



City Council Report

Date: September 12, 2016
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Pre-Construction Services Contract
Fiber Network Expansion – Segment 1
City Project No. CP0092-4
Districts 1 and 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 Fiber Network Expansion – Segment 1 Project (See Exhibit “A” for project location).

Staff recommends that Council approve the selection of CS Construction, Inc. as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$36,229.00.

Background

The Fiber Network Expansion Project was included in the 2013 Public Safety Bond. The project purpose is to expand the communication infrastructure to several Public Safety facilities and communication sites by expanding Mesa’s existing fiber optic network system. This segment of the fiber network expansion will connect the Communications Building to the Police Firing Range and Fire Station 211.

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, and constructability analysis.

Discussion

In July 2016, Staff received 4 “Statements of Qualifications” from contractors proposing to act as the CMAR for this project. Based on an evaluation of these Statements of Qualifications, CS Construction, Inc. 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, review the design for constructability, prepare cost estimates, develop the project schedule, and proceed with field investigations along the fiber alignment. The last item developed during the Pre-Construction Phase will be the "Guaranteed Maximum Price" (GMP) for the project. This GMP will then be taken to the Council for 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 during the design phase. The proposed route of the fiber system includes congested right-of-way on Center Street, and McKellips Road due to existing utilities which will require extensive on-site investigation, construction sequencing, and constructability analysis by the contractor prior to the construction phase.

Another alternative is to not construct the improvements. This is not recommended because the Police Firing Range will lose connectivity to the City's computer system at the end of 2016. Also, the other City Departments would not benefit from the improved communication system as proposed.

Fiscal Impact

This project is funded by the 2013 Public Safety Bonds.

Coordinated With

The Fire and Medical, Police, Communications, and IT Departments concur with this recommendation.