

# Mockingbird Ln

## 56<sup>th</sup> St to Invergordon Rd

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

November 14, 2024





# Presentation Overview

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- Part 1- CMAR Contract
- Part 2 - Open House Update





Mockingbird Ln  
56th St to Invergordon Rd

# Construction Manager at Risk (CMAR) Contract





# The Contract

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- **Contractor:** Achen-Gardner Construction, LLC was selected through a qualification based competitive process in August 2024
- **Contract type:** Construction Manager at Risk (CMAR)
- **Amount:** \$258,896.61
- **Scope:** The proposed agreement will cover the necessary pre-construction services including performing utility potholing, public outreach, and additional owner allowance.







# Budgetary Impact

- FY25 CIP budget includes \$875,000 for this project.
- The proposed CMAR agreement amount will be covered by the available budget.





# Council Action

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.





Mockingbird Ln  
56th St to Invergordon Rd

# Open House Update





# June 27, 2024 Town Council Meeting Notes

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- There was Council support for the updated design and 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 studies have been provided.

- Council also gave direction to provide updated plans and start the utility review process

The updated plans have been given to the utility companies. Relocations are required and that process has started.





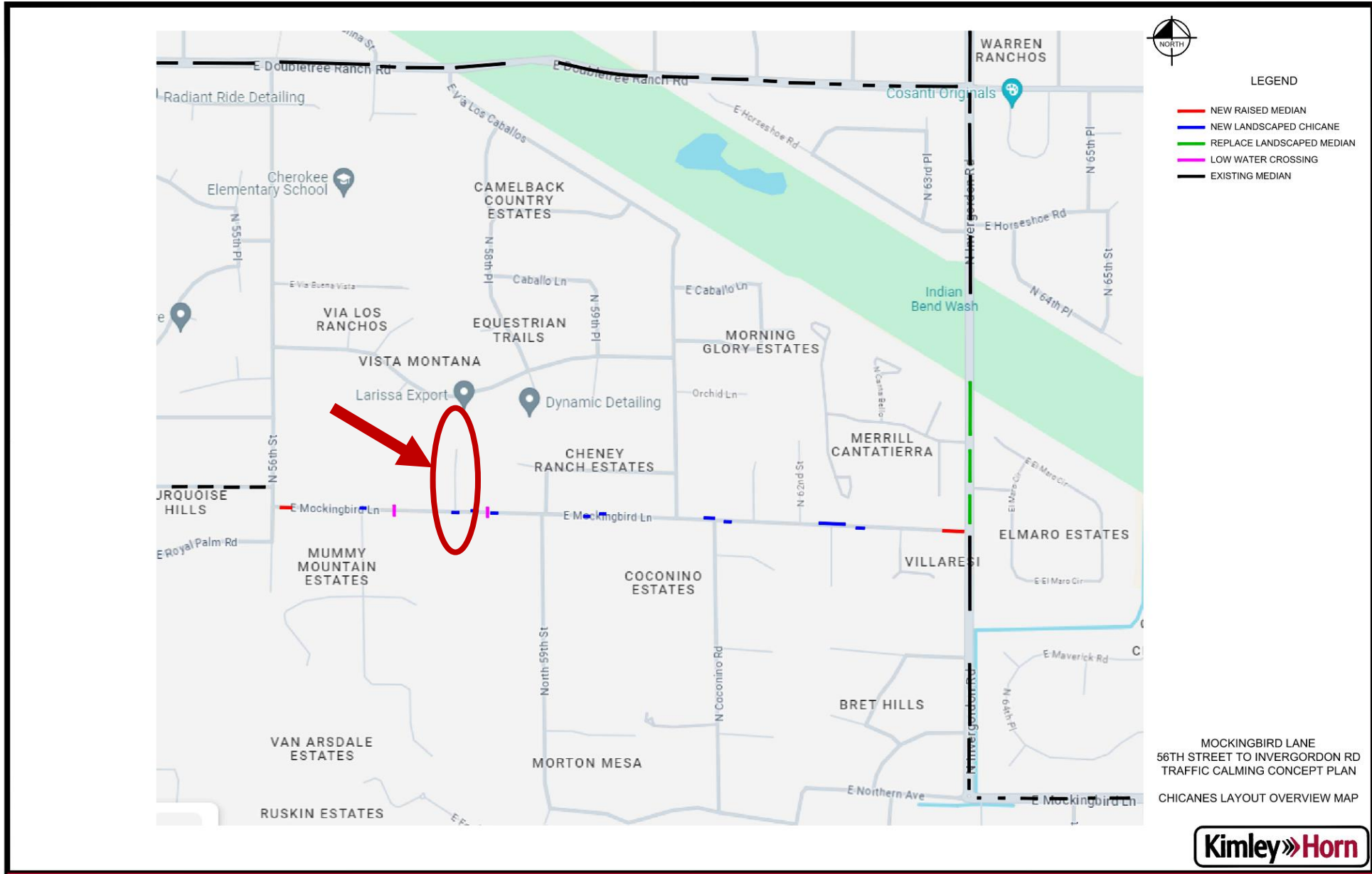
# Public Meeting Overview

- Meeting was held on September 23, 2024.
- 14 residents attended the meeting.
- 6 comment cards were received from residents.
- The meeting was conducted in an open house format with a presentation.
- In general
  - Residents were in favor of the drainage improvements.
  - Some residents voiced concerns with the effectiveness of the chicanes, landscaping and mobility along the roadway.
  - Some residents questioned whether speeding was really an issue for this corridor.
  - There was a suggestion to use stop signs or speed cameras instead.
  - Some residents voiced concerns about the amount of vegetation that will be provided in the chicanes and medians and how it can be difficult to see past it.





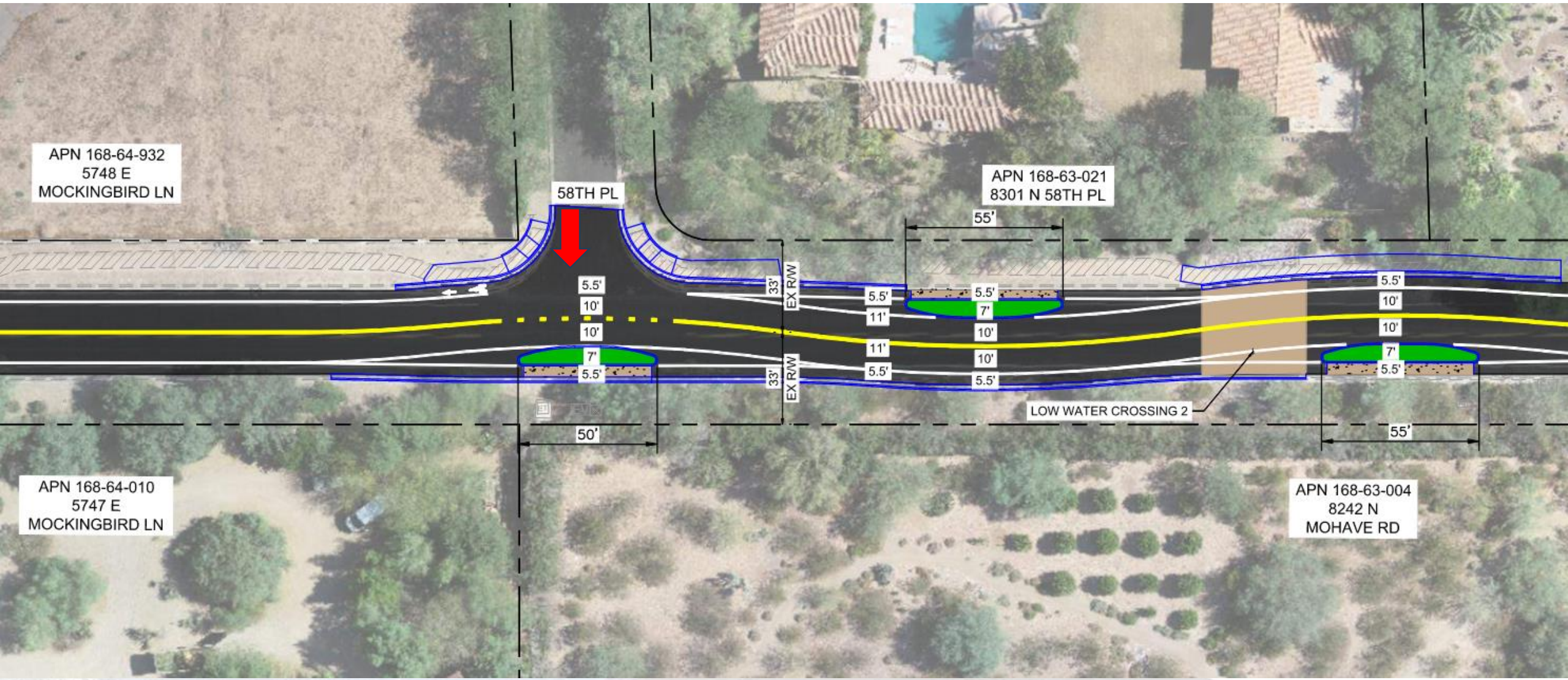
# Landscaping and Sight Visibility 58<sup>th</sup> Place and Mockingbird Lane







# Sight Visibility 58<sup>th</sup> Place and Mockingbird Lane







# Existing - Looking West



58<sup>th</sup> Place





# Existing - Looking East



58<sup>th</sup> Place





# Proposed - Looking East



58<sup>th</sup> Place





# Proposed - Looking East with Tree



58<sup>th</sup> Place



# Speed Study

### Location



E Mockingbird Ln  
Morningglory  
Latitude: 33.558235  
Longitude: -111.952759

### Analysis Time Period



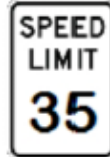
Start	End
3/17/2023 11:07 AM	3/22/2023 8:29 AM

### Vehicles Analyzed



6,680

### Speed Limit



35

### Total Enforceable Violations



391

### Average Speed



36

### % Enforceable Violations



6%

### Fastest Speed



99

### Enforcement Rating

LOW

### Slowest Speed



7





# Speed Study

Default Report Title  
Use Preferences to Define Titles

Site Code: 00005700  
Station ID:  
Location 1: E Mockingbird Ln  
Location 2: Morningglory  
Location 3:  
Location 4:

Comment 1:  
Comment 2:  
Comment 3:  
Comment 4:  
Latitude: 33.558235  
Longitude: -111.952759

### Averaged Daily Totals

Combined

	<= 15	>15 to 20	>20 to 25	>25 to 30	>30 to 35	>35 to 40	>40 to 45	>45 to 50	>50 to 55	>55 to 60	>60 to 65	>65 to 70	> 70	Total
Sunday	14	43	23	44	141	306	260	76	9	3	2	0	1	922
Monday	19	39	28	69	242	594	436	103	17	3	2	0	0	1,552
Tuesday	16	39	27	107	292	641	405	104	13	2	2	0	0	1,648
Wednesday	41	102	53	25	43	108	67	17	8	0	0	0	0	464
Thursday	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Friday	10	32	26	74	183	380	205	61	7	2	3	0	6	989
Saturday	23	57	41	58	157	380	268	98	17	4	2	1	0	1,106
Total	123	312	198	377	1,058	2,409	1,641	459	71	14	11	1	7	6,681





# Utilities

- City of Phoenix Waterlines.
- Crown Castle, Cox, and CenturyLink Communication Lines.
- APS Electric lines.
- Southwest Gas.
- Sewer Lines.
- Utility potholing will begin in December 2024.
- Relocation designs will begin in early 2025.
- Actual relocations of affected utilities are anticipated to start in the summer of 2025.





# Construction Cost Estimate

Item	Combined Cost	Town Cost	FCDMC Cost
Mockingbird Roadway Improvements	\$ 3,876,000	\$ 3,876,000	-
Invergordon Roadway Improvements	\$ 1,500,000	\$ 525,000	\$ 975,000
Mockingbird/Invergordon Drainage Improvements	\$ 6,932,000	\$ 2,426,000	\$ 4,506,000
<b>Total Construction Cost Estimate</b>	<b>\$ 12,308,000</b>	<b>\$ 6,827,000</b>	<b>\$ 5,481,000</b>





# Project Schedule

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

\*GMP = Guaranteed Maximum Price





# Questions





# Presentation Recap from June 27, 2024 Study Session





# June 13, 2024 Town Council Meeting Notes

There was Council consensus to make following modifications to the design:

1. The low-water crossings should be San Diego buff-colored concrete. The Council did not favor stamped concrete or pavers in low water crossings.

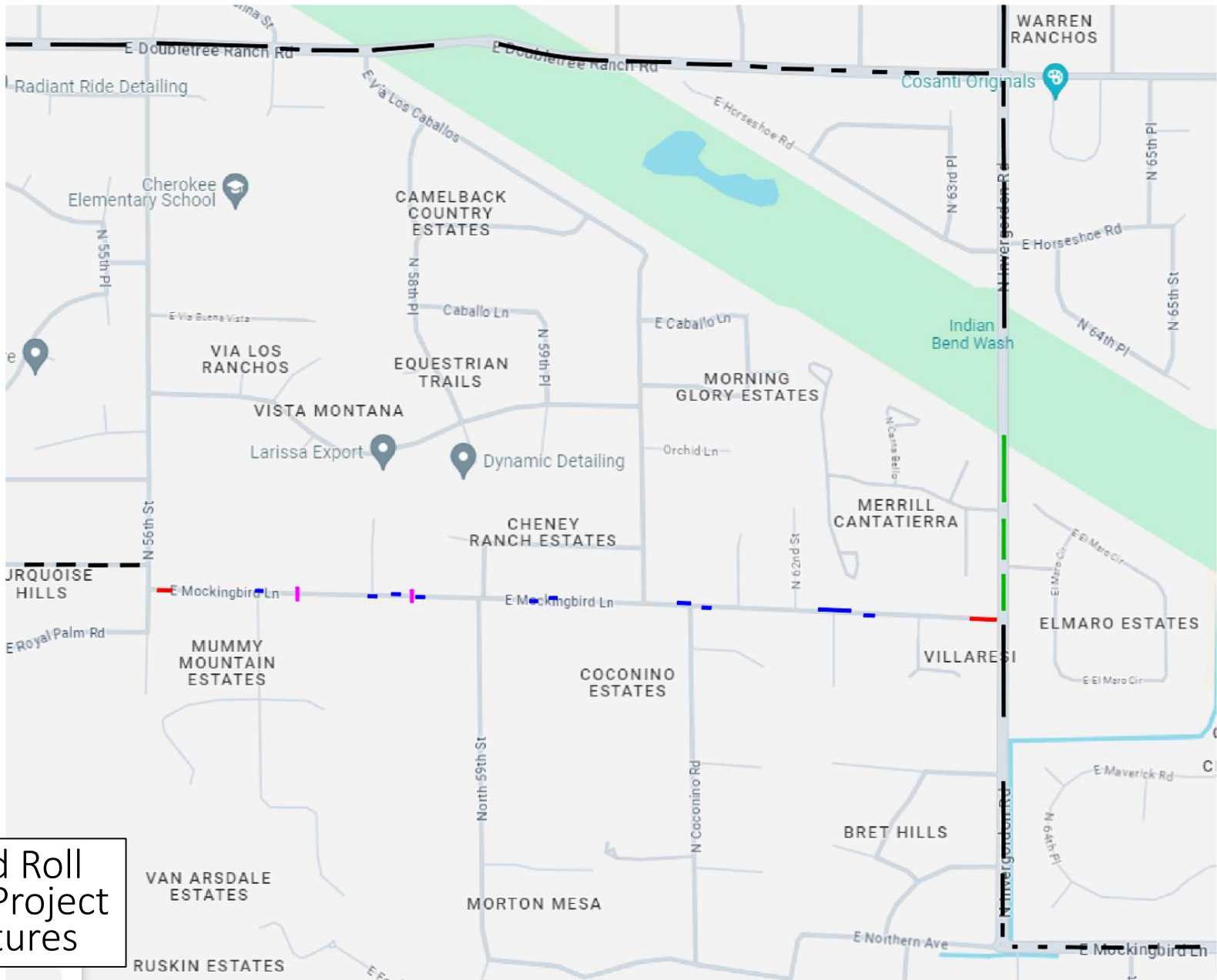
- **Response:** The low water crossings will be concrete with San Diego Buff coloring.

2. Avoid locating chicanes near driveways to avoid potential conflicts between vehicles turning left and bicyclists and pedestrians. Consider locating a chicane on the portion of Mockingbird near Lane 58<sup>th</sup> Place where there are no driveways, but the keep the project cost the same or less.

- **Response:** We relocated the chicanes on the west side of the project and have placed these chicanes near 58<sup>th</sup> Place. This change had a ripple effect to the chicanes to the east. We have evaluated the distance from the chicanes to adjacent driveways with special care given to chicanes that would obstruct the view for a left turning movement.

The proposed updates will have minimal impacts to the total project cost. There were previously a total of 11 chicanes and 2 medians (June 13). Now, there are 10 chicanes and 2 medians.





LEGEND

- NEW RAISED MEDIAN
- - - NEW LANDSCAPED CHICANE
- REPLACE LANDSCAPED MEDIAN
- LOW WATER CROSSING
- EXISTING MEDIAN

See Attached Roll Plot (pdf) for Project Specific Features

MOCKINGBIRD LANE  
56TH STREET TO INVERGORDON RD  
TRAFFIC CALMING CONCEPT PLAN  
CHICANES LAYOUT OVERVIEW MAP







# Considerations/Constraints

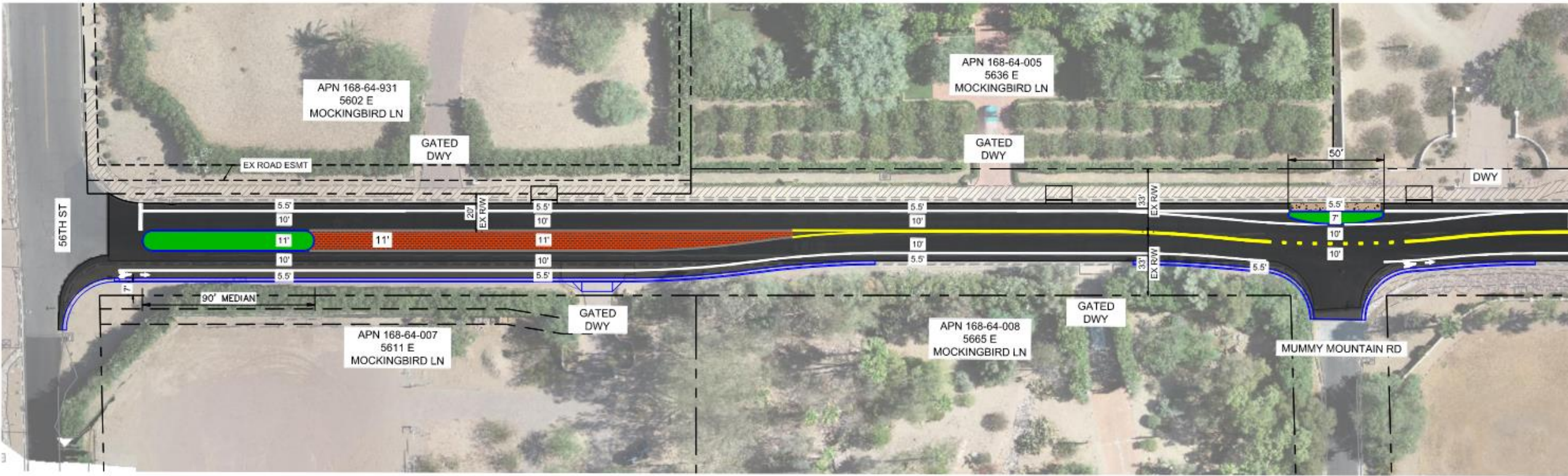
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1. Driveways and Access
2. Intersections
3. Optimal Traffic Calming Spacing
4. Bike Lanes
5. Utilities
6. Minimize Impacts to Existing Landscaping





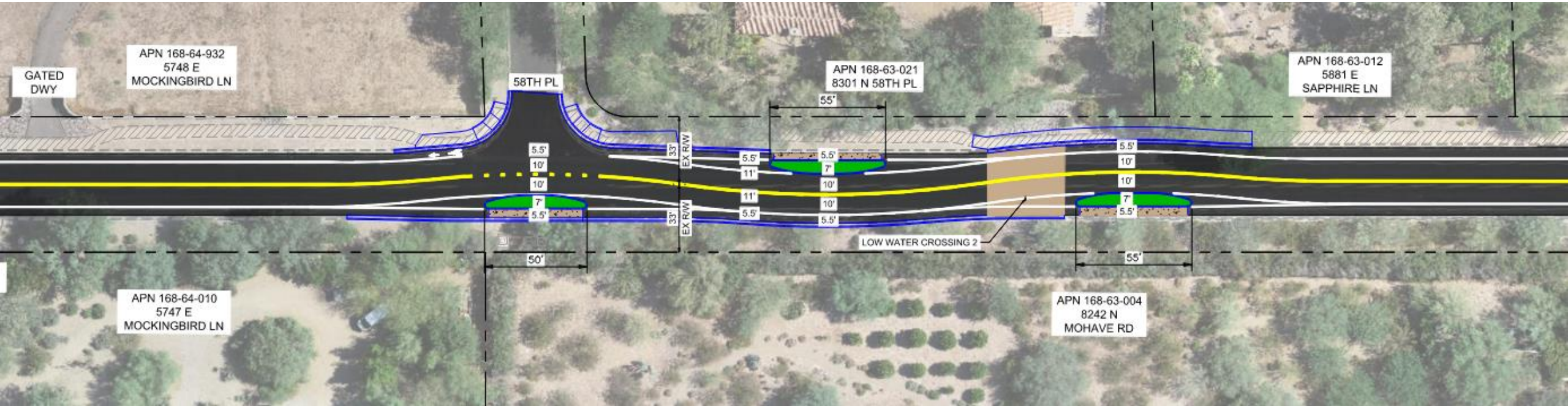
# Mockingbird Lane and 56<sup>th</sup> Street







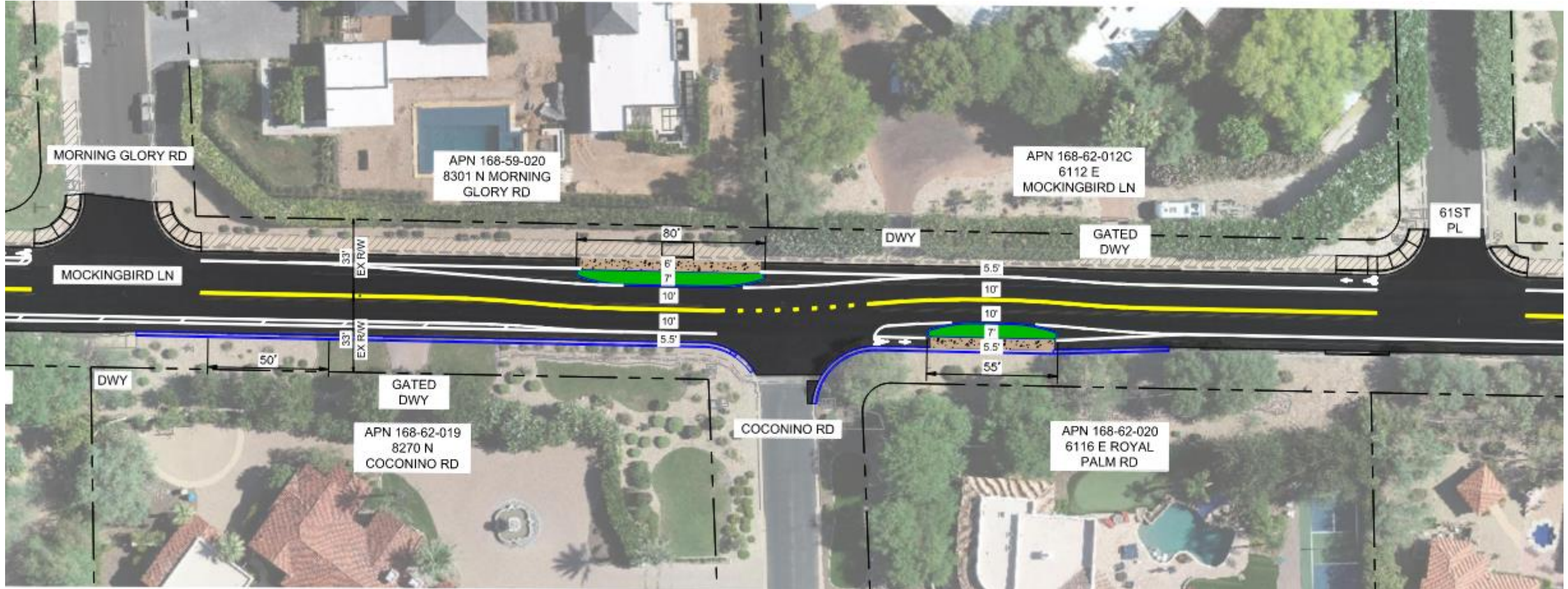
# Mockingbird Lane and 58<sup>th</sup> Place







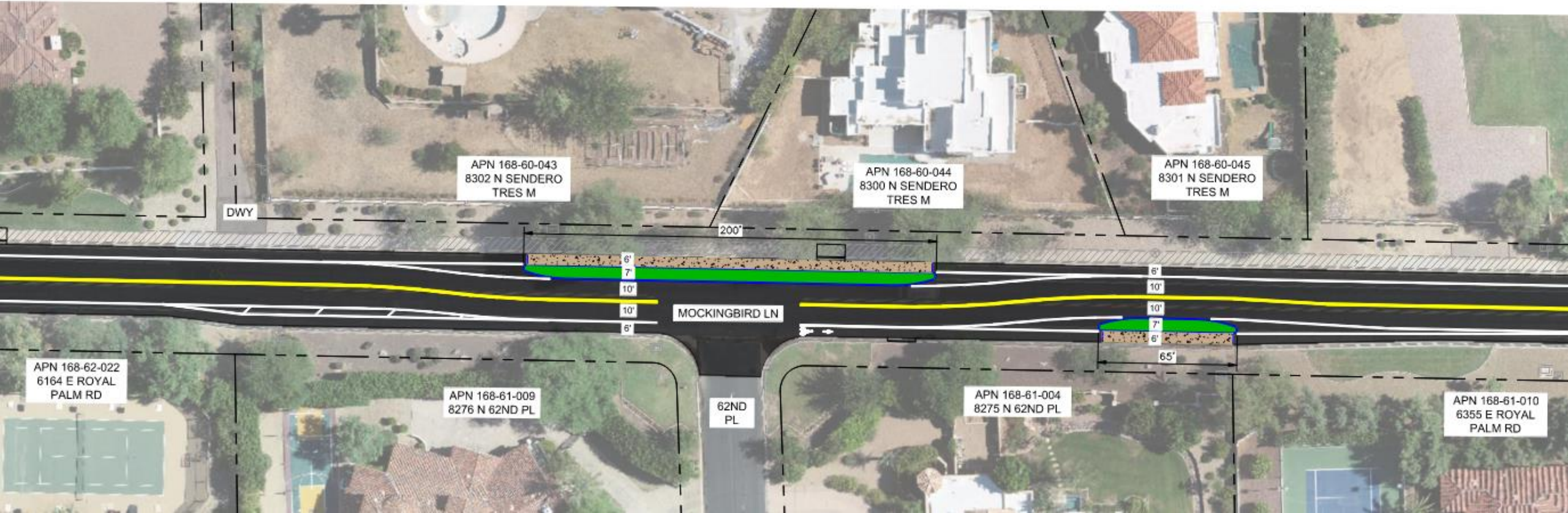
# Mockingbird Lane and Coconino Road







# Mockingbird Lane and 62<sup>nd</sup> Place





# Presentation Recap from June 13, 2024 Study Session







# May 23, 2024 - Town Council Meeting Notes

1. Provide a single plan drawing depicting the entire project scope from Invergordon Rd north of Mockingbird Ln to the intersection of Mockingbird Ln and 56<sup>th</sup> St.
  - **Response:** An overview map is provided on Slide #8 and a full roll plot of the project extents is attached to this presentation in PDF format that can be zoomed in to see specific features. The roll plot was too long to include in this PowerPoint Presentation.
2. Provide a new rendering showing the transition from Invergordon Rd to Mockingbird Ln.
  - **Response:** This new rendering is now provided on Slide #11.
3. Call out the driveway locations and property addresses.
  - **Response:** The driveways are now denoted on the attached pdf roll plot as “DWY”. Property addresses are also included.
4. Provide renderings showing a landscape palette consistent with neighboring streets. Provide an explanation if plant substitutions were made based on the Visually Significant Corridors Plan or recommendations from the Public Works Department.
  - **Response:** The landscape palette has been provided on Slide #9. The Visually Significant Corridor Plan was referenced, and tree/plant substitutions were completed based on the Plan. The plants specified are all low water use/drought tolerant species.



# May 23, 2024 - Town Council Meeting Notes (Cont.)

5. Provide renderings showing pavement treatments, such as stamped asphalt, striping, and low water crossing, while taking into consideration consistency with surrounding streets.
  - **Response:** The surface treatments and examples are now included on Slide #9 with examples also shown on the attached roll plot (pdf).
6. Add additional chicanes where appropriate.
  - **Response:** One more set (2 chicanes) was added on Mockingbird Lane near Coconino Road.
7. The location and length of median islands should be designed giving priority to unobstructed driveway access.
  - **Response:** All the driveways still maintain full access. The median on the west side of the project near 56<sup>th</sup> Street was reduced by 20 feet in length. The nearest driveway is 65 feet away. The new median total length is 90 feet.
8. Include the Council meeting minutes and a description of how the updated concept design incorporates the Council's direction.
  - **Response:** The notes above provide description to how Council's comments were addressed.





# Project Location





# Project Overview

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- Two components: Drainage improvements and roadway improvements.
- Cost of drainage component would be shared with FCD.
  - 65% FCD
  - 35% PV
- Roadway portion cost would be covered 100% by PV.







# Project Development History

- Project Assessment (PA) was developed in March 2021 by design consultant Kimley-Horn. It 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)
- 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.
- November 2022 – Public meeting was held at Town Hall.





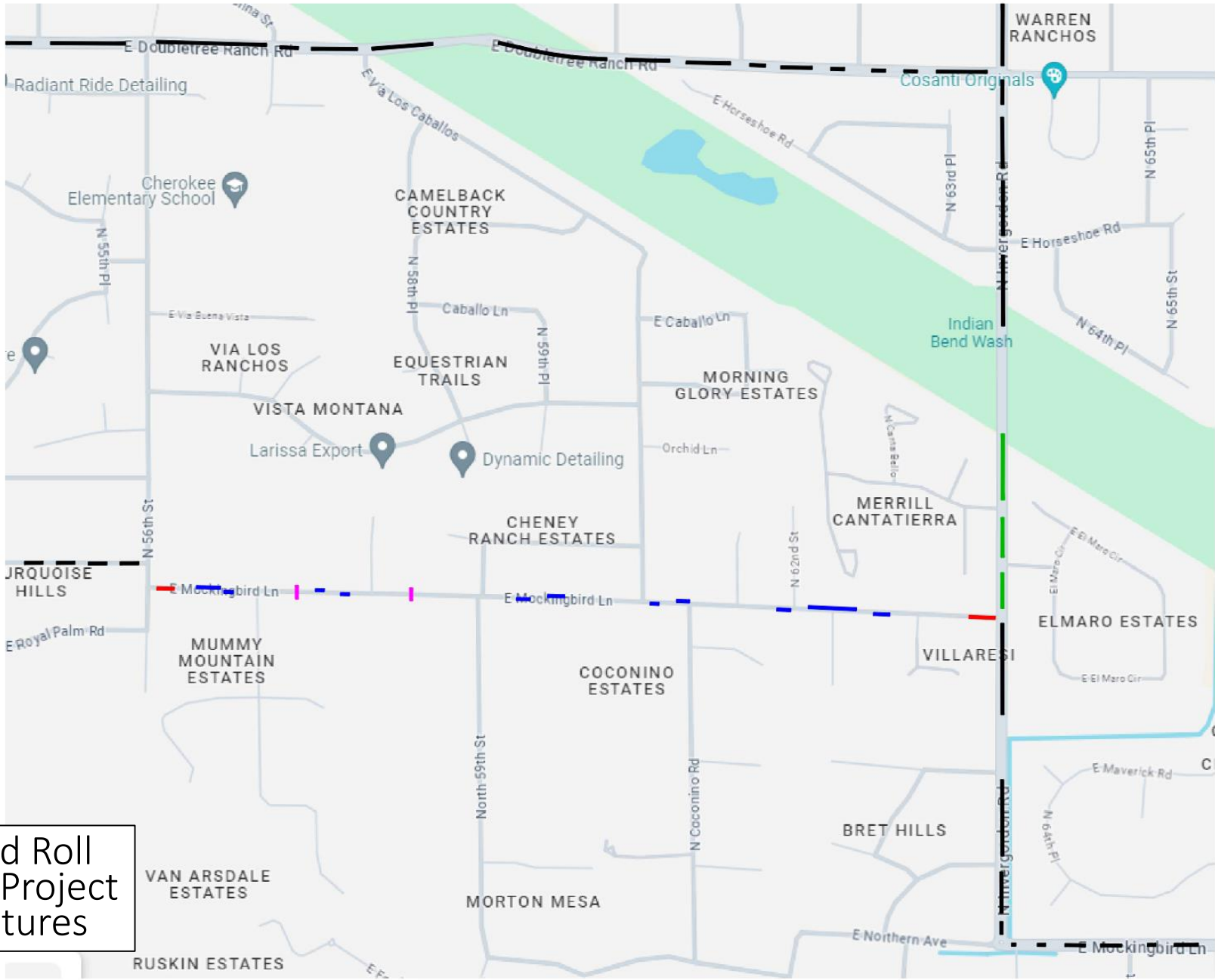
# Project Development History

- On November 9, 2023, staff presented to Council the 60% level plans that incorporated the use of chicanes, to seek further direction and comments on the proposed roadway improvements. Council directed staff to reevaluate meandering roadway as an alternative for this section of Mockingbird.
- On February 8th, 2024, staff presented available options for roadway improvements along with 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.

- Notice of the May 23<sup>rd</sup> study session was provided to residents in the area.
- **May 23, 2024 Council Meeting – Council agreed with the Hybrid Approach (Roadway with Chicanes Plus Medians)**





LEGEND

- NEW RAISED MEDIAN
- NEW LANDSCAPED CHICANE
- REPLACE LANDSCAPED MEDIAN
- LOW WATER CROSSING
- EXISTING MEDIAN

See Attached Roll Plot (pdf) for Project Specific Features

MOCKINGBIRD LANE  
56TH STREET TO INVERGORDON RD  
TRAFFIC CALMING CONCEPT PLAN  
CHICANES LAYOUT OVERVIEW MAP





# Landscape Palette

HARDSCAPE				SHRUBS				
	Decomposed Granite // Madison Gold	Landscape Boulders	Concrete Unit Pavers // Median Treatment		Calliandra californica* // Baja Fairy Duster	Justicia californica* // Chuparosa	Salvia clevelandii* // Chaparral Sage	Vauquelinia californica* // Arizona Rosewood
	HARDSCAPE					CACTI		
Chicane		Low Water Crossing // Natural Gray	Alternate Concrete Color // San Diego Buff	Carnegiea gigantea* // Saguaro	Echinocactus grusonii* // Golden Barrel Cactus		Fouquieria splendens* // Ocotillo	Opuntia santa-rita* // Purple Prickly Pear
TREES					ACCENTS			
	Olneya tesota* // Ironwood	Parkinsonia florida* // Blue Palo Verde	Prosopis velutina* // Velvet Mesquite	Agave desmettiana* // Smooth Agave		Agave murpheyi // Hohokam Agave	Aloe x 'Blue Elf' // Blue Elf Aloe	
	GROUNDCOVER					GRASSES		
Bulbine frutescens* // Yellow Bulbine		Chrysothamnus mexicanus* // Damianita	Tetaneuris acaulis* // Angelita Daisy	Muhlenbergia capillaris // Pink Muhly				





# 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 56<sup>th</sup> Street







# Chicanes along Mockingbird Lane





# Project Cost Estimate

## ENGINEER'S OPINION OF PROBABLE COST SUMMARY

Item	Total Cost	Town Cost	FCDMC Cost
<b>Roadway with Chicanes + 2 Medians (Hybrid)</b>			
Mockingbird Roadway Improvements	\$ 3,876,000	\$ 3,876,000	-
Invergordon Roadway Improvements	\$ 1,500,000	\$ 525,000	\$ 975,000
Mockingbird/Invergordon Drainage Improvements	\$ 6,932,000	\$ 2,426,000	\$ 4,506,000
<b>Total Hybrid Layout Construction Cost</b>	<b>\$ 12,308,000</b>	<b>\$ 6,827,000</b>	<b>\$ 5,481,000</b>



# Project Timeline and Next Step

Task	Status/Duration/Completion
60% Design	Pending Council approval
CMAR selection approval*	October 2024
90% Design*	December 2024
100% Design	February 2025
CMAR GMP contract*	March 2025
Utilities relocation	Jan 2025 to Apr 2026
Anticipated construction start	May 2026
Estimated construction duration	18-24 Months

\* Council input/approval





(The next slides are provided for  
reference only)



# Mockingbird Ln

## 56<sup>th</sup> St to Invergordon Rd

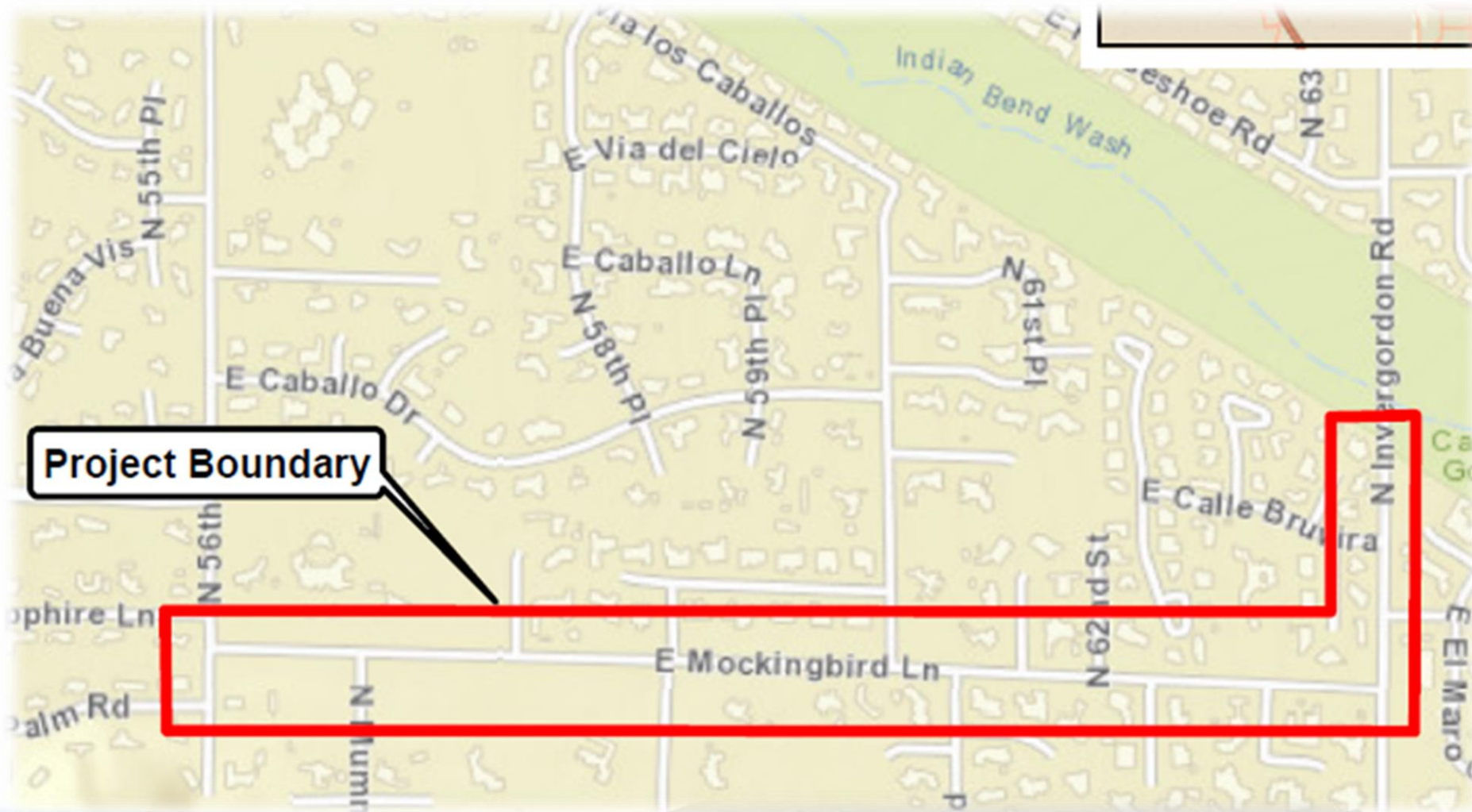
CIP Project No. 2021-03 Roadway  
CIP Project No. 2021-12 Drainage

May 23, 2024





# Project Location







# Project Overview

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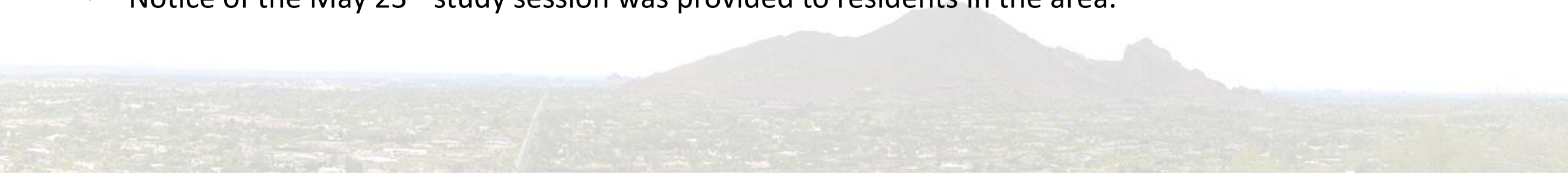


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  - Mill & Overlay - No Traffic Calming Features.

Council requested staff to provide renderings showing proposed improvements and incorporate landscaping in the concept.

- Notice of the May 23<sup>rd</sup> study session was provided to residents in the area.







# Where Are We Now?

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Based on the input we have received so far, here are the four available roadway improvement options:

Roadway with Chicanes Plus Medians (Hybrid)  
- new plans follow

Roadway with Chicanes

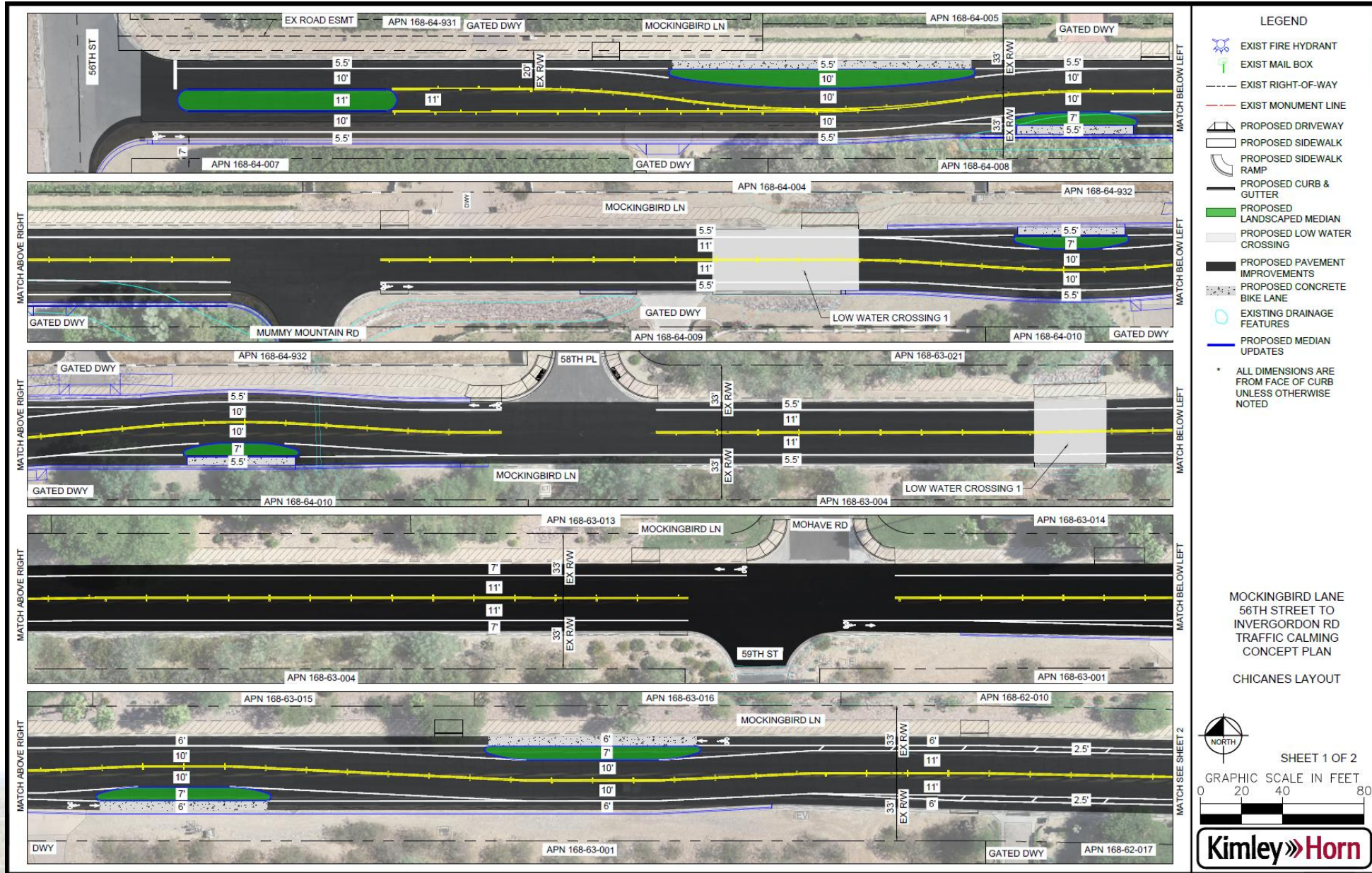
Meandering Roadway with Medians

Mill & Overlay - No Traffic Calming Features





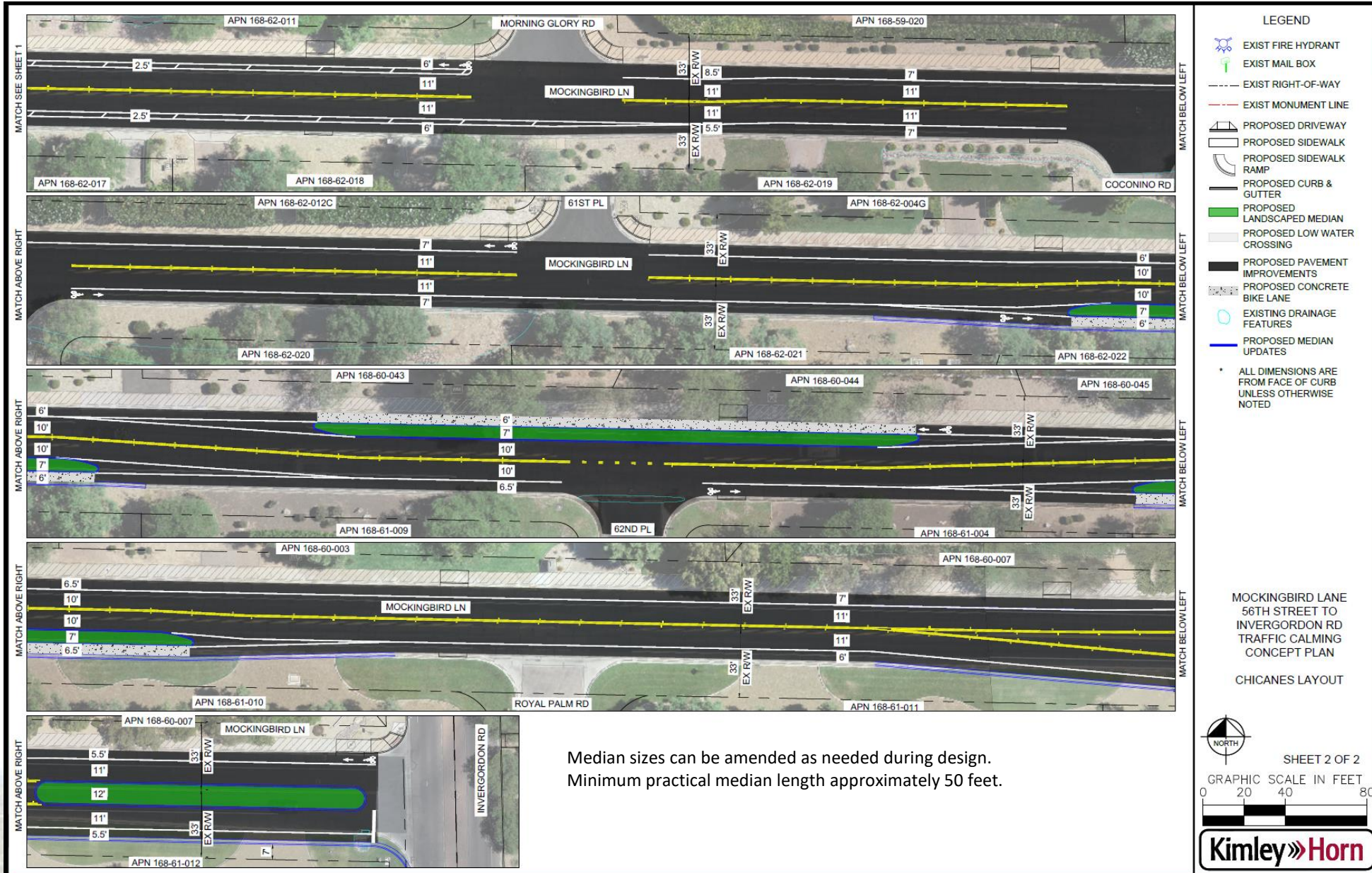
# Chicanes Plus Medians (Hybrid)







# Chicanes Plus Medians (Hybrid)



Median sizes can be amended as needed during design.  
Minimum practical median length approximately 50 feet.

MOCKINGBIRD LANE  
56TH STREET TO  
INVERGORDON RD  
TRAFFIC CALMING  
CONCEPT PLAN

CHICANES LAYOUT

NORTH

SHEET 2 OF 2

GRAPHIC SCALE IN FEET  
0 20 40 80

**Kimley»Horn**



# Median





# Median





# Chicanes







# Project Cost Estimate

## ENGINEER'S OPINION OF PROBABLE COST SUMMARY

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<b>Total Chicane Layout Construction Cost</b>	<b>\$ 12,308,000</b>	<b>\$ 6,827,000</b>	<b>\$ 5,481,000</b>
<b>Meandering Roadway with Medians</b>			
Mockingbird Roadway Improvements	\$ 7,041,000	\$ 7,041,000	-
Invergordon Roadway Improvements	\$ 1,500,000	\$ 525,000	\$ 975,000
Mockingbird/Invergordon Drainage Improvements	\$ 6,932,000	\$ 2,426,000	\$ 4,506,000
<b>Total Meandering Layout Construction Cost</b>	<b>\$ 15,473,000</b>	<b>\$ 9,992,000</b>	<b>\$ 5,481,000</b>
<b>Mill &amp; Overlay - No Traffic Calming Features</b>			
Mockingbird Roadway Improvements	\$ 974,000	\$ 974,000	-
Invergordon Roadway Improvements	\$ 1,500,000	\$ 525,000	\$ 975,000
Mockingbird/Invergordon Drainage Improvements	\$ 6,932,000	\$ 2,426,000	\$ 4,506,000
<b>Total Mill/Overlay Construction Cost</b>	<b>\$ 9,406,000</b>	<b>\$ 3,925,000</b>	<b>\$ 5,481,000</b>



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Thank You





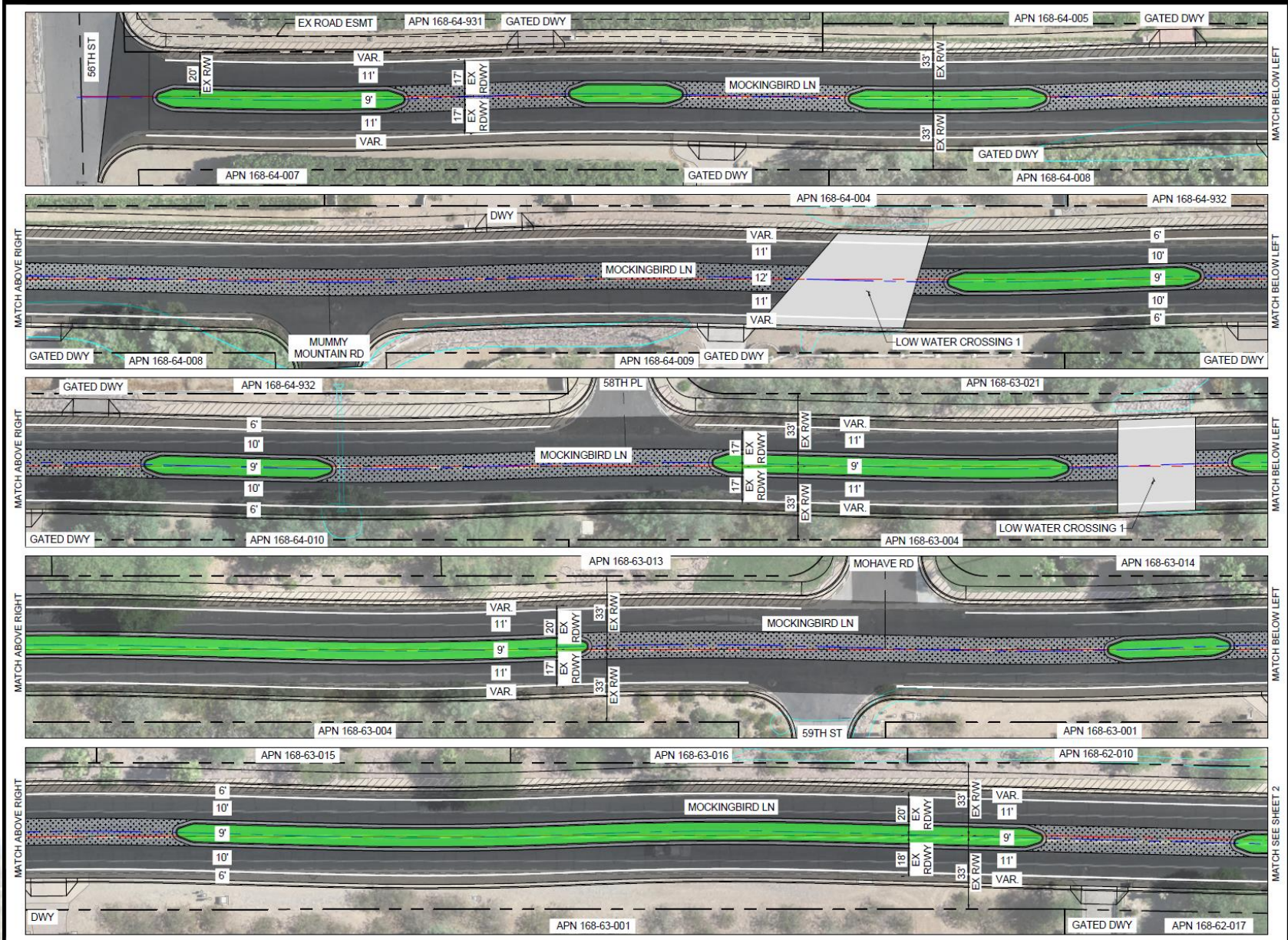
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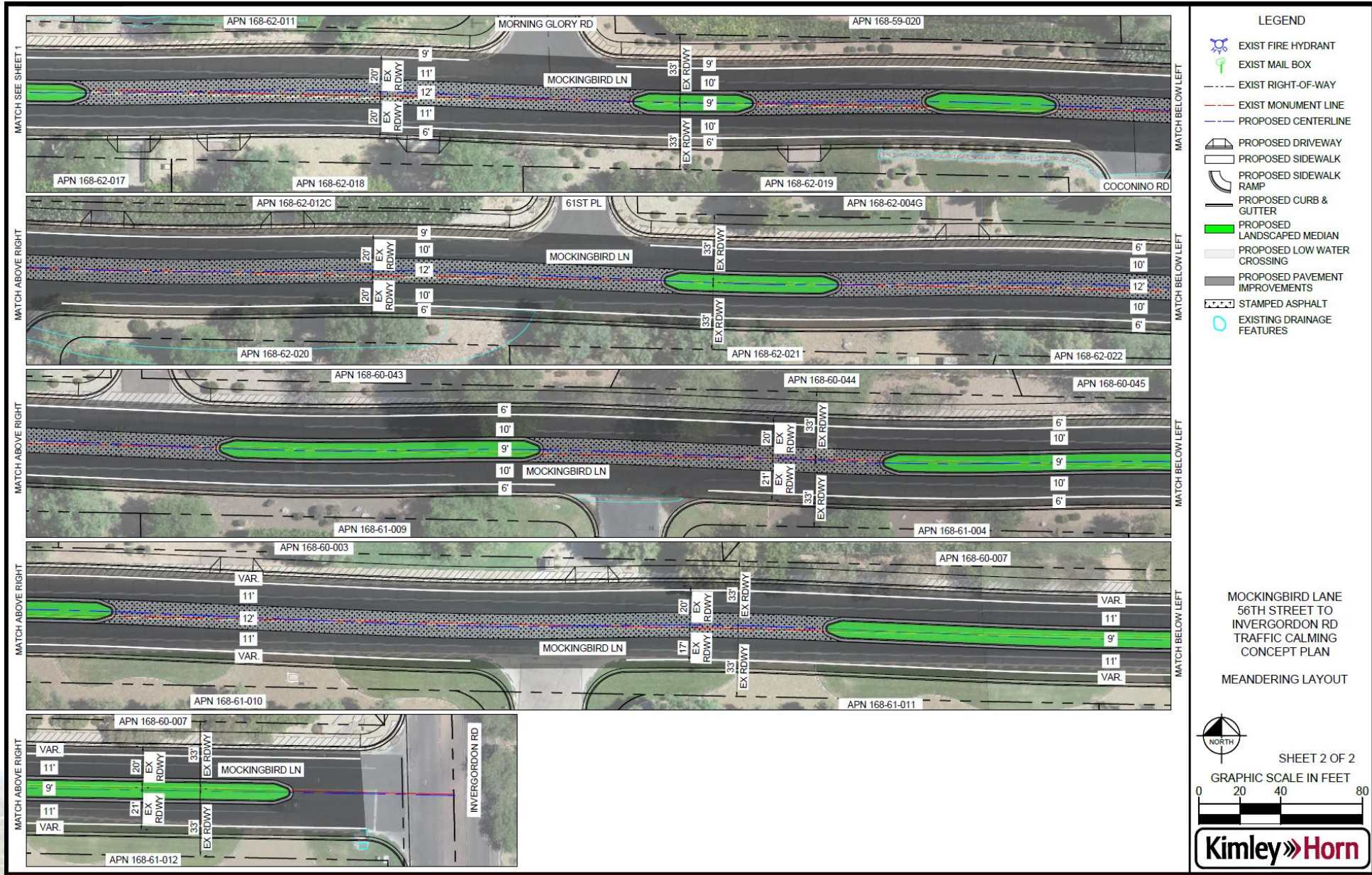
# Meandering with Medians







# Meandering with Medians



**LEGEND**

- EXIST FIRE HYDRANT
- EXIST MAIL BOX
- EXIST RIGHT-OF-WAY
- EXIST MONUMENT LINE
- PROPOSED CENTERLINE
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- PROPOSED CURB & GUTTER
- PROPOSED LANDSCAPED MEDIAN
- PROPOSED LOW WATER CROSSING
- PROPOSED PAVEMENT IMPROVEMENTS
- STAMPED ASPHALT
- EXISTING DRAINAGE FEATURES

MOCKINGBIRD LANE  
56TH STREET TO  
INVERGORDON RD  
TRAFFIC CALMING  
CONCEPT PLAN  
MEANDERING LAYOUT

SHEET 2 OF 2  
GRAPHIC SCALE IN FEET  
0 20 40 80

**Kimley Horn**