



City Council Report

Date: June 1, 2026
To: City Council
Through: Marc Heirshberg, Assistant City Manager
From: Lance Webb, City Engineer
Subject: North Higley Lift Station and Thomas Road Sewer
City Project No. CP0617LS06 & CP0619NS15
Council District 5

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the North Higley Lift Station and Thomas Road Sewer project (refer to Exhibit “A” for the project location).

Staff recommends that Council award a contract for this project to Garney Companies, Inc. in the amount of \$8,000,000 (GMP) and authorize a change order allowance in the amount of \$400,000 (5%).

Background

The North Higley Lift Station and Thomas Road Sewer project’s service area is approximately 350 acres in size and includes the American Leadership Academy, Sunshine Acres, Amazon, Longbow Golf Club, Home 2 Suites, Longbow Marketplace, Ascend at Longbow Highpoint, as well as industrial uses and undeveloped land.

The project’s goals are to increase capacity, as well as address underserved areas and deteriorating infrastructure. Additionally, the project will reduce flows currently sent to the Star Valley Lift Station, which is near capacity.

Improvements include a lift station at the northeast corner of Higley Rd. and E. Longbow Pkwy., sanitary sewer lines and appurtenances in E. Longbow Pkwy., and abandoning of existing sanitary sewer lines and appurtenances along the north boundary of the Longbow Golf Club.

Discussion

In March 2025, Staff received four “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of the SOQs, as well as subsequent interviews, Garney Companies, Inc. was recommended as the most

qualified CMAR and was awarded a Pre-Construction Services contract. Garney Companies, Inc. has performed pre-construction services during the design phase including reviewing the design for constructability, preparing cost estimates, and developing the project's schedule and phasing.

Once underway, construction of this project is anticipated to last no more than 12 months.

Alternatives

An alternative to the approval of this GMP contract is to construct the 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, delivery, and installation.

Another alternative is to not perform the work. This is not recommended because development has started in the underserved areas. Additionally, existing infrastructure is deteriorating and nearing the end of its life cycle.

Fiscal Impact

The total authorized amount recommended for this contract is \$8,400,000 and is based upon a GMP of \$8,000,000 plus an additional \$400,000 (5%) as a change order allowance.

This project is funded by the Wastewater Utility Capacity Fee.

Coordinated With

The Water Resources Department concurs with this recommendation.