



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: Fire Station 205 Rebuild
City Project No. C10120
Council District 2

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the Fire Station 205 Rebuild, 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 for the completion of the project to FCI Constructors, Inc. in the amount of \$9,407,484.72, (GMP No. 2) and authorize a change order allowance in the amount of \$940,748.47 (10%).

Background

In November 2022, the City of Mesa voters approved a Public Safety Bond initiative which included the rebuild of existing Fire Station 205. Fire Station 205 is located on the southwest corner of Greenfield Road and Diamond Avenue, adjacent to Greenfield Park. The proposed station will contain three (3) drive-through apparatus bays, dorm rooms, office spaces, kitchen, dining room, dayroom, job/task conditioning areas, and associated operations-based functions.

Rebuilding the station will allow the Mesa Fire and Medical Department to continue to support the current and future call volume demands in the area with a facility that is adequately sized to meet current standards for staff.

Discussion

In October 2023, Staff received eight (8) "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, FCI Constructors, Inc. was recommended as the most

qualified CMAR and was awarded a Pre-Construction Services contract on May 6, 2024. FCI Constructors, Inc. 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 – Fire Station 205 is located in one of the largest call volume areas in the City. During construction the station will remain operational in a temporary facility in a location that will not impact response times.

Once underway, construction of this project is anticipated to last no more than 18 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 FCI Constructors, Inc. 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 of the limitations the current facility has in supporting the current staff and future needs.

Fiscal Impact

The total authorized amount recommended for this project is \$10,348,233.19, based upon a GMP of \$9,407,484.72, plus an additional \$940,748.47 (10%) as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by 2022 Public Safety bonds

Coordinated With

The Fire and Medical Department concurs with this recommendation.