



City Council Report

Date: September 23, 2024
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Lance Webb, Assistant City Engineer
Subject: Greenfield Road – Main to Adobe and Southern to Main
City Project No. CP1091/CP1095
Council District 4

Purpose and Recommendation

The purpose of this report is to present a Guaranteed Maximum Price (GMP) for the proposed reconstruction of Greenfield Road from Southern Avenue to Adobe Road Projects, a Construction Manager at Risk (CMAR) project. (Refer to Exhibit “A” for the project location).

Staff recommends that Council award a contract for this project to Garney Companies, in the amount of \$12,782,402 and authorize a change order allowance in the amount of \$639,121 (5%).

Background

On November 3, 2020, Mesa residents voted to issue \$100 million of general obligation bonds to fund transportation projects throughout the City. This \$100 million was part of a \$162 million program for Transportation improvements described as the Mesa Moves Program. Reconstruction of Greenfield Road from Southern Avenue to Adobe Road is one of the Mesa Moves projects. This project was designed and combined with the waterline improvements for the Central Mesa Reuse Pipeline project. The work includes the reconstruction of Greenfield Road with a complete mill and overlay, new sidewalk ramps, sidewalks, and driveways, along with signing and striping and other associated improvements. The roadway configuration will remain the same.

Discussion

In July 2021, 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, Garney Companies, Inc. was recommended as the most qualified CMAR and was

awarded a Pre-Construction Services contract on June 20, 2022. Garney has performed pre-construction services during design development including reviewing the design for constructability, prepare cost estimates, and develop the project schedule, and project phasing plan and coordinating these efforts and aligning them with the traffic control restrictions as the Central Mesa Reuse Pipeline project.

Once underway, the overall construction for this reconstruction project is anticipated to last no more than 12 months.

Community Impact –

Temporary impacts during construction will include traffic control restrictions along the project route. Construction will be phased to limit traffic impacts and maintain public access to businesses and local streets where feasibly possible. Additional street impacts include potential left turn restrictions, lane closures, and other temporary restrictions necessary to facilitate the construction of the pipelines.

Alternatives

An alternative to the approval of this GMP contract for this 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 and sequencing needed to successfully deliver this project. The proposed arterial reconstruct project will require extensive on-site investigation, construction sequencing, and constructability analysis by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended because without this project, the deterioration of the pavement will continue and impact the drivability and quality of Greenfield Road for the citizens of Mesa.

Fiscal Impact

The total authorized amount recommended for this contract is \$13,421,523, based upon a GMP of \$12,782,402, plus an additional \$639,121 (5%) as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded with Transportation Funds.

Coordinated With

The Transportation Department concurs with this recommendation.