



City Council Report

Date: November 3, 2025
To: City Council
Through: Marc Heirshberg, Assistant City Manager
From: Lance Webb, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Greenfield Water Reclamation Plant (GWRP) Consolidated Reliability Improvements
City Project No. CP0625GN06
Council District: District 6

Purpose and Recommendation

The purpose of this report is to present the first Guaranteed Maximum Price (GMP No. 1) for the Greenfield Water Reclamation Plant (GWRP) Consolidated Reliability Improvements Project (Refer to Exhibit "A" for the project location).

Staff recommend that Council Award a contract for this project to Sundt Construction in the amount of \$782,649.36 (GMP No.1) and authorize a change order allowance in the amount of \$39,132.47 (5%).

Background

The City of Mesa, Town of Gilbert, and Town of Queen Creek (the "Owners") jointly own the GWRP. The Owners seek to complete the early procurement of the 800-kW generator at Power Center No. 06 that is located next to the Boiler Building. The existing generator is at the end of its life and therefore needs to be replaced. The new 800-kW generator will provide redundant power to the system's critical equipment in the Boiler Electrical Building.

Discussion

In March of 2024, Staff received three "Statement of Qualifications" (SOQ) from a contractor proposing to act as the CMAR for this project. Based on an evaluation of SOQ, Sundt Construction was recommended as the most qualified CMAR and was awarded a Pre-Construction Services contract in October 2024. Sundt 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.

This approval is for the first of three GMP's for this project.

Once underway, the overall construction of this project is anticipated to last no more than 6 months.

Alternatives

An alternative is to not perform the work. This is not recommended because not procuring the generator early on could result in additional cost escalation and project delays.

Fiscal Impact

The total authorized amount recommended for this project is \$821,781.83, based upon a GMP of \$782,649.36 plus an additional \$39,132.47 (5%) as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by the Greenfield Water Reclamation Plant Joint Venture Fund, with contributions coming from its partners based on usage. Funding will be split amongst the three partners, Mesa: \$428,230.51 (52.11%); Gilbert: \$292,061.26 (35.5%); and Queen Creek: \$101,490.06 (12.35%).

Coordinated With

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