



City Council Report

Date: March 23, 2026
To: City Council
Through: Marc Heirshberg, Assistant City Manager
From: Lance Webb, City Engineer
Subject: North Higley Lift Station and Thomas Road Sewer
City Project No. CP0617LS06 & CP0619NS15
Council District 5

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 North Higley Lift Station and Thomas Road Sewer project (refer to Exhibit “A” for the project location).

Staff recommends that Council approve the selection of Garney Companies, Inc. as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$284,500.

Background

The North Higley Lift Station and Thomas Road Sewer project’s service area is approximately 350 acres in size and includes the American Leadership Academy, Sunshine Acres, Amazon, Longbow Golf Club, Home 2 Suites, Longbow Marketplace, Ascend at Longbow Highpoint, as well as industrial uses and undeveloped land.

The project’s goals are to increase capacity, as well as address underserved areas and deteriorating infrastructure. Additionally, the project will reduce flows currently sent to the Star Valley Lift Station, which is near capacity.

Improvements include a lift station at the northeast corner of Higley Rd. and E. Longbow Pkwy., sanitary sewer lines and appurtenances in E. Thomas Rd., Higley Rd. and E. Longbow Pkwy., and CIPP lining of existing sanitary sewer force mains.

Discussion

In March 2025, Staff received four “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of the SOQs, as well as subsequent interviews, Garney Companies, Inc. was recommended as the CMAR best qualified to complete the project.

Staff has prepared a contract and negotiated the fee for Pre-Construction Services. 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 plans.

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.

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’s schedule and complexity. The North Higley Lift Station and Thomas Road Sewer project will require extensive on-site investigation and constructability analysis by the CMAR throughout the design phase.

Another alternative is to not perform the work. This is not recommended because development has started in the underserved areas. Additionally, existing infrastructure is deteriorating and nearing the end of its life cycle.

Fiscal Impact

This pre-construction services contract is in the amount of \$284,500.

This project is funded by the Wastewater Utility Capacity Fee.

Coordinated With

The Water Resources Department concurs with this recommendation.