



City Council Report

Date: July 8, 2021
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Northeast Public Safety Facility
City Project No. CP0913
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 Northeast Public Safety Facility project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of CORE Construction Inc. as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$196,746.

Background

In November 2018, the City of Mesa voters approved a Public Safety Bond Initiative which included the construction of the Northeast Public Safety Facility, a combined Fire Station and Police Substation, to be located in northeast Mesa.

Over the last several years, Northeast Mesa has experienced significant population growth. This growth is projected to continue and will result in an increased emergency call volume for the surrounding area. As growth continues, the addition of the Northeast Public Safety Facility is necessary to address emergency response needs and decrease response times from both Fire & Medical and Police.

The proposed Northeast Public Safety Facility will be located on an eight-acre site just north of the intersection of Power Road and Brown Road, on the east side of Power Road. The proposed facility will accommodate up to two (2) Fire Crews, one (1) Battalion Crew, and one (1) Ambulance Crew, including up to five pull-through apparatus bays for Fire and Medical Vehicles. It will also provide accommodations for Police operations, with a capacity of up to 150 Police personnel. Shared use spaces will include a lobby area, a

community/training room, a job/task conditioning room, and conference rooms. The facility will also include associated operations-based functions and facilities which address typical fire station and police substation requirements.

Discussion

In March 2021, Staff received seven “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ’s and follow-up interviews, CORE 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 sequencing for the project schedule and construction 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 project timing and complexity of additional services provided by a CMAR contractor during the design phase. The proposed Northeast Public Safety Facility project will require extensive scheduling/phasing, construction sequencing, constructability analysis, and cost modeling by the contractor throughout the design phase.

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

Fiscal Impact

This pre-construction services contract is in the amount of \$196,746. This project is funded by 2018 authorized Public Safety bonds.

Coordinated With

The Mesa Fire and Medical Department and the Mesa Police Department concur with this recommendation.