



# City Council Report

**Date:** November 15, 2021  
**To:** City Council  
**Through:** Marc Heirshberg, Deputy City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** Greenfield Water Reclamation Plant (GWRP) Blower System Electrical Improvements  
City Project No. CP0625GN01  
Council District: Citywide

## 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 GWRP Blower System Electrical Improvements project (Refer to Exhibit “A” and Exhibit “B” for the project location).

Staff recommends that Council approve the selection of Ludvik Electric as the CMAR for this project, and award a Pre-Construction Services contract in the amount of \$82,680.

## Background

The City of Mesa, Town of Gilbert, and Town of Queen Creek (the “Owners”) seek to provide electrical improvements for redundancy in the Blower Building. The Blower Building provides air to the Aeration Basins which are essential to processing the plant influent. There are multiple power centers that consist of a pad mounted switch and pad mounted transformer which provide power to the process areas, including the Blower Building.

The electrical system providing power to the Blower Building needs to be replaced due to an aged startup system that is no longer supported and the lack of a redundant feed for the electrical system to properly operate in the case of an outage.

## Discussion

In June of 2021, the City of Mesa received one “Statement of Qualifications” (SOQ) from a contractor proposing to act as the CMAR for this project. Based on an evaluation of this

SOQ, Ludvik Electric was recommended as the CMAR. Staff has prepared a contract and negotiated the fee for the Pre-Construction Services contract. 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.

Community Impact – These improvements will allow the GWRP to continue to reliably treat 30 MGD of wastewater coming from the City of Mesa, Town of Gilbert, and Town of Queen Creek by reducing the risk of disrupting the plant process due to power interruptions or outages.

Once underway, construction of this project is anticipated to last no more than 15 months.

### **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 GWRP Blower System Electrical Improvements project will require extensive on-site investigation, phasing, construction sequencing, developing plans to continue plant operations during construction and detailed constructability analysis by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended because the GWRP blowers are a critical part of the process to treat sewage and must run twenty-four hours, seven days a week to meet continuous treatment demands and environmental permit requirements.

### **Fiscal Impact**

This pre-construction services contract is in the amount of \$82,680.

This project is funded by the Greenfield Water Reclamation Plant Joint Venture Fund, with contributions coming from its members based on usage. Funding will be split amongst the three partners, Mesa: \$43,167.23 (52.21%); Gilbert: \$29,351.40 (35.50%); and Queen Creek: \$10,161.37 (12.29%).

### **Coordinated With**

The Water Resources Department concurs with this recommendation. Also, this project is being coordinated with the Towns of Gilbert and Queen Creek as partners in the

Greenfield Water Reclamation Plant Intergovernmental Agreement, dated August 7, 2018.