



City Council Report

Date: January 25, 2021
To: City Council
Through: Marc Heirshberg, Acting Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Historic Post Office
City Project No. CP0213
Council District 4

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 Historic Post Office project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of ForeSite Design & Construction, Inc. as the CMAR for this project, and award a Pre-Construction Services contract in the amount of \$75,843.00.

Background

The Historical Post Office, formerly known as the Federal Building, is located at 26 N MacDonald Street. This building was conveyed to the City of Mesa by the Federal Government for public use in 2002. The building has remained vacant except for the basement, which contains storage for the Arizona Museum of Natural History. In 2013 the building interior was demolished in preparation for future improvements.

The building will continue to house storage in the basement. The first floor will be renovated as a large open room to host a variety of programs and events. The second floor is planned to be office space.

Discussion

The proposed improvements will focus on the reconstruction of all three floors of the existing building's interior. The exterior work will include limited landscaping upgrades and improvements to address American Disability Act (ADA) compliant access to the site. The southwest corner of the building will be expanded to house a new elevator, stairwell

and separate access point to the second floor.

In February 2020 Staff received ten (10) “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ’s, ForeSite Design & Construction Inc. was recommended as the most qualified 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. The GMP will be brought to Council for review and approval.

Community Impact – The renovation of the Historic Post Office will add programming space and office space to the downtown area, allowing for a variety of use for the public and the City.

Once underway, construction of this project is anticipated to last no more than 11 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 Historic Post Office project will require extensive on-site investigation and constructability analysis by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended because the City committed to providing public use of this building when the City accepted the building from the Federal Government in 2002.

Fiscal Impact

This pre-construction services contract is in the amount of \$75,843.00.

This project is funded by the 2012 General Obligation Bond and the 2018 General Obligation Bond.

Coordinated With

The City Manager’s Office concurs with this recommendation.