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**Water System Power Redundancy Project Phase II - 24th Street Water Treatment Plant - Construction Manager at Risk Design Phase Services - WS85290030 (Ordinance S-44655)**

Request to authorize the City Manager, or his designee, to enter into an agreement with K&F Electric, Inc. to provide Construction Manager at Risk (CMAR) design phase services for the Water System Power Redundancy Phase II - 24th Street Water Treatment Plant project. Further request authorization for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$145,148.

**Summary**

The objective of the Water System Power Redundancy project is to improve the ability to continue delivery of potable water to customers during potential local or regional utility outages. Phase I of the project has been implemented to provide standby power to critical equipment at Deer Valley Water Treatment Plant (WTP), Union Hills WTP, and several booster pump stations. Phase II of the project will provide a standby power system at 24th Street WTP.

K&F Electric, Inc. will begin in an agency support role for design phase services and then hold the construction contract with the City for construction of the project. The CMAR will assume the risk of delivering the project through a Guaranteed Maximum Price (GMP) contract. Services during the CMAR design phase include, but are not limited to: providing detailed cost estimating from knowledge of marketplace conditions; planning and scheduling project/construction phases to minimize interruption to City operations; evaluating alternate systems; providing constructability studies and long-lead procurements; advising on potential efficiencies in project delivery; assisting in permitting processes; and participating in the Small Business Enterprise (SBE) process to establish the SBE goal prior to construction.

**Procurement Information**

K&F Electric, Inc. was selected for this project using a qualifications-based selection process according to section 34-603 of the Arizona Revised Statutes (A.R.S.). Pursuant to A.R.S. title 34, the City may not release the scoring of proposers until a contract has been awarded. Three firms submitted proposals. The rankings are as follows:

K&F Electric, Inc.: Rank 1  
Ludvik Electric Co.: Rank 2  
Felix Construction Company: Rank 3

**Contract Term**

The term of the contract is expected to be two years after the issuance of the Notice to Proceed. Contract work scope identified and incorporated into the contract prior to the end of the contract term may be agreed to by the parties, and work may extend past the termination of the contract for work in progress. No additional contract work scope changes may be executed after the end of the contract term.

**Financial Impact**

Staff will execute the initial contract for CMAR design phase services for a fee not-to-exceed \$145,148, including all subconsultant, subcontractor and reimbursable costs. Funding is available in the Water Services Department's Capital Improvement Program budget. Contract payments may be made up to the contract limits for all rendered services, which may extend past the contract termination.

**Location**

6202 N. 24th St.  
Council District: 6

**Responsible Department**

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