



Legislation Text

File #: 17-137, **Version:** 1

TO: Mayor Collins and Town Council Members

FROM: Kevin Burke, Town Manager
Brent Skoglund, Public Works Director
Jeremy Knapp, Engineering Services Analyst

DATE: April 27th, 2017

DEPARTMENT: Public Works and Engineering Department

AGENDA TITLE:

Award of Contract to Achen-Gardner Construction in the Amount of \$475,230.27 for Intersection Improvements at Lincoln Drive and Tatum Boulevard

Council Goals or Statutory Requirements:

CIP - Maintain, repair, and add critical infrastructure in the Town

Paradise Valley Brand - Protect and improve visually significant corridors and ROW's

RECOMMENDATION:

Authorize the Town Manager to award a contract to Achen-Gardner Construction in the amount of \$475,230.27.

SUMMARY STATEMENT:

Last year the Town authorized the development of the Ritz Carlton Resort via a Development Agreement which included the reconstruction of several roadways surrounding the resort. The Development Agreement also included some option improvements at the intersection of Lincoln Drive and Tatum Boulevard. In May of 2016 the Town Council authorized the award of a design contract for these roadways with T.Y. Lin.

The improvements with this award include a lengthened westbound Lincoln to northbound Tatum right hand turn lane as well as a second westbound Lincoln to southbound Tatum left hand turn lane. To accommodate the dual left turn lanes, the existing median needs to be removed and reconstructed, striping needs to be revised, and some signal and signage modifications are necessary. Finally, an area of mill and overlay has been identified to accommodate the stormwater flows for the westbound approach of the intersection due to the new curb location. These improvements will improve the existing level of service at the intersection, as a lack of storage for these two maneuvers backs up the through lanes during peak hours.

To accommodate the right hand turn lane lengthening, a 25 foot roadway easement was necessary from the property owner at 4826 East Lincoln Drive. The Town Council previously approved

Resolution 2017-04 which accepted that easement. In return for the easement, the town will be constructing a six foot wall and installing landscaping and irrigation along the property frontage, as well as reconstructing the driveway entrance. The town will also be installing a new meandering sidewalk along this frontage. These improvements, combined with removal of the existing berm across the frontage, will open up the view corridors along this property.

An alternative selection process known as Construction Manager at Risk (CMAR), as authorized by Arizona Revised Statute Title 34 Section 602, was utilized for the Ritz Carlton Roadway Improvements due to the complexity of the project scope and the coordination necessary with the simultaneous on-site improvements. Subsequent to the selection of the project engineer, the Public Works / Engineering Department selected a construction contractor, Achen-Gardner for preconstruction and construction services. The preconstruction services contract was awarded in June 2016.

This award is for the construction contract authorizing Achen-Gardner to construct the project for a Guaranteed Maximum Price dated March 2, 2017. The approval of this contract has been purposely delayed to ensure construction would not start until May 8th, after the peak tourist season, and work can be completed before September 2017.

BUDGETARY IMPACT:

This project is identified in the FY2016-17 Adopted CIP Budget as Lincoln Dr. Ritz Related. While the Ritz traffic impact study showed an impact at this intersection and so it was identified in the Development Agreement, the impact did not make it any worse than its existing condition. Therefore, there was no cost share. However, it was left in that line item in the CIP. Approval of this construction contract will cost the Town \$475,230.27. This includes the easement acquisition costs which are compensated in the form of a privacy wall and associated landscaping on the adjacent property. A budget transfer from the CIP Contingency is most appropriate to fund this project and is proposed as a separate agenda item.

ATTACHMENT(S):

Lincoln and Tatum Intersection Improvements 100% Plans
Achen-Gardner Construction Guaranteed Maximum Price
PowerPoint Presentation