



City Council Report

Date: April 1, 2024
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Fire Station 224
City Project No. C10128
Council District 6

Purpose and Recommendation

The purpose of this report is to provide information to Council concerning the selection of a Construction Manager at Risk (CMAR) for the proposed Fire Station 224 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 \$106,056.00.

Background

In November 2022, the City of Mesa voters approved a Public Safety Bond Initiative which included the construction of Fire Station 224. The Fire Station is to be located at the East side of South 80th Street North of Elliot Road. The proposed station will contain three (3) drive-thru apparatus bays, dorm rooms, office spaces, kitchen, dining room, dayroom, Job/Task conditioning areas, and associated operations-based functions.

Over the last several years, Southeast Mesa has experienced significant growth. This growth is projected to continue and will result in an increased emergency call volume for the surrounding area. As growth continues, the addition of Fire Station 224 is necessary to address emergency needs and appropriate response times.

Discussion

In October 2023, Staff received eight (8) "Statements of Qualifications" (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of

these SOQ's, Core Construction, Inc. was recommended as the most qualified CMAR for Fire Station 224. Staff has prepared a contract and negotiated the fee for the Pre-Construction Services effort. 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 project phasing plan.

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

Community Impact – Fire Station 224 will support life safety services and maintain appropriate response times to the growing City of Mesa community.

Once underway, construction of this project is anticipated to last no more than 14 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 Fire Station 224 project will require extensive on-site investigation, phasing, construction sequencing, and constructability analysis by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended because as the community grows the need to maintain and provide life safety services and maintain appropriate response times expands equally to the community's growth.

Fiscal Impact

This pre-construction services contract is in the amount of \$106,056.00.

This project is funded by 2022 Public Safety Bonds.

Coordinated With

The Fire and Medical Department concurs with this recommendation.