



City Council Report

Date: January 23, 2017
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Kleinman Park Renovation Project
Construction Manager at Risk – GMP
City of Mesa Project No. CP0553
Council District 4

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price for the Kleinman Park Renovation Project located at 710 South Extension Road (Extension Rd. and 8th Ave.), a Construction Manager at Risk (CMAR) project. (Refer to Exhibit “A” for the project location).

Staff recommends that Council award a contract for this project to D.L. Withers Construction in the amount of \$1,184,522.00, (GMP), and authorize a 5% change order allowance in the amount of \$59,226.10.

Background

On November 6, 2012, Mesa voters approved a \$70 million Parks Bond Program. Included in the bond program was the Kleinman Park Renovation Project as part of the iMesa Park Renovation and Enhancement Projects focus area. Through community outreach, the project was programmed to include the removal of the existing tennis concession building, removal and replacement of three existing tennis courts due to extensive concrete cracking, four new pickle ball courts, replacement of perimeter court fencing, replacement of the existing asphaltic wheels court with a new lighted turf area, light emitting diode (LED) lighting upgrades, Americans with Disabilities Act (ADA) parking upgrades, ADA restroom renovation, new drinking fountain, new ballfield backstop and dugout fencing, and ADA concrete pavement improvements. Replacement of the aging playground is being requested through a separate Community Development Block Grant program.

Discussion

In August 2013, Staff received eight “Statements of Qualifications” from contractors proposing to act as the Construction Manager at Risk (CMAR) for this project. Based on an

evaluation of these Statements of Qualifications, and interviews conducted with the short-listed contractors, D.L. Withers Construction was recommended as the most qualified CMAR and was subsequently awarded a pre-construction services contract. This action is to award the Guaranteed Maximum Price (GMP) construction contract.

Once underway, construction of this project is anticipated to last no more than 7 months.

Alternatives

An alternative to the approval of the GMP 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. D.L. Withers Construction 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 D.L. Withers Construction 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 Kleinman Park as part of the 2012 Parks Bond Program.

Fiscal Impact

The total authorized amount recommended for this project is \$1,243,748.10, based upon a GMP of \$1,184,522.00, plus an additional \$59,226.10 (5%) change order allowance. This allowance will only be utilized for approved change orders.

The project is funded by 2012 authorized Parks Bonds.

Coordinated With

The Parks, Recreation and Community Facilities Department concurs with this recommendation.