



City Council Report

Date: September 13, 2021
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Monterey Park Expansion
City Project No. CP0914
Council District: 6

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 Monterey Park Expansion project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of Hunter Contracting Co. as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$72,923.24.

Background

Monterey Park Expansion is located at 7045 East Monterey Avenue in Mesa, AZ. The existing park facilities include a playground area, ramadas, horseshoes, a walking path, and open space for drop in use and play. The approved 2018 General Obligation Bond program included the expansion of the park with four LED lighted youth baseball/softball fields, lighted parking lot expansion, irrigation system improvements, new restroom/storage building, and additional landscape and site improvements. In addition, the park will include four regulation size pickleball courts because of feedback from the public meeting held in May 2021.

In addition to the park expansion, the City is utilizing the Library Department operating budget to construct a new Mesa Express Library (MEL) at the Monterey Park Expansion location. The new facility is to replace the previous MEL library that was damaged due to monsoon storm in 2019, at the former location at Power Square Mall in Mesa, AZ. The MEL is anticipated to be a self-service location with a small collection of library materials. It will also support various library programs throughout the year.

Discussion

In April 2021, Staff received six “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ’s, Hunter Contracting Co., 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, temporary impacts to traffic along both Power Road and Monterey Avenue will occur at times. Areas that are currently serving temporary pick up/drop off for the adjacent elementary school will be restricted where the future park expansion is to be constructed. To minimize these impacts and disruption, advance construction notification and outreach will occur. All construction areas will be securely fenced off from the public, and construction traffic will be focused along Power Road to avoid school and residential traffic concerns.

Once underway, construction of this project is anticipated to last no more than 14 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 size and complexity of the project. The majority of all work in this project will be competitively bid by Hunter Contracting Co to multiple subcontractors, and staff will ensure that Mesa based businesses, including affiliated businesses, are given an opportunity to bid on the work.

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 and amenities for the public use as outlined in the 2018 General Obligation Bond program, and to replace the former MEL location.

Fiscal Impact

This pre-construction services contract is in the amount of \$72,923.24.

The park expansion project is funded by 2018 General Obligation Bonds. The MEL project is funded by the Library Department operating budget.

Coordinated With

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