



**West Yard Site Development Project - Construction Manager at Risk
Construction Phase Services - WS85450023 (Ordinance S-44643)**

Request to authorize the City Manager, or his designee, to enter into an agreement with FCI Constructors, Inc. to provide Construction Manager at Risk (CMAR) Construction Phase Services for the West Yard Site Development project. Further request authorization to execute amendments to the contract as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$20,000,000.

Summary

The West Yard Site Development Project is located on a 34-acre parcel at Camelback Road and 45th Avenue that is currently owned by the Water Services Department. The site will be developed as a field crew service yard to replace old, inadequate yards located in residential areas. Consolidating staff and services at a regional location will reduce the impact of existing yards on neighborhoods, improve safety, and increase security for staff and department assets. Work will include development of an administration building, warehouse, maintenance shop facility, locker rooms, storage areas, various parking areas, and landscaping.

FCI Constructors, Inc.'s initial contract services will include preparation of a Guaranteed Maximum Price (GMP) proposal for the Construction Phase Services provided under the contract and participating with the City in a process to achieve the local and Small Business Enterprise goal that will be set for the project. FCI Constructors, Inc. will be required to solicit bids from prequalified subcontractors and to perform the work using the City's subcontractor selection process. FCI Constructors, Inc. may also compete to self-perform limited amounts of work.

FCI Constructors, Inc. will assume the risk of delivering the project through the GMP. The construction services include, but are not limited to: bidding, awarding and managing subcontractors; preparing necessary GMP proposals; and implementing the rehabilitation solutions determined under the pre-construction phase.

Procurement Information

FCI Constructors, Inc. was selected for this project using a qualifications-based selection process according to section 34-603 of the Arizona Revised Statutes. Scoring and selection were made in conjunction with the CMAR Design Phase Services Contract.

Contract Term

The term of the contract is expected to be 24 months after issuance of the Notice to Proceed. Contract work scope identified and incorporated into the contract prior to the end of the contract may be agreed to by both parties, and work may extend past the termination of the contract. No additional contract work scope may be executed after the end of the contract term.

Financial Impact

Staff will execute the initial CMAR construction services contract for GMP preparation services for a fee not-to-exceed \$50,000, including all subcontractor and reimbursable costs. Staff may execute amendments to the contract for GMP services or other construction phase services for an amount not-to-exceed \$19,950,000, for a new total contract value of \$20,000,000, including all subcontractor and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Contract payments may be made up to contract limits for all rendered contract services, which may extend past the contract termination.

Location

Camelback Road and 45th Avenue
Council District: 5

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department, and the City Engineer.