



City Council Report

Date: September 23, 2024
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Greenfield Water Reclamation Plant (GWRP) Consolidated Reliability Improvements
City Project No. CP0625GN06
Council District: Citywide

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 GWRP Consolidated Reliability Improvements Construction (G-CRIC) project (Refer to Exhibit “A” for the project location).

Staff recommends that Council approve the selection of Sundt Construction as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$426,717.

Background

The City of Mesa, Town of Gilbert, and Town of Queen Creek (the “Owners”) seek to consolidate various improvement projects at the GWRP. These various improvements include the following: the replacement of a generator, redundancy within the headworks building, effluent pump controls and operations, replacement of valves and fans at the solids building, installation of pumps for the non-potable water system, and odor control at the aeration basins.

Discussion

In March of 2024, Staff received “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ’s, Sundt Construction was recommended as the most qualified CMAR. Staff has prepared

a contract and negotiated the fee for the Pre-Construction Services effort. 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 the project schedule and project phasing plan.

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.

Community Impact – These improvements will allow the GWRP to continue to reliably treat 30 MGD of wastewater coming from the City of Mesa, Town of Gilbert, and Town of Queen Creek. The improvements will reduce the risk of disrupting the plant process due to odor control, power interruptions and outages.

Once underway, construction of this project is anticipated to last no more than 23 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 need for the additional services provided by a CMAR during the design phase. The proposed G-CRIC project will require extensive on-site investigation, phasing, construction sequencing, constructability analysis, and developing plans to continue plant operations during construction.

Another alternative is to not perform the work. This is not recommended because these improvements are required so the plant operates at an efficient manner and all standards are being met.

Fiscal Impact

This pre-construction services contract is in the amount of \$426,717.

The project is funded by the Greenfield Water Reclamation Plant Joint Venture Fund, with contributions coming from its members based on usage. Funding will be split amongst the three partners, Mesa: \$222,362.23 (52.11%); Gilbert: \$151,655.22 (35.54%); and Queen Creek: \$52,699.55 (12.35%).

Coordinated With

The Water Resources Department concurs with this recommendation. Also, this project is being coordinated with the Towns of Gilbert and Queen Creek as partners in the Greenfield Water Reclamation Plant Intergovernmental Agreement, dated August 7, 2018.