

TOOELE CITY CORPORATION

RESOLUTION 2026-58

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING CHANGE ORDER NO. 1 TO THE AGREEMENT WITH NELSON BROTHERS CONSTRUCTION COMPANY FOR SITE IMPROVEMENTS RELATED TO THE CONSTRUCTION OF THE SALT SHED BUILDING.

WHEREAS, on February 4, 2026, the City Council approved Resolution 2026-02, approving an agreement with Nelson Brothers Construction Company ("Nelson Brothers") for the construction of a new salt shed building (the "Salt Shed Project"), which shares a site with the future Rogers Road Public Supply Well House; and,

WHEREAS, the City solicited public bids for construction of the Salt Shed 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, the site for the future Rogers Road Public Supply Well House is in need of additional improvements, including drainage, grading, fencing, stormwater, and detention basin modifications (the "Additional Improvements"); and,

WHEREAS, on May 6, 2026, the City Council approved Resolution 2026-24, approving an agreement with J-U-B Engineers for professional services for administration related to both the Rogers Road Well and the Salt Shed Project; and,

WHEREAS, Tooele City desires to execute these Additional Improvements through a Change Order No. 1 (the "Change Order") to the Salt Shed Project, for several reasons:

- Nelson Brothers was the lowest responsible responsive bidder for the Salt Shed Project.
- Awarding the change order to Nelson Brothers will maintain the project consistency and standard received with the Salt Shed Project.
- The City desires the same product standard for the Additional Improvements.
- The Change Order will maximize efficiency in completion of and cost savings to the City; 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, using Nelson Brothers for the Additional Improvements will "maximize efficiency in completion of and cost savings to the City"; and,

WHEREAS, the Additional Improvements are similar and related to the work approved for the Salt Shed Project, and administrative services for both sites are coordinated through the same engineering firm, thereby constituting a "similar project"; and,

WHEREAS, Nelson Brothers has submitted a change order cost proposal of \$63,115.00 for the Additional Improvements (see Exhibit A); and,

WHEREAS, City Council approval is required for all agreements in excess of the statutory cost threshold of \$30,000, established in Tooele City Code §1-5-10 (see also §§1-14-4, 1-22-4):

NOW, THEREFORE, BE IT RESOLVED BY THE TOOEELE CITY COUNCIL that the City Council hereby approves Change Order No. 1 with Nelson Brothers Construction Company, in the amount of \$63,115.00, for the Additional Improvements.

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 5th day of August, 2026.

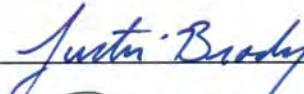
TOOELE CITY COUNCIL

(For)

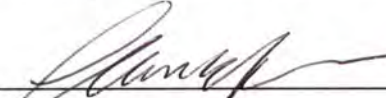
(Against)



Melodi Goches



Justin Brady



DK McCall

ABSTAINING: _____

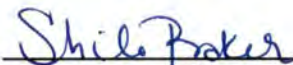
MAYOR OF TOOELE CITY

(Approved)

(Disapproved)



ATTEST:



Shilo Baker, City Recorder



Approved as to Form:



Matthew C. Johnson, Tooele City Attorney

EXHIBIT A

Change Order No. 1
Nelson Brothers Construction Company

CHANGE ORDER NO.: 1

Owner: Tooele City Corporation
Engineer: J-U-B Engineers
Contractor: Nelson Brothers Construction Company
Project: Tooele Salt Shed
Contract Name:
Date Issued: 7/22/2026
Owner's Project No.:
Engineer's Project No.:
Contractor's Project No.:
Effective Date of Change Order:

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

Description:

This Change Order incorporates the work directed under Work Change Directive No. 1 (Rev. 1) dated June 18, 2026, for site drainage improvements associated with the future Rogers Well Site, including drainage, grading, fencing, stormwater, and detention basin modifications. This Change Order establishes the final agreed adjustment to Contract Price

Attachments:

WCD 01, PCO 01

Change in Contract Price		Change in Contract Times [State Contract Times as either a specific date or a number of days]	
Original Contract Price:		Original Contract Times:	
\$ 1,587,688		Substantial Completion:	9/29/2026
		Ready for final payment:	10/29/2026
Increase from previously approved Change Orders No. 0 to No. 1:		[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order]:	
\$ 0		Substantial Completion:	-
		Ready for final payment:	-
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 1,587,688		Substantial Completion:	-
		Ready for final payment:	-
Increase this Change Order:		[Increase] [Decrease] this Change Order:	
\$ 63,115		Substantial Completion:	-
		Ready for final payment:	-
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 1,650,803		Substantial Completion:	9/29/2026
		Ready for final payment:	10/29/2026

Recommended by Engineer (if required)	Authorized by Owner
By: _____	_____
Title: _____	_____
Date: _____	_____

WORK CHANGE DIRECTIVE NO.: 1 (Rev 1)

Owner:	Tooele City Corporation	Owner's Project No.:	
Engineer:	J-U-B Engineers	Engineer's Project No.:	83-24-015
Contractor:	Nelson Brothers Construction Company	Contractor's Project No.:	2301
Project:	Tooele Salt Shed		
Contract Name:			
Date Issued:	6/18/2026	Effective Date of Work Change Directive:	6/18/2026

Contractor is directed to proceed promptly with the following change(s):

Description:

Contractor is directed to the following changes to the project:

- Removal of swale along east side of access road.
- Fence along east side of access road to be three strand wire fence.
- Fence on south edge of site to be relocated further south to accommodate the future well site.
- Swale on east side of access road changed finished surface from rock to native seed.
- Move catch basin in concrete apron to northwest corner, add waterway to north and west side of apron to facilitate drainage to the inlet box.
- Installation of concrete waterway in valley of asphalt (to facilitate drainage of future well site).
- Detention Basin to be lined with 60 mil HDPE, with new alignment for outlet to ditch in gravel parking area to north east of the site.

Refer to attached documents for further details.

Attachments:

Drawings composed of changes to C-101, C-102, C-103, C-201, C-401 and addition of C-505.

Purpose for the Work Change Directive:

Facilitate site drainage for the design of the new Rogers Well Site.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☐ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ _____ [increase] [decrease] [not yet estimated].

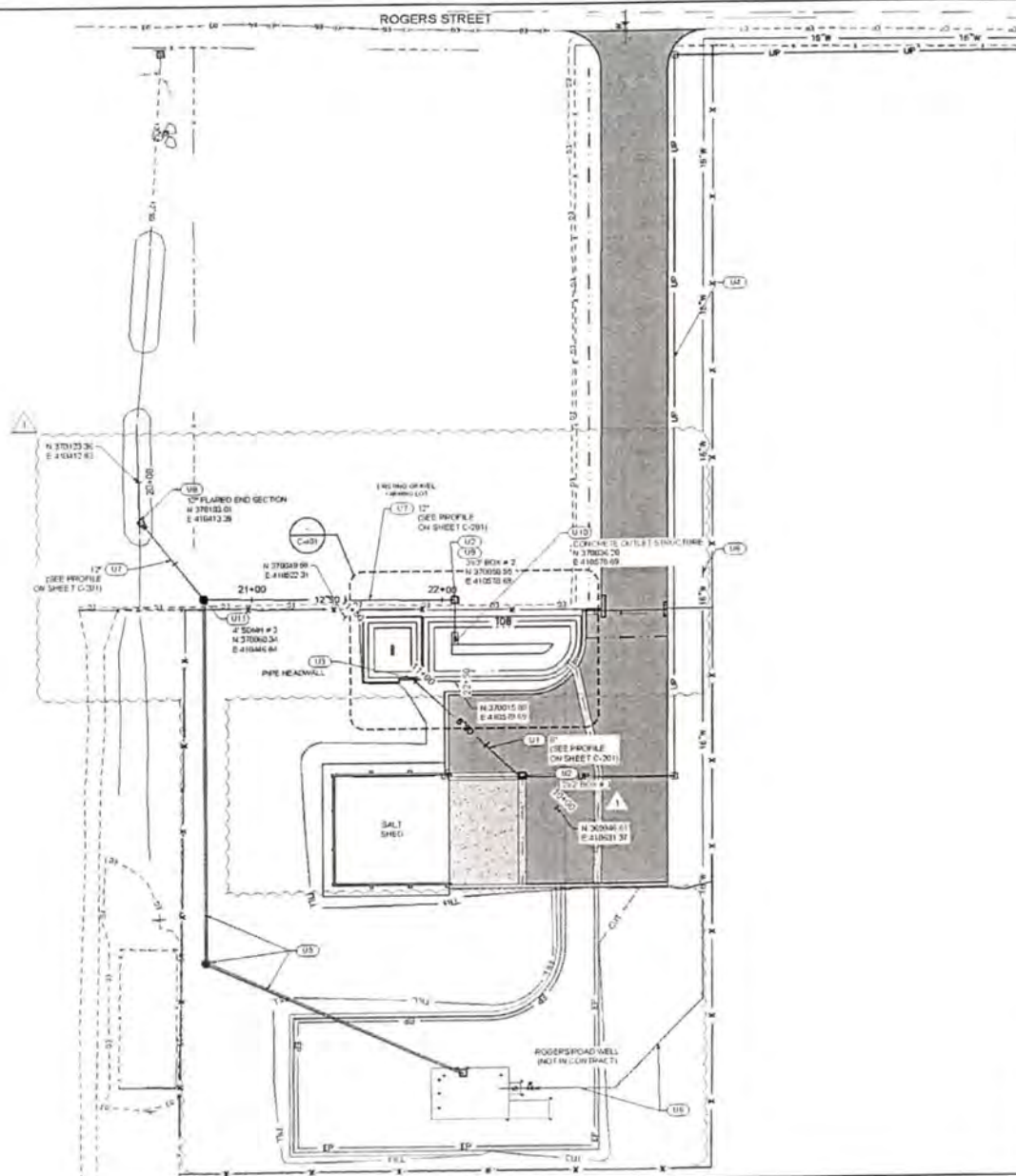
Contract Time: _____ days [increase] [decrease] [not yet estimated].

Basis of estimated change in Contract Price:

☐ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

	Recommended by Engineer	Authorized by Owner
By:	_____	_____
Title: Project Engineer	_____	_____
Date: 6/18/2026	_____	_____

NOT FOR CONSTRUCTION. THIS IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION. IT IS THE PROPERTY OF JUB & ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JUB & ENGINEERS, INC.



UTILITY KEY NOTES:

- (U1) INSTALL 12" W/12" W/12" STORM DRAIN LINE PER MANUFACTURER'S RECOMMENDATIONS (SEE PER PLANS)
- (U2) INSTALL STORM DRAIN PRECAST BOX WITH GRATE PER 2015 APWA STD. PLAN 332
- (U3) INSTALL PIPE HEADWALL PER DETAIL D1 ON SHEET C-101
- (U4) UNDERGROUND POWER, SEE ELECTRICAL SHEETS
- (U5) FUTURE STORM DRAIN LINE, NOT IN CONTRACT
- (U6) FUTURE WATER LINE, NOT IN CONTRACT
- (U7) INSTALL 12" W/12" W/12" STORM DRAIN LINE IN ACCORDANCE WITH UTAH APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS (SEE PER PLANS)
- (U8) INSTALL 12" W/12" W/12" STORM DRAIN LINE IN ACCORDANCE WITH UTAH APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS (SEE PER PLANS)
- (U9) INSTALL 12" W/12" W/12" STORM DRAIN LINE IN ACCORDANCE WITH UTAH APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS (SEE PER PLANS)
- (U10) INSTALL CONCRETE OUTLET STRUCTURE PER DETAIL ON SHEET C-101
- (U11) INSTALL PRECAST MANHOLE PER 2015 APWA STD. PLAN 311

GENERAL SHEET NOTES:

- 1. ALL WORK SHALL BE IN CONFORMANCE WITH TOOELE CITY STANDARDS AND WITH THE CURRENT EDITION OF THE UTAH CHAPTER APWA MANUAL OF STANDARDS SPECIFICATION IN THE CASE OF CONFLICT, TOOELE CITY STANDARDS SHALL APPLY



JUB & ENGINEERS, INC.
1111 S. 1000 E., SUITE 100
SALT LAKE CITY, UT 84143
PHONE: 801.467.1000
WWW.JUB-ENG.COM

DESIGNED BY

WORK CHANGE



DIRECTIVE NO.

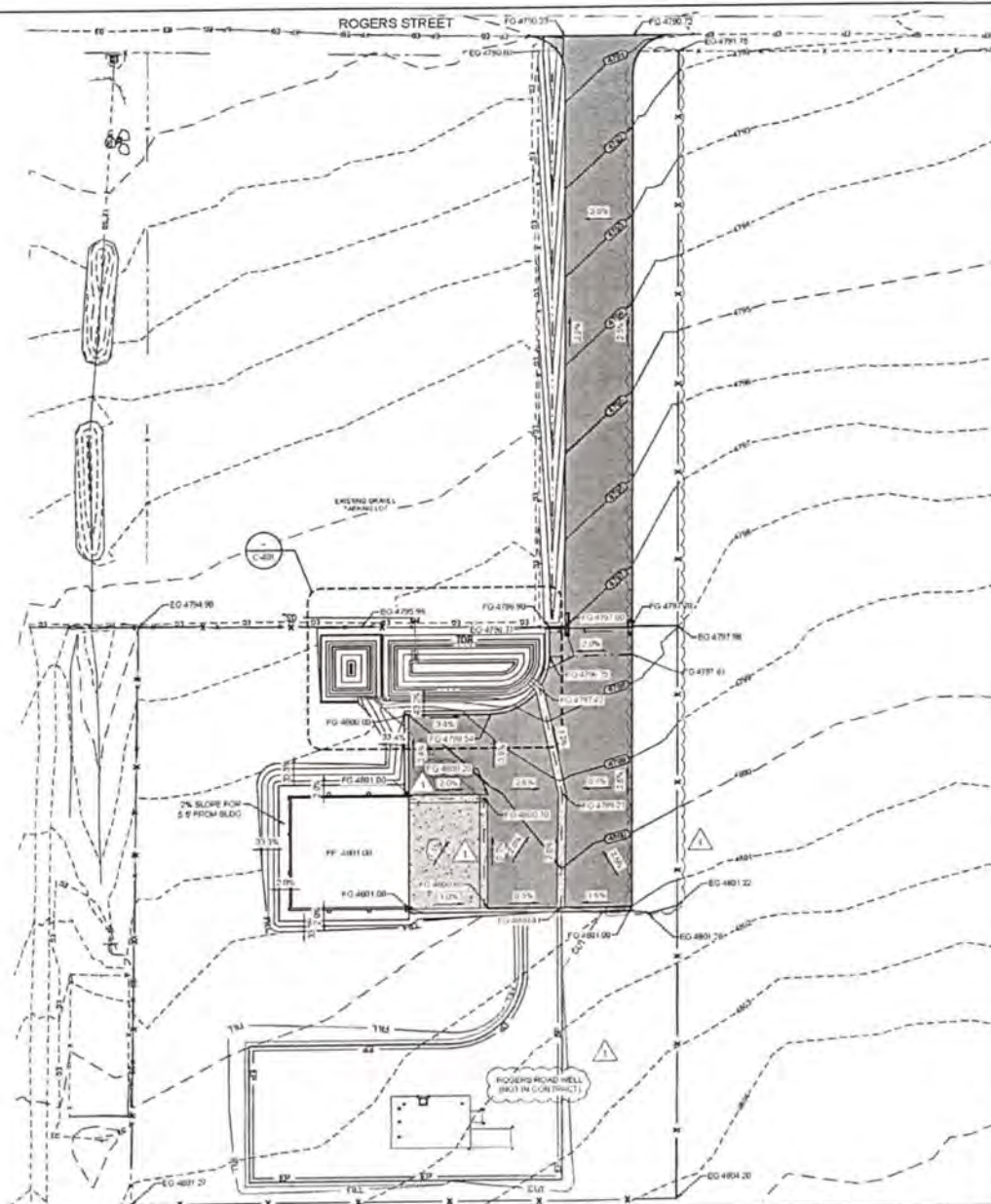
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3	11/11/11	ISSUED FOR BIDDING
4	11/11/11	ISSUED FOR BIDDING
5	11/11/11	ISSUED FOR BIDDING
6	11/11/11	ISSUED FOR BIDDING
7	11/11/11	ISSUED FOR BIDDING
8	11/11/11	ISSUED FOR BIDDING
9	11/11/11	ISSUED FOR BIDDING
10	11/11/11	ISSUED FOR BIDDING

TOOELE SALT SHED
TOOELE CITY
CIVIL/CO
UTILITY PLAN

FILE NO.	11-11-11
PROJECT NO.	11-11-11
DESIGNER	JUB & ENGINEERS, INC.
CHECKED BY	JUB & ENGINEERS, INC.
DATE	11/11/11
BY	JUB & ENGINEERS, INC.
DATE	11/11/11
BY	JUB & ENGINEERS, INC.
DATE	11/11/11
BY	JUB & ENGINEERS, INC.

DESIGNED BY

C-102



GENERAL SHEET NOTES

SYMBOL	DESCRIPTION
EOA	EDGE OF ASPHALT
FF	FINISHED FLOOR
FG	FINISHED GRADE
TOC	TOP OF CONCRETE
TOW	TOP OF WALL
FL	FLOWLINE OF DITCH
INV	INVERT OF PIPE
TOB	TOP OF BANK



System's Error



WARNING: Do not inhale.

Do not use this product in areas where the use of open flames or other sources of ignition is prohibited. Do not use this product in areas where the use of open flames or other sources of ignition is prohibited. Do not use this product in areas where the use of open flames or other sources of ignition is prohibited.

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99	1	kg
100	1	kg

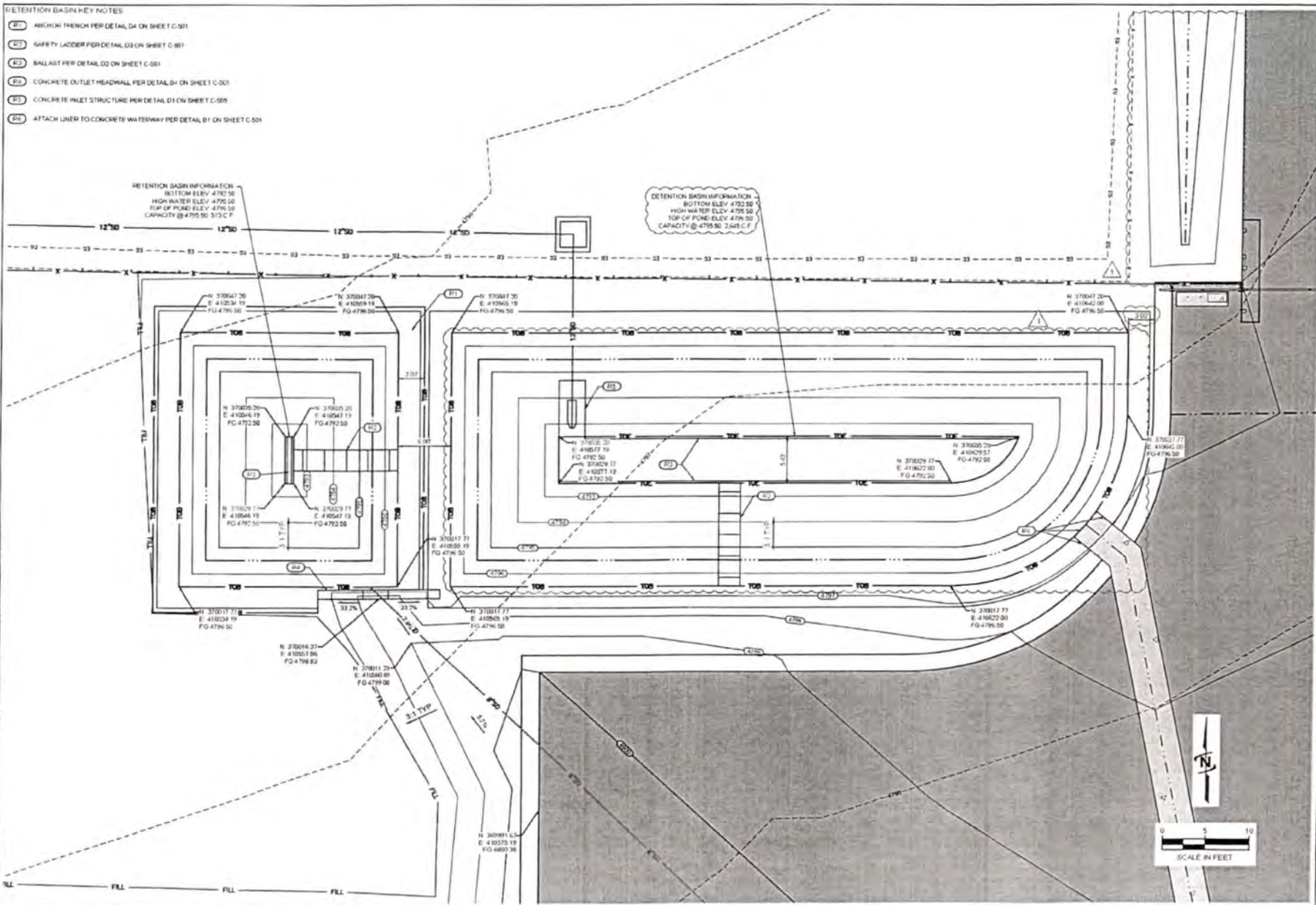
1. What is the purpose of the study?
 2. What are the research objectives?
 3. What is the research design?
 4. What is the sample size?
 5. What is the data collection method?
 6. What is the data analysis method?
 7. What are the results of the study?
 8. What are the conclusions of the study?
 9. What are the limitations of the study?
 10. What are the recommendations of the study?

RETENTION BASIN KEY NOTES

- (B1) ANCHOR TRENCH PER DETAIL D4 ON SHEET C-501
- (C1) SAFETY LADDER PER DETAIL D3 ON SHEET C-501
- (D2) BALLAST PER DETAIL D2 ON SHEET C-501
- (E4) CONCRETE OUTLET HEADWALL PER DETAIL D4 ON SHEET C-501
- (F5) CONCRETE INLET STRUCTURE PER DETAIL D1 ON SHEET C-505
- (G6) ATTACH LINER TO CONCRETE WATERWAY PER DETAIL B1 ON SHEET C-501

RETENTION BASIN INFORMATION
 BOTTOM ELEV 4792.50
 HIGH WATER ELEV 4795.50
 TOP OF POND ELEV 4796.50
 CAPACITY @ 4795.50 3,123 C.F.

DETENTION BASIN INFORMATION
 BOTTOM ELEV 4792.50
 HIGH WATER ELEV 4795.50
 TOP OF POND ELEV 4796.50
 CAPACITY @ 4795.50 2,645 C.F.



Submittal

WORK CHANGE



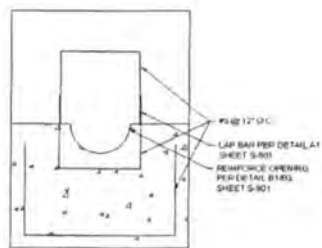
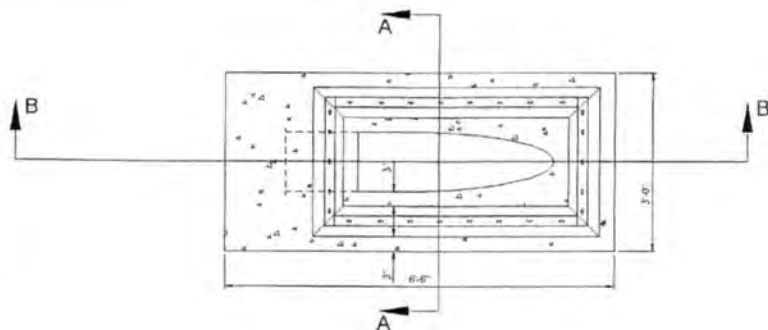
DIRECTIVE NO.

NO.	DATE	DESCRIPTION
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2	10/1/2011	ISSUED FOR PERMIT
3	10/1/2011	ISSUED FOR PERMIT
4	10/1/2011	ISSUED FOR PERMIT
5	10/1/2011	ISSUED FOR PERMIT
6	10/1/2011	ISSUED FOR PERMIT
7	10/1/2011	ISSUED FOR PERMIT
8	10/1/2011	ISSUED FOR PERMIT
9	10/1/2011	ISSUED FOR PERMIT
10	10/1/2011	ISSUED FOR PERMIT

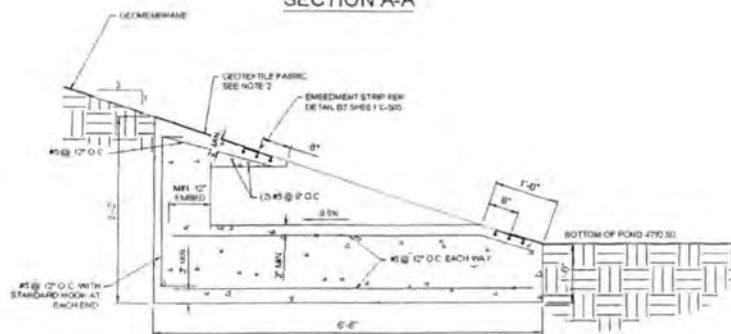
TOOELE SALT SHED
 TOOELE CITY
 RETENTION BASIN PLAN
 CIVIL (C)

DATE	10/1/2011
DESIGNED BY	JUB
CHECKED BY	JUB
IN CHARGE	JUB
APPROVED BY	JUB
DATE	10/1/2011

C-401



SECTION A-A



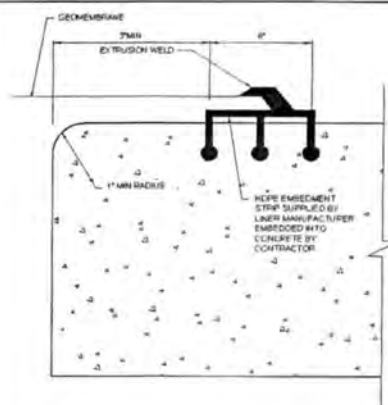
SECTION B-B

NOTES

1. ALL CONCRETE SURFACES THAT MAY CONTACT LINER SHALL BE STEEL TROWEL FINISHED SMOOTH WITH ROUNDED (1" RADIUS) AND SMOOTH EDGES.
2. PROVIDE 12oz 100M WOVEN GEOTEXTILE BETWEEN CONCRETE AND LINER. GLUE GEOTEXTILE TO CONCRETE.
3. CORNERS OF LINER TO CONCRETE ANCHORS TO BE MITER CUT (45°) AND EXTRUSION WELDED PRIOR TO PLACING IN CONCRETE.
4. PLACE EMBEDMENT STRIP IN SLAB AT TIME OF POURING TO FORM A CONTINUOUS WELDABLE SURFACE.

D1 CONCRETE OUTLET STRUCTURE

SCALE: 1/4" = 1'-0"



NOTES

1. MITER CUT AND EXTRUSION WELD EMBEDMENT STRIP AT CORNERS PRIOR TO PLACEMENT IN CONCRETE.

B3 HDPE EMBEDMENT STRIP

SCALE: N.T.S.



JUB ENGINEERS, INC.
11111 JUB DRIVE, SUITE 100
DALLAS, TEXAS 75244
PHONE: 972.441.1111
FAX: 972.441.1112

SIGNATURE

WORK CHANGE



DIRECTIVE NO.

NO.	DATE	DESCRIPTION
1	12/31/2024	ISSUED FOR CONSTRUCTION

TOOLE SALT SHED
TOOLE CITY

DETAILS

DATE	12/31/2024
DESIGNED BY	JUB
CHECKED BY	JUB
IN CHARGE	JUB
APPROVED BY	JUB

C-505



347 West 1600 South
Salt Lake City, UT 84115

UT License# 225813-5501 B100, E100, S211, S214
ID License# PWC - C - 15205 - Unlimited - 1 - 2 - 4

Change Order Proposal 001.1

Work Description:

All work and changes described in WCD 001.

Date: July 2, 2026

Project: Salt Shed

Owner: Tooele City

Engineer: J-U-B Engineers

Andrew Hobson

Item	Labor Costs	Material Costs	Other Costs	Total
Project management	190			\$190
Credit For East Road Swale(7000 SF)	-3,900		-2,850	-\$6,750
Fence Changes (SUB)	0		14,353	\$14,353
Credit for West Road Swale rock surfacing(4425 SF)	-2,600	-1,045	-1,900	-\$5,545
Cost For Native Seeding	0		1,500	\$1,500
Add waterway to loading apron (100LF)	1,300	2,325		\$3,625
Add waterway to asphalt driveway (120)	2,860	5,625		\$8,485
Line detention basin with HDPE liner	0		12,693	\$12,693
NBCC Anchor Trench Work and liner material handling	2,600		5,250	\$7,850
FPS Outlet Structure	2,340	1,250		\$3,590
Credit for Detention basin rock surfacing	-1,300	-640	-950	-\$2,890
New Manhole and RCP alignment	3,120	8,565	2,500	\$14,185
Quality control and Material testing	260		1,250	\$1,510
Additional survey trip	0		450	\$450
Additional Rebar for all concrete added	0	2,151		\$2,151

Sub Totals

\$4,870

\$18,231

\$32,296

\$55,397

7.75% Sales Tax

\$1,413

10% Profit & OH

\$5,681

1% Bond

\$625

Total

\$63,115

WESTERN FENCE COMPANY

EST. 1948

1935 S. Fremont Dr.
Salt Lake City, UT 84104
WWW.WESTERNFENCECO.COM



Ph: (801) 506-0506
Fax: (801) 506-0510
1-888-GET-FENCE

Change Order Revised # 1

Attn: Nelson Brothers Construction—Montana

June 24, 2026

Project: **Tooele Salt Shed- Fence Repair**
1100 W Rodgers Rd.
Tooele, Ut

This bid includes the following items:

Chain Link Fence Deduct/Add

- Deduct 260' of chain link fence on original contract and add 20' of chain link fence to two sections of fence to extend fence line
 - 9 Ga. 2" mesh
 - 1 5/8" top rail and bracing
 - 2 7/8" terminal posts
 - 2 7/8" line posts 10' O.C.
 - 7 Ga. bottom tension wire
 - 4-point barb wire
 - 2 7/8" x 1 5/8" 45- degree pressed steel barb arms

Wood 3- Rail Split Rail Fencing

- Furnish and install 300lf of 48" high 3 rail split rail fencing
 - 48" x 120" 3- rail fence panels
 - 48" split rail end and line posts 10' O.C.

Total =\$14,353.00

*This bid excludes the following: permits, bonds, X-Raying, core drilling, Surveying, Concrete Pump, mow curb, hydro excavation, grounding & engineering, engineering changes

These prices are good for 30 days from the bid date
If you have any questions, feel free to contact me

Alie McLaughlan
Office (801) 506-0506
Cell (801) 381-3120
alie.m@westernfenceco.com

Utah Contractors License #238410-5501



CHANGE ORDER #: 1

JOB NAME: Tooele Salt Storage

JOB NUMBER: 1381

WSR CONTACT: Sean

DATE: 7/2/2026

ATTENTION: Montana

Revised site drawings dated 6-18-26. 4' waterway was added, retention basin outlet structure was added, and rebar spec was added to detail B4/C501.

Total Cost \$ 2,150.63

Rebar Break Down						
Bar Size	Straight	Light Bend	Heavy Bend	Mill Stock	Cost	Shop Labor Hrs
#2					\$ -	0.00
#3					\$ -	0.00
#4		959	13	157	\$ 904.36	2.31
#5		126		22	\$ 118.54	0.22
#6					\$ -	0.00
#7					\$ -	0.00
#8					\$ -	0.00
#9					\$ -	0.00
#10					\$ -	0.00
#11					\$ -	0.00
#14					\$ -	0.00
#18					\$ -	0.00
Totals	1085	13	179		0 \$ 1,022.90	2.53

Labor Break Down				
Classification	Hours	Rate	Total	
Shop Fabrication Labor	2.5	\$ 53.92	\$	136.18
Shift Foreman	1.30	\$ 77.74	\$	101.30
Project Manager	1.00	\$ 88.20	\$	88.20
Detailer	3.00	\$ 67.15	\$	201.45
Estimator	0.0	\$ 88.20	\$	-
Hours Total	7.8	Labor Total		\$ 527.13

Materials			
Item	Quantity	Unit Cost	Total
Epoxy Coated Rebar	1277	\$ 0.801	\$ 1,022.90
WWM			\$ -

Mechanical Couplers	\$	-
	\$	-
Material Total	\$	1,022.90
Tools, Equipment & Consumables	\$	99.55

Summary

Sub Total	\$	1,649.57
Delivery	\$	100.00
OH&P 15%	\$	262.44
Total	\$	2,012.01
Sales Tax	\$	138.62
Grand Total	\$	2,150.63

Please respond by: _____
Contractors signature: _____

This is not a bill. This is just to acknowledge the price for the change order. Please respond by email with any comments or concerns about this change order.



Oldcastle Infrastructure[™]
A CRH COMPANY

Contract & Proposal

1625 Wall Avenue
Ogden UT, 84404-5640

Oldcastleinfrastructure.com
(801)-589-9095

Quote Number: Q-454025-2
Quote Date: 06/18/2026
Quote Expiration: 07/18/2026

Customer Number: 1010207685

Quote To:
NELSON BROS. CONST. COMPANY
347 W 1600 S
Salt Lake City UT, 84115-5123
Contact: Emmet Gloria
Phone: 801-487-5401
Email: egloria@nelsonbros.com

Ship To:
Job Name: Tooele Salt Shed
1100 W Rodgers Rd
TOOELE UT, 84074

Terms:
Payment: Net 30
Delivery Terms: Standard or LTL
Tax Exempt: No

Notes:

48" SDMH STA 20+74.58

Product	Description	Qty Unit	Mark	Unit Price	Amount
KT10001318	CIR KIT,R&C,25"x7",Storm Drain,EP,A-1180	1 EA		\$493.00	\$493.00
FG10009995	SLAB TOP 48DX9.75 31D ECC WC	1 EA		\$593.00	\$593.00
PH10000015	48X3 STA 20+74.58	1 EA		\$1,038.00	\$1,038.00
CF10000036	BASE 48DX30 4.75W 6B WC	1 EA			
TG10007622	STEP 10" PLST	2 EA		\$20.00	\$40.00
TG10001132	SEALANT JOINT 1.25X14.5' CS-102 ROLL	1 EA		\$24.00	\$24.00
SV10001004	SERV FREIGHT	1 EA		\$95.00	\$95.00
				Subtotal	\$2,283.00

Est. Sales Tax \$316.16

Subtotal \$2,283.00

Quote Total (US) \$2,599.16

* Send signed approved quote to: paul.mann@oldcastle.com

Signature for Approval

Signature

Print Name

Date

Title

Purchase Order Number