

**NOTICE OF REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, December 14, 2023 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. Consent Calendar.

a. Consider approval of an amendment to the Construction Management/General Contractor (CMGC) contract with Big-D Construction for City Hall Structural Steel Package.

BACKGROUND and RECOMMENDATION: On November 2, 2023 the City Council approved all concrete packages for City Hall and the parking garage. This amendment to the CMGC Agreement with Big-D Construction includes all structural steel for City Hall. Staff recommends approval.

b. Consider approval of purchasing playground equipment via a state contract with Great Western Recreation for Royal Oaks Park.

BACKGROUND and RECOMMENDATION: This purchase is to replace the existing playground at Royal Oaks Park. The existing playground was installed in 1999, which was almost 25 years ago. The typical lifespan of a playground is 10 years, but with proper maintenance can last 15-20 years. Because the playground is older, it is difficult to find replacement parts as the playground manufacturer has stopped making many of the replacement parts. Without being able to make the proper repairs the playground is becoming a safety hazard. The replacement playground will utilize the same footprint as the existing playground. The surfacing will be changed to artificial turf which will make the playground more ADA accessible. The agenda packet includes images of the proposed replacement playground. The images show rubber tiles as Great Western was not able to send us a modified image showing the turf option. Staff recommends approval to purchase the playground equipment from Great Western Recreation in the amount of \$311,741.73.

2. Adjourn and reconvene in a Work Meeting of the City Council.

**** THE COUNCIL WILL REMAIN IN THE
ADMINISTRATIVE CONFERENCE ROOM FOR
THE CITY COUNCIL WORK MEETING****

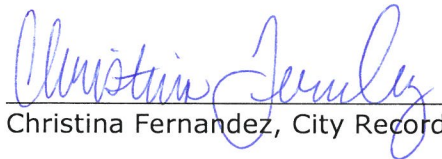
**NOTICE OF WORK MEETING OF THE
CITY COUNCIL OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**


Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, December 14, 2023, commencing at approximately 4:00 p.m.

The agenda for the meeting is as follows:

1. **Update from Alissa Urzi with Victim Services.**
2. **Update from Carol Hollowell with Switchpoint Resource Center regarding their loan/tax credit project.**
3. **Reports and updates from Mayor, Councilmembers, and City Manager.**
4. **Request a closed session to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.**


Christina Fernandez, City Recorder


Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.



Agenda Date: 12/14/2023

Agenda Item Number: 1a

Subject:

Consider approval of an amendment to the Construction Management/General Contractor (CMGC) contract with Big-D Construction for City Hall Structural Steel Package.

Item at-a-glance:

Staff Contact: Marc Mortensen

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

175 East 200 North

Item History (background/project status/public process):

On November 2, 2023 the City Council approved all concrete packages for City Hall and the parking garage. This amendment to the CMGC Agreement with Big-D Construction includes all structural steel for City Hall.

Staff Narrative (need/purpose):

12 steel contractors were sent an RFP on the City Hall structural steel package. Three (Lundahl Steel, Sanpete Steel and Rightway Steel) responded and after a thorough review of all proposals, Lundahl Steel was the lowest bid at \$5,122,945. This amount is \$627,308 below the original estimate from June 2023.

Name of Legal Dept approver: Ryan Dooley

Budget Impact:

Cost for the agenda item: 5,122,945

Amount approved in current FY budget for item: 5,750,000

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

N/A

Description of funding source:

Capital Project Fund, Sales Tax Bond Issuance for City Hall

Recommendation (Include any conditions):

Staff Recommends Approval

St. George Ctiy Hall - Bid Pkg. #3a - Steel



CODE	DESCRIPTION	Bid Pkg. #3a City Hall Steel Pkg. - BASE BID	06/30/2023 ESTIMATE	Variance Over (Under) Budget	SUB / SUPPLIER	# OF BIDS
10000	DIVISION 01 - GENERAL REQUIREMENTS	301,454	301,454			
10000	General Requirements	301,454	301,454		Estimated Scope	1
50000	DIVISION 05 - METALS	4,448,998	4,751,180	(302,182)		
51200	Structural Steel Framing	4,448,998	4,751,180	(302,182)	Lundahl Steel	6
	SUBTOTAL	4,750,452	\$5,052,634	(302,182)		

Bonds & Insurance	Liability Insurance	43,545	48,877	(5,332)
	Builders Risk Insurance	3,118	3,118	
	Payment & Performance Bond	31,260	31,260	
	Subcontractor Default Insurance	EXCLUDED		
Permits & Fees	Permits & Plan Check	0		
	Impact Fees	0		
Contingencies	Owner Contingency	0		
	Contractor Contingency	153,688	172,508	(18,819)
	Design Contingency	0	230,010	(230,010)
	Escalation Contingency	0	57,503	(57,503)
Other	Warranty Reserve	7,684	8,625	(941)
	Testing & Inspections	0		
	Design Fees	0		
	SUBTOTAL	4,989,749	5,604,536	(614,787)
	Preconstruction Services	0		
	Fee	133,197	145,718	(12,521)
	TOTAL	5,122,945	\$5,750,254	(627,308)

St. George Ctiy Hall - Bid Pkg. #3a - Steel

51200

Structural Steel Framing



Base Bid

Lundahl Steel

4,448,998

Spec Section	Scope of Work Description	Qty	UOM	\$/Unit	Estimated Scope	Erector -	Erector -	Rightway Steel	Steel Erection	Glass/Stainless	Glass/Stainless	Declined	Declined	Declined	Declined	Declined	Declined	Declined	Declined	
						Unlimited Steel	Unlimited Steel		only	Handrails Only	Handrails Only	Construction Steel, Inc.	Dixie Fabrication	Fab-Tec, Inc.	S&S Steel	B&B Steel Fab	Amfab	Blue Star Steel	Tech Steel	Glassey Steel Works
	TRADE SPECIFIC SCOPE				151,136	4,448,998	4,518,800	5,839,117	5,920,250	5,920,250	5,958,444									
051200	Structural Steel Framing				*	4,414,649	4,000,813	5,296,250	4,000,813	4,000,813	4,000,813	*	*	*	*	*	*	*	*	
	Columns	158	EA		*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Beams	919	EA		*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	BRB's	49	EA		*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Bridge Support and brace frames				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Elevator Guardrails				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Elevator hoist beams				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Tube Steel (including HSS posts at roof grid 9.8 per S131)				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	All Bolts through this steel				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Anchor Bolts (FOB)				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Erection of all Structural and Misc. Steel items				*	*	*	*	1,401,450	1,401,450	1,401,450	*	*	*	*	*	*	*	*	
053100	Steel Decking				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Joist and Deck	100	EA		*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
055000					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Metal Fabrications				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Grating at Ventilation Wells (in previous bid pkg.)				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Mechanical Frames				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Roof Drain Frames				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Roof Ladders				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Trash Enclosure Gates - included in previous bid pkg				*	(27,722)	EXCL	INCL				*	*	*	*	*	*	*	*	
	Bollards - included in prev. bid pkg.				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Roof Hatch frames	2	EA		*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Roof drain frames	12	EA		*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Slab edge, deck edge & closure plates				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
	Hanging Mechanical Unit steel support frame - allowance	12	EA	\$1,356	16,272	16,272	16,272	16,272	16,272	16,272	16,272	*	*	*	*	*	*	*	*	
	Roof Davits - (10/S522) - allowance	16	EA	\$1,010	16,160	16,160	16,160	16,160	16,160	16,160	16,160	*	*	*	*	*	*	*	*	
	Pipe sleeve hole thru roof - 3/S521 - allowance	10	EA	\$850	8,500	8,500	8,500	8,500	8,500	8,500	8,500	*	*	*	*	*	*	*	*	
	Typical wind girt at curtainwall - 2/S512 - supply	38	EA	\$450	17,100	17,100	17,100	17,100	17,100	17,100	17,100	*	*	*	*	*	*	*	*	
	Typical wind girt at curtainwall - 2/S512 - supply	38	EA	\$150	5,700	2,128	2,128	2,128	2,128	2,128	2,128	*	*	*	*	*	*	*	*	
	Partition supports for moving partitions - 8/S512	2	EA	\$13,312	26,624	12,862	12,862	12,862	12,862	12,862	12,862	*	*	*	*	*	*	*	*	
	Steel plate in stud walls above window 1/S512	1	LS			3,269	3,269	3,269	3,269	3,269	3,269	*	*	*	*	*	*	*	*	
	Elevator pit ladders	2	EA	\$1,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	*	*	*	*	*	*	*	*	
	Teflon pads at bridge connections	4	EA	\$1,500	6,000	6,000	6,000	6,000	12,000	6,000	6,000	6,000	*	*	*	*	*	*	*	*
	055100					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
		Metal Stairs				*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
		East & West Stairs - w/stainless cable rails				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*
		North Stair with Picket Rail				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*
		Cable Guard Rails				*	INCL	252,756	252,756	252,756	252,756	252,756	*	*	*	*	*	*	*	*
Cable Rail posts and anchor plates					*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
South Stair (not including glass handrail and stainless steel)					*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
Engineering for stair railing					*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
Cable Railing at bridges from Parking Garage		160	LF	\$165	26,400	26,400	26,400	26,400	26,400	26,400	26,400	*	*	*	*	*	*	*	*	
						*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
055213	Pipe and Tube Railings				*	INCL	INCL	INCL				*	*	*	*	*	*	*	*	
					*							*	*	*	*	*	*	*	*	
	Decorative Metal Handrails - Glass & Stainless Steel				*							*	*	*	*	*	*	*	*	
	Site (Plaza) stainless steel handrails per AS103 & AS501				*	INCL	18,760	37,640	18,760	18,760	INCL	*	*	*	*	*	*	*	*	
	Parking Garage Exterior Handrails per AE102, AS102 & A6/AS501				*	INCL		INCL		INCL	INCL	*	*	*	*	*	*	*	*	
	South Stair Glass Guardrails & Stainless Steel handrails				*	INCL	109,400	109,400	109,400	109,400	166,354	*	*	*	*	*	*	*	*	
	Installation of all decorative metal handrail items				*	INCL		INCL		INCL	INCL	*	*	*	*	*	*	*	*	
					*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	Supply of temporary safety railing & posts during construction				*	INCL	INCL	INCL	INCL	INCL	INCL	*	*	*	*	*	*	*	*	
	Install and Maintain temp. safety rail during construction				*	INCL	INCL	INCL	INCL	INCL	INCL	*	*	*	*	*	*	*	*	
	Remove temp safety cable	1	LS	\$11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	*	*	*	*	*	*	*	*	
	Survey control/Leveling nuts	1	LS	\$3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	*	*	*	*	*	*	*	*	
	Grouting at base plates	1	LS	\$6,580	6,580	6,580	6,580	6,580	6,580	6,580	6,580	*	*	*	*	*	*	*	*	
	Touch-up of primed steel	1	LS	\$4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	*	*	*	*	*	*	*	*	
	Steel Grating at Ventilation shafts at Parking Garage - in previous bid pkg. (per D6/AS501)				*	EXCL	EXCL	EXCL	EXCL	EXCL	EXCL	*	*	*	*	*	*	*	*	
	Deduct if awarded by Dec. 15th				*	(75,000)	EXCL	EXCL	EXCL	EXCL	EXCL	*	*	*	*	*	*	*	*	
	GENERAL ITEMS																			
	Totals:					151,136	4,448,998	4,518,800	5,839,117	5,920,250	5,920,250	5,958,444								
	Variances:						0	69,802	1,390,119	1,471,252	1,471,252	1,509,446								
							0.0%	1.6%	33.1%	33.1%	33.1%	33.9%								

Agenda Date: 12/14/2023

Agenda Item Number: 1b

Subject:

Consider approval of purchasing playground equipment via a state contract with Great Western Recreation for Royal Oaks Park.

Item at-a-glance:

Staff Contact: Craig Harvey

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Royal Oaks Park, 1250 North 1400 West

Item History (background/project status/public process):

This purchase is to replace the existing playground at Royal Oaks Park. The existing playground was installed in 1999, which was almost 25 years ago. The typical lifespan of a playground is 10 years, but with proper maintenance can last 15-20 years. Because the playground is older, it is difficult to find replacement parts as the playground manufacturer has stopped making many of the replacement parts. Without being able to make the proper repairs the playground is becoming a safety hazard. The replacement playground will utilize the same footprint as the existing playground. The surfacing will be changed to artificial turf which will make the playground more ADA accessible. The agenda packet includes images of the proposed replacement playground. The images show rubber tiles as Great Western was not able to send us a modified image showing the turf option. Staff recommends approval to purchase the playground equipment from Great Western Recreation in the amount of \$311,741.73.

Staff Narrative (need/purpose):

The purpose of the purchase is to replace the 25-year-old playground. Installation of the play equipment and surfacing is included in this cost.

Name of Legal Dept approver: N/A

Budget Impact:

Cost for the agenda item: \$311,741.73

Amount approved in current FY budget for item: \$400,000

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

Approved in budget.

Description of funding source:

Recreation, Arts, & Parks Tax (RAP).

Recommendation (Include any conditions):

Approval.



GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

11/21/2023
Quote #
110946-01-07

Royal Oaks Park Option 1B

City of St. George City Parks Division
Attn: Craig Harvey
1250 1400 W St
St George, UT 84770
Phone: 435-627-4235
Fax: 435-627-4430
craig.harvey@sgcity.org

Ship to Zip 84790

Qty	Part #	Description	List \$	Selling \$	Ext. Selling \$
1	RDU	GameTime - Custom 5-12 Play Structure- <ul style="list-style-type: none"> Reference Drawing 110946-01-Opt 1 	\$123,009.00	\$66,542.82	\$66,542.82
1	5599RP	GameTime - Modern Tower Slide Barrier	\$4,148.00	\$3,733.20	\$3,733.20
1	5600RP	GameTime - Modular Modern Tower	\$49,860.00	\$44,874.00	\$44,874.00
2	5601RP	GameTime - Modern Tower Barrier 1	\$4,500.00	\$4,050.00	\$8,100.00
1	5602RP	GameTime - Modern Tower Barrier 2	\$4,500.00	\$4,050.00	\$4,050.00
1	8888	GameTime - Modern Tower Extension Package	\$3,780.00	\$3,402.00	\$3,402.00
1	6001RP	GameTime - Skyline Pod Climber 8'	\$6,544.00	\$5,889.60	\$5,889.60
1	RDU	GameTime - Swings- <ul style="list-style-type: none"> Reference Drawing 110946-01-Opt 1 	\$7,688.00	\$7,324.24	\$7,324.24
2	6246	GameTime - Solo Spinner	\$2,420.00	\$2,032.80	\$4,065.60
1	6300	GameTime - Stargazer	\$2,619.00	\$2,383.29	\$2,383.29
3854	TURF	GT-Impax - 3,854 SF of Turf- **List Price \$149,789, discounted per OMNIA Contract 3,854 sf, 10' CFH No Design Includes 282 LF of Nailerboards Prevailing Wages	\$31.87	\$31.87	\$122,826.98
1	INSTALL	Install - Playground Installation- Prevailing Wages	\$32,650.00	\$32,650.00	\$32,650.00
Contract: OMNIA #2017001134				Sub Total	\$305,841.73
				Freight	\$5,900.00
				Total	\$311,741.73



GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

11/21/2023
Quote #
110946-01-07

Royal Oaks Park Option 1B

Comments

Your Sales Rep is Lewis Painter. Please reach out to Lewis at 435-760-2416 if you should have any questions regarding this quote.

Due to the volatility of freight costs, the freight pricing is subject to change at the time of order.

Pricing is subject to change. Request updated pricing when purchasing from quotes more than 30 days old.

***OPTIONAL-To include a Payment and Performance Bond, please add \$4,765 plus tax if applicable.

Shipping to:
390 North 3050 East
St George UT 84790

Site Address:
1250 1400 W St
St. George, UT 84770

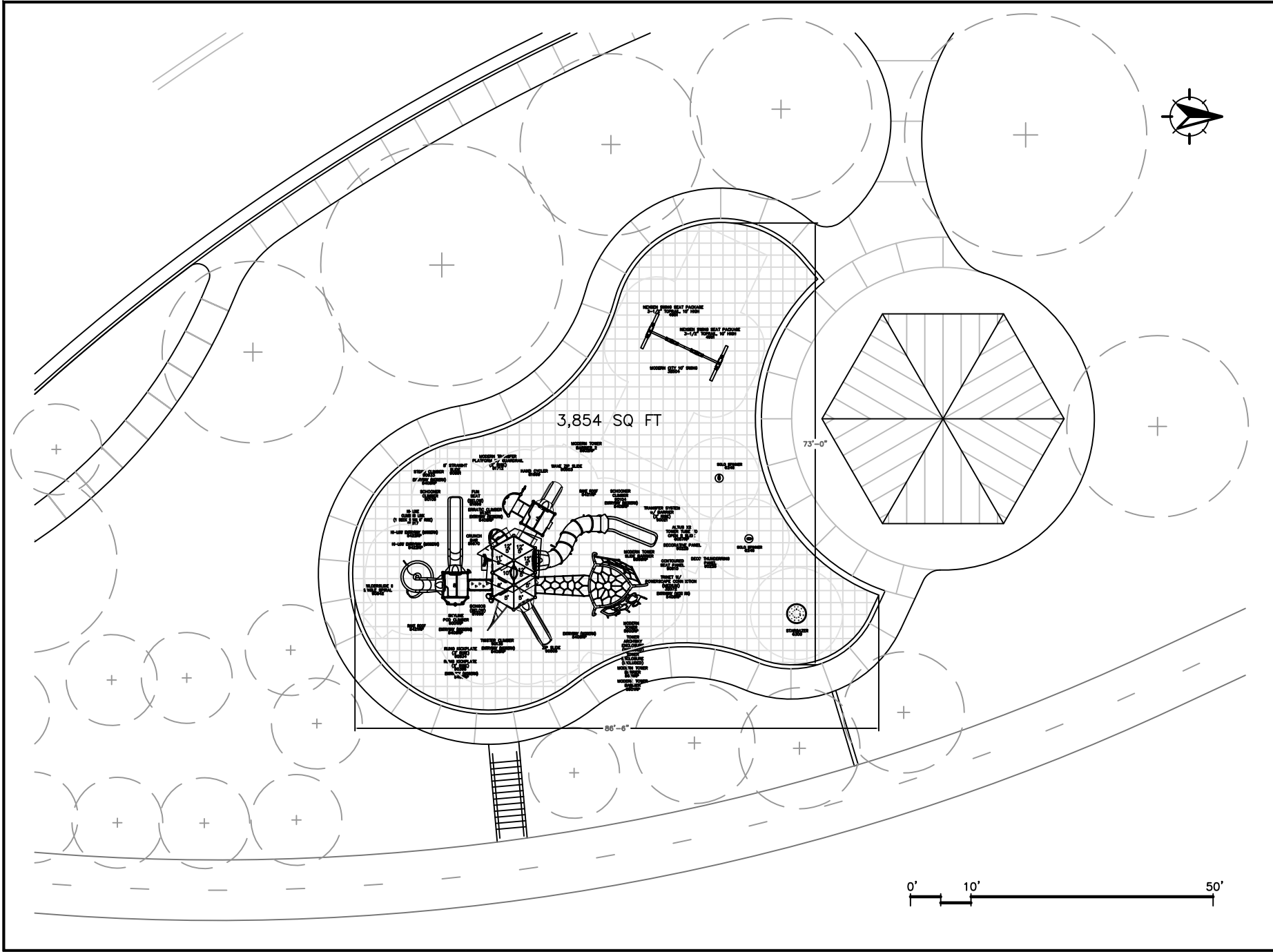
*Freight charges are based on listed zip code and are subject to change if shipping information changes.

*Deposit may be required.

Customer is responsible for offloading.

Prevailing wage

OMNIA # 4035474



GREAT WESTERN RECREATION
 HOME OFFICE: 975 SOUTH HWY 89 - LOGAN UT 84321 PHONE: 435-245-5055

SALES REPRESENTATIVE:
 LEWIS L. PAINTER
 435-760-2416
 lewisl@gwprk.com

DATE:
 11/06/2023

DWG BY: LEWIS L. PAINTER

PLAYGROUND 1:
 5-12
 TOTAL ELEVATED PLAY COMPONENTS: 15
 TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP: 10
 TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER: 10
 TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS: 5

PROJECT - QUOTE #
 110946-01-OPT 1

PROJECT TITLE:
 ROYAL OAKS PARK - OPT 1
 1250 NORTH 1400 W
 ST GEORGE UT 84770

OWNER:
 ST GEORGE CITY
 350 COMMUNITY CENTER DRIVE

SHEET NO.:
 P-1

Royal Oaks Park Playground-Project 110946-01-Opt 1
St. George, UT



Royal Oaks Park Playground-Project 110946-01-Opt 1
St. George, UT



Royal Oaks Park Playground-Project 110946-01-Opt 1
St. George, UT

