City Council Report

Date: October 17, 2016

To: City Council

Through: Kari Kent, Assistant City Manager

From: Beth Huning, City Engineer
                 Rob Kidder, Assistant City Engineer

Subject: Greenfield Park Improvements Project
                 Construction Manager at Risk – GMP No.1
                 City of Mesa Project No. CP0010
                 Council District 2

Strategic Initiatives

Purpose and Recommendation

The purpose of this report is to present the first Guaranteed Maximum Price (GMP No.1) for the Greenfield Park Improvements Project located at 4105 East Diamond Avenue (Greenfield Rd. and Pueblo Ave.), a Construction Manager at Risk (CMAR) project. (Refer to Exhibit "A" for the project location).

GMP No.1 includes site preparation, earthwork grading, pond dewatering and excavation, and initial storm water infrastructure improvements. Staff recommends that Council award a contract for this project to Hunter Contracting Company in the amount of $671,854.25, (GMP No.1), and authorize a 5% change order allowance in the amount of $33,592.71.

Background

On November 6, 2012, Mesa voters approved a $70 million Parks Bond Program. Included in the bond program was the Greenfield Park Urban Fishing Lake and Playground Renovation as part of the Park Renovation and Enhancement Projects focus area. Through community outreach, the project, now titled Greenfield Park Improvements, was programmed to include a complete renovation of the existing irrigation pond so that it can be incorporated into the Arizona Game and Fish Community Fishing Program within the pond classification. The lake will continue to serve as the irrigation water source for the western portion of the park. Additional enhancements include storm water infrastructure, pedestrian walkways and street lights, ADA accessibility upgrades for the lake, updates to

the playground and fitness equipment, a new restroom facility, playground shade, and parking lot expansion.

Discussion

In February 2016, Staff received three "Statements of Qualifications" from contractors proposing to act as the CMAR for this project. Based on an evaluation of these Statements of Qualifications, Hunter Contracting Co. was recommended as the most qualified CMAR and was subsequently awarded a pre-construction services contract. This action is to award the first Guaranteed Maximum Price (GMP No.1) construction contract.

The second Guaranteed Maximum Price (GMP No.2) construction contract will be presented to Council at a later date.

Once underway, construction of this project is anticipated to last no more than 9 months.

Alternatives

An alternative to the approval of the GMP 1 contract for this CMAR would be to construct this project using the traditional Design/Bid/Build (DBB) method. This is not recommended due to the size and complexity of the project. Hunter Contracting Co. participated throughout the project design phase under a pre-construction services contract and has extensive knowledge of the existing site conditions which will help mitigate risks and delays, and have a positive impact on the scheduled completion. The majority of all work in this project will be competitively bid by Hunter Contracting Co. to multiple subcontractors. Staff will help ensure that Mesa-based businesses, including affiliated businesses, are given an opportunity to bid on the work.

Another alternative is to not construct the improvements. This is not recommended because the public identified the need and desire for the renovation of Greenfield Park as part of the 2012 Parks Bond Program.

Fiscal Impact

The total authorized amount recommended for this project is $705,446.96, based upon a GMP of $671,854.25, plus an additional $33,592.71 (5%) change order allowance. This allowance will only be utilized for approved change orders.

The project is funded by 2012 authorized Parks Bonds, 2013 authorized Street Bonds and Environmental Compliance Fee.

Coordinated With

The Parks, Recreation and Community Facilities and Transportation Departments concur with this recommendation.