



RESOLUTION 02-03-2021
A RESOLUTION SETTING A GUARANTEED MAXIMUM
PRICE FOR GENERAL MANAGER/GENERAL
CONTRACTOR SERVICES FOR CITY HALL
CONSTRUCTION

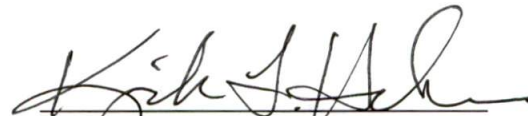
BE IT HEREBY RESOLVED:

SECTION 1: The attached document represents a change order for General Manager/General Contractor Ellsworth Paulsen's services for City Hall construction setting a Guaranteed Maximum Price (GMP) of \$6,498,629.00.

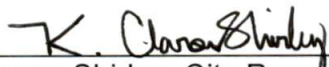
SECTION 2: This Resolution shall become effective upon passage.

Approved on this 16th day of February, 2021.

City of Santaquin,


Kirk F. Hunsaker, Mayor

Attest:


K. Aaron Shirley, City Recorder

CHANGE ORDER



PROJECT
 SANTAQUIN CITY
 SANTAQUIN CITY HALL
 Approximately 100 South Center Street
 Santaquin, Utah 84655

CHANGE ORDER No. 01

DATE February 12, 2021

CONTRACT DATE January 12, 2021

OWNER
 Santaquin City Corporation
 275 West Main Street
 Santaquin, Utah 84655
Agent: Norm Beagley

CONTRACTOR
 Ellsworth Paulsen Construction Company
 17 North 100 West
 Lehi, Utah 84043
Agent: Richard Ellsworth

The Contract is changed as follows:

Description	Amount Added to the Contract	Amount Deducted from the Contract
Contractor Change Order #1 GMP	\$6,160,734.00	
Making the Project Guaranteed Maximum Price (GMP) total <u>\$6,498,629.00</u>		

The basement finishes for the south wing of the city hall will be Additive Alternate #1, to be included as funding allows

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was.....	\$	337,895.00
Net change by previously authorized Change Orders.....	\$	0.00
The Contract Sum prior to this Change Order was.....	\$	337,895.00
The Contract Sum, now the Guaranteed Maximum Price (GMP), will be <u>increased</u> by this Change Order in the amount of.....	\$	6,160,734.00
The new Contract Sum including this GMP Change Order will be.....	\$	6,498,629.00

The Final Contract Time will be increased to August 31, 2022

The date of Substantial Completion as of the date of this Change Order therefore is..... July 31, 2022

WPA Architecture
 ARCHITECT

Ellsworth Paulsen Construction
 CONTRACTOR

Santaquin City Corporation
 OWNER

475 North Freedom Blvd
 Address

17 North 100 West
 Address

275 West Main Street
 Address

Provo, Utah 84601

Lehi, Utah 84043

Santaquin, Utah 84655

 BY

 BY

BY

 DATE

 DATE

02/19/2021
 DATE

WPA Architecture
AUTHORIZATION FOR ADDITIONAL SERVICES (A.S.)
 (To the Owner/Architect Agreement dated: August 18, 2020.)

PROJECT NAME: Santaquin City Hall A.S. #: A.S. 01 (REVISED)
 OWNER: Santaquin City DATE: February 3, 2021
 Architect [Engineer]: WPA Architecture

The Owner has requested Additional Services of the Architect/Engineer, WPA Architecture, as described below (or attached). In accordance with Article 4 (Additional services) of the Owner/Architect Agreement, our firm is submitting this request for approval and authorization to proceed with the work noted below. These Additional Services may require the services of Consultant(s), which if applicable, are described below.

It is understood that the fee noted below is an estimated "Not to Exceed" (NTE) amount and will be identified separately on the monthly invoices. Invoices shall reference the official A.S. number. Upon completion of the work invoices can be billed in accordance with the Base Contract.

The Additional Services are summarized as:

1. Architectural & Engineering Services to design Alternate #1: New west wing of the building which will include: Main and Basement levels of 5,476 sq. ft. at each level, of unfinished shelled space. Exterior of the West Wing will be a mirrored image of the South Wing.
 2. Alternates #2 and #3: Architectural and Engineering Services to design interior improvements to the Main and South Wings of the currently desuigned building.
- See attached schematic drawings.

The Fee is calculated as follows (Insert N/A if Not Applicable. If additional attachment is required then please reference):

	Description	Est. Units	Unit (Constr. Est.)	Unit Price	Subtotal
Architect:	Additional designs of new West wing building space and finishing of			Fixed Fee	\$ 40,300.00
Structural Engineer:	Additional foundation, walls, floor and roof engineering. Alternate #1 only.			Fixed Fee	\$ 4,500.00
Mechanical Engineer:	Re-Design Construction Documents			Fixed Fee	\$ 16,800.00
Electrical Engineer:	Re-Design Construction Documents			Fixed Fee	\$ 15,900.00
Other Consultants:	N/C				\$ -
Reimbursables (Billed at 1.0 times Actual Cost)	N/A				0.00

Fee Amount \$77,500.00

Schedule:

The Architect will provide the Additional Services referenced in this agreement in accordance with the Owner's approval

Authorized on behalf of the Owner by: 

Printed Name: Kirk F. Hunsaker

Title: Mayor

Date: 02-19-2021

Authorized on behalf of the Architect by: 

Printed Name: Ronald B. Jones

Title: Principal, WPA Architecture

Date: February 3, 2021

CODE ANALYSIS

APPLICABLE CODES

2009 INTERNATIONAL BUILDING CODE (IBC) 2009 INTERNATIONAL ENERGY CONSERVATION CODE
 2009 INTERNATIONAL PLUMBING CODE AMERICAN WITH DISABILITIES ACT (ADA)
 2009 INTERNATIONAL MECHANICAL CODE ICC/ANSI A117.1 - 2009
 2009 NATIONAL ELECTRICAL CODE (NEC) 2009 INTERNATIONAL FIRE CODE

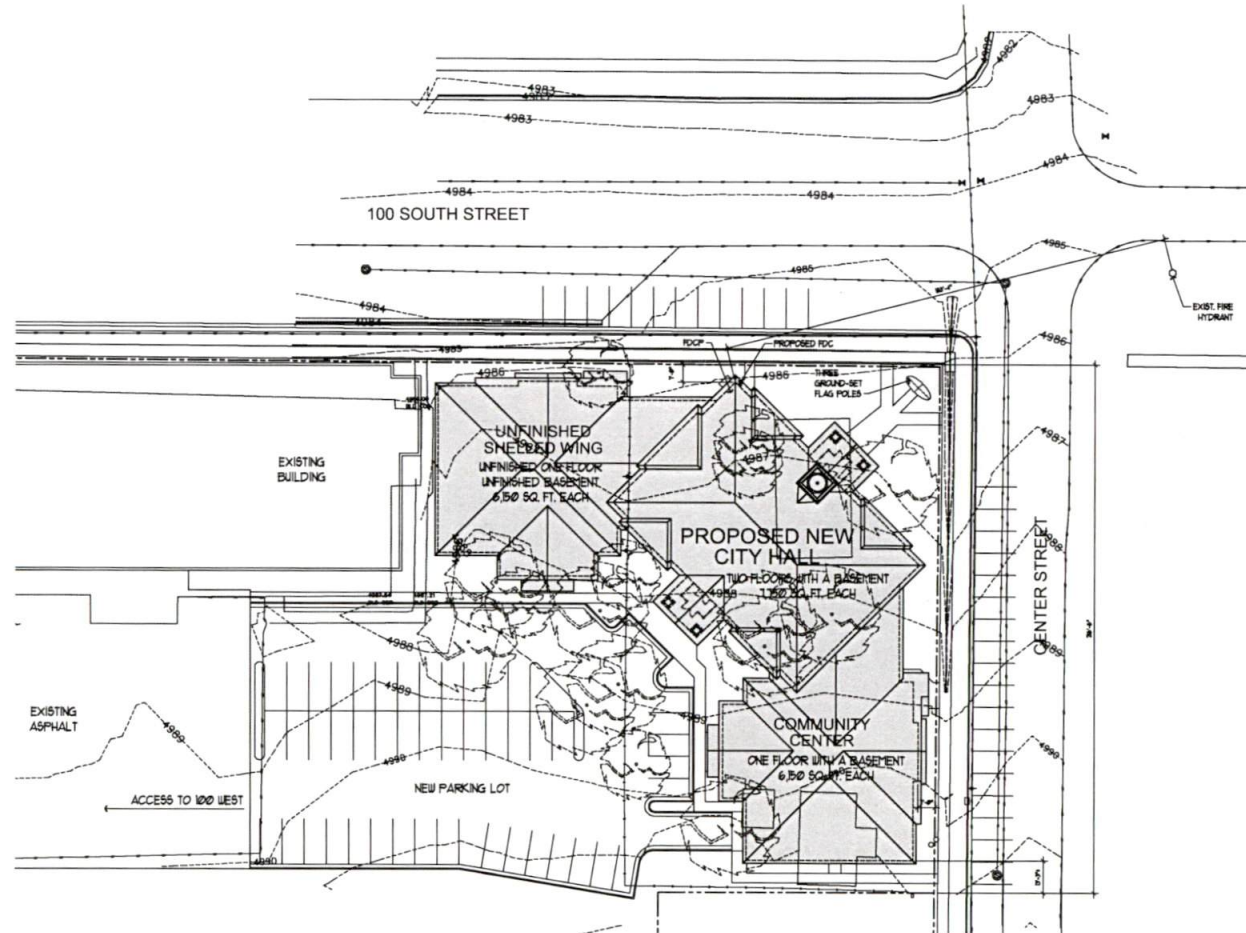
OCCUPANCIES AND TYPE OF CONSTRUCTION

OCCUPANCIES A-ASSEMBLY, B-OFFICE AND 9-UNFINISHED SPACES
 CONSTRUCTION TYPE V-B

AREA OF BUILDING

AREA BREAKDOWN BY OCCUPANCY

OCCUPANCY	A	B	S	TOTAL
BASEMENT LEVEL	6,500 SQ. FT.	1,700 SQ. FT.	6,500 SQ. FT.	14,700 SQ. FT.
MAIN LEVEL	13,500 SQ. FT.	8,200 SQ. FT.	6,500 SQ. FT.	28,200 SQ. FT.
UPPER LEVEL	0 SQ. FT.	1,700 SQ. FT.	0 FT.	1,700 SQ. FT.



PROPOSED SITE PLAN

Title Block
 Date: 11/14/14
 Project No.:
 Drawing No.:
 Scale:
 Author:
 Checker:
 Date: 11/14/14

Date: DECEMBER 17, 2020
 File No.:
 Project No.:



Alan R. Poulsson
 Ronald B. Jones
 Bruce T. Fallon

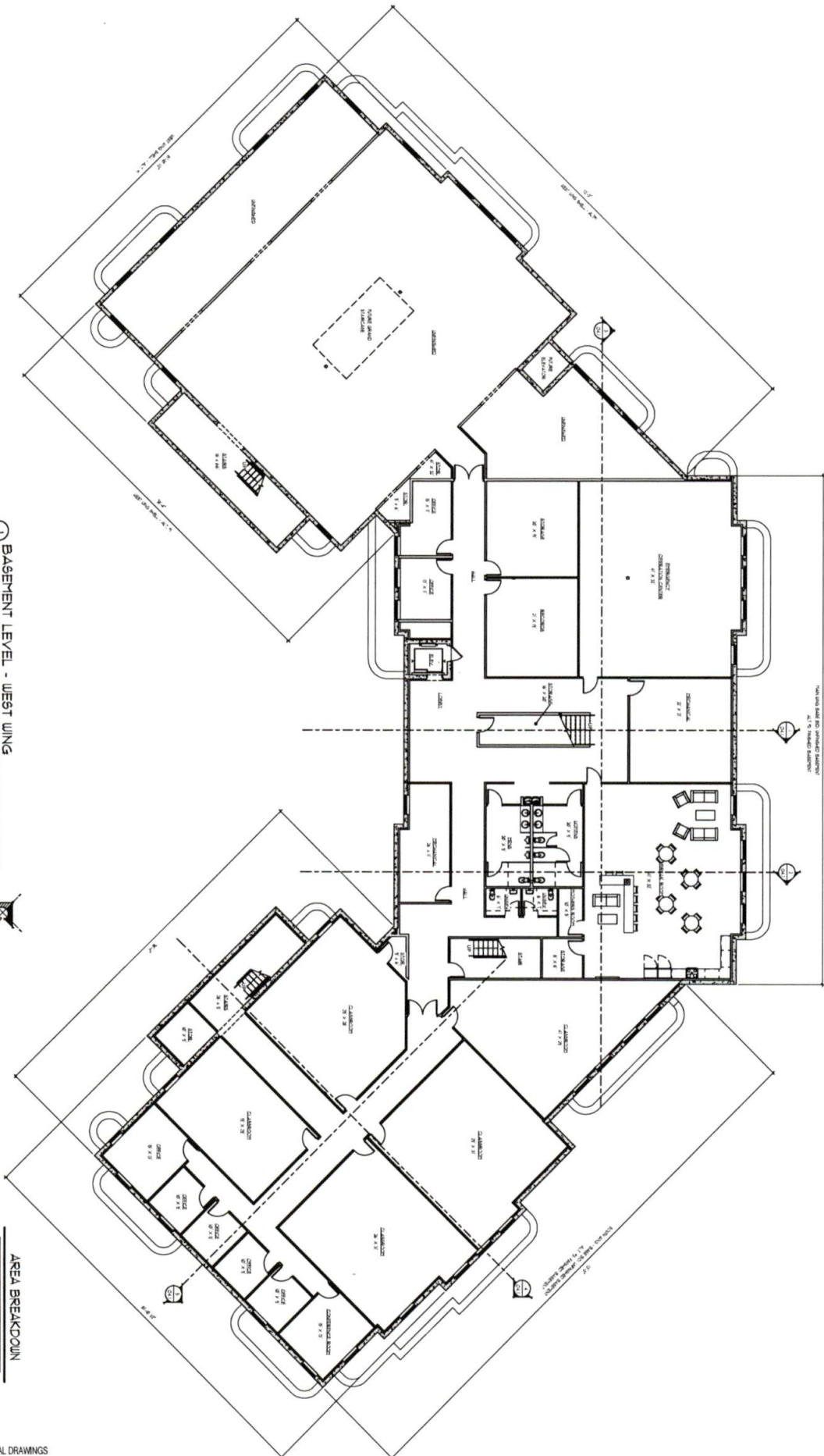


NEW SANTAQUIN CITY HALL
 SANTAQUIN CITY
 CENTER AND 100 SOUTH
 SANTAQUIN, UTAH 84655



A1.1
 SITE PLAN

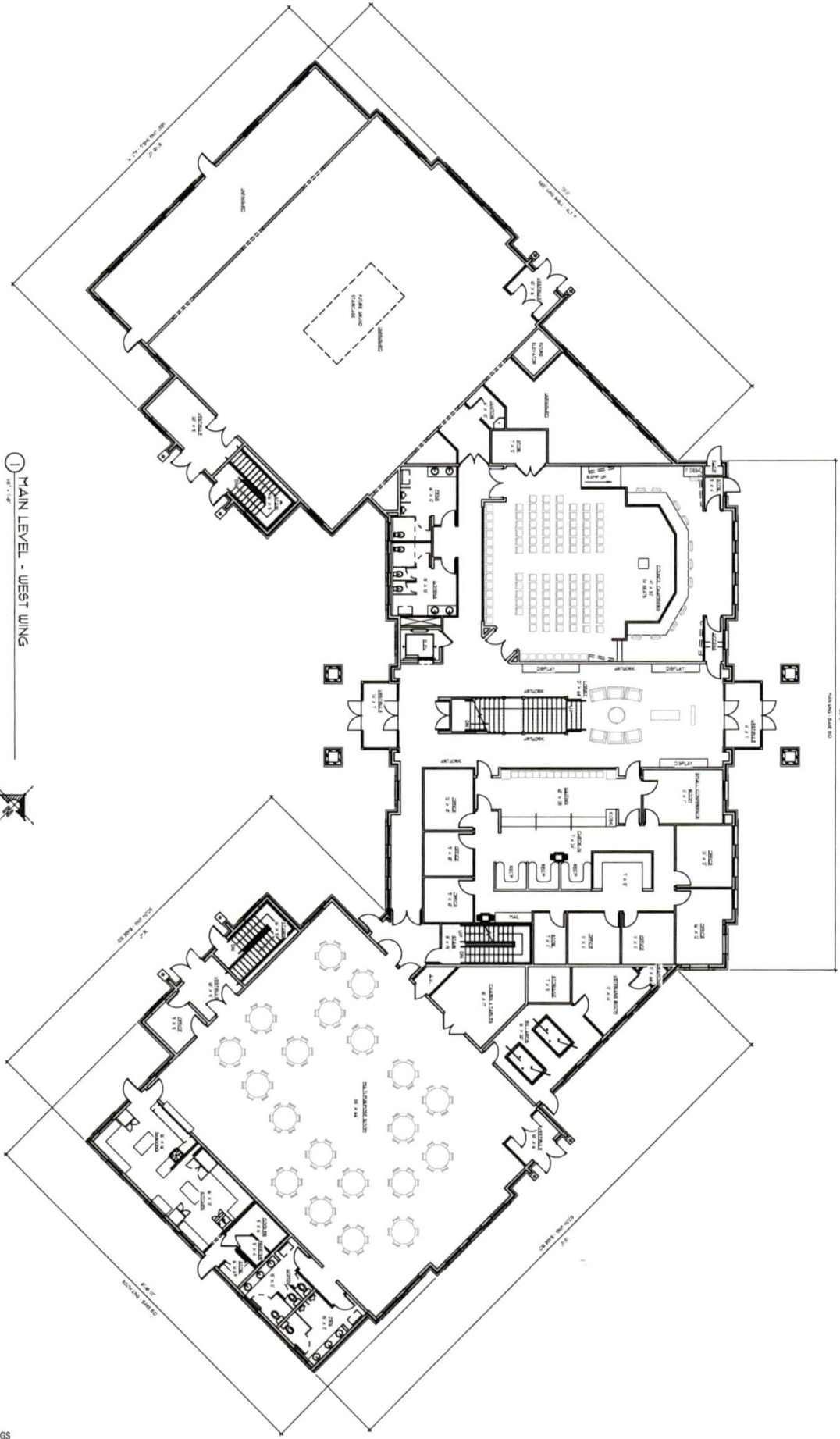
1 BASEMENT LEVEL - WEST WING



AREA BREAKDOWN

WEST WING	4,347 SQ. FT.
EAST WING	3,300 SQ. FT.
TOTAL	7,647 SQ. FT.

20% CONCEPTUAL DRAWINGS



① MAIN LEVEL - WEST WING

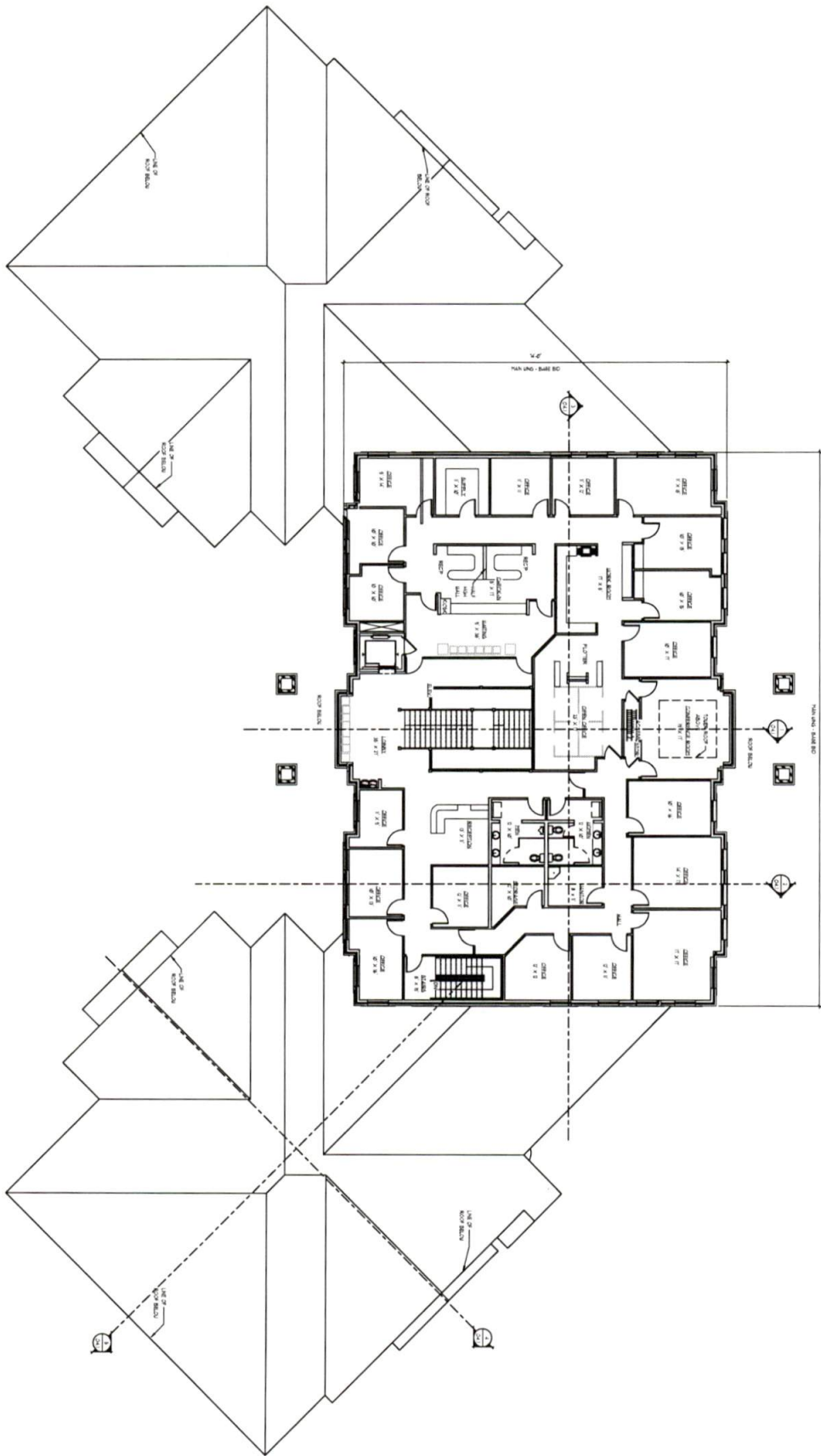


AREA BREAKDOWN

WEST WING	4,347 SQ. FT.
MAIN WING	7,540 SQ. FT.
SOUTH WING	6,347 SQ. FT.
TOTAL	18,234 SQ. FT.

20% CONCEPTUAL DRAWINGS

<p>02.2</p>	<p>NEW SANTAQUIN CITY HALL</p> <p>SANTAQUIN CITY</p> <p>CENTER AND 100 SOUTH SANTAQUIN, UTAH 84655</p>		<p>WPA</p> <p>Architecture</p> <p>475 North Freedom Blvd. Provo, Utah 84601</p> <p>Tel: (801) 374-0800 info@wpa-architecture.com</p>	<p>Alan R. Poulson Ronald B. Jones Bruce T. Fallon</p>		<p>Date: DECEMBER 17, 2020</p>
	<p>DATE: DECEMBER 17, 2020</p>	<p>Revision:</p>				



① UPPER LEVEL - WEST WING



AREA BREAKDOWN

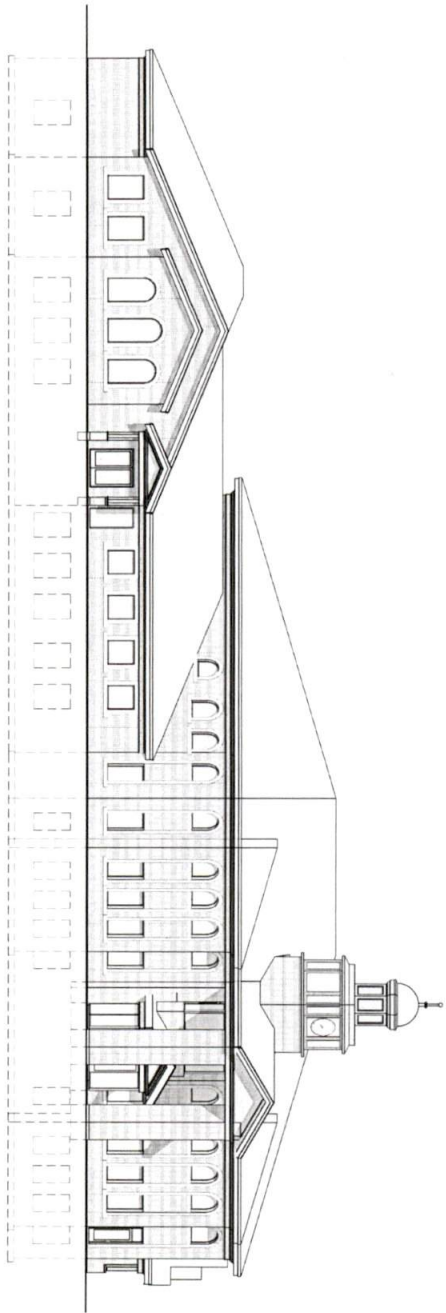
MAIN WING 7386 SQ. FT.
 TOWER WING 4334 SQ. FT.
 TOTAL 11720 SQ. FT.

20% CONCEPTUAL DRAWINGS

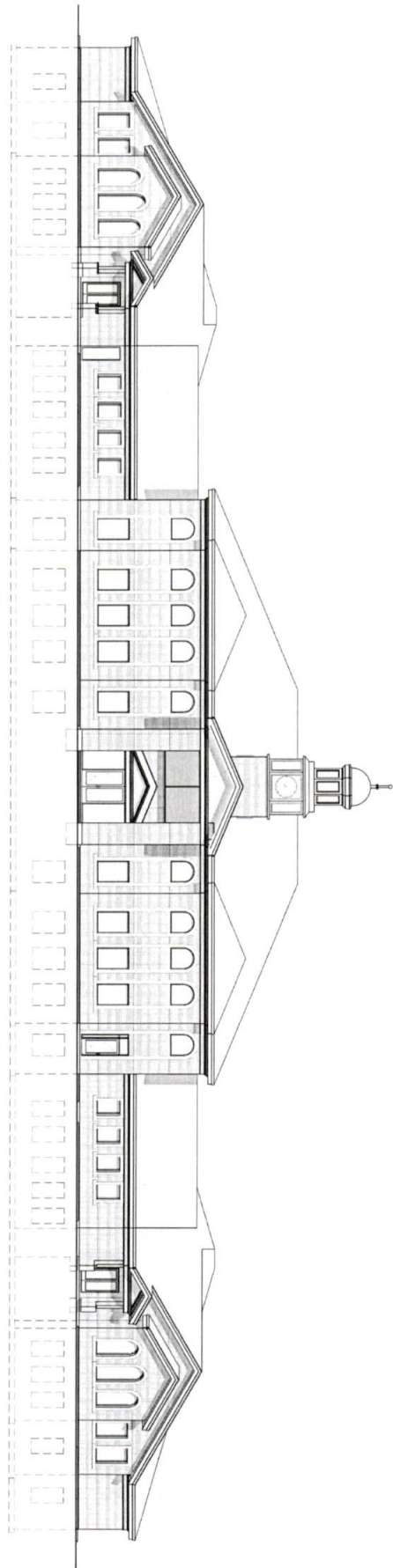
	NEW SANTAQUIN CITY HALL SANTAQUIN CITY CENTER AND 100 SOUTH SANTAQUIN, UTAH 84405	 WPA Architecture 475 North Freedom Blvd. Provo, Utah 84601 Tel: (801) 974-0800 info@wpa-architecture.com	Alan R. Poulson Ronald B. Jones Bruce T. Fallon		Date: DECEMBER 17, 2020 Revision:	These plans are prepared by WPA Architecture and are not to be used for any other project without the written consent of WPA Architecture.
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SHEET NO. 02.3
 OF 10 SHEETS

② EAST ELEVATION
1/8" = 1'-0"



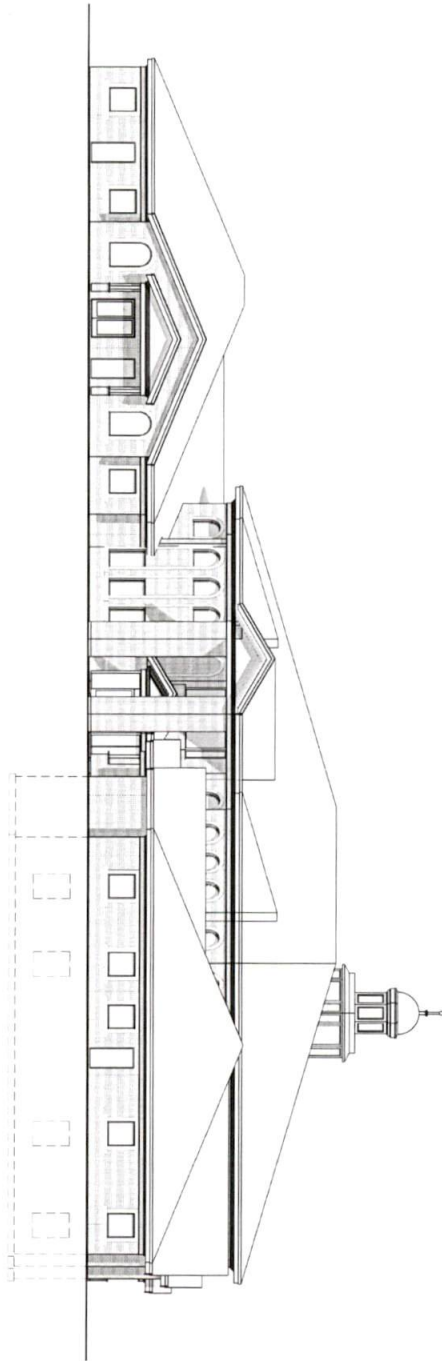
① NORTHEAST ELEVATION
1/8" = 1'-0"



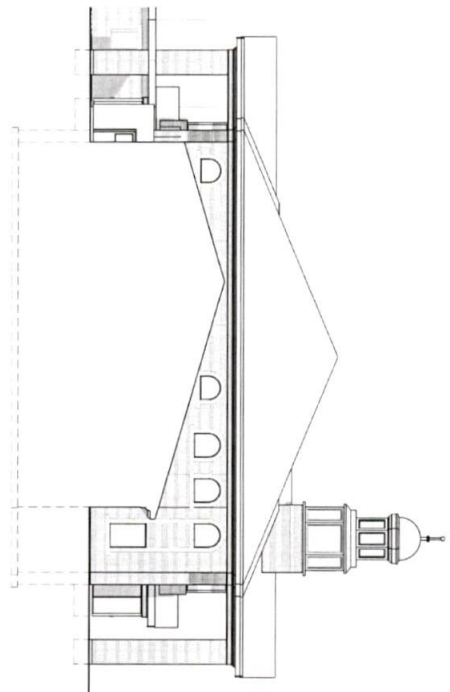
20% CONCEPTUAL DRAWINGS

<p>03.1 ELEVATIONS EXTERIOR</p>		<p>NEW SANTAQUIN CITY HALL SANTAQUIN CITY CENTER AND 100 SOUTH SANTAQUIN, UTAH 84055</p>	<p>WPA Architecture 475 North Freedom Blvd. Provo, Utah 84601 Tel: (801) 374-0800 info@wpa-architecture.com</p>	<p>Alan R. Poulson Ronald B. Jones Bruce T. Fallon</p>		<p>Date: DECEMBER 17, 2020 Revision:</p>
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② SOUTH ELEVATION

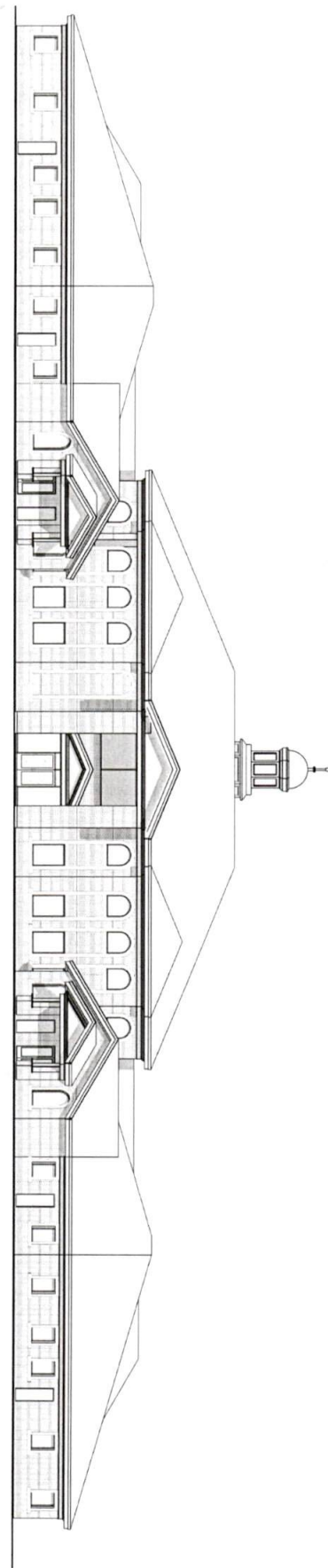


① SOUTHEAST ELEVATION

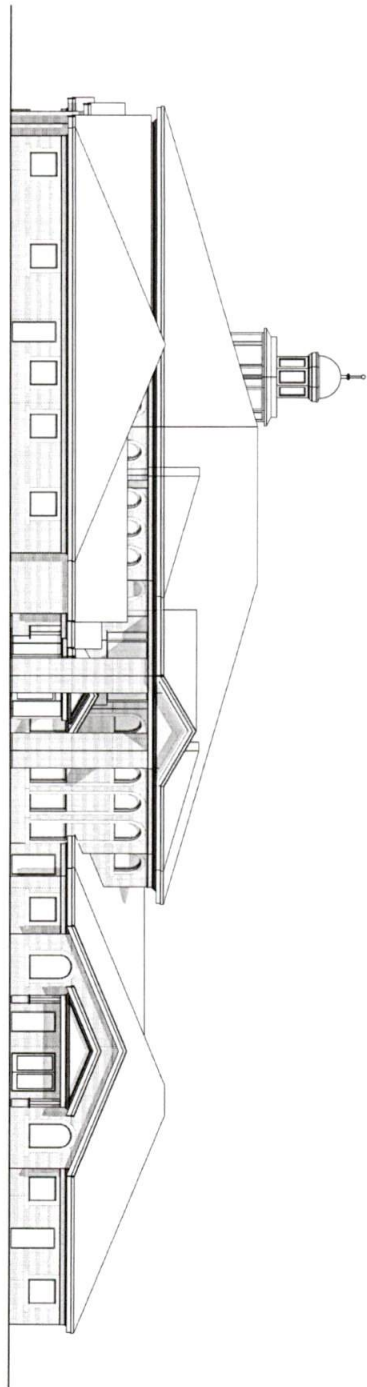


20% CONCEPTUAL DRAWINGS

<p>03.2</p>		<p>NEW SANTAQUIN CITY HALL SANTAQUIN CITY CENTER AND 100 SOUTH SANTAQUIN, UTAH 84655</p>	<p>475 North Freedom Blvd. Provo, Utah 84601 Tel: (801) 374-0800 info@wpa-architecture.com</p>	<p>Alan R. Poulson Ronald B. Jones Bruce T. Fallon</p>		<p>Date: DECEMBER 17, 2020 Revision:</p>
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① SOUTHWEST ELEVATION

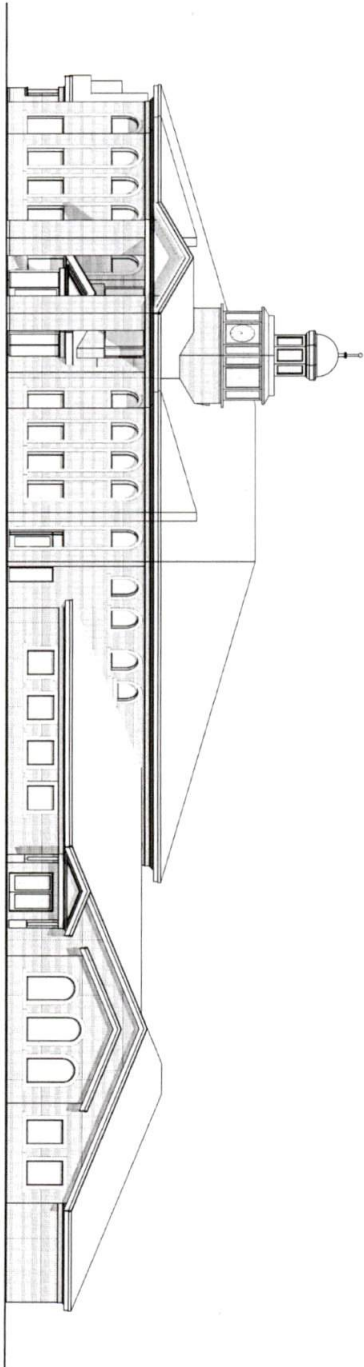


② WEST ELEVATION

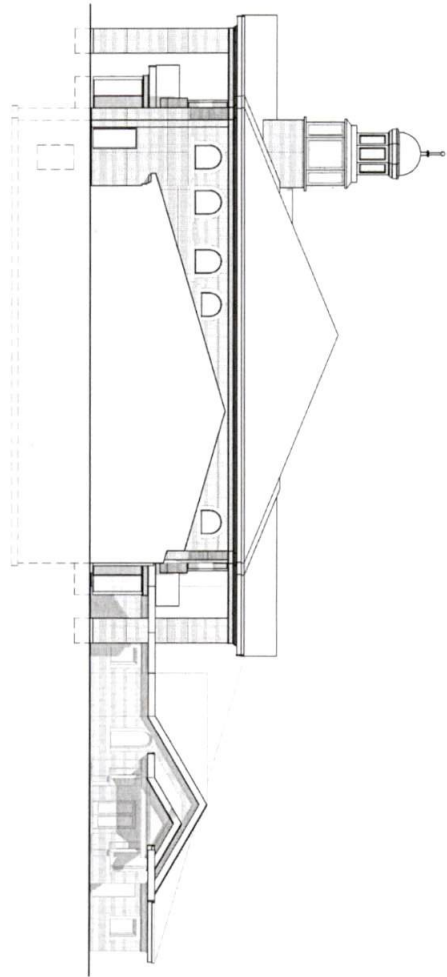
20% CONCEPTUAL DRAWINGS

<p>03.3</p>		<p>NEW SANTAQUIN CITY HALL SANTAQUIN CITY CENTER AND 100 SOUTH SANTAQUIN, UTAH 84655</p>	 <p>475 North Freedom Blvd. Provo, Utah 84601 Tel: (801) 374-0600 info@wpa-architecture.com</p>	<p>Alan R. Poulson Ronald B. Jones Bruce T. Fallon</p>		<p>Date: DECEMBER 17, 2020 Revision:</p>
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② NORTH ELEVATION



① NORTHWEST ELEVATION



20% CONCEPTUAL DRAWINGS

03.4
EXTENSION
ELEVATIONS



NEW SANTAQUIN CITY HALL
SANTAQUIN CITY
CENTER AND 100 SOUTH
SANTAQUIN, UTAH 84655



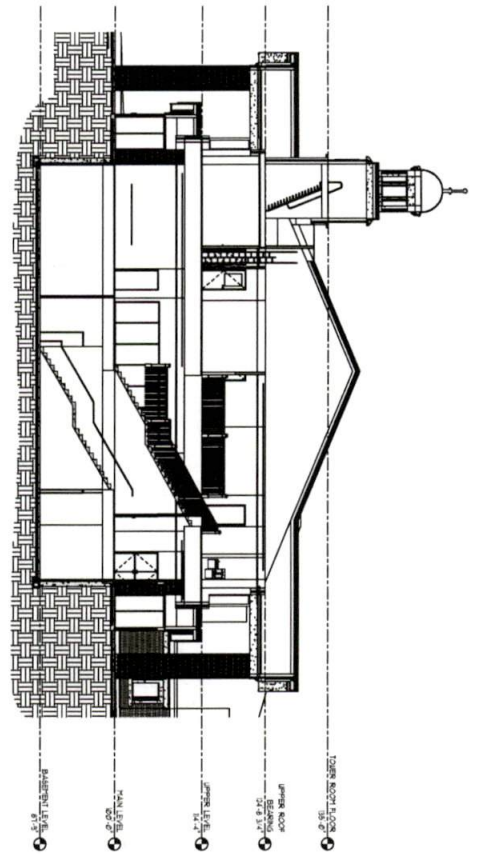
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Provo, Utah 84601
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Alan R. Poulson
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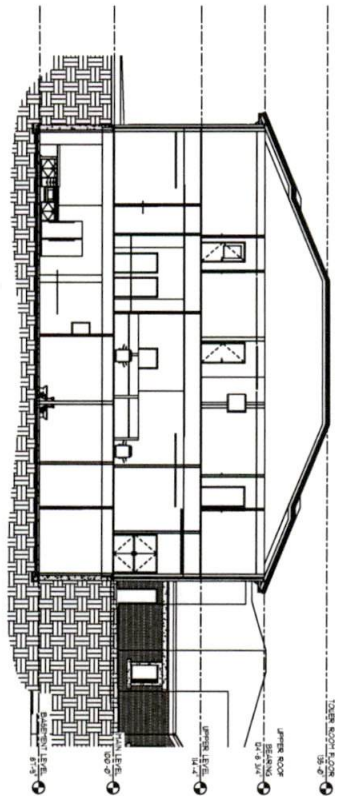


Date: DECEMBER 17, 2020
Revision:

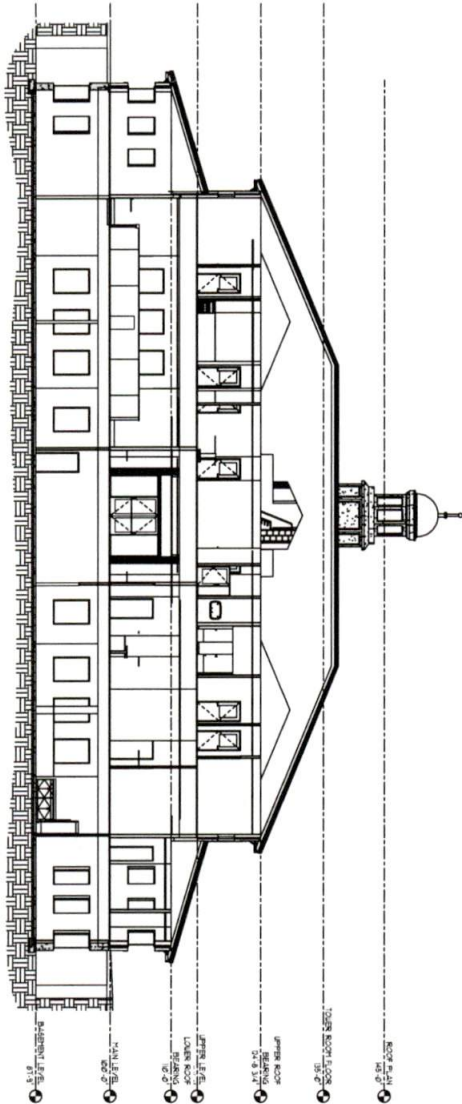
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Check: [Name]
Title: [Name]
Date: [Date]



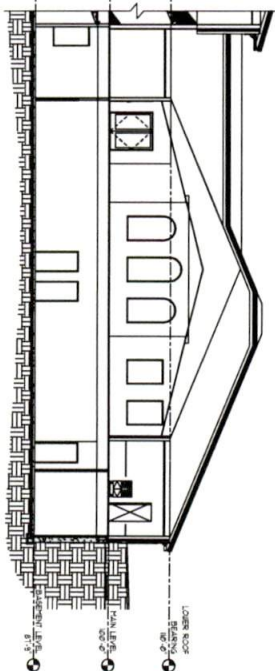
① BUILDING SECTION
1/8" = 1'-0"



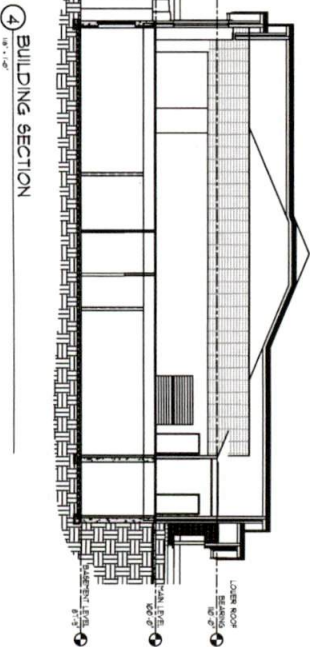
② BUILDING SECTION
1/8" = 1'-0"



③ BUILDING SECTION
1/8" = 1'-0"



④ BUILDING SECTION
1/8" = 1'-0"



⑤ BUILDING SECTION
1/8" = 1'-0"

20% CONCEPTUAL DRAWINGS

BUILDING SECTIONS
04.1



NEW SANTAQUIN CITY HALL
SANTAQUIN CITY
CENTER AND 100 SOUTH
SANTAQUIN, UTAH 84055



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Date: DECEMBER 17, 2020
Revision:

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