



# City Council Report

**Date:** July 5, 2022  
**To:** City Council  
**Through:** Marc Heirshberg, Deputy City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** Ellsworth Road and Gateway Boulevard Utility and Roadway Improvements  
City of Mesa Project No. CP1015  
Council District 6

## 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 Ellsworth Road and Gateway Boulevard Utility and Roadway Improvements Project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of Sundt Construction, Inc. as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$648,561.

## Background

The City of Mesa desires to extend potable water along Ellsworth Road from SR 24 south to Pecos Road to improve the potable water system reliability and water pressure in this area of the City. This waterline will help establish connectivity to the Phoenix Mesa Airport Authority (PMGAA) and will help the City of Mesa meet an Intergovernmental Agreement to bring water to an active developer project within the PMGAA.

The City of Mesa further desires to install a waterline and a sewer line along Gateway Boulevard from the Ray Road and Hawes Road intersection to the Ellsworth Road and Williams Field Road intersection. The waterline will help loop the system and bring in potable water for further development into the PMGAA. The sewer line will extend through the intersection of Ellsworth Road and will add capacity to provide sanitary sewer service to additional customers near the northeast corner of Ellsworth Road and Williams Field Road. This is consistent with the City's Water Resources Master Plan.

The City will construct Gateway Boulevard from Ellsworth Road heading west to the first intersection at Aviation Way. The City will also build Aviation Way along with water and sewer improvements within Aviation Way as part of an IGA with the PMGAA.

The City also will improve Ellsworth Road from the City limits to Ray Road to have 3 lanes of traffic in each direction with a raised median as part of the Transportation Capital Improvement Plan.

## **Discussion**

In May 2022, Staff received four “Statements of Qualifications” (SOQ) from contractors proposing to serve as the CMAR for this project. Based on an evaluation of these SOQ’s, Sundt Construction, Inc. was recommended as the most qualified CMAR. Staff has prepared a contract and negotiated the fee for the Pre-Construction Services contract. 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 – Temporary impacts during construction will include traffic control along the project route. Construction will be phased to limit traffic impacts. Public access will be maintained to businesses and local streets as required per contract documents. Additional street impacts include potential left turn restrictions, lane closures, and other temporary restrictions.

Once underway, construction of this project is anticipated to last no more than 18 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 contractor during the design phase. The proposed project will require extensive on-site investigation, construction sequencing, and constructability analysis by the contractor throughout the design phase as well as ordering materials in an early release GMP to meet the deadlines set in the Phoenix Mesa Gateway Airport Authority Intergovernmental agreement (IGA).

Another alternative is to not perform the work. This is not recommended because without this project, the City would not meet its obligations in the IGA.

**Fiscal Impact**

This pre-construction services contract is in the amount of \$648,561

This project is funded by the Utility Systems Revenue Obligations, the 2020 Street Bonds, and the Transportation fund.

**Coordinated With**

The City of Mesa Water Resources Department and Transportation Department concur with this recommendation.