



City Council Report

Date: July 8, 2025
To: City Council
Through: Marc Heirshberg, Assistant City Manager
From: Lance Webb, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Ellsworth Road South City Limits to Ray Road
City Project No. CP0969
Council District 6

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the Ellsworth Road South City Limits to Ray Road, a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for project location).

Staff recommends that Council award a contract for this project to Sundt Construction in the amount of \$27,177,832.52 (GMP) and authorize a change order allowance in the amount of \$2,717,783 (10%).

Background

In November 2003, the Maricopa Association of Governments (MAG) adopted the Regional Transportation Plan (RTP) that provides for improvements to the region's transportation systems. With the passage of Proposition 400 in November 2004, regional and federal funding, in conjunction with local funding, is provided for the implementation of this program. Mesa agreed with MAG to utilize RTP funds to complete the design and construction of improvements to Ellsworth Road between Ray Road and the south City limits at Germann Road.

The project improvements include widening Ellsworth Road by adding a third lane in each direction, milling and overlaying the existing pavement, medians, curb and gutter, sidewalk, and street lights.

Discussion

In May 2022, Staff received four "Statements of Qualifications" (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of the SOQ's and subsequent interviews, Sundt Construction was recommended as the most qualified

CMAR and was awarded a Pre-Construction Services contract on 7/13/2022. Sundt Construction has performed pre-construction services during the design development including reviewing the design for constructability, preparing cost estimates, and developing the project schedule and phasing.

Community Impact –Temporary impacts will include traffic restrictions throughout construction. Public access will be maintained to businesses and local streets. Additional impacts may include left-turn restrictions, lane closures, and other temporary restrictions as construction activities are in progress.

Completing this project will provide benefits to the local community. Including reduced congestion, safer pedestrian crossings and bicycle lanes, increased accessibility to local businesses.

Once underway, construction of this project is anticipated to last no more than 13 months.

Alternatives

An alternative to the approval of a 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 complexity, including the phasing of the work to maintain the traffic operation during construction of the project. The majority of all work in this project will be competitively bid by Sundt Construction to multiple subcontractors, and staff will ensure that Mesa-based businesses, including affiliated businesses, are given an opportunity to bid on the work.

Another alternative is not to perform the work. This is not recommended because existing roads may remain overburdened, leading to longer commute times and increased driver frustration. Narrow or outdated roadways can continue to contribute to higher accident rates, especially in high-traffic or high-speed areas. Local businesses may suffer due to poor accessibility.

Fiscal Impact

The total authorized amount recommended for this project is \$29,895,615.52, based upon a GMP of \$27,177,832.52, plus an additional \$2,717,783 (10%) as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by 2020 Street bonds and the Transportation Fund.

Coordinated With

The Transportation Department concurs with this recommendation.