



City Council Report

Date: May 6, 2024
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Fire Station 205 Rebuild
City Project No. C10120
Council District 2

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 Fire Station 205 Rebuild project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of FCI Constructors, Inc. as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$99,360.00.

Background

In November 2022, the City of Mesa voters approved a Public Safety Bond Initiative which included the rebuild of existing Fire Station 205. Fire Station 205 is located on the southwest corner of Greenfield Road and Diamond Avenue, adjacent to Greenfield Park. Originally built in 1978, the current station does not have the capacity for additional growth.

Rebuilding the station will allow the Mesa Fire and Medical Department to continue to support the current and future call volume demands in the area with a facility that is adequately sized to meet current standards for staff.

Discussion

In October 2023, Staff received eight (8) "Statements of Qualifications" (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ's, FCI Constructors, Inc. was recommended as the most qualified CMAR for

the project. 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 – Fire Station 205 is located in one of the largest call volume areas in the City. During construction the station will remain operational in a temporary facility in a location that would not impact response times.

Once underway, construction of this project is anticipated to last no more than 14 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 Fire Station 205 Rebuild project will require extensive on-site investigation, phasing, 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 of the limitations the current facility has in supporting the current staff and future needs.

Fiscal Impact

This pre-construction services contract is in the amount of \$99,360.00.

This project is funded by 2022 Public Safety bonds.

Coordinated With

The Fire and Medical Department concurs with this recommendation.