



City Council Report

Date: October 17, 2022
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Lance Webb, Assistant City Engineer
Subject: City Hall Project
City Project No. LF0497
Council District 4

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 City Hall project (refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of Okland Construction as the CMAR for this project and award a pre-construction services contract in the amount of \$342,270.

Background

The project is centrally located in downtown Mesa at the northeast corner of Main and Center Streets. It proposes to replace the existing two-story building attached to the west side of the existing eight-story Mesa City Plaza (MCP) building, with a new two-story addition that will include a new public entry, meeting rooms and new Council chambers.

The proposed facility has a footprint of approximately 10,000 square feet with an entrance oriented towards Main Street. It is conceptualized as an inviting and transparent space with relationship to the heart of Mesa. The interior will be light-filled during the day and have an unparalleled presence along Main Street at night.

The key architectural concept is the idea of a building within a building. Placement of the Council chambers on the second floor, and within the atrium space, provides an important connection to the existing eight-story building. This connection is non-public and provides a layered protection for Council functions. The chamber space has clearstory natural lighting that projects above the sloped roof, further enhancing the "jewel" in the desert concept.

The ground floor will serve as the public entrance to City Hall. It is organized with meeting, study, and executive session spaces, as well as related support functions and a secured connection to the existing eight-story building's first floor.

Discussion

In July 2022, Staff received six "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, Okland 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 21 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 proposed City Hall project will require extensive on-site investigation and constructability analysis by the CMAR throughout the design phase.

Fiscal Impact

This pre-construction services contract is in the amount of \$342,270.

This project is funded by Capital General Fund.

Coordinated With

The City Manager's office concurs with this recommendation.