

Lincoln Dr/Mockingbird Ln/Indian Bend Rd Improvements

Construction Manager at Risk (CMAR) Contract
and Construction Management Services Contract

October 24, 2019

Five Star Update and Town's Next Steps per Development Agreement

- Background
- Construction Manager at Risk (CMAR) Contract
- Guaranteed Maximum Price
- Construction Management Services Contract

Background: 2015 Special Use Permit



Area A: 200 (215) room Hotel, spa etc.

Area A1: 94 (81) Resort Villas

Area B: 66 Shea Single Family Homes

Area C: 39 Resort-Branded Single Family Homes

Area D: 53 Resort-Related Attached Residences

Area E1: 78,400 sf Retail, Restaurant and Parking

Area E2: Retail, Commercial (Deferred)

2016 Development Agreement

- Town agrees to *manage* the design and construction of the 'perimeter roads'
- Exhibit E states Five Star is *financially responsible* for construction of:
 - Roadway improvements on Indian Bend Rd, Mockingbird Ln and North half of Lincoln Dr
 - New traffic signal at Lincoln Dr and Quail Run Rd
- Town is *financially responsible* for construction of:
 - South side of Lincoln Dr
 - Mockingbird Ln north of Indian Bend Rd

Town Progress Since 2016 Development Agreement

- Design Drawings
- Preliminary Drainage Report
- Coordination and Review with all partners/utilities
- Construction of Roadway Improvements at Lincoln and Tatum
- February 2019: Guaranteed Max Price (GMP) for the Achen-Gardener Construction Manager at Risk (CMAR) received.
- GMP was **\$11.4M** total, of which **\$9.4M** was Five Star's share.

Town Progress Since 2016 Development Agreement

- June 13: Council approved 3-party CMAR. Street construction anticipated to be completed by August 2020.
- July 1: 3-party CMAR not signed by Five Star by July 1.
- October 24: Return with 2-party restructured CMAR for a January 2020 notice to proceed with 13-month construction schedule.
- Bids Refreshed
- Revised GMP based on 90% plans and includes allowances for City of Phoenix water main relocation (if needed), Lincoln Drive sidewalks from Quail Run to Town limits (south side).
- GMP now **\$13.2M** total

Project Description

Reconstruct the following roads in accordance with Development Agreement, SUP, VSC Plan, & General Plan:

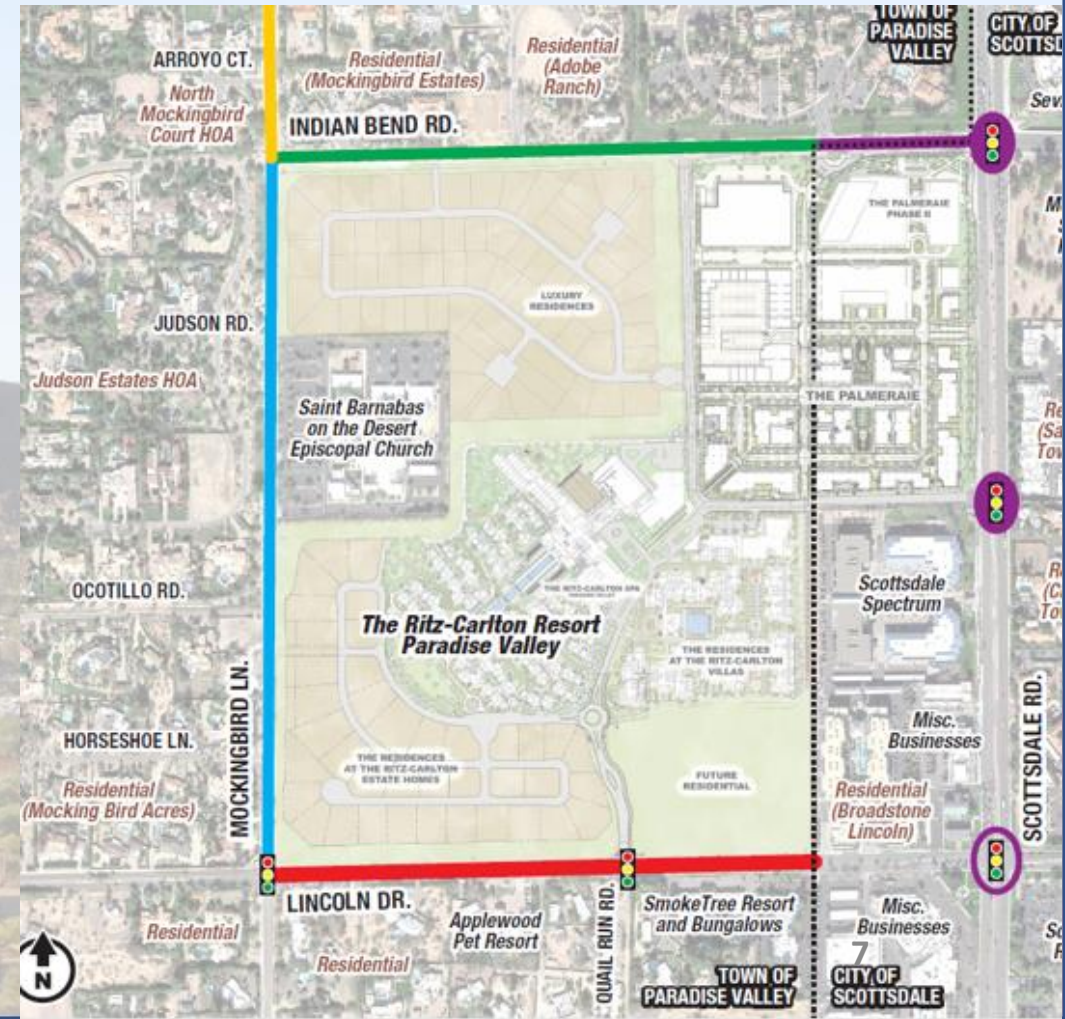
Lincoln Dr: Town Limits to Mockingbird Ln

Mockingbird Ln: Lincoln Dr to Indian Bend Rd

Indian Bend Rd: Town Limits to Mockingbird Ln

FY20/21 Costs

Construction	\$11.4M
Right of Way	\$307K+
Construction Mgt Cont.	\$454K



Project Scope

- Reconstruct roadways: Lincoln Dr, Mockingbird Ln, and Indian Bend Rd
- Traffic signals on Lincoln Dr at Mockingbird Ln (modifications) and at Quail Run Rd (new)
- Roundabout on Mockingbird Ln at Indian Bend Rd
- Lincoln Dr sewer
- Storm drains (10-year storm event)
- Utility relocations
- Meandering sidewalks (where possible)
- Bike lanes: Mockingbird Ln and Indian Bend Rd
- Five Star to complete landscaping along their frontage in right-of-way

13-month Project Construction Schedule

- November 1, 2019 Contract Execution
- Through December 2019 Underground Utilities (APS, Cox, EPCOR, Southwest Gas, etc.)
- January 2020 Start Construction
- February 2021 Final Completion

Council Action Items

- Construction Manager at Risk Contract for \$13.2 M
- Construction Management Contract for \$454K