



Document G741™ – 2024

Change Order for a Design-Build Project

PROJECT: <i>(name and address)</i> 25_077_D/B EMS HVAC Project 300 E. 4 th Street Emmett, Idaho 83617	DESIGN-BUILD CONTRACT INFORMATION: Contract For: Construction Date: February 12, 2025	CHANGE ORDER INFORMATION: Change Order Number: 04 Date: May 15, 20265
OWNER: <i>(name and address)</i> Emmett Independent School District #221 119 N. Wardwell Ave. Emmett, Idaho 83617	DESIGN-BUILDER: <i>(name and address)</i> Wright Brothers, The Building Company, LLC 70 N. Short Road Eagle, Idaho 83617	

THE DESIGN-BUILD CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Change Directives.)

COR #05 - Gym ATU Location Change - \$42,610.61

COR #06 - Office Unit Head Change - \$15,256.96

COR #07 - Carpet Classrooms and Hallways - \$154,468.60

The original Contract Sum was	\$	173,821.08
The net change by previously authorized Change Orders	\$	5,024,735.10
The Contract Sum prior to this Change Order was	\$	5,198,556.18
The Contract Sum will be increased by this Change Order in the amount of	\$	212,336.07
The new Contract Sum including this Change Order will be	\$	5,410,892.25

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is August 1, 2026

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time, or Guaranteed Maximum Price that have been authorized by Change Directive until the cost and time have been agreed upon by both the Owner and Design-Builder, in which case a Change Order is executed to supersede the Change Directive.

When executing this Change Order, the Design-Builder represents that all changes to Project design implemented by this Change Order have been reviewed and approved in writing by the Architect or other licensed design professional(s) of record for the Project.

NOT VALID UNTIL SIGNED BY THE DESIGN-BUILDER AND OWNER.

Wright Brothers, The Building Company, LLC

DESIGN-BUILDER *(Firm name)*

70 N. Short Road Eagle, ID 83617

ADDRESS

BY *(Signature)*

Jeff Chapman

(Typed name)

5/18/2026

DATE

Emmett Independent School District #221

OWNER *(Firm name)*

119 N. Wardwell Ave. Emmett, Idaho 83617

ADDRESS

BY *(Signature)*

Craig Woods

(Typed name)

5/18/2026

DATE

DS
MK



WRIGHT BROTHERS

THE BUILDING COMPANY

P.O. Box 877
Eagle, Idaho 83616
Phone: (208) 938-6000
www.wbtbc.com

Change Order Request

05

DISTRIBUTION TO:

OWNER ☒
ARCHITECT ☒
CONTRACTOR ☒
FIELD ☐
OTHER ☐

PROJECT: D/B EMS HVAC Project
301 E. 4th Street
Emmett, Idaho 83617

DATE: 4/30/2026

CONTRACTOR: Wright Brothers,
The Building Company, Eagle LLC

ORIGINAL CONTRACT DATE: 7/11/2024

Reference Drawing: _____

Reference Spec Section: _____

Date Reply Required By: _____

Critical to Schedule: _____

THIS CHANGE ORDER COVERS CONTRACT MODIFICATIONS HEREUNDER DESCRIBED, AND SAID MODIFICATIONS

Gym ATU Location Change

Electrical Work	\$ 31,130.00
Prep Electrical Trench for Concrete	\$ 2,500.00
Place Concrete in Electrical Trench Only	\$ 5,106.92

Total Costs \$ 38,736.92

OH&P 10% \$ 3,873.69

Total Change Request \$ 42,610.61

The Contract Time will be increased by zero (0) days

The Date of Substantial Completion as of the date of this Change Order therefore is:

AGREED BY:

ARCHITECT

Cushing Terrell
800 W. Main Street
Boise, ID 83702

CONTRACTOR

Wright Brothers, The Building Compan
PO Box 877
Eagle, ID 83616

OWNER

Emmett Independent School Dist.
119 N. Wardwell Ave.
Emmett, Idaho 83617

By: _____

By: Jeff Chapman _____

By: _____

Date: _____

Date: 4/30/2026 _____

Date: _____

Payette River Electric & Controls

Po Box 595
Emmett, ID 83617

Electrical License #: ELE-C-4997
Public Works License #: 050454-A-4



Bid #26-23-26

	Services Performed By:	Services Performed For:
02-10-2026	Payette River Electric & Controls Po Box 595 Electrical License #: ELE-C-4997	Wright Brothers the Building Company

This Official Bid is to provide and install material as a change order to new location of the gym A/C condensing unit.

Scope of Work

- Change order to cut cement, trench, install new conduit and upsized wire to new location for gym A/C condensing unit. New location of unit is approximately 200ft farther than original location.
- Payette River Electric (PRE) will saw cut cement as necessary, remove and dispose of old cut concrete.
- PRE will trench as necessary in the trenched area and outside of the cement.
- PRE will provide and install new conduit and wire. Conduit and wire are both upsized because of distance for voltage drop requirements.
- PRE will bed the conduit as necessary with removed trenched material or new sand as required by code.
- PRE will provide and install a traffic rated "Quazite" pull box (15,000 lb rated) and lid marked ELECTRIC. This because of distance and number of bends.
- PRE will connect to A/C unit when required.

Deliverable Equipment

N/A

Fee Schedule

- Net 30 days

Clarifications

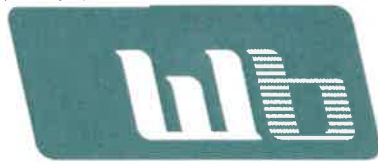
- Final prep for cement repair and providing and installation of new cement to be by others.

Project Change Order

- Any work above and beyond original scope of work will be assessed by WBTBC and have the work order written out and approved before work can commence on the change order.

Price

\$31,130.00



WRIGHT BROTHERS

THE BUILDING COMPANY

Concrete Division

Concrete Bid Proposal

Project Name: Emmett Middle School HVAC

Project Number: 25-077.03B

Date: 4-27-26

We propose hereby to provide the following - Labor, forms, forming accessories, concrete, reinforcing material, and required equipment to form, place, and finish the following:

Bid item	Description	Quantity	Unit	Unit Price	Ext Price
301	SITE FLATWORK	3,760.000	SF	\$ 7.02	\$26,395.00
302	PUMPING	2.000	EA	\$1,893.33	\$3,787.00
					\$30,182.00
303	ELEC TRENCH POUR BACK	122.000	LF	\$ 41.86	\$5,106.92

Includes:

- 301. 3760 square feet of exterior flatwork. Broom finish, saw-cut control joints. Placed in two separate placements via line pump.
- 302. Pumping - Line pump. Two placements.
- 303. Elec trench - 50'@18" / 70'@4' Install #4 dowels @18", conveyance, place, finish.

Excludes:

*Permits or fees *Demo, Saw-cutting of existing concrete, Excavation, Backfill, Fine-grade, or compaction *Barricades or signage *Testing *Joint sealants or caulking *Coatings, membranes, sealers, or water-proofing *Concrete washout *Supply of bollards, hold-downs, embeds, weld plates or angle irons *Weather protection (i.e. Blankets, tenting and heating, fog spray, concrete additives) *Stamping, color, staining or polishing *Responsibility for random cracking in concrete when industry standards / project specifications are adhered to for concrete mix, placing and finishing *Responsibility for damage to concrete from deicers *Responsibility for curling *Any concrete work not specifically noted above.



WRIGHT BROTHERS
THE BUILDING COMPANY

P.O. Box 877
Eagle, Idaho 83616
Phone: (208) 938-6000
www.wbtbc.com

Change Order Request

06

DISTRIBUTION TO:

OWNER ☒
ARCHITECT ☒
CONTRACTOR ☒
FIELD ☐
OTHER ☐

PROJECT: D/B EMS HVAC Project
301 E. 4th Street
Emmett, Idaho 83617

DATE: 2/18/2026

CONTRACTOR: Wright Brothers,
The Building Company, Eagle LLC

ORIGINAL CONTRACT DATE: 7/11/2024

Reference Drawing: _____
Date Reply Required By: _____

Reference Spec Section: _____
Critical to Schedule: _____

THIS CHANGE ORDER COVERS CONTRACT MODIFICATIONS HEREUNDER DESCRIBED, AND SAID MODIFICATIONS

Office Units - Change from High Wall to Cassette Type Units

Main Office Area	\$ 6,940.48
Counselors Office Area	\$ 6,792.16

Please note the Principal's office and Vice Principal's (VP) Office will be connected to the same outdoor unit. Each office will have their own thermostat, but each office's unit will only be able to be in heat mode or cool mode at one time. Meaning the VP cannot turn the AC on and the Principal want the unit in heat mode. Similarly to the VP and Principal office, the Nurse's office and Main Office area will function in the same fashion. If the District elects to install the units in Counselors offices, WB will work with the District to determine which units are tied together in those offices.

Total Costs	\$ 13,732.64
OH&P 10%	\$ 1,373.26
Subtotal	\$ 15,105.90
Bond - 1%	\$ 151.06
Total Change Request	\$ 15,256.96

The Contract Time will be increased by zero (0) days

The Date of Substantial Completion as of the date of this Change Order therefore is:

AGREED BY:

ARCHITECT

Cushing Terrell
800 W. Main Street
Boise, ID 83702

CONTRACTOR

Wright Brothers, The Building Compan
PO Box 877
Eagle, ID 83616

OWNER

Emmett Independent School Dist.
119 N. Wardwell Ave.
Emmett, Idaho 83617

By: _____
Date: _____

By: Jeff Chapman
Date: 2/18/2026

By: _____
Date: _____



1900 East Lanark Street,
Meridian, ID, 83642
208-323-0433

Change Order Request 3805 - COR-002

Feb 9, 2026

PROJECT NAME PROJECT NUMBER PROJECT ADDRESS
Emmett Middle School Equipment 3805 301 E 4th St, Emmett, ID, 83617

To		From	
NAME	EMAIL	NAME	EMAIL
-	-	-	-
COMPANY	ADDRESS	COMPANY	ADDRESS
-	-	-	-

Subject
Fan Coil Units 102, 103, 104, 105, 106, 107, 108, and 109

DAYS VALID SCHEDULE EXTENSION REQUESTED
30 Days 30 Days

SCOPE OF WORK

Change fan coil units 102, 103, 104, and 105 from high wall units to cassette type units.

Equipment

Description	Taxable	Qty	Sell Price	Extension
Cassette Fan Coils 102, 103, 104, 105	Yes	1	\$6,045.00	\$6,407.70
Cassette Fan Coils 106, 107, 108, 109	Yes	1	\$6,177.00	\$6,547.62
				\$12,955.32

Subtotal	\$12,222.00
Equipment	\$12,222.00
Tax 6%	\$733.32
Total	\$12,955.32



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Change Order Request

07

DISTRIBUTION TO:

OWNER ☒
ARCHITECT ☒
CONTRACTOR ☒
FIELD ☐
OTHER ☐

PROJECT: D/B EMS HVAC Project
301 E. 4th Street
Emmett, Idaho 83617

DATE: 4/30/2026

CONTRACTOR: Wright Brothers,
The Building Company, Eagle LLC

ORIGINAL CONTRACT DATE: 7/11/2024

Reference Drawing: _____
Date Reply Required By: _____

Reference Spec Section: _____
Critical to Schedule: _____

THIS CHANGE ORDER COVERS CONTRACT MODIFICATIONS HEREUNDER DESCRIBED, AND SAID MODIFICATIONS

Carpet School

Remove Existing Flooring and Replace with Carpet Tile \$ 123,918.00
- In the locations shown on the attached drawings
- Asbestos removal, if needed, will be charged to that allowance line item.
Dump Fees \$ 5,000.00
Floor Prep (Allowance) \$ 3,500.00
Additional Supervision \$ 15,500.00
Credit for Carpet/Flooring Already Budgeted \$ (7,492.00)
Not cost included for moving desks or furniture.
Carpet work to start June 5, 2026, and will take approximately 6-weeks to complete.

Total Costs \$ 140,426.00

OH&P 10% \$ 14,042.60

Total Change Request \$ 154,468.60

The Contract Time will be increased by zero (0) days

The Date of Substantial Completion as of the date of this Change Order therefore is:

AGREED BY:

ARCHITECT

Cushing Terrell
800 W. Main Street
Boise, ID 83702

CONTRACTOR

Wright Brothers, The Building Compan
PO Box 877
Eagle, ID 83616

OWNER

Emmett Independent School Dist.
119 N. Wardwell Ave.
Emmett, Idaho 83617

By: _____
Date: _____

By: Jeff Chapman
Date: 4/30/2026

By: _____
Date: _____

Dillabaugh's FlooringAmerica and Design

Proposal

Public works number PWC-C-12838-A-4
Contracting number RCE-3125
Direct line Josh W. 208-447-6721

Date: 4.28.26

Name: WBTBC	RE: Emmett
Address:	
Attn: Mike	Scope of Work HVAC school Flooring replacement

Description of Work - Contractor to provide dumpster for debris
Contractor to move furniture / electronics prior to project start
Demo existing carpet, VCT, and residual adhesives to prepare for new flooring
Furnish and Install a Commercial nylon carpet tile (2 styles and 9 colors to choose from)
Product is quick ship
Furnish and Install Johnsonite 4.25" wall base to hide any paint lines
Furnish and Install Carpet to existing reducers as needed

Total	\$123,918
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General Provisions: Make No changes to General Provisions without mutual consent.

Inclusions- 1] Minor Floor Prep*** 2] Sales Tax 3] Freight Forwarding
See Attached definition of "Concrete Repair"

Exclusions- 1] xxxxx 2] Bid-Performance Bond 3] Patching 4] Attic Stock 5] Waxing, Sealers, Vacuuming,
Protection of all finishes after install 6] Correcting Substrate Flatness 7] Patterns, borders,
accents, seam diagram take off, and pattern match take off (not specified on drawings)
8] Furniture Moving 9] Product Acclimation 10] Deleterious materials 11] Underlayment 12] Major
Floor Prep 13] Vinyl floor prep - Sheet Vinyl/ Linoleum/ Rubber 14] Ceramic Tile and Supplies
15] Moisture Testing / PH Testing 16] Vapor emission Barriers 17] Removal and Reinstallation of plumbing fixtures

No installation without acclimation.

This proposal does not include product "PRICE INCREASE" issues.

The industry is now preparing for more product price increases.

DFA cannot guarantee product price stability.

Addenda-

Notes- N/A

**All General Provisions [Including DFA's "DEFINITION OF CONCRETE REPAIR / RESTORATION"--see attached]
to become a part of the contract if bid cost is accepted.**

This proposal may be withdrawn if not accepted within **30** days.

Authorized Signature / Dillabaugh's Flooring America:

Accepted By:

Authorized Signature / Contractor

Date

