



City Council Report

Date: October 21, 2019
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Warner Road Lift Station
City Project No. C05007
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 Warner Road Lift Station project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of Garney Construction as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$61,124.50.

Background

The lift station site is located just west of the Roosevelt Water Conservation District (RWCD) canal and East Maricopa Floodway (EMF) on Warner Road. Originally constructed in 2000-01, it was designed to convey wastewater from the site to a manhole located at the intersection of Power Road and Guadalupe Road. In 2005-06, the City constructed the East Mesa Interceptor (EMI) that runs along the east side of the EMF. The purpose of this project is to replace existing equipment, reconstruct the lift station, and install a new 10-inch forcemain in a casing that will redirect the wastewater flow from the current discharge location to the 54-inch EMI. This will bring the system into conformance with the masterplan and result in greater efficiency in operating the wastewater system. Additionally, a 16-inch water line, 4-inch gas line and an 8-inch high pressure gas line will be extended across the EMF, parallel to the forcemain in a separate casing.

Discussion

In July 2019, Staff received four (4) "Statements of Qualifications" (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ's,

Garney Construction 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 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 8 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 and the extensive coordination efforts needed with outside agencies during design and construction. The proposed Warner Road Lift Station project will also require extensive on-site investigation, construction sequencing, and constructability analysis.

Another alternative is to not perform the work. This is not recommended because the existing equipment is at the end of its lifecycle and is inefficient.

Fiscal Impact

This pre-construction services contract is in the amount of \$61,124.50.

This project is funded by the 2014 authorized Water bond, 2014 Wastewater bond and 2014 Gas bond.

Coordinated With

The Water Resources Department and Energy Department concur with this recommendation.