



City Council Report

Date: March 17, 2025
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Fire Station 224
City Project No. C10128
Council District 6

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the Fire Station 224 project, a Construction Manager at Risk (CMAR) project. (See Exhibit “A” for project location).

Staff recommend that Council award a contract for this project to CORE Construction, Inc. in the amount of \$11,741,699.25 (GMP), and authorize a change order allowance in the amount of \$587,084.96 (5%).

Background

In November 2022, the City of Mesa voters approved a Public Safety Bond Initiative which included the construction of Fire Station 224. The Fire Station is to be located at the east side of South 80th Street, north of Elliot Road. The proposed station will contain three (3) drive-thru apparatus bays, dorm rooms, office spaces, kitchen, dining room, dayroom, job/task conditioning areas, and associated operations-based functions.

Southeast Mesa has experienced significant growth. This growth is projected to continue and will result in an increased emergency call volume for the surrounding area. As growth continues, the addition of Fire Station 224 is necessary to address emergency needs and appropriate response times.

Discussion

In October 2023, Staff received eight “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, CORE Construction, Inc., was recommended as the most qualified CMAR and was awarded a Pre-Construction Services contract on April 1,

2024. CORE Construction, 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 224 will support life safety services and maintain appropriate response times to the growing City of Mesa community.

Once underway, construction of this project is anticipated to last no more than 12 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 complexity/expedited timeline of the project. The majority of all work in this project will be competitively bid by CORE Construction to multiple subcontractors, and staff will ensure that Mesa based businesses, including affiliated businesses, are given an opportunity to bid on the work.

Another alternative is to not perform the work. This is not recommended because the addition of a new Fire Station is necessary to address the increase in emergency calls and reduce the response times for both Fire and Medical responders.

Fiscal Impact

The total authorized amount recommended for this project is \$12,328,784.21 based upon a GMP of \$11,741,699.25, plus an additional \$587,084.96 (5%) 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.