



**Bountiful City
Redevelopment Agency Agenda
Tuesday, April 22, 2025
Immediately following City Council**

Notice is hereby given that the Board of Directors of the Bountiful City Redevelopment Agency (RDA) will hold a meeting at Bountiful City Hall, 795 South Main Street, Bountiful, Utah, at the time and date given above. The public is invited to attend.

1. Welcome
2. Meeting Minutes from July 09, 2024
 - Review
 - Action
3. Consider approval of the proposal from Design West at the prices noted in their proposal for 135 South Main Street architectural design services
Planning Director Francisco Astorga
 - Review
 - Action
4. Consider approval of awarding a contract to City Creek Construction for the remodel of 135 South Main Street
Planning Director Francisco Astorga
 - Review
 - Action
5. Consider approval of the 135 South Main Street Remodel Project in the guaranteed maximum price of \$1,508,641
Planning Director Francisco Astorga
 - Review
 - Action
6. Adjourn

Draft Minutes of the
BOUNTIFUL REDEVELOPMENT AGENCY
Tuesday, July 9, 2024
8:00 pm

Official notice of the Redevelopment Agency Meeting was given by posting an Agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website.

Location: Bountiful City Hall Chambers, 795 South Main Street, Bountiful, Utah

| | | |
|----------|---------------------|---|
| Present: | Chairwoman | Kendalyn Harris |
| | Board Members | Jesse Bell, Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish |
| | RDA Director | Francisco Astorga |
| | City Manager | Gary Hill |
| | City Engineer | Lloyd Cheney |
| | City Attorney | Brad Jeppsen |
| | Recording Secretary | Maranda Hilton |

WELCOME

Chairwoman Harris opened the meeting at 8:02 pm and welcomed everyone.

**CONSIDERATION OF AN RDA LOAN FOR THE CONSTRUCTION OF
ALPHAGRAPHS LOCATED AT 1579 NORTH MAIN STREET, REPRESENTED BY
GRANT RICHEY, APPLICANT**

Mr. Brad Jeppsen explained that the City recently purchased the AlphaGraphics property located at 265 South Main Street, and in order to help AlphaGraphics relocate within Bountiful and also aid in the development of the property located at 1579 North Main Street, the City is requesting a construction loan of \$890,000 be given to AlphaGraphics.

Board member Bradshaw said she feels this is a good use of RDA funds and looks forward to this being a great project that will provide a new office and printing facility for AlphaGraphics.

Board member Bradshaw made a motion to approve the construction loan to AlphaGraphics in the amount of \$890,000, and Board member Price-Huish seconded the motion. The motion passed with members Bell, Bradshaw, Harris, Higginson, Murri, and Price-Huish voting “aye.”

Board Member Bell also commented that this continued investment on Main Street is important to him and he is happy that this project provides a return to the City that is based on a fair interest rate for all parties.

ADJOURN

Board member Price-Huish made a motion to adjourn the RDA meeting and Board member Bell seconded the motion. The motion passed with members Bell, Bradshaw, Harris, Higginson, Murri, and Price-Huish voting “aye.”

The meeting was adjourned at 8:05 pm.

Chairwoman Kendalyn Harris

City Recorder

PENDING

RDA Staff Report

Subject: Architectural Design Services Contract for
135 South Main Street
Author: Lloyd Cheney, City Engineer
Francisco Astorga, RDA Director
Department: Engineering, RDA
Date: April 22, 2025



Background

Design West presented their findings and recommendations for the remodel of the RDA-owned property at 135 South Main Street in June of this year. Based on Council direction, staff requested, and has received a proposal from Design West and their consultant team for the remaining design services that will develop the plans and specifications for the remodel project. **The City Council accepted the proposal of Design West and awarded the contract at the prices noted in their Proposal on August 13, 2024.**

Analysis

Design West has proposed a total fee of \$126,764.00 for design and construction services for the project. This amount includes work to be performed by the architect, structural, electrical, and mechanical (HVAC) consultants. This amount represents approximately 8.3% of the estimated project cost, and is within the typical range of expenses for this type of project.

Department Review

This memo has been reviewed by the City Manager.

Significant Impacts

Funding for the design will be included in the RDA's Capital Projects account.

Recommendation

- It is recommended that the RDA accept the proposal of Design West and award the contract at the prices noted in their Proposal.

Attachments

None. Design West's proposal is available, upon request.

RDA Staff Report

Subject: General Contractor / Construction Manager
Contract Award for 135 South Main Street
Author: Lloyd Cheney, City Engineer
Francisco Astorga, RDA Director
Department: Engineering, RDA
Date: April 22, 2025



Background

In preparation for the remodel of the RDA-owned building at 135 South Main Street, the Engineering Dept. prepared an RFP and solicited responses from local contractors to assist in the design, review, and management of the project using the Construction Manager/General Contractor contract model. This process of coordination between the Owner (the Bountiful City RDA), architect and Contractor has served the City well on past projects, and is the Engineering Dept's preferred method of engaging design professionals for building related projects.

For this process, the Contractor will assist the Architect (Design West) with constructability, preliminary budgeting and scheduling, and material availability reviews. The contractor's experience and expertise will assist in creating a cost effective scope of work to achieve the City's goals for the project. As the project moves towards construction, the contractor will solicit bids for the work and manage the construction of the project. A Guaranteed Maximum Price (GMP) will be presented to the RDA for approval prior to the start of construction. **On October 8, 2024, the City Council accepted the proposal of City Creek Construction and awarded the contract to perform as the Construction Manager / General Contractor for the remodel of the RDA owned property located at 135 South Main Street.**

Analysis

Five proposals were submitted by local contractors for the project. Two of the five respondents were selected to be interviewed by members of the Engineering Dept and representatives from Design West. Zwick Construction's Special Projects Division and City Creek Construction were selected for interviews because of experience with remodel projects, complex projects, restaurant related work and experience with the CM/GC process. After conducting the interviews, the committee selected City Creek Construction as the preferred contractor.

City Creek Construction brings a respectable resume of new and remodel work. They have recently acted as the General Contractor on construction of the new Bahr Dermatology building and on renovation projects at the Bank of Utah, the Former Golden West Credit Union building and a remodel of the South Davis Metro Fire Station; all of which are located in Bountiful. The CM/GC process is very familiar to their project team, and several members have prior experience with this process while working for other construction companies. As an added consideration, City Creek's office is approximately 3 blocks from the project site, and 4(ish)

blocks from City Hall. City staff has established a great working relationship with City Creek from past projects and we are confident that they will embrace the vision and dedication required for the successful completion of this project.

In addition to City Creek's experience, the Committee reviewed the fees and expense schedules submitted by all respondents. Requested Fees included Preconstruction Services, Construction Management and Change Orders. City Creek's proposed fee for the Preconstruction phase is \$15,500, and is the second highest of this category, however, their expenses for Construction Management are the lowest (\$27,981/month). When adjusted for a six month construction period, City Creeks fees were the lowest. Additionally, they indicated the lowest cost for bonds and insurance, and the second lowest fees for Change Order markups. Also of note is their commitment to return any unused project contingency funds to the City.

A summary of fees is listed below:

| Company | Estimated Contractor Cost (6 mo.) | Change Order Fees | | | Return of Unused Contingency (%) | | | Bonds & Insurance (%) |
|------------|-----------------------------------|-----------------------------|-------------------------|--------------------------|----------------------------------|------------|-----------|-----------------------|
| | | General Contractor C.O. (%) | Sub Contractor C.O. (%) | Material Change C.O. (%) | Owner | Contractor | Architect | |
| City Creek | \$ 304,796.48 | 8 | 15 | 8 | 100 | | | 2 |
| Jardine | \$ 423,158.94 | 10 | 10 | 10 | 40 | 30 | 30 | 2.2 |
| Pentalon | \$ 319,256.64 | 10 | 10 | 10 | | | | 2.5 |
| Stout | \$ 543,793.57 | 5 | 10 | 5 | 50 | 50 | | incl PFF |
| Zwick | \$ 353,112.02 | 9 | 15 | 9 | 70 | 30 | | incl OFF |
| | P.F.F. - Profit Fixed Fee (%) | | | | | | | |
| | O.F.F. - Overhead Fixed Fee (%) | | | | | | | |

Department Review

This memo has been reviewed by the City Manager.

Significant Impacts

Funding for the project is included in the RDA's Capital Projects account.

Recommendation

- It is recommended that the RDA accept the proposal of City Creek Construction and award the contract to perform as the Construction Manager/ General Contractor for the remodel of the City owned property located at 135 South Main Street.

Attachments

None.

RDA Staff Report

Subject: 135 South Main Street Remodel
Guaranteed Maximum Price (GMP)
Author: Lloyd Cheney, City Engineer
Francisco Astorga, RDA Director
Department: Engineering, RDA
Date: April 22, 2025



Background

In October 2024, City Creek Construction was selected as the Construction Manager/General Contractor (CM/GC) for the project which will convert the former DeBoer's shoe store located at 135 S Main St. to a restaurant shell. Since that time, City Creek has worked with the design team of Design West (the architect) and City Staff to develop the design, provide estimates of construction costs and conduct the bidding process for the work. Now that the bidding process is complete and the actual construction costs are known, it is the appropriate time for the Redevelopment Agency (RDA) of Bountiful City to approve the Guaranteed Maximum Price (GMP) for the project. This action will allow City Creek to finalize contracts with subcontractors and begin construction. **On April 8, 2025, the City Council accepted the Guaranteed Maximum Price of \$1,508,640.24 from City Creek Construction for the 135 South Main Street Remodel Project.**

Analysis

The CM/GC contract is awarded in two parts: the first being the selection of the CM/GC and the establishment of the project management fees; and the second when the final construction costs for the project have been determined. The GMP has been calculated based on the fees established last fall, final design documents, subcontractor bids, and an assigned allowance for contingency funding. **The GMP as proposed is \$1,508,640.24. Of this amount, \$1,423,075.70 is allocated to the actual construction costs. The remainder (\$85,384.54) represents the "soft costs" or fees for City Creek's services.** It is important to note that the GMP total also includes a contingency of \$136,389.00 (approximately 9.5% of the construction costs) which can be used to address any unforeseen conditions during construction.

In an effort to manage costs, the design team will continue to evaluate alternate construction methods and materials for specific elements of the project. Only after review and concurrence by the design team will adjustments to the scope of work and pricing changes be made to reflect the actual costs for specific adjustments. In the event that an accepted adjusted cost exceeds the current pricing (or allowance), the design team may choose to allocate funds from the construction contingency to make up the difference. Any savings realized by an adjustment would be allocated back into the project contingency. Regardless of any budgetary adjustments, the final value of the GMP will remain as proposed, and the unspent contingency allowance will remain in the RDA budget.

While the GMP represents the lion's share of expenses to the project, there are additional expenses that will be incurred for impact fees (sewer, culinary water) and for installation of new utility services (natural gas, culinary water). The total of these expenses could be accommodated in the contingency amount, if no unexpected conditions arise.

The current schedule anticipates 6 months of construction. City Creek and Design West have also been retained by Lucky Slice to design and construct the "Tenant Improvements" (equipment, seating, décor, etc.) for the facility. This should provide a very efficient construction process and result in the operation of the restaurant sooner than what would be expected if a second contractor were involved.

Department Review

This proposal has been reviewed by the City Manager and the City Engineer/Public Works Director.

Recommendation

Staff recommends that the RDA accept the Guaranteed Maximum Price of **\$1,508,640.24** from City Creek Construction for the 135 South Main St. Remodel Project.

Significant Impacts

\$1.5 M is allocated for the project in the Capital Projects section of the FY24-25 RDA Operating Budget.

Attachments

GMP Cost Summary



PROPERTY: Main Street, Bountiful
PROJECT: Bountiful City Restaurant Renovation
Sq. Ft.: 2,950

ESTIMATOR: Jameson Golding
PHONE: 385-515-0835
DATE: 4/2/2025

OWNER: Bountiful City
795 S Main Street, Bountiful, Utah
Lloyd Cheney
801-298-6140

ARCHITECT: Design West
DWG DATE: 3/19/2025
ADDENDUMS: 1

ESTIMATE SUMMARY

| Building Costs | Valuation | \$ / SF | | Notes |
|------------------------------------|------------------------|-----------|---------------|-------|
| 01 - General Conditions | \$ 195,867.70 | \$ | 66.40 | |
| 02 - Existing Conditions | \$ 100,925.00 | \$ | 34.21 | |
| 03 - Concrete | \$ 53,215.00 | \$ | 18.04 | |
| 04 - Masonry | \$ 69,345.00 | \$ | 1.53 | |
| 05 - Metals | \$ 173,800.00 | \$ | 58.92 | |
| 06 - Wood, Plastics, & Composites | \$ 90,297.00 | \$ | 30.61 | |
| 07 - Thermal & Moisture Protection | \$ 108,067.00 | \$ | 36.63 | |
| 08 - Openings | \$ 56,964.00 | \$ | 19.31 | |
| 09 - Finishes | \$ 70,096.00 | \$ | 23.76 | |
| 10 - Specialties | \$ 24,805.00 | \$ | 8.41 | |
| 11 - Equipment | \$ - | \$ | - | |
| 12 - Furnishings | \$ - | \$ | - | |
| 13 - Special Construction | \$ - | \$ | - | |
| 14 - Conveying Equipment | \$ - | \$ | - | |
| 21 - Fire Suppression | \$ 28,875.00 | \$ | 9.79 | |
| 22 - Plumbing | \$ 49,350.00 | \$ | 16.73 | |
| 23 - HVAC | \$ 54,809.00 | \$ | 18.58 | |
| 25 - Integrated Automation | \$ - | \$ | - | |
| 26 - Electrical | \$ 90,835.00 | \$ | 30.79 | |
| CONTINGENCY | \$ 136,389.00 | \$ | 46.23 | |
| 28 - Electronic Safety & Security | \$ - | \$ | - | |
| 31 - Earthwork and Utilities | \$ 54,576.00 | \$ | 18.50 | |
| 32 - Exterior Improvements | \$ 30,660.00 | \$ | 10.39 | |
| Bonds & Insurance & Builders Risk | \$ 34,200.00 | \$ | 11.59 | |
| Total Base Estimate Costs | \$ 1,423,075.70 | \$ | 460.42 | |

| Soft Costs | Valuation | \$ / SF | | Notes |
|-----------------------------|------------------------|-----------|---------------|-------|
| Construction Management Fee | \$ 85,384.54 | \$ | 28.94 | |
| Total Building Costs | \$ 1,423,075.70 | \$ | 460.42 | |
| State Taxes | | | | |
| Total Project Costs | \$ 1,508,460.24 | \$ | 511.34 | |

| Alternates & Allowances | Valuation | \$ / SF | | Notes |
|-------------------------------|-------------|-----------|----------|---|
| 1 | | \$ | - | |
| 2 | | \$ | - | |
| 3 | | \$ | - | |
| 4 | | \$ | - | |
| Total Alternate Costs: | \$ - | \$ | - | **NOT INCLUDED IN TOTAL PROJECT COST** |

Exclusions/Clarifications:

Clarification: **DOES NOT INCLUDE ESCALATION ADJUSTMENTS**

Clarification: **WE HAVE INCLUDED BUILDERS RISK OF \$4,200 IN OUR TOTAL.**