



Public Works Department  
*City of Apache Junction*  
Home of the Superstition Mountains

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Date: April 8, 2026

To: Mayor and Members of the City Council

Through: Bryant Powell, City Manager  
Mike Loggins, Public Works Director

From: Shane Kiesow, Public Works Deputy Director

Subject: Award of Contract for Construction Manager at Risk ("CM@R")  
Preconstruction Services for Public Works Expansion Phase 1 Project

Staff respectfully requests the mayor and city council consider entering into contract with Willmeng Construction, LLC for the purpose of providing preconstruction CM@R services assisting in the project's current design to include value engineering assessments, project cost estimating and developing a Gross Maximum Price, coordination of construction plans and schedule development and sequencing for construction.

The city has been actively engaged in the design of the Public Works Expansion located at the existing 575 E. Baseline Ave. location. Due to the project's complexities this CM@R project delivery method from design to construction is considered the best practice to successfully coordinate and deliver the needed outcomes in balancing quality and cost for successful construction of the project.

Staff recommends approval of the contract with Willmeng Construction, LLC utilizing Request for Qualifications RFQ Project No. 25119 CM@R services in an amount not to exceed \$296,426.00 which includes contingency. Staff would plan to bring this back to council on May 5, 2026 as a consent item for award per discretion of the council.