Ivins City Staff Report
City Council Meeting 12/17/20

Agenda Item: Discuss and consider approval of an additional expenditure of $20,931 to expand the solar covered parking stalls from 12 to 18 stalls for the new City Hall.

Submitted by: Thomas Jorgensen, P.E., Assistant Public Works Director

Recommended City Council Action:
Approve expenditure of $20,931 for additional expenditure to expand the solar covered parking stalls from 12 to 18 stalls for the new City Hall.

BACKGROUND:
The goal of 40KW was given to the contractor for the final design of the solar system and parking canopy configuration. The original allowance within the agreement with Hughes General Contractors was $148,000. Hughes bid this portion of the project out and the low bid came in $20,931 higher than the allowance that we had budgeted for this item. The main source of this increase was due to the increase in the size of the parking canopy, going from 12 stalls to 18 stalls.

The original number of 12 stalls was based on an estimate from Intermountain Wind and Solar. The number of panels is tied to the efficiency of said panels, the more efficient, the less canopy required. Those bidding the project weighed the cost of the structure against the cost of the more efficient panels to minimize the overall total costs. See the attached change order for more information.

FINDINGS AND ANALYSIS:
Staff and VCBO have both reviewed the change order and bidding documents and is recommending that Council approve the additional $20,931 to expand the solar covered parking stalls from 12 to 18 stalls.

SUPPORT MATERIALS:
Change Order Proposal – Hughes General Contractors

FINANCIAL IMPACT:
These fees will be added to the total cost of the New City Hall project costs.

Respectfully Submitted: _____
Thomas Jorgensen, P.E., Assistant Public Works Director

Content Review: _____
Dale Coulam, City Manager

HUGHES
GENERAL CONTRACTORS, INC.

Corporate Office:
900 North Redwood Road
P O Box 540700
North Salt Lake, UT 84054
Phone: (801) 292-1411
Fax: (801) 295-0530

Southern Utah Division:
62 W Washington Ind. Drive
Washington, UT 84054
Phone: (435) 628-0047
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Proposed CO

To: Pablo Gotay
VCBO Architects
524 S 600 E
Salt Lake City, UT 84102
Ph: (801)575-8800 Fax: (801)531-9850

Number: 01
Date: 12/3/20
Job: 10004 Ivins City Hall
Phone: 1-435-862-6412

Description: ASI 003 Solar Parking Canopy (PCO 002 associated costs for new transformer location included)

We are pleased to offer the following specifications and pricing to make the following changes:

Intermountain Wind & Solar - solar/canopy structure installed	$ 163,053.00
NuWave Elect. - credit 3 base, pole & fixtures, add trench & fixtures @ canopy	$ 4,835.00
Prime Excavation - parking striping	$ 430.00
Alternate #2 Photo Array Budget	($ -148,384.00)
Subtotal	$ 19,934.00
Mark up @ 5 %	$ 997.00

* If there are any issues, concerns, etc., which need to be addressed in this proposal, but which may not have been reviewed or outlined above, and/or if you have any further questions with the above stated proposal and/or cost breakdowns, associated attachments, etc., please call.

Thank you,
Tim Sobotka

The total amount to provide this work is $20,931.00

If you have any questions, please contact me at (801)292-1411.

Submitted by: Tim Sobotka
Hughes General Contractors Inc

Approved by: _____
Date: _____

VCBO ARCHITECTURE

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS 003

project	Ivins City Hall	**project no**	19620
date	2020-09-08	**no. pages**	9
owner	Ivins City		
contractor	Hughes General Contractors		
reference	Solar Parking Canopy		

attention	Eugene Madsen	**firm(s)**	Hughes General Contractors
	Greg Robinson		Hughes General Contractors
	Tim Sobotka		Hughes General Contractors
	Tom Jorgensen		Ivins City
	Pablo Gotay		VCBO Architecture
	Nathan Leavitt		VCBO Architecture
	Tyler Froelich		VCBO Architecture, LLC

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in the Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgement that there will be no change in the Contract Sum or Contract Time.

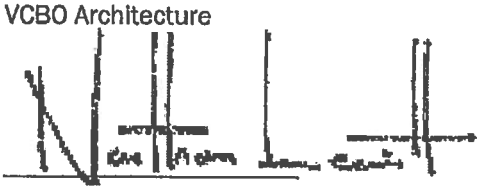
3.1 Please provide a price to design, furnish, and install a solar parking canopy south of the city hall building. See the attached revised site plan sheet AS101 showing the position of this structure and site detail sheet AS501 showing the general configuration of the structure. (12 stalls) are shown covered but the contractor is to increase or decrease the length of the structure to meet the owner's goal of 40kW of power production. See also the attached specification sections 10 7323 and 26 3100 describing the requirements to be met. Once footings are designed, possible modifications to the water line routing might be required.

3.2 Please add to the contract the parking striping located in the church's parking lot. See the attached sheet AS100 showing this addition.

Power goal of (40kW) require 18 parking stalls (aprx. 20'x 180") ts

If the Contractor believes the ASI warrants a change in the Contract Time or the Contract Sum, notify the Architect and Owner in writing within 10 calendar days of receipt of the ASI.

VCBO Architecture



Nathan Leavitt AIA

VCBO ARCHITECTURE

MEETING MINUTES 009

project	Ivins City Hall	**project no**	19620
date	2020-12-08	**location**	Ivins City Hall
owner	Ivins City	**meeting type**	Construction Meeting
contractor	Hughes General Contractors	**meeting re**	

attendees	Jeff Horrocks	**firm(s)**	Hughes General Contractors
	Paul Callister		Hughes General Contractors
	Tim Sobotka		Hughes General Contractors
	Chris Hart		Ivins City
	Cody Mitchell		Ivins City
	Dale Coulam		Ivins City
	Mike Rodriguez		Ivins City
	Tom Jorgensen		Ivins City
	Nathan Leavitt		VCBO Architecture
	Pablo Gotay		VCBO Architecture

agenda

schedule

-Three week look ahead schedule attached.
- Slab has been poured.
-Storm drain, sewer and water have been connected across road. Electrical to happen next.
-Start forming tilt panels in a few weeks.
-Demoing pavilion pads to prepare for drilling to begin later this week.

shop drawings

8.1 2020-12-01	Outstanding Submittals: HVAC Submittal Overhead Grilles Electrical Data Systems Closed Circuit Television Fire Alarm

pr update

7.1 2020-11-25	PCO 1- Solar Canopy- Proposed change amount $20,931

12-7-18 stalls

rfi update

6.1 2020-11-18	None Outstanding

asi update

3.1 2020-09-08 assigned: Ongoing	ASI 3 was issued September 8 issuing changes with solar parking canopy.

outstanding items

1.1 2020-10-07 assigned: Closed	Camera and Software Provider -VCBO is working with Ivins City and SCI to confirm which security camera manufacturer and associated software supplier the owner would like to use. Current bid includes Axis cameras and Genetec software. 10/14/2020- Mayor requests confirmation of camera coverage for exterior southeast corner where sculpture will be placed. VCBO confirmed camera 14 is pointed at specified area.
1.2 2020-10-07 assigned: Ongoing	Fire Sprinklers -Fires sprinkler sub-contractor, Hughes, VCBO and owner have been in contact to ensure that submitted sprinkler system meets the design intent and functional needs of the building. -The sprinkler pipe is orange and will likely be seen through the Epic deck perforations. In addition, pipe can not be painted and may be hit with overspray when deck is painted. Tim with Hughes to verify that Epic Deck comes with scrim to prevent vision lines through perforated deck. -Mike Rodriguez would like verification that orange sprinkler pipe is approved for non-residential projects. Pablo with VCBO has asked fire sprinkler sub-contractor to confirm. 10/14/2020- Pablo with VCBO sent clarification from fire sprinkler sub contractor that pipe is acceptable for non-residential purposes. Mike has remaining questions and requests that fire sprinkler submittal be issued for him to review with fire code consultant. -Travis with Summit Fire Security is verifying that there are not too many "L" shape connections at soffit above dias in chamber room. -10/21/20 Mike requests that fire sprinkler submittals be sent to himself, Cody Mitchell and Randy Hancey. -11/25/20 VCBO has returned fire sprinkler submittals. Waiting for WC3 to complete their review. -12/2/20 Mike has received returned submittals from WC3 and says there were no changes to be made. He will return a copy to VCBO and Hughes.
1.3 2020-10-07 assigned: Ongoing	Rammed Earth Wall -Colors have been selected as follows. **COLOR / % / Cement / Sealer** 10130 / 8% / white / low gloss (no color added) / 0% / white / low gloss 5447 / 8% / white / satin 160 / 4% / gray / mat 860 / 4% / gray / mat -Next step is Brad will create 12" square samples of each color and one block that mixes all of the colors. -Possibility raised of using mock-up wall to mount re-located plaque. Plaque is 2' wide by 4' tall. VCBO has requested that mock-up wall be sized 4' wide x 6' tall to possibly accommodate plaque. -Hughes to coordinate with Brad a means to move the wall into specified location as construction nears the end. -10/28/20 - VCBO has received the rammed earth samples and forwarded them to the Mayor for review of colors. - Mayor to share rendering of mock-up wall to be used for monument sign with historical society. He is concerned that the monument sign is too close to the ground. VCBO has asked Hughes to talk to the rammed earth contractor to see what the price would be to make the mock-up two feet taller. Jeff has demoed the existing monument but saved the

	stone in case it is decided to replicate the previous monument wall. -11/4/20 -Mayor to review colors and mock-up panel suitability for use at plaque wall at tomorrow night's city council meeting. -11/18/20 See attached memo. 11/25/20 -VCBO provides colored wall mock up to mayor for review. Mayor forwards to Hughes for use in second mock-up. -Mayor picks color 160-G8 for new color to be added to wall. -Cody mentions reducing the granule size to minimize "boning" in wall. This would take the PSI of the wall from around 4500psi to 1800psi. Note to ask Brad if there is a happy medium where the granules can be reduced somewhat without reducing the psi so significantly. Mayor mentions potentially sand blasting the wall to make it all rough. Tim suggests sandblasting back of first mock-up to see how it looks. -12/2/20 Mayor would like color 160-G8 to be prevalent in wall as it ties back to Red Mountain. Suggests reducing the number of bands in the wall and slightly increasing the height of each one. Preference for undulation of bands in wall.
1.4 2020-10-07 assigned: Ongoing	City Art Commission has requested that statue in round-a-bout at Snow Canyon Parkway be moved to front of building. Hughes and VCBO measured statue at approximately 4'x4' at the base by 12' tall. Hughes mentions concern about fine detailing on statue being safeguarded during move. It is recommended that artist be consulted when considering how best to move the statue. 10/14/2020- Mayor remembers the artist having to do some fine-tuning after sculpture was set including covering three bolts in to the base which may need cutting. Shilo in public works helped move it originally and may be a resource. Mayor asks VCBO to include in site plan. 10/28/2020- Mayor to show arts council proposed location of statue presented by VCBO last week and get back to VCBO. 12/2/20- Mayor has spoken informally with members of Arts Council and suggested location of statue okay. Mayor to follow up with artist to get input on how to move statue and where it is attached at the base.
1.7 2020-10-07 assigned: Ongoing	Blue Sky Grant -VCBO requests that Hughes provide bid number for use on application. -Footing requirements for solar structure need to be coordinated with water line to building as they are in close proximity. 11/4/20 -Gene says that Hughes is getting a second solar bid as the first came in higher than anticipated. 11/18/20 - Gene says Hughes still assembling costs. 11/25/20 - Tim says costs should be in for the solar canopy next week.
6.2 2020-11-18 assigned: Ongoing	VCBO and city select color Ginger for final mock-up of tilt-up concrete panel. 11/25/20 - Second mock up being formed today and will include a larger reveal strip for comparison to original mock-up, the ginger color, sandblasting, and 2" recess. Paul indicates that reveal strip with 1 1/2" face will align better with chamfers and will make horizontal reveals appear more continuous. Current reveal strip is 1 1/16". 12/2/20 - Hughes needs colors for tilt-up panel and ends of main spine (grey). VCBO directs Hughes to use building color on tilt-up panels at dumpster enclosure. - New mock-up was reviewed and wider reveals are rejected. Hughes to stick with 3/4" reveals in original mock-up.

The Design Team will rely on these minutes as a record of the events of this meeting. If any items are not accurately represented, please contact VCBO Architecture.

VCBO Architecture

Three Week Look Ahead Schedule

Ivins City Hall Replacement

Date: 12/8/2020

Contractor	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	####
Hughes General Contractors																					
SAFETY		X	X	X	X	X			X	X	X	X	X			X	X	X	X		
Layout site as needed		X	X	X	X	X			X	X	X	X	X								
Foundation walls		compl																			
8" Foundation Walls		compl																			
Building																					
Pour sidewalk (Pavilions)		compl																			
Vapor barrier		compl																			
Rebar Building pad		compl																			
slab inspection		compl																			
Pour building slab 11-30		compl																			
Tilt Panels Layout & form		X	X	X	X	X			X	X	X	X	X			X	X	X	X		
Rebar inspection										X						x					
Pour Tilt panels 10/15													X								
Rebar Tilt panels										X											
Mock -up Panel		compl																			
Site Work																					
Temp power to trailer		compl																			
Site rough grading		X	X	X	X	X			X	X											
Drilling G.O.		X	X	X	X	X			X												
Storm Drain		X	X	X		X															
Water		X	X	X		X			X	X	X	X	X								
Power		X	X	X		X			X	X	X	X	X								
Sewer (Finished)																					
Crane Mobilize										X											