



City Council Report

Date: October 20, 2014
To: City Council
Through: Kari Kent, Deputy City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Mesa Regional Dispatch Center
City Project CP0340
Council District Citywide

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to provide information to the Council on the Construction Manager at Risk (CMAR) selection process for the Mesa Regional Dispatch Center Project. Staff recommends that Council approve the selection of CORE Construction Services, Inc. as the CMAR for this project and authorize staff to execute a Pre-Construction Phase Services contract with CORE Construction Services, Inc. for a total award amount of \$154,044.00.

Background

On November 5, 2013, Mesa voters approved a Public Safety Bond Program that included a new dispatch communications center. The existing dispatch center is located on East 6th Place, where fire and police are co-located. Much of the key radio communications equipment for the City is also located within this facility. The existing facility does not provide the City with redundancy and has reached capacity.

Discussion

Currently, the project is in the architectural programming phase, which is being done to assess the needs of the City, determine the required building size, and to recommend a site. Staff believes this project would best be constructed using the CMAR project delivery method. This method of contracting allows for qualifications-based selection of the contractor at the beginning of the design phase. Thus, the CMAR participates in the design, cost estimating, and project schedule development for the project. The project team believes that a well-qualified contractor who is involved during the design phase will reduce risks and contribute to delivering a higher quality project within the desired time frame.

In June, the project team received Statements of Qualifications (SOQ's) from eleven contractors interested in becoming the CMAR for this project. The selection panel reviewed the SOQ's and subsequently interviewed three short-listed firms. Based on the selection panel's evaluation of the SOQ's and interviews, the project team recommends CORE Construction Services, Inc. as the most qualified CMAR for this project.

Alternatives

Alternatives are available for both the project and the contracting method. One alternative is to not build the proposed dispatch communications center. This is not recommended because it would not provide adequate resiliency to critical City services and would not allow for expansion as the City provides services to an expanding population. It would also not deliver a key project approved by Mesa voters.

Another alternative is to use the low bid delivery method for this project. Staff recommends the use of the CMAR contracting method due to the complexity of the project and the special type of 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 recommended award for this Pre-Construction Phase Services Contract is \$154,044.00. Funding is available in the 2013 Public Safety Bond Program.

Coordinated With

The City of Mesa Fire Department, Police Department, and the Communications Department concur with this recommendation.