



MEMORANDUM

January 16, 2026

To: Santaquin City Mayor and City Council

From: Jon Lundell, P.E., City Engineer

RE: Recreation and Cemetery Building Tenant Finish CM/GC proposal.

Mayor and Council Members,

Last summer Santaquin Staff worked with WPA and Roper Buildings to construct two post frame buildings. A 7,500 square foot building was constructed directly south of the existing Recreation Building. This building provides 6,000 square feet of programable area and 1,500 square feet for restrooms, storage, and reception space for Community Services. The work completed by Roper Buildings included a completed building shell, such as framing, exterior materials, and interior concrete floor.

A 3,600 square foot building was constructed at 269 South 100 East. This building provides additional future office space, maintenance workspace, equipment, and tool storage for the public works parks and cemetery maintenance crews. The work completed by Roper Buildings included a completed building shell.

Prior to these two buildings being used for their intended purposes, the buildings will need to be finished. As done with other projects, city staff released a Request for Proposals (RFP) for a Construction Manager/General Contractor (CM/GC) to provide final design services, such as constructability review, value engineering, and determining a Guaranteed Maximum Price (GMP) and followed by a construction phase to complete the construction of the two buildings.

6 proposals were received from the RFP. The companies that submitted proposals included, in no particular order, VanCon Inc., Warner and Associates, Hall Engineering and Construction, Ellsworth Paulsen Construction, Hogan Construction, and North Point Homes.

Attached is the evaluation scoring completed by the review committee for the received proposals. Based on these evaluations, Ellsworth Paulsen Construction scored the highest with the most relevant experience and methodology. Ellsworth Paulsen Construction ranked second with the proposed costs for their CM/GC services. There was only a \$14,133.00 difference in cost between the two lowest cost proposals. Because the CM/GC process includes a qualification based evaluation, the city is not required to take the lowest cost proposal.

The proposed cost by Ellsworth Paulsen Construction includes \$1,500 for the final design services as described. The remaining proposed costs (\$137,000 for Construction Management, plus project markup and contingency) are related to the actual construction costs of the project once we consider their future proposed GMP. The contingency and project markup actual amounts will be calculated based on Ellsworth Paulsen Construction's proposed GMP that will come to you at a future date, once the final design review is completed. There is a sufficient funding within the currently budgeted funds to cover these costs.

Staff recommends that the Council award the contract for CM/GC services to Ellsworth Paulsen Construction.

If you have any questions, I would be happy to answer them.

Recommendation: I/we recommend that the City Council approve a contract for CM-GC Services to Ellsworth Paulsen Construction for the Recreation and Cemetery Building Tenant Finish.