



City Council Report

Date: December 8, 2014
To: City Council
Through: Kari Kent, Deputy City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Desert Arroyo Park (McKellips and Ellsworth)
City Project CP0120
District 5

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to present the second Guaranteed Maximum Price (GMP No.2) for Desert Arroyo Park (McKellips and Ellsworth), a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for project location.)

GMP No.2 includes the remaining scope of work for park site improvements necessary to complete the project. It is recommended that Council award this GMP contract to Haydon Building Corporation in the amount of \$1,688,374.00, plus an additional \$168,837.40 (10% City allowance) for a total award amount of \$1,857,211.40.

Background

The Desert Arroyo Park site is located at the northeast corner of McKellips and Ellsworth Roads on a 58-acre parcel of native desert owned by the City of Mesa. Park improvements are to primarily be constructed in the northern portion of the parcel adjacent to Zaharis Elementary School. The southern portion of the property is planned for a Maricopa County Flood Control storm water retention area as outlined in the Spook Hill Area Drainage Master Plan.

This is one of the sites selected as a replacement for the park boundary protection previously encompassing Riverview Park from the Land and Water Conservation Fund program. This boundary protection was shifted to create flexibility in redevelopment opportunities at Riverview Park. With the shift, Mesa is obligated to create public outdoor recreation facilities at this new park site.

The proposed design takes full advantage of the site's existing landscape with a passive park focusing on experiencing and learning about the native Sonoran Desert. An existing desert arroyo will be enhanced to develop an interpretive educational

experience. There will be a looped trail system with areas that can be used as outdoor desert classrooms for environmental education.

More specific proposed park site amenities and scope of work includes:

- Construction of a paved access drive and parking area.
- The construction of multiple trails including concrete, stabilized decomposed granite, and natural surface desert paving.
- Construction of multiple small gathering areas referred to as 'nodes'. Each node will contain a ramada, picnic tables, trash receptacle, natural surface benches, natural play elements, and interpretive signage. One of these nodes will contain a small playground area that is being donated and installed by a playground manufacturer as part of GMP No.1.
- Installation of a botanical walk, with partial grant funding from the U.S. Conference of Mayors GRO1000 program, including plant identification signs highlighting the native plants of the Sonoran Desert.
- Installation of additional desert landscaping and an irrigation drip system.
- Installations of a drinking fountain, bollards, bike racks, and signage.

Discussion

The Parks, Recreation and Commercial Facilities Department (PRCF) will utilize this park as a passive recreation site that emphasizes exploration of the natural Sonoran Desert and desert education. Desert Arroyo Park is being delivered by using the CMAR project delivery method with two GMP contracts.

The first GMP was executed in November 2014 and included the contracted site prep work for a donated playground that will be installed by the playground manufacturer in December 2014. The dollar amount for GMP No.1 was \$24,918. The approval of this second GMP is necessary to complete the project and construct the remaining park site amenities previously outlined.

Impacts to the area will include temporary closure of the site, construction noise, and dust. Construction activity has been coordinated to minimize impact on the adjacent Zaharis Elementary School. The entire project is scheduled to be completed by July 2015.

The new development will help meet the Land and Water Conservation Fund program requirements that apply with the shift of park boundary protection from Riverview Park. It will also create recreational opportunities in an underserved area of Mesa. The nearest public park to this location is currently Falcon Hill Park south of McKellips and west of the Loop 202 Freeway.

Alternatives

Approval of this project is recommended to provide a unique and educational desert park site in the City's park system. An alternative is to not award the project. This is not recommended since the existing park site would remain undeveloped and may continue to be subject to native landscape disturbance and dumping.

Fiscal Impact

The recommended total award amount is \$1,857,211.40 based on the GMP proposal of \$1,688,374.00, plus an additional \$168,837.40 (10% allowance for change orders). This project is funded by 2012 authorized Parks and Recreation bonds.

Coordinated With

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