



City Council Report

Date: July 8, 2019
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Fire Station 221
City Project No. CP0102
Council 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 the proposed Fire Station 221 project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of Core Construction Inc. as the CMAR for this project, and award a Pre-Construction Services contract in the amount of \$48,400.

Background

In November 2018, the City of Mesa voters approved a Public Safety Bond Initiative which included the construction of Fire Station 221 in the Eastmark Community of southeast Mesa.

Over the last several years, southeastern Mesa has experienced significant population growth. This additional growth will continue and will result in an increased emergency call volume for the area. As growth continues, the addition of Fire Station 221 is necessary to address emergency response needs, and to maintain a safe and secure Eastmark Community.

The proposed Fire Station 221 will be located approximately 2,000 feet northeast of the intersection of S. Ellsworth Rd and E. Ray Road at the corner of Point Twenty-Two Boulevard and S. Pasteur. The proposed station will contain approximately 12,000 square feet of usable space with four (4) drive-thru apparatus bays, eight (8) dorm rooms, two (2) Captain's offices, kitchen, dining room, dayroom, Job/Task conditioning areas, crew office, Fire/EMS Training/Community Room, and associated operations based functions which address typical fire station requirements.

Discussion

In March 2019, Staff received five "Statements of Qualifications" (SOQ) from

Contractors proposing to perform as the CMAR for this project. Based on an evaluation of these SOQ's and follow-up interviews, Core Construction Inc. was recommended as the most qualified CMAR. 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 sequencing for the project schedule and construction phasing plan.

The last item developed during the Pre-Construction Phase will be the "Guaranteed Maximum Price" (GMP) for the project. This GMP will be presented to the Council for review and approval.

Once underway, construction of this project is anticipated to last no more than 12 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 project timing and complexity of additional detailed services provided by a CMAR during the design phase. The proposed project will require extensive phasing, construction sequencing, and constructability analysis by the CMAR throughout the design phase.

Another alternative is to not perform the work. This is not recommended because the current emergency call volumes in the Eastmark area continue to increase with growth.

Fiscal Impact

This project is funded by 2018 authorized Public Safety bonds.

Coordinated With

The Mesa Fire and Medical Department concurs with this recommendation.