

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Philip Porter, Project Manager

SUBJECT:

Discussion and Action: Professional Services Agreement for the Pre-Construction Services for Construction Manager At Risk (CMAR) for the Fire Station 7 Project to Willmeng Construction, Inc. (*Phil Porter*)

FUNDING SOURCE:

CIP-General Fund

PURPOSE:

To consider awarding a Professional Services Agreement for the Pre-Construction Contract (500448) for Construction Manager at Risk (CMAR) Services to Willmeng Construction, Inc., for the Fire Station 7 Project in accordance with City Code §§ 3.10.010.2 (A.R.S. Title 34) and 3.10.030.1.

BACKGROUND:

A formal Request for Statements of Qualifications (RFSQ) for Construction Manager at Risk (CMAR) Services for the Fire Station 7 Project was conducted. Three firms responded to the RFSQ, and their proposals were scored and ranked by the selection committee. These three firms met the requested qualifications and were selected for formal interviews. Willmeng Construction, Inc., is the top ranked firm after the interview final scoring.

CMAR Services are separated into two phases: Phase 1: pre-construction services during the design phase, and Phase 2: construction services for a Guaranteed Maximum Price (GMP) for construction of the project. This recommendation is to consider award of the Phase 1 scope: pre-construction services.

Pre-construction services will consist of the following activities to be conducted by the contractor:

- Cost estimating and development of the GMP
- Project scheduling and critical path planning
- Construction phasing plans
- Constructability and Value Engineering reviews
- Project coordination meetings with Architect and Stakeholders
- Utility Coordination Assistance
- Subcontractor selection
- Site logistics planning
- Project specific Safety and Quality control plan
- Long lead-time material identification and possible procurement
- Permitting Assistance

This work will be performed in conjunction with our contracted Architect, Perlman Architects of Arizona, for the remaining design effort.

Public Works has negotiated a fee for Phase 1 – Pre-Construction CMAR Services with Willmeng Construction, Inc., in the amount of \$59,839 which appears reasonable.

COMMUNITY IMPACT:

Construction of Fire Station 7 was recommended in the LHC Fire Study due to increased housing developments, inadequate fire/EMS coverage, and long response times to the east side of the City.

Fire Station 7 will serve 11,805 residents and 7,882 parcels, protect over \$2 billion in structures, and cover 91 miles of streets. The design of Fire Station 7 strikes a balance between function, cost, and seamless integration into the surrounding neighborhood, thereby enhancing the quality of life for those it serves.

FISCAL IMPACT:

Funding in the amount of \$59,839 is allocated and available in the Fiscal Year 2024-25 Capital Improvement Plan utilizing the General Fund for this project.

ATTACHMENTS:

Exhibit A – Scope of Work

Exhibit B – Fee Schedule

SUGGESTED MOTION:

I move to award the Agreement for Professional Services for the CMAR Pre-Construction Services for Fire Station 7 to Willmeng Construction, Inc., in the amount of \$59,839.



January 28, 2025 Regular Meeting Summary

Line Item	Summary	Final Action
5.1	Action: Approve the January 14, 2025, City Council Regular Meeting Minutes (Kelly Williams)	Approved
5.2	Action: Resolution No. 25-3796 Ratifying the Submission of a Grant Application to the Federal Emergency Management Agency, Department of Homeland Security for the Assistance to Firefighters Grant Program for the Purchase of Automatic Chest Compression Devices (Chief Pilafas)	Approved
5.3	Action: Resolution No. 25-3801 Ratifying the Submission of a WaterSMART Water and Energy Efficiency for Fiscal Year 2024 and Fiscal Year 2025 Grant Application to the Bureau of Reclamation Water Meter Upgrade Program (Vijette Saari)	Approved
5.4	Action: Resolution No. 25-3802 Approving the Submission of a Grant Application to the Arizona State Parks & Trails for Grant Funding from the State Lake Improvement Fund (SLIF) for the Lake Havasu City ADA Accessibility Project (Vijette Saari)	Approved
5.5	Action: Purchase Order Change Order Ratifying Additional Funds for the Tax and Delivery of Paint Striper from Monroe Truck Equipment, Inc., dba M-B Companies (Bill Young)	Approved for a total amount of \$500,069.17
5.6	Action: First Amendment to Cooperative Purchasing Agreement with JPMorgan Chase Bank, N.A., for Banking Services to Extend the Agreement through December 31, 2027 (Jill Olsen)	Approved
5.7	Action: Call for Executive Session Pursuant to A.R.S. § 38-431.03(A) 4:30 p.m., Tuesday, February 11, 2025 (Kelly Williams)	Executive Session Called
6.1	American Rescue Plan Act (ARPA) Community Resource Report (Trinna Ware)	Informational Only
6.2	Announce Vacancies on Lake Havasu City Boards, Committees, and Commissions (Kelly Williams)	Vacancies Announced
6.3	City Manager's Report (Jess Knudson)	Report Given
7.1	Discussion and Action: Series #7 Beer and Wine Bar Liquor License, Ken's Pizza 'N Pasta, 1675 Mesquite Avenue, Ste. B/Zettel (Kelly Williams)	Recommended Approval
7.2	Discussion and Action: Professional Services Contract for the City's General Plan Update with Logan-Simpson Design, Inc. (Jeff Thuneman)	Approved in the amount of \$225,000 plus applicable taxes

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| 7.3 | Discussion and Action: Resolution No. 25-3803 Prioritizing Affordable Housing within City Operations to Create Safe, Decent, and Affordable Housing Opportunities for All Community Members, and Urging the State Legislature of the State of Arizona to Address the Impacts of Short-Term Rentals on the Supply of Housing for Arizona Residents (Mayor Sheehy) | Adopted Resolution No. 25-3803 with changes removing the 13th and 14th Wheras, and Section 2 |
| 7.4 | Discussion and Action: Ordinance No. 25-1353 Amending Lake Havasu City Code Section 2.04.280, Council Requests (Introduction) (Councilmember Diaz) | Introduced Ordinance No. 25-1353 with changes to the language for 2.04.280(B) and adding 2.04.280(A)(3) and 2.04.280(D) as discussed |
| 7.5 | Discussion and Action: Professional Services Agreement for the Pre-Construction Services for Construction Manager At Risk (CMAR) for the Fire Station 7 Project to Willmeng Construction, Inc. (Phil Porter) | Approved in the amount of \$59,839 |
| 7.6 | Discussion and Action: Bid for the Aeration System Replacement at North Regional Wastewater Treatment Plant to Felix Construction Company (Thilak Fernando) | Approved in the amount of \$596,548 |
| 7.7 | Discussion and Action: Bid for Replacement of Monitoring Well NP-12 at the North Regional Wastewater Treatment Plant to AZCA Drilling & Pump, Inc. (Thilak Fernando) | Approved in the amount of \$144,250 |