



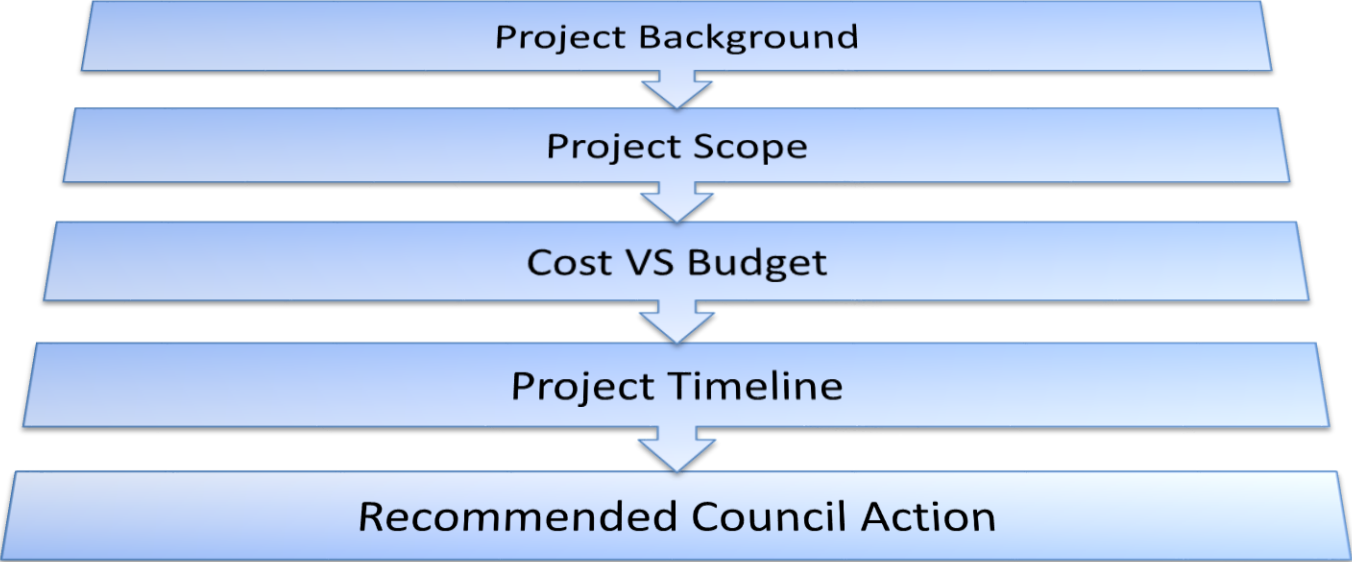
# TOWN OF PARADISE VALLEY

## Las Brisas Lane/Cheney Drive Intersection Improvements

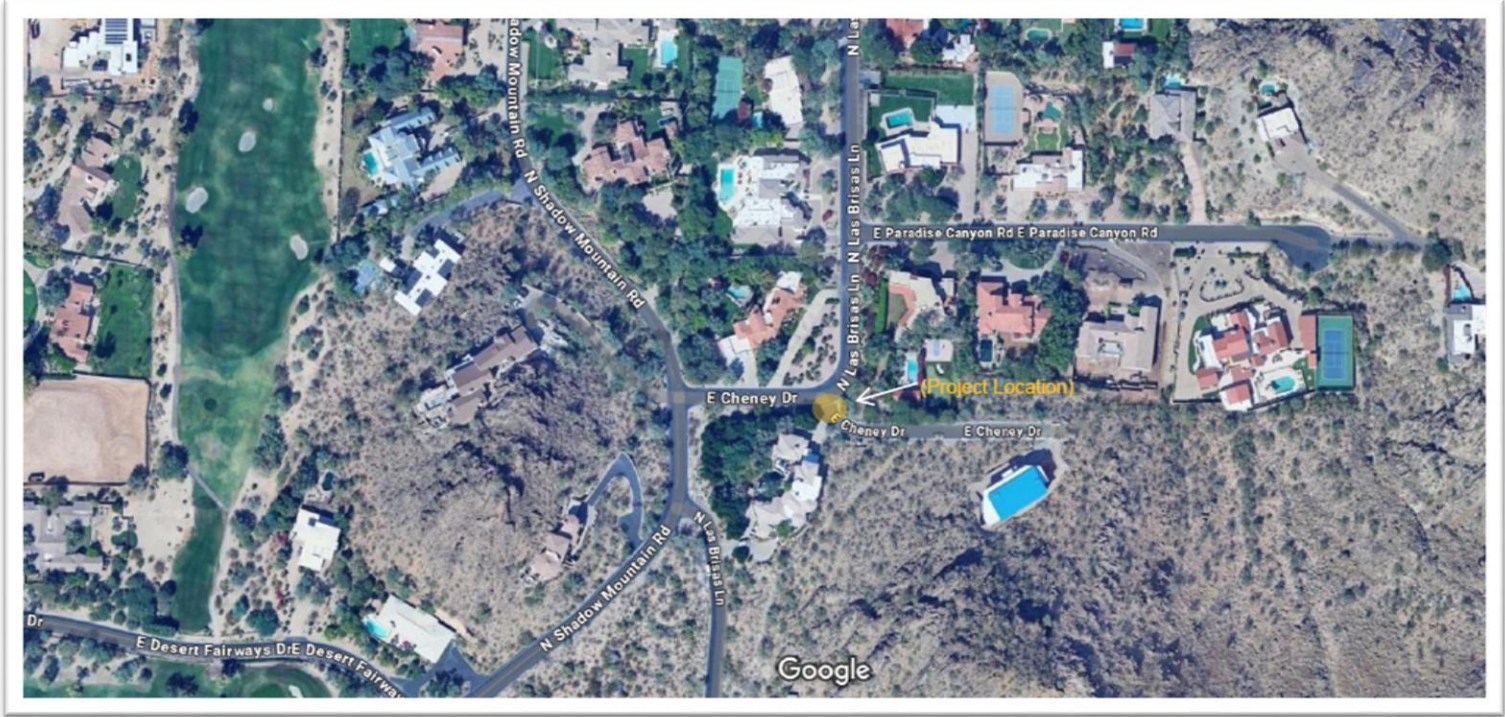
May 14, 2026

# PRESENTATION'S HIGHLIGHTS

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# PROJECT LOCATION



# PROJECT BACKGROUND

- Project identified in January 2024:
  - Staff became aware of the project at 5221 E Cheney Dr and the issues of the intersecting roadway alignment.
  - Vehicles entering/exiting the intersection cause damage to the street and to the vehicle
  - Project recommended for CIP – Misc. Street Improvement Category
- Resident contribution established:
  - Resident covering the costs to design the project and the Town covering the costs of construction would be the most efficient way to repair the roadway issue.



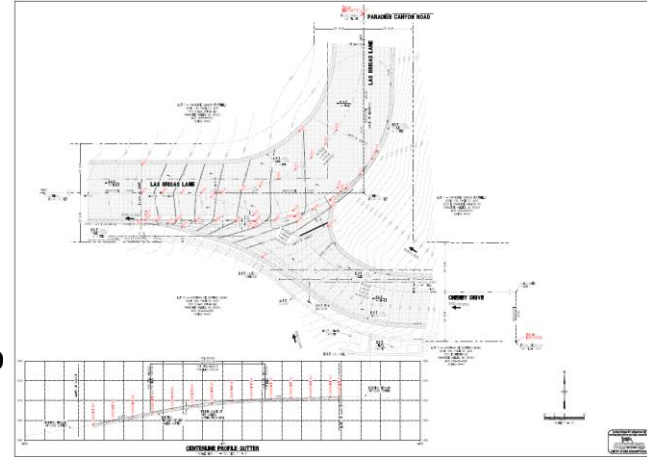
# PROJECT BACKGROUND

- February 2024: The resident hired the Land Development Group to develop roadway design plans/engineer estimate of probable cost.
- August 2024: Staff reviewed the first draft of the proposed improvement plans.
- February 2025: Town contracted Kimley Horn to provide a Third-Party engineering review.
- May 2025: 90% Plans and Specification submitted for review.
- June 2025: Draft Final improvement plans reviewed by Town staff; engineers estimate - \$78,383.



# PROJECT BACKGROUND

- September 2025: The Town contracted with Infrastructure Mavens to provide a constructability review and independent cost estimate. Maven's estimate for construction - \$128,997.00.
- January 2026 – 100%/Final sealed plans and specifications received.
- February - April 2026: Procurement of Job Order Contractor (JOC).
- March 2026 - Staff contacted residents/property owners adjacent to the project; Construction scheduling coordination.
- April 2026: Nesbitt Contracting selected as the JOC to perform construction services.



# PROJECT SCOPE

- 1) Improvement to roadway transitions and drainage within the project limits.
- 2) New asphalt paving to re-establish proper grades.
- 3) Concrete improvements include construction of new curb, gutter, and valley gutter to enhance drainage and overall intersection performance.



# PROJECT'S COST VS BUDGET

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The Town's FY26 CIP budget includes \$200,000 for Misc. Roadway Repairs. The current estimated cost to complete this task is \$146,675.



# PROJECT TIMELINE

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Task	Date
Contract approval (*)	May 2026
Notice to proceed	June 2026
Anticipated start	June 2026
Estimated duration	45 days

(\*) Council action



# RECOMMENDED COUNCIL ACTION

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Authorize Town Manager to execute contract No. CON-26-058-ENG with Nesbitt Contracting in the amount not-to-exceed \$146,675.00 for the reconstruction of Las Brisas Ln and Cheney Dr



Thank You

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Questions?

