



# City Council Report

**Date:** March 23, 2015  
**To:** City Council  
**Through:** Kari Kent, Deputy City Manager  
**From:** Beth Huning, City Engineer  
Rob Kidder, Assistant City Engineer  
**Subject:** Fire Station 203  
Construction Manager at Risk, Pre-Construction Services Contract  
City Project C10127  
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 Fire Station 203 (See Exhibit "A" for project location.)

Staff recommends that Council approve the selection of FCI Constructors, Inc. as the CMAR for this project and approve a Pre-Construction Services Contract with FCI Constructors, Inc. in the amount of \$37,000.00.

## Background

In November 2013 the City of Mesa voters approved a Public Safety Bond Election which included the construction of the replacement Fire Station 203 in west Mesa.

The existing Fire Station 203 was built in 1957. Its age, location, and size make it inadequate to serve the needs of current fire operations. This new fire station will replace the existing Fire Station 203 in an effort to better serve the needs of current fire operations in this area of the city.

The proposed replacement building will be a single story facility with approximately 12,000 square feet of operational space, and will include 3 drive-thru apparatus bays

with four-fold response doors, 8 Fire Fighter and 2 Captain's dorms, kitchen, dining room, dayroom, fitness area, offices, Fire/EMS Training/Community Room and the associated operations based functions for a typical fire station.

The City acquired a parcel of land in 2014, approximately 1.7 acres, near the intersection of Alma School Road and Broadway Road. The site is on the west side of Alma School Road north of Broadway Road. Funding for land acquisition was included in the General Obligation bond election approved by voters in 2008.

Staff recommends that this project be constructed using the CMAR project delivery method. This method of contracting allows the contractor to be selected based on qualifications. In addition, the CMAR is selected during the design phase and participates in design, cost estimating, and overall project schedule development. A well-qualified contractor who is involved during the design of the project results in a higher quality project that is completed within the desired timeframe.

## **Discussion**

In November 2014, Staff received seven Statements of Qualifications from potential contractors to act as the CMAR for this project. Based on an evaluation of these Statements of Qualifications by City staff, FCI Constructors, Inc. is recommended as the most qualified CMAR. Staff has prepared a contract and negotiated the fee for the Pre-Construction Services contract. During the Pre-Construction Phase, the CMAR will work closely with the project team to develop the project design. The last item developed during the Pre-Construction 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 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 above.

## **Fiscal Impact**

The Pre-Construction Services contract is in the amount of \$37,000.00. The project is funded by 2013 authorized Public Safety bonds.

## **Coordinated With**

The Mesa Fire and Medical Department concur with this recommendation.