



City Council Report

Date: December 1, 2022
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Northeast Public Safety Facility
City Project No. CP0913
Council District 5

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the Northeast Public Safety Facility (NEPSF), a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for project location).

Staff recommends that Council award a contract for this project to Core Construction, Inc. in the amount of \$32,330,843.00 (GMP), and authorize a change order allowance in the amount of \$1,616,542.15 (5%).

This GMP includes all scope necessary for the construction of the NEPSF including site preparation, building construction, mechanical and electrical systems, interior and exterior finishes, fire sprinkler system, security system, and all other associated work.

Background

In November 2018, the City of Mesa voters approved a Public Safety Bond Initiative which included the construction of the NEPSF, a combined fire station and police substation, to be located in northeast Mesa.

Continued growth in the northeast portion of Mesa has resulted in an increased emergency call volume for the surrounding area. The addition of the NEPSF is necessary to address emergency response needs and decrease response times for both the Fire and Medical Department and Police Department.

The proposed facility is approximately 50,000 square feet and will be located on an eight-acre site just north of the intersection of Power Road and Brown Road, on the east side of Power Road. This includes four pull-through apparatus bays for Fire and Medical

vehicles to accommodate up to two (2) fire crews, one (1) battalion crew, and one (1) ambulance crew. For Police operations, up to 150 personnel will be accommodated. Shared use spaces will include a lobby, a community/training room, a job/task conditioning room, and conference rooms. The facility will also include associated operations-based functions and facilities for typical fire station and police substation requirements.

Discussion

In March 2021 Staff received seven “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, CORE Construction, Inc. was recommended as the most qualified CMAR and was awarded a Pre-Construction Services contract on August 5, 2021. CORE 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 – Because this new facility will be located on existing City of Mesa property, there will be minimal impacts to the surrounding community. There may be minor traffic impacts and intermittent construction noise, but the City will work closely with CORE to ensure disruption is minimal to the neighboring public and community.

Once underway, construction of this project is anticipated to last no more than 22 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 project timing and complexity, as well as the need for the additional specialized services provided by a CMAR contractor during the design phase. The proposed NEPSF project will require extensive coordination, scheduling/phasing, construction sequencing, constructability analysis, alternative materials analysis, and cost modeling by the contractor throughout the design phase. The majority of work in this project will be competitively bid by CORE to multiple subcontractors and staff will ensure that Mesa based businesses, including affiliated business, are given an opportunity to bid on the work.

Another alternative is not to perform the work. This is not recommended as northeast Mesa has experienced increased emergency call volumes due to population growth in the area, this need is anticipated to continue to increase over the next several years. The addition of the NEPSF is necessary to address the increase in emergency calls and reduce the response times for both Fire and Medical and Police responders. This project was identified as a high priority for the Fire and Medical Department and Police

Department operations and was approved in the 2018 Public Safety Bond program for the purpose of decreasing emergency response times.

Fiscal Impact

The total authorized amount recommended for this GMP is \$33,947,385.15, based upon a GMP of \$32,330,843.00, plus an additional \$1,616,542.15 (5%) as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by 2018 authorized Public Safety Bonds and Capital General funds.

Coordinated With

The Fire and Medical Department and the Police Department concur with this recommendation.