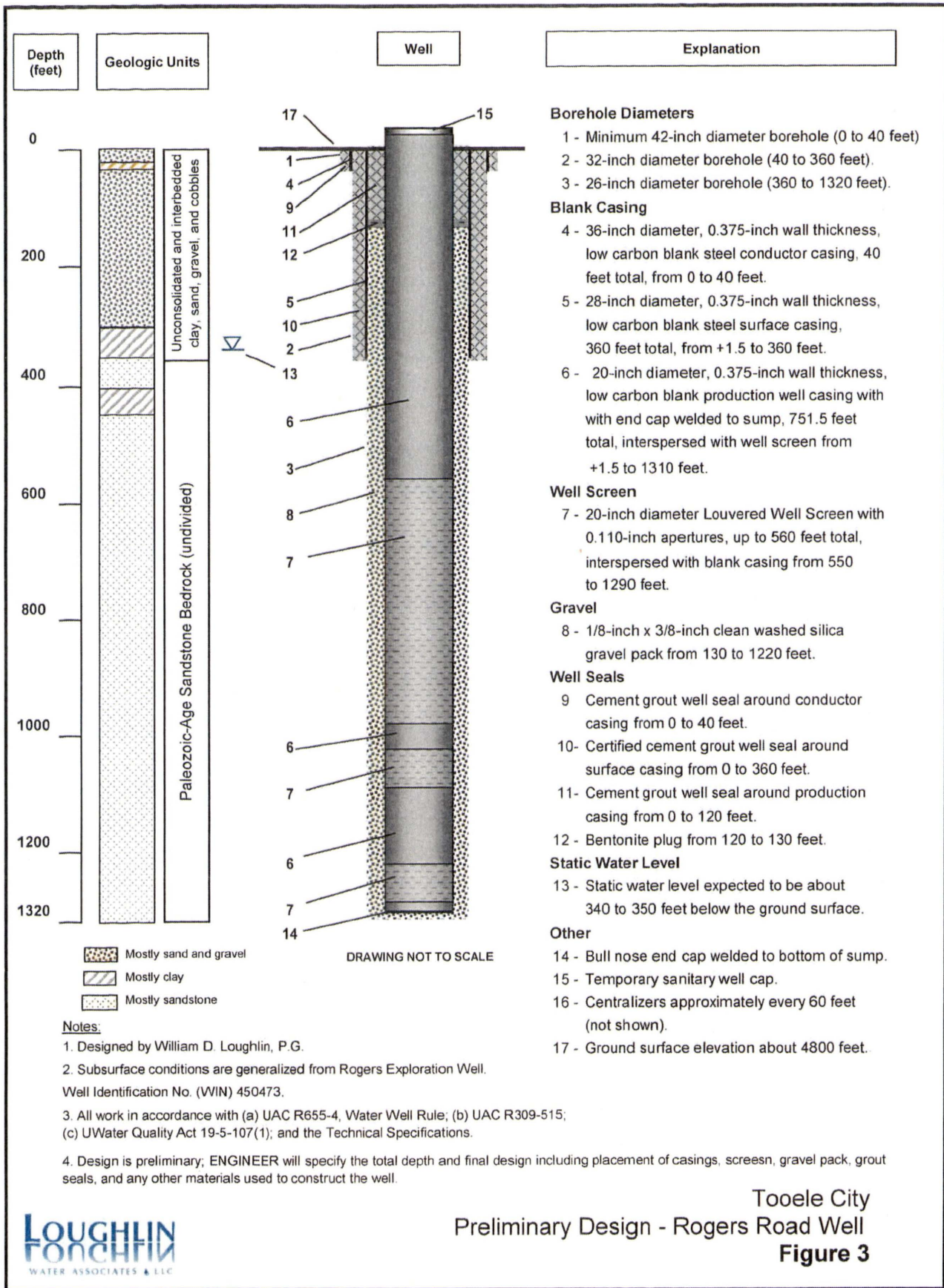
Original Contract Line Item #	Item Description	BID QTY	UNIT	UNIT PRICE	Contracted Amount	ACTUAL QTY	ACTUAL AMOUNT	DELTA FROM BID
Surface Conductor								
C.1	Mob and demob	1	LS	\$ 118,000.00	\$ 118,000.00	1	\$118,000.00	\$0.00
C.2	Drill min 40" conductor casing borehole	40	LF	\$ 496.00	\$ 19,840.00	0	\$0.00	-\$19,840.00
C.3	Furnish min 32" conductor casing	40	LF	\$ 270.00	\$ 10,800.00	0	\$0.00	-\$10,800.00
C.4	Install min 32" conductor casing	40	LF	\$ 86.00	\$ 3,440.00	0	\$0.00	-\$3,440.00
C.5	F&I well seal for conductor casing	160	CF	\$ 110.00	\$ 17,600.00	145	\$15,950.00	-\$1,650.00
NEW (E.1)	Drill 42" surface conductor casing borehole	0	LF	\$ 575.00	\$ -	40	\$23,000.00	\$23,000.00
NEW (E.2)	Furnish & install min 36" surface conductor casing	0	LF	\$ 375.00	\$ -	40	\$15,000.00	\$15,000.00
Intermediate Casing and Grout Seal								
C.6	Drill min 28" production borehole - (unconsolidated)	1170	LF	\$ 365.00	\$ 427,050.00	0	\$0.00	-\$427,050.00
NEW (E.3)	Drill 32" borehole for intermediate casing	0	LF	\$ 595.00	\$ -	320	\$190,400.00	\$190,400.00
NEW (E.4)	LCM - 30lb Magma Fiber bags (cost + 15%)	0	BAG	\$ 30.22	\$ -	280	\$8,462.59	\$8,462.59
NEW (E.5)	Furnish & Install nominal 28" steel intermediate casing	0	LF	\$ 295.00	\$ -	361.5	\$106,642.50	\$106,642.50
C.13	F&I well seal (Intermediate & Production Well)	350	CF	\$ 110.00	\$ 38,500.00	975	\$107,250.00	\$68,750.00



Hydro

resources

Production Well								
NEW (E.6)	Drill min 26" borehole for production borehole (bedrock)	0	LF	\$ 515.00	\$ -	960	\$494,400.00	\$494,400.00
C.7	Geophysical logging of 28" production borehole	1210	LF	\$ 9.50	\$ 11,495.00	1310	\$12,445.00	\$950.00
C.8	Furnish nominal 20" steel production casing	701.5	LF	\$ 180.00	\$ 126,270.00	751.5	\$135,270.00	\$9,000.00
C.9	Install nominal 20" steel production casing	701.5	LF	\$ 40.00	\$ 28,060.00	751.5	\$30,060.00	\$2,000.00
C.10	Furnish nominal 20" SS wire-wrap well screen	500	LF	\$ 400.00	\$ 200,000.00	0	\$0.00	-\$200,000.00
C.11	Install nominal 20" SS wire-wrap well screen	500	LF	\$ 40.00	\$ 20,000.00	0	\$0.00	-\$20,000.00
NEW (E.7)	Furnish & Install nominal 20" LCS louvered well screen	0	LF	\$ 295.00	\$ -	560	\$165,200.00	\$165,200.00
NEW (E.8)	Furnish & install LCS bullnose and endcap	0	EA	\$ 2,300.00	\$ -	1	\$2,300.00	\$2,300.00
C.12	F&I filter pack & bentonite plug	2885	CF	\$ 31.00	\$ 89,435.00	2475	\$76,725.00	-\$12,710.00
					\$ -		\$0.00	\$0.00
					\$ -		\$0.00	\$0.00
Well Development and Testing								
C.14	Well development	100	HR	\$ 750.00	\$ 75,000.00	100	\$75,000.00	\$0.00
C.15	Mob and demob of dual-swab (move to optional)	1	LS	\$ 28,500.00	\$ 28,500.00	0	\$0.00	-\$28,500.00
C.16	Well development w/dual-swab (move to optional)	200	HR	\$ 550.00	\$ 110,000.00	0	\$0.00	-\$110,000.00
C.17	Furnish, install & remove test pumping equipment	1	LS	\$ 68,000.00	\$ 68,000.00	1	\$68,000.00	\$0.00
C.18	Development and test pumping	100	HR	\$ 600.00	\$ 60,000.00	100	\$60,000.00	\$0.00
C.19	Perform plumbness and alignment survey	1	LS	\$ 3,500.00	\$ 3,500.00	1	\$3,500.00	\$0.00
C.20	Downhole video camera inspection	1200	LF	\$ 4.00	\$ 4,800.00	1290	\$5,160.00	\$360.00
C.21	Disinfect well	1	LS	\$ 4,000.00	\$ 4,000.00	1	\$4,000.00	\$0.00
					\$ -		\$0.00	\$0.00
Contingency Items								
C.22	Standby time	16	HR	\$ 550.00	\$ 8,800.00	16	\$8,800.00	\$0.00
C.23	Rig time/additional work	16	HR	\$ 750.00	\$ 12,000.00	16	\$12,000.00	\$0.00
NET total contract adjustment due to Change Order #3								\$252,475.09



Tooele City
 Preliminary Design - Rogers Road Well
Figure 3

