



City Council Report

Date: August 31, 2020
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Fire Station No. 221
City Project No. CP0102
Council District No. 6

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the proposed Fire Station No. 221 Project, a Construction Manager at Risk (CMAR) project. (Refer to Exhibit "A" for the project location).

Staff recommends that Council award a contract for this project to CORE Construction (a Mesa business), Inc. in the amount of \$5,850,174.00 (GMP), and authorize a change order allowance in the amount of \$585,017.40.

Background

In November 2018, the City of Mesa voters approved a Public Safety Bond Initiative which included the construction of Fire Station No. 221 (Station) in the Eastmark Community of southeast Mesa.

Over the last several years, southeast Mesa has experienced significant population growth. As this growth continues, emergency call volumes will continue to increase for the area. The addition of Fire Station No. 221 is necessary to address emergency response needs and times and to maintain a safe and secure Eastmark Community.

Discussion

The proposed Fire Station No. 221 will be located approximately 2,000 feet northeast of the intersection of S. Ellsworth and E. Ray Roads, at the corner of Point Twenty-Two Boulevard and S. Pasteur. The proposed Station will contain approximately 12,000 square feet of usable space with four (4) drive-thru apparatus bays, eight (8) dorm rooms, two (2) Captain's offices, a kitchen, dining room, dayroom, job/task conditioning areas, crew office, Fire/EMS Training/Community Room, and associated operations based functions which address typical fire station requirements.

In March 2019, Staff received three "Statements of Qualifications" (SOQ's) from contractors proposing to perform as the CMAR for this project. Based upon an evaluation of these SOQ's, CORE Construction, Inc. was recommended as the most

qualified CMAR and was subsequently awarded a Pre-Construction Services contract. During the Pre-Construction Phase, the CMAR worked closely with the project team to develop the project design, review the design for constructability, prepare cost estimates, and develop the project schedule.

The last item developed during the Pre-Construction Phase is the “Guaranteed Maximum Price” (GMP) for the project.

Community Impact – Once started, construction is anticipated to be completed in approximately eleven months. Community impacts during construction will include construction noise and temporary traffic impacts; however, traffic impacts will be minimal due to the location of the facility.

Alternatives

An alternative to the approval of the 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 size and complexity of the project, and because most of the work on this project will be competitively bid by CORE Construction, Inc. to multiple subcontractors.

Another alternative is to not perform the work. This is not recommended because the current emergency call volumes in the Eastmark area continue to increase with southeast Mesa growth.

Fiscal Impact

The total authorized amount recommended for this project is \$6,435,191.40, based upon a GMP of \$5,850,174.00, plus an additional \$585,017.40 as a change order allowance. This Change Order allowance will only be utilized for approved change orders. Funding is available from the 2018 authorized Public Safety bonds and developer contribution.

Coordinated With

The Mesa Fire and Medical Department concurs with this recommendation.