



City Council Report

Date: December 1, 2014
To: City Council
Through: Kari Kent, Deputy City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Southern Avenue Improvements, Tempe Canal to Sycamore
City Project CP0275
District 3

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to provide information to the Council on the selection of a Construction Manager at Risk (CMAR) for the proposed Southern Avenue Improvements project from the Tempe Canal to Sycamore. (See Exhibit "A" for project location.)

Staff recommends that Council approve the selection of Haydon Building Corp. as the CMAR for this project and execute a Pre-Construction Phase Services contract with Haydon Building Corp. in the amount of \$253,249.00

Background

This is the second project from the City's Fiesta District Implementation Plan along Southern Avenue which "seeks to create a uniquely identifiable area for Mesa that is economically vibrant, pedestrian friendly and an active urban destination." This project will include a variety of improvements from the Tempe Canal to Sycamore to support this concept.

This contract is the first step in the Construction Manager at Risk process that allows the City to contract with the selected contractor during design to provide cost estimating, scheduling, value engineering, materials availability and constructability analysis.

Discussion

In May 2014, Staff received three Statements of Qualifications from potential contractors to act as the CMAR for this project. Based on evaluation of these Statements of Qualifications, Haydon Building Corp. is recommended as the most qualified CMAR. Staff has prepared a contract and negotiated the fee for the Design Phase Services contract. During the Design Phase, the CMAR will work closely with the project team to develop the project design. The last item developed during the Design Phase will be the "Guaranteed Maximum Price" (GMP) for the project. This GMP will then be brought back to the Council for review and approval.

Alternatives

An alternative to the approval of the Pre-Construction Phase Services contract for the CMAR would be to construct this project using the traditional Design/Bid/Build method. This is not recommended for the reasons noted in the last paragraph of the "Background" section herein.

Fiscal Impact

The Pre-Construction Phase Services contract is in the amount of \$253,249.00. Funding is available from the FY 14/15 Street Bond Program.

Coordinated With

The Transportation Department concurs with this recommendation.