



# City Council Report

**Date:** March 20, 2023  
**To:** City Council  
**Through:** Marc Heirshberg, Deputy City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** Southern Avenue and Country Club Drive Roadway Improvements  
City Project No. CP0844  
Council District(s) 3 and 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 Southern Avenue and Country Club Drive Roadway Improvements project (Refer to Exhibit “A” for the project location).

Staff recommends that Council approve the selection of Hunter Contracting Co. as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$217,188.83.

## Background

This project includes the reconstruction of approximately 2.5 miles of existing roadway along Southern Avenue (from east of Alma School Road to the Union Pacific Railroad (UPRR) Crossing just west of Center Street) and Country Club Drive (from the U.S. 60 to 8<sup>th</sup> Avenue). Other roadway improvements include installing raised medians, sidewalk ramps, and driveways to meet the Americans with Disabilities Act (ADA) requirements, Intelligent Transportation System (ITS) improvements, retrofitting existing streetlights with new LED lamps, upgrading transit stops, and other associated improvements.

The scope of work also includes utility improvements to the City gas and sewer systems. Utilities are being included to prevent cutting new pavement to replace these facilities in the future.

## **Discussion**

In June 2022, 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, Hunter Contracting Co. was recommended as the most qualified CMAR. Staff has prepared a contract and negotiated the fee for the Pre-Construction Services effort. 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 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 – Temporary impacts during construction will include traffic restrictions along Country Club Drive, from the U.S. 60 to north of 8<sup>th</sup> Avenue, and along Southern Avenue, from east of Alma School Road to the UPRR Crossing just west of Center Street. Public access will be maintained to businesses and local streets. Additional street impacts may include left turn restrictions, lane closures, and other temporary restrictions as construction activities are in progress.

Once underway, construction of this project is anticipated to last no more than 24 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 project will require extensive on-site investigation, phasing, construction sequencing, constructability analysis, coordination, and public outreach and by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended due to the poor condition of the existing asphalt pavement and the need for upgrades to facilities in order to comply with ADA standards.

## **Fiscal Impact**

This pre-construction services contract is in the amount of \$217,188.83.

This project is funded by Gas and Wastewater Utility Systems Revenue Obligations and the Transportation Fund.

**Coordinated With**

The Transportation, Energy, and Water Resources Departments concur with this recommendation.