



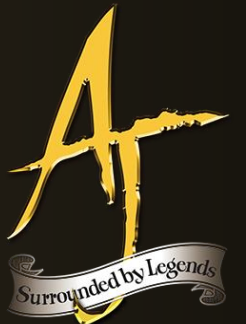
**CONSTRUCTION MANAGER AT RISK**  
**– Preconstruction Services**  
**Public Works / Water Project**

APRIL 20, 2026

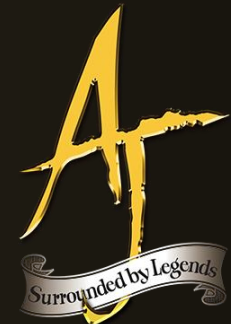


# Purpose

- Hire a Construction Manager at Risk (CM@R) for preconstruction services of the Public Works / Water Project.
- Presentation and discussion, 4/20/26
- Currently in design



# Public Works / Water Project Site Plan



# Aerial Conceptual Rendering



# Front Elevation Rendering



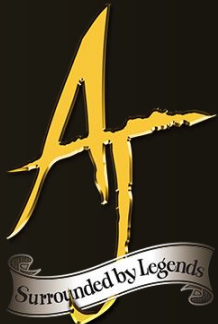
# Project Description

- Project Scope:
  - Off-site improvements of adjacent Baseline Ave.
  - Site grading and drainage
  - Design and Construction of 30,000 +/- administration building
  - Design and Construction of 12,000 +/- fleet services
  - Design and Improvements to approx. 14 acres maintenance yard, associated site parking and landscaping



# Project Timeline

- Design: through end of 2026
- Permit review and approvals: early 2027
- Construction start: second quarter 2027
- Construction complete: second quarter 2028
- Gross Maximum Price (GMP) bidding and award: early 2027



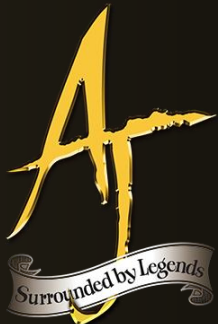
# CM@R Contract Scope of Work

- Common project delivery method
- Assist in current design for construction
- Add value-engineering services
- Provide project cost estimates
- Contribute to weekly project meetings
- Generate milestones, critical path items, and utility needs and clearances for project schedule
- Plan construction phasing and coordination for active site
- Plan for long-lead procurement items
- Create Gross Maximum Price (GMP) for project



# Willmeng Construction, Inc.

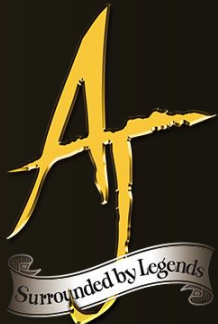
- Arizona based company
- Precon manager with over 20 public works CM@R vertical construction projects
- Significant experience in working on active campuses
- Significant civil construction experience
- Has recently performed work for the City



# Project Cost

■ Master Plan and Design	\$
■ PM/ CM	\$ 1,383,165
■ Preconstruction Services	\$ 296,426
■ Construction	\$
■ Estimated Total Cost of Project	\$ 45,000,000

- Funded by multiple sources



# Next Steps

- Proposed contract with Willmeng Construction, Inc. in the amount of \$296,426.00 scheduled for consent agenda at the April 21, 2026 City Council Meeting, unless otherwise directed by City Council.
- Contract term ending upon any construction agreement or August 1, 2026.
- QUESTIONS/COMMENTS

