



City Council Report

Date: May 4, 2015
To: City Council
Through: Kari Kent, Deputy City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Mesa Drive Improvements (Phase II) – 8th Ave. to Main St.
Construction Manager at Risk (CMAR)
Pre-Construction Services Contract
City Project C01400
District 4

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to provide information to the Council concerning the selection of a Construction Manager at Risk (CMAR) for the proposed improvements to Mesa Drive from 8th Avenue to Main Street (See Exhibit “A” for project location).

Staff recommends that Council approve the selection of Haydon Building Corp. as the CMAR for this project and approve the execution of a Pre-Construction Services contract in the amount of \$255,457.00.

Background

In November 2003, the Maricopa Association of Governments (MAG) adopted the Regional Transportation Plan (RTP) that provides for improvements to the region’s transportation systems. With the passage of Proposition 400 in November 2004, regional and federal funding, in conjunction with local funding, is provided for the implementation of this program. Improvement of the Mesa Drive and Broadway Road intersection is one of the RTP projects.

This project will include widening the intersection of Mesa Drive and Broadway Road to include two through lanes, two left turn lanes and a raised median on each leg of the intersection. The additional through lanes will extend approximately 1200 feet in each direction, after which the roadway will transition to two existing lanes in each direction. New asphalt pavement, sidewalk, and street lighting will also be installed. Other improvements include a new traffic signal, landscaping, bus shelters, water & gas lines, improved storm drains and the relocation of Salt River Project irrigation facilities.

City staff reviewed the scope of this project and recommend that it be completed using the CMAR delivery method. This method of contracting allows the contractor to be selected based on qualifications. The CMAR is also selected early in the design process and participates in the design, estimating, and schedule development for the project. Having a well-qualified contractor who is involved throughout the design of the project will result in a better quality project that is completed on time and within budget.

Discussion

In October 2014, staff received five Statements of Qualifications from potential contractors to act as the Construction Manager at Risk (CMAR) for this project. Based on staff's evaluation of these Statements of Qualifications, Haydon Building Corp is recommended as the most qualified CMAR. Staff has prepared a contract and negotiated a fee for the initial phase of work to be performed by the CMAR. This initial phase will be the Pre-Construction Services. During the Pre-Construction Phase, the CMAR will work closely with City staff and the design professional to develop the project design. The last item developed during the Pre-Construction Phase will be the Guaranteed Maximum Price (GMP). This GMP will then be brought back to the Council for review and approval.

Alternatives

An alternative to 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 above.

Fiscal Impact

The Pre-Construction Services contract for this project is in the amount of \$255,457.00. This project is funded by the 2013 authorized Street bonds and 2010 authorized Gas, Electric, and Water bonds.

Coordinated With

The Transportation, Energy and Water Resources Departments concurs with this recommendation.