



City Council Report

Date: December 8, 2020
To: City Council
Through: Marc Heirshberg, Acting Deputy City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Fiber Network Expansion (Phase 2)
City Project No. CP0696
Council Districts 1, 2, 3, 4, 5 and 6

Purpose and Recommendation

The purpose of this report is to provide information to the Council concerning the selection of a Construction Manager at Risk (CMAR) for the proposed Fiber Network Expansion (Phase 2) project (Refer to attached Exhibit "A" for the project locations).

Staff recommends that Council approve the selection of CS Construction, Inc. as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$266,341.55.

Background

In November 2018, the City of Mesa voters approved the passage of Public Safety Bonds. This funding is providing for the expansion of the City's fiber optic cable network. The network provides high bandwidth data, telephone, video conferencing and other services to the City of Mesa's Public Safety facilities (Police headquarters and substations; Fire Stations; Communications dispatch centers). Additionally, non-Public Safety facilities can benefit from this expanded network with the extension of the City's fiber back bone.

This project will allow the City to complete a fiber loops around downtown Mesa and complete other fiber optic loops throughout the City. These improvements will provide added reliability to City facilities and the network. The project is to be constructed in two (2) guaranteed maximum price (GMP) packages and will include the installation of 202,600 linear feet (LF) of new fiber optic cable, installed in 157,700 LF of existing conduit, and 44,900 LF of new quad 2-inch conduit along with new junction structures.

City staff reviewed the scope and needs of this project and recommended that it be completed using the CMAR delivery method due to construction activities requiring

detailed construction sequencing, design and construction coordination, and multiple locations throughout the City. This method of contracting allows the contractor to be selected based on qualifications. The CMAR is also selected early in the design process and participates in the design, estimating, sequencing, and schedule development for the project. Having a well-qualified contractor who is involved throughout the design of the project will result in a higher-quality construction project that is completed on time and within budget.

Discussion

In June 2020, Staff received five (5) “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ’s, CS Construction, Inc. was recommended as the most qualified CMAR. 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 items developed during the Pre-Construction Phase will be two (2) “Guaranteed Maximum Price” (GMP’s) for the project. The 1st GMP will be for the Package 1, that will include construction work for the Downtown Loop and Western Inner Loop. The 2nd GMP is for the remainder of the construction work for the project, Package 2. Please see Exhibit ‘A’ for the locations of the new fiber optic system that will be constructed. Both GMP’s will be brought back to the Council for review and approval.

Once underway, construction of this project is anticipated to last no more than 27 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 Fiber Network Expansion (Phase 2) project will require extensive on-site investigation, construction sequencing, constructability analysis, and cost estimating by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended since the project requires a CMAR’s expertise in reviewing the design for constructability, preparing cost estimates, developing the project schedule, and defining project phasing plans which would not be completed using the Design/Bid/Build method and the priority of these fiber optic system improvements is viewed as key infrastructure for the City of Mesa.

Fiscal Impact

This pre-construction services contract is in the amount of \$266,341.55.

This project is funded by 2018 authorized Public Safety bonds.

Coordinated With

The Department of Innovation and Technology concurs with this recommendation.