

Town of Paradise Valley

Doubletree Ranch Entry Monument

Construction Contract

February 12, 2026



Presentation Overview

Project Location

Median & Screen Wall Renderings

Project Updates

Project Cost

Project Schedule

Recommended Action



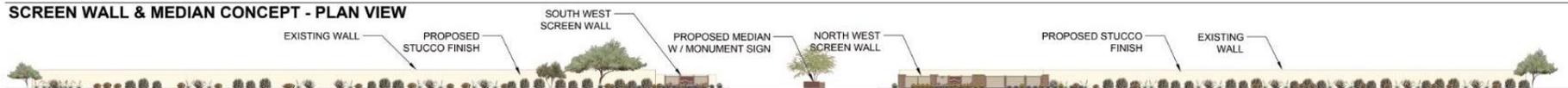
Project Location



Overall Plan and Elevation



SCREEN WALL & MEDIAN CONCEPT - PLAN VIEW



SCREEN WALL & MEDIAN CONCEPT - ELEVATION

Median Improvements

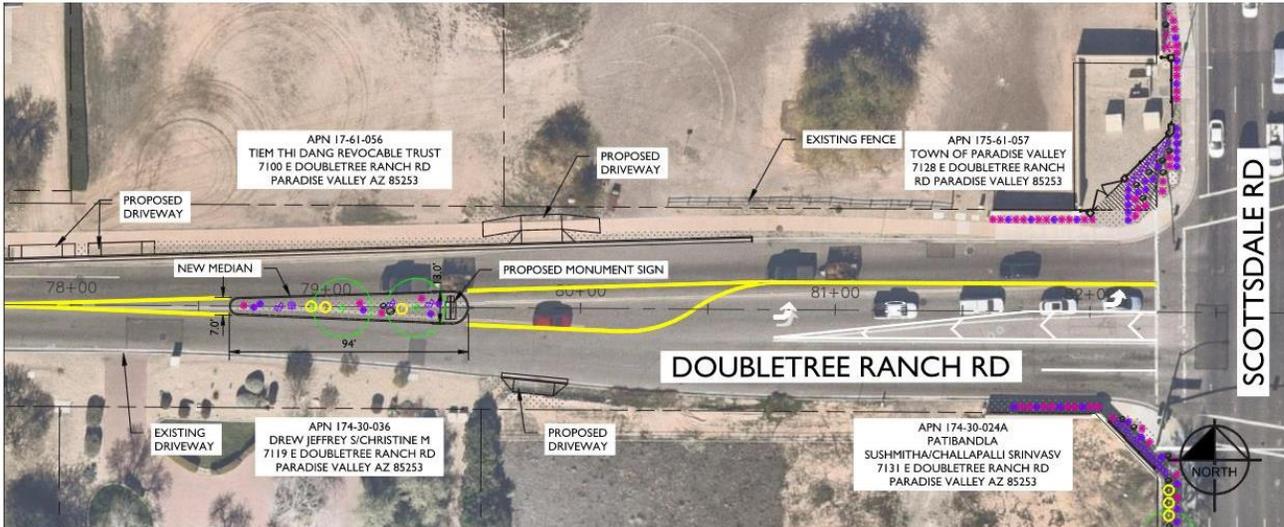


PERSPECTIVE VIEW (LOOKING WESTWARD)

N.T.S.

PROJECT ELEMENTS

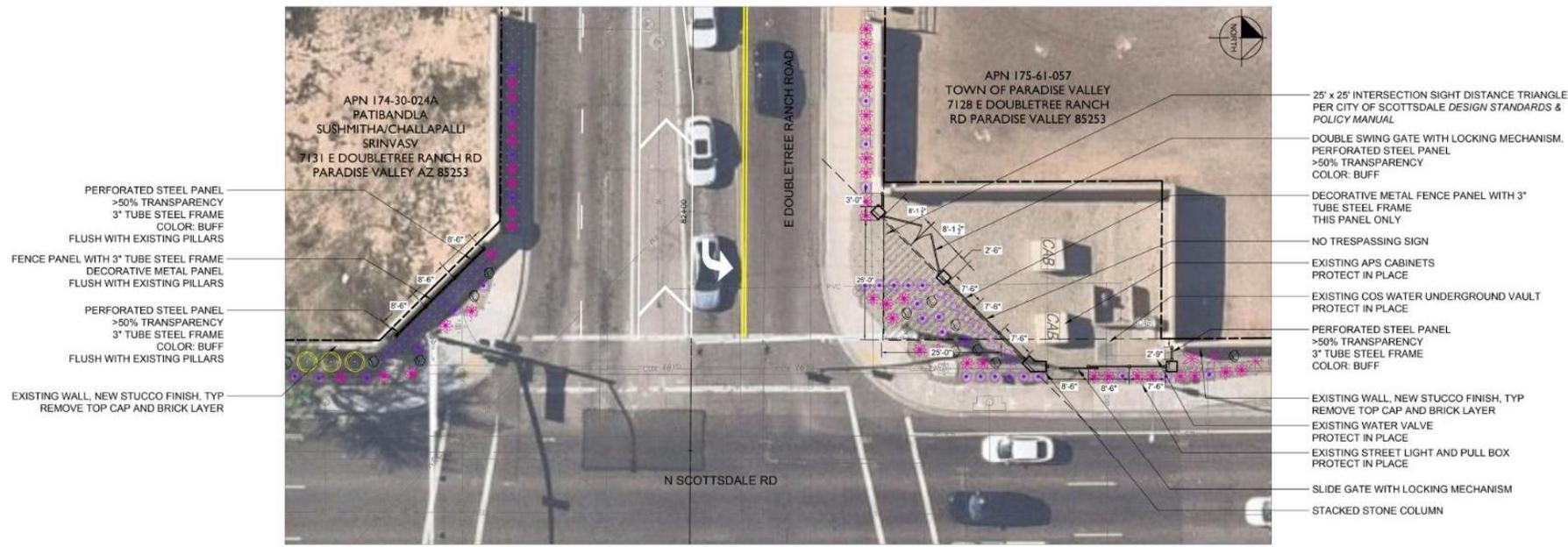
- PROVIDING NEW MEDIAN AND RELOCATING ENTRY MONUMENT TO CREATE FOCAL TREATMENT UPON TOWN ENTRY
- PROVIDING FULL DRIVEWAY ACCESS TO NORTH AND SOUTH PARCELS
- RELOCATING SOUTH DRIVEWAY TO WEST PARCEL LINE FOR ALIGNED ACCESS POINTS
- MAINTAIN EXISTING EB LEFT-TURN STORAGE LENGTH AND MAINTAINING TWO EB THRU LANES
- SURFACE SELECT BOULDERS, MADISON GOLD DECOMPOSED GRANITE
- DROUGHT TOLERANT, LOW-WATER USE GROUNDCOVERS, ACCENTS, & CACTI IN KEEPING WITH THE VSCMP RECOMMENDED PLANT PALETTE



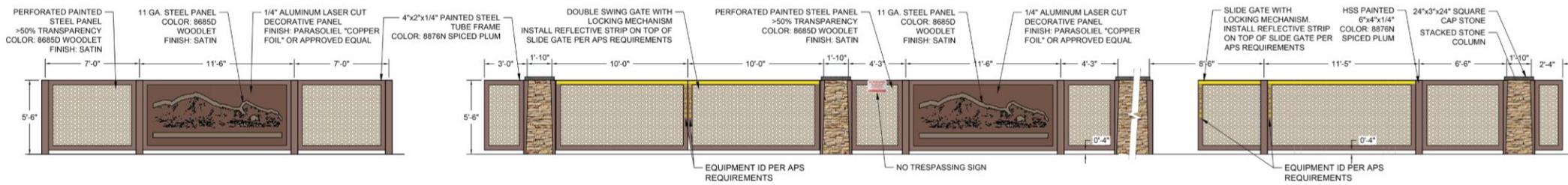
PLAN VIEW

N.T.S.

Screen Wall

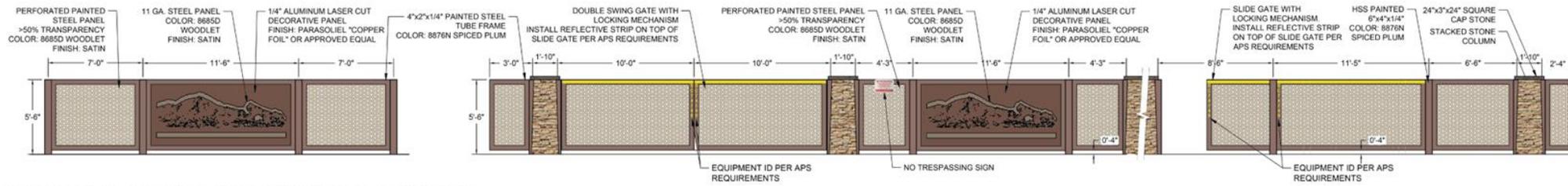


SCREEN WALL CONCEPT - PLAN VIEW



SCREEN WALL CONCEPT - NW & SW CORNER - ELEVATION

Wall Color



SCREEN WALL CONCEPT - NW & SW CORNER - ELEVATION



WALL COLOR
IRONWOOD WHITE

Existing / Proposed



SCREEN WALL & MEDIAN CONCEPT - PERSPECTIVE (EXISTING)



SCREEN WALL & MEDIAN CONCEPT - PERSPECTIVE (PROPOSED)

Project Updates



The design phase has been completed, and the project is now ready to proceed to the construction phase.



Hunter Contracting Company has been selected as the contractor to complete the construction phase of the project.



The IGA between the Town and the City of Scottsdale has been approved and signed by both parties.



The City of Scottsdale has approved the proposed improvements occurring within the city-owned parcel.

Project Cost

Project Cost	
Construction	570,797
Testing, Const. Admin, and Post Design Serv	67,395
Total	638,192

The Town's FY26 CIP budget currently allocates \$616,000 for the project.

Budget shortfall would be covered using the CIP contingency fund.

Project Schedule

Stage	Date
60% Design	January 2025
90% Design	March 2025
100% Design	June 2025
IGA approval	December 2025
Construction contract procurement	Nov 2025 - January 2026
Construction contract (*)	February 2026
Construction start	March 2026
Construction duration	3 Months

(*) Council Action

Recommended Action

Authorize the Town Manager to execute agreement No. CON-26-039-ENG with Hunter Contracting Company in the amount of \$570,797 for construction of Doubletree Ranch Road Entry Monument project.

Thank You

Questions?



The following slides are included for reference only

Project History

During February 8, 2024, Council study session, Staff presented the Town Council concept designs for the northwest corner of Doubletree Ranch Road and Scottsdale Road adjoining the Town-owned parcel. The presentation included wall design options to screen the utility boxes on Scottsdale-owned property at the intersection, a new surface treatment and paint for the wall facing Scottsdale Road, an option to relocate the Town entry monument to a landscaped median island, and new landscaping along the right-of-way and Town-owned property on the north side of Doubletree Ranch Road. The Town Council discussed the design options and provided the following direction:

- Develop additional design options for the screen wall, median island, and landscaping that are more consistent with the Visually Significant Corridors Plan and other existing desert pallet examples in Town such as 56th St between Lincoln Dr and McDonald Dr.
- Develop a concept design depicting a cohesive plan for both the north and south side of Doubletree Ranch Rd and showing a landscape plan for the full length of the entry from the intersection west. The concept designs should include wall treatments and paint on both the north and south sides of the street in Scottsdale right-of-way. The Council favored a texture and color like the wall further south in front of the Ironwood Golf Villas. If there is adequate right-of-way on the side of the intersection, consider an angled wall to match the north side of the street or enhanced landscaping to complement the entry experience.

There was Council support for a utility screen wall, but the design should include a locking gate and a no trespassing sign with the appropriate Arizona Revised Statutes citation. The Council favored relocating the entry monument to a new median island so long as there is adequate distance for safe ingress and egress for the corner properties on Doubletree Ranch Rd.

Project History

During June 13, 2024, Council study session, there was Council consensus to direct the consultant to create a hybrid design for the walls and screen walls that more closely match the design elements on 56th St. south of Lincoln Dr. The Council provided the following consensus feedback:

- The existing wall should be a smooth finish with a natural desert buff or darker color. The color should complement the screen wall color and not necessarily be the same color as the Ironwood Golf Villas subdivision wall.
- The screen walls should have fewer iron panels and instead have a combination of an iron panel, buff-colored wall panel or perforated iron panel, and stacked stone.
- The landscaping should be enhanced at the corners and extend north and south along Scottsdale Rd to the breaks in the wall.
- **The Council requested a concept design rendering showing the full project scope with the median island, walls and screen walls on the corners, enhanced landscaping, and the cohesive transition to the walls on the north and south along Scottsdale Rd. There was also a request for detailed cost estimates for design, engineering, and construction.**

Project History

During the Council study session on June 27, 2024, Kimley-Horn presented updated renderings showing the screen walls with one centered iron panel with a mountain design flanked by perforated panels and stacked stone columns. Kimley-Horn presented three color options for the perforated panels. The existing walls were shown with a natural desert buff color like the color of the Ironwood Golf Villas perimeter wall. In addition, the landscaping design was enhanced at the intersection and extending north and south along Scottsdale Rd to the breaks in the walls.

There was Council consensus to select the buff color for the screen wall and not to modify the existing wall height. There was support for enhanced landscaping and new irrigation lines. It was agreed that landscaping is a key design element and creates a sense of arrival.

There was acknowledgment that the City of Scottsdale has been a good partner by allowing the Town to beautify the intersection including the existing wall that was built by Scottsdale. Direction was given to research and report back to Council clarifying the location, ownership, and maintenance of the wall, and confirm who would be responsible for repairing or reconstructing the wall if APS had to excavate the area to access their underground facilities. There was consensus to finalize the design and move forward to the construction contract stage. There was a discussion that bidding the project would be the preferred method of procurement.

On November 14, 2024, the Council approved a contract amendment with Kimley-Horn to complete the final design of the project.

Project History

During the Council study session on May 22, 2025, Mr. Weaver updated the Town Council on the Doubletree Ranch Rd Entryway project which is now at the 90% design plan stage. He said utility coordination and clearances were in progress. Minor adjustments were made to the fence pilasters to accommodate Arizona Public Service access requirements. The amended intergovernmental agreement with the City of Scottsdale has been drafted and reviewed by both parties. The construction cost estimate was updated from \$616,000 at the 60% design stage to \$636,000 at the 90% design stage. The revision reflected refinement in design, materials, and scope as the project nears its final stages.

There was consensus to schedule the intergovernmental agreement with Scottsdale at the next meeting.