



# City Council Report

**Date:** July 9, 2018  
**To:** City Council  
**Through:** Kari Kent, Assistant City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** Signal Butte Park Phase I  
City Project No. CP0121  
District 6

## 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 phase one of the proposed Signal Butte Park project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of Valley Rain Construction Corporation as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$27,247.11.

## 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 Signal Butte Park project was included in this bond program as part of the Park Renovation and Enhancement Projects focus area.

Proposed improvements to phase one of Signal Butte Park include trails and pathways, off-street parking area, lighting in the parking area and along specific paths, one large ramada, three small ramadas, a restroom, Wi-Fi coverage, and additional landscaping. As an alternative if funds are available, a small turf area for passive recreation and a small playground area are also proposed.

## Discussion

In March 2018, staff received three "Statements of Qualifications" (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ's, Valley Rain 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, and develop the project schedule and phasing plan.

The last item developed during the Pre-Construction Phase will be the “Guaranteed Maximum Price” (GMP) for phase one of the project. This GMP will then be brought back to the Council for review and approval.

Once underway, construction of this project is anticipated to last no more than seven months, with completion expected in Spring 2019.

### **Alternatives**

An alternative to the approval of this Pre-Construction Services contract for the selected 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 Signal Butte Park project will require on-site investigation, construction sequencing, and constructability analysis by the contractor throughout the design phase.

Another alternative is to not construct the improvements. This is not recommended because the public engagement through the bond program development process identified both the need and desire for the Signal Butte Park.

### **Fiscal Impact**

This pre-construction services contract is in the amount of \$27,247.11.

This project is funded by 2012 authorized Parks bonds.

### **Coordinated With**

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