



City Council Report

Date: December 9, 2024
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Lance Webb, Assistant City Engineer
Subject: Pecos Road Basins And Storm Drain Improvements
City Project No. CP1230PRSD
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 Pecos Road Basins and Storm Drain Improvements project (refer to Exhibit "A" and Exhibit "B" for the project location).

Staff recommends that Council approve the selection of Sundt Construction, Inc. as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$417,900, and authorizing a change order allowance in the amount of \$41,790 (10%), for a total amount of \$459,690.

Background

The project consists of regional drainage improvements to approximately 3 miles of the Pecos Road corridor from Meridian Road to Ellsworth Road. The roadway corridor is a concentration point for regional storm water runoff coming from east of Meridian Road. Improvements include 3 new regional detention basins, new storm drain along Pecos Road, new storm water inlets, new storm water outlets, and other new hydraulic structures.

In September of 2024, the City approved a resolution to enter into an Intergovernmental Agreement with the Flood Control District of Maricopa County (FCDMC) to cost share in the construction of the drainage improvements for the project.

Discussion

In July of 2023, Staff received six (6) "Statement of Qualifications" (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ's,

Sundt Construction, Inc. was recommended as the most qualified CMAR. 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, perform potholing, 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 – During construction of the Project, traffic control restrictions may be in place along Pecos Road. The City will coordinate efforts to minimize the impact to the public and adjacent properties. Once complete, the drainage improvements will reduce regional flooding and provide increased roadway access during storm events.

Once underway, construction of this project is anticipated to last no more than 28 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 project will require extensive on-site investigation, phasing, construction sequencing, constructability analysis, and coordination by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended because the Pecos Road corridor would continue to be negatively impacted by storm events including flooding of the roadway and adjacent properties. Also, the City would not benefit from the cost share of infrastructure improvements from FCDMC.

Fiscal Impact

This pre-construction services contract is in the amount of \$417,900, and authorizing a change order allowance in the amount of \$41,790 (10%), for a total amount of \$459,690.

This Project is funded by Local Street Sales Tax and the Transportation Fund.

Coordinated With

The Transportation Department concurs with this recommendation.