



City Council Report

Date: November 20th, 2023
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Gantzel Road High Pressure Gas Line Installation
City Project No. CP0519GAS
Citywide

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 Gantzel Road High Pressure Gas Line Installation (Refer to Exhibit “A” for the project location).

Staff recommends that Council approve the selection of Achen-Gardner Construction, LLC as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$209,595.

Background

The City of Mesa is planning for a future 12-inch diameter high-pressure natural gas pipe within the Magma Gas System in Pinal County to accommodate future regional development and growth.

The selected alignment begins at the intersection of Meridian Road and Pima Road, runs easterly on Pima Road to Ironwood Road, and then south on Ironwood/Gantzel Road to connect to an existing 8-inch pipe at the intersection of Gantzel Road and Combs Road. The approximate length of the project is four miles. The agencies with jurisdiction over the proposed alignment are the Town of Queen Creek and Pinal County.

Discussion

In June of 2023, staff received one “Statement of Qualifications” (SOQ) from a contractor proposing to act as the CMAR for this project. Based on an evaluation of this SOQ, Achen-Gardner Construction, LLC, was recommended as the 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. One more GMP on this project will be numbered GMP1 for construction services and will be brought to the Council for review and approval at future dates. Once underway, construction of this project is anticipated to last no more than 8 months.

Alternatives

An alternative to the approval of this Pre-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 project complexity, and the need for additional services provided by a CMAR contractor during the design phase.

Another alternative is to not perform the work. This is not recommended due to future regional development and growth and the need to provide the gas service to existing and future customers in Pinal County, Southeast Mesa and Queen Creek.

Fiscal Impact

This pre-construction services contract is in the amount of \$209,595.

This project is funded by Utility Systems Revenue Obligations.

Coordinated With

The Energy Resources Department concurs with this recommendation.