



# City Council Report

**Date:** 1/13/2025  
**To:** City Council  
**Through:** Marc Heirshberg, Deputy City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** Pecos & Rittenhouse New Sewer Lines - SE Mesa  
City Project No. CP1185NS03 & NS08  
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 Pecos & Rittenhouse New Sewer Lines project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of Achen-Gardner Construction as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$247,038.00.

## Background

With the continuing growth in the southeastern areas of the City, additional sewer capacity is required, in accordance with the City's Wastewater Master Plan. This project will construct two segments of sewer pipe to serve this area.

The Rittenhouse Road Sewer includes the installation of a new 36-inch diameter sewer pipe, and associated work, along Pecos Road from Power Road to the East Mesa Interceptor (EMI) located along the East Maricopa Floodway.

The Pecos Road Relief Sewer includes the installation of a relief sewer parallel to the existing sewer in Pecos Road from Ellsworth Road to Power Road.

## Discussion

In May of 2024, Staff received three "Statements of Qualifications" (SOQ) from

contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ's, Achen-Gardner Construction 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, develop the project schedule, and prepare the 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 – Adding this new sewer line will increase the capacity of wastewater service for future growth in the area. During construction traffic restrictions will be necessary. The contractor will work to minimize impact to the public and adjacent businesses.

Once underway, construction of this project is anticipated to last no more than 16 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 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 due to anticipated future growth in the area, which will require additional sewer capacity for both residences and businesses.

### **Fiscal Impact**

This pre-construction services contract is in the amount of \$247,038.00.

This project is funded by Utility Systems Revenue Obligations.

### **Coordinated With**

The Water Resources Department concurs with this recommendation.