



City Council Report

Date: October 7, 2024
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Broadway Road Improvements, Phase 1 – Mesa Drive to Stapley Drive
City Project No. CP0666
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 Broadway Road Improvements, Phase 1 – Mesa Drive to Stapley Drive project (Refer to Exhibit “A” 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 \$527,433.41.

Background

The project includes the reconstruction of approximately 1.5 miles of existing roadway along Broadway Road from Mesa Drive on the west to Stapley Drive on the east. Other roadway improvements include installing new sidewalk, ADA ramps, traffic signal equipment, pedestrian hybrid beacon signals, signing, pavement markings, storm drain, street lighting, transit facilities, bike lanes, and landscape improvements.

Additionally, the scope of work consists of City utility improvements that include the installation of new waterlines, new gas lines, and underground conversion of existing overhead 12kV electric facilities along Broadway Road from Lesueur to Horne.

The City has entered into an Intergovernmental Agreement with the Flood Control District of Maricopa County to cost share in the construction of the drainage improvements for the project. The improvements include installing new storm drain in Stapley Drive from Broadway Road to 8th Avenue, and along Broadway Road from Lesueur to Spur.

Discussion

In April 2024, Staff received four (4) “Statements 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, 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 – Temporary impacts during construction will include traffic restrictions along Broadway Road (from Mesa Drive to Stapley Drive) and Stapley Drive (from 8th Avenue to Broadway Road). Public access will be maintained to businesses and local streets. Additional street impacts may include left turn restrictions, lane closures, and other temporary restrictions as construction activities are in progress.

Once underway, construction of this project is anticipated to last no more than 24 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, coordination, and public outreach by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended due to the poor condition of the existing asphalt pavement and the need for upgrades of the surrounding facilities for pedestrian safety purposes.

Fiscal Impact

This pre-construction services contract is in the amount of \$527,433.41.

This project is funded by 2020 Street Bonds, Utility Systems Revenue Obligations, Transportation Fund, and Flood Control District of Maricopa County Funds.

Coordinated With

The Transportation, Energy Resources, and Water Resources Departments concur with this recommendation.