



City Council Report

Date: October 5, 2015
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Greenfield Water Reclamation Plant (GWRP), Phase III Expansion
Construction Manager at Risk (CMAR)
Pre-Construction Service Contract
City Project CP0067
District-Citywide

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 Greenfield Water Reclamation Plant (GWRP), Phase III Expansion (See Exhibit “A” for project location).

Staff recommends that Council approve the selection of McCarthy Building Companies as the CMAR for this project and execute a Pre-Construction Services contract in the amount of \$1,232,783.00.

Background

The City of Mesa, Town of Gilbert, and Town of Queen Creek (the “Owners”) seek to provide an additional 14 million gallons per day (mgd) annual average day flow (AADF) of liquids and solids treatment capacity at the existing GWRP, complete with the required infrastructure, technology, and environmental features to provide a reliable, efficient, expanded plant to meet the current and future demands of the Owners. The plant is nearing its operational capacity and it is now necessary to begin the design work necessary to provide for anticipated future treatment needs.

The current plant was constructed in two phases. The first was completed in 1999. The second phase of the plant was completed in 2007. The plant currently has the capacity to treat roughly 16 mgd AADF of liquids and 24 mgd AADF of solids equivalent.

This contract is the first step in the CMAR 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 December 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, McCarthy Building Companies was 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 due to the need for the additional services provided by a CMAR contractor, as noted in the last paragraph of the “Background” section herein.

Alternatives to expanding the plant would be to curtail growth by allowing less development in the region, or to construct additional stand-alone facilities which would be more costly.

Fiscal Impact

This project is funded by the Greenfield Water Reclamation Plant Joint Venture Fund. Funding will be split amongst the three partners, Mesa: \$762,992; Gilbert: \$404,353; and Queen Creek: \$65,438. Mesa’s portion is funded by 2010 authorized Wastewater bonds.

Coordinated With

The Water Resources Department concurs with this recommendation. Additional coordination is being conducted with the towns of Gilbert and Queen Creek as partners in the Greenfield Water Reclamation Plant Intergovernmental Agreement dated June 22, 2004.