



City Council Report

Date: February 27, 2017
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Pioneer Park Improvements Guaranteed Maximum Price (GMP) No.1
City Project No. CP0015
District 4

Purpose and Recommendation

The purpose of this report is to present the first Guaranteed Maximum Price (GMP No.1) for the Pioneer Park improvements project, a Construction Manager at Risk (CMAR) project, located at 526 East Main Street. (Refer to Exhibit "A" for the project location).

GMP No.1 includes detailed engineering and installation documents, prepared by Landscape Structures, for the custom playground that will be installed with the forthcoming Pioneer Park improvements. Staff recommends that Council award a contract for this project to Haydon Building Corp. in the amount of \$162,681.00, (GMP No.1), and authorize a 5% change order allowance in the amount of \$8,134.00.

Background

On November 6, 2012, Mesa voters approved a \$70 million Parks & Recreation Bond Program. The 2012 Parks & Recreation Bond Program focuses on five areas; Parks Conversion and Improvement Projects, Community Partnership Projects, Park Renovation and Enhancement Projects, New Park Development Projects, and Bike and Pedestrian Path Projects. The Pioneer Park Renovation project was included in this bond program as part of the Park Renovation and Enhancement Projects focus area.

Proposed improvements to Pioneer Park include the addition of a new water play plaza, installation of an iconic play structure with multiple connections provided by way of an elevated walkway, remodel and Americans with Disabilities Act (ADA) upgrades to the existing restrooms, relocation and reconstruction of two basketball courts, new landscaping in multiple areas, new plazas to enhance the train area and historical monuments, expanded Wi-Fi coverage, expanded infrastructure to support special events, and new site furnishings and LED lighting fixtures throughout the park.

Discussion

In June, 2016, staff received eight “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these Statements of Qualifications, Haydon Building Corp. 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 in order to meet the targeted dates for the overall construction schedule.

The second Guaranteed Maximum Price (GMP No.2) construction contract is planned for presentation to Council in April 2017.

Once underway, construction of this project is anticipated to last no more than eight months. The overall completion is planned for winter 2017.

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. Haydon Building Corp. 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 Haydon Building Corp. to multiple subcontractors. Staff will help ensure that Mesa-based businesses, including affiliated businesses, are given an opportunity to bid on the work.

Council may also elect to only award one GMP but this is not recommended as it would delay the construction completion date by several months.

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

Fiscal Impact

The total authorized amount recommended for this project is \$170,815.00, based upon a GMP #1 of \$162,681.00, plus an additional \$8,134.00 (5%) change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by 2012 authorized Parks bonds.

Coordinated With

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