



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: Val Vista Water Transmission Main – Phase 3
Construction Manager at Risk (CM@Risk)
Pre-Construction Services Contract
City Project C10597-3
Council Districts 1 & District 3

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 (CM@Risk) for the proposed Val Vista Water Transmission Main – Phase 3 project. (See Exhibit “A” for the project location.)

Staff recommends that Council award a pre-construction services contract to Garney Construction as the CM@Risk for Phase 3 of the Val Vista Transmission Main in the amount of \$196,700.00.

Background

The City of Mesa has initiated a three-phase project to build a new water transmission main parallel to the existing Val Vista Water Transmission Main that delivers water to three City-owned reservoirs located in the “City Zone”, in the western part of the City. The new Val Vista Water Transmission Main will serve as a dedicated water main for the City of Mesa to fulfill the requirements of an intergovernmental agreement between the City of Mesa and the City of Phoenix. Mesa owns 90 million gallons per day at the Val Vista Water Treatment Plant and this transmission main will deliver water to the three City Zone reservoirs.

This contract is the first step in the CM@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 a constructability analysis.

Discussion

In March 2014, Staff received Statements of Qualifications (SOQ) from five potential contractors to act as the CM@Risk for this project. Based on an evaluation of these SOQ's, Garney Construction is recommended as the most qualified CM@Risk.

Staff has prepared a contract and negotiated the fee for this Pre-Construction Services contract. During the Pre-Construction Phase, the CM@Risk 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.

This is the final phase of the Val Vista Transmission Main during which construction will occur from January 2016 to the end of December 2016.

Alternatives

The City Council could choose not to build this project. Not constructing this project is not recommended since the City of Mesa already entered into an IGA with the City of Phoenix that states a commitment to complete this construction work by the end of 2016.

Another alternative to the approval of this Pre-Construction Services contract for the CM@Risk 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 CM@Risk contractor, as noted in the "Background" section herein.

Fiscal Impact

The total authorized amount recommended for the services of this pre-construction phase contract is in the amount of \$196,700.00. This project is funded by the voter approved 2014 Water Bond Fund.

Coordinated With

The Water Resources Department concurs with this recommendation.