



Legislation Details (With Text)

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**Title:** Award of contract to Achen Gardner Construction in the Amount of \$187,919.85, of Which \$83,436.41 is the Town's Responsibility and \$104,483.44 is Five Star's Responsibility, for Preconstruction Services Related to Various Roadway Improvements Adjacent to the Ritz Carlton Resort.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Project Location Map, 2. Achen Gardner Construction Scope and Fee

Date	Ver.	Action By	Action	Result
6/9/2016	1	Town Council	Adopted	Pass

**TO:** Mayor Collins and Town Council Members

**FROM:** Kevin Burke, Town Manager  
 James P. Shano, P.E., Public Works Director / Town Engineer  
 Jeremy Knapp, Engineering Services Analyst

**DATE:** June 9<sup>th</sup>, 2016

**DEPARTMENT:** Public Works and Engineering Department

**AGENDA TITLE:**

**Award of contract to Achen Gardner Construction in the Amount of \$187,919.85, of which \$83,436.41 is the Town's Responsibility and \$104,483.44 is Five Star's Responsibility, for Preconstruction Services Related to Various Roadway Improvements Adjacent to the Ritz Carlton Resort.**

**Council Goals or Statutory Requirements:**

Support resort industry and manage its development such that it maintains the Paradise Valley quality of life and financial health.

Protect and enhance the Paradise Valley Brand by protecting and improving visually significant corridors and ROW's.

Develop and advance the Capital Improvement Program by maintaining, repairing and adding critical infrastructure in the town and including visual improvements as components of capital projects.

Improve non-motorized mobility throughout the town by developing linkages through and around

resorts and identifying missing linkages to improve pedestrian and bicycle connectivity.

**RECOMMENDATION:**

Authorize the Town Manager to execute a contract to Achen Gardner Construction in the amount of \$187,919.85, of which \$83,436.41 is the town's responsibility and \$104,483.44 is Five Star's responsibility.

**SUMMARY STATEMENT:**

In January 2016 the Town Council approved a Special Use Permit and Development Agreement for Five Star Development related to the Ritz Carlton Resort. Exhibit E of the Development agreement included specific street improvements to be jointly developed as a unique amenity to complement the resort as well as serve as a gateway to the Town eastern end on Lincoln Drive. The exhibit also identified the scope of the improvements and the relative percentage responsibility of the costs between Five Star and the Town. The scope of the improvements as outlined in Exhibit E includes:

1. Indian Bend cross section between Mockingbird and town limits
2. A new traffic signal at Quail Run and Lincoln Drive
3. Westbound right turn lane at Lincoln Drive and Mockingbird Lane
4. Southbound right turn lane at Mockingbird Lane and Lincoln Drive
5. Improvement to the Indian Bend traffic circle
6. Indian Bend traffic calming
7. Improvements to Mockingbird Lane between Lincoln and Indian Bend
8. Improvements to Mockingbird Lane between Indian Bend and Northern
9. Lincoln Drive improvements on the north side of the centerline
10. Lincoln Drive entry monuments
11. Lincoln Drive improvements on the south side of the centerline
12. Lincoln Drive and Tatum Boulevard turn lane

In March of 2016 the Town solicited Requests for Qualifications (RFQ) for construction managers at risk (CMAR) for preconstruction services related to the design of the above listed items. These services include value engineering, constructability, and cost modeling during the design phase. The Town received 9 responses to the RFQ and the review committee ranked the proposals accordingly. After the RFQ ranking, the committee which included a representative from Five Star, interviewed the top three firms. A unanimous decision was reached to select Achen Gardner Construction.

The preconstruction services are estimated to take 8 months along with the design from the date of contract approval. At the May 26<sup>th</sup>, 2016 Council meeting a contract was awarded for design services. A future agenda item will be brought before the council for award of a construction contract in the fall.

**BUDGETARY IMPACT:**

This project is identified in the Town's FY2016-17 Capital Improvement Plan with a project budget of \$1,435,500. The award of this contract will cost the town \$83,436.41.

**ATTACHMENT(S):**

Project Location Map  
Achen Gardner Construction Scope and Fee

