



# City Council Report

**Date:** July 8, 2021  
**To:** City Council  
**Through:** Marc Heirshberg, Deputy City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** North Center Sports Fields  
City Project No. CP0915  
Council District 1

## Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the North Center Sports Fields Project, a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for project location).

Staff recommends that Council award a contract for this project to Valley Rain Construction Corp. (Valley Rain) in the amount of \$8,206,683.18, (GMP) and authorize a change order allowance in the amount of \$410,334 (5%).

## Background

North Center Sports Fields project site is located at 2228 North Center Street. The approved 2018 General Obligation Bond program included the development of the park with regulation-size LED lighted soccer fields, lighted parking lot, new irrigation system, new restroom/storage building, and additional landscape and site improvements. In addition, the project will provide improvements to Center Street, adjacent to the park.

## Discussion

In January 2020, Staff received six Statements of Qualifications (SOQ) from contractors proposing to act as the Construction Manager at Risk (CMAR) for this project. Based on an evaluation of the SOQ's and subsequent interviews, Valley Rain was recommended as the most qualified CMAR and was awarded a Pre-Construction Services contract. Valley Rain has performed pre-construction services during the design development including reviewing the design for constructability, preparing cost estimates, and developing the project schedule and phasing.

Community Impact – During construction, the project will at times, temporarily impact Center Street from the northern park boundary south to McKellips for both roadway and utility work. Traffic will be maintained in both directions during construction. To minimize these impacts, traffic control measures will be in place, adjacent neighborhoods will be notified, and all construction will be securely fenced off from the public.

Once underway, construction of this project is anticipated to last no more than 15 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 all work in this project will be competitively bid by Valley Rain to multiple subcontractors, and staff will ensure that Mesa based businesses, including affiliated business, are given an opportunity to bid on the work.

Another alternative is not to 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**

The total authorized amount recommended for this project is \$8,617,017.18, based upon a GMP of \$8,206,683.18, plus an additional \$410,334 (5%) as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by 2018 General Obligation Bonds and proceeds from the sale of the City property.

### **Coordinated With**

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