



City Council Report

Date: July 8, 2025
To: City Council
Through: Marc Heirshberg, Assistant City Manager
From: Lance Webb, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Signal Butte Park Phase II – GMP 2
City Project No. CP0707
Council District 6

Purpose and Recommendation

The purpose of this report is to present the second Guaranteed Maximum Price (GMP) for the Signal Butte Park Phase II, a Construction Manager at Risk (CMAR) project. (See Exhibit “A” for project location.)

GMP No. 2 includes the remaining scope of work necessary to complete the project. Staff recommends that Council award a construction contract to Valley Rain Construction Corporation in the amount of \$5,004,988.14, (GMP No. 2) and authorize a change order allowance in the amount of \$250,249.41 (5%).

GMP No. 1 was awarded by Council in April 2025 and was to secure the long lead electrical equipment that is essential to the overall timing of construction for the project.

Background

Signal Butte Park is located on the northeast corner of the intersection of Signal Butte Road and Elliot Road. In 2020, Signal Butte Park Phase I was built as part of the 2012 Parks Bond program and included the park facilities south of the Signal Butte Wash. This project, Phase II, will construct the remaining park improvements north of the wash. On November 6, 2018, Mesa voters approved the Bond Program that includes this project.

Proposed improvements include a pedestrian bridge constructed over Signal Butte Wash to connect Phase II to Phase I, a restroom building, pathways, landscaping, ramadas, site furnishings, BMX bike tracks, and a parking lot.

Discussion

In April 2023, Staff received two “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 Corporation was recommended as the most qualified CMAR and was awarded a Pre-Construction Services contract on November 2, 2023. Valley Rain Construction Corporation 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 – During construction the project will have minimal impacts to the surrounding community. There may be minor traffic impacts and intermittent construction noise, but the City will work closely with the contractor to minimize disruption to the neighboring public and community.

Once underway, construction of this project is anticipated to last no more than 11 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 all work in this project will be competitively bid by Valley Rain Construction Corporation to multiple subcontractors, and staff will ensure that Mesa-based businesses, including affiliated business, are given an opportunity to bid on the work.

Another alternative is not to perform the work. This is not recommended because the public identified the need and desire for the development of Phase II as part of the 2018 Bond Program.

Fiscal Impact

The total authorized amount recommended for this project is \$5,255,237.55, based upon a GMP 2 of \$5,004,988.14, plus an additional \$250,249.41 (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 through the Parks and Cultural Bond Program.

Coordinated With

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