

# ACTION BRIEF

## BOARD OF DIRECTORS



### Agenda Number 9

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**MEETING DATE:** Thursday, September 7, 2023

**AGENDA ITEM:** Discussion and Consideration of Action to Approve a Design Contract for Water Education Center at CAP Headquarters (*Public Trust, Partnerships and Leadership*^) - Schwartz-Manock/Francom

**RECOMMENDATION:** Staff recommends the Board of Directors (i) approve a professional services contract for the CAP Water Education Center at CAP Headquarters to Jones Studio Inc. and authorize the General Manager, or her designee, to execute an agreement up to \$1,629,736 plus an additional \$244,460 (15%) for contingencies totaling \$1,874,196, and (ii) authorize the use of Extraordinary Cost Reserves for payment of this contract.

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**FISCAL IMPLICATIONS:** Yes

**Impact on Budget:**

Design work will begin in the fourth quarter 2023 and take approximately 18-20 months to complete. The Project Steering Committee will continue to manage the project work and expenses within the current approved capital budget and this project will be included in the proposed 2024/2025 Biennial Budget.

Additional spending authority requested: None Required

**Impact on Reserves:**

Estimated total reduction of \$1,874,196 (inclusive of contingency funds) to the Extraordinary Cost Reserve to support this design work. Staff will return with additional contracts and spending authority requests as the project process progresses.

**Impact on Rates:**

No impact on water rates

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**LINKAGE TO STRATEGIC PLAN, POLICY, STATUTE OR GUIDING PRINCIPLE:**

2022 CAWCD Board Strategic Plan

Public Trust, Partnerships and Leadership: *Earning and preserving public trust, building and maintaining partnerships, and providing informed water management leadership*

**PREVIOUS BOARD ACTION/ACTIVITY:**

June 2023 Discussion on Creation of a CAP Water Education Center

**ISSUE SUMMARY/DESCRIPTION:**

There has always been interest from the public in understanding CAP operations and in touring CAP facilities. The public's interest in water is increasing, especially now, and requests for CAP presentations and information are steadily on the rise. Current CAP facilities do not meet this need. CAP has a robust outreach program, but there are limitations to public access at CAP Headquarters and our pumping plants.

Physical and cyber security threats now restrict access to the Control Center and Pumping Plants. In addition, there is not a defined space at Headquarters to host elected official and key stakeholder briefings, and no view of the canal that is accessible to our public visitors. Current tours are limited to conference rooms, the machine

shop and on occasion, a long drive out to Lake Pleasant. Helicopter tours are infrequent and are a great expense. Limited meeting space at headquarters also means that outreach events can push internal operational meetings and employee training to off-site locations at additional cost.

A proposed new building to serve as an accessible and secure space that welcomes the public and key guests to explore CAP's history, operations and impact on Arizona will broaden the CAP visitor and public water awareness experience. The space would allow a larger audience to gain a hands-on understanding of CAP and how it fits into the context of Arizona's water management story, complete with safe, up-close views of the canal. Information on current water issues, conservation and how water users utilize CAP water could also be included. The new space would support everything from large water stakeholder meetings to elected official briefings to school field trips. Additionally, the facility could provide much needed overflow space for meetings, training and events that the current Multipurpose Room is unable to accommodate.

The project team is seeking the approval to award a professional services contract for the design of this new facility. A Request for Qualifications was advertised under the competitive principles described in Title 34 of the Arizona Revised Statutes. Eleven firms submitted Statements of Qualifications (SOQ). The selection committee independently evaluated the qualifications for each firm, interviewed the top five candidates in the first round and the top three candidates in the second round of interviews and determined that Jones Studio Inc. was the most qualified to complete the design for this project. Staff engaged Jones Studio Inc. in fee negotiation and scope clarification discussions and determined the price to be fair and reasonable.

As the project progresses, the Board will review and take action on future contracts, which could include (1) Construction Manager at Risk contract for design phase services and (2) Construction Manager at Risk contract for construction phase services. The Construction Manager at Risk contract for design phase services is anticipated to come before the Board in the fourth quarter of 2023. The Construction Manager at Risk contract for construction phase services is anticipated to come before the Board in the second quarter of 2025. The schedule for all of these future contract actions are current estimates and may vary depending on the preceding design phase progress.

**SUGGESTED MOTION:**

I move that the Board of Directors (i) approve a professional services contract for the CAP Water Education Center at CAP Headquarters to Jones Studio Inc. and authorize the General Manager, or her designee, to execute an agreement up to \$1,629,736 plus an additional \$244,460 (15%) for contingencies totaling \$1,874,196, and (ii) authorize the use of Extraordinary Cost Reserves for payment of this contract.

**ATTACHMENTS:**

1. Presentation