



City Council Report

Date: July 1, 2014
To: City Council
Through: Kari Kent, Deputy City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Mesa Aquatic Facility
City Project No. CP0212
Council District 4

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the Mesa High School Aquatic Facility (Project No. CP0212), located on the campus of Mesa High School (1630 E. Southern Avenue). Refer to Exhibit "A" for project location. This project is using the Construction Manager at Risk (CMAR) contracting method.

Staff recommends that Council award this project to Sun Eagle Corporation in the amount of \$6,622,903.35.

Background

On November 6, 2012, Mesa voters approved a Parks and Recreation Bond Program. The projects in this program include a new aquatic facility as a replacement for the aging Taylor Pool. Following the election, residents of the area asked the City and Mesa Public Schools (MPS) to work together to locate the facility at Mesa High School, rather than keeping it at Taylor Junior High. This location will be more centrally located in an area currently underserved for aquatic opportunities and fulfills the City's objective of creating regional aquatic facilities for Mesa residents. The City and Mesa Public Schools agreed the pool should be located in the southwest corner of the existing parking lot (East Southern Avenue and South Harris Drive).

Upon completion of the new aquatic facility, Taylor Pool will be demolished and the site returned to Mesa Public Schools through a future project. In the fall of 2013, the City reviewed the site plan with the District and Board Members. Subsequently, the City shifted the site west to allow for more parking. On December 10, 2013, The City

hosted a public meeting at Mesa High School to present the site plan and buildings to the public.

Discussion

The aquatic facility will be built on the campus of Mesa High School at the southwest corner of the campus. The aquatic facility will include both a lap and recreation pools. The lap pool will have eight 25-yard lanes and a dive tank with both 1 and 3-meter diving boards. The recreation pool will be comprised of a zero depth entry, a lazy river that also serves as swim lesson space, a small toddler slide, and various aquatic spray features.

A new building with enclosed restrooms, lockers, offices, and a classroom will also be constructed at the facility. A mechanical/maintenance building will be built to accommodate pool equipment and provide storage for pool chemicals. Shade structures, bleacher seating, and a vending area will also be provided. Exterior sports lighting will be installed to allow the facility to accommodate evening events. This facility will be designed to meet the current Americans with Disabilities Act (ADA), County, and City standards and requirements. Off-site utility connections will be required along Southern Avenue and Harris Drive to accommodate this new aquatic facility.

Community Impact

The construction of this Project will temporarily impact Mesa High School, surrounding businesses and residents, and pedestrians and drivers that utilize Southern Avenue and Harris Drive. However, the majority of the work for the Project will occur on the Mesa High School campus. Approximately, 268 school parking spaces will be displaced by the final site plan. Other parking spaces will be temporarily used by the contractor during construction staging for equipment and materials. There will be some construction noise and dust throughout the construction period. It is anticipated that the project will begin this summer and be completed in 270 calendar days.

Sun Eagle Corporation and the City will work very closely with Mesa Public Schools and Mesa High School to coordinate construction site security, staging, site fencing, pedestrian and vehicular access around the construction site to minimize impacts to all students and staff, nearby residents, and commuters that will be temporarily impacted by this project during construction.

Alternatives

Alternatives are available for both the project and the contracting method. One alternative would be to not build the proposed aquatic facility at Mesa High School. This is not recommended because it would leave a gap in aquatic services for residents in this area.

Another alternative would be to directly bid the project. Staff recommends the use of the CMAR contracting method due to the complexity of the project and the specialty

type work that must be performed. Contracting using the CMAR process should result in a reduction of construction change orders and related claims since the CMAR is providing valuable input during the design phase.

Fiscal Impact

The total award amount of \$6,622,903.35 comprised of the GMP of \$6,307,527.00, plus a 5% change order allowance of \$315,376.35. Funding is available in the 2012 Parks Bond Authorization.

Coordinated With

The Parks, Recreation, and Commercial Facilities Department concurs with this recommendation.