



City Council Report

Date: November 16, 2020
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Waterline, Gas line, and Sewer line Replacement Project (Four Locations)
Alma School Rd. and Main St., Pueblo Ave., Sycamore St., and 8th Ave.

City Project Nos. CP0033GAS, CP04640001, CP04640025, CP04640041,
CP04640042, CP0623SYC

Council Districts 3 and 4

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) No. 2 for a Water, Gas, and Sewer line Replacement Project (Four Locations), a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for project locations).

Staff recommends that Council award a contract for this project to Garney Construction in the amount of \$6,804,069.98 (GMP) and authorize a change order allowance in the amount of \$170,101.75 (2.5%).

GMP No. 2 includes construction services at four (4) locations:

- Water Improvements (QS 13C) - northwest corner of Main St. and Alma School Rd.
- Water and Gas Improvements - Pueblo Ave. (Longmore to Alma School Rd.)
- Water and Sewer Improvements - Sycamore Rd. (Emelita to 7th Ave.)
- Water Improvements - 8th Ave. (Dobson Rd. to Sycamore Rd.)

This is the second of two GMP's for this project. The first GMP (Waterline Replacement at Main Street and Crismon Road - City QS 133B) was previously approved by Council on April 6, 2020 in the amount of \$4,512,124.72 to replace existing asbestos cement pipe (ACP) water lines in the vicinity of Main Street and Crismon Road.

Background

The City has determined the need to replace existing ACP water, gas, and sewer lines due to leaks and breaks that have occurred due to infrastructure nearing the end of its serviceable life.

GMP No. 2 will complete water, gas and sewer improvements which include:

A. Water Improvements (QS 13C), northwest corner of Main St. and Alma School Rd.

City staff have determined a need to replace existing 4-inch and 6-inch waterlines in the vicinity of Alma School Rd. and Main St. (City of Mesa Quarter Section No. 13C). The existing water lines were constructed in the 1950's and are nearing the end of their service life. The existing waterlines have a history of breaks and are undersized for today's current usage levels which bottleneck fire-flow capacity needs in the area.

B. Water and Gas Improvements, Pueblo Ave. (Longmore to Alma School Rd.)

City staff have determined the need to replace the existing 12-inch ACP waterline and 2-inch coated steel gas line along Pueblo Ave. (from Longmore to Alma School Rd.). The existing water and gas lines were constructed in the 1960's and are nearing the end of their service life. The existing waterline has a recent history of leaks and breaks. The existing gas line has also exceeded its useful life and needs replacement to reduce the chances of future gas line leaks in the area.

C. Water and Sewer Improvements, Sycamore Rd. (Emelita to 7th Ave.)

City staff have determined a need to replace the existing 8-inch ACP waterline along Sycamore Rd. (from Emelita to 7th Ave.). The existing water line was constructed in the early 1980's and has a history of leaks and breaks. In addition, the existing 10-inch sewer line along Sycamore (from the 8th Ave. Alley to 8th Avenue) is being replaced due to age and deterioration. The existing sewer line was constructed in 1963.

D. Water Improvements, 8th Ave. (Dobson Rd. to Sycamore Rd.)

City staff have evaluated and determined the need to replace the existing 12-inch ACP waterline along 8th Ave. (from Dobson Rd. to Sycamore Rd.). The existing water line was constructed in the 1960's and has a history of leaks and breaks.

Discussion

In December 2018, Staff received three (3) "Statements of Qualifications" (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of the SOQ's and subsequent interviews, Garney Construction was recommended as the most qualified CMAR, and was awarded a Pre-Construction Services contract. Garney Construction has performed pre-construction services during the design development, including efforts to review the design for constructability, prepare cost estimates, and develop a project schedule and phasing.

A. Water Improvements (QS 13C), northwest corner of Main St. and Alma School Rd

This project will consist of abandoning aged waterline and installing new ductile iron pipe (DIP) water lines. New 8-inch and 12-inch DIP waterlines will be installed to address flow, pressure, and reliability issues that otherwise now exist in the area. The project will also include the installation of new water service lines and meter boxes to approximately two hundred twenty-five (225) lots.

B. Water and Gas Improvements, Pueblo Ave. (Longmore to Alma School Rd.)

This project will consist of abandoning aged waterline and steel gas line along Pueblo Avenue and installing a new water line. A new 12-inch DIP waterline will be installed to address flow, pressure, and reliability issues that previously existed in the area. The project will also include the installation of new water service lines and meter boxes to approximately fifty-nine (59) lots.

A new 4-inch polyethylene gas line will be installed along with new gas services to lots that currently have gas service in the area also.

C. Water and Sewer Improvements, Sycamore Rd. (Emelita to 7th Ave.)

This project will consist of abandoning aged waterline along Sycamore Road and installing a new water line. A new 8-inch DIP waterline will be installed to address flow, pressure, and reliability issues that previously existed in the area. The project will also include the installation of new water service lines and meter boxes to approximately twenty-two (22) lots.

In addition, a new 10-inch PVC sewer line, along with new manholes, will be installed to replace the aging sewer line along Sycamore.

D. Water Improvements, 8th Ave. (Dobson Rd. to Sycamore Rd.)

This project will consist of abandoning aging waterline along 8th Avenue and installing a new water line. A new 12-inch DIP waterline will be installed to address flow, pressure, and reliability issues that previously existed in the area. The project will also include the installation of new water service lines and meter boxes to approximately five (5) lots.

Once underway, construction duration of all four (4) projects is anticipated to last ten (10) months.

Alternatives

An alternative to the approval of a 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. The majority of the work on this GMP was competitively bid by Garney Construction to multiple subcontractors, and Mesa based businesses, including affiliated businesses, were given an opportunity to bid on the work.

Another alternative is not to perform the work. This is not recommended because the high likelihood of line failure in the future at all four (4) locations. The lines recommended to be replaced have exceeded their useful life span.

Fiscal Impact

The total authorized amount recommended for this project is \$6,974,171.73, based upon a GMP of \$6,804,069.98, plus an additional \$170,101.75 (2.5%) as a change order allowance. This change order allowance will only be utilized for approved change orders.

This project is funded by 2014 authorized Water bonds, 2014 authorized Wastewater bonds, and 2014 Gas Bonds.

Coordinated With

The Water Resources Department and Energy Resources Department concur with this recommendation.