

# **Mockingbird Ln 56<sup>th</sup> St to Invergordon Rd Roadway and Drainage Improvements**

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

## **Project Update**

February 26, 2026



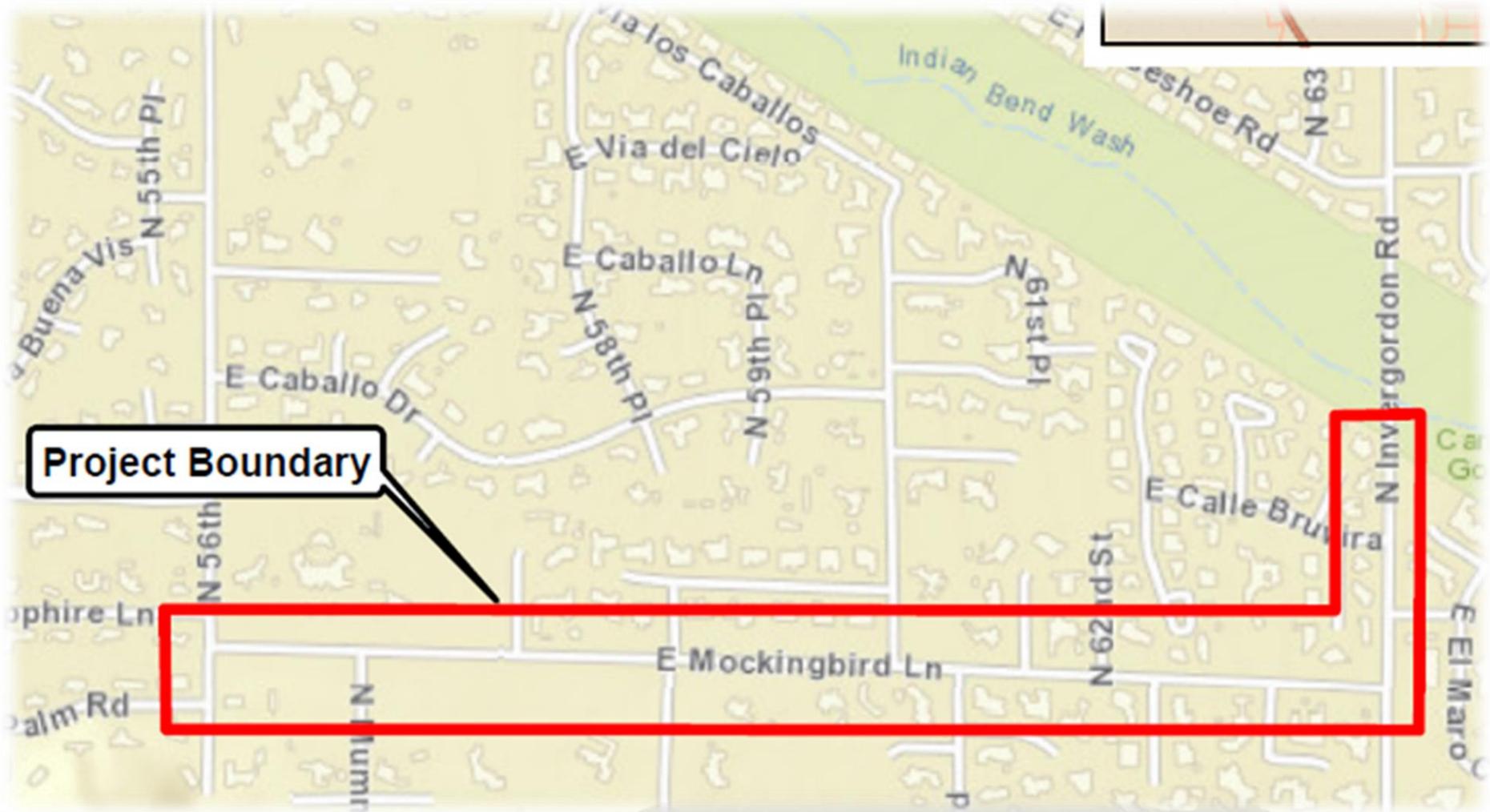


# Presentation Overview





# 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.





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.





# Project Progress



In June 2025, the project consultant submitted the 100% design plans, specifications, and engineer’s estimate. The estimate was subsequently refined to **\$14,778,000**.



Utility coordination remains ongoing, with utility providers finalizing their relocation plans.



The City of Phoenix has asserted prior rights to existing waterlines within the project limits. Any required relocation of these waterlines will be the responsibility of the Town.



The FCD modified its project funding participation formula, resulting in a reduction of its contribution from approximately \$9 million to approximately \$8 million.



# GMP



In October 2025, the contractor submitted a **draft** Guaranteed Maximum Price (GMP) in the amount of **\$20,432,835**.



Town staff reviewed the draft GMP and initiated negotiations with the contractor, providing detailed comments and proposing revisions to the contractor's cost structure.



In January 2026, the contractor submitted a revised and **final** GMP of **\$17,490,768**.





# 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
Draft GMP*	October 2025
Final GMP	January 2026
GMP construction contract (**)	March 2026
Construction start	May 2026
Construction duration	6 - 8 Months

\* GMP = Guaranteed Maximum Price

\*\* Next council action



# Cost VS Budget

GMP (Contractor's Pricing) Modified FCD Funding			
Item	Combined Cost	Town Cost	FCD Cost
Roadway Improvements	\$3,742,792	\$3,742,792	0
Drainage Improvements	\$13,747,976	\$5,823,988	\$7,923,988
<b>Total</b>	<b>\$17,490,768</b>	<b>\$9,566,780</b>	<b>\$7,923,988</b>

CIP Budget			
Item	FY26	FY27	Combined
Roadway Improvements	\$ 1,000,000	\$ 3,500,000	\$4,500,000
Drainage Improvements	\$ 5,000,000	\$ 9,500,000	\$ 14,500,000
<b>Total</b>	<b>\$ 6,000,000</b>	<b>\$ 13,000,000</b>	<b>\$ 19,000,000</b>

The CIP budget includes allowances for other costs expected during the construction phase. These costs include construction administration, Material testing, and post design services.



Thank You!

Questions?





The following slides are included for reference only





# May 8, 2025 Town Council Meeting Minutes

## **25-101 Discussion of Mockingbird Lane Improvement Project: Invergordon Rd to 56th St**

Community Development Director Chad Weaver provided the following update on the Mockingbird Lane Improvement Project: Invergordon Rd to 56th St:

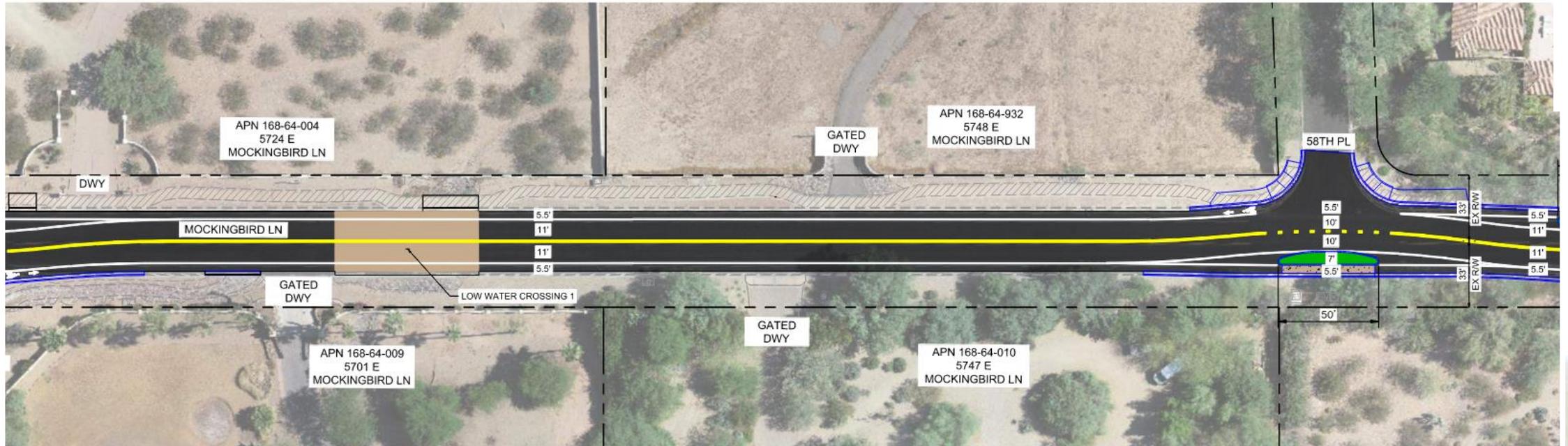
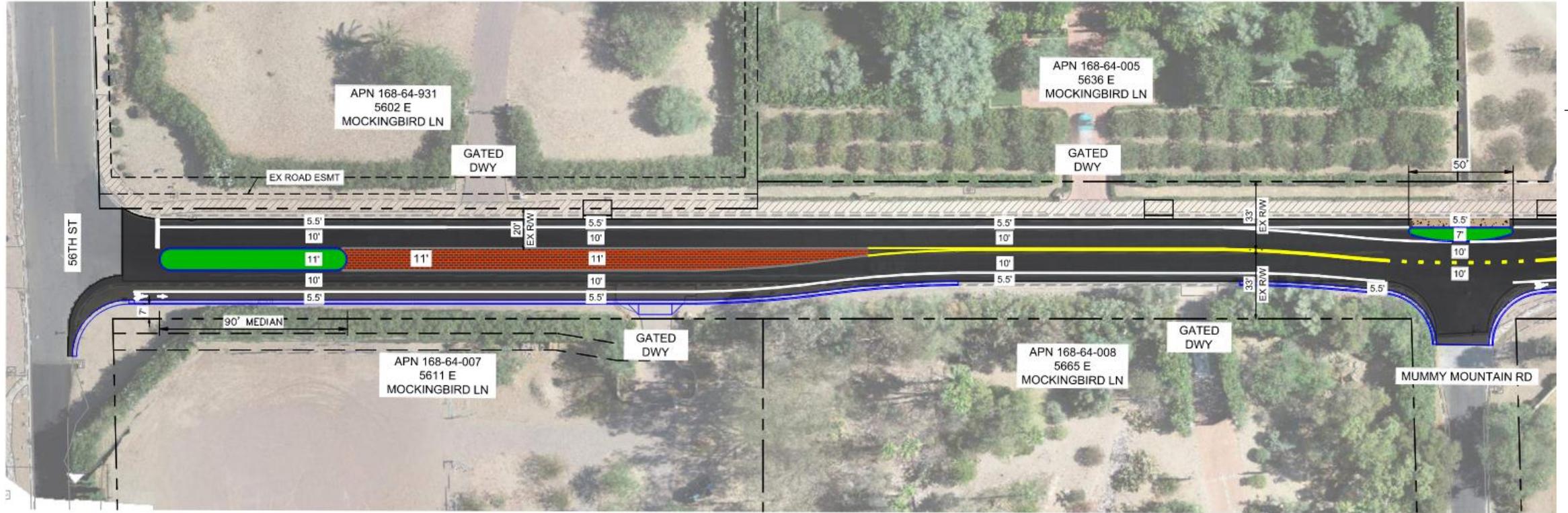
- Project construction plans are at the 90% design stage and there are no changes from the Council-approved concept for the roadway, medians, and chicane layout.
- Utility coordination is in process, potential conflicts have been identified, and relocation options are being evaluated.
- The engineer's estimate was revised from \$12,308,000 based on the 60% plans to \$14,100,000 based on the 90% plans

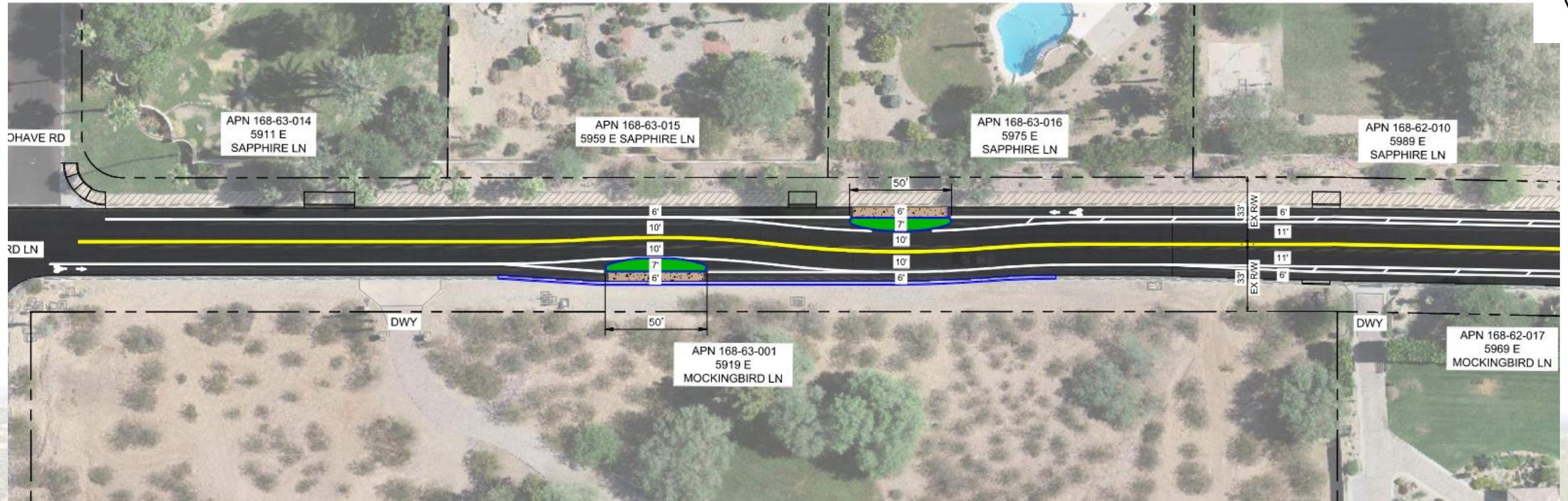
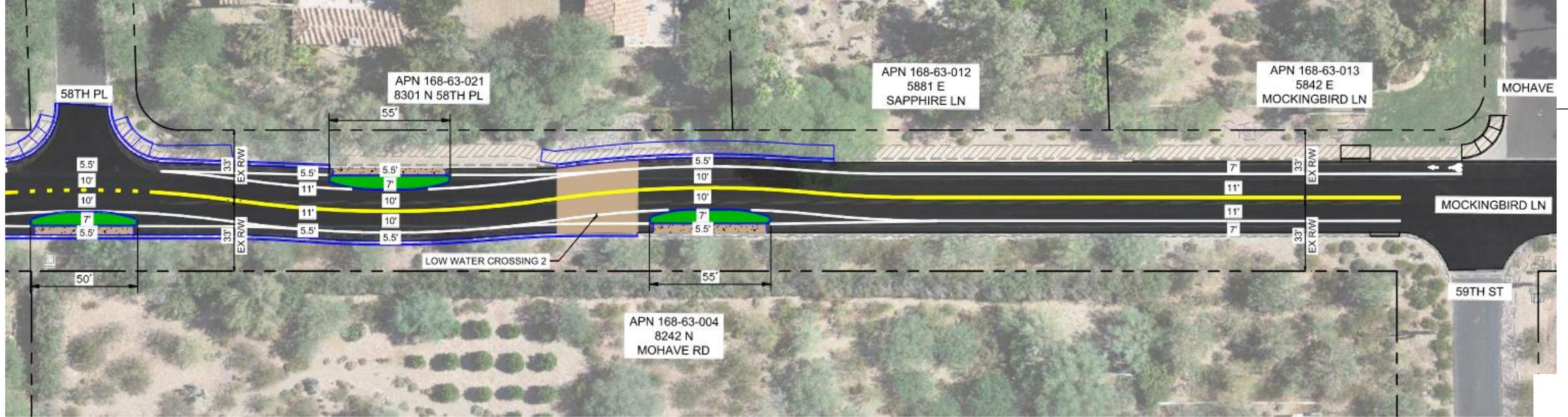
Town Attorney Andrew McGuire explained the two-step process for Construction Manager at Risk (CMAR) and Guaranteed Maximum Price project procurement process set forth in Tile 34 of state statute. The first step is selection of a contractor based on qualifications. Once selection is made, two separate contracts are then pursued and negotiated with the CMAR

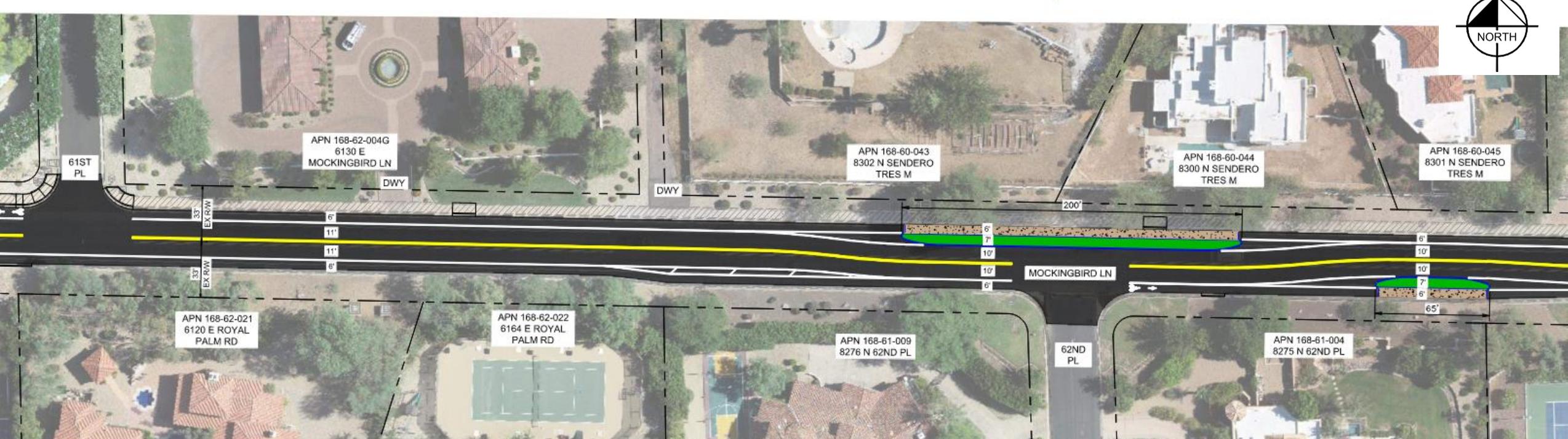
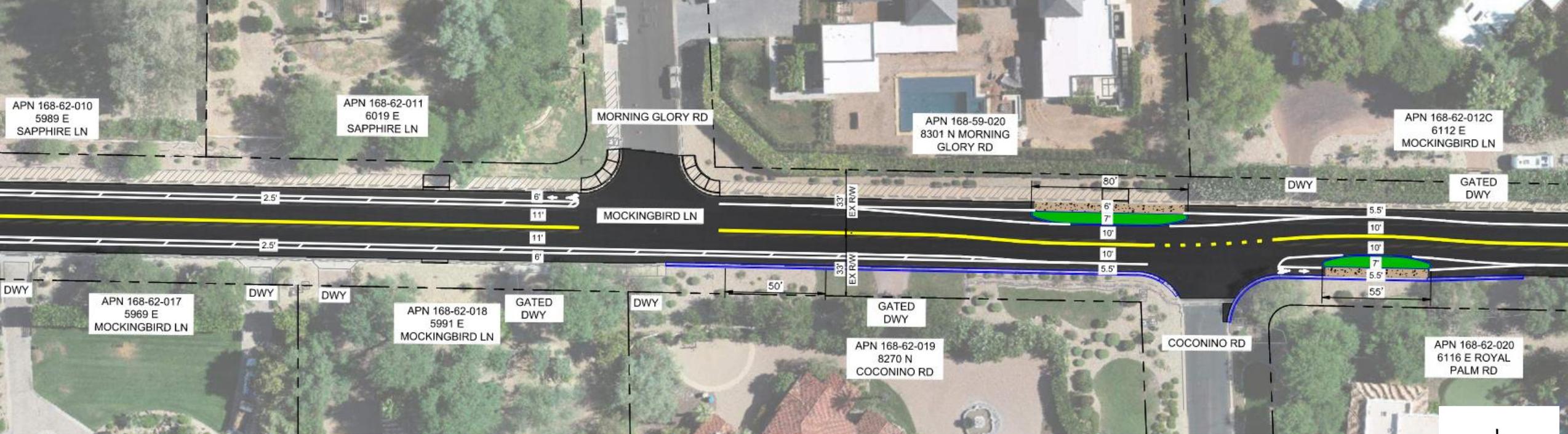
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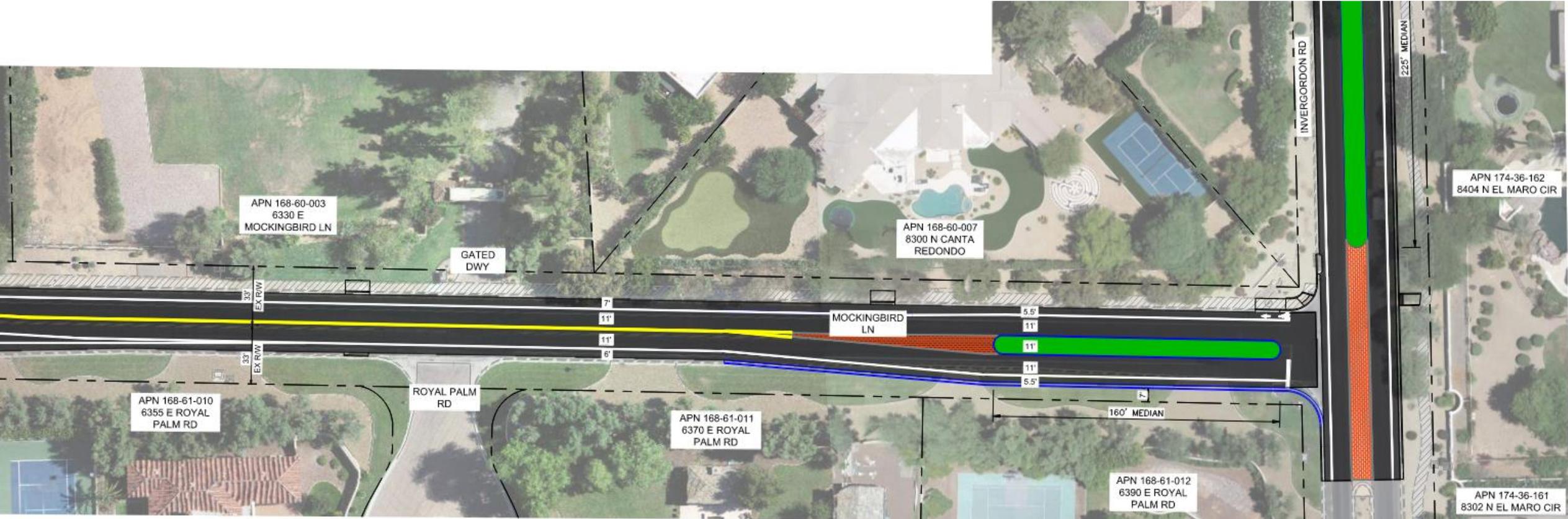
Mr. Weaver reported that the preconstruction services contract was awarded to Achen-Gardner Construction, LLC on November 14, 2024 and they have been performing utility potholing, constructability review, and preparation of cost modeling. Their initial construction cost estimate was \$20,600,000. The next step is for staff and a third-party consultant to review the cost estimate and negotiate a guaranteed maximum price. A CMAR GMP contract would be presented to Council for consideration in January 2026.

The Council discussed in detail the construction cost estimate and options to negotiate the price or abandon and restart the procurement process. There was also interest in thoughtfully expediting the construction contract review process and reporting back to Council as soon as possible so the Council could provide direction on next steps.











# 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 History

## BACKGROUND:

Mockingbird Lane between 56<sup>th</sup> 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 8<sup>th</sup>, 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.
  3. Achen-Gardner Construction LLC was awarded the preconstruction services contract to perform utility potholing, constructability review, preparation of construction cost model and other services typically required in a Construction Manager at Risk (CMAR) contract.



# Project History

- In January 2025, the design consultant updated the estimated construction cost for from \$12,308,000 based on the 60% plans to \$14,100,000 based on the 90% plans. This revision reflects refinements in design, materials, and scope as the project nears its final stages.
- In March 2025, the CMAR submitted their cost model (construction cost) for the project. The estimate came in at \$20,600,000, higher than project estimate. Since this project is being delivered through the CMAR method, the quoted estimate serves as an initial benchmark rather than a fixed cost.
- In April 2025, the Town commenced negotiations with the CMAR with the objective of lowering the quoted construction costs. The Town, alongside Infrastructure Mavens, LLC—an independent cost estimator—initiated negotiations with the contractor to lower the quoted construction costs.
- On May 8, 2025, Community Development Director Chad Weaver provided the following update on the Mockingbird Lane Improvement Project: Invergordon Rd to 56th St:
- Project construction plans are at the 90% design stage and there are no changes from the Council-approved concept for the roadway, medians, and chicane layout.
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# Project History

May 8, 2025, meeting notes continue...

Town Attorney Andrew McGuire explained the two-step process for Construction Manager at Risk (CMAR) and Guaranteed Maximum Price project procurement process set forth in Title 34 of state statute. The first step is selection of a contractor based on qualifications. Once selection is made, two separate contracts are then pursued and negotiated with the CMAR:

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