



City Council Report

Date: April 1, 2024
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer

Subject: Gateway Library
City Project No. CP0428
Council District 6

Purpose and Recommendation

The purpose of this report is to present the second Guaranteed Maximum Price (GMP No. 2) for Gateway Library, a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for project location.)

Staff recommends that Council award a contract for this project to Willmeng Construction in the amount of \$23,069,601 (GMP) and authorize a change order allowance in the amount of \$1,153,480 (5%).

Background

The approved 2018 General Obligation Bond program included the construction of a new library to serve the southeast portion of the City of Mesa. This new library, located at 5036 S. Eastmark Parkway, is anticipated to be approximately 28,000 square feet and will include amenities similar to the Red Mountain and Dobson Ranch Libraries. The facility will provide library services to residents of all ages with an emphasis on a modern library feel. Technology will be utilized to streamline services and offer the best possible user experience for those who enter.

Discussion

In March 2022, Staff received (8) eight "Statements of Qualifications" (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ's, Willmeng was recommended as the most qualified CMAR and awarded a contract for Pre-Construction Services. They have and will continue to provide Pre-Construction Services throughout the design phase.

Previously, Council awarded GMP No. 1 which was for material and equipment purchases

only. GMP No. 1 was necessary to help minimize the risk of cost escalation and procurement delays associated with equipment inflation and supply chain issues. The scope includes the purchase of HVAC, electrical equipment, utility pipe, and other associated materials.

The purpose of GMP No. 2 is to include the remaining site and building construction of the Gateway Library.

Once underway, construction of this project is anticipated to last no more than 16 months.

Alternatives

An alternative to the approval of this GMP contract is to construct this project using the traditional Design/Bid/Build method. This method is not recommended due to the project's expedited schedule and complexity. Many of its materials are specialized and require extended time for production and delivery.

Another alternative is to not perform the work. This is not recommended because this project was identified through the Library Services needs assessment process and was supported by the citizens of Mesa through the approval of the 2018 General Obligation Bond program.

Fiscal Impact

The total authorized amount recommended for this contract is \$24,223,081 and is based upon a GMP of \$23,069,601 plus an additional \$1,153,480 (5%) as a change order allowance.

This project is funded by 2018 General Obligation Bonds and General Obligation Fund.

Coordinated With

The Library Services Department concurs with this recommendation.