



City Council Report

Date: May 2, 2022
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Monterey Park Expansion, GMP No. 1
City Project No. CP0914
Council District 6

Purpose and Recommendation

The purpose of this report is to present the first Guaranteed Maximum Price (GMP) for the Monterey Park Expansion, a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for project location).

Staff recommends Council award a contract for GMP No. 1 to Hunter Contracting Co. in the amount of \$8,450,179.41, (GMP No. 1) and authorize a change order allowance in the amount of \$422,508.97 (5%).

GMP No. 1 includes site clearing and mass grading, installation of underground utilities, irrigation infrastructure, field lighting, fencing, landscaping, and some hardscapes. A second GMP will be presented to Council at a future date to include the remainder of the project scope.

Background

Monterey Park Expansion is located at 7045 East Monterey Avenue in Mesa, AZ. The existing park facilities include a playground, ramadas, horseshoe pits, walking path, basketball court, volleyball court and open space for drop in use and play. The approved 2018 General Obligation Bond program included the expansion of the park with four LED lighted youth baseball/softball fields, lighted parking lot, irrigation system, new restroom/storage building, and additional landscape and site improvements. Additionally, the park will include four regulation size pickleball courts and an age 2-5 playground based on feedback from the public meeting held in May 2021.

Along with the park expansion, the project will construct a new small library building. The new facility will replace the previous Mesa Express Library (MEL) located at Power Square Mall that was damaged by a monsoon storm in 2019. The new library is

anticipated to be minimally staffed / self-service, with a small collection of library materials. It will also support various library programs throughout the year.

Discussion

In April 2021, Staff received six “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, Hunter Contracting Co. was recommended as the most qualified CMAR and was awarded a Pre-Construction Services contract. Hunter Contracting Co. 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 – During construction, temporary impacts to traffic along both Power Road and Monterey Avenue will occur at times. Areas that are currently serving as temporary pick up/drop off locations for the adjacent elementary school will be restricted where the future park expansion is to be constructed. Some minimal disruption to the western edge of the existing park is anticipated as new connections are constructed. To minimize these impacts and disruption, advance construction notification and outreach will occur. All construction areas will be securely fenced off from the public, and construction traffic will be focused along Power Road to avoid school and residential traffic concerns.

Once underway, construction of this project is anticipated to last no more than 14 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 work in this project was competitively bid by Hunter Contracting Co. to multiple subcontractors, and staff has ensured that Mesa based businesses, including affiliated business, were given an opportunity to bid on the work.

Another alternative is not to perform the work. This is not recommended because the need for additional sports fields was identified as a high priority by the City of Mesa residents and this project was approved in the 2018 General Obligation Bond program for that purpose.

Fiscal Impact

The total authorized amount recommended for this project is \$8,872,688.38, based upon a GMP of \$8,450,179.41, plus an additional \$422,508.97 (5%) as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by 2018 General Obligation bonds and Capital General Funds.

Coordinated With

The Parks, Recreation, and Community Facilities Department and Library Services Department concur with this recommendation.