



City Council Report

Date: May 15, 2023
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Lance Webb, Assistant City Engineer
Subject: Central Mesa Reuse Pipeline – Plant Improvements
City Project No. CP0896PLNT
Council Districts 1, 3, and 6

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 Central Mesa Reuse Pipeline – Plant Improvements. Refer to Exhibit “A” for the project location).

Staff recommends that Council approve the selection of Garney Companies, Inc. as the CMAR for this project, and award a Pre-Construction Services contract in the amount of \$293,234.

Background

The City of Mesa desires to utilize delivery of reclaimed water produced at the Northwest Water Reclamation Plant (NWWRP) as part of a water exchange agreement with the Gila River Indian Community (GRIC).

To further maximize the benefits of this exchange agreement, the City has determined that the construction of 10.5 miles of 36-inch reclaimed water pipeline and a new pump station along with various other improvements to existing pump stations are necessary for the delivery of reclaimed water to the GRIC delivery point.

Discussion

In September 2022, Staff received two “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ’s, Garney Companies, Inc. 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 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 minor traffic control on Val Vista Road near Thomas Road at the future pump station. Construction will be phased to limit these traffic impacts. Public access will be maintained to businesses and local streets as required per contract documents. Additional street impacts include potential left turn restrictions, lane closures and other temporary restrictions.

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 project will require extensive on-site investigation, construction sequencing, and constructability analysis by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended because without this project, credits for water exchange will not be available for the City to be able to expand water production for the City’s water portfolio.

Fiscal Impact

This pre-construction services contract is in the amount of \$293,234.

This project is funded by the Utility Systems Revenue Obligations.

Coordinated With

The Water Resources Department concurs with this recommendation.