



MEMORANDUM

February 27, 2026

To: Santaquin City Mayor and City Council
From: Jon Lundell, P.E., City Engineer
RE: Recreation Building Tenant Finish CM/GC Change Order #1 GMP.

Mayor and Council Members,

Over the last few weeks, staff has been coordinating with Ellsworth-Paulson (EP) to determine the price to complete the interior finish and site improvements of the recreation building that was constructed in June 2025. This evaluation included value engineering to find the most cost-effective methods and materials to determine a Guaranteed Maximum Price (GMP) for the project. During this evaluation, it was determined that the current budget could not accommodate the finishing of the cemetery building.

During the value engineering analysis, we were able to identify savings with the building insulation, site improvements, signage, and trash enclosure construction and materials. Staff worked closely with EP and their subcontractors to identify cost savings and materials to reduce costs while maintaining the quality needed for the project. With these efforts, the proposed GMP for the Recreation building improvements is \$940,800.22. This exceeds the currently available budgeted amount of \$ 700,000. An additional \$240,800.00 would be needed to complete the project.

The funds for this project are currently budgeted from the Parks, Recreation, Trails and Open Space impact fee funds. The current impact fee fund balance has funds available to complete this project.

Recommendation: I/we recommend that the City Council approve Change Order #1 for the CM-GC Services agreement with Ellsworth Paulsen Construction for the Recreation Building Tenant Finish in a not to exceed amount of \$940,800.22 (GMP).