



City Council Report

Date: May 18, 2026
To: City Council
Through: Marc Heirshberg, Assistant City Manager
From: Lance Webb, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Hohokam Stadium and Fitch Park Improvements
City Project No. CP1292HOME
Council Districts 1 and 4

Purpose and Recommendation

The purpose of this report is to present the first Guaranteed Maximum Price (GMP) for the Hohokam Stadium and Fitch Park Improvements project (Refer to Exhibit "A" for the project location).

Staff recommends that Council award a contract for this project to Mortenson Construction in the amount of \$7,291,438.00 (GMP) and authorize a change order allowance in the amount of \$729,144.00 (10%).

Background

Hohokam Stadium and Fitch Park are actively used by Major League Baseball's Athletics and the Parks, Recreation, and Community Facilities Department throughout the year. This project addresses the City's contractual obligations under the 2013 Facility Use Agreement for "Scheduled Capital Improvements". The project includes renovating underutilized spaces in Hohokam Stadium for new and updated facilities including sports medicine facilities with associated equipment, locker room improvements and updates to the team dining area. At Fitch Park the hitting/pitching lab will be expanded to add two new lanes.

Discussion

In October 2025 Staff received five (5) "Statements of Qualifications" (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ's, Mortenson Construction was recommended as the most qualified CMAR and was awarded a pre-construction services contract on January 8, 2026. Mortenson Construction 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 – This project will limit use of the facility during construction but has been scheduled around Spring Training events, but will impact normally scheduled event managed by Parks, Recreation, and Community Facilities between Spring Training Events.

Once underway, construction of this project is anticipated to last no more than 10 months.

Alternatives

An alternative to the approval of this 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 Hohokam Stadium and Fitch Park Improvements project required extensive on-site investigation, phasing, construction sequencing, constructability analysis, and coordination with the City and Athletics by the contractor throughout the design phase and through construction.

Not completing the projects places the City in a position of not complying with its obligations under the mutually agreed upon Facility Use Agreement.

Fiscal Impact

The total authorized amount recommended for this project is \$8,020,582.00, based on a GMP of \$7,291,438.00 plus an additional \$729,144.00 (10%) as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by the capital budget.

Coordinated With

The City Manager's Office and Parks, Recreation and Community Facilities Department concur with this recommendation.