



# City Council Report

**Date:** October 17, 2022  
**To:** City Council  
**Through:** Marc Heirshberg, Deputy City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** Police Evidence Facility  
City Project No. CP0695  
Council District 4

## Purpose and Recommendation

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

Staff recommends that Council award a contract for this project to Willmeng Construction in the amount of \$7,776,832.46, (GMP) and authorize a change order allowance in the amount of \$388,841.62 (5%).

GMP No. 1 includes the scope of work necessary for the initial site work, including grading and utility installation. This first GMP also includes labor and materials associated with mechanical, electrical, plumbing, fire sprinklers, elevator, loading dock equipment, metal panels, roofing, and the procurement of critical, long-lead items for the project (electrical equipment, mechanical equipment, and HVAC equipment). A second GMP will be presented to Council at a future date to include the remainder of the project scope activities.

## Background

In November 2018, the City of Mesa voters approved a Public Safety Bond Initiative which included the construction of a new Police Evidence Facility. A Police Evidence Storage Master Plan Report was prepared in August 2021 to analyze existing conditions and identify long term space requirements to accommodate future evidence storage growth and staffing needs through the year 2050.

Currently, Police Evidence storage and operations are located across multiple floors of the Police Headquarters building (130 N Robson, Mesa, AZ 85201). The current facility

has reached its service life and is near maximum storage capacity. Additional space is required in order to accommodate future projected growth of evidence storage needs. The construction of a new facility will increase the available space and consolidate existing evidence and operations into one dedicated building, which will increase the efficiency of evidence operations.

The proposed Police Evidence Facility will be located in the existing parking lot north of Police Headquarters, at the southwest corner of 2<sup>nd</sup> Street and Robson. This location grants connectivity to existing evidence freezers located on the Police Campus and is convenient for existing operations due to its proximity to Police Headquarters, the Police Forensics Lab, and the Downtown Police Substation. The new facility is approximately 32,000 square feet and will accommodate a supply warehouse, evidence intake and processing, general/bulk/long term storage, associated office staff spaces, drug storage and disposal processing, valuables storage and disposal processing, a secured public lobby, and spaces for police evidence freezers and coolers.

## **Discussion**

In August 2021 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, Willmeng was recommended as the most qualified CMAR and was awarded a Pre-Construction Services contract on February 23, 2022. Willmeng 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 control impacts and intermittent construction noise, but the City will work closely with Willmeng to ensure access is maintained to the existing police facilities in the vicinity and that there is minimal disruption to the neighboring public and community.

Once underway, construction of this project is anticipated to last no more than 15 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 Police Evidence Facility 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 Willmeng 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 because the existing storage facility is currently reaching capacity and would not be able to accommodate the future projected storage needs for the next 30 years. This project was identified as a high priority for Police operations and was approved in the 2018 Public Safety Bond program for that purpose.

### **Fiscal Impact**

The total authorized amount recommended for this first phase GMP is \$8,165,674.08, based upon a GMP of \$7,776,832.46, plus an additional \$388,841.62 (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.

### **Coordinated With**

The Mesa Police Department concurs with this recommendation.