

Mockingbird Ln 56th St to Invergordon Rd Roadway and Drainage Improvements

CIP Project No. 2021-03 Roadway
CIP Project No. 2021-12 Drainage

Project Update

May 8, 2025





Presentation Overview

**Reasons for The
Presentation**

**Design Progress
Update**

**The CMAR
Difference**

**Preconstruction
Services Update**



Project Location





Check In

Town Resolution No. 2024-17 Significant Roadway Capital Improvement Project Process

5. Staff returns to Study Session to present publicly to Council the results of the 30% Plans' public outreach, and to receive Council input and consensus regarding 60% Plans.
6. Once the above step (5) is complete, Staff returns to Study Session to present to Council the 60% Plans and check in with Council to determine if there is any additional consensus input.
- 7. Once the above step (6) is complete, Staff and consultant prepare 90% Plans and schedule a Study Session check in with Council to ensure Staff has followed its direction in getting to 90% Plans.**
8. After the check in, Staff and consultant will finalize project documents to 100% Plans.
9. Staff will bring the approval of construction contracts to a Council Meeting for consideration and approval.
10. Staff will conduct a preconstruction public meeting, for all property owners and residents living adjacent to and within a specified distance of the project boundaries. The construction timeline will be shown, and all legal requirements will be discussed (i.e., TCEs).
11. Construction commences. Staff in conjunction with the Town's communications consultant will create a communications plan, which will include periodic updates to Council, Manager's Weekly articles, and working with other media outlets on stories and bulletins, as needed.
12. Construction complete.



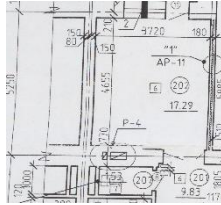
June 27, 2024 Town Council Meeting Notes

- There was Council support for the updated design.
The consultant moved forward with the approved concept and updated plans which are now at the 90% level.
- Agreement that the next step should be an open house to present the updated roll plot to the residents.
The public meeting was held on September 23, 2024 at Town Hall.
- The Council requested that the speed study be provided at the next meeting.
Speed study was provided during the November 14, 2024 study session.
- Council also gave direction to provide updated plans and start the utility review process
The updated project plans were provided to the utility companies. Relocations of utility lines will be required in many locations throughout the project.



Design Updates

Plans



Project construction plans are now at 90% design level. No change from Council approved concept for roadway, medians and chicanes layout.

Utilities



- Utility coordination is ongoing.
- Potential conflicts have been identified.
- Relocation options are being evaluated by utility companies.

Estimate



The Engineer's opinion of probable cost (engineer's estimate) was revised from \$12,308,000 based on the 60% plans (May 2024) to \$14,100,000 based on the 90% plans (January 2025).



The Construction Manager at Risk (CMAR) difference.

The CMAR project delivery method involves selection of a contractor based on qualifications. Once selection is made, two separate contract are then pursued and negotiated with the CMAR

1. Preconstruction services contract.

- The contractor start first by preparing initial price. This price is a starting point.
- The owner and the contractor will negotiate to reach a final price, once an agreement is reached this price will be called Guaranteed Maximum Price (GMP).

2. Construction contract with GMP.

- The contractor will perform the work at this price.



Preconstruction Services Update

Contract



Achen-Gardner Construction LLC was awarded the preconstruction services contract (November 14, 2024) to perform utility potholing, constructability review, preparation of construction cost model and other services typically required in a Construction Manager at Risk (CMAR) contract.

Utilities



The CMAR has completed utility potholing, which involved excavating and exposing 68 locations to address potential conflicts between existing utility lines and components of the proposed drainage system.

Estimate



The CMAR submitted their cost model (construction cost estimate) for the project (March 2025). The cost came in at \$20,600,000, higher than project estimate.



Cost Estimates

Engineer's Opinion of Probable Cost (Engineer's Estimate)			
Item	Combined Cost	Town Cost	FCDMC Cost
Roadway Improvements	\$ 3,213,000	\$ 3,213,000 (100%)	-
Drainage Improvements	\$ 10,871,000	\$ 3,804,850 (35%)	\$ 7,066,150 (65%)
Total	\$ 14,084,000	\$ 7,017,850	\$ 7,066,150

CMAR's Cost Model (Contractor's Estimate)			
Item	Combined Cost	Town Cost	FCDMC Cost
Roadway Improvements	\$ 5,428,641	\$ 5,428,641 (100%)	-
Drainage Improvements	\$ 15,194,777	\$ 5,318,172 (35%)	\$ 9,876,605 (65%)
Total	\$ 20,623,418	\$ 10,746,813	\$ 9,876,605

Negotiation



Negotiation process with the CMAR is underway.



The Town engaged Infrastructure Mavens, LLC, an independent cost estimator, to provide support in the negotiations with the CMAR with the objective of reducing the quoted construction costs.

- Thoroughly analyzing the CMAR's proposed pricing.
- Construction methodologies.
- Traffic control and project staging.
- Material selections.



Project Schedule

Task	Date
CMAR preconstruction services contract	November 14, 2024
Utility potholing start	December 2024
90% Design	January 2025
100% Design	June 2025
Utility relocations	June 2025 to April 2026
CMAR Draft GMP*	September 2025
CMAR GMP* contract (**)	January 2026
Anticipated construction start	May 2026
Estimated construction duration	12-18 Months

* GMP = Guaranteed Maximum Price

** Next council action



Thank You!

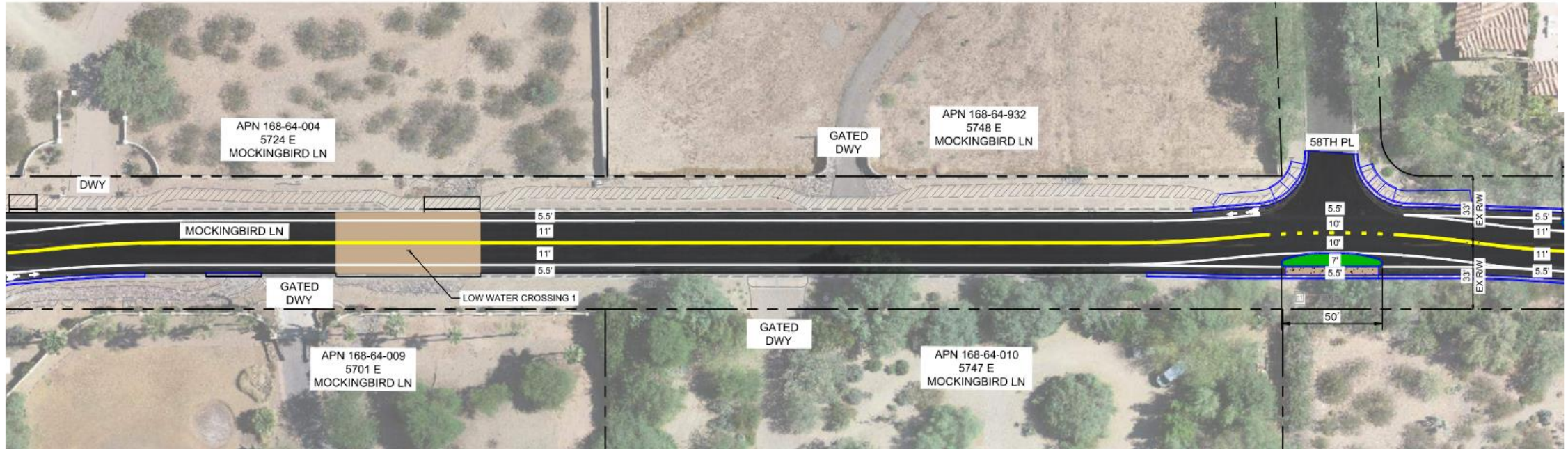
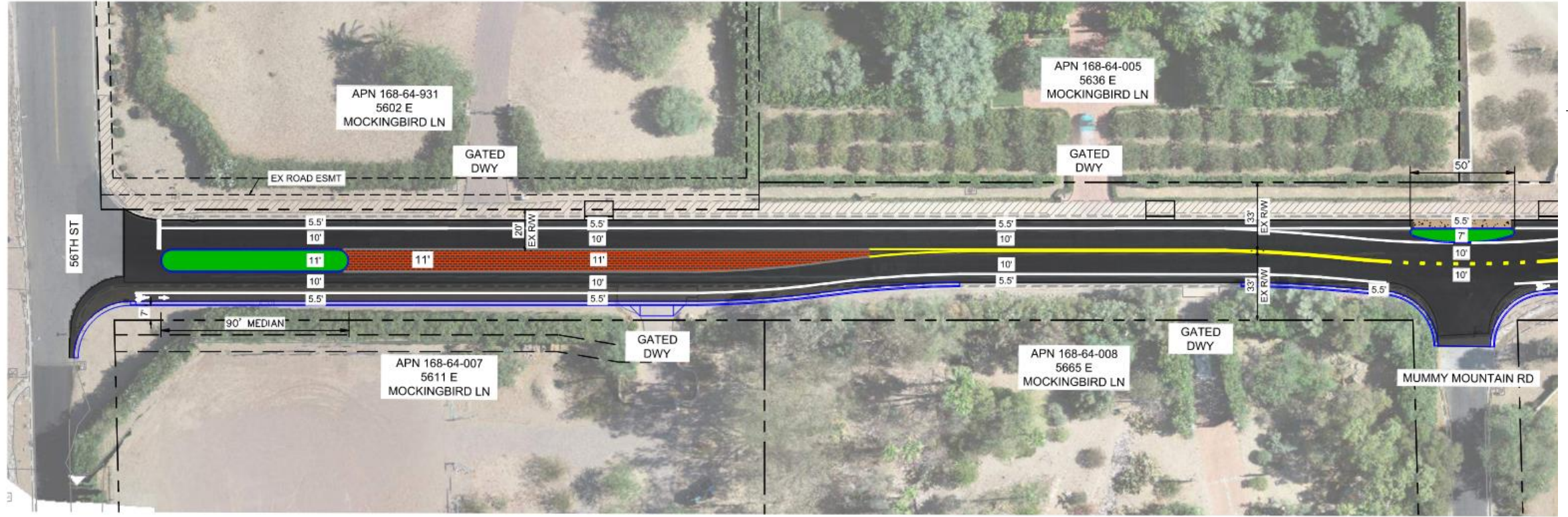
Questions?

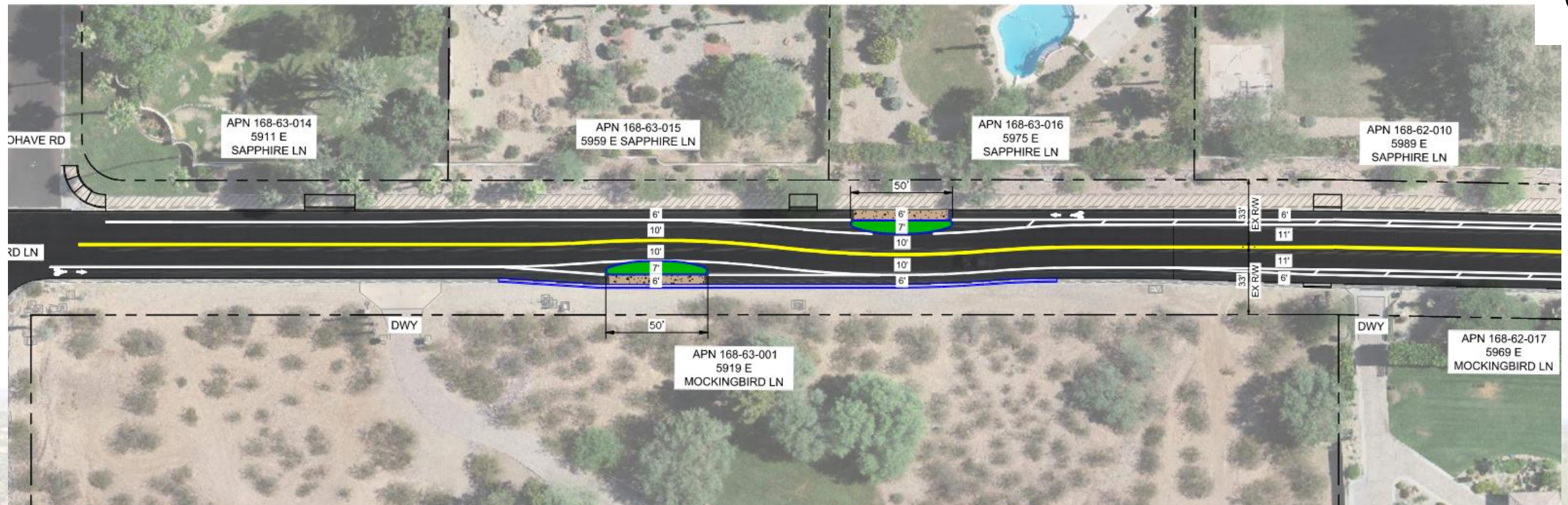
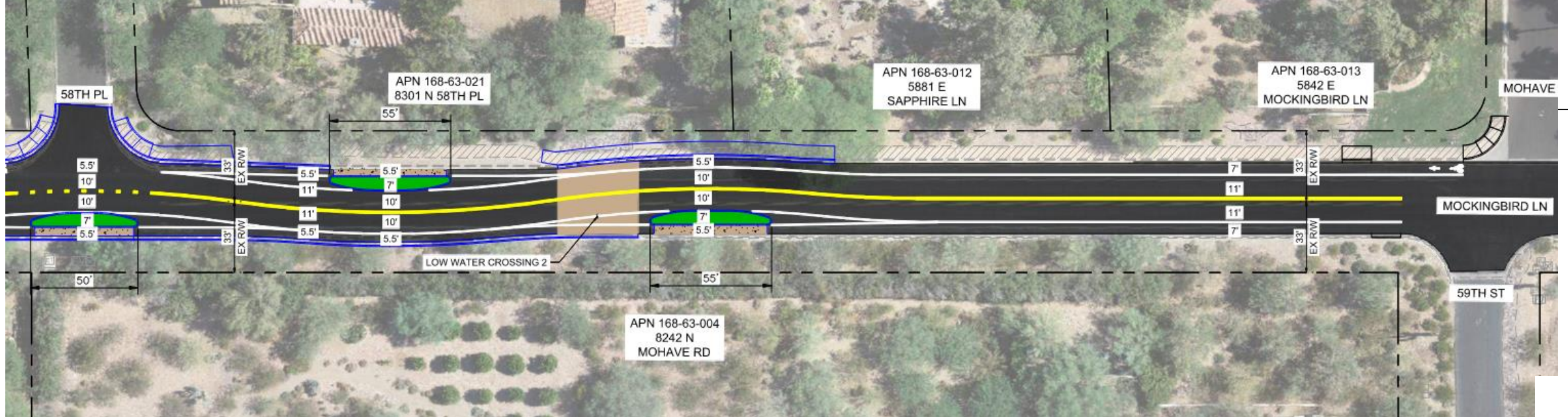


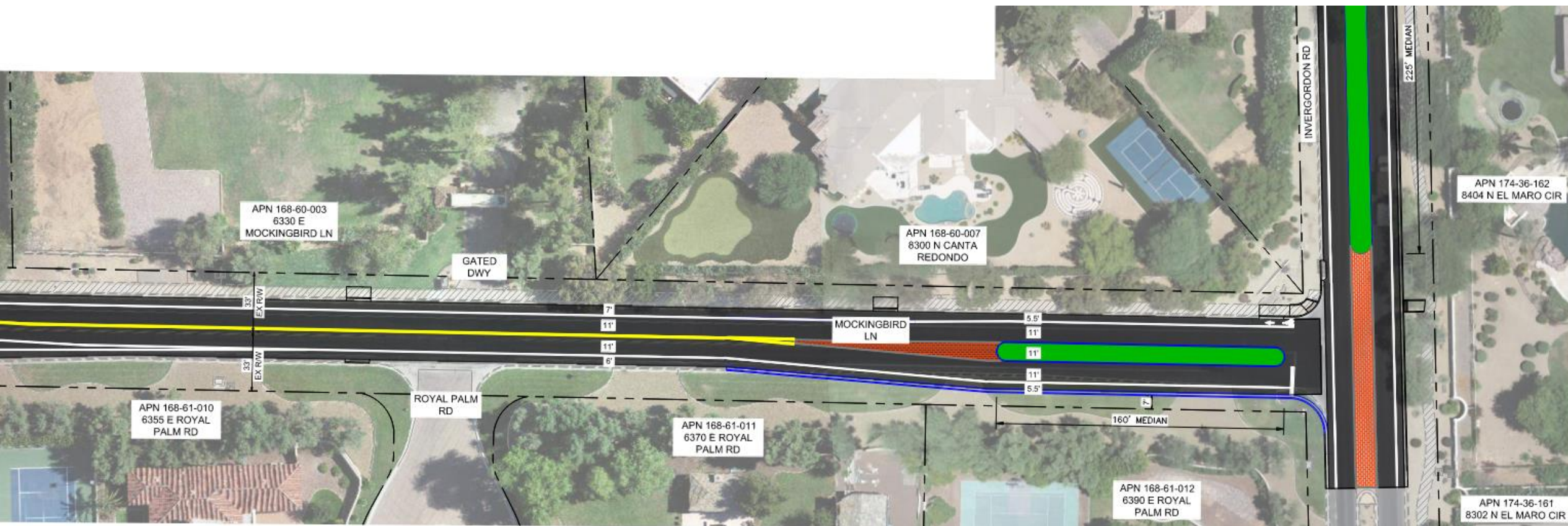


The following slides are included for reference only











Median – Looking West Down Mockingbird Lane from Invergordon Road





Transition – Looking Northwest at the Intersection of Mockingbird Lane and Invergordon Road





Median – Looking East Down Mockingbird Lane from 56th Street





Chicanes along Mockingbird Lane





Project History

BACKGROUND:

Mockingbird Lane between 56th Street and Invergordon Road 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 north side. The posted speed limit is 35 MPH. The project was first identified in the Town's Capital Improvement Program (CIP) in 2018. The project scope includes roadway and storm drainage system 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. A brief history of the project development is summarized below:

- Project Assessment (PA) was developed in March 2021 by the design consultant Kimley-Horn. This document presented three roadway improvement alternatives:

Alternative 1 – Meander	(2-lane + median, 45' wide)
Alternative 2 – No Meander	(2-lane + median, 45' wide)
Alternative 3 – Mill/Overlay	(2-lane, 33' wide, match existing footprint)



Project History

- In May 2021, staff directed the design consultant to proceed with Alternative 3 – Mill/Overlay with sidewalk on the south side and to investigate potential traffic calming measures.
- Traffic calming measures were developed (including the use of chicanes) and presented to Council on November 10, 2022. The Council directed staff to start public outreach efforts.
- A public meeting was held on November 30, 2022, at Town Hall where residents commented on removing the proposed sidewalk on the south side of Mockingbird Lane.
- 60% engineering design plans encompassing the use of chicanes without new sidewalks on the south side of the road were developed and submitted for staff's review in June 2023.
- On November 9, 2023, staff presented the 60% engineering plans to the Town Council, to seek further direction and comments on the proposed roadway improvements. The Council directed staff to re-evaluate meandering roadway as an alternative for this section of Mockingbird.
- On February 8th, 2024, staff presented available options for roadway improvements along with a cost estimate for each:
 - Roadway with chicanes.
 - Meandering Roadway with Medians.
 - Mill & Overlay - No Traffic Calming Features.

Council requested staff to provide renderings showing proposed improvements and incorporate landscaping in the concept. Staff indicated the possibility of incorporating median in the chicane option at 56th Street & Mockingbird and at the Invergordon Road & Mockingbird intersections to add visual enhancements to the project.



Project History

- On May 23, 2024, staff presented a hybrid traffic calming alternative to Council that included both medians and chicanes for the roadway improvements along with the cost estimates. Council decided on the hybrid alternative with additional directions outlined in the Council session summary.
- On June 13, 2024, Council study session, staff presented additional rendering and roll plots to address Council comments from May 23, 2024 meeting.
- On June 27, 2024 Council study session, staff presented modified chicanes locations to address Council comments during the June 13, 2024 meeting.
- On September 23, 2024, project open house which was held in Town Hall.
- In August 2024, Achen-Gardner was selected as the CMAR for this project through a qualification based competitive process.
- On November 14, 2024, staff:
 1. Provided an update related to project open house to Council and,
 2. Recommended the approval of preconstruction services agreement with Achen-Gardner. The agreement was approved by the Council.