



**NOTICE OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
August 10, 2022, at 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, August 10, 2022, starting at 5:00 PM or as soon thereafter as possible, following the City Council Meeting, in the City Council Chambers at 125 South Main Street, Vineyard, Utah. This meeting can also be viewed on our [live stream page](#).

AGENDA

1. CALL TO ORDER

2. CONSENT AGENDA

2.1 Approval of the July 13, 2022, RDA Meeting Minutes

3. BUSINESS ITEMS

3.1 DISCUSSION AND ACTION –[Vineyard City Pipelines and Meter Station project](#)

(5 minutes)

City Engineer Naseem Ghandour is requesting funding of a change order to the Vineyard Pipeline Project Construction Engineering Inspection Services agreement approved during the August 10, 2022 City Council Meeting. The RDA Board will take appropriate action.

4. ADJOURNMENT

RDA meetings are scheduled as necessary.

The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Deputy Recorder at least 24 hours before the meeting by calling (801) 226-1929.

I, Pamela Spencer, the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City offices, the Vineyard City website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: August 9, 2022

CERTIFIED (NOTICED) BY: /s/Pamela Spencer

PAMELA SPENCER, CITY RECORDER

**MINUTES OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
July 13, 2022, at 8:32 PM

Present


Chair Julie Fullmer (via Zoom)
Boardmember Tyce Flake
Boardmember Amber Rasmussen
Boardmember Mardi Sifuentes
Chair Pro Tempore Cristy Welsh

Absent

Staff Present: City Manager Ezra Nair, City Attorney Jayme Blakesley, Finance Director David Mortensen, City Engineer Naseem Ghandour, Community Development Director Morgan Brim, City Planner Briam Amaya Perez, Water Manager Sullivan Love, Streets Manager Chris Thomas, Utah County Sheriff's Office Sergeant Holden Rockwell, Deputy Recorder Kelly Kloepfer

Others speaking:


1. CALL TO ORDER

 Chair Pro Tempore Welsh opened the meeting at 8:32 PM.

2. CONSENT AGENDA

2.1 Approval of the June 29, 2022, RDA Meeting Minutes


 Chair Pro Tempore Welsh called for a motion.


 **Motion:** BOARDMEMBER FLAKE MOVED TO APPROVE THE MINUTES FROM JUNE 29, 2022, RDA MEETING. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR PRO TEMPORE WELSH, CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.


3. BUSINESS ITEMS


3.1  DISCUSSION AND ACTION – Center Street Trailhead Parking Betterment Funding *(This item was continued from the June 29, 2022 RDA meeting.)*

Community Development Director Morgan Brim is requesting funding for betterments for the construction of a parking lot on 300 West for the Center Street trailhead as approve by council during the July 13, 2022 City Council Meeting. The RDA Board will take appropriate action.

 Chair Pro Tempore Welsh turned time over to Mr. Brim.


 Mr. Brim explained that this would align with the motion from tonight’s City Council meeting, to approve the north 24 parking stalls and the additional funding for the ADA parking stalls at the trailhead.


 Chair Pro Tempore Welsh asked for questions or a motion.


 **Motion:** BOARDMEMBER SIFUENTES MOVED TO APPROVE THE RDA FISCAL YEAR 23 PROJECT AND FUNDING FOR CONSTRUCT 300 WEST TRAILHEAD PARKING PROJECT, ADA IMPROVEMENTS AT CENTER STREET TRAILHEAD AND THE NORTH PARKING LOT ONLY THROUGH THE BETTERMENT AGREEMENT WITH HOME CENTER CONSTRUCTION. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR PRO TEMPORE WELSH, CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

3.2 **DISCUSSION AND ACTION – Water Tank and Pipeline & Meter Station Design Projects Addendums**

City Engineer Naseem Ghandour will present Water Tank and Pipeline & Meter Station Design Projects Addendums. The RDA Board will take appropriate action.


 Chair Pro Tempore Welsh turned the time over to Mr. Ghandour.

 Mr. Ghandour explained that this agenda item was to approve the funding for the water tank and pipeline addendums.

 **Motion:** BOARDMEMBER SIFUENTES MOVED TO APPROVE FUNDS FOR THE ADDENDUMS TO THE VINEYARD CITY WATER TANK DESIGN AND VINEYARD CITY PIPELINES AND METER STATION DESIGNS CONTRACTS AS PRESENTED. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR PRO TEMPORE WELSH, CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

4. ADJOURNMENT

 Chair Pro Tempore Welsh called for a motion to adjourn the meeting.

 **Motion:** BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:35 PM. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR PRO TEMPORE WELSH, CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/Kelly Kloepfer
KELLY KLOEPFER, DEPUTY RECORDER



VINEYARD RDA STAFF REPORT

Meeting Date: 8-10-2022

Agenda Item: 3.1 Water Tank and Pipeline & Meter Station Projects Construction Addendums

Department: Engineering

Presenter: Naseem Ghandour, P.E.

Background/Discussion:

City Council proved the city staff request to revise the existing contract with Hansen Allen and Luce (HAL) Engineering for Construction Engineering & Inspection (CEI) services related to the Vineyard City Pipelines and Meter Station project (**Attachment 1**).

Vineyard City Pipelines and Meter Station Design project (\$245,149.00):

This addendum is required for the City Water (Distribution) Pipeline project as it allows the City to provide Construction Engineering & Inspection by the prime design consultant, HAL Engineering, during the construction of the pipeline project, awarded to Landmark Excavation by the City Council on June 29, 2002, Resolution 2022-25.

Construction Engineering & Inspection (CEI) is one of the essential elements of construction and contract administration. It is especially true of larger, more complex projects such as utility construction, which involves field-assembled products with quality dependent on the use of satisfactory materials and workmanship. Although engineering designs, plans, and specifications are adequately prepared, CEI ensures that those specifications and drawings are adhered to during the project's monitoring. The CEI serves as the City's representative on the project and faithfully represents the Department's interest in all matters, with particular emphasis given to issues involving public safety, quality, timely completion of the work, and financial responsibility.

This addendum provides for a team consisting of Professional Engineers, Specialty Consultants, Project Managers, and Inspectors to provide Construction Engineering & Inspection services to the City for the 1-year duration of the project construction and commissioning.

The unadjusted addendum cost for CEI is \$319,790. Accounting for the remaining original budget for JUB Services During Construction of \$96,927.00 provides an adjusted total for an amendment increase of \$222,863. Staff recommends a 10% contingency of \$22,286.30 to provide for field contingencies, such as specialized testing and surveying, which may occur and be the responsibility of the City to provide.

This is \$113,863 lower than the original addendum, or approximately \$173,063 lower if adjusting the original addendum for the increased site inspection hours of the revised addendum.



VINEYARD
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VINEYARD RDA STAFF REPORT

Fiscal Impact:

Vineyard City Pipelines and Meter Station Design project

Current Contract Price	\$590,270.64
Addendum No. 3	\$245,149.00
New Total	\$835,419.64

Recommendation:

Staff Recommends Approving funds for the addendum for the Construction Engineering & Inspection for the Vineyard City Pipelines and Meter Station construction at a total cost of up-to \$245,149

Sample Motion:

I move to approve funding for Addendum 4 to the Vineyard City Pipelines and Meter Station Construction contracts as presented.

Attachments:

1. Vineyard City Pipelines and Meter Station CEI Proposal Spreadsheet, Addendum No. 4

HAL PROPOSAL SPREADSHEET

CLIENT: **Vineyard City**
 PROJECT: **Pipelines Services During Construction**

Pha	Task #	Task Activity	Hours							Total Hours	Labor Costs	Expense Cost	Total HAL Cost	Outside Expense	COMMENT	
			Mang Prof III	Mang Prof I	Sen Prof II	Prof II	Surveying	Field Tech/CAD	Prof I							Admin Asst
I Task 100 - Services During Construction																
	100	Project Administration	17.6							17.6	\$3,905.07	111.94	\$4,017.01			
	101	General Administration of the Contract Documents	4.4	4.4						8.8	\$1,860.10	55.97	\$1,916.06	\$6,230.00	JUB	
	102	Pre-Construction Conference		3.3						3.3	\$662.87	20.99	\$683.86	\$6,235.00	JUB	
	103	Visits to Site and Observation of Construction	8.8	8.8			953.3			970.9	\$103,257.73	6346.74	\$109,604.46	\$11,560.00	10 Month Active Construction Period, at 1/2 time, Rod Erickson or Rodco, plus time for JUB to make site visits; to resolve construction issues.	
	104	Recommendations Regarding Defective Work		8.8						8.8	\$1,767.66	55.97	\$1,823.62			
	105	Clarifications and Interpretations, Field Orders		8.8						8.8	\$1,767.66	55.97	\$1,823.62	\$11,990.00	primarily JUB, some coordination with JUB	
	106	Work Change Directives		26.4						26.4	\$5,302.97	167.90	\$5,470.87			
	107	Change Orders		26.4						26.4	\$5,302.97	167.90	\$5,470.87	\$6,000.00	Some input from JUB, assume 3 CO max	
	108	Review Submittals		17.6						17.6	\$3,535.31	111.94	\$3,647.25	\$22,370.00	JUB	
	109	Advise on Requested Substitutes		8.8						8.8	\$1,767.66	55.97	\$1,823.62	\$6,800.00	JUB	
	110	Office Response to Contractor Request for Information		96.8						96.8	\$19,444.22	615.65	\$20,059.86		Assume 2.2 hours per week for 44 weeks active construction period	
	111	Recommend Tests and Review Test Results	4.4	26.4						30.8	\$6,279.24	195.89	\$6,475.12		Primarily by Rod, included above	
	112	Assist with Disagreements Between Owner and Contractor	8.8	17.6						26.4	\$5,487.85	167.90	\$5,655.75	\$12,800.00	JUB	
	113	Recommendations for Payment		39.6						39.6	\$7,954.45	251.86	\$8,206.31		12 payment requests	
	114	Review Contractor's Completion Documents		3.3						3.3	\$662.87	20.99	\$683.86			
	115	Evaluation of Substantial Completion	4.4	6.6						11	\$2,302.01	112.86	\$2,414.87			
	116	Evaluation of Final Completion		4.4						4.4	\$883.83	70.88	\$954.71			
	117	Bi-weekly Construction Coordination Meetings	33.0	72.6						105.6	\$21,905.18	1615.42	\$23,520.59		22 meetings over 10-month Active Construction	
	118	Submit for Operating Permit to DDW								0	\$0.00	0.00	\$0.00	\$1,000.00	JUB	
	119	Review Contractor's O&M Manual		4.4						4.4	\$883.83	27.98	\$911.81			
	120	Address Work Discovered to be Defective		17.6			17.6			35.2	\$5,372.93	223.87	\$5,596.80			
	121	Record Drawings from Contractor Redlined Documents		2.2						2.2	\$441.91	13.99	\$455.91	\$15,490.00	JUB	
	122	Warranty Inspection		6.6			8.8			15.4	\$2,244.55	140.84	\$2,385.39			
	123	Pre-commissioning Cathodic Protection Inspection and final testing and commissioning.								0	\$0.00	0.00	\$0.00	\$5,712.00	JUB	
	199	Quality Control (QC) / Quality Assurance (QA)								0	\$0.00	0.00	\$0.00			
		SUBTOTAL HOURS/UNITS:	81.4	411.4	0	0	0	979.7	0	0	1472.5					
		SUBTOTAL:	\$17,038.65	\$77,960.30	\$0.00	\$0.00	\$0.00	\$96,503.73	\$0.00	\$0.00		\$202,992.84	\$10,609.41	\$213,602.25	\$106,187.00	Outside / Subconsultant Costs

TOTAL HOURS BY EMPLOYEE: 81.4 411.4 0 0 0 979.7 0 0

PHASE	TASK	Labor	Direct Exp	Subtotal	Subconsultant	SubTotal
		Costs	Cost		Costs	
I	Task 100 - Services During Construction	\$202,992.84	\$10,609.41	\$213,602.25	\$106,187.00	\$319,789.25
	TOTAL:	\$202,992.84	\$10,609.41	\$213,602.25	\$106,187.00	\$319,789.25

Filename: H:\Projects\319 - Vineyard\05.300 Pipeline Designs\Admin\HAL SDC Task Order\HAL Proposal Spreadsheet (AutoRecovered) Rev 1.xlsm>Data - Contingency in Hours

