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**CITY OF TEMPE**  
**REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 09/08/2016**  
**Agenda Item: 5B10**

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**ACTION:** Award a construction manager at risk pre-construction services contract to Achen-Gardner Construction, LLC for the Waterline Replacement project in the Brentwood Manor and Tempe Royal Palms Neighborhoods.

**FISCAL IMPACT:** The pre-construction services contract amount is \$106,880.25. Funds to cover this contract and related costs are appropriated for fiscal year 2016/17 in Capital Improvement Project No. 3299989, Transmission and Distribution Capital Improvements.

**RECOMMENDATION:** Award the pre-construction services contract to Achen-Gardner Construction, LLC.

**BACKGROUND INFORMATION:**

***Project History:***

Tempe's water transmission and distribution system consists of over 830 miles of waterline that ranges in size from 4-inches to 66-inches in diameter, with over 20,000 valves and approximately 9,000 hydrants. All this infrastructure is of varying age and material – nearly 75% of the city's waterlines are cast iron or asbestos concrete of increasing age and experience high rates of failure. The waterlines located north of the US-60 in the older sections of the City are predominantly cast iron pipe installed in the 1960's and 1970's. Failure of these lines results in loss of water service to residents and businesses, traffic disruptions and unsafe conditions for the traveling public, and commonly causes damage to roadways and private property. The monies within the Transmission and Distribution Capital Improvements program are to fund both emergency repair work and long-term asset management.

This project is to replace the aging water system infrastructure found within the Brentwood Manor and Tempe Royal Palms Neighborhoods including waterlines, valves and hydrants. This is a project that was identified as a part of the long-term asset management program to ensure a greater reliability in operations. The monies funding this program are utilized to ensure critical water infrastructure will remain operational, are upgraded to meet future demands, and ensure system redundancy and reliability.

***Scope of Work:***

The scope of work for these pre-construction services includes preparing cost estimate models at the 60% and 90% of each construction document review package and a final guaranteed maximum price at the end of each approved construction document package with several phased packages anticipated. The construction documents include replacing water lines, valves and fire hydrants within the Brentwood Manor and Tempe Royal Palms Neighborhoods.

***Contract Type: Construction Manager at Risk pre-construction services contract.***

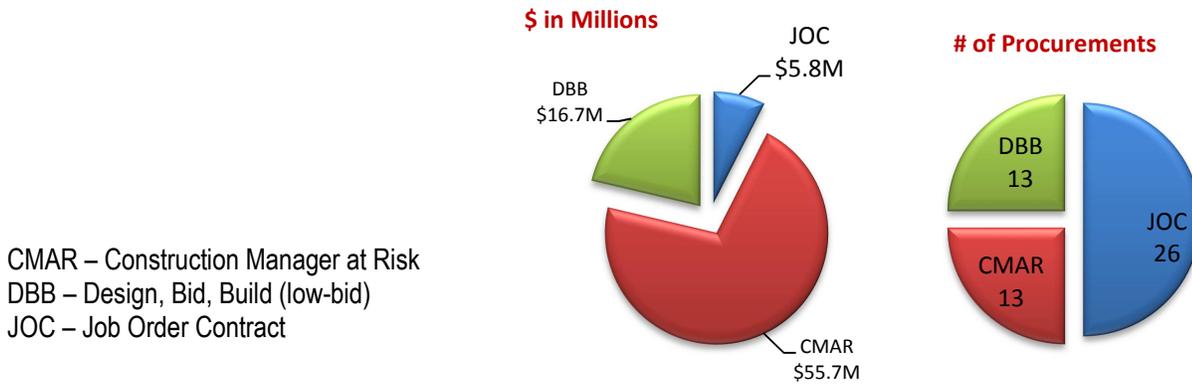
***Procurement Method – CMAR Request for Qualifications:***

Achen-Gardner Construction LLC was selected by a review committee as the most qualified firm for these services using a process pursuant to Arizona Revised Statutes § 34-603. The qualifications based selection process for construction manager at risk includes evaluating each contractor's statement of qualifications, in response to our request for qualifications (RFQ), and holding selection panel interviews with qualified firms based on the following criteria:

- 5% General information;
- 20% Experience and qualifications of the firm/team;
- 25% Experience of key personnel to be assigned to this project;
- 35% Understanding of the project and approach to performing the required services;
- 10% Project References;
- 5% Overall evaluation of the firm/team and its perceived ability to provide the required services.

Staff has negotiated the construction manager at risk pre-construction services fee with Achen-Gardner Construction, LLC and considers it reasonable for the scope of services.

Staff is providing a snapshot of the City's current CIP construction activity by procurement method:



**ATTACHMENTS:** Construction Manager At Risk Pre-Construction Services Contract.

**STAFF CONTACT(S):** Marilyn DeRosa, Deputy Public Works Director/Interim City Engineer, (480) 350-2660

Department Director: Don Bessler, Public Works Director  
 Legal review by: Chuck Cahoy, City Attorney  
 Prepared by: Jennifer Svetichan, Public Works Supervisor - Administration