



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: Signal Butte Water Treatment Plant
Construction Manager at Risk
Pre-Construction Service Contract
City Project C01600
District 6

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 Signal Butte Water Treatment Plant (See Exhibit "A" for project location).

Staff recommends that Council approve the selection of Sundt Construction as the CMAR for this project and execute a Pre-Construction Phase Services contract with Sundt Construction in the amount of \$865,022.00.

Background

This project will construct a new water treatment plant at the northeast corner of Signal Butte and Elliot Roads to treat Colorado River water supplied via the Central Arizona Project (CAP) canal to drinking water standards. The plant will initially be built as a 24 million gallons per day (MGD) facility, with a planned ultimate capacity of 48 MGD.

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

Discussion

In July 2014, Staff received three Statements of Qualifications from potential contractors to act as the CMAR for this project. Based on an evaluation of these Statements of Qualifications, Sundt Construction is recommended as the most qualified CMAR. Staff has prepared a contract and negotiated the fee for the Pre-Construction Phase 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 Phase Services contract for the CMAR would be to construct this project using the traditional Design/Bid/Build method. This is not recommended due to the need for the additional services provided by a CMAR contractor, as noted in the last paragraph of the "Background" section herein.

Fiscal Impact

The Pre-Construction Phase Services contract is in the amount of \$865,022.00. Funding is available from the FY 14/15 Water Bond Program.

Coordinated With

The Water Resources Department concurs with this recommendation.