City Council Report

Date: August 31, 2026

To: City Council

Through: Marc Heirshberg, Assistant City Manager

From: Lance Webb, City Engineer
Marc Ahlstrom, Assistant City Engineer

Subject: Eastmark Aquatic Complex
City Project No. CP0756SEAQ
Council District(s) 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 Eastmark Aquatic Complex project (Refer to Exhibit “A” for the project location).

Staff recommends that Council approve the selection of Sun Eagle Corporation as the CMAR for this project and award a Pre-Construction Services contract in the amount of $136,295.00.

Background

This project will consist of the design and construction of a new aquatic complex, located in Southeast Mesa. This aquatic complex will include a lap pool with diving tank, a separate recreation pool, water slides, offices with an enclosed bathhouse, and shade structures with multi-use turf area. This complex will provide aquatic services to residents of all ages.

The City has entered into a professional services contract with Adaptive Architects, Inc. to design these improvements. The CMAR contractor will work closely with and be an integral part of this project team during the design and construction phases of the project.

Discussion

In April 2026, Staff received (6) “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ’s,

Sun Eagle Corporation 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.

Once underway, construction of this project is anticipated to last no more than 18 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 Eastmark Aquatic Complex project will require extensive on-site investigation, phasing, construction sequencing, constructability analysis by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended because this project was supported by the citizens of Mesa through the approval of the 2024 General Obligation Bond program.

Fiscal Impact

This pre-construction services contract is in the amount of $136,295.00.

This project is funded by the 2024 General Obligation Bond program.

Coordinated With

The Parks, Recreation and Community Facilities Department concurs with this recommendation.