



City Council Report

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7-1-09

Date: July 1, 2009
To: City Council
Through: Jack Friedline, Deputy City Manager
From: Beth Huning, City Engineer
Subject: Fire Station No. 219
Council District No. 6

Purpose and Recommendation

The purpose of this report is to provide information to the Council on the design services contract for the Construction Manager at Risk for Project No. 01-745-001, Fire Station No. 219, located at 3361 S. Signal Butte Road. (Refer to Exhibit "A" the for project location.)

Staff recommends that Council approve the selection of Adolfson and Peterson Construction (AP) as the Construction Manager at Risk (CMAR) for this project and authorize staff to execute a Design Phase Services contract with AP in the amount of \$45,688.00.

Background

The Fire Department currently has 17 fire stations in operation and has identified the need for additional stations. New Fire Station No. 218 (located near Alma School and 8th Street) is currently under construction and expected to be in service in the spring of 2010. New Fire Station No. 219 (located on Signal Butte Road north of Elliot Road) is in design and this action is to award the CMAR contract for contractor assistance during design. This station is scheduled to begin construction in December of this year. The construction contract for replacement Fire Station No. 215 (located on the west side of Phoenix-Mesa Gateway Airport) is also on this Council agenda for award and is expected to begin construction this summer. These stations will help meet the demand call volume and maintain emergency response times.

The funding for construction of Fire Station No. 219 was approved by Mesa voters in November 2008 as part of the Public Safety Bond Authorization.

Community Impact – There will be no impact to the public during this Design Phase Services contract.

Discussion

Based on staff's evaluation of the Statements of Qualifications submitted for this project, including interviews with the top six companies, and reference verifications of

the selected company, AP is recommended as the most qualified CMAR. Staff has prepared a Design Phase Services contract and negotiated the associated fee for the design phase work to be performed by the CMAR. During the design phase, the CMAR will work closely with City staff and the design professional to perform a value engineering analysis and refine the project design. The last item developed during the design phase will be the "Guaranteed Maximum Price" (GMP). The GMP and the associated Construction Phase Services contract will be brought to the Council for review and approval at a later date.

Alternatives


An alternative to executing the Design Phase Services contract for the CMAR is to construct this project using the traditional Design/Bid/Build method. This is not recommended because it would not offer the benefits of the CMAR delivery method. The CMAR method allows the City to select a contractor based on qualifications. In addition, the CMAR participates in the value engineering and design processes. Staff believes that a well qualified contractor who is involved in the project design will result in a better quality project.

Fiscal Impact

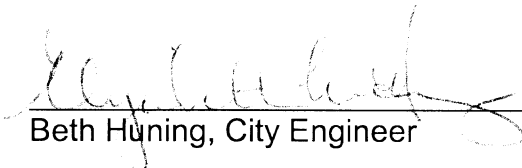
The Design Phase Services contract is for \$45,688.00. Funding is available in the adopted FY 09/10 Fire Bond Capital Program.

Coordinated With

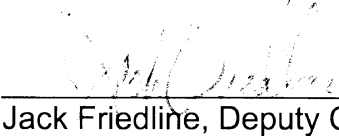
The Fire Department concurs with this recommendation.



Kelly Jensen, Assistant City Engineer



Beth Hüning, City Engineer



Jack Friedline, Deputy City Manager



EXHIBIT "A"



FILE: ESPROJECT:\01-745-001 FIRE STATION 219\CAD\FIRE STATION 219 Council Map.dwg 06/02/09

PROJECT LOCATION MAP
FIRE STATION 219
3361 S. SIGNAL BUTTE RD.
PROJECT NO. 01-745-001

