

# **TOWN** *Of* **PARADISE VALLEY**



---

## **STAFF REPORT**

---

**TO:** Mayor Bien-Willner and Town Council Members

**FROM:** Andrew Ching, Town Manager  
Chad Weaver, Community Development Director  
Shar Johnson, Town Engineer  
Sam Kayat, CIP Manager

**DATE:** November 14, 2024

**DEPARTMENT:** Community Development  
Chad Weaver, 480-348-3522

**AGENDA TITLE:**  
Mockingbird Lane, 56th to Invergordon Road, CMAR contract and Project Update

### **SUMMARY STATEMENT:**

Staff is seeking the approval of Construction Manager at Risk (CMAR) agreement with Achen-Gardner in the amount not-to-exceed \$258,896.61 for services to be performed during the Pre-construction Phase. Achen-Gardner was selected through a qualification based competitive process in August 2024. The proposed agreement will cover the necessary pre-construction services including:

- Utility explorations and potholing,
- Constructability and plan reviews,
- Public outreach,
- Cost estimating.

Staff is also providing an update related to the public meeting which was held on September 23, 2024. This meeting was conducted in an open house format with the roll plots and renderings present. There was a headcount of 14 residents in attendance. After residents were able to look at the materials, a PowerPoint presentation of the overall project limits, anticipated costs, and schedule was conducted.

In general, the residents were in favor of the drainage improvements, but some residents voiced concerns with the chicanes, landscaping, and pedestrian mobility along the roadway. Some residents questioned whether speeding was really an issue for this corridor. The project team described how the speed study shows there are speeds in excessive of 60 MPH with the posted speed of 35MPH. A resident asked if the posted speed would change from what it is currently. The posted speed of 35MPH is not

proposed to be changed with this design. One resident requested that the project management team send him the most recent speed study of the corridor that was completed.

Residents suggested that stop signs or speed cameras be considered to mitigate speeding. The project team discussed how stop signs must be warranted, and they cannot directly be used as a traffic calming measure. In this case, the stop signs are not warranted to be installed. The Mayor was present as an area resident and offered some information about the viability of speed cameras in this area.

Residents were concerned with the cost of the improvements and if the chicanes would really work to reduce speeding. The project team discussed how national engineering traffic studies show that chicanes and narrower roadway lane widths are an effective measure to reduce speeding. Based on the comment cards (attached), a few residents recognize the speeding concerns for this corridor and want to see the traffic calming improvements.

Residents raised a concern that there would be a safety issue between cyclists and vehicular traffic at the beginning and ending points of the chicanes/gore areas. The project team discussed how the cyclists will be separated from the motorists in more locations due to the chicanes. There are bike buffers included in the roadway design in certain areas, and the roadway horizontal curves have been designed per engineering standards (AASHTO Green Book) for safety.

Residents voiced concerns with the amount of vegetation that will be provided in these chicanes & medians and how it can be difficult to see past or through the vegetation when entering Mockingbird Ln. The project team discussed how all the plantings would be strategically placed to mitigate the sight visibility concerns, and how the landscape will be maintained/irrigated. The design will follow the Town's standard guidelines for sight visibility.

Upon review of the sign-in sheets and project feedback to date, there was very little overlap in participants in this public meeting and the one that was held in November 2022.

#### **RECOMMENDATION:**

Authorize the Town Manager to execute Construction Manager at Risk agreement (contract No. CON-25-021-ENG) with Achen-Gardner Construction, LLC in the amount not-to-exceed \$258,896.61, and waive the 14-day contract execution wait period.

#### **BACKGROUND:**

Mockingbird Lane between 56<sup>th</sup> Street and Invergordon is an east-west collector in the Town of Paradise Valley, currently striped as a two-lane roadway with bike lanes on each side and sidewalk on the northside. The posted speed limit is 35 MPH. The project was first identified in the Town's Capital Improvement Program (CIP) in 2018 and includes both drainage and roadway improvements. The proposed improvements consist of the installation of storm drainage system, roadway resurfacing, addition of traffic calming features, and pavement markings for two lanes with bike lanes on each side.

**General Plan:**

The project supports several General Plan goals, including the following:

- Environmental Planning and Water resources – EPW 7.1, 7.7  
The project's proposed design seeks to improve the stormwater quality and quantity of the existing drainage system and to reduce damage due to stormwater flows, while integrating into a road improvement.
- Mobility – M1.1, 1.14, 2.1, 2.3 and 2.4  
The current project design accounts for vehicle, bicycle, and pedestrian traffic, which accommodates all users in the area for both mobility and recreation. In addition, the design includes horizontal traffic control measures to reduce vehicle speeds, provide traffic calming, and improve efficiency through the project limits.

**BUDGETARY IMPACT:**

FY25 CIP budget include \$875,000 for this project. The proposed CMAR pre-construction services agreement in the amount of \$258,896.61 will be covered by the available budget.

**ATTACHMENT(S):**

- A. Staff Report
- B. Presentation
- C. CON-25-021-ENG
- D. Open House Notes, Comment Cards & Attendance
- E. Speed Study
- F. Town Council Minutes – June 27, 2024