



# City Council Report

**Date:** December 15, 2021  
**To:** City Council  
**Through:** Marc Heirshberg, Deputy City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** Police Evidence Facility  
City Project No. CP0695  
Council District(s) 4

## 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 Police Evidence Facility project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of Willmeng as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$140,055.

## Background

In November 2018, the City of Mesa voters approved a Public Safety Bond Initiative which included the construction of a new Police Evidence Facility. A Police Evidence Storage Master Plan Report was prepared in August 2021 to analyze existing conditions and identify long term space requirements to accommodate future evidence storage growth and staffing needs through the year 2050.

Currently, Police Evidence storage and operations are located across multiple floors of the Police Headquarters building (130 N Robson, Mesa, AZ 85201). The current facility has become outdated and has reached near maximum storage capacity; additional space is required in order to accommodate future projected growth of evidence storage needs. The construction of a new facility will consolidate existing evidence and operations into one dedicated building, which will increase the efficiency of the use of the space.

The proposed Police Evidence Facility will be located in the existing parking lot north of Police Headquarters, at the southwest corner of 2<sup>nd</sup> Street and Robson. This location grants connectivity to existing evidence freezers located around the downtown Police

Campus and is convenient for existing operations due to its proximity to Police Headquarters, the Police Forensics Lab, and the Downtown Police Substation. The new facility is approximately 37,500 square feet and will accommodate police evidence staff operations, space for a supply warehouse, evidence intake and processing, general/bulk/long term storage, associated office staff spaces, drug storage and disposal processing, valuables storage and disposal processing, a secured public lobby, and spaces for future police evidence freezers and coolers.

## **Discussion**

In August 2021, Staff received four “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 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 sequencing for the project schedule and construction 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 – Because this new facility will be located on existing City of Mesa property, there will be minimal impacts to the surrounding community. There may be minor traffic control impacts and intermittent construction noise, but the City will work closely with Willmeng to ensure access is maintained to the existing police facilities in the vicinity and that there is minimal disruption to the neighboring public and community.

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 project timing and complexity, as well as the need for the additional specialized services provided by a CMAR contractor during the design phase. The proposed Police Evidence Facility project will require extensive coordination, scheduling/phasing, construction sequencing, constructability analysis, alternative materials analysis, and cost modeling by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended because the existing storage facility is currently reaching capacity and would not be able to accommodate the future projected storage needs for the next 30 years.

**Fiscal Impact**

This pre-construction services contract is in the amount of \$140,055. This project is funded by 2018 authorized Public Safety Bonds.

**Coordinated With**

The Mesa Police Department concurs with this recommendation.