



City Council Report

Date: November 20, 2023
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Lance Webb, Assistant City Engineer
Subject: Police Department Headquarters Building Renovation
City Project No. CP0204
Council District 4

Purpose and Recommendation

The purpose of this report is to provide information to Council concerning the selection of a Construction Manager at Risk (CMAR) for the proposed Police Department Headquarters Building Renovation project (refer to Exhibit “A” for the project location).

Staff recommends that Council approve the selection of Willmeng as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$428,229.

Background

In November 2022, the City of Mesa voters approved a Public Safety Bond Initiative, which included remodeling of the Police Department Headquarters Building.

The existing building is approximately 50 years old. It was constructed in 3 phases over a 20-year period starting in 1974. Its design is typical of the time period, prioritizing function over form, resulting in an inefficient and unwelcoming layout. Maintenance is also an issue with aging infrastructure.

The Police Department Headquarters Building Renovation project will address these issues by creating a layout that promotes an inviting, engaging, effective, efficient, and safe environment for both the public and staff. Additionally, it will install energy efficient lighting, Heating, Ventilation, and Air Conditioning (HVAC) systems in accordance with the City’s Climate Action Plan.

Discussion

In July 2023, 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, Willmeng was recommended as the CMAR best qualified to complete the project.

Staff has prepared a contract and negotiated the fee for Pre-Construction Services. During the Pre-Construction phase, the CMAR will work closely with the project team to develop the project design, review the design for constructability, prepare cost estimates, and develop sequencing for the project schedule and construction phasing plans.

The last item developed during the Pre-Construction phase will be the “Guaranteed Maximum Price” (GMP) for the project. The GMP will be brought to Council for review and approval.

Once underway, construction of this project is anticipated to last no more than 24 months.

Alternatives

An alternative to the approval of this Pre-Construction Services contract for the selected CMAR would be to construct this project using the traditional Design/Bid/Build method. This is not recommended due to the project’s schedule and complexity. The Police Department Headquarters Building Renovation project will require extensive on-site investigation and constructability analysis by the CMAR throughout the design phase.

Another alternative is to not perform the work. This is not recommended because of the existing facility’s age, and consequently deteriorating or failing systems.

Fiscal Impact

This pre-construction services contract is in the amount of \$428,229.

This project is funded by 2022 Public Safety Bonds and Public Safety Sales Tax.

Coordinated With

The Mesa Police Department concurs with this recommendation.