



MEMORANDUM

September 27, 2024

To: Santaquin City Mayor and City Council
From: Jon Lundell, P.E., City Engineer
RE: Consideration for WRF Phase III CM/GC services

Mayor and Council Members,

City staff has been coordinating with J-U-B Engineers in developing design plans for the phase III upgrades to the Santaquin Water Reclamation Facility (WRF). The design has reached a point that we are ready to bring a Construction Manager/General Contractor (CM/GC) on board to assist with the design and to provide input for the constructability, project value engineering, etc. of the proposed upgrades and to help develop an accurate budget for the construction for these upgrades to the WRF. The chosen CM/GC would then be responsible for the construction of the upgrades to the WRF.

The Council has previously approved procurement for the membrane package and these orders now are in process.

For your information, we received 6 proposals for CM/GC services for the WRF Phase III project. We received proposals from Alder Construction, COP Construction, Ellsworth/Paulsen, Gerber, MGC Construction, and VanCon, Inc.

For your review and consideration, I have included a table showing the scoring and the proposed costs summary from the selection committee.

As you can see from the evaluation, VanCon, Inc. scored the highest with the most relevant overall experience, proposed approach, etc. VanCon, Inc was ranked 3rd with their proposed costs for their CM/GC services, however there was only a \$60,300 difference between their proposed costs and the lowest proposed cost. Because our CM/GC process includes consideration of qualifications and previous projects constructed, we are not required to take the lowest cost proposal for this project.

The proposed cost to have Vancon, Inc help with design services (working directly with City Staff and with J-U-B Engineers during design) would be \$ 65,000.00.

The remaining proposed costs (\$735,000 for Construction Management, plus project markup and contingency) are related to the actual construction management costs for the project. The contingency and project markup actual amounts will be calculated based on VanCon's future proposed GMP (Guaranteed Maximum Price) that will come to you at a future date, once design is completed. There is a sufficient balance within the Sewer Impact Fee fund to cover these costs.

We recommend that the Council award the contract for CM/GC services to VanCon, Inc.

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 VanCon, Inc. for the Santaquin WRF Phase III Improvements.