



City Council Report

Date: January 24, 2022
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: MFAC Building Improvements
City Project No. CP0770HVAC
District 4

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the Mesa Family Advocacy Center Building Improvements, a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for project location).

Staff recommends that Council award a contract for this project to W.E. O'Neil Construction Company of AZ in the amount of \$4,926,704 (GMP) and authorize a change order allowance in the amount of \$492,670 (10%).

Background

The facility was constructed in 1988, and is comprised of two (2) buildings, as well as landscape and hardscape improvements. It was originally designed for medical and office use, but now accommodates the Mesa Family Advocacy Center (MFAC) and the Police Department's Criminal Investigation Division (CID).

The change in use, in conjunction with the facility's age, have created functionality and maintenance issues. The MFAC Building Improvements project will address these issues by creating a layout that promotes an effective, efficient, and safe environment for both the public and staff. Additionally, it will install energy efficient lighting and Heating, Ventilation, and Air Conditioning (HVAC) systems in accordance with the City's Climate Action Plan.

Discussion

In April 2021, Staff received nine (9) "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, W.E. O'Neil Construction Company of AZ. was

recommended as the most qualified CMAR and was awarded a Pre-Construction Services contract. W.E. O'Neil Construction Company of AZ 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 – Minimal impact to the community is anticipated. Construction is limited to the building interior and adjacent parking area.

Once underway, construction of this project is anticipated to last no more than 9 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 of the project. The majority of all work in this project will be competitively bid by W.E. O'Neil Construction Company of AZ 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 facility's age, and consequently deteriorating or failing systems.

Fiscal Impact

The total authorized amount recommended for this project is \$5,419,374, based upon a GMP of \$4,926,704, plus an additional \$492,670 (10%) as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by Public Safety Sales Tax and General Fund Capital.

Coordinated With

The Mesa Police Department concurs with this recommendation.