



# City Council Report

**Date:** January 28, 2019  
**To:** City Council  
**Through:** Kari Kent, Assistant City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** ASU @ Mesa City Center  
The Plaza @ Mesa City Center  
City Center Utility Improvements  
City Project Nos. CP0871ASU, CP0919, CP0920  
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 ASU @ Mesa City Center, the Plaza @ Mesa City Center, and City Center Utility Improvements projects (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the resolution approving the selection of DPR Construction as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$753,731.00.

## Background

These projects will consist of a five-story, approximately 118,000 square-foot academic building, two to three acres of urban plaza space, and associated site improvements including utilities.

The Council approved an Intergovernmental Agreement (IGA) with ASU for the new building project in February 2018. The City and ASU subsequently entered into a lease agreement for the building in November 2018.

The proposed building will support Arizona State University (ASU) programs related to digital and sensory technology, film and media arts, user experience design, and entrepreneurial support. This project will create unique, sustainable, and architecturally significant spaces for ASU and the City.

The Plaza @ Mesa City Center will be a gathering place for the community. It will consist of a large open space, a water feature, and seasonal ice rink. The plaza will also create a strong pedestrian connection between the Center Street light rail station and the new ASU facility.

The utility work will be comprised of improvements necessary to support both the building and plaza and future improvements in the area. The utility work includes water, sewer, electric, gas, storm drain, and communications facilities.

## **Discussion**

In September 2018, Staff received eleven “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ’s and subsequent interviews, DPR Construction 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 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 20 months.

## **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 ASU @ Mesa City Center, Plaza @ Mesa City Center, and City Center Utility Improvements projects will require extensive on-site investigation, phasing, construction sequencing, constructability analysis, and cost evaluation by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended because this would hinder progress on the development of ASU in downtown Mesa and would be contrary to the IGA and associated lease between the City and ASU.

## **Fiscal Impact**

This pre-construction services contract is in the amount of \$753,731.00.

This project is funded by Economic Investment Fund, 2018 authorized Parks Bonds, and Utility Bonds.

## **Coordinated With**

The City Manager’s Office, Parks Recreation and Community Facilities Department, Energy Resources Department, and Water Resources Department concur with this recommendation.