



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: Southeast Mesa Library
City Project No. CP0428
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 Southeast Mesa Library project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of Willmeng Construction as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$186,334.00.

Background

The approved 2018 General Obligation Bond program included the construction of a new library to serve the southeast portion of the City of Mesa. This new library, located at 5036 S. Eastmark Parkway, is anticipated to be approximately 30,000 square feet and will include amenities similar to the Red Mountain and Dobson Ranch Libraries. The facility will provide library services to residents of all ages with an emphasis on a modern library feel. Technology will be utilized to streamline services and offer the best possible user experience for those who enter.

Discussion

In March 2022, Staff received (8) eight "Statements of Qualifications" (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ's, Willmeng was recommended as the most qualified CMAR. Staff has prepared a contract and negotiated the fee for the Pre-Construction Services effort. 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.

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 Southeast Mesa Library project will require on-site investigation, phasing, construction sequencing, and constructability analysis by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended because this project was identified through the Library Services needs assessment process and was supported by the citizens of Mesa through the approval of the 2018 General Obligation Bond program.

Fiscal Impact

This pre-construction services contract is in the amount of \$186,334.00.

This project is funded by the 2018 General Obligation Bond program.

Coordinated With

The Library Services Department concurs with this recommendation.