

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew Ching, Town Manager
Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
Sam Kayat, CIP Manager

DATE: February 12, 2026

DEPARTMENT: Community Development
Chad Weaver, 480-348-3522

AGENDA TITLE:
Doubletree Ranch Road Entry Monument (Construction Contract)

SUMMARY STATEMENT:

Staff is providing the Town Council an update on the Doubletree Ranch Road Entry Monument project. The following project activities have occurred since the last project presentation and update to the Council at the May 22, 2025 study session:

- 1) Final design phase is complete, and the project is ready to advance to the construction phase.
- 2) The Intergovernmental Agreement (IGA) between the Town and the City of Scottsdale has been fully executed by both parties.
- 3) The City of Scottsdale has approved the proposed final improvement plans for work to occur within the city-owned parcel.
- 4) Hunter Contracting Company has been selected to perform the construction of the project.

RECOMMENDATION:

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 the Doubletree Ranch Road Entry Monument project.

BACKGROUND:

The project aims to enhance the aesthetic appeal of the Town's entry point by installing a 5-ft high, decorative metal screen wall at the northwest and southwest corners of Doubletree Ranch Rd and Scottsdale Rd, retexturing and painting the existing walls at both corners, and enhancing the landscape along the walls fronting Scottsdale Rd. Additionally, the project includes the relocation of the Town's entry monument to the proposed new median.

The proposed location of the screen wall and other improvements are within the City of Scottsdale's limits and right-of-way. The City requires a permit to construct the proposed improvements and modify the existing walls. Additional challenge at this site arises from the existing City of Scottsdale water infrastructure, which includes valves, underground vaults, and related appurtenances including Arizona Public Service (APS) electric cabinets which require clearance and maintenance access.

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 similar to 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.

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.

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. Kimly-Horn presented three color options for the perforated panels. The existing walls were shown with a natural desert buff color similar to 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 Kimly-Horne to complete the final design of the project.

During 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.

General Plan:

The project supports General Plan goal LU 2.8 - The Town shall strive to promote the enhancement of the major entrances into Town through the use of symbolic markers,

monuments, landscaping, and hardscape to further strengthen community identity and highlight design standards.

BUDGETARY IMPACT:

The anticipated project cost is \$638,192, covering construction and related services as detailed below. The Town's FY26 CIP budget currently designates \$616,000 for the completion of this project. Budget shortfall would be addressed using the CIP contingency fund.

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

ATTACHMENT(S):

- A. Staff Report
- B. Presentation
- C. Construction Contract
- D. IGA with City of Scottsdale