



City Council Report

Date: July 11, 2016
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Mesa Fire and Medical Regional Dispatch and EOC (GMP No. 2)
City Project No. CP0340
District 3

**Strategic
Initiatives**



Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP No. 2) for the Mesa Fire and Medical Regional Dispatch and Emergency Operations Center (EOC), a Construction Manager at Risk (CMAR) project.

GMP No. 2 includes the remaining scope of work necessary to complete the project. Staff recommends that Council award a contract for completion of this project to Core Construction Services, Inc., in the amount of \$3,659,737.00 (GMP No. 2) and authorize a change order allowance in the amount of \$165,000.00.

Background

On November 5, 2013, Mesa voters approved a Public Safety Bond Program that included a new dispatch communications center. The existing dispatch center is located on East 6th Place, where Fire and Police dispatch are co-located. Much of the key radio communications equipment for the City is also located within this facility. The existing facility does not provide the City with redundancy and has reached capacity.

On November 23, 2015, Council directed staff to purchase the property located at 708 W. Baseline Road (See Attached Exhibit A for project location). The property is a 14.5 acre site with existing facilities including four buildings and other site improvements. The northeast building, known as Building 2, was selected for the dispatch center due to its size, location within the site, and its hardened structure. Building 2 is a 36,200 square foot building with over 4,900 square feet of existing re-usable space. Proposed improvements consist of renovating approximately 9,800 square feet of floor space which includes the new dispatch floor, training areas, emergency operations center, computer room, and other tenant improvements within the building.

Discussion

In June 2014, Staff received eleven (11) “Statements of Qualifications” from contractors proposing to act as the CMAR for this project. Based on an evaluation of these Statements of Qualifications, CORE Construction Services, Inc., was recommended as the most qualified CMAR. In order to meet the requested expedited schedule, this project is being delivered with at least two contract awards. GMP No. 1 was approved on June 20, 2016, to allow phase one construction to begin, which included interior demolition, roof improvements, and procurement of long lead items. GMP No. 2 is required to complete construction of the new dispatch area, EOC, training rooms, computer room, and tenant improvements to the kitchen, lounge, and office spaces. Staff has negotiated GMP No. 2 for this additional work, which is anticipated to take approximately 6 months to complete.

Alternatives

An alternative to the approval of GMP No. 2 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 during the design phase. This is a fast paced, complex project requiring specialized construction, phasing, sequencing, and constructability analysis by the contractor.

Another alternative is to not build the proposed dispatch communications center. This is not recommended because it would not provide adequate redundancy to critical City services and would not allow for expansion as the City provides services for an expanding population. It would also not deliver a key project approved by Mesa voters, and as directed by Council.

Fiscal Impact

The total authorized amount recommended for this portion of the project is \$3,824,737.00, based upon a GMP No. 2 of \$3,659,737.00, plus an additional \$165,000.00 as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by the 2008 and 2013 authorized Public Safety Bonds Program.

Coordinated With

The City of Mesa Fire and Medical Department concurs with this recommendation.

CITY OF MESA
MESA, ARIZONA

Mesa Fire and Medical Regional Dispatch and EOC

PROJECT NO. CP0340

Statements of Qualifications Received for CMAR Services

Top Three Interviewed Firms in Final Rank Order

1. CORE Construction
2. D.L. Withers Construction
3. FCI Constructors

Other Firms Submitting Initially

- Haydon Building Corporation
- Okland Construction
- Gilbane Building Company
- Skanska USA Building
- Hensel Phelps
- Balfour Beatty Construction
- W.E. O'Neil Construction
- Wespac Construction