



City Council Report

Date: April 6, 2020
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Water Line Replacement at Main Street and Crismon Road
Quarter Section 133B (QS 133B)
City Project No. CP04640021
Council District 6

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the Water Line Replacement at Main Street and Crismon Road QS 133B, a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for project location).

Staff recommends that Council award a contract for this project to Garney Construction (a Mesa business) in the amount of \$4,512,124.72 (GMP), and authorize a change order allowance in the amount of \$112,803.12 (2.5%).

A total of five (5) separate locations throughout the City are part of the overall Water Line and Gas Line Replacement CMAR Project. This GMP is for the first of the five (5) locations and the first of the two (2) Garney Construction CMAR contracts that will be presented to Council for approval. Once finalized, the second GMP will be presented to Council for approval to construct the remaining four (4) locations:

1. Water and Gas Improvements Quarter Section 13C (QS 13C), northwest corner of Main St. and Alma School Rd.
2. Water and Gas Improvements, Pueblo Ave. (Longmore to Alma School Rd.)
3. Water and Sewer Improvements, Sycamore Rd. (Emelita to 7th Ave.)
4. Water and Gas Improvements, 8th Ave. (Dobson Rd. to Sycamore Rd.)

Background

The City has determined the need to replace the existing 4-inch asbestos cement pipe water lines in the vicinity of Main Street and Crismon Road (City of Mesa Quarter Section No. 133B). All properties in this area currently receive water service from the City of Mesa, but are located in unincorporated Maricopa County. The existing water lines were constructed in 1958 and are nearing the end of their service life. Existing water meters are located in the rear of the lots, complicating operations and maintenance activities.

Discussion

In December 2018, Staff received three (3) “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of the SOQ’s and subsequent interviews, Garney Construction was recommended as the most qualified CMAR, and was awarded a Pre-Construction Services contract. Garney Construction has performed pre-construction services during the design development including reviewing the design for constructability, preparing cost estimates, and developing the project schedule and phasing.

This project will consist of abandoning the existing waterlines and installing new water lines in their place. New 8-inch Ductile Iron Pipe (DIP) water lines will be installed to address flow, pressure, and reliability issues that exist currently. The water line improvements will also include the installation of new water service lines to one hundred forty-four (144) lots. The existing water meters will be relocated to the front of each lot and a new private water service line will be installed from the meter to the existing building connection located in the rear of the property. In addition, new fire hydrants will be installed at several locations.

Once underway, construction of this project is anticipated to last no more than six (6) months.

Alternatives

An alternative to the approval of a Construction Services contract for this CMAR would be to construct this project using the traditional Design/Bid/Build method. This is not recommended due to the size and complexity of the project. The majority of all work in this project will be competitively bid by Garney Construction to multiple subcontractors, and staff will ensure that Mesa based businesses, including affiliated business, are given an opportunity to bid on the work.

Another alternative is not to perform the work. This is not recommended because the probability of line failure in the future at this location will continue, as the lines age and exceed their useful life.

Fiscal Impact

The total authorized amount recommended for this project is \$4,624,927.84, based upon a GMP of \$4,512,124.72, plus an additional \$112,803.12 (2.5%) as a change order allowance. This change order allowance will only be utilized for approved change orders.

This project is funded by 2014 authorized Water bonds.

Coordinated With

The Water Resources Department concurs with this recommendation.