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

**Council Meeting Date: 01/14/2016**  
**Agenda Item: 6A2**

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**ACTION:** Award a construction manager at risk construction services contract to Hunter Contracting Co. and a professional services consultant contract to C. Williams Construction Engineering, Inc. for sewer replacement within the Maple Ash neighborhood and on 10th Street.

**FISCAL IMPACT:** The construction services contract amount is \$1,775,486.20, the professional services contract amount is \$62,400, and the project contingency amount is \$180,000. Funds to cover these contracts and related costs are appropriated for fiscal year 2015/16 in Capital Improvement Project No. 3299969, Collection System and Pump Station Replacement and Repair.

**RECOMMENDATION:** Award construction manager at risk construction services contract and professional services contract.

**BACKGROUND INFORMATION:**

***Contract Type: Construction Manager at Risk Construction Services Contract.***

***Procurement Method:***

Hunter Contracting Co. 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 includes evaluation of each firm's statement of qualifications in response to the City's request for qualifications (RFQ); holding selection panel interviews with at least three firms based on selection criteria and relative weight of selection criteria as outlined in the RFQ, including evaluation of the contractor's expertise, qualifications of key personnel and project experience; selecting the final list of contractors in order of preference; and negotiating the guaranteed maximum price (GMP). Staff has negotiated the GMP construction manager at risk construction services fee with Hunter Contracting Co. and considers it reasonable for the scope of services.

***Contract Type: Professional services consultant contract.***

***Procurement Method – On-call Consultant Short List:***

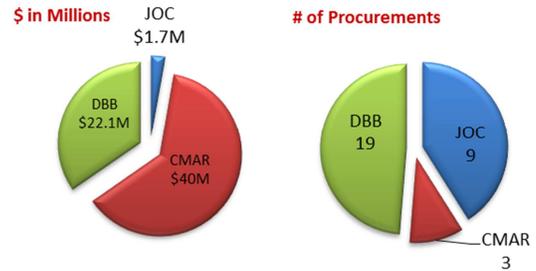
C. Williams Construction Engineering, Inc. was selected from the Engineering Division's On-call Consultant Short List based on the scope of work for this project, their familiarity with the project, and the specific expertise required for successful completion of this work. The Short List is established using a qualifications based selection process, pursuant to Arizona Revised Statutes (ARS) § 34-103. This selection process includes evaluation of the firms who apply for each discipline based on the following selection criteria and relative weights (ARS prohibits the use of pricing as a criterion for this qualifications based process):

- 30% Overall capability and qualifications of the firm;
- 30% Relevant municipal project experience of the firm;
- 25% Qualifications and experience of the firm's key local staff, and;
- 15% Overall evaluation of the firm and its familiarity of local regulations.

Once C. Williams Construction Engineering, Inc. was selected from the Short List, staff worked with them to finalize the scope of work and negotiate the design fee. The proposed labor rates submitted by C. Williams Construction Engineering, Inc. were reviewed by staff and are consistent with industry standards.

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

CMAR – Construction Manager at Risk  
DBB – Design, Bid, Build (low-bid)  
JOC – Job Order Contract



**Project History:**

This construction project is located in an aging yet vibrant section of Tempe where most of the original homes still stand, many of which were built in the 1920's to 1950's. The area is bound by Mill Avenue to Maple Avenue, University Drive to 10th Street, and 10th Street from Roosevelt Street to Farmer Avenue. This is a well-established community and there are many old underground utilities and unknown factors to contend with during construction, which will likely result in extensive neighborhood disruption. Maintaining operation of the existing fragile sewer systems while constructing and connecting the new systems requires a high degree of complexity and coordination by a well-qualified, highly skilled contractor. Project phasing and sequencing will be crucial in order to effectively create connections between the existing systems and new systems and successfully use sewer bypass pumping. This work will require extensive experience and expert knowledge on sewer bypass pumping and connection sequencing in order to avoid lengthy sewer disruptions and environmental hazards while providing odor mitigation during construction.

**Scope of Work - Construction Manager at Risk Construction Services:**

The scope of work is as follows:

- Installation of approximately 4,000 linear feet of new sewer pipe, 20 manholes, and 74 service connections.
- Pavement restoration will be accomplished with a slurry seal and will also include restriping of the roadways.
- Coordination with residents/property owners on sewer disruptions.
- Temporary sewer bypass pumping will be required and will consist of above ground bypass piping along the streets and alleys; and will require temporary underground piping to pass underneath driveways, intersections, and other points of access.
- Removal and replacement of a section of the delicate existing flood irrigation system within this community. This will also require coordination efforts for dry-ups of the flood irrigation system.
- Several crossings of the existing storm drain system including a significant impact where a section of sewer line crosses a 72" storm drain.
- Sewer line installation will be constructed within older, narrow streets and alleys and may impact existing neighborhood art features; some restoration of art features may be needed.

The project contingency has been established at \$180,000, approximately ten (10%) of the contract amount, to cover possible unforeseen conditions during construction.

**Scope of Work – Professional Services Consultant Contract:**

C. Williams Construction Engineering, Inc. will provide construction administration and inspection services including attendance at pre-construction meeting, review of contractor's schedule and work plan, coordination of project permitting, construction site visits and inspections, review of shop drawings and test results, response to contractor's requests for information, review of monthly construction pay requests, and facilitating the development of as-built record drawings.

**ATTACHMENTS:** Construction services contract (Exhibit A on file in Engineering office) and professional services contract with Exhibit A included.

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