



City of Maricopa

Legislation Text

File #: CON 12-029, **Version:** 1

The Mayor and City Council shall discuss and possibly take action on awarding a contract to Haydon Building Corp for Design-Build Preconstruction Services for the Regional Park/Sports Complex project. This Award of Contract, in an amount not to exceed \$1,217,317 in compliance with City of Maricopa Purchasing Code, Section 3-215 to be paid from budget line item Parks Bond, Facilities, Professional Services, Sports Complex Amount: \$1,217,317 (budget line item 33033138-53320, 33010), Discussion and Action.

The City of Maricopa has conducted a qualifications based selection process to procure a Design-Builder to complete a regional park and sports complex. The project will consist of grading of approximately 100 acres for flood control purposes and park infrastructure development on approximately 40 to 60 acres of an overall 140 acre property known as the Vekol Property located at the corner of State Route 347 (SR-347) and Bowlin Road. The regional park and sports complex will be designed and constructed to be relevant to the community and sustainable into the future. Construction materials for park structures and amenities will be selected to improve the efficiency and longevity with reduced operating and maintenance costs. The assumptions used to prepare the scope, fee, and schedule for the project are based on the Vekol Site Needs Assessment and Wood Patel FEMA Appeal Document.

In order for the project to be developed, off-site infrastructure will be required. The project will involve design and construction of water mains, branch lines, landscape irrigation, and coordination with electrical and communications utilities. In addition, offsite roadway improvements including half street improvements to Bowlin Road turn lanes on SR- 347, and access improvements from SR-347 will be required.

To complicate the project further, the Vekol property lies within the Vekol Wash Tributary remapped flood plain, as defined by the current Federal Emergency Management Administration (FEMA) maps. As part of the regional park/sports complex project, regional drainage improvements will be designed and provided. Although a Conditional Letter of Map Revision is not applicable at this time, it is the project's intent to design and provide the improvements necessary to mitigate all or part of the downstream flows. These areas are currently under study to bring the records into alignment with the current physical conditions present in those areas.

Per Arizona State Law, a Request for Statement of Qualifications (RSOQ) solicitation was used to select the Design-Build firm. Specific evaluation criteria were provided within the RSOQ and were used by the committee during the selection process; see the attached Purchasing Summary and RSOQ within the contract documents.

Immediately following the selection, the most qualified Design-Build firm (Haydon Building Corp) was asked to provide a scope of work and fee proposal for Design Preconstruction and Construction Administration Services. After review and discussions between the City and Haydon, a fee of \$1,217,317 was agreed upon; see Exhibit C of the contract for a detailed scope, schedule and fee. The fee is broken down as follows:

- o Design Services - \$864,030
- o Contractor Preconstruction Services - \$128,939
- o Allowances and Misc. Expenses - \$27,128
- o Construction Administration - \$197,220

The industry standard for estimating design and construction fees based on the overall project budget is to use the 20% design - 80% construction rule. Development Services staff estimates the costs using 15% for design and soft costs (printing, presentations, meetings, etc.) and 85% for construction. The above total (which

includes the construction administration) is less than 15% of the project budget (approximately 11%).

Staff recommends approval of the Award of Contract to Haydon Building Corp for Design-Build Preconstruction Services.