


MEMORANDUM

TO: South Weber City Mayor and City Council

FROM: Brandon K. Jones, P.E.
South Weber City Engineer 

CC: David Larson – South Weber City Manager
Mark Larsen – South Weber City Public Works Director

RE: **CANYON MEADOWS PARK (WEST) PHASE 1 – CONSTRUCTION**
Recommendation of Award

Date: May 18, 2021

BACKGROUND

In December 2020, the City Council approved moving forward with Phase 1 of the overall master plan for the Canyon Meadows Park (West). The Parks Committee recommended using the Construction Manager / General Contractor (CM/GC) process to have the most flexibility while completing the design with the input of the selected contractor and stay under budget. In March 2021, the City Council awarded Hogan & Associates Construction the contract for CM/GC pre-construction design services.

The Parks Committee has met several times to discuss the desired improvements in the park, estimated costs, and options to reduce expenses. A few minor modifications to the design have been made. The design has been finalized and provided to Hogan Construction for use in getting quotes from suppliers and subcontractors. The Parks Committee met on Friday, May 14, 2021, to review Hogan's Guaranteed Maximum Price (GMP), which is \$1,184,194. This price includes the following: site demo, underground utilities (storm drain, sewer service, water service, irrigation service, power service), full site grading, SWPPP, parking lot (97 stalls), site concrete, fencing, site electrical (conduit, wire, and light bases in the parking lot), 8 pickleball courts (with lighting), and 1 basketball court (no lighting). The following is NOT included: any landscaping, cost from RMP for power connection (est. \$16,000), light poles and fixtures for the parking lot (est. \$34,000), or any construction contingency.

The proposed GMP is over the city's budget (\$1,000,000). The committee has discussed how to handle this. Certain portions of the work could be removed from the project to get the cost down to the budget amount. However, these portions would still need to be installed in the upcoming years, and there is concern that the cost would be more expensive in the future. Therefore, to cover the extra funds needed, the committee is proposing to use other city funds now, and those funds would be paid back as park impact fees are collected. We are estimating up to an

additional \$250,000 needed to complete the Phase 1 project. The current Parks Impact Fee is \$2,096 (single family residential). This equates to about 120 building permits. It will likely take 1-2 years to pay this back.

It is also important to point out that the additional 4 pickleball courts are being funded entirely from donations (cash and material).

AWARD RECOMMENDATION

We have reviewed in detail all the costs from Hogan Construction that make up their GMP. We find them to be in compliance with the contract and generally accepted pricing. We therefore recommend awarding the construction contract to: **Hogan & Associates Construction, Inc.** for their Guaranteed Maximum Price of **\$1,184,194**, with the additional funding from other funds and paid back with future park impact fees collected.

If the Council agrees with this recommendation, please pass a motion awarding the contract for Construction Services to **Hogan & Associates Construction, Inc.**, with a GMP of **\$1,184,194**. The project must be completed by October 31, 2021.