



City Council Report

Date: April 19, 2021
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Red Mountain Park Expansion
City Project No. CP0932
Council District 5

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 Red Mountain Park Expansion project (Refer to Exhibit “A” for the project location).

Staff recommends that Council approve the selection of Valley Rain Construction Corp. as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$87,817.55.

Background

Red Mountain Park is located at 7745 E. Brown Road in Mesa, AZ. The existing park facilities were constructed over the course of five phases, between 1987 and 2000. The approved 2018 General Obligation Bond program included the expansion of the park with ten regulation-size LED lighted soccer fields, four LED lighted youth baseball/softball fields, lighted parking lot expansions, irrigation system improvements, new restroom/storage buildings, and additional landscape and site improvements. In addition, the project will relocate and update the current disc golf course and equestrian trail layouts affected by these improvements.

Discussion

In October 2020, Staff received eight “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ’s, Valley Rain Construction Corp. 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 – During construction, the project will at times, temporarily impact access to Red Mountain Park at entrances off Brown Road. Areas that are currently serving the disc golf and equestrian user groups will be restricted where the future soccer fields will be constructed. To minimize these impacts, alternative park access as well as temporary course realignments will be provided. All construction areas will be securely fenced off from the public.

Once underway, construction of this project is anticipated to last no more than 20 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 Red Mountain Park Expansion 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 this project is a priority to the City to provide additional fields for public use as outlined in the approved 2018 General Obligation Bond program.

Fiscal Impact

This pre-construction services contract is in the amount of \$87,817.55.

This project is funded by 2018 General Obligation Bonds.

Coordinated With

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