



## MEMORANDUM

July 11, 2025

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To: Santaquin City Mayor and City Council  
From: Norm Beagley, MPA, P.E. City Manager  
RE: **Santaquin City Hall CM/GC Guaranteed Maximum Price Library Interior Construction Change Order**

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Mayor and Council Members,

The design for the interior of the new Santaquin City Library in City Hall is complete. Ellsworth-Paulsen Construction has prepared and provided their proposed Guaranteed Maximum Price (GMP) Change Order to complete the library interior portion of the City Hall project.

Ellsworth-Paulsen's proposed GMP Change Order for the interior construction of the Library (west wing) of the City Hall building is \$2,199,788.00.

It should be noted that, the furniture, fixtures, and equipment (FF&E) for the library is not contemplated or included with this GMP. FF&E for the west wing library interior will need to be funded at a later date.

As we have discussed, there is now adequate funding to complete all construction proposed under this GMP Change Order. The three funding sources planned for use are as we have discussed, namely, one-time revenue that we recently set aside from last fiscal year, reserve funds in our Capital Projects Fund, and the excess revenue generated from the sale of lots in the Santaquin Peaks industrial park through the Community Development and Renewal Agency (CDRA).

As a note, should the Council approve this GMP Change Order at this time, the amounts to be used from these three different funds would be included in the forthcoming final budget which will be up for your consideration for approval at our August 7th special City Council meeting.

I am happy to answer any questions that you may have regarding this Change Order.

### **Recommended Motion:**

Motion to approve a Guaranteed Maximum Price Change Order #3 in an amount of \$2,199,788.00 for Ellsworth-Paulsen to complete the library interior construction in the Santaquin City Hall west wing.