



City Council Report

Date: October 4, 2021
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Warner Road Lift Station
City Project No. C05007
Council District 6

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for construction of the proposed Warner Road Lift Station project, a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for the project location).

This GMP includes construction of new sewer lift station equipment, as well as water, sewer, and gas crossings of the Roosevelt Water Conservation District (RWCD) canal and the Flood Control District of Maricopa County (FCD) drainage channel. An 8-inch sanitary sewer force main in a 24-inch casing and a 16-inch water main, 4-inch gas line and an 8-inch high pressure gas main in a 42-inch casing will cross the RWCD and FCD facilities.

Staff recommends that Council award a Construction Services contract to Garney Construction in the amount of \$3,915,925.97 and authorize a change order allowance in the amount of \$391,593.00 (10%).

Background

This existing lift station site is located just west of the RWCD canal and the East Maricopa Floodway (EMF) on Warner Road. The lift station's equipment is at the end of its lifecycle. Originally constructed in 2001, it conveys wastewater from the lift station to a manhole located at the intersection of Power Road and Guadalupe Road. In 2006, the City constructed the 54-inch East Mesa Interceptor (EMI) located along the east side of the EMF. This project will rehabilitate the lift station by installing new equipment and a new 8-inch force main that will redirect the wastewater flow from the current discharge location to the existing 54-inch EMI. This improvement will bring the system into conformance with the City's current wastewater master plan, allow the City to serve future development, and increase operational efficiency and reliability. The 4-inch gas line and 8-inch high

pressure gas lines that will be constructed are ultimately planned to tie into the existing 6" high pressure gas line in Sossaman. This will complete a high pressure loop in the southeast area of the City's gas system to support industrial and residential growth within the Loop 202. This gas line loop will also allow for increased ease of maintenance on the City's high pressure gas valves and regulator station facilities.

Discussion

In October 2019, staff received four (4) "Statement of Qualifications" (SOQ) from contractors proposing to act as the CMAR on this project. Based on an evaluation of the SOQ's, Garney Construction was recommended as the most qualified CMAR. During the Pre-Construction Phase, the CMAR worked closely with the project team to develop the project design, review the design for constructability, prepare cost estimates, and develop the project schedule and phasing plan. Additionally, a portion of the work will occur in non-city right-of-way. This will require extensive coordination by the CMAR with the various agencies to meet construction installation timelines as required by the permit(s).

Once underway, construction of this project is anticipated to last no more than 10 months.

Alternatives

An alternative to the approval of this Construction Services contract for this CMAR would be to construct this project using the traditional Design/Bid/Build method. This is not recommended due to the project complexity and the extensive coordination efforts needed with multiple outside agencies during construction.

Another alternative is to not perform the work. This is not recommended due to reliability concerns, higher risk of failure and non-conformance with master plan recommendations, that were developed in order to serve future regional development.

Fiscal Impact

The total authorized amount recommended for this project is \$4,307,518.57, based upon a GMP of \$3,915,925.97, plus an additional \$391,593.00 (10%) as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by 2014 Water bonds, 2014 Wastewater bonds and 2014 Gas bonds.

Coordinated With

The Water Resources Department and Energy Resources Department concur with this recommendation.