



# City Council Report

**Date:** October 1, 2018  
**To:** City Council  
**Through:** Kari Kent, Assistant City Manager  
**From:** Beth Huning, City Engineer  
Rob Kidder, Assistant City Engineer  
**Subject:** Robson Electrical Substation - East Bay Rebuild  
265 South Robson  
City Project No. CP0461-0016 (District 4)

## 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 Robson Substation - East Bay Rebuild project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of ESS Corporation (ESS) as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$59,150.

## Background

The east bay of the Robson Substation will be rebuilt to include site re-arrangement and the replacement of the current 43-year-old transformer and associated switchgear, with a new, larger transformer (28 MVA), and new associated switchgear. The incoming voltage into the substation is 69kV and the transformer reduces the voltage to 12.47 kV. The age of the existing transformer and switchgear exceed the expected life of such equipment and their replacement will help ensure that Mesa's electric service is safe, reliable and efficient.

During this rebuild, the City will upsize the existing 22.4MVA transformer to a 28MVA transformer to support downtown's growing electrical demand. The City Council approved the transformer bid award (bid number 2018200) on July 9th, 2018. It is anticipated that the switchgear will also be procured through a low-bid procurement process and is expected to be submitted to the City Council for consideration October 2018.

In addition to the equipment replacement, the site will be re-arranged and will provide more flexibility for routine maintenance and may help minimize the impact on Mesa's electric customers during electric system failures or disturbances. The rearrangement will necessitate site grading, new concrete pads to accommodate the new positioning of the replacement transformer, and other ancillary support structures.

## **Discussion**

In June 2018, Staff received one “Statement of Qualifications” (SOQ) from a contractor proposing to act as the CMAR for this project. Based on an evaluation of this SOQ, ESS was determined to be a responsive and qualified CMAR. Staff has prepared a contract and negotiated the fee for the Pre-Construction Services contract with ESS.

During the Pre-Construction Phase, ESS will work closely with the project team to help develop the project design, review the design for constructability, prepare a cost estimate, and develop the project schedule and project phasing plan.

The last item developed during the Pre-Construction Phase will be the “Guaranteed Maximum Price” (GMP) for the construction/installation phase 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 approximately seven months. City electrical customers are not expected to experience any electrical outage due to the rebuild project. While minor traffic control may be required in the immediate vicinity of the Robson Substation to facilitate the delivery of large equipment, impacts to the surrounding neighborhood are expected to be minimal. Engineering Public Relations will be engaged to keep all residents abreast of any impacts they might experience during construction.

## **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 Robson Substation East Bay Rebuild project will require extensive coordination between the contractor, equipment manufacturers, design consultant, and the City of Mesa to effectively phase the construction of the rebuild.

Another alternative is to not perform the work. This is not recommended because The Robson Substation East Bay supports roughly one eighth of the electric demand of City electric customers and serves as a critical backup to the other electrical substations. The failure to replace equipment of this age could result in a loss of the entire substation bay, burdening the remaining substations, and increasing the likelihood of electrical outages.

## **Fiscal Impact**

This pre-construction services contract is in the amount of \$59,150. This project is funded by 2014 Electric bonds.

## **Coordinated With**

The Energy Resources Department concurs with this recommendation.