



## MEMORANDUM

December 10, 2021

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To: Santaquin City Mayor and City Council  
From: Norm Beagley, Assistant City Manager  
RE: **Santaquin City Hall CM/GC Guaranteed Maximum Price Interior Completion and Finishes**

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Mayor and Council Members,

The bidding for the interior completion and finishes for the new Santaquin City Hall is now complete. This interior completion and these finishes include electrical, plumbing, HVAC, audio/visual, data, material finishes (e.g. finish woodwork, flooring, paint, tile, railing, doors, glass, etc.), access control, etc. With this interior completion and finishes competitive bidding now complete, Ellsworth-Paulsen Construction, has prepared and provided their Guaranteed Maximum Price (GMP) to complete the interior and interior finishes portion of the City Hall project.

In addition to the GMP amount for the first two floors of the main building, Ellsworth-Paulsen has also provided several additive alternates with this GMP for completion and finishes for other various portions of the project that were originally planned as options that could be completed now or in the future, as available funding allows. These additive alternates include 1). basement finish of the main part of the building, 2). south wing basement finishes, and 3). upgraded interior finishes (i.e., upgraded lighting, upgraded finish woodwork, cabinetry, acoustical panels, faux beams, additional drywall finish enhancements, wood baseboard, etc.).

Another additive alternate is for a backup power generator. As the emergency generator will power the City Hall Emergency Operations Center during any power outages, Santaquin City Emergency Manager, Chris Lindquist, worked to secure an \$80,000 state of Utah grant to help fund a portion of the emergency generator costs. We were recently awarded that \$80,000 grant for the emergency generator.

We very much appreciate Ellsworth-Paulsen's helping us to finalize the interior design of the new city hall project. With their help during the interior design process, we were able to do a significant amount of value engineering in order to design the very best project possible for the city, and at a competitive cost. In the current construction market, their input and help have been invaluable in helping us to overcome possible construction delays and challenges as well as helping us understand how best to keep project construction costs as low as possible.

Ellsworth-Paulsen's proposed Guaranteed Maximum Price (GMP) for the interior of the building is \$4,105,633.43. This GMP includes all four of the contemplated additive alternates for the project that are listed above.

It should be noted that, the interior of the west wing of the building is not contemplated or included with this GMP. Completion of the west wing interior will need to be designed and funded at a later date. The west wing of the building has been contemplated for the possibility of a larger city library or for future city hall or other expansion purposes.

Adequate funding is currently available to complete all items proposed under this GMP.

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

**Staff Recommendation:**

Staff recommends approval of a GMP for the interior completion of the City Hall project to Ellsworth-Paulsen CM/GC contract for the new Santaquin City Hall.

**Recommended Motion:**

Motion to approve a Guaranteed Maximum Price for interior completion and finishes in an amount of \$4,105,633.43 for Ellsworth-Paulsen to complete the interior areas listed above for the new Santaquin City Hall.