



**RESOLUTION 02-04-2021**  
**A RESOLUTION AUTHORIZING ADDITIONAL**  
**ARCHITECTURAL SERVICES FOR THE NEW CITY HALL**


**BE IT HEREBY RESOLVED:**

**SECTION 1:** Due to favorable cost estimates, the city is in a position to build the western portion of the building that was previously considered an additive alternate. The following document represents a Change Order to provide funding for architectural designs for the western portion of the building.

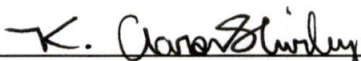
**SECTION 2:** This Resolution shall become effective upon passage.

Approved on this 16<sup>th</sup> day of February, 2021.

City of Santaquin,

  
Kirk F. Hunsaker, Mayor

Attest:

  
K. Aaron Shirley, City Recorder

**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: Mayer

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

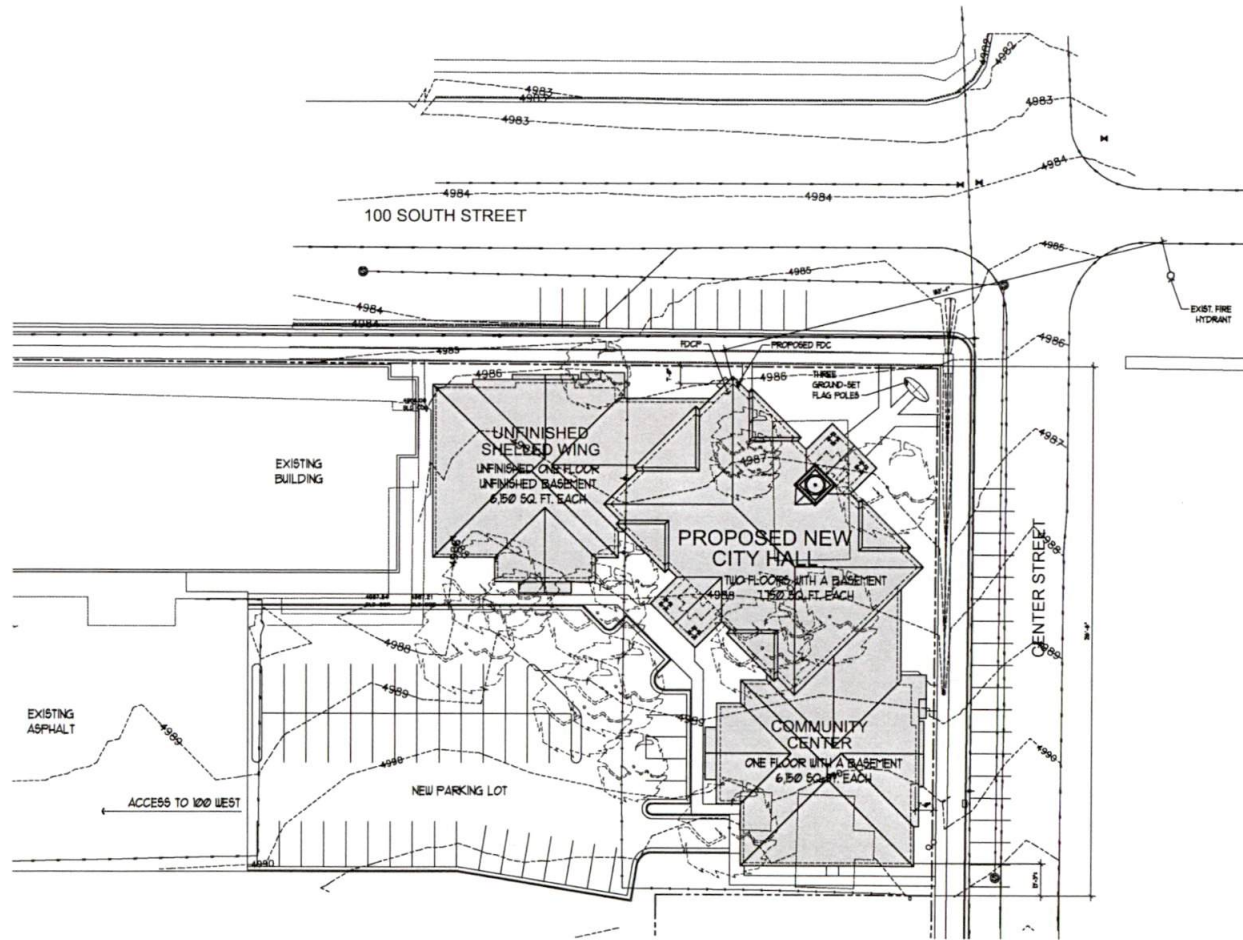
200 INTERNATIONAL BUILDING CODE (IBC)    200 INTERNATIONAL ENERGY CONSERVATION CODE  
 200 INTERNATIONAL PLUMBING CODE    AMERICAN WITH DISABILITIES ACT (ADA)  
 200 INTERNATIONAL MECHANICAL CODE    ICC/ANSI ATU - 2005  
 201 NATIONAL ELECTRICAL CODE (NEC)    200 INTERNATIONAL FIRE CODE

### OCCUPANCIES AND TYPE OF CONSTRUCTION

OCCUPANCIES:    A-ASSEMBLY, B-OFFICES AND 5-UNFINISHED SPACES  
 CONSTRUCTION TYPE:    V-B

### AREA OF BUILDING

AREA BREAKDOWN BY OCCUPANCY			
OCCUPANCY	A	B	TOTAL
BASEMENT LEVEL	6,300 SQ. FT.	1,700 SQ. FT.	8,000 SQ. FT.
MAIN LEVEL	6,900 SQ. FT.	6,300 SQ. FT.	13,200 SQ. FT.
UPPER LEVEL	0 SQ. FT.	1,700 SQ. FT.	1,700 SQ. FT.



PROPOSED SITE PLAN

Date: DECEMBER 17, 2020  
 Revision:

Alan R. Poulsen  
 Ronald B. Jones  
 Bruce T. Falson

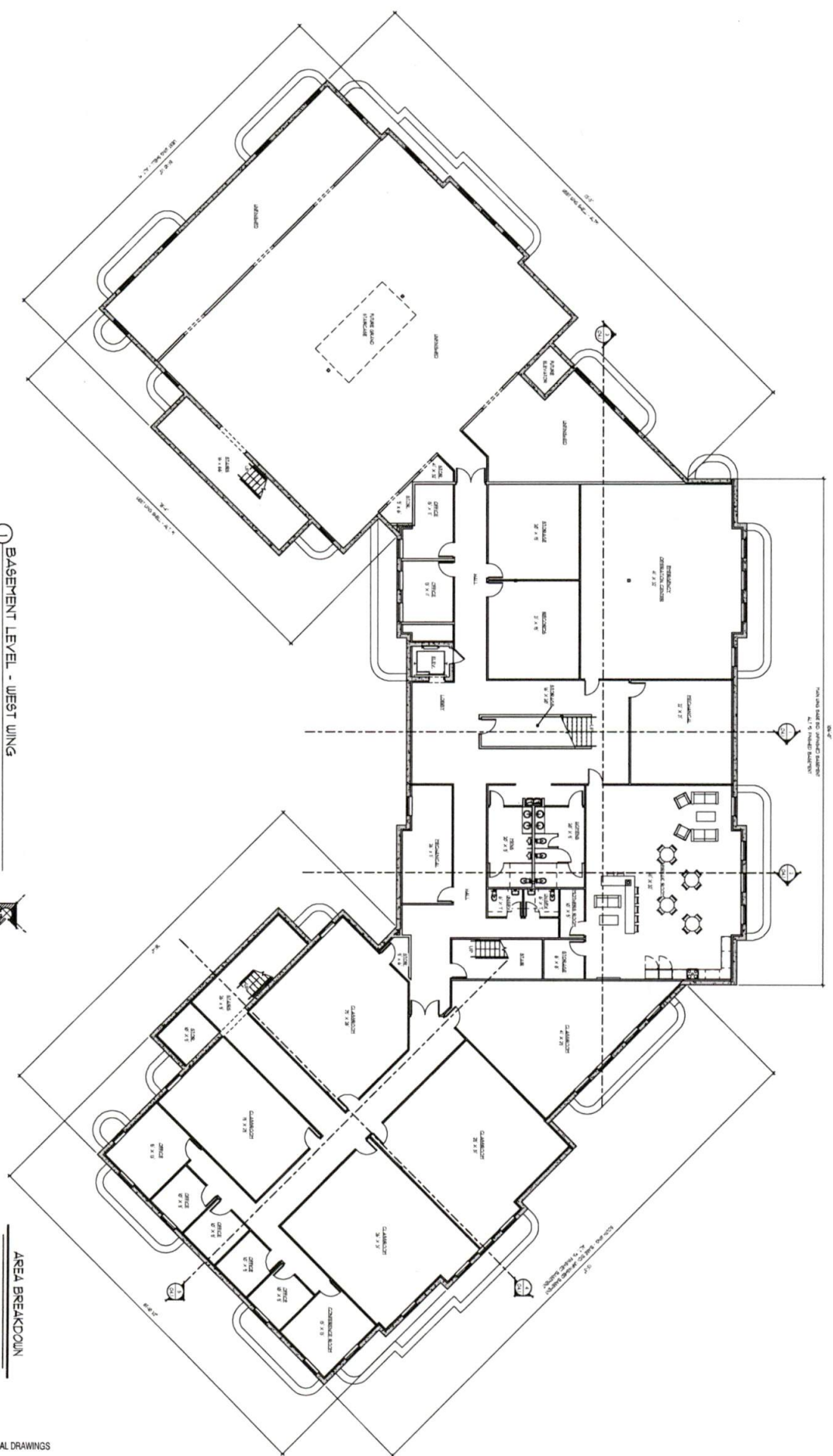
WPA  
 ENGINEERING & CONSTRUCTION  
 100 SOUTH CENTER STREET, SUITE 100, SANTAQUIN, UTAH 84655

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

A.1.1

SITE PLAN

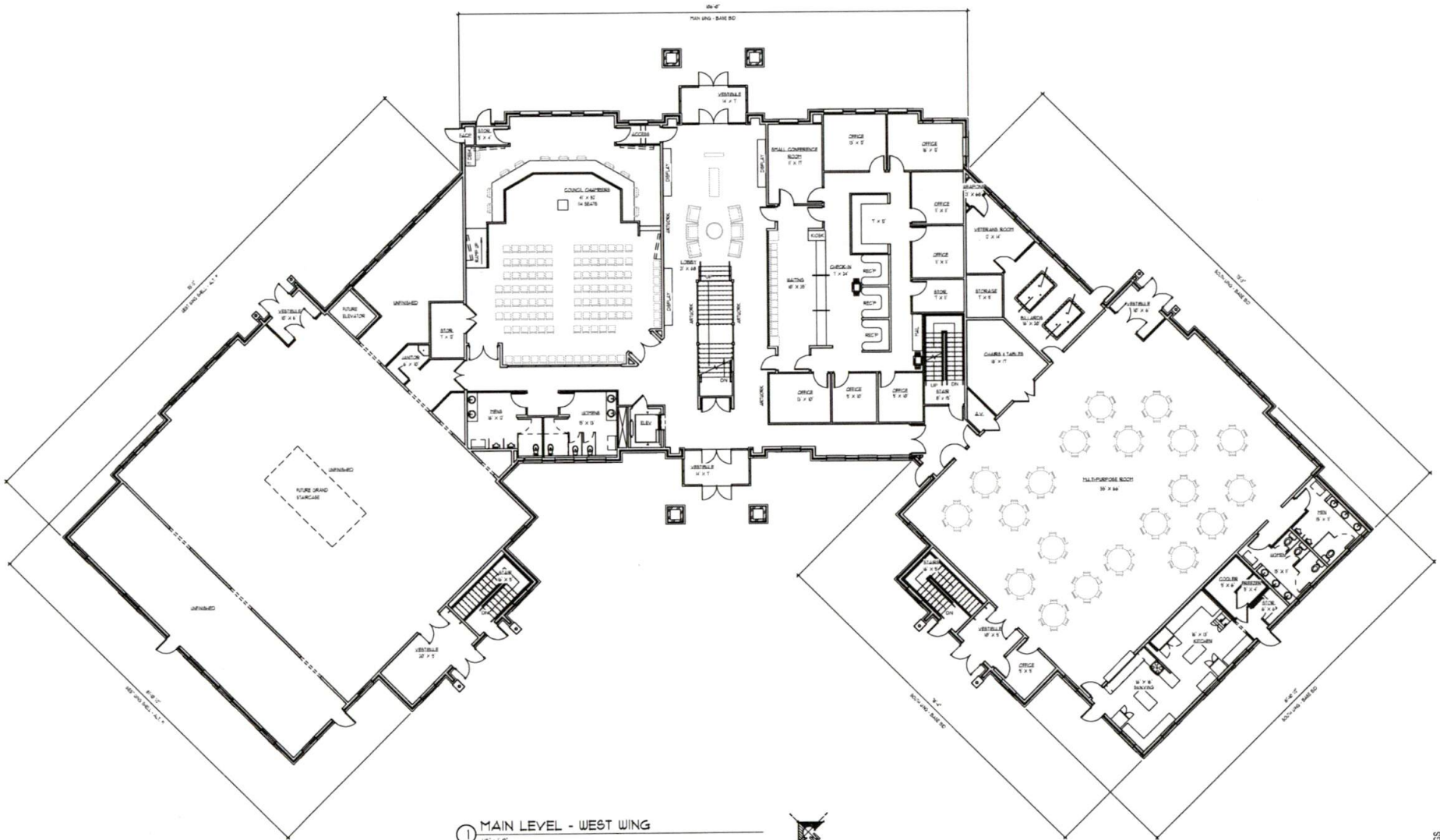
① BASEMENT LEVEL - WEST WING



AREA BREAKDOWN

WEST WING: 4,387 SQ. FT.  
 MAIN WING: 1,549 SQ. FT.  
 TOTAL: 5,936 SQ. FT.

20% CONCEPTUAL DRAWINGS



1 MAIN LEVEL - WEST WING  
1/8" = 1'-0"

AREA BREAKDOWN

WEST WING:	6,387 SQ. FT.
MAIN WING:	13,510 SQ. FT.
SOUTH WING:	6,387 SQ. FT.
TOTAL:	26,284 SQ. FT.

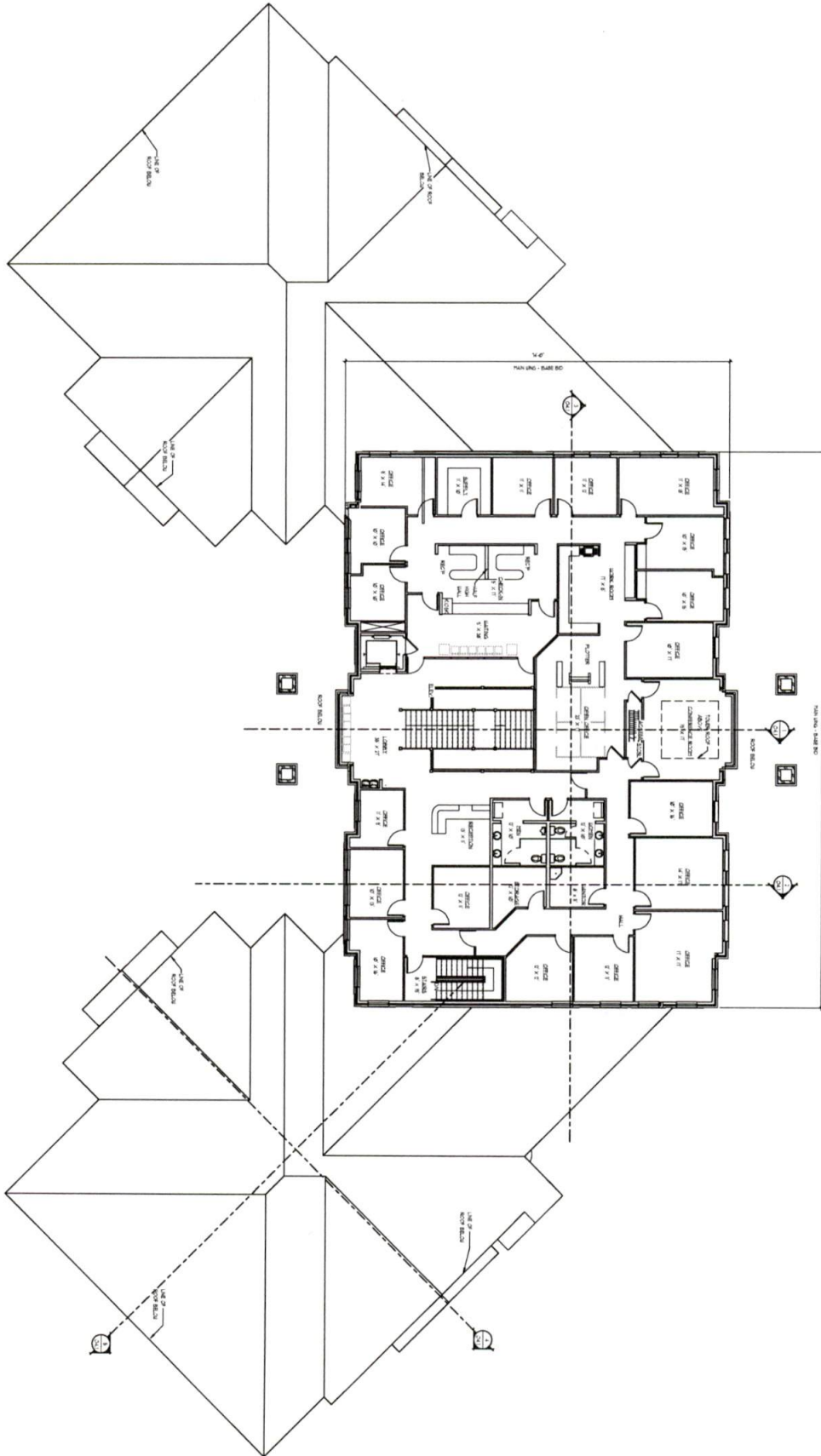
20% CONCEPTUAL DRAWINGS

DATE: DECEMBER 17, 2020  
 Revision:  
 ALAN R. POULSON  
 RONALD B. JONES  
 BRUCE T. FALLON

**WPA**  
**ARCHITECTURE**  
 475 Iron Freedom Blvd. • P.O. Box 1000  
 Provo, Utah 84601 • Tel: (801) 374-0000  
 info@wparchitect.com

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

*Santaquin*  
 A Division of  
**02.2**  
 MAIN LEVEL FLOOR PLAN






① UPPER LEVEL - WEST WING  
1/8" = 1'-0"

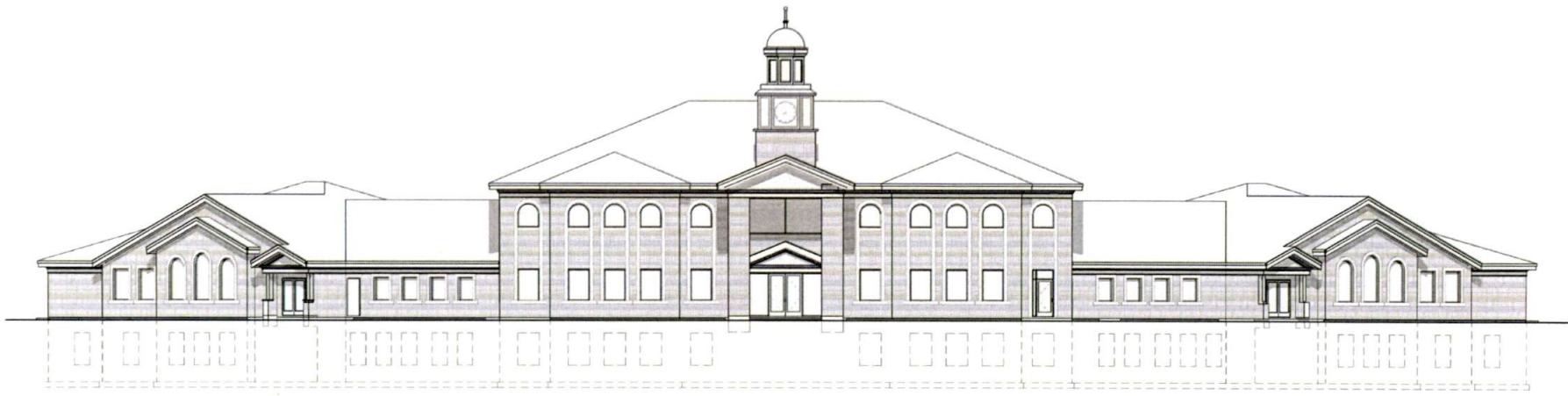


AREA BREAKDOWN

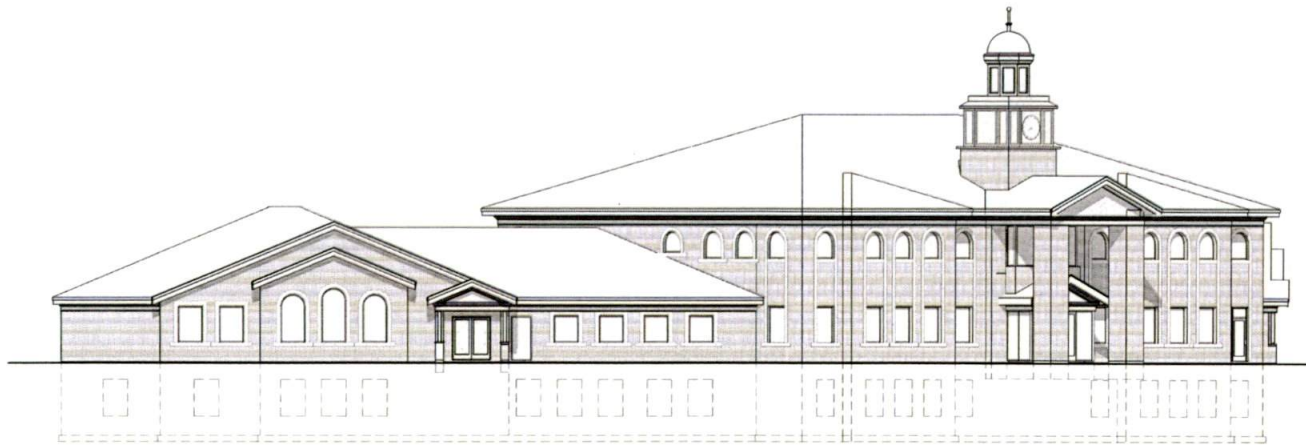
MAIN WING: 7348 SQ. FT.  
TOWER ROOMS: 423 SQ. FT.  
TOTAL: 7771 SQ. FT.

20% CONCEPTUAL DRAWINGS

UPPER LEVEL FLOOR PLAN <b>02.3</b>		<b>NEW SANTAQUIN CITY HALL</b> SANTAQUIN CITY CENTER AND 100 SOUTH SANTAQUIN, UTAH 84655	 <p>475 North Freedom Blvd Provo, Utah 84601 Tel: (801) 374-0800 info@wpa-architecture.com</p>	Alan R. Poulson Ronald B. Jones Bruce T. Fallon		Date: DECEMBER 17, 2020 Revision:	Date: 12/17/20 Drawn by: [Name] Checked by: [Name] In Charge: [Name] Project Manager: [Name]
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① NORTHEAST ELEVATION  
1/8" = 1'-0"



② EAST ELEVATION  
1/8" = 1'-0"

20% CONCEPTUAL DRAWINGS  
EXTERIOR ELEVATIONS



NEW SANTAQUIN CITY HALL  
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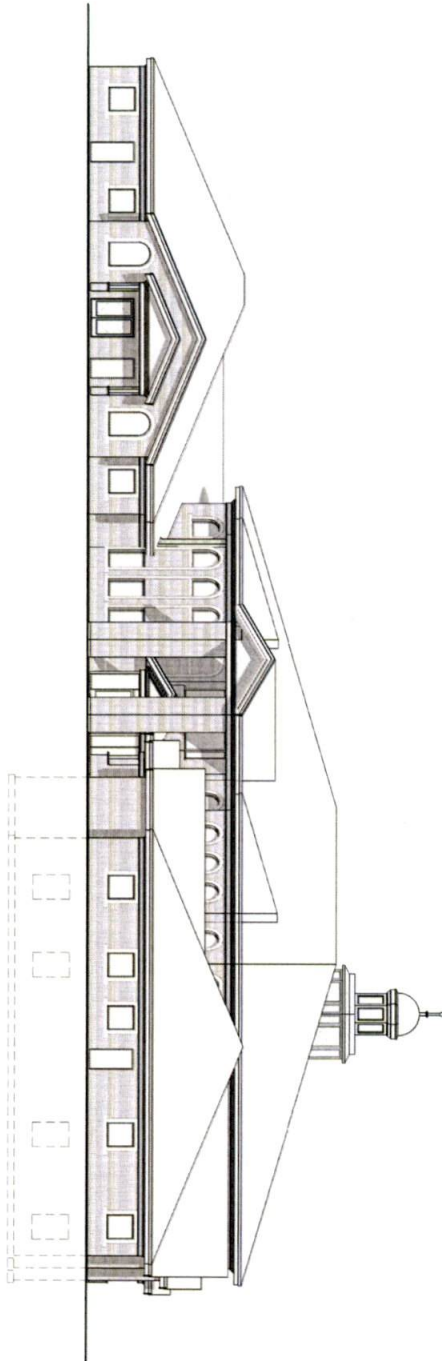
Alan R. Poulson  
Ronald B. Jones  
Bruce T. Fallon



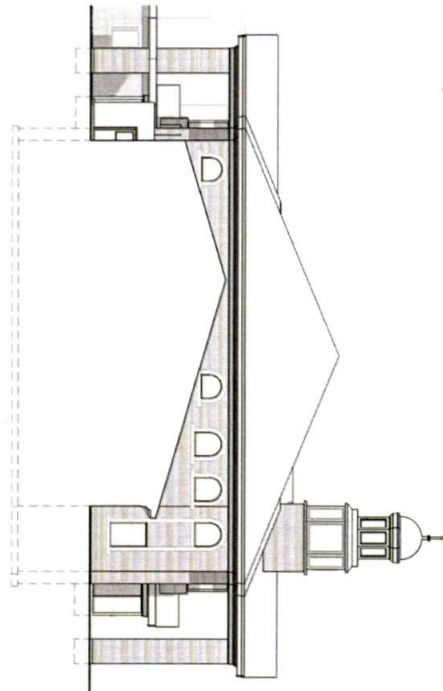
Date: DECEMBER 17, 2009  
Revision:

Scale:  
1/8" = 1'-0"

② SOUTH ELEVATION



① SOUTHEAST ELEVATION



20% CONCEPTUAL DRAWINGS

03.2  
ELEVATIONS



**NEW SANTAQUIN CITY HALL**  
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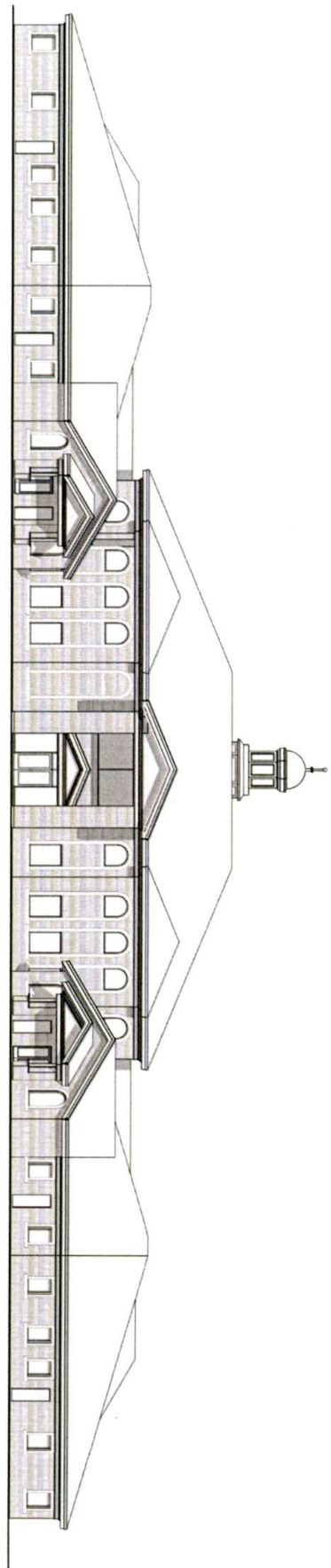
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Ronald B. Jones  
Bruce T. Fallon



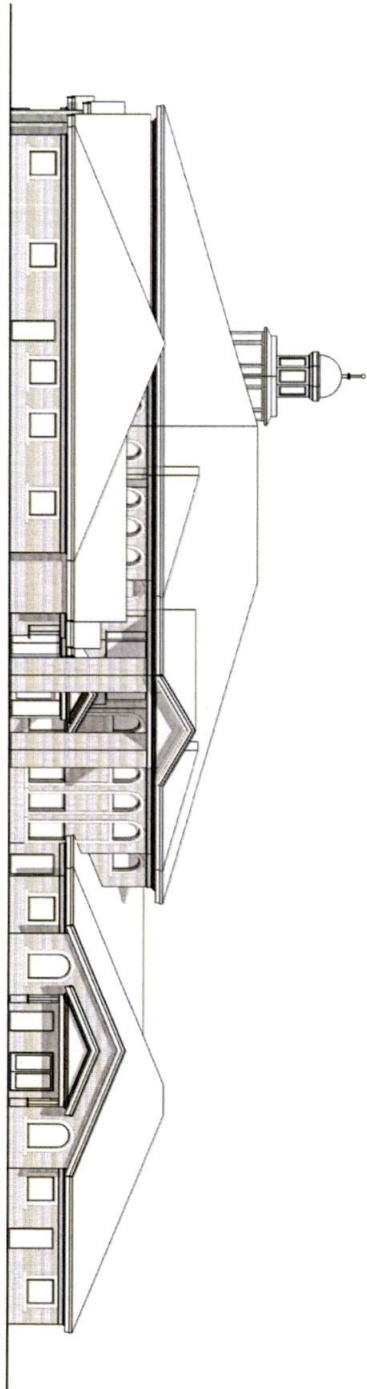
Date: DECEMBER 17, 2020  
Revision:

Scale: 1/8" = 1'-0"  
Drawing Number: 03.2








1 SOUTH-WEST ELEVATION

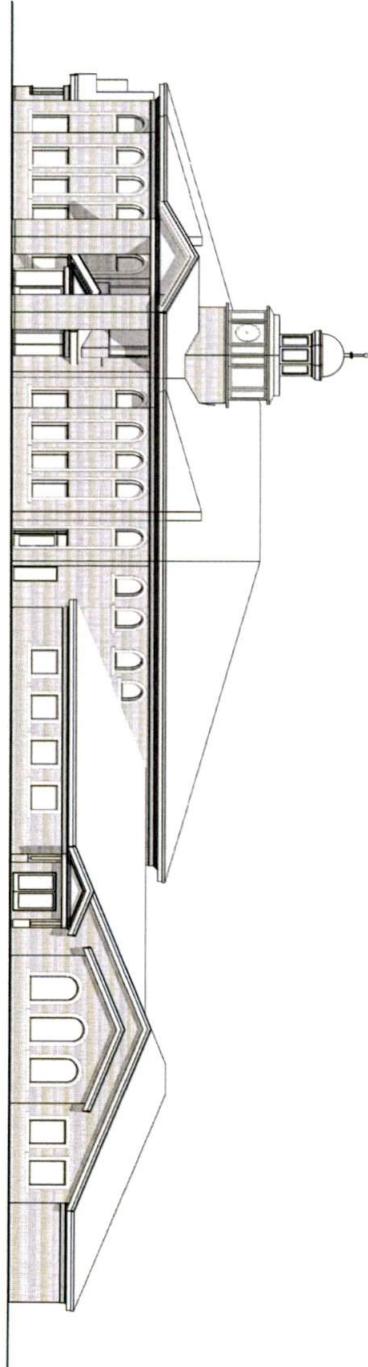


2 WEST ELEVATION

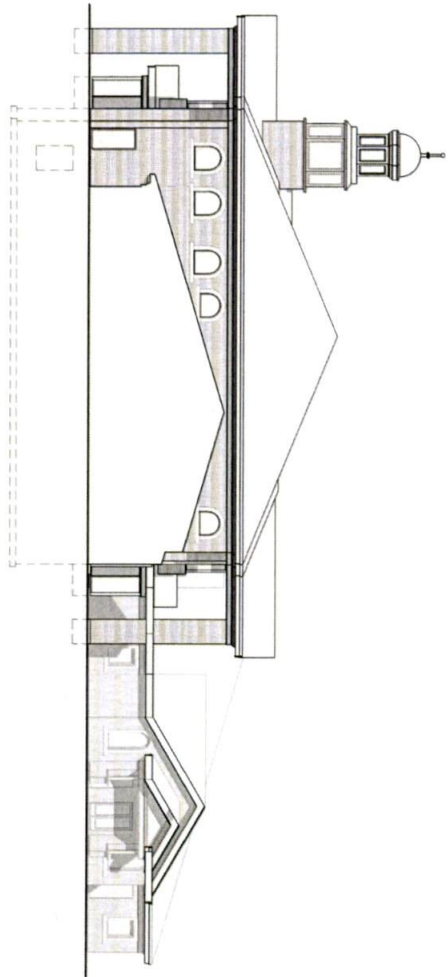
20% CONCEPTUAL DRAWINGS

<p>03.3</p> <p>EXTERIOR ELEVATIONS</p>		<p><b>NEW SANTAQUIN CITY HALL</b></p> <p>SANTAQUIN CITY</p> <p>CENTER AND 100 SOUTH SANTAQUIN, UTAH 84655</p>	 <p>WPA 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>Revision:</p>	<p>Scale: 1/8" = 1'-0"</p> <p>1/4" = 1'-0"</p> <p>1/2" = 1'-0"</p> <p>3/4" = 1'-0"</p> <p>1" = 1'-0"</p>
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② NORTH ELEVATION

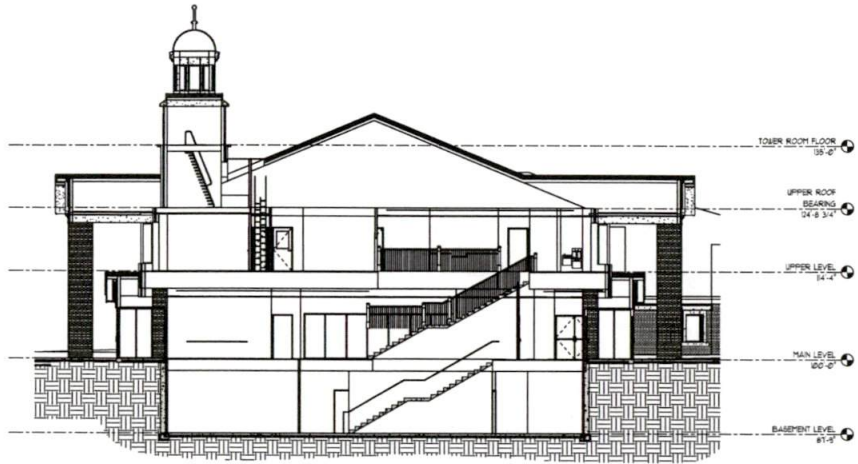


① NORTHWEST ELEVATION

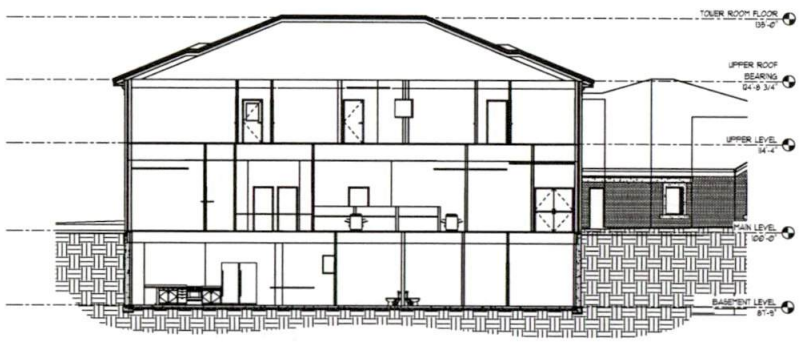


20% CONCEPTUAL DRAWINGS

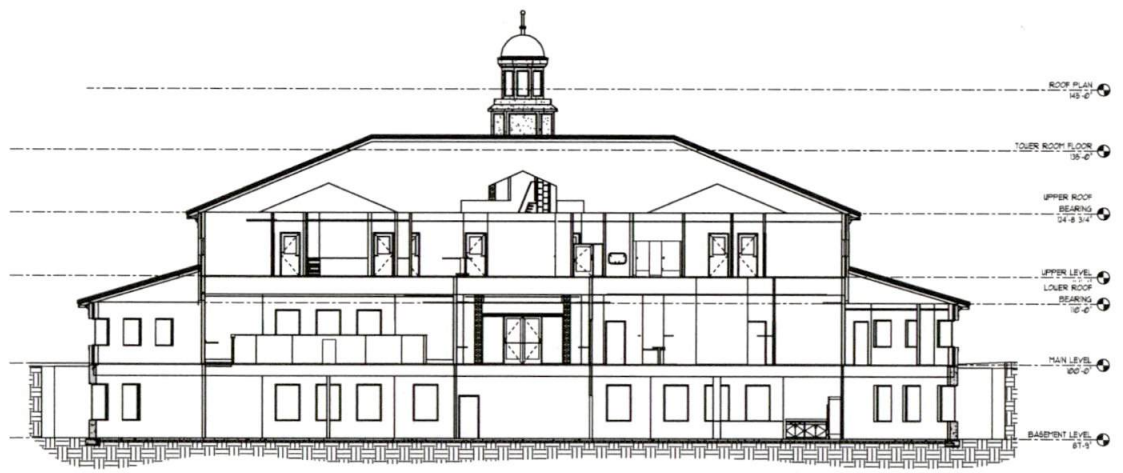
<p>03.4</p> <p>EXTERIOR ELEVATIONS</p>		<p><b>NEW SANTAQUIN CITY HALL</b></p> <p>SANTAQUIN CITY</p> <p>CENTER AND 100 SOUTH</p> <p>SANTAQUIN, UTAH 84655</p>	 <p><b>WPA</b> Architecture</p> <p>475 North Freedom Blvd. Provo, Utah 84601</p> <p>Tel: (801) 374-0800 info@wpa-architecture.com</p>	<p>Alan R. Poulson Ronald B. Jones Bruce T. Fallon</p>		<p>Date: DECEMBER 17, 2020</p> <p>Revision:</p>	<p>File No: 18-010 Project No: 18-010 Sheet No: 03.4 Scale: AS SHOWN Date: 12/17/2020 Author: ALR Checked: RBJ</p>
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1 BUILDING SECTION  
1/8" = 1'-0"



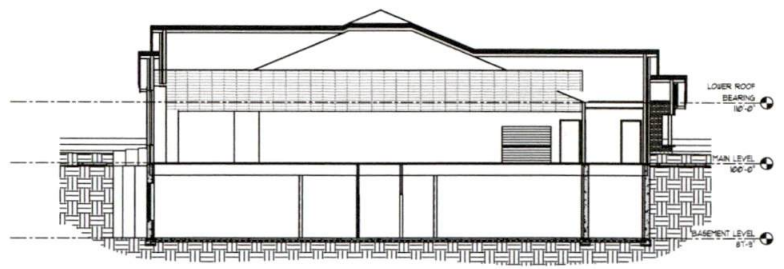
2 BUILDING SECTION  
1/8" = 1'-0"



3 BUILDING SECTION  
1/8" = 1'-0"



5 BUILDING SECTION  
1/8" = 1'-0"



4 BUILDING SECTION  
1/8" = 1'-0"

Date: DECEMBER 17, 2009  
 Revision:  
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 20% CONCEPTUAL DRAWINGS  
 BUILDING SECTIONS  
 04.1