



# City Council Report

**Date:** July 11, 2022  
**To:** City Council  
**Through:** Marc Heirshberg, Deputy City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** Red Mountain Park Expansion, GMP No. 2  
City Project No. CP0932  
Council District 5

## Purpose and Recommendation

The purpose of this report is to present the second Guaranteed Maximum Price (GMP) for the Red Mountain Park Expansion, a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for project location).

Staff recommends that Council award a contract for GMP No. 2 to Valley Rain Construction Corp. in the amount of \$25,899,133.73, (GMP No. 2) and authorize a change order allowance in the amount of \$1,294,956.69 (5%).

GMP No. 1 was awarded by Council in February 2022 and included the scope of work necessary to connect the irrigation booster pump station into the influent structure at the Brown Road Water Treatment Facility, site clearing, mass grading and other associated work. GMP No. 2 includes the remainder of the project scope.

## Background

Red Mountain Park is located at 7745 E. Brown Road in Mesa, AZ. The existing park facilities were constructed over the course of five phases between 1987 and 2000. The approved 2018 Parks bond program included the expansion of the park with ten regulation-size LED lighted soccer/multi-use fields, four LED lighted youth baseball/softball fields, lighted parking lot expansions, irrigation system improvements, new restroom/storage buildings, and additional landscape and miscellaneous site improvements. In addition, the project will relocate and update the current disc golf course affected by these improvements.

## Discussion

In October 2020, Staff received eight "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, Valley Rain Construction Corp. was recommended as the most qualified CMAR and was awarded a Pre-Construction Services contract in April 2021. Valley Rain Construction Corp. 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. In addition, they are currently under contract and providing construction services for GMP No. 1.

Community Impact – During construction the project will at times temporarily impact Brown Road along the park frontage for both roadway and utility work. Traffic will be maintained in both directions during construction. To minimize these impacts, traffic control measures will be in place, and public notification procedures implemented. Areas that are currently serving the disc golf and equestrian user groups will be restricted where the soccer fields will be constructed. Temporary disc golf course modifications will be provided. Construction areas within the park expansion site will be securely fenced off from the public including existing park users.

Once underway, construction of this project is anticipated to last no more than 20 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 size and complexity of the project. The majority of work in this project was competitively bid by Valley Rain Construction Corp. to multiple subcontractors, and staff ensured that Mesa based businesses, including affiliated business, were given an opportunity to bid on the work.

Another alternative is to not perform the work. This is not recommended because the need for additional sports fields was identified as a high priority by the City of Mesa residents and this project was approved in the 2018 General Obligation Bond program for that purpose.

### **Fiscal Impact**

The total authorized amount recommended for this project is \$27,194,090.42, based upon a GMP of \$25,899,133.73, plus an additional \$1,294,956.69 (5%) as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by 2018 General Obligation bonds and Capital General Funds.

### **Coordinated With**

The Parks, Recreation, and Community Facilities Department concurs with this recommendation.