



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda

Town Council

Mayor Mark Stanton
Vice Mayor Christine Labelle
Councilmember Ellen Andeen-Keller
Councilmember Karen Liepmann
Councilmember Scott Moore
Councilmember Julie Pace
Councilmember Anna Thomasson

Thursday, March 12, 2026

3:00 PM

Council Chambers

1. CALL TO ORDER / ROLL CALL

Notice is hereby given that members of the Town Council will attend either in person or by electronic conference system, pursuant to A.R.S. §38-431(4).

2. STUDY SESSION ITEMS - IMMEDIATELY FOLLOWING THE EXECUTIVE SESSION

The Study Session is open to the public for viewing, and the following items are scheduled for discussion among the Council, Staff, and their designees. The Town Council will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Council may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item are subject to change.

[26-064](#)

Discussion of Legislative Update and Summary of Bills Relevant to Paradise Valley
30 Minutes

Staff Contact:

Andrew Ching, 480.348.3533

[26-065](#)

Discussion of Fiscal Year 2027 Fee Schedule and Five-Year Capital Improvement Program
90 Minutes

Staff Contact:

Leslie DeReche, 480-348-3690

3. EXECUTIVE SESSION

[26-060](#)

The Town Council may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03(A)(3).

4. BREAK

5. RECONVENE FOR REGULAR MEETING 6:00 PM**6. ROLL CALL****7. PLEDGE OF ALLEGIANCE*****8. PRESENTATIONS*****26-063 Discussion and Possible Action to Recognize 5525 E Lincoln Drive Unit 121 as a Historic Property in the Town of Paradise Valley**

Recommendation: Approve the Historical Advisory Committee's recommendation to recognize 5525 E Lincoln Drive Unit 121 as an official historic property in the Town of Paradise Valley

Staff Contact: Duncan Miller, 480-348-3610

9. CALL TO THE PUBLIC

Citizens may address the Council on any matter not on the agenda or any item on the Study Session (Section 3 on the agenda). In conformance with Open Meeting Laws, Council may not discuss or take action on this matter at this Council meeting, but may respond to criticism, ask that staff review a matter raised, or ask that it be placed on a future agenda. Those making comments shall limit their remarks to three (3) minutes. Please fill out a Speaker Request form prior to addressing the Council.

10. CONSENT AGENDA

All items on the Consent Agenda are considered by the Town Council to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a member of the Council or public desires discussion on any item it will be removed from the Consent Agenda and considered separately. Please fill out a Speaker Request form prior to the start of the meeting and indicate which item you would like to address.

26-061 Minutes of Town Council Meeting February 26, 2026**11. PUBLIC HEARINGS**

The Town Council may hear public comments and take action on any of these items. Citizens may address the Council regarding any or all of these items. Those making comments are limited to three (3) minutes. Speakers may not yield their time to others. Please fill out a Speaker Request form prior to the start of the meeting and indicate which item you would like to address.

12. ACTION ITEMS

The Town Council May Take Action on This Item. Citizens may address the Council regarding any or all of these items. Those making comments are limited to three (3) minutes. Speakers may not yield their time to others. Please fill out a Speaker Request form prior to the start of the meeting and indicate which item you would like to address.

26-067 Discussion and Possible Action to Approve a Job Order Contract for the McDonald Drive and 45th Street Curb Replacement Projects

Recommendation: Approve CON-25-031-PBW, Job Order #3 with M R Tanner Construction for construction of the McDonald Drive (40th St. to 44th St.) and 45th Street (McDonald Dr. to Valley Vista Ln) curb replacement projects in the amount not-to-exceed \$510,221 and authorize the Town Manager to execute the agreement.

Staff Contact: Sam Kayat, 480-348-3541

13. FUTURE AGENDA ITEMS

The Town Council May Take Action on This Item. The Mayor or Town Manager will present the long range meeting agenda schedule and announce major topics for the following meeting. Any member of the Council may move to have the Town Manager add a new agenda item to a future agenda. Upon concurrence of four more Members, which may include the Mayor, the item shall be added to the list of future agenda items and scheduled by the Town Manager as a future agenda item within 60 days, or longer with Council approval.

26-062 Consideration of Requests for Future Agenda Items

Recommendation: Review the current list of pending agenda topics.

Staff Contact: Town Manager, 480-348-3690

14. MAYOR / COUNCIL / MANAGER COMMENTS

The Mayor, Council or Town Manager may provide a summary of current events. In conformance with Open Meeting Laws, Council may not have discussion or take action at this Council meeting on any matter discussed during the summary.

15. ADJOURN

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Town Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Town Council meeting.



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 26-064

AGENDA TITLE:

Discussion of Legislative Update and Summary of Bills Relevant to Paradise Valley

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Andrew B. Ching, Town Manager

DATE: March 12, 2026

DEPARTMENT: Town Manager
Andrew Ching, 480.348.3533

AGENDA TITLE:
Legislative Update and Summary of Bills Relevant to Paradise Valley

SUMMARY STATEMENT:

Each year the Town of Paradise Valley develops a Legislative Agenda to outline and reaffirm the Town's legislative priorities for the year. Then throughout the session Doug Cole from Highground provides updates to the Council on bills of interest to the Town. At this Study Session, Mr. Cole will summarize bills that could impact the Town and seek direction from the Council.

ATTACHMENT(S):

A. Staff Report



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 26-065

AGENDA TITLE:

Discussion of Fiscal Year 2027 Fee Schedule and Five-Year Capital Improvement Program

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew B. Ching, Town Manager
Leslie DeReche, Chief Financial Officer

DATE: March 12, 2026

DEPARTMENT: Finance and Budget
Leslie DeReche, 480.348.3696

AGENDA TITLE:
Discussion of Fiscal Year 2027 Fees. Preliminary Budget, and 5-year Capital Improvement Program

SUMMARY STATEMENT:

The information presented in this Study Session serves as the foundation for the Town's budget. This presentation will include several components of the Fiscal Year 2027 budget.

BACKGROUND:

This is the first of several study sessions to discuss FY2027 Budget items. This session will include presentations for user fees including fire service fees, preliminary budget and expenditure limitation numbers, and the 5-year Capital Improvement Program.

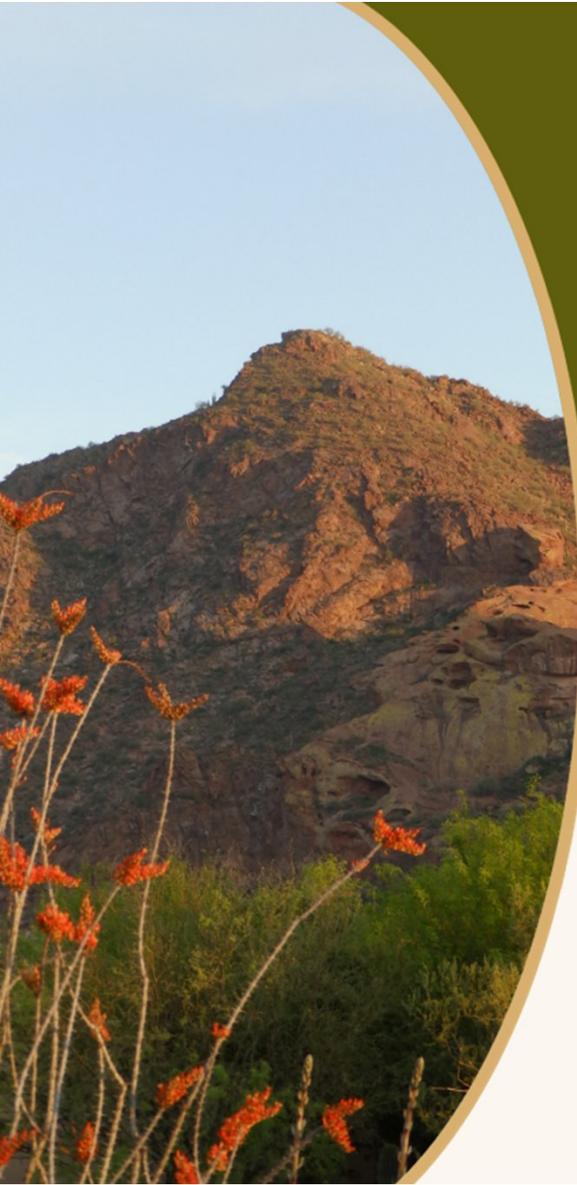
The next meeting budget meeting on March 26 will review proposed department budgets and major General Fund operational budget impacts.

BUDGETARY IMPACT:

The information presented is intended to facilitate Council feedback in the development of the FY2027 budget.

ATTACHMENT(S): [List Attachments with the naming convention shown below. Note that the file name of the document you upload into Granicus is the same name that will appear on the public agenda. The first attachment should always be the Staff Report]

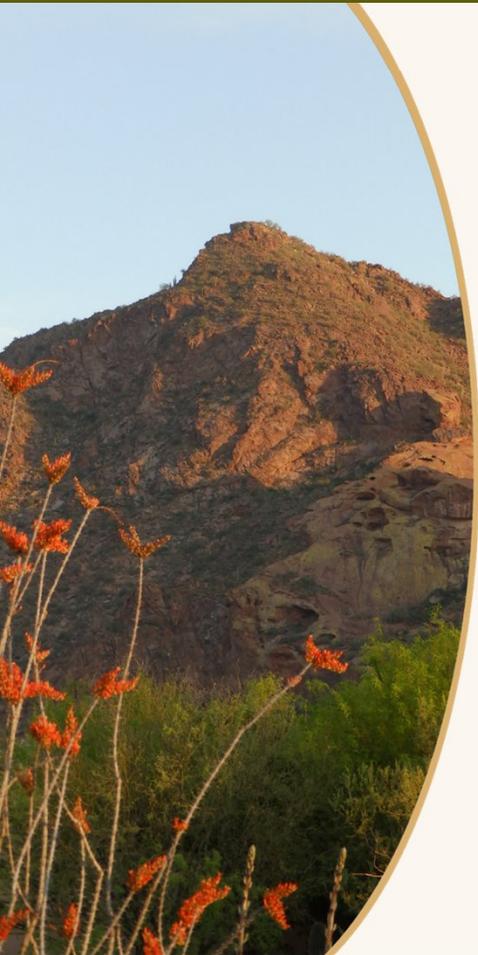
- A. Staff Report
- B. PowerPoint FY2027 Budget Development
- C. PowerPoint FY2027 Five-Year Capital Improvement Plan
- D. Draft Five Year CIP Plan



Town of Paradise Valley FY2027 Budget Development



Budget Calendar



Date	Activity	Subject
March 12	Study Session	User Fees Preliminary Budget Overview Capital Improvement Projects (CIP)
March 26	Study Session	Department Budgets
April 10	Study Session	Revenue Stress Test Pension Funding Follow Up Items
April 24	Meeting: Action Item	Tentative Budget Adoption
May 8	Meeting: Action Item	Final Budget Adoption



A background image showing a butterfly perched on a branch with yellow and orange flowers. The scene is softly blurred, with a light blue sky in the background. A dark green horizontal band is overlaid across the middle of the image, containing white text.

No Proposed changes to the Town's Master Fee Schedule

A background image featuring a butterfly perched on a branch with small, bright yellow-orange flowers. The scene is set against a clear blue sky, with the image having a soft, slightly blurred quality. A dark green horizontal band is overlaid across the middle of the image, containing the text 'Fire Service Fund'.

Fire Service Fund

Fire Services

Fiscal Year	Revenues	Expenses	Over/Short	Cumulative Over/Short
2013	1,538,314	1,414,177	124,137	124,137
2014	3,112,850	2,961,269	151,581	275,718
2015	3,099,652	3,045,071	54,581	330,299
2016	3,101,634	2,921,260	180,374	510,673
2017	3,121,961	3,037,830	84,131	594,804
2018	3,138,471	3,247,709	(109,238)	485,566
2019	3,086,406	3,119,018	(32,612)	452,954
2020	3,202,846	3,439,910	(237,064)	215,890
2021	3,191,180	3,599,090	(407,910)	(192,020)
2022	3,206,224	3,767,565	(561,341)	(753,361)
2023	3,235,618	4,301,947	(1,066,329)	(1,819,690)
2024	3,300,932	4,457,551	(1,156,619)	(2,976,309)
2025	3,322,705	4,564,507	(1,211,763)	(4,188,072)

- 7% increase in revenues
- 54% increase in expenses



Fire Services

- Rates have been the same since 2013.
- Expenses have gone up with inflation.
- Shortfall projected to continue to increase



Fire Services

OPTIONS:

- Do nothing. Will need to continue to subsidize Fire Service Fund with General Fund revenues.
- Raise rates to cover costs - one time. A 67% rate increase will be needed to cover current costs and prepare for capital purchases.
- Raise rates over time to desired levels and continue to subsidize until rates are high enough to support the services.
- Absorb the entire cost in the General Fund



Fire Services

Rate Schedule with 67% Increase

	Current		Full coverage		Difference	
	Monthly	Annual	Monthly	Annual	Monthly	Annual
RESIDENTIAL						
3,000 Sq Ft	\$ 30.00	\$ 360.00	\$ 50.00	\$ 600.00	\$ 20.00	\$ 240.00
3,001-6,000 Sq Ft	\$ 40.00	\$ 480.00	\$ 66.67	\$ 800.00	\$ 26.67	\$ 320.00
> 6,000 Sq Ft	\$ 50.00	\$ 600.00	\$ 83.33	\$ 1,000.00	\$ 33.33	\$ 400.00
COMMERCIAL						
Each Equivalent Home Unit	\$ 30.00	\$ 360.00	\$ 50.00	\$ 600.00	\$ 20.00	\$ 240.00
VACANT LAND	\$ 10.00	\$ 120.00	\$ 16.67	\$ 200.00	\$ 6.67	\$ 80.00



TOWN OF PARADISE VALLEY RATES/FEEES FIRE SERVICE



A background image showing a butterfly perched on a branch with yellow and orange flowers. The scene is set against a clear blue sky. The butterfly is positioned in the lower-left quadrant of the image, facing right. The flowers are in various stages of bloom, with some showing bright yellow centers and others appearing more orange. The branches are thin and dark, creating a delicate pattern against the sky.

Preliminary Budget/Expenditure Limitation

Preliminary Proposed Budget Expenditure Limitation

Fund	FY26 Budget	FY27 Budget	Change	% Change
General Fund (Departments)	26,708,959	27,193,515	484,556	1.8%
Tourism	2,605,340	2,605,340	-	0.0%
General Fund Contingency	3,576,043	6,591,199	3,015,156	84.3%
Debt Service Fund	1,409,021	-	(1,409,021)	-100.0%
Capital Projects Fund	10,127,000	15,916,280	5,789,280	57.2%
Special Revenue Funds	8,456,853	8,027,159	(429,694)	-5.1%
Enterprise Funds	8,443,588	8,668,589	225,001	2.7%
Total	61,326,804	69,002,082	7,675,278	12.5%
Estimated Exclusions	14,425,235	20,721,000	6,295,765	43.6%
Adjusted Total	46,901,569	48,281,082	1,379,513	2.9%
Expenditure Limitation	46,901,569	48,281,082	1,379,513	2.9%
Over/(Under)	-	-	-	



Preliminary Proposed Budget Expenditure Limitation

Summary in Millions

Increased Expenditures	
General Fund	0.5
HURF	(0.5)
Capital Projects	5.8
Debt Service	(1.4)
Contingency	3.0
All Other	0.3
	<hr/>
	7.7
Increase in Sources	
Expenditure Limitation	1.4
Exclusion	6.3
	<hr/>
	7.7
Difference	0.0



A background image featuring a butterfly perched on a branch with small, bright yellow-orange flowers. The scene is set against a clear blue sky, with the image having a soft, slightly blurred quality. A dark green horizontal band is overlaid across the middle of the image, containing the title text.

Capital Improvement Program

TOWN OF PARADISE VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
**CAPITAL IMPROVEMENT PLAN
FY27-31**



March 12, 2026

AGENDA

- Annual CIP Process
- FY26-30 Recap
- FY27-31 Overview
- FY27 Projects
- Questions



March 12, 2026

ANNUAL CIP PROCESS

- Multi-year plan identifying and prioritizing capital needs
- Includes projects greater than \$100,000 and a useful life of at least three years
- Typically, a 5-year planning period
- Presented and adopted as a separate section of the budget



March 12, 2026

ANNUAL CIP PROCESS

Exclusions

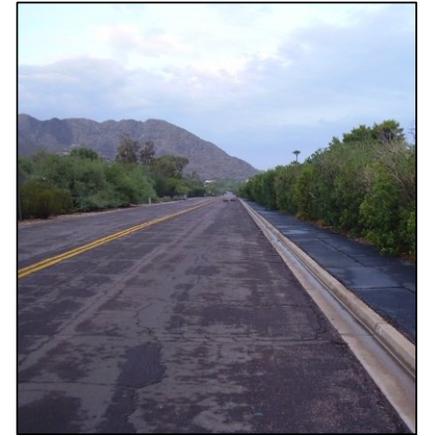
- Operations and Maintenance
 - Street resurfacing/repairs
 - Small facility improvements
 - Fleet & equipment maintenance
- Furniture, Fixtures, and Equipment
 - Computers, desks, chairs, etc.



March 12, 2026



WHAT IS A CIP?



March 12, 2026



PROJECT IDENTIFICATION



- Input from Residents, Council and Staff
- Identified in Strategic / Master Plans
- Stem from other projects
- Operational improvements

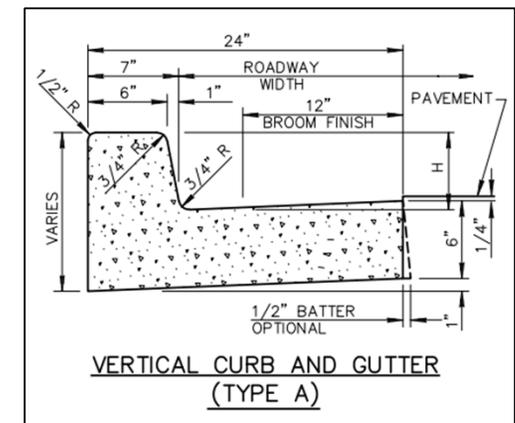


March 12, 2026

PROJECT SCOPING

Determine:

- Extent of project
- Cost estimates
 - Current dollars
 - Updated annually
- Possible outside funding sources



March 12, 2026

PROJECT SCORING AND RANKING

High (Point Range: 7 to 10)

- ▶ Protects health & safety of the Town
- ▶ Federal, State, or contractual mandate
- ▶ Leverage Federal, State, or other funding sources
- ▶ Planned or ongoing project coordination of private or public improvements by others
- ▶ Prevents irreparable damage to existing facilities

Medium (Point Range: 4 to 6)

- ▶ Results in increased efficiency
- ▶ Maintains existing service levels
- ▶ Preserves or enhances existing facilities
- ▶ Reduces operational costs

Low (Point Range: 1 to 3)

- ▶ Provides an expanded level of service
- ▶ Deferrable (funding availability, non-urgent)



Effective March 2019 for FY19 to Current

March 12, 2026

PROJECT SCORING AND RANKING

- All identified projects and categories are scored and ranked
- All scored and ranked projects are assigned to categories
- Balance budget and prioritize annually
- Prioritize projects based on score and available funding



March 12, 2026

PROJECT SCORING AND RANKING

Rank	Project	Score
1	Sewer System Repairs	9
2	Sewer System Assessment	9
3	Mockingbird Lane Drainage – 56 th to Invergordon	9
4	Mockingbird Lane Roadway – 56 th to Invergordon	9
5	40th Street and Stanford Drive Storm Drain Improvements	9
6	Downstream Cherokee Wash - Channel Improvements	9
7	Upstream Cherokee Wash - Storm Drain and Roadway Improvements	8
8	Lincoln Drive Storm Drain Improvements	8
9	SRP Undergrounding Conversion 40 th Street and Lincoln Drive	8
10	Police Department Training Facility Improvements	7
11	Miscellaneous Drainage Improvements	7

Rank	Project	Score
12	Invergordon and Mockingbird Lane SD Improvements	7
13	Miscellaneous Street Improvements	6
14	Tatum Boulevard Retaining Walls	6
15	Tatum Sidewalks – Doubletree Ranch to Mountain View	5
16	32 nd Street Sidewalks – Stanford to Lincoln	5
17	56 th Street Sidewalks – Mockingbird to Doubletree	5
18	Highland Drive Cul-De-Sac	4
19	Denton Lane Cul-De-Sac	3
20	Town Gateway Entry Features	3
21	Lincoln and Tatum Intersection Improvement	2
22	White Wing Road Half Street	1



March 12, 2026

PLAN ADOPTION

Typical Council Action Points:

1. Modify/Add/Delete Projects in recommended budget
2. Adoption of annual CIP in Town Budget
3. Approval of a design or construction contract over \$50k



March 12, 2026

RESIDENTS INPUT & NOTIFICATION

- Open house
- Project initiation mailers
- Project signage
- Project Updates in the Manager's Weekly



March 12, 2026

FY26-30 RECAP

CIP FY26 - Project Status/Expenditures

Ranking	Project	Status	FY26 Budget	Projections	
				Spending by June 2026	FY26 Balance Carryover
1	Sewer System Assessment	On-Going - Yearly	\$ 150,000	\$ 101,000	\$ -
2	Sewer System Repairs	Yr One of 5-Yr Cycle Completion in FY26	\$ 525,000	\$ 525,000	\$ 700,000
3	Storm Drainage Projects (Stormwater Master Plan) *	PVSWMP- Completed/ Adopted ; Project Design Start in FY27	\$ 750,000	\$ 50,000	\$ -
4	Mockingbird Lane Drainage –56th Street to Invergordon Road*	Construction Start FY26/Completion FY27	\$ 5,000,000	\$ 5,000,000	\$ -
5	Mockingbird Lane Improvements –56th Street to Invergordon Road	Construction Start FY26/Completion FY27	\$ 1,000,000	\$ 900,000	\$ 100,000
6	SRP Underground Conversion Rose Lane**	FY26 Construction Completion	\$ 320,000	\$ 320,000	\$ -
7	Police Department Training Facility / Remodel	Proceed to new project scope development in FY27	\$ 250,000	\$ -	\$ 250,000
8	Town-Owned Facilities Analysis & Assessment	Completed	\$ 125,000	\$ 125,000	\$ -
9	Doubletree Ranch Road Entry Monument	FY26 Construction Start/ Completion	\$ 616,000	\$ 616,000	\$ -
10	Refresh of Town Hall Campus Closed Circuit Camera monitoring system	FY26 Completion	\$ 330,000	\$ 209,278	\$ 120,722
11	McDonald Drive Curbs –40th Street to 44th Street	FY26 Construction Start/ Completion	\$ 645,000	\$ 645,000	\$ -
12	45th Street Curbs North of McDonald Drive	FY26 Construction Start/ Completion	\$ 121,000	\$ 121,000	\$ -
13	Miscellaneous Drainage Improvements	Completion Design/ Build FY26 - 40th St Emergency Storm Repairs	\$ 250,000	\$ 150,000	\$ 100,000
14	Miscellaneous Street Improvements (Various Locations)	FY26 Construction - Las Brisas VG/ Low Water Crossing	\$ 200,000	\$ 150,000	\$ 50,000
N/A	CIP Contingency		\$ 250,000		\$ 250,000
	Total		\$ 10,532,000	\$ 8,912,278	\$ 1,619,722

* Anticipated FCD participation

** SRP Aesthetic Funding

% Spending = 84.62%



March 12, 2026

FY27-31 OVERVIEW

- Current Five-Year CIP has 22 projects/programs totaling an estimated \$50 Million
 - Budget Summary
- FY27 CIP – 12 Projects/Programs
 - Project Sheets



March 12, 2026

FY27-31 OVERVIEW

Town of Paradise Valley - FY27-31 CIP Budget Summary

	Project Total	FY2027	FY2028	FY2029	FY2030	FY2031
Building and Facilities						
Police Department Training Facility Improvements	\$ 1,475,000	\$ 250,000	\$ 1,000,000	\$ 225,000	\$ -	\$ -
Building and Facilities Total	\$ 1,475,000	\$ 250,000	\$ 1,000,000	\$ 225,000	\$ -	\$ -
Computers and Related Equipment						
Computers and Related Equipment Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadways						
Tatum Boulevard Sidewalks: Doubletree Ranch Road to Mountain View Road	\$ 550,000	\$ 50,000	\$ 500,000	\$ -	\$ -	\$ -
Tatum Boulevard Retaining Walls	\$ 780,000	\$ 90,000	\$ 690,000	\$ -	\$ -	\$ -
32nd Street Sidewalks: Stanford Drive to Lincoln Drive	\$ 6,050,000	\$ 120,000	\$ -	\$ 365,000	\$ 5,565,000	\$ -
Denton Lane Cul De Sac	\$ 218,000	\$ -	\$ -	\$ -	\$ 50,000	\$ 168,000
Lincoln Drive & Tatum Boulevard Improvement - VSC	\$ 263,500	\$ -	\$ -	\$ -	\$ -	\$ 263,500
Town Gateway Entry Features - VSC	\$ 180,000	\$ -	\$ -	\$ -	\$ 50,000	\$ 130,000
Highlands Drive Cul-De-Sac	\$ 795,000	\$ -	\$ -	\$ 795,000	\$ -	\$ -
Mockingbird Lane: 56th Street to Invergordon Road	\$ 3,500,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -
Miscellaneous Street Improvements (various location)	\$ 1,000,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
White Wing Road Half Street Improvements	\$ 295,500	\$ -	\$ -	\$ -	\$ -	\$ 295,500
56th Street Sidewalks: Mockingbird Lane to Doubletree Ranch Road	\$ 685,000	\$ -	\$ 75,000	\$ 610,000	\$ -	\$ -
CIP Contingency	\$ 1,250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Roadways Total	\$ 15,567,000	\$ 4,210,000	\$ 1,715,000	\$ 2,220,000	\$ 6,115,000	\$ 1,307,000



March 12, 2026

FY27-31 OVERVIEW CONT.

	Project Total	FY2027	FY2028	FY2029	FY2030	FY2031
SRP Undergrounding						
SRP Underground Conversion 40th Street and Lincoln	\$ 3,800,000	\$ 1,200,000	\$ 1,250,000	\$ 1,350,000	\$ -	\$ -
SRP Undergrounding Total	\$ 3,800,000	\$ 1,200,000	\$ 1,250,000	\$ 1,350,000	\$ -	\$ -
Stormwater						
Mockingbird Lane Storm Drain: 56th Street to Invergordon Road	\$ 9,500,000	\$ 9,500,000	\$ -	\$ -	\$ -	\$ -
Miscellaneous Drainage Improvements (various locations)	\$ 1,250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Invergordon and Mockingbird Lane SD Improvements	\$ 1,616,000	\$ -	\$ -	\$ -	\$ -	\$ 1,616,000
40th Street and Stanford Drive Storm Drain Improvements	\$ 1,097,987	\$ 160,603	\$ 937,385	\$ -	\$ -	\$ -
Upstream Cherokee Wash - Storm Drain and Roadway Improvements	\$ 6,798,134	\$ -	\$ 780,807	\$ 1,910,050	\$ 4,107,277	\$ -
Downstream Cherokee Wash - Channel Improvements	\$ 2,999,716	\$ 155,677	\$ 1,693,442	\$ 1,150,597	\$ -	\$ -
Lincoln Drive Storm Drain Improvements	\$ 2,254,984	\$ -	\$ -	\$ -	\$ 211,706	\$ 2,043,278
Stormwater Total	\$ 25,516,821	\$ 10,066,279	\$ 3,661,634	\$ 3,310,647	\$ 4,568,983	\$ 3,909,278
Vehicles and Wheeled Equipment						
Vehicles and Wheeled Equipment Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater						
Sewer System Assessment	\$ 1,755,000	\$ 250,000	\$ 360,000	\$ 370,000	\$ 380,000	\$ 395,000
Sewer System Repairs	\$ 1,910,000	\$ 650,000	\$ 300,000	\$ 310,000	\$ 320,000	\$ 330,000
Wastewater Total	\$ 3,665,000	\$ 900,000	\$ 660,000	\$ 680,000	\$ 700,000	\$ 725,000
CIP Total	\$ 50,023,821	\$ 16,626,279	\$ 8,286,634	\$ 7,785,647	\$ 11,383,983	\$ 5,941,278
Project Estimates in FY27-31 Updated between Jan. 14, 2026 - February 24, 2026	\$ -					



March 12, 2026

FY27 PROJECTS

Ranking	Project	Status	FY27 Cost	Town Cost
1	Sewer System Repairs	On-Going	\$650,000	\$650,000
2	Sewer System Assessment	On-Going	\$250,000	\$250,000
3	Mockingbird Lane Drainage – 56 th Street to Invergordon Road*	On-Going	\$9,500,000	\$4,450,000
4	Mockingbird Lane Improvements – 56 th Street to Invergordon Road	On-Going	\$3,500,000	\$3,500,000
5	40th Street and Stanford Drive Storm Drain Improvements	New	\$160,603	\$160,603
6	Downstream Cherokee Wash - Channel Improvements	New	\$155,700	\$155,700
9	SRP Underground Conversion 40th Street and Lincoln Drive**	New	\$1,200,000	\$667,000
10	Police Department Training Facility Improvements	New	\$250,000	\$250,000
11	Miscellaneous Drainage Improvements	On-Going	\$250,000	\$250,000
13	Miscellaneous Street Improvements (Various Locations)	On-Going	\$200,000	\$200,000
14	Tatum Boulevard Retaining Walls	New	\$90,000	\$90,000
15	Tatum Sidewalks – Doubletree Ranch to Mountain View	New	\$50,000	\$50,000
16	32 nd Street Sidewalks – Stanford to Lincoln	New	\$120,000	\$120,000
N/A	CIP Contingency	-	\$250,000	\$250,000
	Total	-	\$16,626,303	\$11,043,303

* FCD Participation

** SRP Aesthetics Funding

March 12, 2026

FY27 PROJECT SHEETS

Sewer System Assessment

Description: Assessment and flow metering of Town’s sanitary sewer system as required by the Town’s IGA with the City of Scottsdale. The assessment will identify and prioritize repair and rehab required to maintain the system.



Sewer System Repairs

Description: Completing repairs to the Town owned sewer system which were identified in the Sewer System Assessment. Repairs include sewer pipes lining and manholes rehab.

Cost	FY27	FY28	FY29	FY30	FY31
Assessment	\$250,000	\$360,000	\$370,000	\$380,000	\$390,000
Total	\$250,000	\$360,000	\$370,000	\$380,000	\$390,000

Funding Source: Wastewater Fund

Next Council Action: Assessment Contract

Capital Cost	FY27	FY28	FY29	FY30	FY31
Construction	\$650,000	\$300,000	\$310,000	\$320,000	\$330,000
Total	\$650,000	\$300,000	\$310,000	\$320,000	\$330,000

Funding Source: Wastewater Fund

Next Council Action: Construction Contract



FY27 PROJECT SHEETS

Mockingbird Lane Roadway – 56th Street to Invergordon

Description: Roadway improvements including pavement reconstruction, pavement markings, two medians at start and end of project and chicane as traffic calming measures.



Capital Cost	FY26	FY27
Construction	\$1,000,000	\$3,500,000
Total	\$1,000,000	\$3,500,000

Funding Source: General Fund

Next Council Action: GMP Construction Contract

Mockingbird Lane Drainage – 56th Street to Invergordon

Description: Install storm drainage system in Mockingbird Lane between 56th Street to Invergordon, continuing north on Invergordon to Indian Bend Wash

Capital Cost	FY26	FY27
Construction	\$5,000,000	\$9,500,000
Total	\$5,000,000	\$9,500,000

Funding Source: General Fund and Flood Control District

Flood Control District will contribute (65%) of first 7 million, then 50% of the amount over 7 million.

Next Council Action: GMP Construction Contract



FY27 PROJECT SHEETS

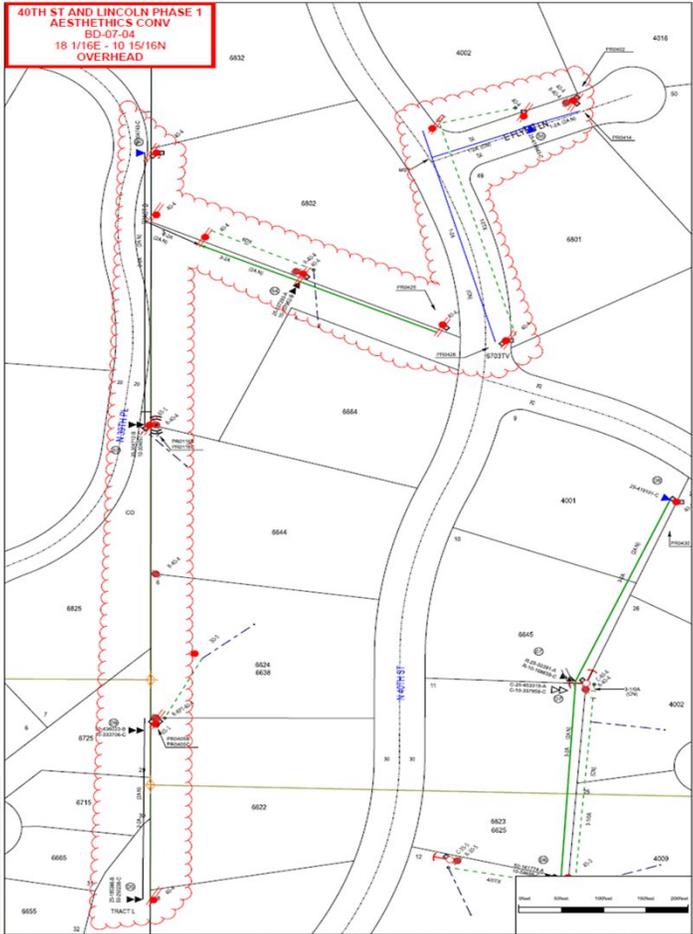
SRP Undergrounding Conversion 40th Street and Lincoln Drive - Phase I

Description: Undergrounding of utility poles, associated overhead lines and equipment along 40th Street, north of Lincoln Drive. The project will be constructed in three phases.

Capital Cost	FY27
Underground Conversion, PH-I	\$1,200,000
Total	\$1,200,000

Funding Source: General Fund, Residents, SRP Aesthetics

Next Council Action: Design/Construction Contract



March 12, 2026



FY27 PROJECT SHEETS

Tatum Boulevard Retaining Walls

Description: Design and construct retaining walls adjacent to the sidewalk along Tatum Boulevard between Lincoln Dr and Quartz Mountain Rd. Improvements will enhance slope stability, improve aesthetics, and reduce ongoing maintenance.



Capital Cost	FY27	FY28
Design	\$90,000	
Construction		\$690,000
Total	\$90,000	\$690,000

Funding Source: General Fund,

Next Council Action: Design/Construction Contract



FY27 PROJECT SHEETS

32nd Street Sidewalks – Stanford to Lincoln

Description: Install approximately 4,800 LF of 6' wide colored concrete sidewalk from Stanford Dr to Lincoln Dr

Capital Cost	FY27	FY29	FY30
Design	\$120,000	\$365,000	
Constr.			\$5,565,000
Total	\$120,000	\$365,000	\$5,565,000

Funding Source: General Fund

Next Council Action:
Design/Construction Contract



Tatum Sidewalks – Doubletree Ranch to Mountain View

Description: Install a new 6-foot-wide colored concrete sidewalk on the east side of Tatum Boulevard from Doubletree Ranch Road to Mountain View Road.

Capital Cost	FY27	FY28
Design	\$50,000	
Construction		\$500,000
Total	\$50,000	\$500,000

Funding Source: General Fund

Next Council Action: Design/Construction Contract



March 12, 2026



FY27 PROJECT SHEETS

Police Department Training Facility Improvements

Description: Preliminary design development in FY26 for the repair, remodel and expansion of the existing Police Department facility, to include new training spaces for defensive tactics and a shooting range.



Capital Cost	FY26	FY27
Design	\$100,000	
Construction	\$100,000	\$1,225,000
Repairs/Improvements	\$50,000	
Total	\$250,000	\$1,225,000

Funding Source: General Fund

Next Council Action: Design Contract



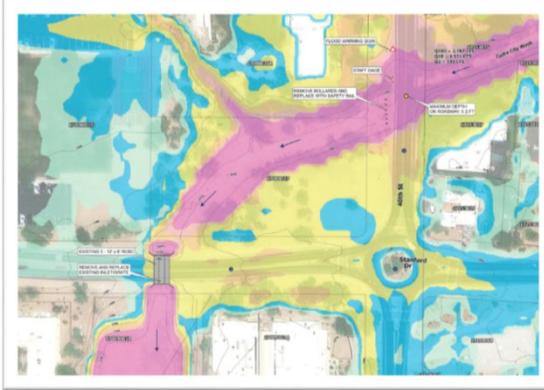
March 12, 2026

FY27 PROJECT SHEETS

Storm Drainage Projects (Stormwater Master Plan)

40th Street and Stanford Drive Storm Drain Improvements

Description: Ranked number two (2) among the nine (9) highest ranking areas and recommended alternatives in the Town of Paradise Valley Stormwater Master Plan (2025). Flood Hazard Area H – Recommended alternative includes improvements to the existing roadway drainage infrastructure including curb inlets, a flood control basin, safety rails, staff gages, and warning signs. The implementation of this project would allow for decreased frequency of road closures at this intersection.



Capital Cost	FY27	FY28
Design/Engineering	\$160,603	\$37,385
Construction		\$900,000
Total	\$160,603	\$937,385

Funding Source: General Fund/FCD

Next Council Action: Design Contracts

Invergordon and Mockingbird Lane SD Improvements

Description: Ranked the highest of the top nine (9) areas and recommended alternatives in the Town of Paradise Valley Stormwater Master Plan (2025). Flood Hazard Area A – Recommended alternative includes the implementation of new storm drain systems along Invergordon Road and Maverick Road, with inlets and lateral extensions. The estimated construction cost for this alternative is approximately \$11,616,355.



Capital Cost	FY31
Design/Engineering	\$1,616,000
Total	\$1,616,000

March 12, 2026

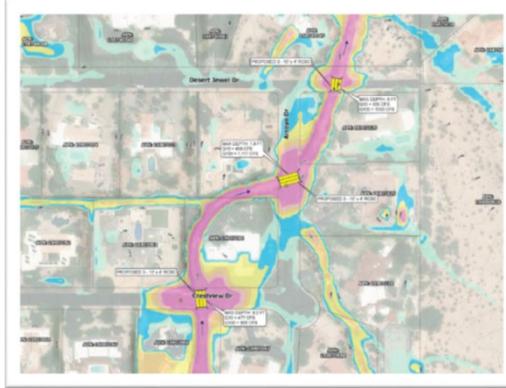


FY27 PROJECT SHEETS

Storm Drainage Projects (Stormwater Master Plan)

Upstream Cherokee Wash - Storm Drain and Roadway Improvements

Description: Ranked number four (4) among the nine (9) highest ranking areas and recommended alternatives in the Town of Paradise Valley Stormwater Master Plan (2025). Flood Hazard Area L – Recommended alternative is the replacement of low water crossings at Crestview Drive, Arroyo Drive, and Desert Jewel Drive with box culverts and necessary road improvements.



Downstream Cherokee Wash - Channel Improvements

Description: Ranked number five (5) among the nine (9) highest ranking areas and recommended alternative in the Town of Paradise Valley Stormwater Master Plan (2025). Flood Hazard Area N – Recommended alternative is the replacement of four low water crossings at 58th Place, 59th Place, Morning Glory Road, and 61st Place with box culverts and channel improvements.



Capital Cost	FY28	FY29	FY30
Design/Engineering	\$780,807	\$50,000	
Construction		\$1,860,050	\$4,107,300
Total	\$780,807	\$1,910,050	\$4,107,300

Capital Cost	FY27	FY28	FY29
Design/Engineering	\$155,700	\$50,000	
Construction		\$1,650,000	\$1,151,000
Total	\$155,700	\$1,700,000	\$1,151,100

Funding Source: General Fund/FCD

Next Council Action: Design Contracts/Construction Contracts

Funding Source: General Fund/FCD

Next Council Action: Design Contracts/Construction Contracts

March 12, 2026

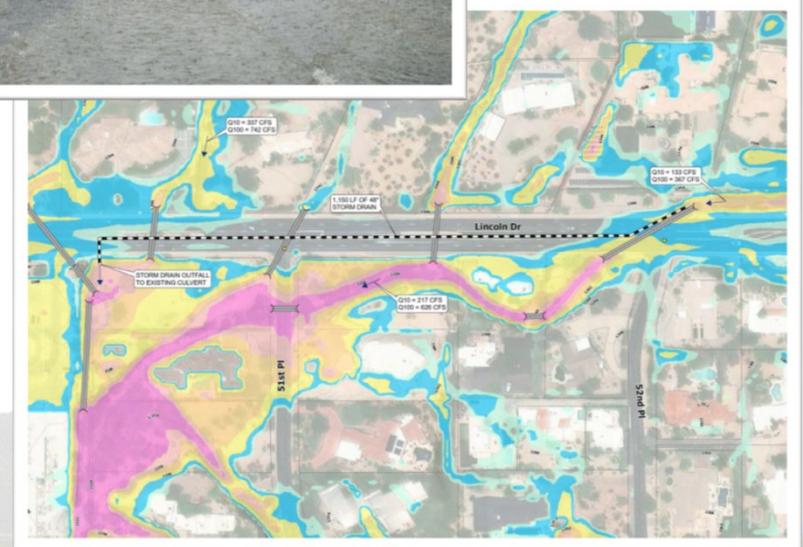


FY27 PROJECT SHEETS

Storm Drainage Projects (Stormwater Master Plan)

Lincoln Drive Storm Drain Improvements

Description: Ranked sixth (6th) of the top nine (9) areas and recommended alternatives in the Town of Paradise Valley Stormwater Master Plan (2025). Flood Hazard Area O – Recommended alternative is to Increase culvert capacity at Desert Fairways Drive, Lincoln Drive, and 51st Place by replacing undersized culverts with new configurations and making corresponding road improvements.



Capital Cost	FY30	FY31
Design/Engineering	\$211,706	\$40,000
Construction		\$2,003,278
Total	\$211,706	\$2,043,278

Funding Source: General Fund/FCD

Next Council Action: Design Contracts/Construction Contracts

March 12, 2026



FY27 PROJECT SHEETS

Miscellaneous Drainage Improvements

Description: Roadway drainage infrastructure improvements at various locations townwide. Locations and projects are chosen and prioritized based on the stormwater master plan data and information provided by the Public Works Department related to storm clean up.



Capital Cost	FY27	FY28	FY29	FY30	FY31
Design	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Construction	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Total	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000

Funding Source: General Fund

Next Council Action: Design/Construction Contract

Miscellaneous Street Improvements (Various Locations)

Description: Minor immediate roadway and shoulders repairs to improve cross-slopes and drivability, extending the useful life of the pavement.



Capital Cost	FY27	FY28	FY29	FY30	FY31
Design	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Construction	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Total	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

Funding Source: General Fund

Next Council Action: Design/Construction Contract

March 12, 2026



FY2027 TO FY2031 CIP

THANK YOU.

Questions?



Appendix A

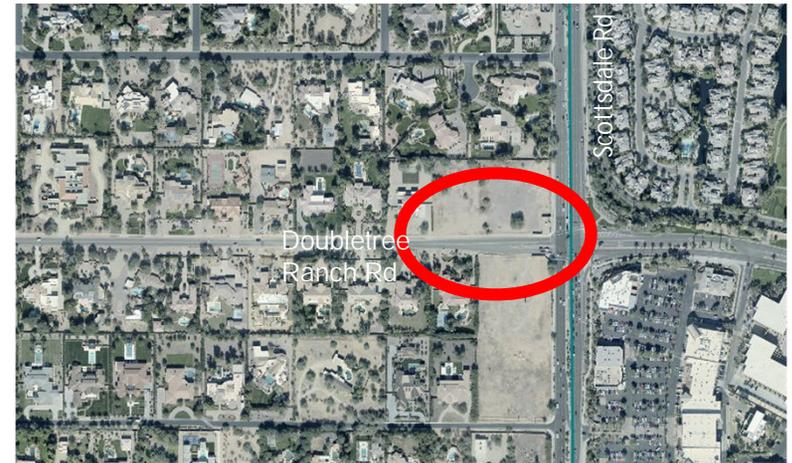
Following Slides Are for Reference Only



FY26 PROJECT SHEETS

Doubletree Ranch Road Entry Monument

Description: Landscaping, signage, perimeter wall modifications, and utility screening at the corner of Doubletree Ranch Road and Scottsdale Road to beautify this town entry point; Final design development of selected alternatives and in-depth utility investigations in FY25; Construction anticipated in FY26.



Capital Cost	FY26
Construction	\$616,000
Total	\$616,000



Funding Source: General Fund

Next Council Action: Licensing agreement with Scottsdale, Construction Contract

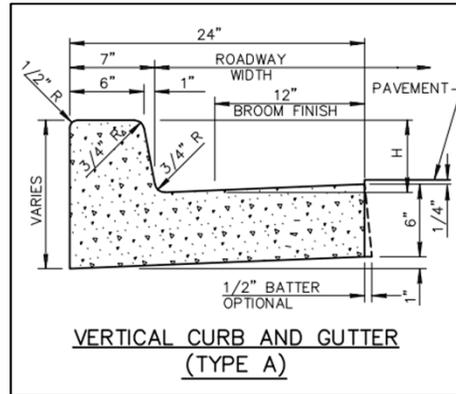
March 12, 2026



FY26 PROJECT SHEETS

McDonald Drive Curbs – 40th Street to 44th Street

Description: Removal of existing asphalt curbs and replacement with new concrete curbs.



Capital Cost	FY26
Construction	\$645,000
Total	\$645,000

Funding Source: General Fund

Next Council Action: Design Contract, Construction Contract

45th Street Curbs: McDonald Drive to Valley Vista Lane

Description: Remove and replace existing asphalt curbs on the west side of 45th Street with new concrete curbs.



Capital Cost	FY26
Construction	\$121,000
Total	\$121,000

Funding Source: General Fund

Next Council Action: Design Contract, Construction Contract

March 12, 2026



FY26 PROJECT SHEETS

SRP Undergrounding Conversion Rose Lane

Description: Undergrounding of three utility poles, associated overhead lines, and equipment within the back of lots adjacent to Palo Cristi and Rose Lane. Completing the district requires resident contributions in accordance with Resolution 813.



Capital Cost	FY26
Underground Conversion	\$320,000
Total	\$320,000

Funding Source: General Fund, Residents, SRP Aesthetics
Next Council Action: Design/Construction Contract

March 12, 2026



FY27 PROJECT SHEETS

Storm Drainage Projects (Stormwater Master Plan)

Description: Preferred project alternatives identified in the final Town of Paradise Valley Stormwater Master Plan (2025) and proposed as capital improvement and submitted to Flood Control District of Maricopa County for cost participation. The projects will help to reduce flood hazards and improve stormwater capacities of the Town’s drainage system.



Capital Cost	FY26
Design/Engineering	\$750,000
Total	\$750,000

Funding Source: General Fund/FCD

Next Council Action: Design
Contracts/Construction Contracts

March 12, 2026



FY26 PROJECT SHEET

Town-Owned Facilities Analysis and Assessment

Description: Assessment and analysis of the Townhall Complex including the Town Hall, Police Department and Public Works facilities to determine existing capacity versus current and future needs; optimization of existing space to determine the need for expansions within the complex.



Capital Cost	FY26
Facilities Planning and Preliminary Design	\$125,000
Total	\$125,000

Funding Source: General Fund

Next Council Action: Approval of contract



March 12, 2026

FY27 PROJECT SHEETS

Refresh of Town Hall Campus Closed Circuit Camera monitoring system

Description: Equipment updates and upgrades to the Town Hall Campus closed circuit camera monitoring system.



Capital Cost	FY26
Installation	\$330,000
Total	\$330,000

Funding Source: General Fund

Next Council Action: Construction Contract

March 12, 2026



DRAFT

Town of
Paradise Valley

FY 27-31 CIP



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One Year Plan

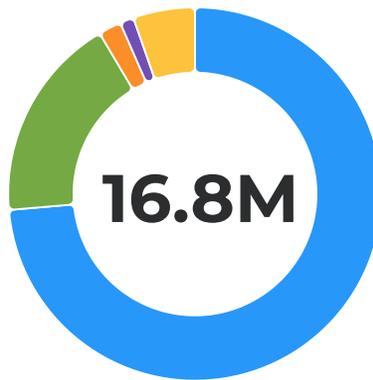
27 Total Capital Requested

\$16,816,280

FY27 Total Funding Requested

\$16,816,280

FY27 Total Funding Requested by Source



● General Sources	\$12,383,280	73.64%
● Grants	\$3,000,000	17.84%
● Resident Contributions	\$333,000	1.98%
● SRP Aesthetics Funds	\$200,000	1.19%
● Wastewater Fund	\$900,000	5.35%

FY26 Total Funding Requested by Department



● Community Development	\$15,226,280	90.54%
● Contingency	\$250,000	1.49%
● Public Safety	\$440,000	2.62%
● Wastewater	\$900,000	5.35%

FY27 Capital Cost Breakdown



● Capital Costs	\$16,816,280	100.00%
● Operational Costs	\$0	0.00%

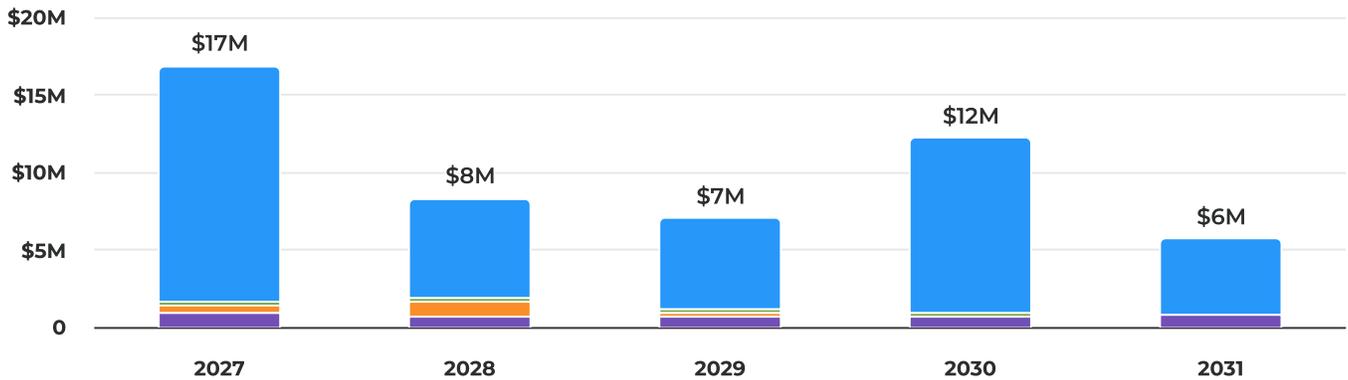
FY27 Cost Savings & Revenue Breakdown

2027

● Cost Savings	\$0	N/A
● Revenue	\$0	N/A

Capital Improvement Multi-Year Plan

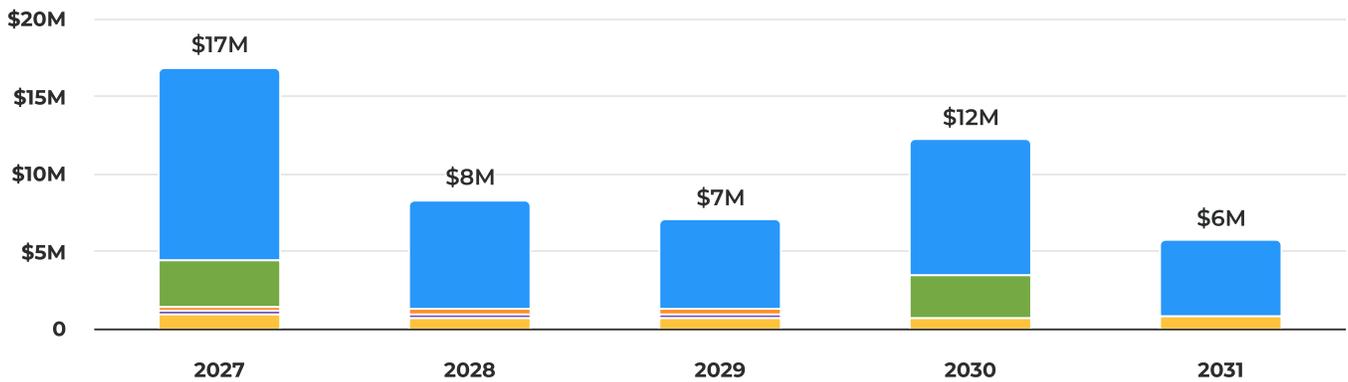
FY27 - FY31 Total Funding Requested by Department



Funding by Department Totals (all years)

Community Development	\$43,633,822	87.33%
Contingency	\$1,000,000	2.00%
Public Safety	\$1,665,000	3.33%
Wastewater	\$3,665,000	7.34%

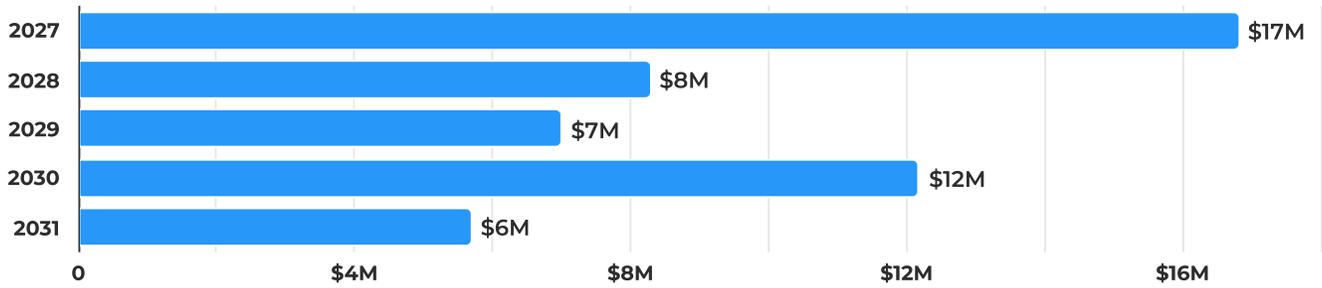
FY27 - FY31 Total Funding Requested by Source



Funding by Source Totals (all years)

General Sources	\$38,850,722	77.76%
Grants	\$5,782,500	11.57%
Resident Contributions	\$1,065,600	2.13%
SRP Aesthetics Funds	\$600,000	1.20%
Wastewater Fund	\$3,665,000	7.34%

FY27 - FY31 Capital Cost Breakdown



Capital Cost Totals (all years)

● Capital Costs	\$49,963,822	100.00%
● Operational Costs	\$0	0.00%

FY27 - FY31 Cost Savings & Revenue Breakdown

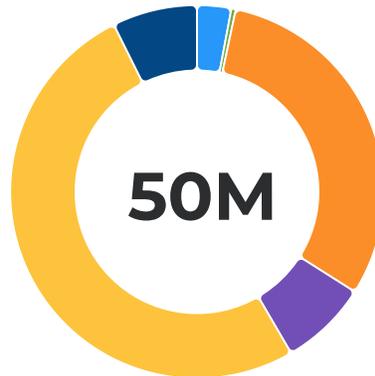


Cost Savings & Revenue Totals (all years)

● Cost Savings	\$0	N/A
● Revenue	\$0	N/A

Capital Improvement Plan - Project Types

FY27 - FY31 Capital Costs By Project Type



● Building and Facilities	\$1,475,000	2.95%
● Computer Software	\$190,000	0.38%
● Roadways	\$15,317,000	30.66%
● SRP Undergrounding	\$3,800,000	7.61%
● Stormwater	\$25,516,822	51.07%
● Water and Sewer	\$3,665,000	7.34%

Building and Facilities

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Building and Facilities	\$250,000	\$1,000,000	\$225,000	\$0	\$0	\$1,475,000

Computer Software

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Computer Software	\$190,000	\$0	\$0	\$0	\$0	\$190,000

Roadways

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Roadways	\$4,210,000	\$1,715,000	\$1,425,000	\$6,910,000	\$1,057,000	\$15,317,000

SRP Undergrounding

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total SRP Undergrounding	\$1,200,000	\$1,250,000	\$1,350,000	\$0	\$0	\$3,800,000

Stormwater

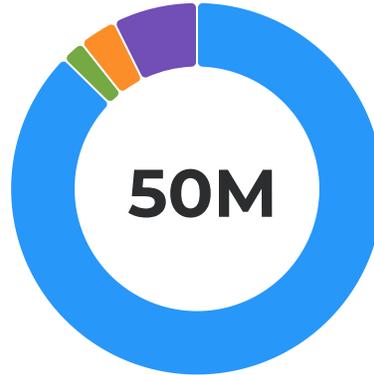
	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Stormwater	\$10,066,280	\$3,661,634	\$3,310,647	\$4,568,983	\$3,909,278	\$25,516,822

Water and Sewer

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Water and Sewer	\$900,000	\$660,000	\$680,000	\$700,000	\$725,000	\$3,665,000

Capital Improvement Plan - Departments

FY27 - FY31 Capital Costs by Department



● Community Development	\$43,633,822	87.33%
● Contingency	\$1,000,000	2.00%
● Public Safety	\$1,665,000	3.33%
● Wastewater	\$3,665,000	7.34%

Community Development

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Community Development	\$15,226,280	\$6,376,634	\$5,835,647	\$11,228,983	\$4,966,278	\$43,633,822

Contingency

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Contingency	\$250,000	\$250,000	\$250,000	\$250,000	\$0	\$1,000,000

Public Safety

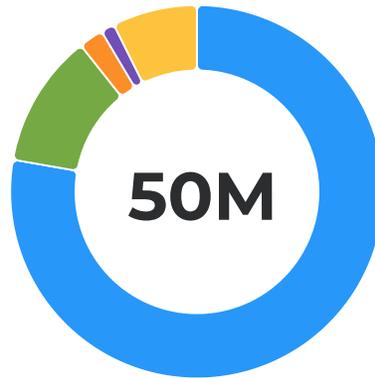
	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Public Safety	\$440,000	\$1,000,000	\$225,000	\$0	\$0	\$1,665,000

Wastewater

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Wastewater	\$900,000	\$660,000	\$680,000	\$700,000	\$725,000	\$3,665,000

Capital Improvement Plan - Expenditures

FY27 - FY31 Expenditures by Fund



● General Sources	\$38,850,722	77.76%
● Grants	\$5,782,500	11.57%
● Resident Contributions	\$1,065,600	2.13%
● SRP Aesthetics Funds	\$600,000	1.20%
● Wastewater Fund	\$3,665,000	7.34%

General Sources

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total General Sources	\$12,383,280	\$7,076,984	\$5,727,697	\$8,696,483	\$4,966,278	\$38,850,722

Grants

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Grants	\$3,000,000	\$0	\$0	\$2,782,500	\$0	\$5,782,500

Resident Contributions

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Resident Contributions	\$333,000	\$349,650	\$382,950	\$0	\$0	\$1,065,600

SRP Aesthetics Funds

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total SRP Aesthetics Funds	\$200,000	\$200,000	\$200,000	\$0	\$0	\$600,000

Wastewater Fund

	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Wastewater Fund	\$900,000	\$660,000	\$680,000	\$700,000	\$725,000	\$3,665,000

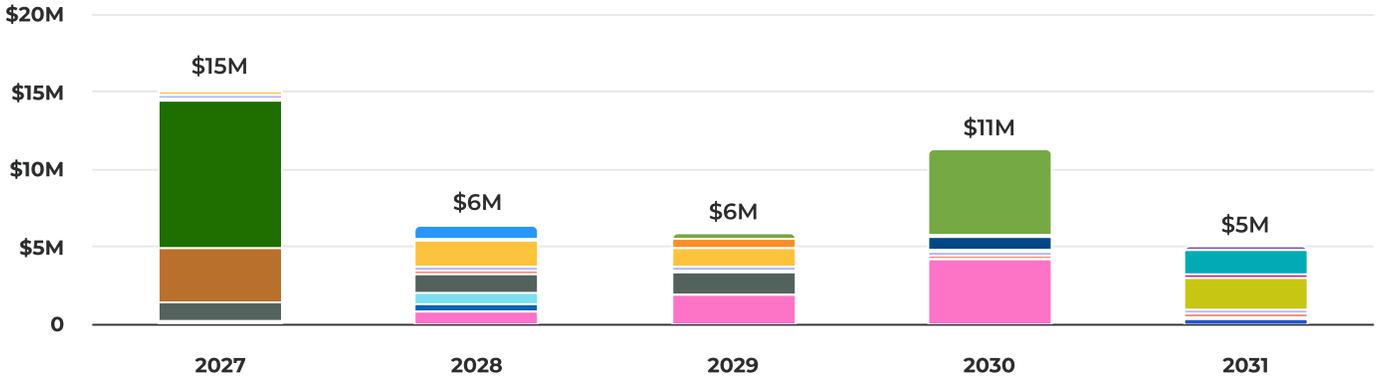
Capital Projects

Capital Projects

Project No. / Project Name	Years	Departments	Type	Total
-- 40th Street and Stanford Drive Storm Drain Improvements	2027 - 2028	Community Development	Stormwater	\$1,097,988
2021-02 32nd Street Sidewalks: Stanford Drive to Lincoln Drive	2027 - 2030	Community Development	Roadways	\$6,050,000
2018-06 56th Street Sidewalks: Mockingbird Lane to Doubletree Ranch Road	2028 - 2029	Community Development	Roadways	\$685,000
N/A CIP Contingency	2027 - 2030	Contingency	Roadways	\$1,000,000
-- Computer Aided Dispatch Upgrade	2027	Public Safety	Computer Software	\$190,000
2020-05 Denton Lane Cul De Sac	2030 - 2031	Community Development	Roadways	\$218,000
-- Downstream Cherokee Wash Improvements	2027 - 2029	Community Development	Stormwater	\$2,999,716
2019-03 Highlands Drive Cul-De-Sac	2030	Community Development	Roadways	\$795,000
-- Invergordon and Mockingbird Lane Storm Drainage Improvements	2031	Community Development	Stormwater	\$1,616,000
2020-15 Lincoln Drive & Tatum Boulevard Improvement - VSC	2031	Community Development	Roadways	\$263,500
-- Lincoln Drive Storm Drain Improvements	2030 - 2031	Community Development	Stormwater	\$2,254,984
2020-10 Miscellaneous Drainage Improvements (various locations)	2027 - 2031	Community Development	Stormwater	\$1,250,000
2023-01 Miscellaneous Street Improvements (various location)	2027 - 2031	Community Development	Roadways	\$1,000,000
2021-12 Mockingbird Lane Storm Drain: 56th Street to Invergordon Road	2027	Community Development	Stormwater	\$9,500,000
2021-03 Mockingbird Lane: 56th Street to Invergordon Road	2027	Community Development	Roadways	\$3,500,000
2018-02 Police Department Training Facility / Remodel	2027 - 2029	Public Safety	Building and Facilities	\$1,475,000
N/A Sanitary Sewer System Assessment	2027 - 2031	Wastewater	Water and Sewer	\$1,755,000
N/A Sanitary Sewer System Repairs	2027 - 2031	Wastewater	Water and Sewer	\$1,910,000
2022-01 SRP Underground Conversion 40th Street and Lincoln	2027 - 2029	Community Development	SRP Undergrounding	\$3,800,000
2020-03 Tatum Boulevard Retaining Walls	2027 - 2028	Community Development	Roadways	\$780,000
2020-06 Tatum Boulevard Sidewalks: Doubletree Ranch Road to Mountain View Road	2027 - 2028	Community Development	Roadways	\$550,000
2020-16 Town Gateway Entry Features - VSC	2030 - 2031	Community Development	Roadways	\$180,000
-- Upstream Cherokee Wash Improvements	2028 - 2030	Community Development	Stormwater	\$6,798,134
2021-05 White Wing Road Half Street Improvements	2031	Community Development	Roadways	\$295,500

Community Development

FY27 - FY31 Community Development Projects



● 40th Street and Stanford Drive Storm Drain Improvements	\$1,097,988	2.52%
● 32nd Street Sidewalks: Stanford Drive to Lincoln Drive	\$6,050,000	13.87%
● 56th Street Sidewalks: Mockingbird Lane to Doubletree Ranch Road	\$685,000	1.57%
● Denton Lane Cul De Sac	\$218,000	0.50%
● Downstream Cherokee Wash Improvements	\$2,999,716	6.87%
● Highlands Drive Cul-De-Sac	\$795,000	1.82%
● Invergordon and Mockingbird Lane Storm Drainage Improvements	\$1,616,000	3.70%
● Lincoln Drive & Tatum Boulevard Improvement - VSC	\$263,500	0.60%
● Lincoln Drive Storm Drain Improvements	\$2,254,984	5.17%
● Miscellaneous Drainage Improvements (various locations)	\$1,250,000	2.86%
● Miscellaneous Street Improvements (various location)	\$1,000,000	2.29%
● Mockingbird Lane Storm Drain: 56th Street to Invergordon Road	\$9,500,000	21.77%
● Mockingbird Lane: 56th Street to Invergordon Road	\$3,500,000	8.02%
● SRP Underground Conversion 40th Street and Lincoln	\$3,800,000	8.71%
● Tatum Boulevard Retaining Walls	\$780,000	1.79%
● Tatum Boulevard Sidewalks: Doubletree Ranch Road to Mountain View Road	\$550,000	1.26%
● Town Gateway Entry Features - VSC	\$180,000	0.41%
● Upstream Cherokee Wash Improvements	\$6,798,134	15.58%

● White Wing Road Half Street Improvements **\$295,500** 0.68%

Summary of Requests

Project No. / Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
-- 40th Street and Stanford Drive Storm Drain Improvements	\$160,603	\$937,385	\$0	\$0	\$0	\$1,097,988
2021-02 32nd Street Sidewalks: Stanford Drive to Lincoln Drive	\$120,000	\$0	\$365,000	\$5,565,000	\$0	\$6,050,000
2018-06 56th Street Sidewalks: Mockingbird Lane to Doubletree Ranch Road	\$0	\$75,000	\$610,000	\$0	\$0	\$685,000
2020-05 Denton Lane Cul De Sac	\$0	\$0	\$0	\$50,000	\$168,000	\$218,000
-- Downstream Cherokee Wash Improvements	\$155,677	\$1,693,442	\$1,150,597	\$0	\$0	\$2,999,716
2019-03 Highlands Drive Cul-De-Sac	\$0	\$0	\$0	\$795,000	\$0	\$795,000
-- Invergordon and Mockingbird Lane Storm Drainage Improvements	\$0	\$0	\$0	\$0	\$1,616,000	\$1,616,000
2020-15 Lincoln Drive & Tatum Boulevard Improvement - VSC	\$0	\$0	\$0	\$0	\$263,500	\$263,500
-- Lincoln Drive Storm Drain Improvements	\$0	\$0	\$0	\$211,706	\$2,043,278	\$2,254,984
2020-10 Miscellaneous Drainage Improvements (various locations)	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
2023-01 Miscellaneous Street Improvements (various location)	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
2021-12 Mockingbird Lane Storm Drain: 56th Street to Invergordon Road	\$9,500,000	\$0	\$0	\$0	\$0	\$9,500,000
2021-03 Mockingbird Lane: 56th Street to Invergordon Road	\$3,500,000	\$0	\$0	\$0	\$0	\$3,500,000
2022-01 SRP Underground Conversion 40th	\$1,200,000	\$1,250,000	\$1,350,000	\$0	\$0	\$3,800,000



Project No. / Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Street and Lincoln						
2020-03 Tatum Boulevard Retaining Walls	\$90,000	\$690,000	\$0	\$0	\$0	\$780,000
2020-06 Tatum Boulevard Sidewalks: Doubletree Ranch Road to Mountain View Road	\$50,000	\$500,000	\$0	\$0	\$0	\$550,000
2020-16 Town Gateway Entry Features - VSC	\$0	\$0	\$0	\$50,000	\$130,000	\$180,000
-- Upstream Cherokee Wash Improvements	\$0	\$780,807	\$1,910,050	\$4,107,277	\$0	\$6,798,134
2021-05 White Wing Road Half Street Improvements	\$0	\$0	\$0	\$0	\$295,500	\$295,500
Total Summary of Requests	\$15,226,280	\$6,376,634	\$5,835,647	\$11,228,983	\$4,966,278	\$43,633,822

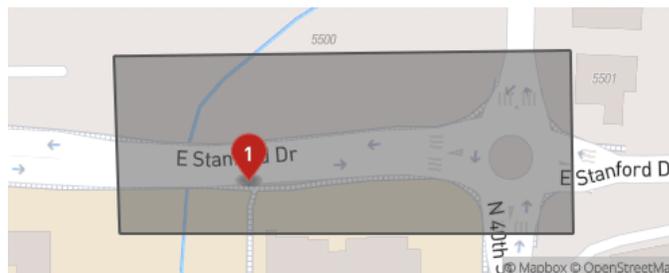
40th Street and Stanford Drive Storm Drain Improvements

Overview

Department Community Development
Type Capital Improvement
Estimated Start Date 07/1/2026

Project Location

Paradise Valley



Description

Ranked number two (2) among the nine (9) highest ranking areas and recommended alternatives in the Town of Paradise Valley Stormwater Master Plan (2025).

Flood Hazard Area H – Recommended alternative includes improvements to the existing roadway drainage infrastructure including curb inlets, a flood control basin, safety rails, staff gages, and warning signs. The implementation of this project would allow for decreased frequency of road closures at this intersection.

Images



40th St and Stanford Flood Map.jpeg

Details

Total Cost: \$1,097,988

Type of Project: Improvement

Project Score: 9

Benefit to Community

Improves existing roadway drainage infrastructure and will reduce sedimentation on 40th Street; Improvement to warning system and public safety.

Project Details

Engineering design is anticipated to start in FY 27 pending Flood Control District's participation.

Capital Cost

FY2027 Budget
\$161K

Total Budget (all years)
\$1.1M

Project Total
\$1.1M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Construction	\$0	\$900,000	\$900,000
Design	\$160,603	\$37,385	\$197,988
Total	\$160,603	\$937,385	\$1,097,988

Funding Sources

FY2027 Budget
\$161K

Total Budget (all years)
\$1.1M

Project Total
\$1.1M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
General Sources	\$160,603	\$937,385	\$1,097,988
Total	\$160,603	\$937,385	\$1,097,988

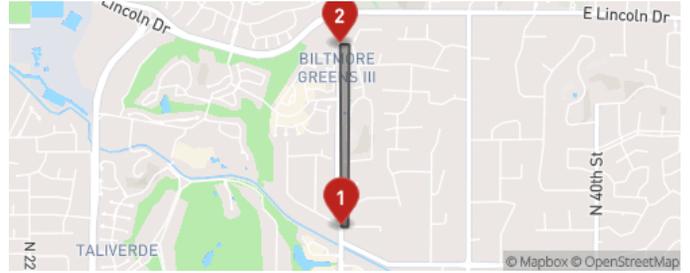
32nd Street Sidewalks: Stanford Drive to Lincoln Drive

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2021-02

Project Location

3201 East San Miguel Place



Description



Install approximately 4,800 LF of 6' wide colored concrete sidewalk from Stanford Dr to Lincoln Dr to complete a sidewalk connection to the City of Phoenix limits and neighboring commercial and recreational uses.

Images



32nd Street SW.png

Details

Total Cost: 6050000

Type of Project: Improvement

Project Score: 5

Benefit to Community

The Stanford Drive to Lincoln Drive sidewalk project will provide measurable mobility, safety, and quality-of-life benefits to residents and visitors of Paradise Valley while strengthening regional connectivity with the Phoenix.

Project Details

This project connects existing pedestrian facilities at the town's boundary with the City of Phoenix at Lincoln Drive and 32nd Street to Stanford Drive and 32nd Street.

The north end of the project will connect to a commercial area as well as a trail head within the Phoenix Mountain Preserve. On the south side of this project there is the SRP Arizona Canal, which is heavily utilized by pedestrians. Challenges include cut and fill at certain points along this route.

Capital Cost

FY2027 Budget
\$120K

Total Budget (all years)
\$6.05M

Project Total
\$6.05M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Construction	\$0	\$0	\$5,565,000	\$5,565,000
Design	\$120,000	\$365,000	\$0	\$485,000
Total	\$120,000	\$365,000	\$5,565,000	\$6,050,000

Funding Sources

FY2027 Budget
\$120K

Total Budget (all years)
\$6.05M

Project Total
\$6.05M

Detailed Breakdown

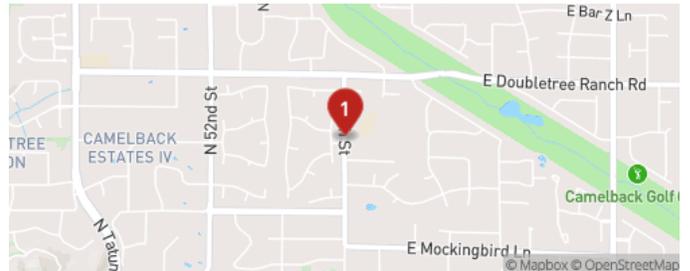
Category	FY2027 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
General Sources	\$120,000	\$365,000	\$2,782,500	\$3,267,500
Grants	\$0	\$0	\$2,782,500	\$2,782,500
Total	\$120,000	\$365,000	\$5,565,000	\$6,050,000

56th Street Sidewalks: Mockingbird Lane to Doubletree Ranch Road

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2018-06
Estimated Start Date	07/3/2028

Project Location



Description

Construction of new sidewalks along the west side of 56th Street from Mockingbird Ln to Tomahawk Trail and from Via Los Caballos to Doubletree Ranch Rd.





Details

Total Cost: \$685,000

Type of Project: Improvement

Project Score: 5

Benefit to Community

The proposed project aims to offer a transportation alternative and a safe pedestrian route connecting nearby neighborhoods to Cherokee Elementary School.

Project Details

Two CMAQ fund applications were submitted to assist with the construction costs of this project:

- In 2019, an application was submitted for FY 2023 & FY 2024 construction funding but was rejected.
- In 2021, another application was submitted for FY 2025 construction funding, which was also rejected.

No application was made in 2025. Applications in this project category were not being accepted.

The Town completed a Feasibility Study in 2025.

The Town intends to submit a new CMAQ application once the window is opened by MAG.

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$685K

Project Total
\$685K

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Construction	\$0	\$610,000	\$610,000
Design	\$75,000	\$0	\$75,000
Total	\$75,000	\$610,000	\$685,000

Funding Sources

FY2027 Budget
\$0

Total Budget (all years)
\$685K

Project Total
\$685K

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
General Sources	\$75,000	\$610,000	\$685,000
Total	\$75,000	\$610,000	\$685,000

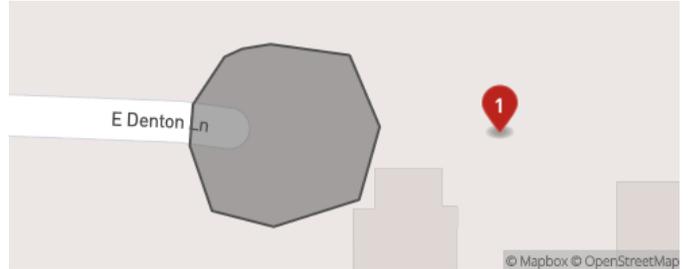
Denton Lane Cul De Sac

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2020-05

Project Location

3648 East Denton Lane



Description

Construction of a cul-de-sac at the eastern termination of Denton Lane. Currently, vehicles utilize private driveways to turn around.



Images



Denton Ln cul de sac.png

Details

Total Cost: 218000

Type of Project: Improvement

Project Score: 3

Benefit to Community

The project will help large delivery vehicles to turn around safely without encroaching on private property.

Project Details

This project will build an asphalt paved cul-de-sac conforming to Town standards.

Capital Cost

FY2027 Budget

\$0

Total Budget (all years)

\$218K

Project Total

\$218K

Detailed Breakdown

Category	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Construction	\$0	\$168,000	\$168,000
Design	\$50,000	\$0	\$50,000
Total	\$50,000	\$168,000	\$218,000

Funding Sources

FY2027 Budget

\$0

Total Budget (all years)

\$218K

Project Total

\$218K

Detailed Breakdown

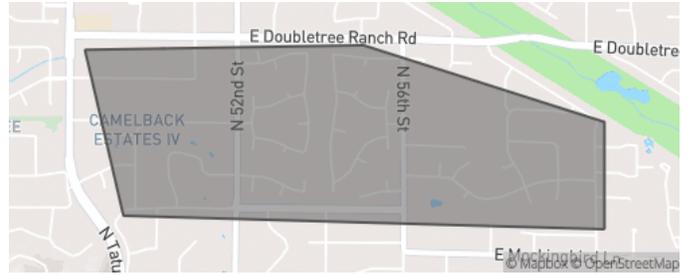
Category	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
General Sources	\$50,000	\$168,000	\$218,000
Total	\$50,000	\$168,000	\$218,000

Downstream Cherokee Wash Improvements

Overview

Department	Community Development
Type	Capital Improvement
Estimated Start Date	07/1/2026

Project Location



Description

Ranked number five (5) among the nine (9) highest ranking areas and recommended alternatives in the Town of Paradise Valley Stormwater Master Plan (2025).

Flood Hazard Area N – Recommended alternative is the replacement of four low water crossings at 58th Place, 59th Place, Morning Glory Road, and 61st Place with box culverts and channel improvements.

Images



DS Cherokee Wash - Alt 1.jpeg

Details

Total Cost: 2999716

Type of Project: Improvement

Project Score: 9

Benefit to Community

- Opportunity to reduce safety hazards to residents, passenger vehicles, and emergency vehicles.
- Provides safe road crossings during storm events.

Project Details

Project design development is anticipated to start in FY27 pending grant funding opportunities.

Capital Cost

FY2027 Budget

\$156K

Total Budget (all years)

\$3M

Project Total

\$3M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Land/Right-of-way	\$0	\$1,593,442	\$1,150,597	\$2,744,039
Engineering	\$155,677	\$100,000	\$0	\$255,677
Total	\$155,677	\$1,693,442	\$1,150,597	\$2,999,716

Funding Sources

FY2027 Budget

\$156K

Total Budget (all years)

\$3M

Project Total

\$3M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
General Sources	\$155,677	\$1,693,442	\$1,150,597	\$2,999,716
Total	\$155,677	\$1,693,442	\$1,150,597	\$2,999,716

Highlands Drive Cul-De-Sac

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2019-03
Estimated Start Date	07/1/2029
Estimated Completion Date	06/1/2030

Project Location



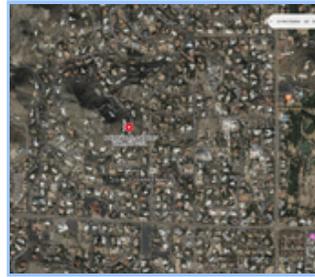
Description

This project aims to provide a safer turnaround for larger vehicles. To construct the turnaround or cul-de-sac, it is necessary to acquire right-of-way (R/W) from the undeveloped adjacent lot to the east. The project is currently on hold until the adjacent lot is developed, at which point the right-of-way can be dedicated to the project.

Images



Highland Drive Cul De Sac
Photo.png



Highlands map.png

Details

Total Cost: 795000

Type of Project: Improvement

Project Score: 4

Benefit to Community

Improved vehicular turning movements on hillside; Safe access for emergency and larger vehicles.

Project Details

The construction of the cul-de-sac was requested in Section 5(f) of the "EASEMENT PURCHASE AND SETTLEMENT AGREEMENT" between the Town and the property owner at 6824 East Highlands Drive, signed on October 10, 2015.

Per the prior easement acquisition agreement, the improvements to the north end of Highlands Dr were to be placed in the FY17-22 Capital Improvement Program, subject to Council approval.

Anticipated design/construction in FY30. Project costs may be reduced if adjacent properties develop or redevelop and make required roadway improvements.

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$795K	\$795K

Detailed Breakdown

Category	FY2030 <i>Requested</i>
Construction	\$607,000
Design	\$121,000
Construction Admin	\$40,000
Land/Right-of-way	\$27,000
Total	\$795,000

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$795K	\$795K

Detailed Breakdown

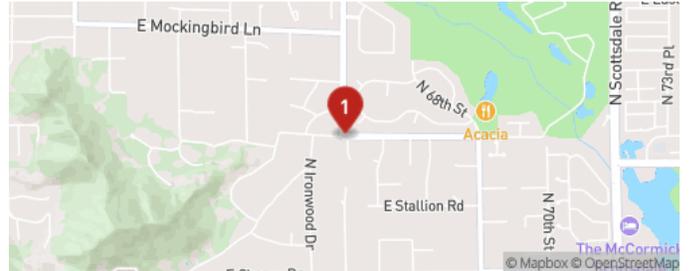
Category	FY2030 <i>Requested</i>
General Sources	\$795,000
Total	\$795,000

Invergordon and Mockingbird Lane Storm Drainage Improvements

Overview

Department	Community Development
Type	Capital Improvement
Estimated Start Date	07/1/2031

Project Location



Description

Description: Ranked the highest of the top nine (9) areas and recommended alternatives in the Town of Paradise Valley Stormwater Master Plan (2025).

Flood Hazard Area A –Recommended alternative includes the implementation of new storm drain systems along Invergordon Road and Maverick Road, with inlets and lateral extensions.

The estimated construction cost for this alternative is approximately \$11,616,355.

Details

Total Cost: \$11,616,355.

Type of Project: Improvement

Project Score: 7

Project Details

The project is anticipated to start in FY31 with engineering and design development estimated at \$1,616,000.

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$1.62M	\$1.62M

Detailed Breakdown

Category	FY2031 Requested
Engineering	\$1,616,000
Total	\$1,616,000

Funding Sources

FY2027 Budget

\$0

Total Budget (all years)

\$1.62M

Project Total

\$1.62M

Detailed Breakdown

Category

FY2031
Requested

General Sources

\$1,616,000

Total

\$1,616,000

Lincoln Drive & Tatum Boulevard Improvement - VSC

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2020-15

Project Location

6401 North Tatum Boulevard



Description

Reconstruct crosswalks at the intersection of Lincoln Drive & Tatum Boulevard using a decorative concrete pattern, enhanced landscaping and screening of utilities.



Images



Lincoln & Tatum
Intersection.png

Details

Total Cost: 263500

Type of Project: Improvement

Project Score: 2

Benefit to Community

This project implements key recommendations of the Town's Visually Significant Corridors (VSC) Master Plan at the intersection of two prominent corridors in Paradise Valley.

Project Details

Potential improvements include:

- Screening utility cabinets near the intersection.
- Constructing colored sidewalk ramps.
- Building textured concrete or paver crosswalks.
- Adding new landscape features

Capital Cost

FY2027 Budget

\$0

Total Budget (all years)

\$264K

Project Total

\$264K

Detailed Breakdown

Category	FY2031 <i>Requested</i>
Construction	\$220,500
Design	\$43,000
Total	\$263,500

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$264K	\$264K

Detailed Breakdown

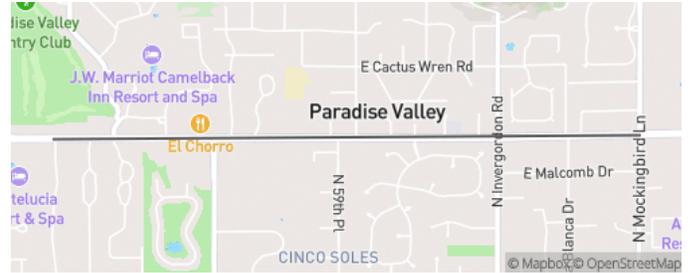
Category	FY2031 <i>Requested</i>
General Sources	\$263,500
Total	\$263,500

Lincoln Drive Storm Drain Improvements

Overview

Department	Community Development
Type	Capital Improvement
Estimated Start Date	07/1/2030

Project Location

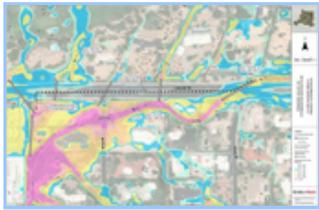


Description

Ranked sixth (6th) of the top nine (9) areas and recommended alternatives in the Town of Paradise Valley Stormwater Master Plan (2025).

Flood Hazard Area O – Recommended alternative is to increase culvert capacity at Desert Fairways Drive, Lincoln Drive, and 51st Place by replacing undersized culverts with new configurations and making corresponding road improvements.

Images



Lincoln Drive SD Map Area
Alt.jpeg

Details

Total Cost: \$2,254,984

Type of Project: Improvement

Project Score: 8

Benefit to Community

- Opportunity to improve existing roadway drainage infrastructure.
- Reduced discharge for undersized portions of Cudia City Wash.

Project Details

Project design development is anticipated to start in FY30 with Flood Control District's larger capital project grant participation.

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$2.25M

Project Total
\$2.25M

Detailed Breakdown

Category	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Construction	\$0	\$2,000,278	\$2,000,278
Engineering	\$211,706	\$43,000	\$254,706
Total	\$211,706	\$2,043,278	\$2,254,984

Funding Sources

FY2027 Budget
\$0

Total Budget (all years)
\$2.25M

Project Total
\$2.25M

Detailed Breakdown

Category	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
General Sources	\$211,706	\$2,043,278	\$2,254,984
Total	\$211,706	\$2,043,278	\$2,254,984

Miscellaneous Drainage Improvements (various locations)

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2020-10
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

Roadway drainage and erosion improvements at various locations Town-wide. Locations are identified and prioritized based on information provided by the Engineering Division and Public Works Department.

Images



Vermont and 68th Place.jpg



Vista and 70th Place.jpg



68th Street Wash
Photo.jpeg



7039 E Fanfol.jpg

Details

Total Cost: 1250000

Type of Project: Improvement

Project Score: 7

Benefit to Community

Minimize road closures, excessive storm debris removal, and potential residential flooding.

Project Details

Anticipated project activities for FY27.

1. 68th Street Wash Crossing south of Sunnyvale Road

1. Preliminary Survey conducted in FY2025/26
2. Anticipated drainage and roadway engineering design development in FY 27

2. Vista and 70th Place

1. Design/Build in FY27

3. Vermont and 68th Place

1. Scope Development/Estimate — FY27
2. Preliminary Engineering/Survey — FY28

4. 7039 E. Fanfol

1. Scope Development/Estimate — FY27
2. Preliminary Engineering/Survey — FY28

Project activities in this Capital Improvements — Misc Drainage category are subject to shift in priority due to newly identified and emergency projects with an increased safety hazard.

Capital Cost

FY2027 Budget

\$250K

Total Budget (all years)

\$1.25M

Project Total

\$1.25M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Construction	\$150,000	\$200,000	\$200,000	\$200,000	\$200,000	\$950,000
Design	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000	\$300,000
Total	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000

Funding Sources

FY2027 Budget

\$250K

Total Budget (all years)

\$1.25M

Project Total

\$1.25M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
General Sources	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
Total	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000

Miscellaneous Street Improvements (various location)

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2023-01
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Description

Miscellaneous roadway improvements or changes to the existing roadway.

These smaller projects identified in the program aim to improve roadway cross-slopes to mitigate standing water and vertical profile deficiencies that impact driver safety or the use of the roadway.

Images



Bar Z Lane and 57th St Intersection.jpg



Sanna St - North of Doubletree Ranch Rd.png



7039 E Fanfol.jpg



Vista Drive and 70th Place.jpg

Details

Total Cost: \$1,000,000

Type of Project: Improvement

Project Score: 13

Benefit to Community

Mitigating standing water and access on roadways will improve safety, increase pavement service life, and decrease Public Works maintenance costs.

Project Details

Anticipated project activities for FY27.

1. Bar Z Lane and 57th St Intersection

- 1. Scope Development/Estimate — FY27

2. Sanna St - North of Doubletree Ranch Rd

- 1. Scope Development/Estimate — FY27

3. Vista Drive and 70th Place

- 1. Design/Build in FY27

4. 7039 E. Fanfol

- 1. Scope Development/Estimate — FY27
- 2. Preliminary Engineering/Survey — FY28

Project activities in this Capital Improvements — Misc Streets category are subject to shift in priority due to newly identified and emergency projects with an elevated safety hazard.

Capital Cost

FY2027 Budget

\$200K

Total Budget (all years)

\$1M

Project Total

\$1M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Construction	\$125,000	\$150,000	\$150,000	\$150,000	\$150,000	\$725,000
Design	\$75,000	\$50,000	\$50,000	\$50,000	\$50,000	\$275,000
Total	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000

Funding Sources

FY2027 Budget

\$200K

Total Budget (all years)

\$1M

Project Total

\$1M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
General Sources	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
Total	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000

Mockingbird Lane Storm Drain: 56th Street to Invergordon Road

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2021-12

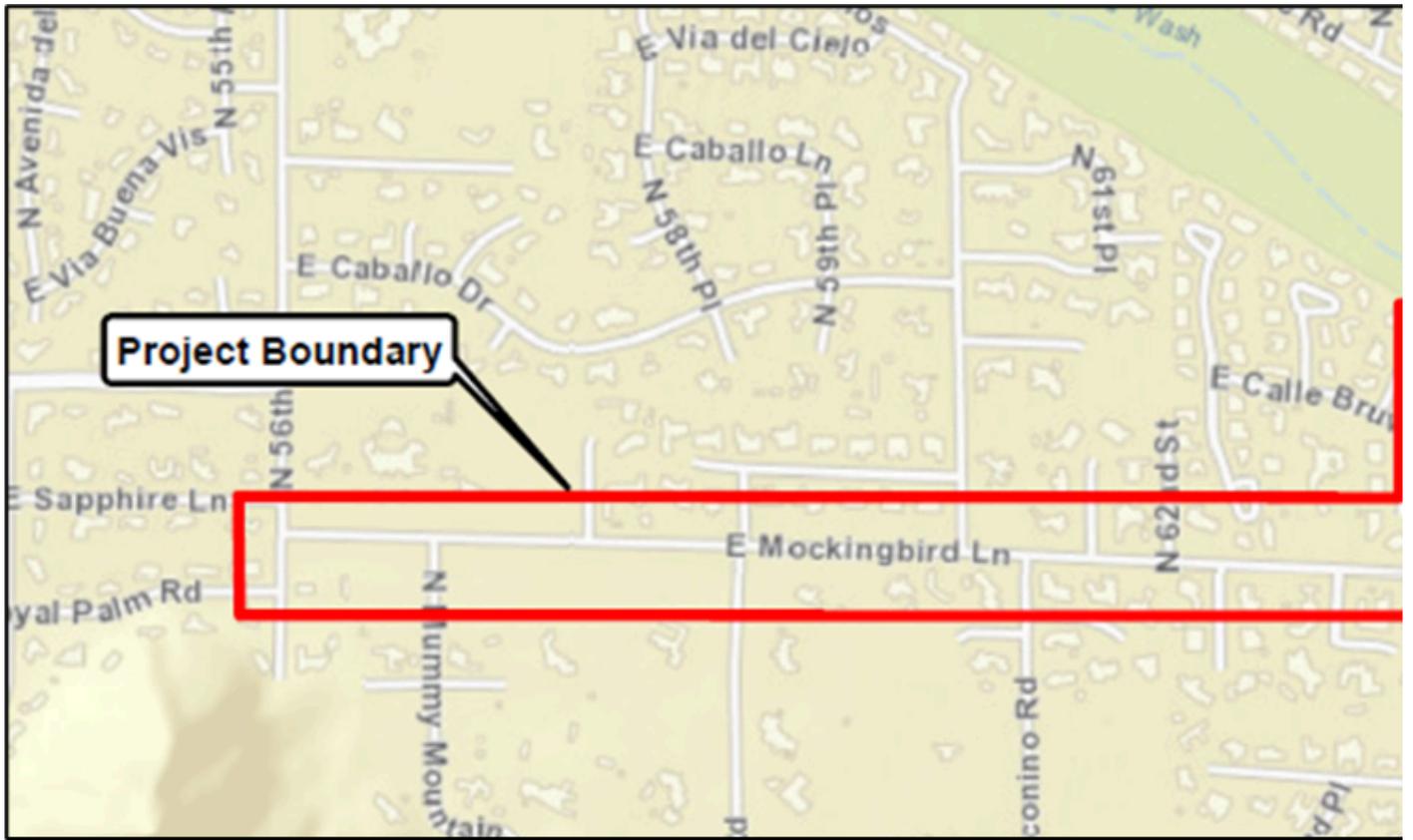
Project Location



Description

Install storm drainage system in Mockingbird Lane from 56th Street to Invergordon Road continuing north on Invergordon Road to the Indian Bend Wash.

This storm drain project is combined with roadway improvements project along Mockingbird Lane. Both projects are intended to be designed and constructed concurrently.



Details

Total Cost: 9500000

Type of Project: Improvement

Project Score: 9

Benefit to Community

Storm water system improvement will help to control/reduce flooding adjacent to properties.

Project Details

Mockingbird Lane receives runoff from Mummy Mountain to the south. The runoff from the north side of Mummy Mountain collects in natural washes and flows through private property and the Town's right-of-way until it reaches Indian Bend Wash to the north.

Residents on the north side of Mockingbird Lane have reported multiple flooding complaints and issues to Town staff. In response, the Town engaged Kimley-Horn to study the problem and develop a solution. A drainage report was completed as part of a project assessment, providing alternatives to address the flooding.

The selected solution includes the construction of a storm drain system designed to capture the 10-year onsite peak discharges in the Town's right-of-way on Mockingbird Lane. The system will be designed per the Town's Storm Drainage Design Manual, ensuring the 10-year flow is contained within the curbs while maintaining a 12-foot-wide dry driving lane in each direction.

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	May 2025 to April 2026
CMAR GMP* contract	March 2026
Anticipated construction start	May 2026
Estimated construction duration	6-8 Months

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$9.5M	\$9.5M	\$9.5M

Detailed Breakdown

Category	FY2027 <i>Requested</i>
Construction	\$9,500,000
Construction Admin	\$0
Design	\$0
Total	\$9,500,000

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
\$9.5M	\$9.5M	\$9.5M

Detailed Breakdown

Category	FY2027 <i>Requested</i>
General Sources	\$6,500,000
Grants	\$3,000,000
Total	\$9,500,000

Mockingbird Lane: 56th Street to Invergordon Road

Overview

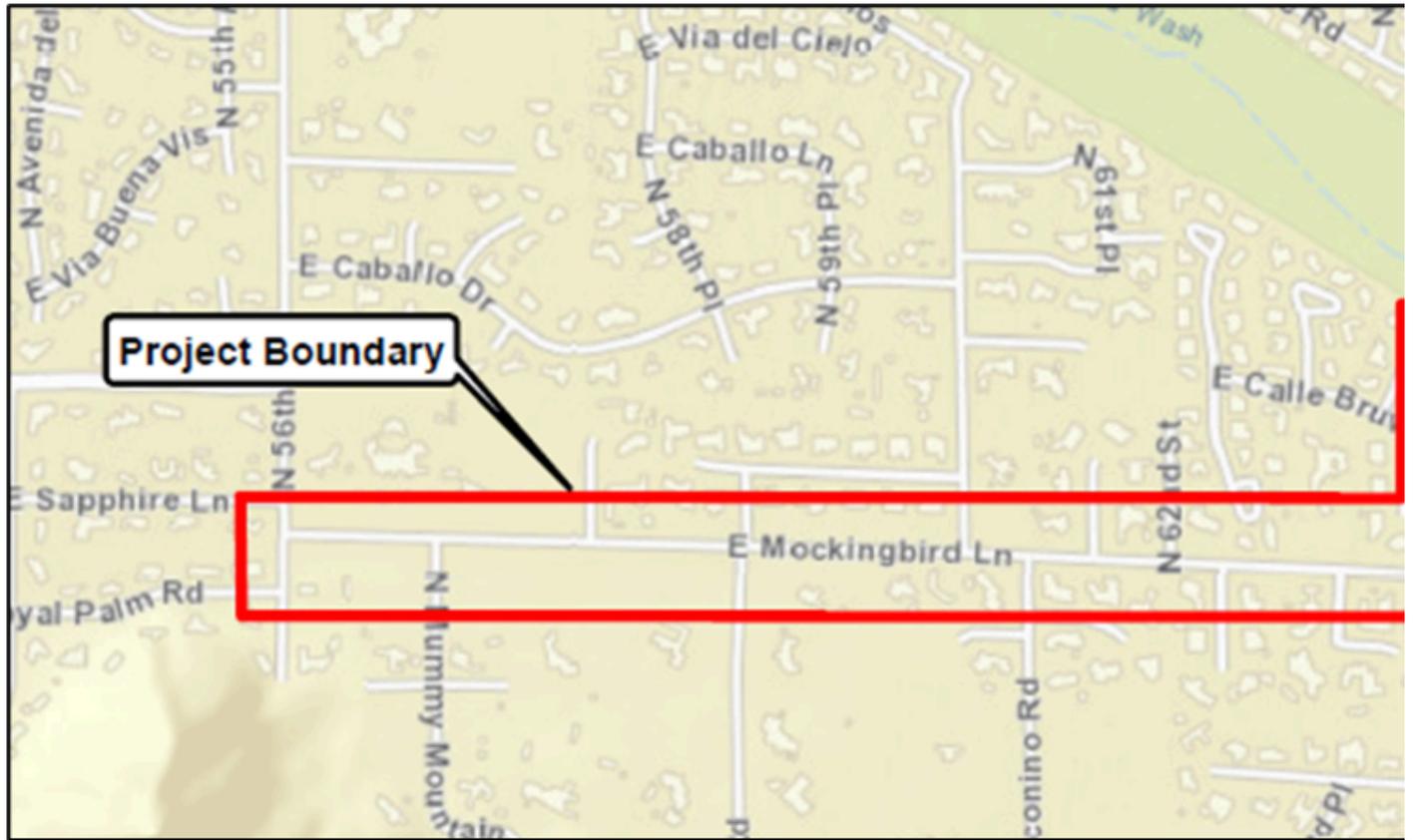
Department	Community Development
Type	Capital Improvement
Project Number	2021-03

Project Location



Description

Roadway improvements along the corridor including pavement reconstruction, pavement markings, two medians at start and end of project and chicane as traffic calming measures. This roadway improvements project is combined with the storm drain project along Mockingbird Lane. Both projects are intended to be designed and constructed concurrently.



Details

Total Cost: 3500000

Type of Project: Improvement

Project Score: 9

Benefit to Community

Roadway improvements and traffic-calming measures to improve safety.

Project Details

- Town staff is recommending an asphalt mill and overlay/pavement reconstruction of the roadway based upon alignment study completed.
- Existing roadway width can accommodate bike lanes.
- CMAR contract approved in November 2024.

Task	Date
CMAR preconstruction services contract	November 14, 2024
Utility potholing start	December 2024
90% Design	January 2025
100% Design	May 2025
Utility relocations	May 2025 to April 2026
CMAR GMP* contract	March 2026
Anticipated construction start	May 2026
Estimated construction duration	6-8 Months

Capital Cost

FY2027 Budget

\$3.5M

Total Budget (all years)

\$3.5M

Project Total

\$3.5M

Detailed Breakdown

Category	FY2027 Requested
Construction	\$3,500,000
Design	\$0
Total	\$3,500,000

Funding Sources

FY2027 Budget

\$3.5M

Total Budget (all years)

\$3.5M

Project Total

\$3.5M

Detailed Breakdown

Category

FY2027
Requested

General Sources

\$3,500,000

Total

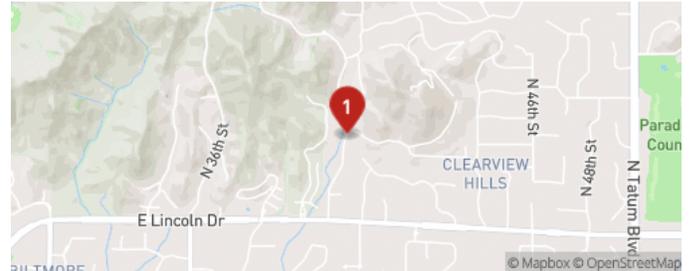
\$3,500,000

SRP Underground Conversion 40th Street and Lincoln

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2022-01

Project Location



Description

Undergrounding conversion of utility poles, associated overhead lines and equipment at 40th St, north of Lincoln Dr.

The project will be constructed in three phases. Property owners are required to contribute 33.3% of the cost of the undergrounding. The Town will contribute up to 66.7% of the cost. SRP Municipal Aesthetics Fund contribute \$200,000 per year to help defray the cost of underground projects in the Town of Paradise Valley.

Images



District Map



Phase 1



Phase 2



Phase 3

Supplemental Attachments

 [Color Map](#)

 [Funding Request](#)

Capital Cost

FY2027 Budget

\$1.2M

Total Budget (all years)

\$3.8M

Project Total

\$3.8M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Construction	\$1,200,000	\$1,250,000	\$1,350,000	\$3,800,000
Design	\$0	\$0	\$0	\$0
Total	\$1,200,000	\$1,250,000	\$1,350,000	\$3,800,000

Funding Sources

FY2027 Budget

\$1.2M

Total Budget (all years)

\$3.8M

Project Total

\$3.8M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
General Sources	\$667,000	\$700,350	\$767,050	\$2,134,400
Resident Contributions	\$333,000	\$349,650	\$382,950	\$1,065,600
SRP Aesthetics Funds	\$200,000	\$200,000	\$200,000	\$600,000
Total	\$1,200,000	\$1,250,000	\$1,350,000	\$3,800,000

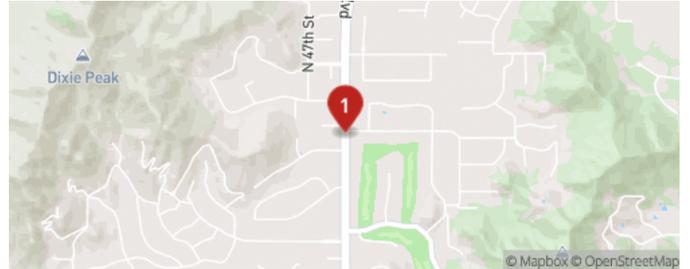
Tatum Boulevard Retaining Walls

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2020-03
Estimated Start Date	07/1/2026

Project Location

7832 North Ridgeview Drive



Description

Design and construct retaining walls adjacent to the sidewalk on the west side of Tatum Boulevard between Lincoln Drive and Desert Jewel Drive.

Images



Tatum Ret Walls-Pic1.png

Details

Total Cost: 780000

Type of Project: Improvement

Project Score: 6

Benefit to Community

Improving the slope's aesthetic appearance and reducing maintenance. Additionally, the slope's stability will be evaluated, as it is currently affecting the stability of nearby utility boxes.

Project Details

Background and History: The natural slope behind the sidewalk is experiencing surface instability and erosion, leading to soil encroaching onto the sidewalk. This slope is not visually appealing and needs enhancements to prevent further erosion.

of the embankment. Key goals include improving the slope's aesthetic appearance and reducing maintenance. Additionally, the slope's stability will be evaluated, as it is currently affecting the stability of nearby utility boxes.

Preliminary engineering and design development is anticipated in FY27.

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$90K	\$780K	\$780K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Construction	\$0	\$690,000	\$690,000
Design	\$90,000	\$0	\$90,000
Total	\$90,000	\$690,000	\$780,000

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
\$90K	\$780K	\$780K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
General Sources	\$90,000	\$690,000	\$780,000
Total	\$90,000	\$690,000	\$780,000

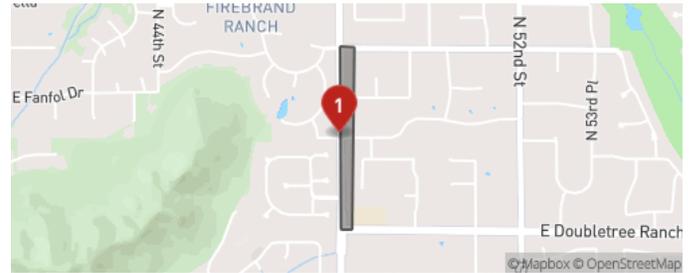
Tatum Boulevard Sidewalks: Doubletree Ranch Road to Mountain View Road

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2020-06

Project Location

4800 East Mountain View Road



Description

Install a new 6-foot-wide colored concrete sidewalk along the east side of Tatum Boulevard, extending from Doubletree Ranch Road to Mountain View Road. A portion of the proposed sidewalk may be located within the City of Phoenix right-of-way; however, it will primarily serve Paradise Valley residents.

Images



Tatum sidewalks 2.png



Tatum sidewalks.png

Details

Total Cost: 550000

Type of Project: Improvement

Project Score: 5

Benefit to Community

Pedestrian safety and accessibility to neighboring streets and bus routes. Potential for grant funding opportunities may exist contingent on funding availability and if a project is programmed in the town's 5-year capital improvement plan.

Project Details

This sidewalk project will complete the missing segment, creating a continuous sidewalk from Shea Blvd to Lincoln Drive, improving safety and access for residents to hiking sites south of Doubletree and west of Tatum. Potential grant funding may be available, and the City of Phoenix may participate in funding. Coordination with the City of Phoenix will be required.

Capital Cost

FY2027 Budget
\$50K

Total Budget (all years)
\$550K

Project Total
\$550K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Construction	\$0	\$500,000	\$500,000
Design	\$50,000	\$0	\$50,000
Total	\$50,000	\$500,000	\$550,000

Funding Sources

FY2027 Budget
\$50K

Total Budget (all years)
\$550K

Project Total
\$550K

Detailed Breakdown

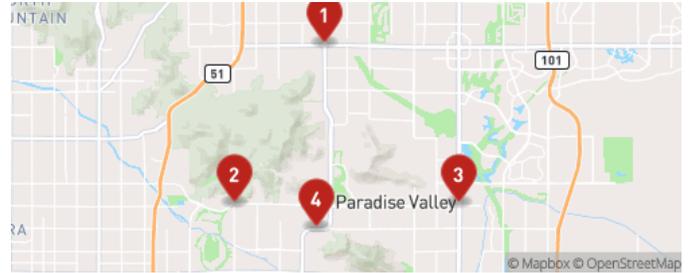
Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
General Sources	\$50,000	\$500,000	\$550,000
Total	\$50,000	\$500,000	\$550,000

Town Gateway Entry Features - VSC

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2020-16
Estimated Start Date	07/1/2030

Project Location



Description

Improvements to the existing 15 entry monument signs in the Town that includes enhanced landscaping and brick pavers or decorative stamped concrete across the street to delineate the town's limits.

Details

Total Cost: 180000

Type of Project: Improvement

Project Score: 3

Benefit to Community

Town gateway entry features are identified in the Visually Significant Corridors (VSC) Master Plan.

Project Details

This project aims to enhance the visual appeal of the area surrounding Town entry monuments.

These features mark the entry point to the Town and serve as a welcome sign to the traveling public.

The project is anticipated to start in FY30.

Supplemental Attachments

 [Visual Corridor - Existing monuments.pdf](#)

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$180K

Project Total
\$180K

Detailed Breakdown

Category	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Construction	\$37,000	\$130,000	\$167,000
Design	\$13,000	\$0	\$13,000
Total	\$50,000	\$130,000	\$180,000

Funding Sources

FY2027 Budget
\$0

Total Budget (all years)
\$180K

Project Total
\$180K

Detailed Breakdown

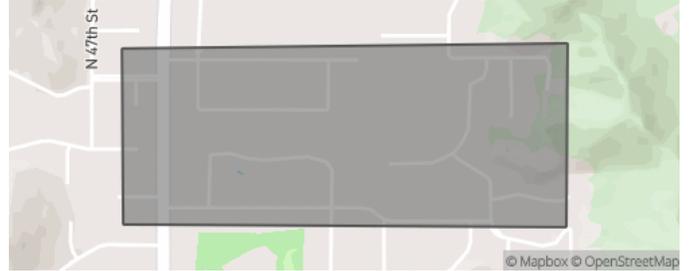
Category	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
General Sources	\$50,000	\$130,000	\$180,000
Total	\$50,000	\$130,000	\$180,000

Upstream Cherokee Wash Improvements

Overview

Department	Community Development
Type	Capital Improvement
Estimated Start Date	07/1/2028

Project Location



Description

Ranked number four (4) among the nine (9) highest ranking areas and recommended alternatives in the Town of Paradise Valley Stormwater Master Plan (2025).

Flood Hazard Area L – Recommended alternative is the replacement of low water crossings at Crestview Drive, Arroyo Drive, and Desert Jewel Drive with box culverts and necessary road improvements.

Images



Upstream Cherokee Wash - Alt 1.jpeg



Upstream Cherokee Wash - Alt 2.jpeg

Details

Total Cost: 6,798,134

Project Score: 8

Benefit to Community

- Opportunity to reduce safety hazards to residents, passenger vehicles, and emergency vehicles.
- Protects existing flow path of Cherokee Wash.
- Reduces maintenance issues due to sediment deposition.

Project Details

Project design development is anticipated to start in FY28 pending Flood Control District's participation.

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$6.8M

Project Total
\$6.8M

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Construction	\$0	\$1,910,050	\$4,107,277	\$6,017,327
Engineering	\$780,807	\$0	\$0	\$780,807
Total	\$780,807	\$1,910,050	\$4,107,277	\$6,798,134

Funding Sources

FY2027 Budget
\$0

Total Budget (all years)
\$6.8M

Project Total
\$6.8M

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
General Sources	\$780,807	\$1,910,050	\$4,107,277	\$6,798,134
Total	\$780,807	\$1,910,050	\$4,107,277	\$6,798,134

White Wing Road Half Street Improvements

Overview

Department	Community Development
Type	Capital Improvement
Project Number	2021-05

Project Location

6220 East Lincoln Drive



Description

Complete half-street improvements on White Wing Road, north of Lincoln Drive to cul-de-sac. The total length of the project is approximately 200 feet.

Images



White wing half Street Improvements.png

Details

Total Cost: \$295,000

Type of Project: Improvement

Project Score: 1

Benefit to Community

Landscape currently bisects the roadway and does not allow for two-way travel.

Project Details

- Widen the last 200 feet of roadway to be compliant with Town standards for residential streets.
- Remove vegetation encroaching into Town's right-of-way.
- The original project length was 430-ft.

- Approximately 230-ft, starting at Lincoln Dr., was paved lately as part of redeveloping the property at the corner of Lincoln and White Wing Rd.

Project anticipated to start in FY31.

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$296K

Project Total
\$296K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Construction	\$0	\$0	\$242,000	\$242,000
Design	\$0	\$0	\$53,500	\$53,500
Total	\$0	\$0	\$295,500	\$295,500

Funding Sources

FY2027 Budget
\$0

Total Budget (all years)
\$296K

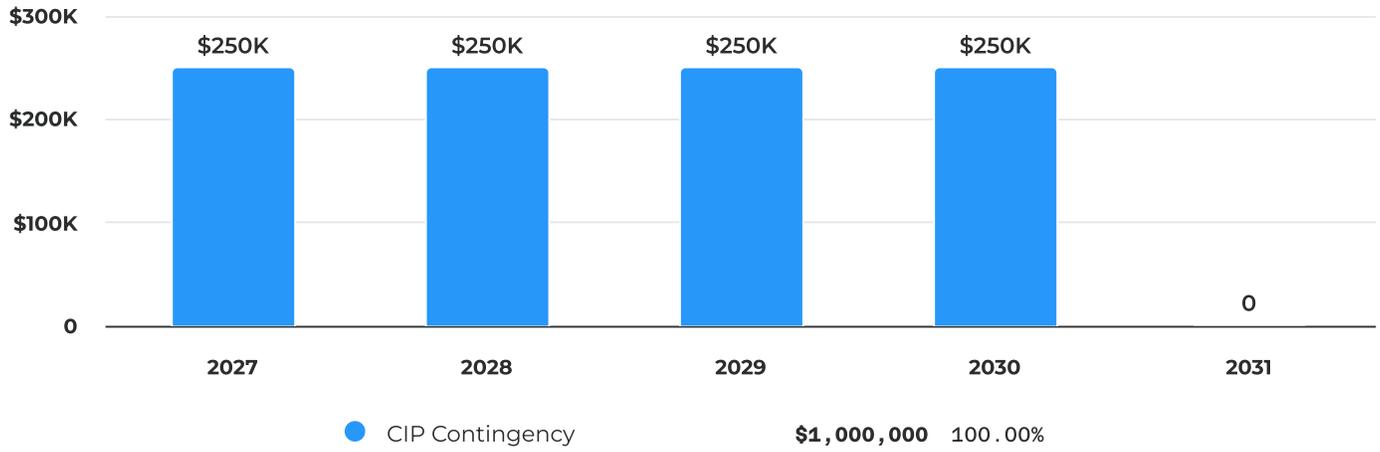
Project Total
\$296K

Detailed Breakdown

Category	FY2031 <i>Requested</i>
General Sources	\$295,500
Total	\$295,500

Contingency

FY27 - FY31 Contingency Projects



Summary of Requests

Project No. / Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
N/A CIP Contingency	\$250,000	\$250,000	\$250,000	\$250,000	\$0	\$1,000,000
Total Summary of Requests	\$250,000	\$250,000	\$250,000	\$250,000	\$0	\$1,000,000

CIP Contingency

Overview

Department	Contingency
Type	Capital Improvement
Project Number	N/A

Description

Contingency to be used to address items not currently programmed in the CIP.

Details

Total Cost: \$1,650,000

Type of Project: Improvement

Project Score: N/A

Benefit to Community

Annual budget adoption by Town Council.

Capital Cost

FY2027 Budget

\$250K

Total Budget (all years)

\$1M

Project Total

\$1M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Planning	\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000
Total	\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000

Funding Sources

FY2027 Budget

\$250K

Total Budget (all years)

\$1M

Project Total

\$1M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
General Sources	\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000
Total	\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000

Public Safety

FY27 - FY31 Public Safety Projects



Summary of Requests

Project No. / Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
-- Computer Aided Dispatch Upgrade	\$190,000	\$0	\$0	\$0	\$0	\$190,000
2018-02 Police Department Training Facility / Remodel	\$250,000	\$1,000,000	\$225,000	\$0	\$0	\$1,475,000
Total Summary of Requests	\$440,000	\$1,000,000	\$225,000	\$0	\$0	\$1,665,000

Computer Aided Dispatch Upgrade

Overview

Request Owner	Leslie DeReche, Chief Financial Officer
Department	Public Safety
Type	Capital Equipment
Project Type	Computer Software

Description

Upgrade to Computer Aided Dispatch. Vendor Tyler

Details

New Purchase or Replacement: Upgrade

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$190K	\$190K	\$190K

Detailed Breakdown

Category	FY2027 Requested
Software	\$190,000
Total	\$190,000

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
\$190K	\$190K	\$190K

Detailed Breakdown

Category	FY2027 Requested
General Sources	\$190,000
Total	\$190,000



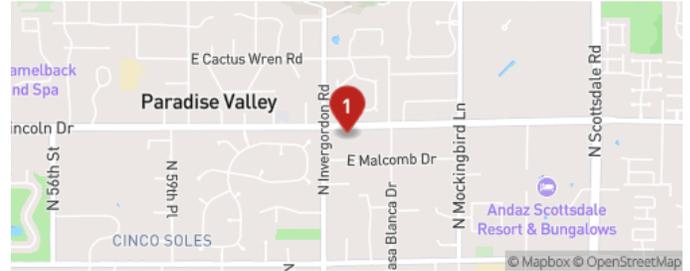
Police Department Training Facility / Remodel

Overview

Department	Public Safety
Type	Capital Improvement
Project Number	2018-02

Project Location

6433 East Lincoln Drive



Description

FY27 activities include preliminary investigation of alternatives for improvements and/or expansion of facilities to address the current training and classroom space constraints.

Immediate Needs: Defensive tactics room; indoor shooting range; Classroom with stadium seating. Motorcycle space. Explore Portable Alternatives - (i.e CONEX)

Details

Total Cost: \$1,475,000

Type of Project: Enhancement

Project Score: 8

Benefit to the Community

Based on the 2017 space needs assessment, a remodel of the building will aid staff in assisting visitors who enter the lobby area. A new gun range will afford the town's officers the ability to maintain their certifications without the need to depend on other cities' training facilities.

Project Details

FY27 activities include preliminary investigation of alternatives for improvements and/or expansion of facilities to address the current training and classroom space constraints.

Immediate Needs: Defensive tactics room; indoor shooting range; Classroom with stadium seating. Motorcycle space. Explore Portable Alternatives - (i.e CONEX)

Capital Cost

FY2027 Budget
\$250K

Total Budget (all years)
\$1.48M

Project Total
\$1.48M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Construction	\$250,000	\$1,000,000	\$225,000	\$1,475,000
Repairs/Improvements	\$0	\$0	\$0	\$0
Design	\$0	\$0	\$0	\$0
Total	\$250,000	\$1,000,000	\$225,000	\$1,475,000

Funding Sources

FY2027 Budget
\$250K

Total Budget (all years)
\$1.48M

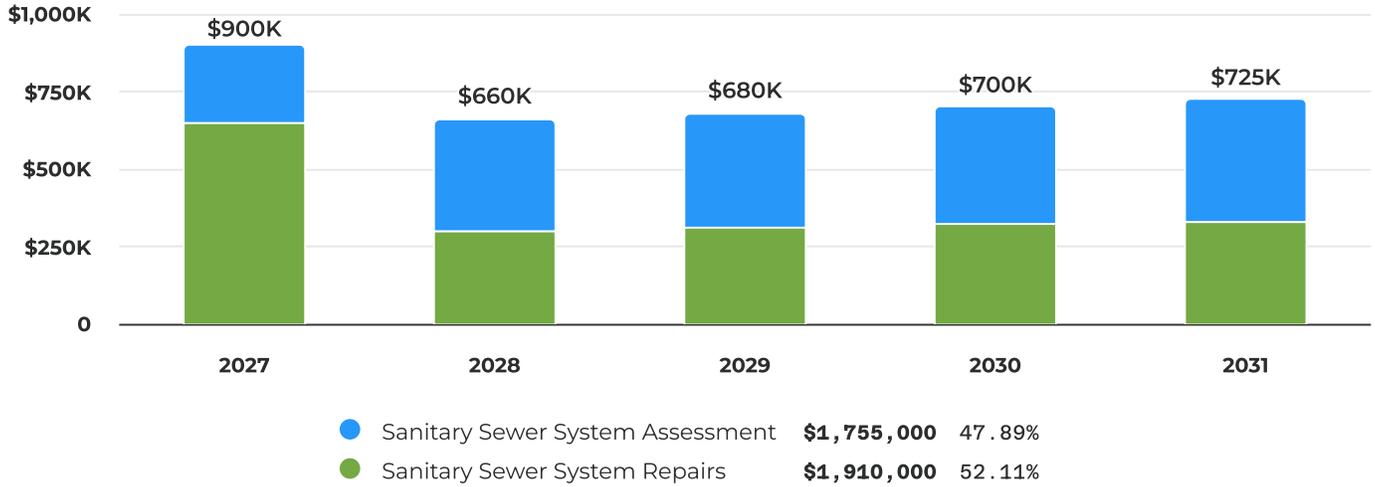
Project Total
\$1.48M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
General Sources	\$250,000	\$1,000,000	\$225,000	\$1,475,000
Total	\$250,000	\$1,000,000	\$225,000	\$1,475,000

Wastewater

FY27 - FY31 Wastewater Projects



Summary of Requests

Project No. / Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
N/A Sanitary Sewer System Assessment	\$250,000	\$360,000	\$370,000	\$380,000	\$395,000	\$1,755,000
N/A Sanitary Sewer System Repairs	\$650,000	\$300,000	\$310,000	\$320,000	\$330,000	\$1,910,000
Total Summary of Requests	\$900,000	\$660,000	\$680,000	\$700,000	\$725,000	\$3,665,000

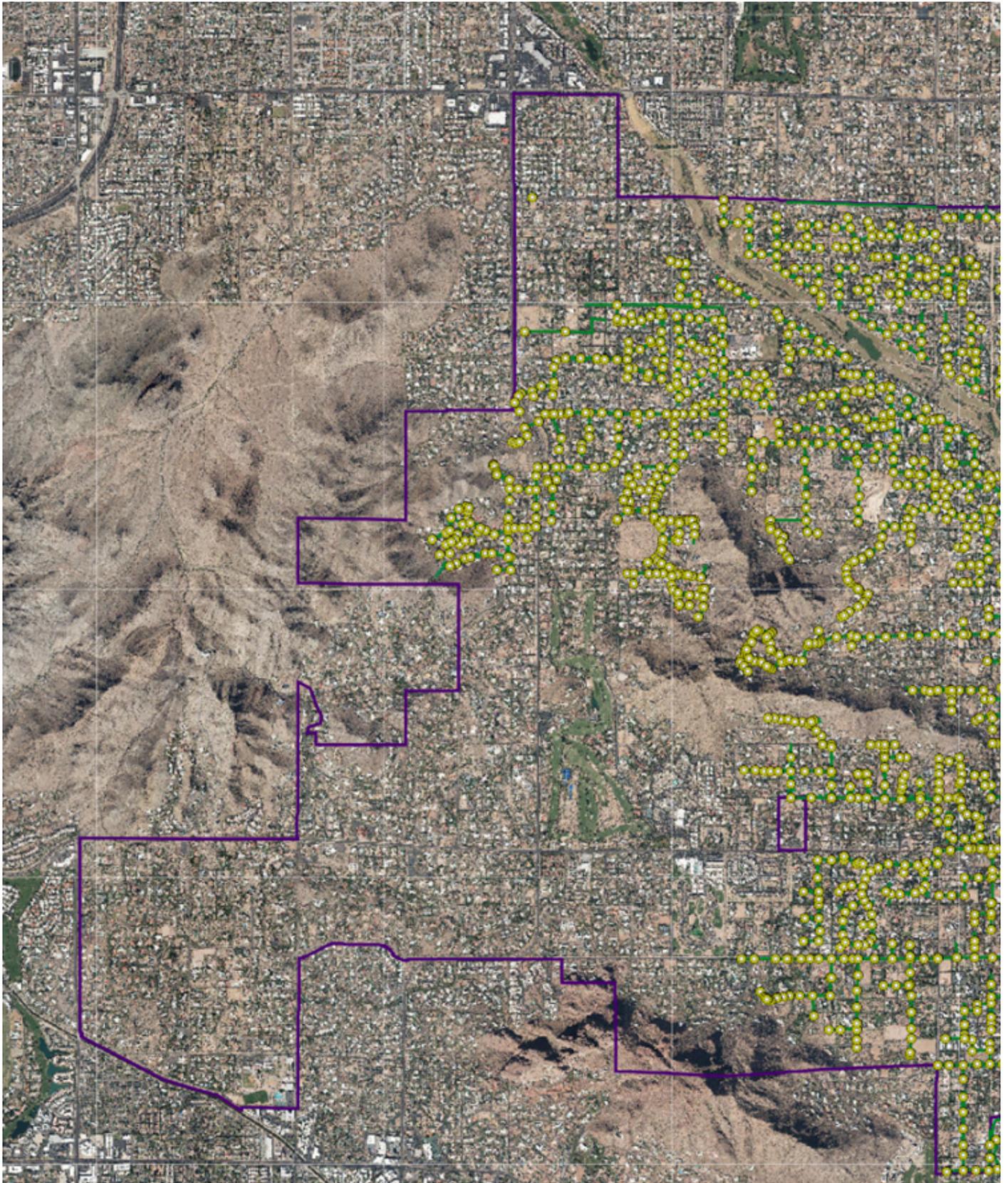
Sanitary Sewer System Assessment

Overview

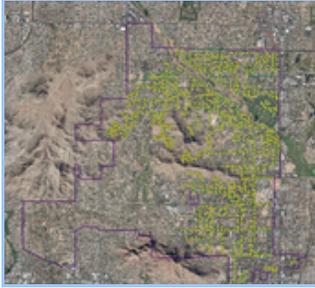
Department	Wastewater
Type	Capital Improvement
Project Number	N/A

Description

This project involves inspecting sanitary sewer pipes and manholes, updating GIS mapping of the system and (FY27) performing flow metering to assess flow to Scottsdale's system as required by IGA between PV and Scottsdale.



Images



Sanitary Sewer

Details

Total Cost: \$1,590,000

Type of Project: Improvement

Project Score: 9

Benefit to the Community

Sanitary sewer system is assessed within the first five years of the 5-Yr Assessment Period to identify needs for repairs and improvement, promoting a healthy and safe living environment.

Project Details

A new 5-year Assessment of the Town's sewer system as required by the Town's IGA with the City of Scottsdale. The assessment will identify and prioritize repair and rehab required to maintain the system.

Capital Cost

FY2027 Budget

\$250K

Total Budget (all years)

\$1.76M

Project Total

\$1.76M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Engineering	\$250,000	\$360,000	\$370,000	\$380,000	\$395,000	\$1,755,000
Total	\$250,000	\$360,000	\$370,000	\$380,000	\$395,000	\$1,755,000

Funding Sources

FY2027 Budget

\$250K

Total Budget (all years)

\$1.76M

Project Total

\$1.76M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Wastewater Fund	\$250,000	\$360,000	\$370,000	\$380,000	\$395,000	\$1,755,000
Total	\$250,000	\$360,000	\$370,000	\$380,000	\$395,000	\$1,755,000

Sanitary Sewer System Repairs

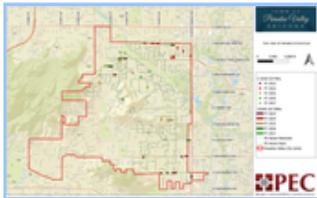
Overview

Department	Wastewater
Type	Capital Improvement
Project Number	N/A

Description

Completing repairs to the Town-owned sewer system which were identified in the Sewer System Assessment. Repairs include sewer pipes lining and manholes rehab.

Images



Sewer Repair 5-year

Details

Total Cost: \$1,400,000

Type of Project: Improvement

Project Score: 9

Benefit to the Community

Routine and timely sewer repairs can prevent minor problems from becoming major, costly repairs. Addressing issues early or as recommended by the 5-year assessment reduces the risk of extensive damage to the sewer system.

Project Details

The Town's annual repairs are based on a comprehensive sewer system assessment completed in 2021. Repair recommendations from this assessment are prioritized according to severity and available budget. Each year, a selected group of pipes and manholes is repaired or rehabilitated to prevent further deterioration and to comply with the Intra-Government Agreement (IGA) between the Town and the City of Scottsdale.

Capital Cost

FY2027 Budget
\$650K

Total Budget (all years)
\$1.91M

Project Total
\$1.91M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Construction	\$650,000	\$300,000	\$310,000	\$320,000	\$330,000	\$1,910,000
Total	\$650,000	\$300,000	\$310,000	\$320,000	\$330,000	\$1,910,000

Funding Sources

FY2027 Budget
\$650K

Total Budget (all years)
\$1.91M

Project Total
\$1.91M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Wastewater Fund	\$650,000	\$300,000	\$310,000	\$320,000	\$330,000	\$1,910,000
Total	\$650,000	\$300,000	\$310,000	\$320,000	\$330,000	\$1,910,000



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 26-060

The Town Council may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03(A)(3).



Action Report

File #: 26-063

AGENDA TITLE:

Discussion and Possible Action to Recognize 5525 E Lincoln Drive Unit 121 as a Historic Property in the Town of Paradise Valley

RECOMMENDATION:

Approve the Historical Advisory Committee's recommendation to recognize 5525 E Lincoln Drive Unit 121 as an official historic property in the Town of Paradise Valley

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew B. Ching, Town Manager
Duncan Miller, Town Clerk

DATE: March 12, 2026

DEPARTMENT: Town Manager
Duncan Miller, 480-348-3610

AGENDA TITLE:

Discussion and Possible Action to Recognize 5525 E Lincoln Drive Unit 121 as a Historic Property in the Town of Paradise Valley

RECOMMENDATION:

Approve the Historical Advisory Committee's recommendation to recognize 5525 E. Lincoln Drive Unit 121 as a historic property in the Town of Paradise Valley.

SUMMARY STATEMENT:

In 2018, the Town Council created the Historic Property Recognition Program (Program) to allow property owners to voluntarily apply to the Historical Advisory Committee to recognize buildings, structures, objects and designed landscape features within the Town of Paradise Valley that are:

- 1) At least 50 years old; OR
- 2) Represents an important part of the history or architecture of the Town under one of the following areas:
 - a) **Events/Trends.** The property must be associated with an event or pattern of events that made a significant contribution to the history of the nation, the state or the Town.
 - b) **Persons.** The property must be associated with the life of a person who was significant in the history of the nation, the state, or the Town.
 - c) **Architecture.** The property must embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master (architect, designer, engineer, or builder); possess high artistic values; or be a source of civic pride or identity for the Town.

This is a voluntary program and does not impose any new regulations or future development restrictions on the recognized properties.

The Daggett home, located at 5525 E Lincoln Drive in Mountain Shadows Estates West was designed by Martin Stern, Jr and built in 1962. The Historical Advisory Committee's full review of the property and its recommendation to receive the Program designation is attached as Exhibit B.

Following the Town Council's approval to add 5525 E. Lincoln Drive Unit 121 to the list of historic properties in Town, the owners will receive an official proclamation and a bronze plaque to mount on the property. In addition, a picture along with a historical summary of the property will appear on the Historical Advisory Committee's recognition program webpage.

ATTACHMENT(S):

- A. Staff Report
- B. Historical Advisory Committee Recommendation
- C. Proclamation
- D. Plaque
- E. Historic Property Recognition Program Guidelines

DAGGETT RESIDENCE
5525 EAST LINCOLN DRIVE UNIT 121
PARADISE VALLEY, AZ 85253
RECOMMENDATION TO TOWN COUNCIL
March 12, 2026

On November 19, 2025, Jennifer and William Daggett presented their home located at 5525 East Lincoln Drive Unit 121 to our Committee for consideration to the Historical Property Recognition Program.

Jim Paul, along with architect Martin Stern, Jr., built Mountain Shadows Estates West in 1962 right after the Town was incorporated - though Mountain Shadows West was not annexed into the Town until 1984. (Mountain Shadows East was annexed in 1985 and the Resort was annexed in 1992.) There were 59 homes built in the Mountain Shadows West and somewhere between 15 to 20 homes are still original homes.

The Daggett's purchased their home in 1996 in its original 1962 condition. The home is about 3500 square feet with four bedrooms and five bathrooms. It still has the original narrow entry way and the separate bar area. There is a two-car garage with a smaller third car garage for a golf cart. The home has the original underground trashcans where all you see are the lids. The Daggett's have four cans while most of the neighbors only have two. (These trashcans are being replaced by rolling trash cans as the cost to service them is too high.)

The Daggett's have a beautiful view of Camelback Mountain with the golf course in the foreground. When it rains, they see the waterfalls on Camelback Mountain – along with the helicopter rescues. To take advantage of these views, the Daggett's removed one of the interior walls and moved the original bookshelf to another wall which opened the main living area. In the backyard, the Daggett's removed the original cinderblock wall with the iconic flower block on top and replaced it with a lower fence. In the midst of their backyard renovation, the Daggett's buried the swimming pool throwing the cinderblocks and other unwanted things into the big hole. Now they have beautiful rose bushes which are thriving quite nicely.

Both Jennifer and Bill have a long family history here in Paradise Valley and in Scottsdale. Jennifer grew up on Mockingbird Road before Paradise Valley was a Town. They both graduated from Saguaro High School and celebrated their wedding night at Mountain Shadows Resort. They have come full circle - now living their retirement years at Mountain Shadows. They enjoy walking the golf course and then through the gates, hiking Camelback Mountain.

As chair of the Town's Historical Advisory Committee, I would like to recommend the Daggett's home located at 5525 East Lincoln Drive Unit 121 to the Town Council for recognition in our Historic Property Program.

**DAGGETT RESIDENCE
5525 EAST LINCOLN DRIVE UNIT 121
PARADISE VALLEY, AZ 85253
RECOMMENDATION TO TOWN COUNCIL
March 12, 2026**



**DAGGETT RESIDENCE
5525 EAST LINCOLN DRIVE UNIT 121
PARADISE VALLEY, AZ 85253
RECOMMENDATION TO TOWN COUNCIL
March 12, 2026**



**DAGGETT RESIDENCE
5525 EAST LINCOLN DRIVE UNIT 121
PARADISE VALLEY, AZ 85253
RECOMMENDATION TO TOWN COUNCIL
March 12, 2026**



Proclamation

WHEREAS by the issuance of this proclamation the Town of Paradise Valley hereby recognizes the Daggett home at 5525 East Lincoln Drive Unit 121 as an official historic property; and

WHEREAS on November 1st, 2018, the Town of Paradise Valley and the Historical Advisory Committee established the Historic Property Recognition Program that allows property owners to voluntarily submit their property for consideration if it meets the requirements of the program; and

WHEREAS the property at 5525 East Lincoln Drive Unit 121, owned by Jennifer and William Daggett, was designed by architect Martin Stern, Jr. and built by Jim Paul in Mountain Shadows Estates West in 1962, and features the original narrow entryway, separate bar area, and underground trash receptacles; and

WHEREAS this property exemplifies the beauty of the Town and maintains the values that the Town has exemplified since its founding in 1961.

NOW, THEREFORE, I, Mark Stanton, Mayor of the Town of Paradise Valley, do hereby proclaim the property located at 5525 East Lincoln Drive Unit 121 as part of the

"HISTORIC PROPERTY RECOGNITION PROGRAM"

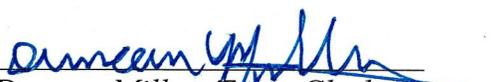
IN WITNESS WHEREOF, I have set my hand and caused to be affixed the seal of the Town of Paradise Valley this 12th day of March, 2026.





Mark Stanton, Mayor

Attest:



Duncan Miller, Town Clerk



5525

East Lincoln Drive

Unit 121



Built in 1962

TOWN OF PARADISE VALLEY

HISTORIC PROPERTY RECOGNITION PROGRAM



The Hermosa Inn circa 1941

OVERVIEW AND APPLICATION

Originally approved by Town Council – Nov 2018
Updated by Town Council – Mar 2021
Updated by HAC – Jan 2023; Jan 2024; Feb 2024; May 2025

TOWN OF PARADISE VALLEY HISTORIC PROPERTY RECOGNITION PROGRAM OVERVIEW

The purpose of the Town’s Historic Property Recognition Program is to recognize buildings, structures, objects and designed landscape features within the Town of Paradise Valley that are:

- At least 50 years old; OR
- Represents an important part of the history or architecture of the Town under one of the following areas:
 - a. **Events/Trends.** The property must be associated with an event or pattern of events that made a significant contribution to the history of the nation, the state or the Town.
 - b. **Persons.** The property must be associated with the life of a person who was significant in the history of the nation, the state, or the Town.
 - c. **Architecture.** The property must embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master (architect, designer, engineer, or builder); possess high artistic values; or be a source of civic pride or identity for the Town.

The benefit of the Historic Property Recognition Program is that the Town of Paradise Valley will formally recognize the property owner’s effort to preserve the property and its historical significance with a Town proclamation and a plaque. The property will be included in a list of recognized historic properties published on the Town’s website. **The Program is voluntary and does not impose new regulations nor any restrictions on future remodels or demolitions. The recognition does not become a permanent record of the property.**

To apply for the Historic Property Recognition Program, please complete the application below. The Historical Advisory Committee will review each application and may ask that you present your application to the Committee. Once the Committee has determined that the property meets one of the four criteria, the Committee will make a recommendation to the Town Council to add the property to the Program. The Town Council will make a final decision.

An owner may remove its property from the Program at any time by submitting a written request to the Committee, which shall remove the property and report such removal to the Town Council. If the Committee finds that the property no longer meets the criteria for the Program, then the Committee will make a recommendation to the Town Council to remove the property from the Program. A property will be automatically removed from the Program if its historic buildings, structures, objects, and/or designed landscape feature are demolished. The Town will keep a list of the properties that have been removed from the Program.

**TOWN OF PARADISE VALLEY
HISTORIC PROPERTY RECOGNITION PROGRAM
APPLICATION**

Property Identification:

_____, Paradise Valley, AZ 85253

Date property built: _____

Architect or Builder: _____

Date property purchased: _____

Does the property represent an important part of the history or architecture of the Town under one of the following areas? Yes or No

Events or Trends: Is the property associated with an event or pattern of events that made a significant contribution to the history of the nation, the state or the Town? Yes or No

Describe: _____

Persons: Is the property associated with the life of a person who was significant in the history of the nation, the state, or the Town? Yes or No

Describe: _____

Architecture: Does the property embody the distinctive characteristics of a type, period, or method of construction such as floor plan, lot siting, entry sequence, roof surface and form, gables, porch posts, window and door openings? Yes or No

Describe: _____

Attach Photographs of the property and any significant aspects of the property.

Describe any recognition given to the property.

Does this property have any active code violations? Yes or No

Signature: _____ Date: _____

Printed Name: _____

Email: _____ Phone: _____

You may either send the completed application to the Executive Assistant to Town Manager, 6401 East Lincoln Drive, Paradise Valley, AZ 85253- 4399 or email the completed application to the Executive Assistant to Town Manager (see Town website for email address) with a subject line: TPV-Historic Property Recognition Program.

By signing and submitting this application, you are agreeing to have any pictures of your property and its location on the Town's website once the Town Council has approved your application.

Historic Preservation is not an infringement on private property rights or values. Recognition does not restrict property rights and does not give any government authority over private property.



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 26-061

TOWN
of
PARADISE VALLEY



TOWN COUNCIL MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
MINUTES
THURSDAY, FEBRUARY 26, 2026

1. CALL TO ORDER / ROLL CALL

Mayor Stanton called to order the Town Council Meeting for Thursday, February 26, 2026 at 4:00 PM in the Town Hall Boardroom, 6401 E. Lincoln Drive, Paradise Valley, AZ 85253.

COUNCIL MEMBERS PRESENT

Mayor Mark Stanton
Vice Mayor Christine Labelle
Council Member Ellen Andeen-Keller
Council Member Karen Liepmann
Council Member Scott Moore
Council Member Julie Pace
Council Member Anna Thomasson

STAFF MEMBERS PRESENT

Town Manager Andrew B. Ching
Town Attorney Andrew J. McGuire
Commander Joseph DiVenti
Town Clerk Duncan Miller
Public Works Director Isaac Chavira
Town Engineer Shar Johnson
Capital Projects Manager Sam Kayat

2. STUDY SESSION ITEMS

**26-033 Discussion of Mockingbird Lane (56th St to Invergordon Road)
Improvement Project**

Capital Projects Manager Sam Kayat presented an update on the Mockingbird Lane Improvement Project between Invergordon Road and 56th Street. He summarized the two-step Construction Manager at Risk procurement process that was used to select a contractor and negotiate a guaranteed maximum contract price. He provided an update on utility coordination and relocations and detailed the contractor's project costs and funding.

Note: Minutes of Town Council meetings are prepared in accordance with the provisions of Arizona Revised Statutes. These minutes are intended to be an accurate reflection of action taken and direction given by the Town Council and are not verbatim transcripts. Video recordings of the meetings along with staff reports and presentations are available online (www.paradisevalleyaz.gov) and are on file in the Office of the Town Clerk. Persons with disabilities who experience difficulties accessing this information may request accommodation by calling 480-948-7411 (voice) or 480-348-1811 (TDD).

He said construction is anticipated to start in May 2026 and be completed within six to eight months.

There was Council consensus to schedule a vote on the contract at the March 26, 2026 Council meeting.

26-050 Phoenix Country Day School Student Art Exhibit

Mayor Stanton recessed the study session at 4:35 PM and the Town Council assembled in the Community Room for the annual student art show. The PV Arts Board made arrangements with Phoenix Country Day School to display student artwork at Town Hall through March 30th.

3. EXECUTIVE SESSION

26-046 The Town Council may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03(A)(3).

This item was not considered.

4. BREAK

5. RECONVENE FOR REGULAR MEETING

Mayor Stanton reconvened the meeting at 6:00 PM in the Town Hall Council Chambers.

6. ROLL CALL

COUNCIL MEMBERS PRESENT

Mayor Mark Stanton
Vice Mayor Christine Labelle
Council Member Ellen Andeen-Keller
Council Member Karen Liepmann
Council Member Scott Moore
Council Member Julie Pace
Council Member Anna Thomasson

STAFF MEMBERS PRESENT

Town Manager Andrew B. Ching
Town Attorney John Gaylord
Town Clerk Duncan Miller
Commander Joseph DiVenti
Public Works Director Isaac Chavira

7. PLEDGE OF ALLEGIANCE

Students from Phoenix Country Day School led the Pledge of Allegiance.

Following the Pledge of Allegiance, the Council observed a moment of silence for former Mayor Edward Lowry who passed away February 19th.

8. PRESENTATIONS

There were no presentations.

9. CALL TO THE PUBLIC

There were no public comments.

10. CONSENT AGENDA

Mr. Ching summarized the items on the items on the consent agenda.

26-047 Minutes of Town Council Meeting February 12, 2026

**26-051 Discussion and Possible Action to Approve a Contract with
Selectron Technologies, Inc for Building Inspection Relay
SelectTXT and Automatic Results Notification**

Recommendation: Approve Amendment 2 to the Master Services and Hosting Agreement
with Selectron Technologies, Inc (CON-23-004-CMD) for Building

Inspections Relay SelecTXT & Automatic Results Notification (ARN) in the amount not to exceed \$16,679.10 annually, and authorize the Town Manager to execute the agreement.

A motion was made by Council Member Thomasson, seconded by Vice Mayor Labelle, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mayor Stanton
Vice Mayor Labelle
Council Member Andeen-Keller
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

11. PUBLIC HEARING

There were no public hearings.

12. ACTION ITEMS

26-045 Discussion and Possible Action on the Statement of Direction for Phoenix Country Day School (3901 E Stanford Drive) Intermediate Special Use Permit Amendment (SUP-25-06)

Senior Planner George Burton summarized a request submitted by Rose Law Group P.C., on behalf of Phoenix Country Day School located at 3901 E Stanford Drive, for an Intermediate Special Use Permit amendment (SUP-25-06) to update/renovate the existing baseball field, construct a new Wellness Center building, and add a digital display sign in the north parking lot and the east parking lot for school use.

He reviewed the proposed Statement of Direction presented at the Town Council Study Session on February 12, 2026. In response to concerns expressed by Council regarding the proposed information signs, the applicant clarified that the signs are for information purposes only, they are set back 200 feet from the property line and angled to not directly face the neighboring properties.

He stated that the Planning Commission would review and make a recommendation by April 2026 and the Town Council will take action in May 2026.

Attorney Alex Hosmar with Rose Law Group, representing the applicant, thank the Council for its consideration.

There were no public comments.

A motion was made by Council Member Pace, seconded by Council Member Liepmann, to approve the Statement of Direction for Phoenix Country Day School Intermediate Special Use Permit Amendment (SUP-05-06). The motion carried by the following vote:

Aye: 7 - Mayor Stanton
Vice Mayor Labelle
Council Member Andeen-Keller
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

13. FUTURE AGENDA ITEMS

26-048 Consideration of Requests for Future Agenda Items

Town Manager Ching summarized the future agenda schedule.

14. MAYOR / COUNCIL / MANAGER COMMENTS

Council Members provided comments and updates on current events.

15. ADJOURN

A motion was made at 6:24 PM by Council Member Pace, seconded by Vice Mayor Labelle, to adjourn. The motion carried by the following vote:

Aye: 7 - Mayor Stanton
Vice Mayor Labelle
Council Member Andeen-Keller
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

Mayor Stanton adjourned the meeting at 6:24 PM

TOWN OF PARADISE VALLEY

SUBMITTED BY:

Duncan Miller, Town Clerk

STATE OF ARIZONA)

COUNTY OF MARICOPA) :ss.

CERTIFICATION

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the following is a full, true, and correct copy of the minutes of the regular meeting of the Paradise Valley Town Council held on Thursday, February 26, 2026.

I further certify that said Municipal Corporation is duly organized and existing. The meeting was properly called and held and that a quorum was present.

Duncan Miller, Town Clerk

DRAFT



Action Report

File #: 26-067

AGENDA TITLE:

Discussion and Possible Action to Approve a Job Order Contract for the McDonald Drive and 45th Street Curb Replacement Projects

RECOMMENDATION:

Approve CON-25-031-PBW, Job Order #3 with M R Tanner Construction for construction of the McDonald Drive (40th St. to 44th St.) and 45th Street (McDonald Dr. to Valley Vista Ln) curb replacement projects in the amount not-to-exceed \$510,221 and authorize the Town Manager to execute the agreement.

STAFF CONTACT:

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: March 12, 2026

DEPARTMENT: Community Development - Engineering
Sam Kayat, 480-348-3541

AGENDA TITLE:
Curb Replacement Projects: McDonald Dr. (40th St. to 44th St.) and 45th St. (McDonald Dr. to Valley Vista Ln) – Construction Contract.

RECOMMENDATION

Authorize Town Manager to execute Job Order # 3, CON-25-031-PBW with M R Tanner Construction in the amount not-to-exceed \$510,221 for the construction of The Curb Replacement Projects: McDonald Dr. (40th St. to 44th St.) and 45th St. (McDonald Dr. to Valley Vista Ln).

SUMMARY STATEMENT

Town staff is seeking Council's action on the contract to construct the McDonald Drive and 45th Street curb replacement projects. The following summarizes the current project status:

- The final design phase has been completed, and the project is ready to proceed to construction.
- M.R. Tanner Construction has been selected as the contractor to perform the construction work.
- Staff held a public open house on December 10, 2025, to present the project scope and gather input from nearby residents. Five individuals representing three households attended the meeting. Overall, staff received positive feedback, and no concerns specific to the project were raised.

BACKGROUND

Project Area Overview:

- McDonald Drive (40th Street to 44th Street): A two-lane local street with an unimproved median and no sidewalks or bike lanes. Posted speed limit: 25 MPH.
- 45th Street (McDonald Drive to Valley Vista Lane): A local street without sidewalks or bike lanes. Posted speed limit: 25 MPH.

The existing asphalt curbs along both corridors are significantly deteriorated, exhibiting cracking, erosion, and general wear. These conditions compromise the integrity of adjacent pavement and may lead to more extensive and costly repairs if not addressed.

Project Scope:

The proposed improvements include full removal of the existing asphalt curbs and installation of new MAG-standard concrete curb and gutter. These improvements will:

- Improve roadway durability and longevity.
- Enhance visual appeal.
- Support safer and more reliable travel for residents and visitors.

Brief Projects Development History:

- 2020: Projects identified in the Town's Capital Improvement Program (CIP)
- 2024: Projects included in the approved CIP under the roadway category.
- July 2024: T.Y. Lin International engaged for preliminary engineering and planning support.
- January 23, 2025: Staff presented the project to Council; Council directed staff to complete a drainage analysis and develop a public outreach plan.
- May 2025: Michael Baker International retained for final design and drainage analysis.
- September 2025: Town retained Infrastructure Mavens, LLC an Independent Cost Expert to perform project cost and constructability review.
- October 9, 2025: During a study session, staff provided Council with a project update. Council discussed the project and encouraged staff to enhance planned public outreach efforts and include a community meeting.
- December 12, 2025: Staff held a public open house.
- Citizens from a few residences attended, mostly from the Phoenix side. They suggested a need for future projects to construct underground storm improvements.
- January 2026: Final design was completed, and the consultant submitted the sealed construction plans.

General Plan:

The project supports the following General Plan goals:

- M.2 – Roadway Design: Promote high-quality roadway design that enhances safety, reduces environmental impacts, and reflects the Town's character.
- M.5 – Visual Character: Create attractive, well-designed street rights-of-way that reinforce the Town's image.

BUDGETARY IMPACT

The Town's FY26 CIP budget allocates a total of \$766,000 for the design and construction of both projects. The current cost estimate to complete them is \$535,221 which is within the budgeted amount. A detailed cost and budget breakdown are provided in the tables below:

Cost to Complete

Item	McDonald Dr + 45th St. (Combined)
Construction	\$510,221
Q/A & PDS (*)	\$25,000
Total	\$535,221

(*) Q/A = Quality Assurance
PDS = Post Design Services

FY26 Budget

Item	McDonald Dr	45th St.	Combined
Total	\$645,000	\$121,000	\$766,000

ATTACHMENT(S):

- A. Staff Report
- B. Presentation
- C. Agreement with M R Tanner Construction.

Curb Replacement Projects Construction Contract

McDonald Drive

40th Street to 44th Street
CIP Project No. 2020-09

&

45th Street

McDonald Drive to Valley Vista Lane
CIP Project No. 2020-07

March 12, 2026





Presentation Highlights

Project Location

The Problem

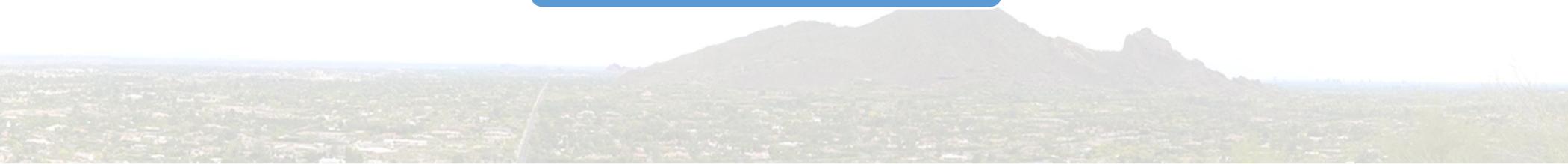
Project Photos

Proposed Solution

Project Cost & Budget

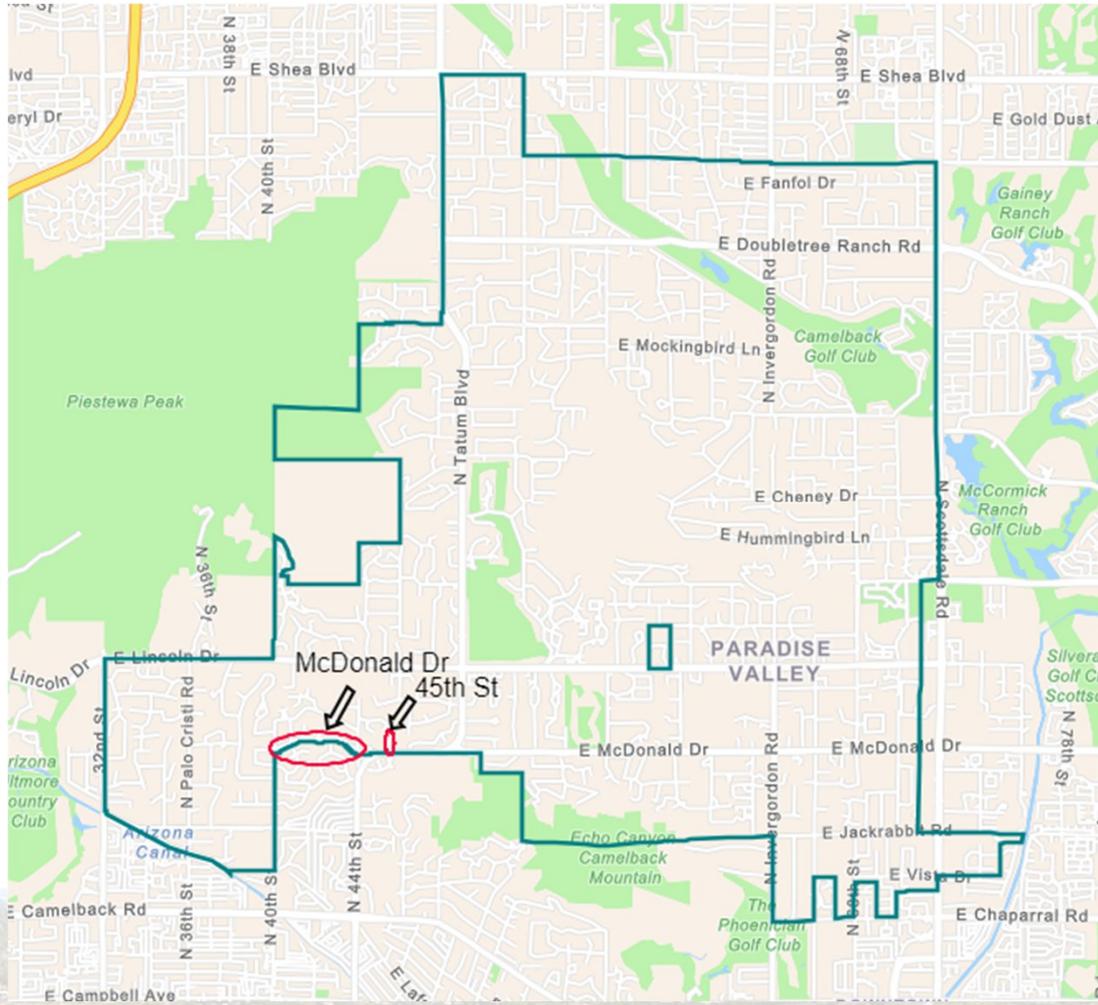
Project Schedule

Recommended Council Action



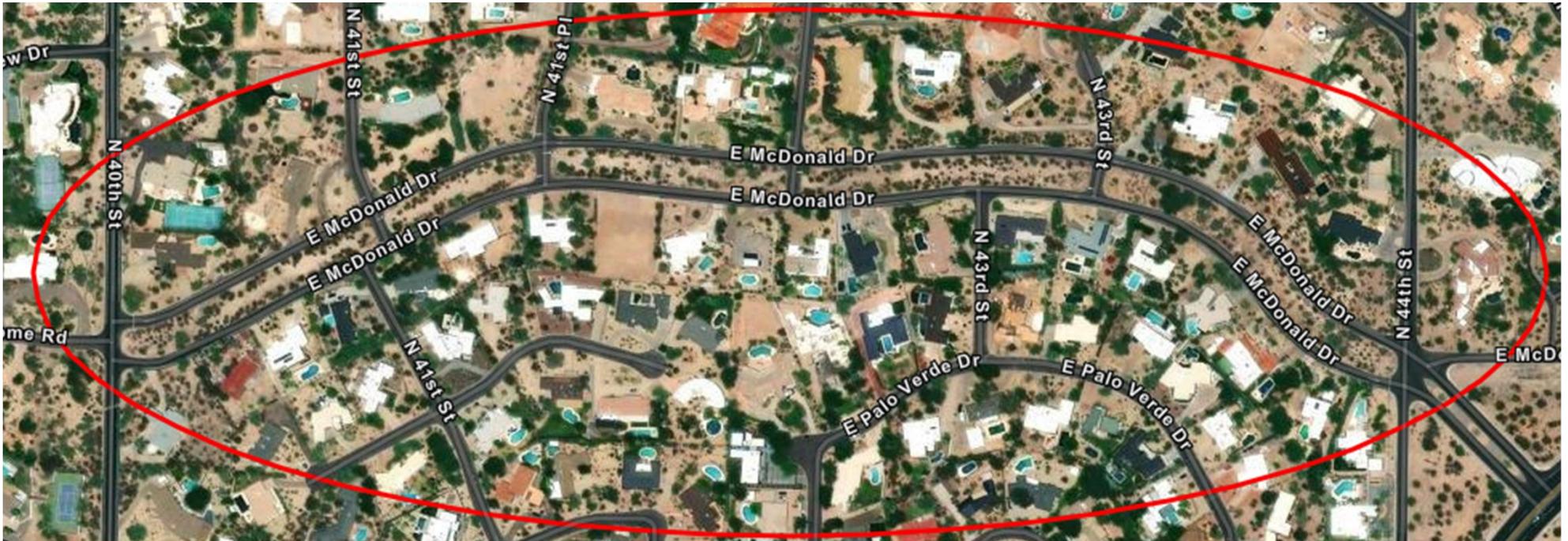


Location Map





McDonald Drive



- Local Street.
- Two lanes of traffic.
- Approximately 0.5 mile
- Wide unimproved median
- No sidewalks/bike lanes.
- Asphalt curb on median side
- 25 MPH speed limit.
- Identified in the Town's CIP in 2020.



McDonald Drive / Town Limits





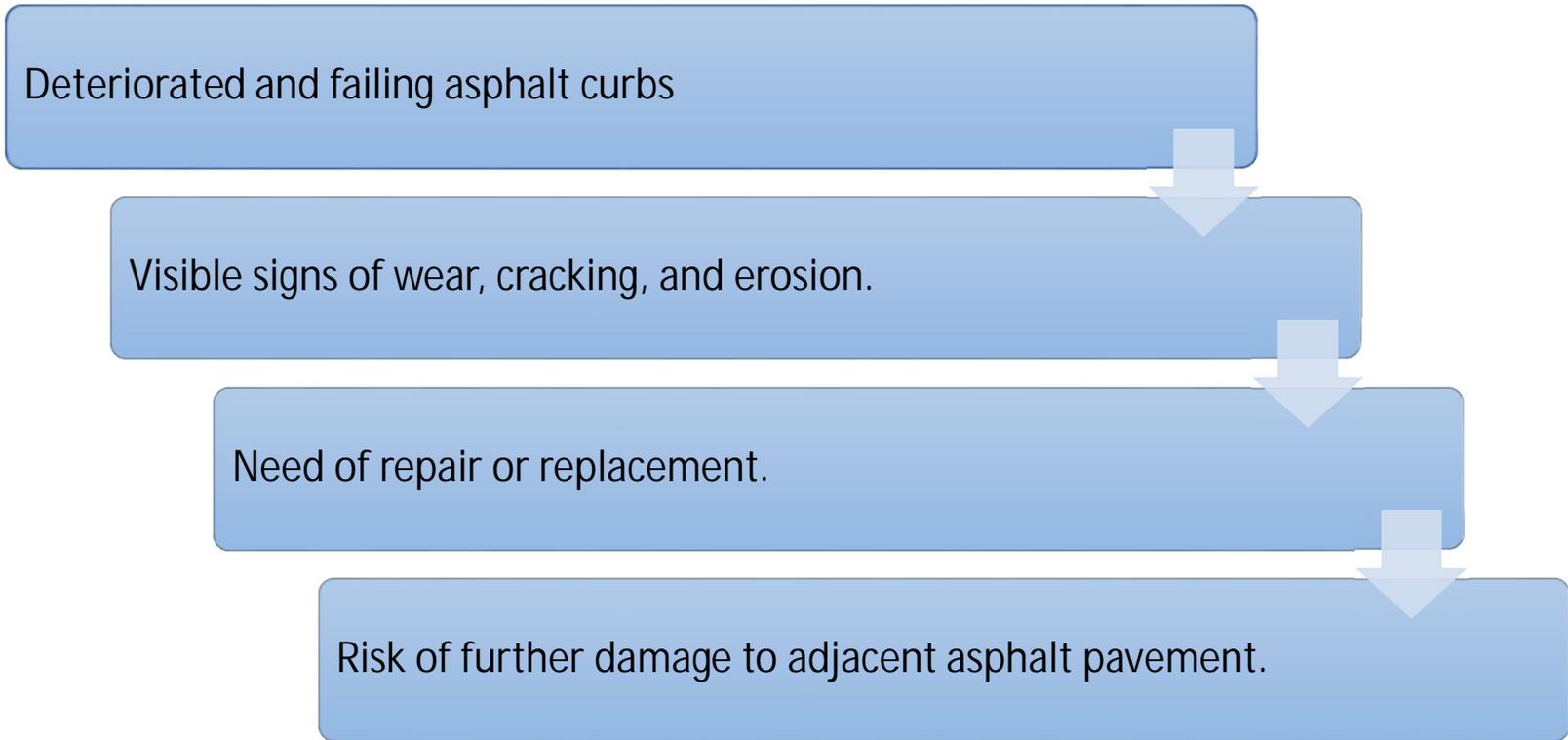
45th Street



- Local Street.
- Two lanes of traffic.
- No sidewalks/bike lanes.
- 25 MPH speed limit.
- Asphalt curb on both sides
- Approximately 900-ft
- Identified in the Town's CIP in 2020.

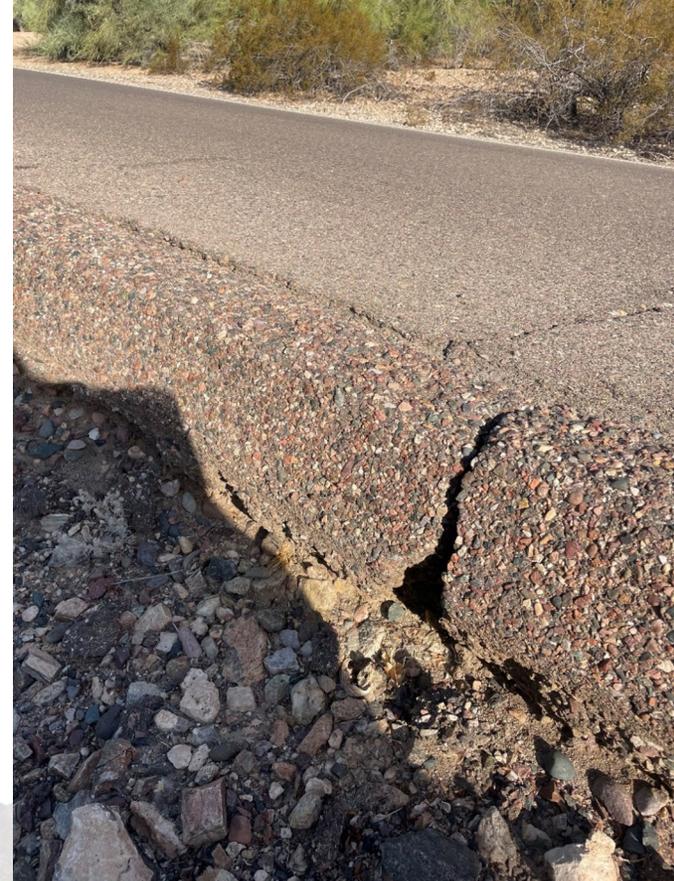
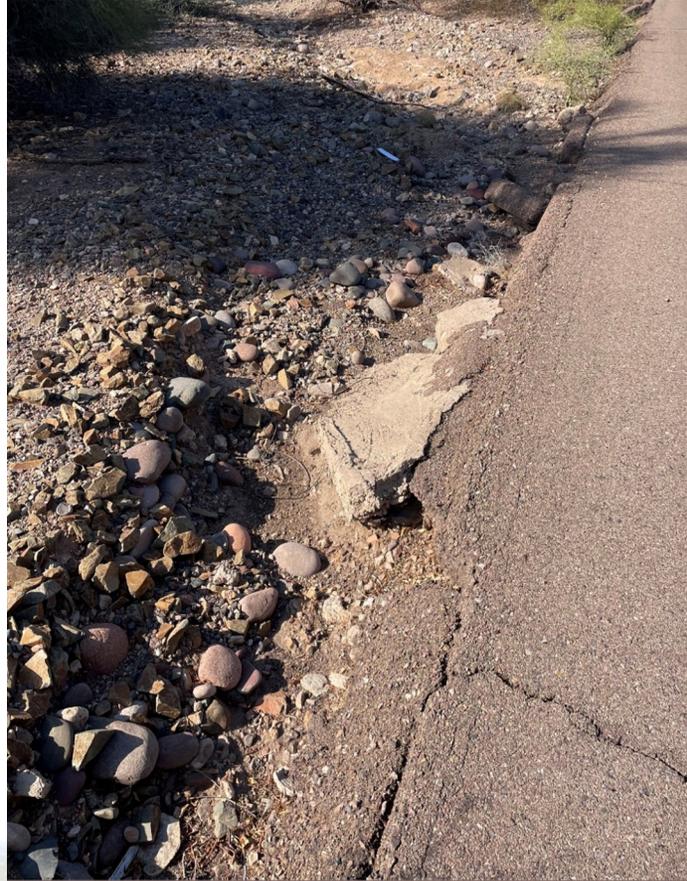


The Problem





Project Photos 1



McDonald Dr
westbound



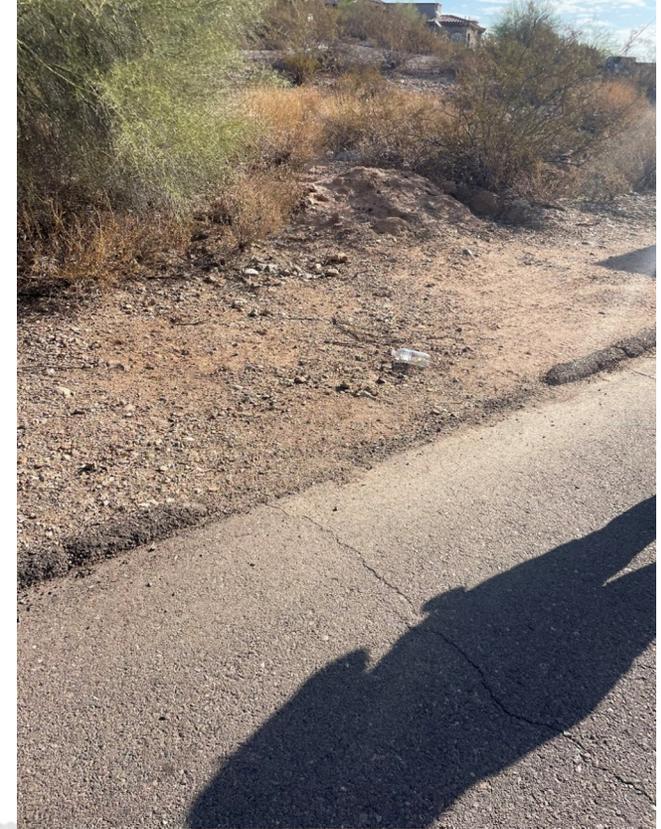
Project Photos 2



McDonald Dr
westbound



Project Photos 3



McDonald Dr
eastbound



Project Photos 4



45th St
west curb



Proposed Solution

Removal of existing
asphalt curbs

Installation of
standard concrete
curb & gutter

This solution will:

- Eliminate risk of further damage to adjacent asphalt pavement.
- Enhancements to durability, aesthetics, and functionality of existing pavement.
- Ensuring safer, more reliable travel for residents and visitors.





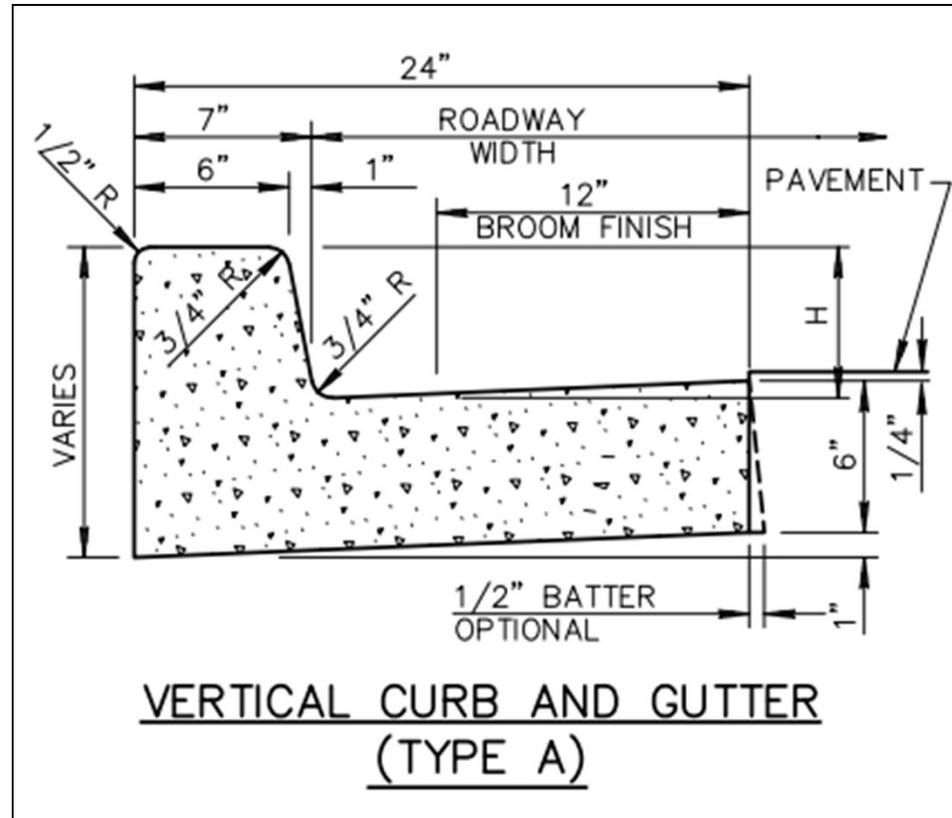
Before/After



McDonald Dr
westbound



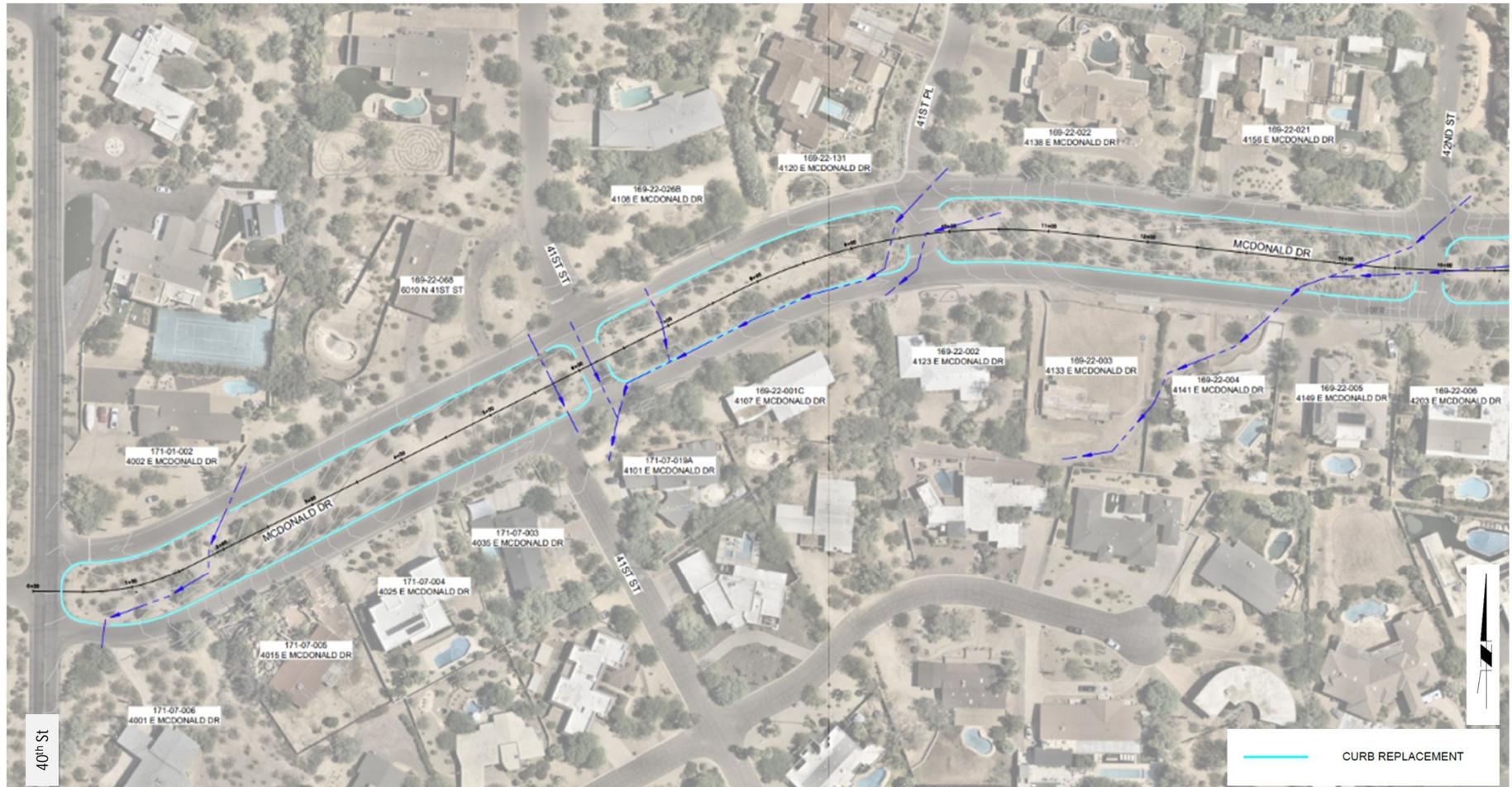
MAG Standard Curb



McDonald Dr

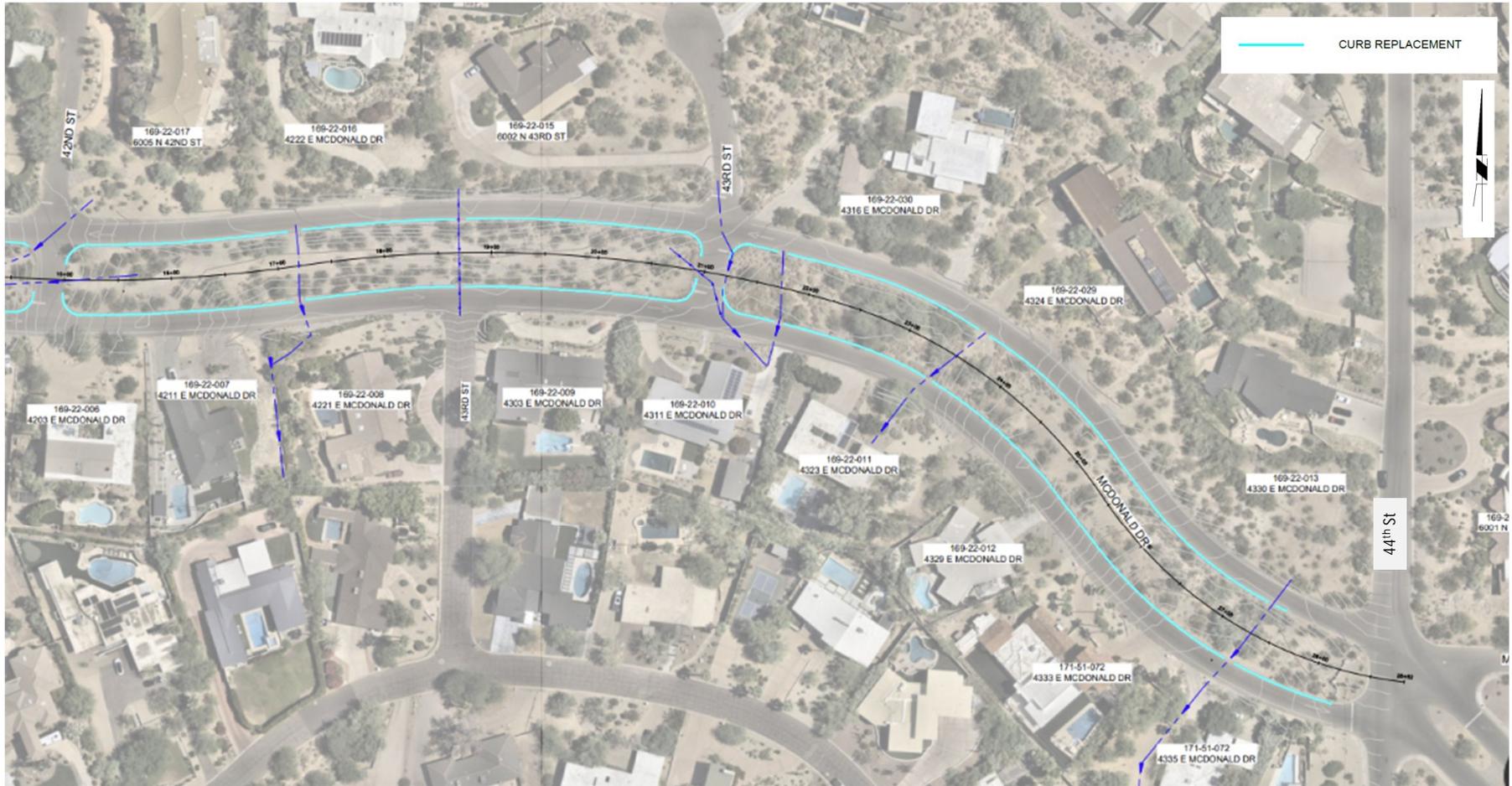


McDonald Dr Roll Plot 1



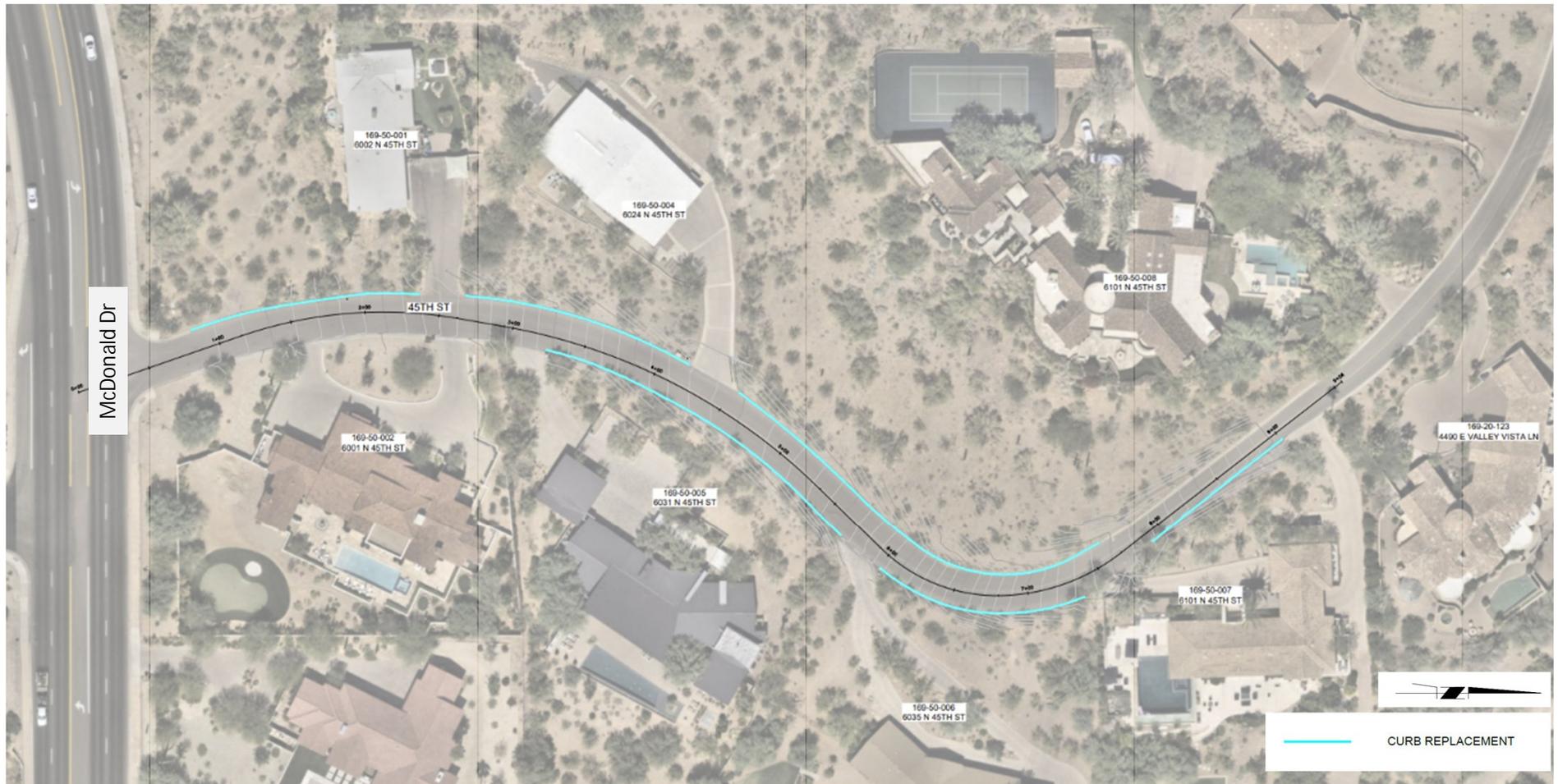


McDonald Dr Roll Plot 2





45th Street Roll Plot





Project Update



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



M.R. Tanner Construction has been selected as the contractor to perform the construction work.



Staff held a public open house on December 10, 2025, to present the project scope and gather input from nearby residents





Estimate / Budget

Cost to Complete

Item	McDonald Dr + 45th St. (Combined)
Construction	\$510,221
Q/A & PDS (*)	\$25,000
Total	\$535,221

FY26 Budget

Item	McDonald Dr	45th St.	Combined
Total	\$645,000	\$121,000	\$766,000

(*) Q/A = Quality Assurance
PDS = Post Design Services



Recommended Action

20

Authorize Town Manager to execute Job Order # 3, CON-25-031-PBW with M R Tanner Construction in the amount not-to-exceed \$510,221 for the construction of The Curb Replacement Projects: McDonald Dr. (40th St. to 44th St.) and 45th St. (McDonald Dr. to Valley Vista Ln).





Project Timeline

Task	Date
Construction contract approval (*)	March 2026
Anticipated construction start	April 2026
Estimated construction duration	2-3 Months

(*) Council action





Thank You

Questions?





The flowing slides are included for reference only





October 9, 2025 Council Session Minutes

25-207 Discussion of Curb Replacement Projects: McDonald Dr. (40th St. to 44th St.) and 45th St. (McDonald Dr. to Valley Vista Ln)
Mayor Stanton reconvened the study session at 6:40 PM

Town Engineer Shar Johnson provided an update on the McDonald Drive and 45th Street curb replacement projects. The scope of work included full removal of the existing asphalt curbs and installation of new MAG-standard concrete curb and gutter sections. She said the existing asphalt curbs along both corridors are significantly deteriorated, exhibiting cracking, erosion, and general wear. These conditions compromise the integrity of adjacent pavement and may lead to more extensive and costly repairs if not addressed.

She summarized the project development:

- 2020: Projects identified in the Town's Capital Improvement Program (CIP)
- 2024: Projects included in the approved CIP under the roadway category.
- July 2024: T.Y. Lin International engaged for preliminary engineering and planning support.
- January 23, 2025: Staff presented the project to Council; Council directed staff to complete a drainage analysis and develop a public outreach plan.
- May 2025: Michael Baker International retained for final design and drainage analysis.
- September 2025: Town retained Infrastructure Mavens, LLC an Independent Cost Expert to perform project cost and constructability review.
- Current Status: Plans are at 60% design; draft drainage report has been completed.

She stated that the Fiscal Year 2026 CIP budget for this project is \$766,000 and the current cost estimate is \$994,000. She recommended that the project proceed to the final design and contract bid stage which would determine the final project costs.

The Council discussed the project and encouraged staff to enhance planned public outreach efforts and include a community meeting. Concerns were expressed that the estimated project costs exceeds the budget. Ms. Johnson stated that once costs have been finalized options would be presented to Council on how to fund the project.



January 23, 2025 Council Session Minutes

3. STUDY SESSION ITEMS

24-355 Discussion of Curb Replacement Projects: McDonald Dr. (40th St. to 44th St.) and 45th St. (McDonald Dr. to Valley Vista Ln)

Mayor Stanton reconvened the meeting at 5:35 PM.

Capital Project Manager Sam Kayat briefed the Town Council on a Capital Improvement Project to replace curbs on McDonald Dr. from 40th St to 44th St and 45th St from McDonald Dr to Valley Vista Ln. He stated that the existing asphalt curbs in these areas have significantly deteriorated and are failing in various locations, showing visible signs of wear and tear, cracking, and erosion. These deteriorations are not only unsightly but also pose risks for further degradation of the adjacent asphalt pavement, potentially leading to more extensive and costly repairs in the future.

He explained that the Fiscal Year 2025 budget for design and construction of \$400,000 was based on an estimate from four years ago. The estimated cost will be approximately \$865,000; however, only the design contract would be awarded in this fiscal year and construction would be budgeted in FY 2026. The anticipated construction start date would be November 2025 and take four to eight months to complete.

Responding to questions from the Council, Mr. Kayat and Town Engineer Shar Johnson confirmed that the project area drainage would be reviewed and taken into consideration once the Stormwater Management Master Plan has been completed.

Mr. Ching stated that this item would be brought back to Council in April for a study session and action on the design contract. The Council requested that the staff report document the drainage assessment for the project area. The staff report should also include a description of the neighborhood notification plan which should include the properties located in the City of Phoenix.

**LINKING AGREEMENT
FOR COOPERATIVE PURCHASE**

M. R. TANNER DEVELOPMENT AND CONSTRUCTION, INC.

EXHIBIT B
JOB ORDER NO. 3
CURB REPLACEMENT – MCDONALD DR. & 45TH ST.

See the following pages

**TOWN OF PARADISE VALLEY
JOB ORDER CONTRACTING AGREEMENT
WITH
M. R. TANNER DEVELOPMENT AND CONSTRUCTION, INC.**

JOB ORDER NO. 3
CURB REPLACEMENT – MCDONALD DR. & 45TH ST.

This Job Order No. 3 (this “**Job Order**”) is entered into on this ____ day of _____, 2026 (the “**Effective Date**”), by and between the Town of Paradise Valley, an Arizona municipal corporation (the “**Town**”) and M.R. Tanner Development and Construction, Inc., an Arizona corporation authorized to do business in Arizona (the “**Contractor**”). This Job Order is subject to and governed by the terms and conditions of the City of Buckeye Contract No. 2025081 (the “**Base Agreement**”) and of Town of Paradise Valley Linking Agreement for Cooperative Purchase No. CON-25-031-PBW (the “**Agreement**”).

**ARTICLE 1
Scope of Work**

The JOC shall furnish all labor, materials, and equipment, as more fully set forth in Curb Replacement – McDonald Dr. & 45th St. Proposal, which is attached hereto as **Attachment 1** and incorporated as if fully set forth herein (the “**Work**”), as set forth in the Plans and Specifications, which are attached hereto as **Attachment 2** and incorporated as if fully set forth herein (the “**Project**”).

**ARTICLE 2
Schedule of Completion**

The Contractor shall commence work within 10 days from issuance by the Town of a Notice to Proceed and shall complete the Work within 45 calendar days. In view of the difficulty or impossibility of determining the Town’s damages from delay, should the JOC fail to achieve Substantial Completion within the above number of calendar days, as may be extended by any Town-approved Change Orders, the JOC agrees to pay and will pay to the Town, in addition to all other sums owed pursuant to the Agreement, the sum of \$280 for each calendar day of delay as liquidated damages for such delay and not as a penalty. This sum may be withheld from the balance of the cost of the Work as it becomes due. Should liquidated damages exceed the cost of the Work due or to become due, then the JOC shall pay the Town the difference within three days of receipt of written demand.

**ARTICLE 3
Cost of the Work**

The JOC shall complete the Work for the prices set forth in **Attachment 1**. The total cost to complete the Work under this Job Order shall not exceed **\$510,221**. This amount includes an owner’s contingency of **\$90,000**, which shall not be obligated or spent without the express, written prior approval of the Town Engineer.

**ARTICLE 4
Bonds**

Payment and Performance Bonds are required for this Project and are attached hereto as **Attachment 3** and incorporated as if fully set forth herein.

ARTICLE 5
Additional Terms

This Job Order is subject to the terms and conditions of the Agreement and the Base Agreement and may be canceled pursuant to the provisions of A.R.S. § 38-511.

By executing this Job Order, the JOC certifies its compliance with A.R.S. § 35-393.01.

To the extent applicable under A.R.S. § 35-394, the JOC certifies that it does not, and will not, for the duration of the Agreement, use the forced labor, any goods or services produced by the forced labor, or any contractors, subcontractors, or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

In the event of any conflict or discrepancy between the terms of this Job Order, the Agreement, the Base Agreement, **Attachment 2** to this Job Order, and **Attachment 1** to this Job Order, the documents shall govern in that order.

ARTICLE 6
Attachments

This Job Order includes and incorporates the following Attachments:

- Attachment 1** – Proposal
- Attachment 2** – Plans and Specifications
- Attachment 3** – Payment and Performance Bonds

IN WITNESS WHEREOF, the Parties have hereunto subscribed their names.

TOWN OF PARADISE VALLEY,
an Arizona municipal corporation:

**M.R. TANNER DEVELOPMENT AND
CONSTRUCTION, INC.,** an Arizona
corporation:

Andrew Ching, Town Manager

By: _____

Name: _____

Title: _____

ATTEST:

Duncan Miller, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney

**ATTACHMENT 1
TO
JOB ORDER NO. 3**

**PROPOSAL
CURB REPLACEMENT – MCDONALD DR. & 45TH ST.**

See the following page.



1327 West San Pedro Street · Gilbert, Arizona 85233-2403
 Phone (480) 633-8500 · Fax (480) 633-8111

CONTRACT/ PROPOSAL

CLASS A LICENSE NO. 111576-A
An Equal Opportunity Employer

Date 1/30/2026

To Town of Paradise Valley

 Attention Sam Kayat

Job Name Curb Replacement
 Location McDonald Dr., 45th St.
 Architect- Engineer _____
 Plans Dated _____
 Soil Engineer _____
 Report Date _____

We propose to furnish all labor and material necessary to complete the work as described per our unit prices. All work will be done in accordance with the plans, specifications, and per the requirements of the governing municipality.

Thank you for the opportunity of submitting a bid on the above- described job.

PROPOSAL OF WORK TO BE FURNISHED

NO.	ITEM DESCRIBED	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization	1.00	L.S.	5,000.00	5,000.00
2	Riprap, D50=5"	88.00	C.Y.	680.00	59,840.00
3	Riprap, D50=6"	13.00	C.Y.	680.00	8,840.00
4	Subgrade Prep	5,686.00	S.Y.	0.50	2,843.00
5	Vertical Curb & Gutter, Type A, H=6", MAG Det. 220	6,050.00	L.F.	38.00	229,900.00
6	Vertical Curb & Gutter, Type A, H=2", MAG Det. 220	212.00	L.F.	33.00	6,996.00
7	Concrete Ribbon Curb, Type B, MAG Det.220	597.00	L.F.	20.00	11,940.00
8	Saw Cut, and Remove Single Curb and Asphalt	6,859.00	L.F.	5.00	\$ 34,295.00
9	Traffic Control	1.00	L.S.	15,000.00	\$ 15,000.00
10	Reflectorized Raised Pavement Marker	40.00	Ea.	12.00	\$ 480.00
11	Construction Surveying and As-Built Drawings	1.00	L.S.	9000	\$ 9,000.00
12	Allowance for Public Information and Notification	1.00	AL	2500	\$ 2,500.00
13	Contractor Quality Control	1.00	L.S.	7,500.00	\$ 7,500.00
	Subtotal				\$ 394,134.00
	Sales Tax				\$ 22,544.46
	Subtotal with Tax				\$ 416,678.46
	Bond				\$ 3,541.77
	Total Bid				\$ 420,220.23

Payment to be based on actual field-measured quantities unless otherwise stated. 90% monthly progress draws on completed work with the final 10% due 30 days after final completion and acceptance of our work. Interest will be charged at the rate of 1.5% per month on all late balances. Any and all costs or fees necessarily incurred in the pursuit of the collection of this account will be paid by the owner.

ACCEPTANCE OF CONTRACT/ PROPOSAL

The above prices, specifications and conditions on the front and back of this proposal are satisfactory and are hereby accepted, giving M.R. TANNER CONSTRUCTION authorization to complete work as specified. Funding verification and further payment term conditions to be established prior to execution of contract agreement or commencement of work.

M. R. TANNER CONSTRUCTION

Firm Name: _____

By: _____

Accepted by: _____

Title: _____

Title: _____

Date: _____

Date: _____

**ATTACHMENT 2
TO
JOB ORDER NO. 3
PLANS AND SPECIFICATIONS**

See the following pages

**ATTACHMENT 3
TO
JOB ORDER NO. 3**

PAYMENT AND PERFORMANCE BONDS

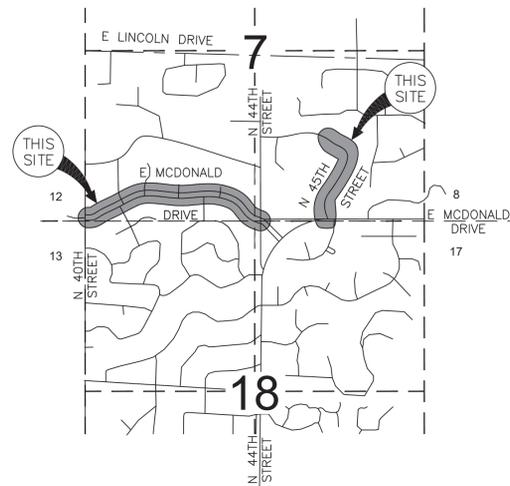
See the following pages.

TOWN OF PARADISE VALLEY

ENGINEERING / COMMUNITY DEVELOPMENT DEPARTMENT

CURB REPLACEMENT PROJECTS

MCDONALD DRIVE: 40TH STREET TO 44TH STREET,
 CIP PROJECT NUMBER 2020-09
 45TH STREET: MCDONALD DRIVE TO VALLEY VISTA LANE,
 CIP PROJECT NUMBER 2020-07



VICINITY MAP
 T02N R04E NTS



ENGINEER
 BOSE THIRUMURUGAN, P.E.
 MICHAEL BAKER INTERNATIONAL

TOWN ENGINEER
 SHAR JOHNSON
 6401 EAST LINCOLN ROAD
 PARADISE VALLEY, AZ 85253
 (480) 348-3681

MAYOR MARK STANTON **VICE-MAYOR** CHRISTINE LABELLE

TOWN MANAGER
 ANDREW CHING

TOWN COUNCIL MEMEBERS
 ELLEN ANDEEN-KELLER
 KAREN LIEPMANN
 SCOTT MOORE
 JULIE PACE
 ANNA THOMASSON

TOWN OF PARADISE VALLEY APPROVAL SIGNATURES:

APPROVED _____ DATE _____
 SHAR JOHNSON, PE, TOWN ENGINEER

UTILITY PROVIDERS

WATER/SEWER	ELECTRICITY	INTERNET/TELEPHONE	INTERNET/TELEVISION	NATURAL GAS
CITY OF PHOENIX WATER 602-261-8000 ARIZONA 811 EMERGENCY	APS 602-371-7171 ARIZONA 811 EMERGENCY	CENTURY LINK 480-237-9742 ARIZONA 811 EMERGENCY	COX COMMUNICATIONS 1-800-778-9140 ARIZONA 811 EMERGENCY	SOUTHWEST GAS 602-271-4277 ARIZONA 811 EMERGENCY
EPCOR 602-882-4846 ARIZONA 811 EMERGENCY	SRP 800-258-4777 ARIZONA 811 EMERGENCY	CROWN CASTLE 925-201-5802 ARIZONA 811 EMERGENCY		

SHEET INDEX

01	G-001	COVER
02	G-002	GENERAL NOTES, ABBREVIATIONS AND LEGEND
03	CS100	KEY MAP
04	CS101	E MCDONALD DRIVE PLAN - STA 0+00 TO STA 8+80
05	CS102	E MCDONALD DRIVE PLAN - STA 8+80 TO STA 18+00
06	CS103	E MCDONALD DRIVE PLAN - STA 18+00 TO STA 27+00
07	CS104	E MCDONALD DRIVE PLAN - STA 27+00 TO STA 31+50
08	CS105	N 45TH STEET PLAN
09	CS301	TYPICAL SECTIONS
10	CS501	DETAILS

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED PROFESSIONAL LAND SURVEYOR/ENGINEER _____ DATE _____

REGISTRATION NUMBER _____

DESIGNED: ASN	DRAWN: JRN	CHECKED: BT	PROJ NO: 2020-09 & 2020-07	SHEET NO: 1	TOTAL SHEETS: 10
DATE: MARCH 05, 2026			MBI PROJ NO: 207533		
COVER SHEET					G-001

W:\WaterWastewater\Proj\207533-PV-Curb Replacement\CADD\Water\DW\Sheets\207533-PV-G-001.dwg Nunez, Jose 3/5/26 11:43:12 AM

MCDONALD DR: 40TH ST TO 44TH ST, 2020-09 / 45TH ST: MCDONALD DR TO VALLEY VISTA LN, 2020-07

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CONTRACT SPECIFICATIONS; PLANS; (MAG) STANDARD SPECIFICATIONS AND DETAILS; IN THAT ORDER OF PRECEDENCE, AT THE TIME OF CONSTRUCTION BID.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE MARICOPA ASSOCIATION OF GOVERNMENTS' (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE PLANS FOR THIS PROJECT HAVE BEEN REVIEWED FOR COMPLIANCE WITH TOWN REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. AN APPROVED SET OF PLANS AS WELL AS ALL PERMITS ISSUED MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION. THE DESIGN IS APPROVED BY THE TOWN IN SCOPE BUT NOT IN THE DETAIL. APPROVAL OF THESE PLANS IS FOR PERMIT PURPOSES ONLY. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE. CONSTRUCTION QUANTITIES ON THE THESE PLANS ARE NOT VERIFIED BY THE TOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS NECESSARY FOR SALVAGE OR DISPOSAL OF PROTECTED NATIVE PLANTS, AS SHOWN ON THE LANDSCAPE PLANS. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED AS INDICATED ON THE LANDSCAPE PLANS.
- PER THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS ON THE EARTH MOVING EQUIPMENT PERMITS, NO PERSON SHALL CAUSE OR PERMIT THE USE OF ANY POWER OF MECHANICAL EQUIPMENT FOR COMMERCIAL PURPOSES TO CLEAR, EXCAVATE OR LEVEL LAND, INCLUDING BUT NOT LIMITED TO DEMOLITION, ROAD AND STREET CONSTRUCTION, TRENCHING, VEGETATION REMOVAL, OR ENGAGE IN ANY OTHER EARTH MOVING ACTIVITIES WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING THE PERMIT.
- CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS AS REQUIRED BY THE TOWN OF PARADISE VALLEY, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS, INCLUDING NOTICE OF INTENT (NOI), NOTICE OF TERMINATION, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF THE (NOI) AND (SWPPP) SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FOR CONSTRUCTION FROM THE CITY OF PHOENIX. CONTACT PHOENIX WATER SERVICES TO SCHEDULE ANY RELOCATION OF HYDRANT METERS. CONTRACTORS SHALL NOT RELOCATE ANY HYDRANTS METERS.
- CONTRACTOR MUST PROVIDE TO THE TOWN THE LOCATION FOR WASTE MATERIAL AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (TCP) PER THE PHOENIX TRAFFIC BARRICADE MANUAL WHEN IN RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT, OR WHEN REQUIRED BY THE TOWN ENGINEER. BARRICADES MUST BE CONTINUALLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
 - IF ANY PART OF THE (TCP) FALLS WITHIN 300' IF A SIGNALIZED INTERSECTION, AN OFF-DUTY OFFICER WILL BE REQUIRED FOR TRAFFIC CONTROL. POLICE OFFICERS CAN BE RESERVED BY SUBMITTING A REQUEST THROUGH OFF-DUTY MANAGEMENT'S WEB SITE. [HTTP://ODM.OFFICERTRACK.COM/Paradise-Valley-PD-AZ](http://ODM.OFFICERTRACK.COM/Paradise-Valley-PD-AZ) OR CALL OFF-DUTY MANAGEMENT 24/7 AT (480) 378-1070.
 - A (TCP) SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT AND ACCEPTED A MINIMUM OF THREE WORKING DAYS; 72-HOURS PRIOR TO CONSTRUCTION. AN ACCEPTED TCP WILL BE STAMPED AND A COPY RETURNED TO THE CONTRACTOR. A COPY OF THE ACCEPTED PLAN MUST REMAIN ON THE JOB SITE AT ALL TIMES.
- ALL TRAFFIC SING POSTS SHALL BE FOREST GREEN.
- ALL PEDESTRIAN RAMPS SHALL BE FURNISHED WITH DETECTABLE WARNING DOMES IN TERRACOTA COLOR.

PAVING NOTES:

- THE TOWN OF PARADISE VALLEY ENGINEERING DIVISION SHALL BE NOTIFIED 24-HOURS PRIOR TO ANY CONSTRUCTION WORK BY TELEPHONE AT (480) 348-3695. ANY WORK CONCEALED WITHOUT INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- WITHIN A PHASE OF THE WORK:
 - OBSTRUCTION TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 - CONSTRUCTION SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL LOTS WITHIN THE PHASE OF WORK HAVE BEEN ADEQUATELY RELOCATED.
 - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF (NTP).
 - RELOCATION OF WATER METERS SHALL BE DONE BY CITY OF PHOENIX OR BERNEIL WATER AFTER PAYMENT OF PREVAILING FEES BY THE CONTRACTOR.
 - RELOCATION OF CITY OF PHOENIX OR BERNEIL WATER FIRE HYDRANTS REQUIRES A SEPARATE PERMIT.
- THE PROCEDURES AND METHODS USED TO SAMPLE, TEST MATERIALS, AND REPORT TEST RESULT WILL BE DETERMINED BY THE ENGINEERING DIVISION. FOR ALL PHASES OF CONSTRUCTION, THE TYPE, SCHEDULING, FREQUENCY AND LOCATION OF ALL MATERIALS TESTING AND SAMPLING SHALL BE DETERMINED BY THE ENGINEERING DIVISION. ALL TEST RESULT SHALL BE REPORTED DIRECTLY (IN WRITING) TO THE ENGINEERING DIVISION. FOR EACH PHASE OF CONSTRUCTION, TEST RESULT (IN WRITING) MUST BE RECEIVED FROM THE TESTING LABORATORY, PRIOR TO START OF THE NEXT PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT BLUE STAKE (602) 263-1100 PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CURRENT BLUE STAKE MARKINGS THROUGHOUT CONSTRUCTION.
- EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY TOWN INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
- ALL NEW OR RELOCATED UTILITIES SHALL BE REPLACED UNDERGROUND. DURING CONSTRUCTION OPERATIONS, HEAVY EQUIPMENT MAY CROSS EXISTING OR PROPOSED PIPE. IN THIS CASE, AN EARTH FILL SHOULD BE CONSTRUCTED TO AT LEAST THREE- FEET ABOVE PIPE. THE FILL MUST BE SUFFICIENT TO PREVENT THE LATERAL DISPLACEMENT OF THE PIPE.
- THE ACTUAL POINT OF PAVEMENT MATCHING, TERMINATION AND/OR OVERLAY SHALL BE DETERMINED IN THE FIELD BY THE TOWN OF PARADISE VALLEY ENGINEERING DIVISION INSPECTOR.
- IN ALL AREAS WHERE NEW CONSTRUCTION OF CURB, GUTTER, SIDEWALKS, AND DRIVEWAYS IS REQUIRED, AND THE TESTING LABORATORY DETERMINES THE EXISTING GRADE TO CONSIST OF SOILS WITH SWELLING CHARACTERISTICS, THE MOISTURE CONTENT SHALL BE BROUGHT AS CLOSE AS POSSIBLE TO OPTIMUM REQUIRED FOR COMPACTED TO MEET MAG STANDARD SPECIFICATIONS.
- ALL FRAMES, COVERS, VALVE BOXES, AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAVING OR RELATED CONSTRUCTION.
- UNLESS OTHERWISE NOTED, PIPE TRENCHES SHALL BE BACK FILLED IN ACCORDANCE WITH (MAG) SPECIFICATIONS.
- ALL EXISTING DRIVEWAYS SHALL BE GRADED TO MATCH THE NEW WORK IN ACCORDANCE WITH (COP) STD. DETAIL P-1164, UNLESS OTHERWISE SPECIFIED. EXISTING SURFACING SHALL BE REMOVED AND REPLACED IN KIND AS NECESSARY.
- ALL RAMPS MUST MEET 2010 (ADA) STANDARDS FOR ACCESSIBLE DESIGN.
- THIS PROJECT'S WORK HOURS ARE GOVERNED BY TOWN CODE SECTION 10-7-5 AS FOLLOWS:
 - WORK INVOLVING PILE DRIVERS, POWER SHOVELS, DRILL OR AUGERS, LOADERS, PNEUMATIC OR HYDRAULIC HAMMERS, OR BULLDOZERS IS ALLOWED BETWEEN SUNRISE AND SUNSET ON MONDAY THROUGH FRIDAY, EXCEPT DESIGNATED LEGAL HOLIDAYS.
 - WORK INVOLVING THE MAINTENANCE OR SERVICING OF CONSTRUCTION VEHICLES OR EQUIPMENT OR DELIVERY OF CONSTRUCTION EQUIPMENT OR MATERIALS TO THE SITE AND WORK INVOLVING ANY DEVICE WHICH CREATES NOISE LEVEL EXCEEDING 45 DB(A) IS ALLOWED BETWEEN SUNRISE AND SUNSET MONDAY THROUGH SATURDAY, AND AT ALL TIMES ON SUNDAYS AND DESIGNATED LEGAL HOLIDAYS.

MARICOPA COUNTY FLOOD CONTROL DISTRICT NOTES:

- ALL WORK PERFORMED WITHIN FLOOD CONTROL DISTRICT OF MARICOPA COUNTY (DISTRICT) RIGHT-OF-WAY (ROW) SHALL CONFORM TO THE LATEST DISTRICT STANDARD PROCEDURES AND DETAILS AS PUBLISHED ON THE DISTRICT'S WEB SITE.
- THE PERMITTEE SHALL OBTAIN A COPY OF THE EXECUTED DISTRICT (ROW) USE PERMIT PRIOR TO COMMENCEMENT OF WORK WITHIN DISTRICT RIGHT-OF-WAY, MAINTAIN A COPY OF THE PERMIT AND STAMPED APPROVED PLANS ON THE PROJECT SITE AT ALL TIMES, AND SHALL BE AVAILABLE UPON REQUEST.
- THE PERMITTEE SHALL NOTIFY THE DISTRICT'S ASSIGNED OPERATIONS AND MAINTENANCE (O&M) INSPECTOR OR DAM SAFETY INSPECTOR AT LEAST 48 HOURS IN ADVANCE PRIOR TO ANY EXCAVATION, BACKFILL, SLURRY, CONCRETE, AND/OR RIPRAP REPLACEMENT BEING PERFORMED WITHIN THE DISTRICT'S (ROW). REFER TO THE EXECUTED DISTRICT PERMIT FOR THE (O&M) INSPECTOR'S CONTACT INFORMATION. IF WORK IS IMPACTING A DISTRICT LEVEE, DAM OR FLOOD RETARDING STRUCTURE (FRS), REFER TO THE EXECUTED DISTRICT PERMIT FOR THE LEVEE/DAM SAFETY INSPECTOR'S CONTACT INFORMATION.
- THE PERMITTEE PERFORMING EXCAVATION OPERATIONS IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. TO EXPEDITE THIS PROCESS, THE PERMITTEE SHALL CALL ARIZONA 811 (FORMALLY ARIZONA BLUE STAKE) AT 811 OR 1-800-782-5348 TO IDENTIFY UNDERGROUND UTILITIES AT LEAST 48 HOURS IN ADVANCE PRIOR TO START OF THE WORK.
- ANY DAMAGE OR DISTURBANCE TO DISTRICT STRUCTURES, EQUIPMENT, MATERIALS, VEGETATION, OR SURROUNDING DISTRICT (ROW) SHALL BE REPLACED OR REPAIRED, IN-KIND, TO THE SATISFACTION OF THE DISTRICT'S (O&M) INSPECTORS OR LEVEE/DAM SAFETY INSPECTOR.
- IN THE EVENT THE TERMS AND CONDITIONS IN THE DISTRICT'S PERMIT ARE NOT CONSISTENT WITH THE DISTRICT-APPROVED PLANS, THE DISTRICTS' PERMIT WILL HAVE PRECEDENCE.
- IN ORDER TO CLOSE OUT THE DISTRICT'S PERMIT AND RELEASE PERFORMANCE BONDS, ALL WORK (INCLUDED ASSOCIATED PUNCH-LIST ITEMS) MUST BE COMPLETED IN FULL TO THE SATISFACTION OF THE DISTRICT'S INSPECTOR AND ENGINEER. CERTIFIED AS-BUILT PLANS ALONG WITH REQUIRED QUALITY ASSURANCE TEST MUST BE PROVIDED AND ACCEPTED BY THE DISTRICT, AND ALL EASEMENTS REQUIRED BY THE PROJECT MUST BE RECORDED PRIOR TO PERMIT CLOSEOUT. IF THE WORK ONLY INVOLVES GEOTECHNICAL ANALYSIS, SITE INVESTIGATIONS, SURVEYS, OR FLOOD RELATED STUDIES, THEN FINALIZED REPORTS, STUDIES AND/OR SURVEY PLANS MUST BE PROVIDED AND ACCEPTED BY THE DISTRICT PRIOR TO PERMIT CLOSEOUT.

ABBREVIATIONS:

APS	ARIZONA PUBLIC SERVICE ELECTRIC	UNK	UNKNOWN
BOC	BACK OF CURB	VCP	VITRIFIED CLAY PIPE
CATV	CABLE TELEVISION	W	WATER
CL OR C/L	CENTERLINE	YR	YEAR
CLINK	CENTURY LINK	&	AND
CMU	CONCRETE MASONRY UNIT		
CO	CURB OPENING		
COMM	COMMUNICATION		
CONST	CONSTRUCTION		
COPV	CITY OF PARADISE VALLEY		
COX	COX COMMUNICATIONS		
CFS	CUBIC FEET PER SECOND		
DIA	DIAMETER		
DTL	DETAIL		
DTLS	DETAILS		
E	UNDERGROUND ELECTRIC		
EOP	EDGE OF PAVEMENT		
EX	EXISTING		
FH	FIRE HYDRANT		
FND	FOUND		
G	GAS		
INV	INVERT		
IRR	IRRIGATION		
LF	LINEAR FEET		
LT	LEFT		
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS		
MIN	MINIMUM		
OFF	OFFSET		
PCCP	PRESTRESSED CONCRETE		
CYLINDER	PIPE		
PH	POTHOLE		
PROP	PROPOSED		
Q	PEAK DISCHARGE		
R	RADIUS		
RCP	REINFORCED CONCRETE PIPE		
RT	RIGHT		
R/W	RIGHT OF WAY		
S	SEWER		
SD	STORM DRAIN		
SHT	SHEET		
SRP	SALT RIVER PROJECT		
STA	STATION		
STD	STANDARD		
STL	STEEL		
S/W	SIDEWALK		
T	TELEPHONE		
TRAF	UNDERGROUND TRAFFIC SIGNAL		

SPECIFICATIONS:

- UNLESS NOTED OTHERWISE HEREIN, ALL MATERIAL AND INSTALLATION PER "MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION", CURRENT EDITION.
- CLEARING AND GRUBBING SHALL CONFORM TO SECTION 201.
- STRUCTURAL EXCAVATION AND BACKFILL SHALL CONFORM TO SECTION 206, 604 AND 728.
- EARTHWORK SHALL CONFORM TO SECTION 215.
- BACKFILL AND COMPACTION SHALL CONFORM TO SECTION 211 AND 601.
- RIP RAP SHALL CONFORM TO SECTION 220 AND 703.
- SUBGRADE PREPARATION SHALL CONFORM TO SECTION 301.
- AGGREGATE AND BASE SHALL CONFORM TO SECTION 310, 701, AND 702.
- PORTLAND CEMENT CONCRETE PAVEMENT (PCCP) SHALL CONFORM TO SECTION 324.
- PAVEMENT MATCHING AND SURFACE REPLACEMENT SHALL CONFORM TO SECTION 336.
- REMOVAL OF EXISTING SHALL CONFORM TO SECTION 350.
- TRAFFIC CONTROL SHALL CONFORM TO SECTION 401.
- CONCRETE STRUCTURES SHALL CONFORM TO SECTION 505.
- CONCRETE SHALL CONFORM TO SECTION 725 AND 726.
- STEEL REINFORCEMENT SHALL CONFORM TO SECTION 727 AND ASTM A615, GRADE 60.
- EXPANSION JOINT FILLER SHALL CONFORM TO SECTION 729.
- FILTER FABRIC SHALL CONFORM TO SECTION 796.

CONSTRUCTION QUANTITIES		
BID ITEM DESCRIPTION	UNITS	TOTAL
SAWCUT, DEMO AND REMOVE EXISTING CURB	LF	6,859
REPLACEMENT 2" VERTICAL CURB & GUTTER, TYPE A	LF	212
REPLACEMENT 6" VERTICAL CURB & GUTTER, TYPE B	LF	6,050
CONCRETE RIBBON CURB, TYPE B	LF	597
REFLECTORIZED RAISED PAVEMENT MARKER (DAGMAR)	EA	40
D50=5" RIPRAP	CY	88
D50=6" RIPRAP	CY	13

Michael Baker

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LEGEND:

	BENCHMARK
	EXISTING SURVEY MONUMENT - M.A.G. DETAIL 120-1 TYPE "B"
	EXISTING AREA LIGHT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WATER RISER
	EXISTING GAS MARKER
	EXISTING GAS VALVE
	EXISTING TELEVISION PEDESTAL
	EXISTING COMMUNICATION PEDESTAL
	EXISTING UTILITY VAULT
	EXISTING UTILITY POLE
	EXISTING STREET OR TRAFFIC SIGN
	EXISTING SEWER MANHOLE
	EXISTING WATERLINE
	EDGE OF PAVEMENT AND CURB
	EXISTING GUY WIRE
	EXISTING UNDERGROUND LIGHT
	EXISTING BOULDER
	EXISTING MAIL BOX
	EXISTING CACTUS
	EXISTING PALM TREE
	EXISTING TREE
	EXISTING BUSH
	EXISTING FLOW PATH
	PROPOSED FLOW PATH
	PROPOSED CURB & GUTTER
	PROPOSED RIBBON CURB
	PROTECT IN PLACE
	CONSTRUCTION LIMITS



**TOWN OF PARADISE VALLEY
ARIZONA**

CURB REPLACEMENT PROJECTS

McDonald Drive: 40th Street to 44th Street, CIP Project No. 2020-09
45th Street: McDonald Drive to Valley Vista Lane, CIP Project No. 2020-07

DESIGNED: ASN	DRAWN: JRN	CHECKED: BT	PROJ NO: 2020-09 & 2020-07	SHEET NO: TOTAL SHEETS:
DATE: MARCH 05, 2026	MBI PROJ NO: 207533	2	10	

GENERAL NOTES, ABBREVIATIONS AND LEGEND **G-002**

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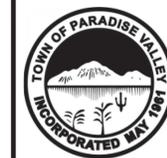
R. J. Burns



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REVISIONS BY TOWN OF PARADISE VALLEY

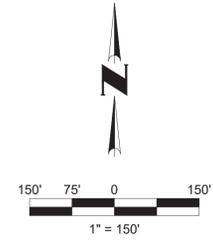
NO	DESCRIPTION	REV BY	CKD BY	DATE



TOWN OF PARADISE VALLEY
ARIZONA

CURB REPLACEMENT PROJECTS
 McDonald Drive: 40th Street to 44th Street, CIP Project No. 2020-09
 45th Street: McDonald Drive to Valley Vista Lane, CIP Project No. 2020-07

DESIGNED: ASN	DRAWN: JRN	CHECKED: BT	PROJ NO: 2020-09 & 2020-07	SHEET NO: 3	TOTAL SHEETS: 10
DATE: MARCH 05, 2026	MBI PROJ NO: 207533				



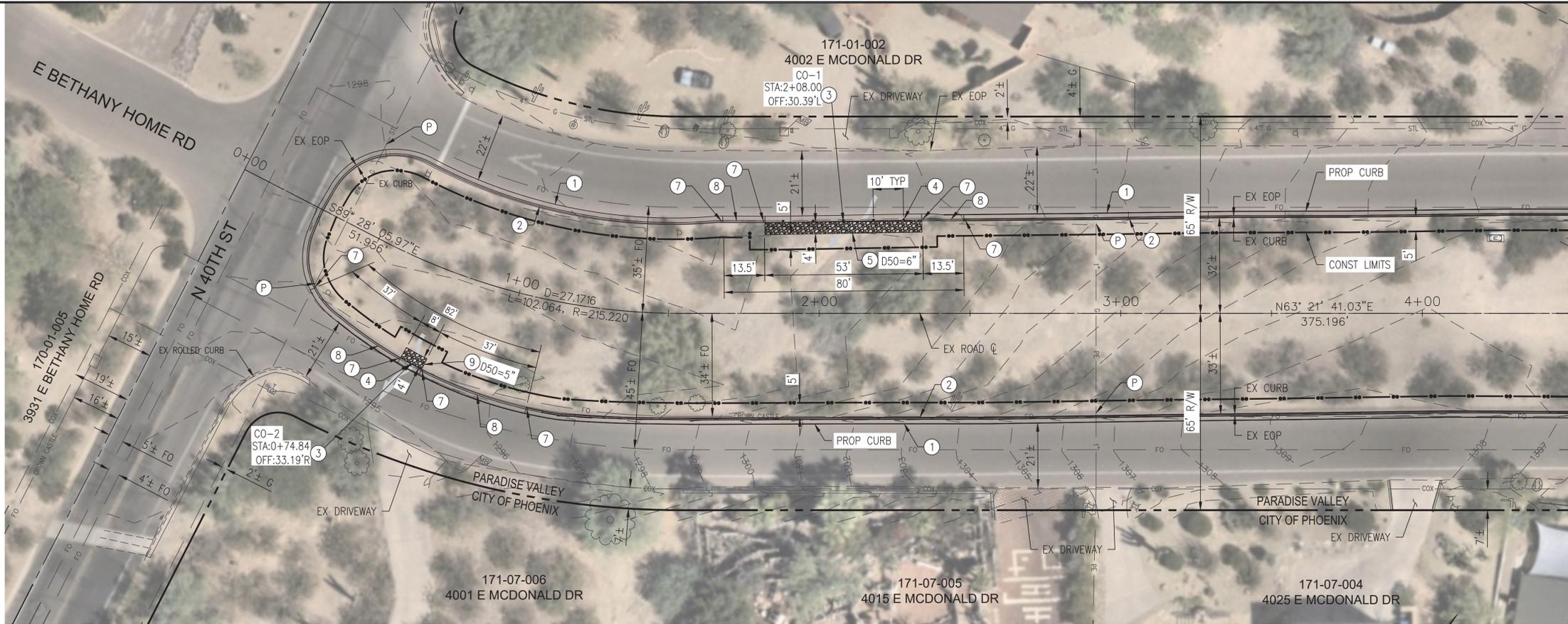
KEY MAP **CS100**

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MCDONALD DR: 40TH ST TO 44TH ST, 2020-09 / 45TH ST: MCDONALD DR TO VALLEY VISTA LN, 2020-07

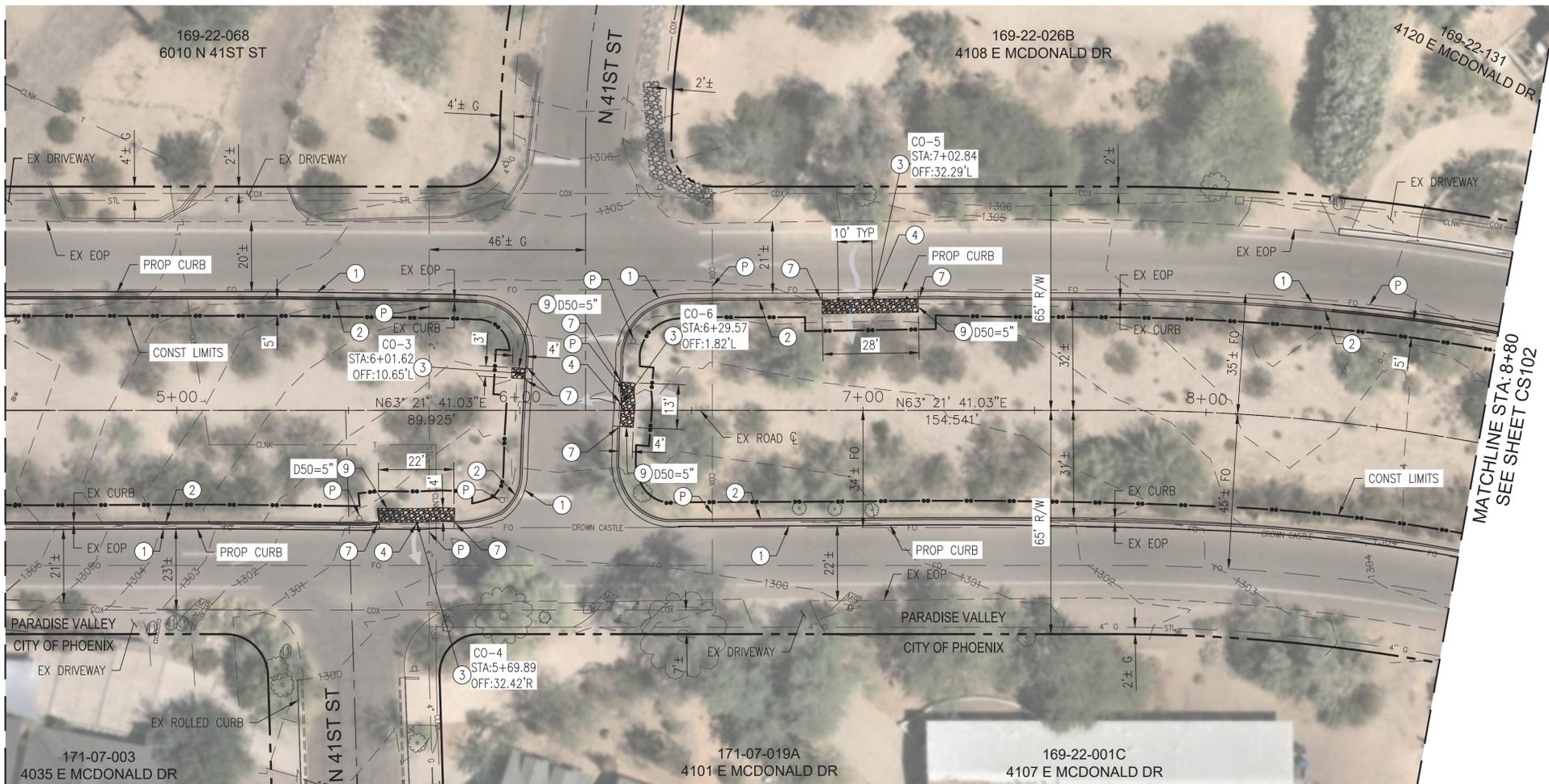
CONSTRUCTION NOTES

- ① SAWCUT EXISTING ASPHALT PAVEMENT TO FULL DEPTH TO PROVIDE A NEAT AND CLEAN EDGE FOR THE NEW CURB AND GUTTER SUCH THAT THE VERTICAL FACE OF THE INSTALLED CURB IS LOCATED IN THE SAME HORIZONTAL PLACEMENT AS THE EXISTING CURB FACE.
- ② CONSTRUCT 6" CURB AND GUTTER PER MAG STD DTL 220-1, TYPE 'A', SUCH THAT THE VERTICAL FACE OF THE INSTALLED CURB IS LOCATED IN THE SAME HORIZONTAL PLACEMENT AS THE EXISTING CURB FACE.
- ③ CONSTRUCT RIBBON CURB PER MAG STD DTL 220-1, TYPE B, SLOPED TO THE SOUTH.
- ④ INSTALL 6" TWO WAY REFLECTIVE YELLOW ROUND PAVEMENT MARKER.
- ⑤ INSTALL RIP-RAP WITH A DEPTH OF 1.65'
- ⑥ CONSTRUCT CURB TRANSITION PER MODIFIED MAG STD DTL 222.
- ⑦ CONSTRUCT 2" CURB AND GUTTER PER MAG STD DTL 220-1, TYPE 'A', SUCH THAT THE VERTICAL FACE OF THE INSTALLED CURB IS LOCATED IN THE SAME HORIZONTAL PLACEMENT AS THE EXISTING CURB FACE.
- ⑧ INSTALL RIP-RAP WITH A DEPTH OF 1.47'
- ⑨ PROTECT-IN-PLACE



MATCHLINE STA: 4+50
SEE SHEET BELOW

E MCDONALD DRIVE



SEE SHEET ABOVE
MATCHLINE STA: 4+50

MATCHLINE STA: 8+80
SEE SHEET CS102



REVISIONS BY TOWN OF PARADISE VALLEY				
NO	DESCRIPTION	REV BY	CKD BY	DATE



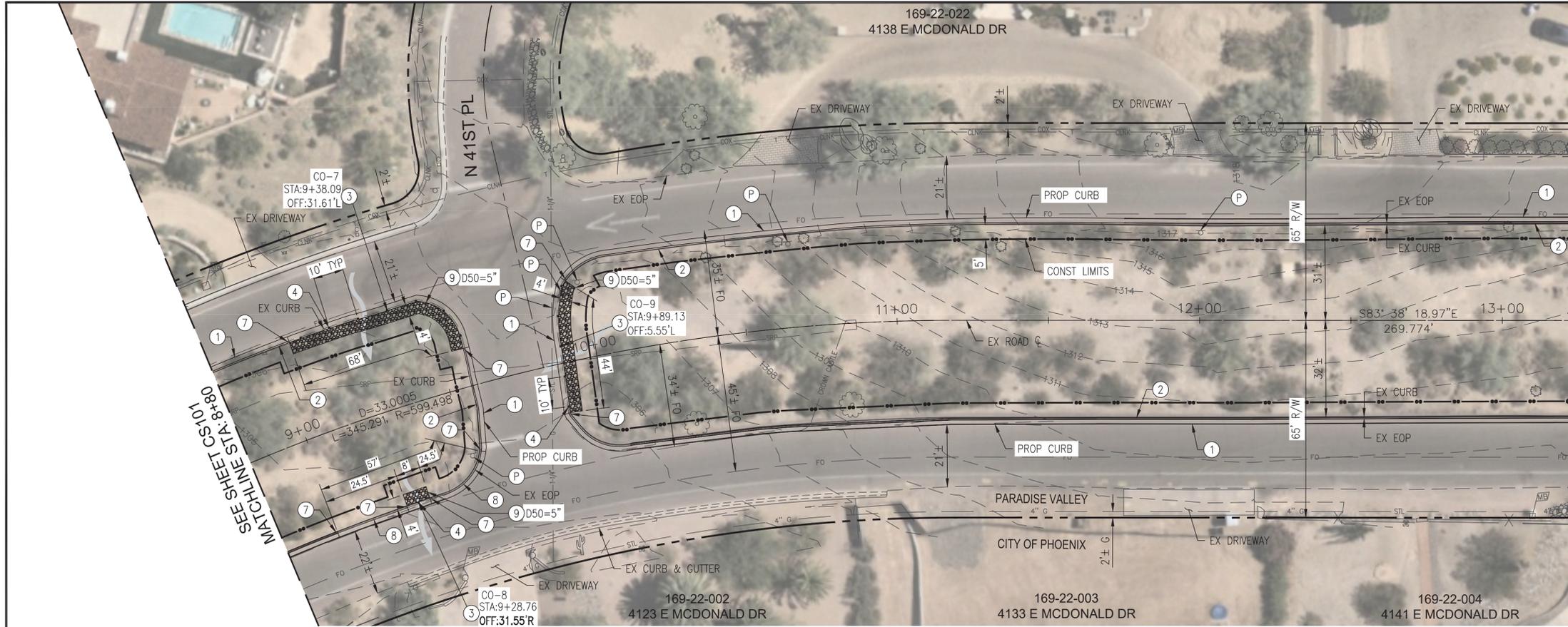
CURB REPLACEMENT PROJECTS
 McDonald Drive: 40th Street to 44th Street, CIP Project No. 2020-09
 45th Street: McDonald Drive to Valley Vista Lane, CIP Project No. 2020-07

DESIGNED: ASN	DRAWN: JRN	CHECKED: BT	PROJ NO: 2020-09 & 2020-07	SHEET NO: 4	TOTAL SHEETS: 10
DATE: MARCH 05, 2026	MBI PROJ NO: 207533				

PLAN VIEW CS101

CONSTRUCTION NOTES

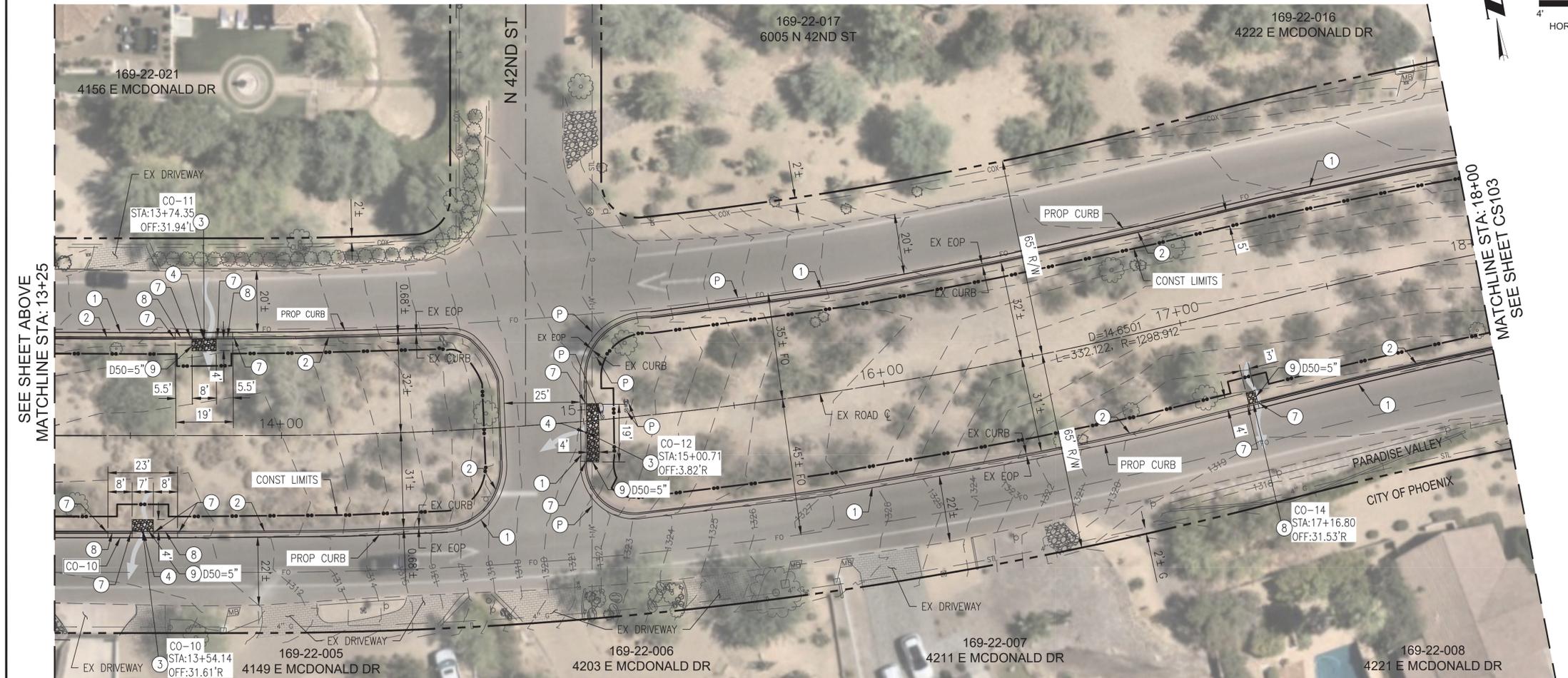
- ① SAWCUT EXISTING ASPHALT PAVEMENT TO FULL DEPTH TO PROVIDE A NEAT AND CLEAN EDGE FOR THE NEW CURB AND GUTTER SUCH THAT THE VERTICAL FACE OF THE INSTALLED CURB IS LOCATED IN THE SAME HORIZONTAL PLACEMENT AS THE EXISTING CURB FACE.
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- ③ CONSTRUCT RIBBON CURB PER MAG STD DTL 220-1, TYPE B, SLOPED TO THE SOUTH.
- ④ INSTALL 6" TWO WAY REFLECTIVE YELLOW ROUND PAVEMENT MARKER.
- ⑦ CONSTRUCT CURB TRANSITION PER MODIFIED MAG STD DTL 222.
- ⑧ CONSTRUCT 2" CURB AND GUTTER PER MAG STD DTL 220-1, TYPE 'A', SUCH THAT THE VERTICAL FACE OF THE INSTALLED CURB IS LOCATED IN THE SAME HORIZONTAL PLACEMENT AS THE EXISTING CURB FACE.
- ⑨ INSTALL RIP-RAP WITH A DEPTH OF 1.47'
- (P) PROTECT-IN-PLACE



MATCHLINE STA: 13+25
SEE SHEET BELOW

SEE SHEET CS101
MATCHLINE STA: 8+00

E MCDONALD DRIVE



SEE SHEET ABOVE
MATCHLINE STA: 13+25

MATCHLINE STA: 18+00
SEE SHEET CS103



REVISIONS BY TOWN OF PARADISE VALLEY

NO	DESCRIPTION	REV BY	CKD BY	DATE



TOWN OF PARADISE VALLEY
ARIZONA

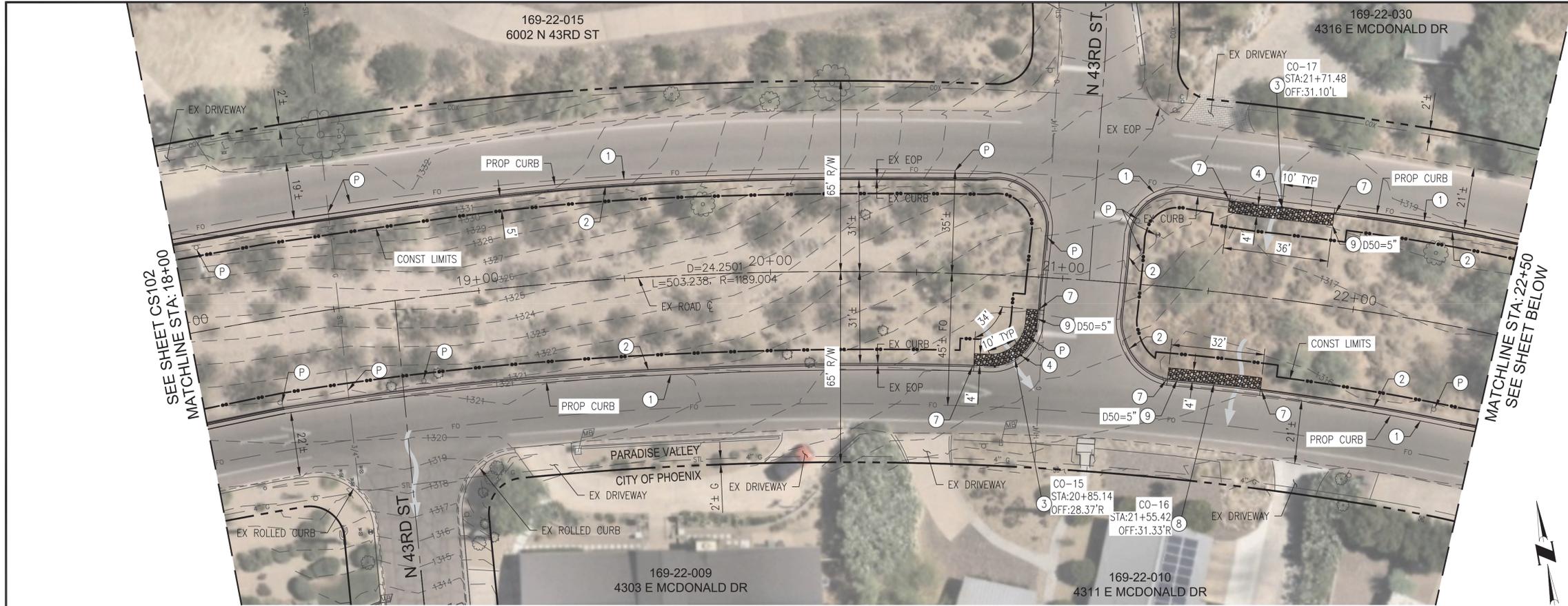
CURB REPLACEMENT PROJECTS
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 45th Street: McDonald Drive to Valley Vista Lane, CIP Project No. 2020-07

DESIGNED: ASN	DRAWN: JRN	CHECKED: BT	PROJ NO: 2020-09 & 2020-07	SHEET NO: 5	TOTAL SHEETS: 10
DATE: MARCH 05, 2026	MBI PROJ NO: 207533				

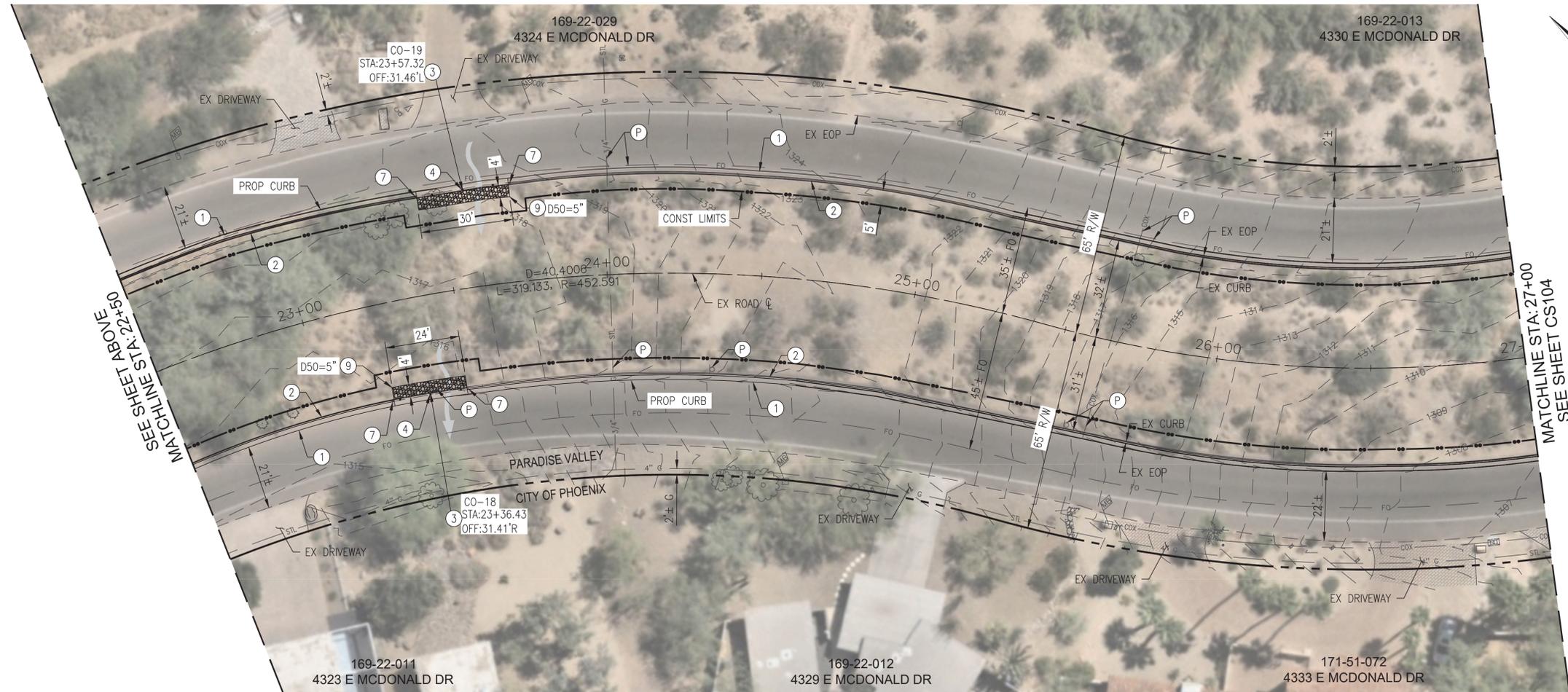
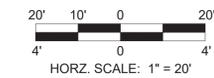
PLAN VIEW **CS102**

CONSTRUCTION NOTES

- 1 SAWCUT EXISTING ASPHALT PAVEMENT TO FULL DEPTH TO PROVIDE A NEAT AND CLEAN EDGE FOR THE NEW CURB AND GUTTER SUCH THAT THE VERTICAL FACE OF THE INSTALLED CURB IS LOCATED IN THE SAME HORIZONTAL PLACEMENT AS THE EXISTING CURB FACE.
- 2 CONSTRUCT 6" CURB AND GUTTER PER MAG STD DTL 220-1, TYPE 'A', SUCH THAT THE VERTICAL FACE OF THE INSTALLED CURB IS LOCATED IN THE SAME HORIZONTAL PLACEMENT AS THE EXISTING CURB FACE.
- 3 CONSTRUCT RIBBON CURB PER MAG STD DTL 220-1, TYPE B, SLOPED TO THE SOUTH.
- 4 INSTALL 6" TWO WAY REFLECTIVE YELLOW ROUND PAVEMENT MARKER.
- 7 CONSTRUCT CURB TRANSITION PER MODIFIED MAG STD DTL 222.
- 8 CONSTRUCT 2" CURB AND GUTTER PER MAG STD DTL 220-1, TYPE 'A', SUCH THAT THE VERTICAL FACE OF THE INSTALLED CURB IS LOCATED IN THE SAME HORIZONTAL PLACEMENT AS THE EXISTING CURB FACE.
- 9 INSTALL RIP-RAP WITH A DEPTH OF 1.47'
- P PROTECT-IN-PLACE



E MCDONALD DRIVE

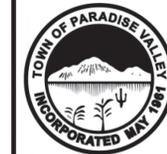


MATCHLINE STA: 27+00
 SEE SHEET CS104



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NO	DESCRIPTION	REV BY	CKD BY	DATE



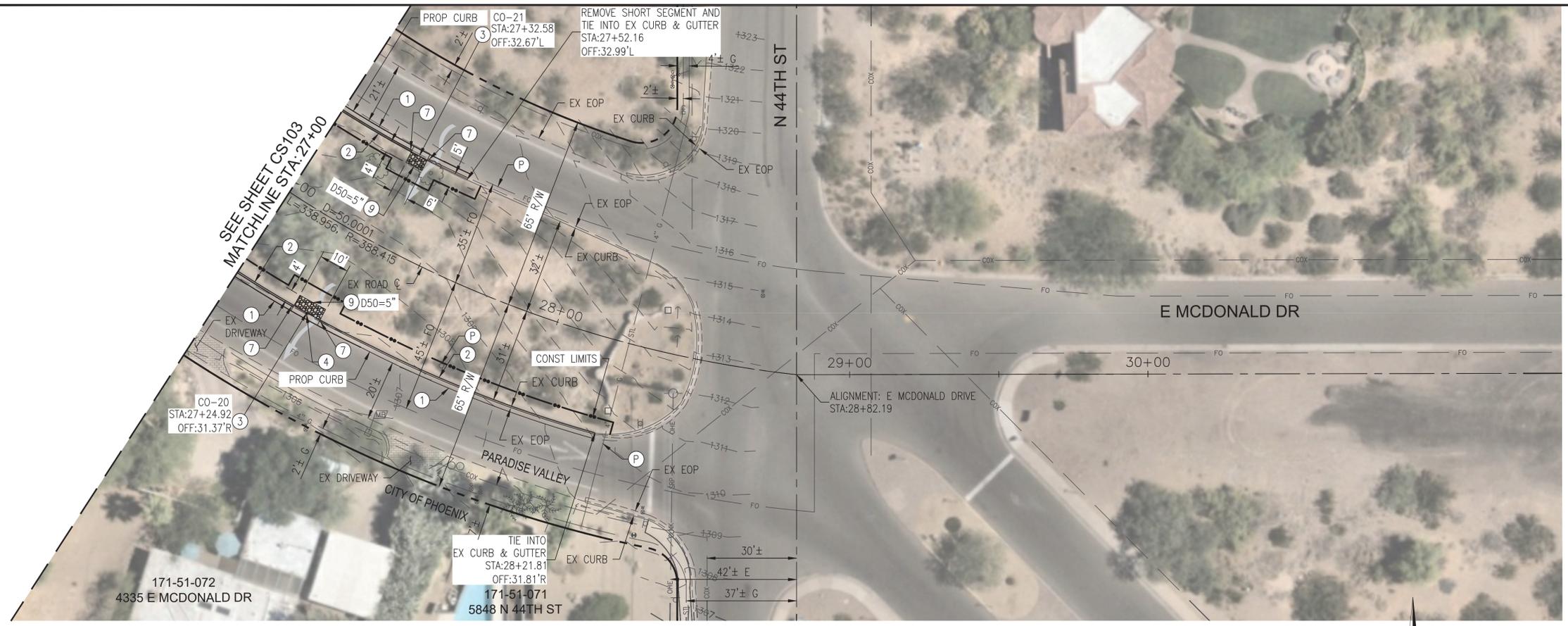
TOWN OF PARADISE VALLEY ARIZONA

CURB REPLACEMENT PROJECTS
 McDonald Drive: 40th Street to 44th Street, CIP Project No. 2020-09
 45th Street: McDonald Drive to Valley Vista Lane, CIP Project No. 2020-07

DESIGNED: ASN	DRAWN: JRN	CHECKED: BT	PROJ NO: 2020-09 & 2020-07	SHEET NO: 6	TOTAL SHEETS: 10
DATE: MARCH 05, 2026	MBI PROJ NO: 207533				

PLAN VIEW CS103

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CONSTRUCTION NOTES

- ① SAWCUT EXISTING ASPHALT PAVEMENT TO FULL DEPTH TO PROVIDE A NEAT AND CLEAN EDGE FOR THE NEW CURB AND GUTTER SUCH THAT THE VERTICAL FACE OF THE INSTALLED CURB IS LOCATED IN THE SAME HORIZONTAL PLACEMENT AS THE EXISTING CURB FACE.
- ② CONSTRUCT 6" CURB AND GUTTER PER MAG STD DTL 220-1, TYPE 'A', SUCH THAT THE VERTICAL FACE OF THE INSTALLED CURB IS LOCATED IN THE SAME HORIZONTAL PLACEMENT AS THE EXISTING CURB FACE.
- ③ CONSTRUCT RIBBON CURB PER MAG STD DTL 220-1, TYPE B, SLOPED TO THE SOUTH.
- ④ INSTALL 6" TWO WAY REFLECTIVE YELLOW ROUND PAVEMENT MARKER.
- ⑦ CONSTRUCT CURB TRANSITION PER MODIFIED MAG STD DTL 222.
- ⑨ INSTALL RIP-RAP WITH A DEPTH OF 1.47'
- (P) PROTECT-IN-PLACE

E MCDONALD DRIVE



REVISIONS BY TOWN OF PARADISE VALLEY

NO	DESCRIPTION	REV BY	CKD BY	DATE



TOWN OF PARADISE VALLEY ARIZONA

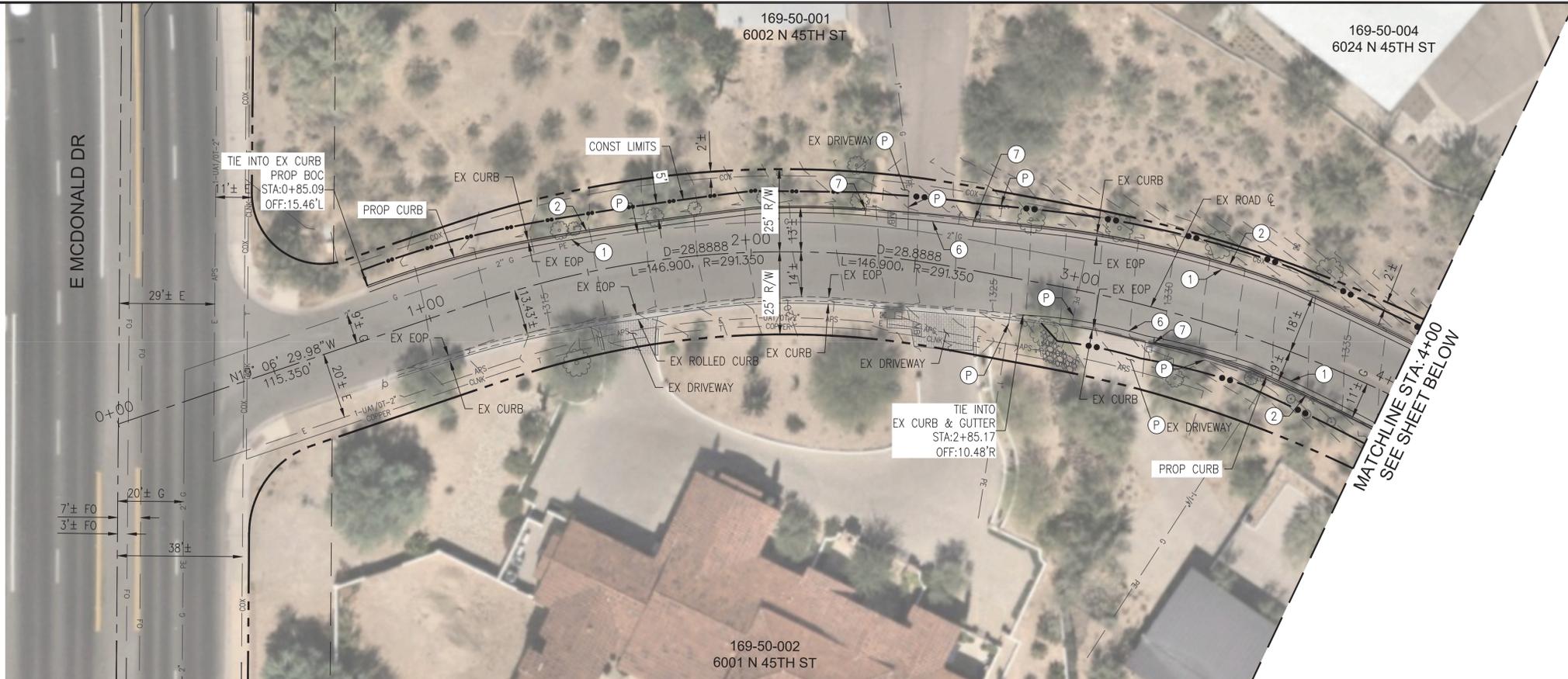
CURB REPLACEMENT PROJECTS
 McDonald Drive: 40th Street to 44th Street, CIP Project No. 2020-09
 45th Street: McDonald Drive to Valley Vista Lane, CIP Project No. 2020-07

DESIGNED: ASN	DRAWN: JRN	CHECKED: BT	PROJ NO: 2020-09 & 2020-07	SHEET NO: 7	TOTAL SHEETS: 10
DATE: MARCH 05, 2026	MBI PROJ NO: 207533				

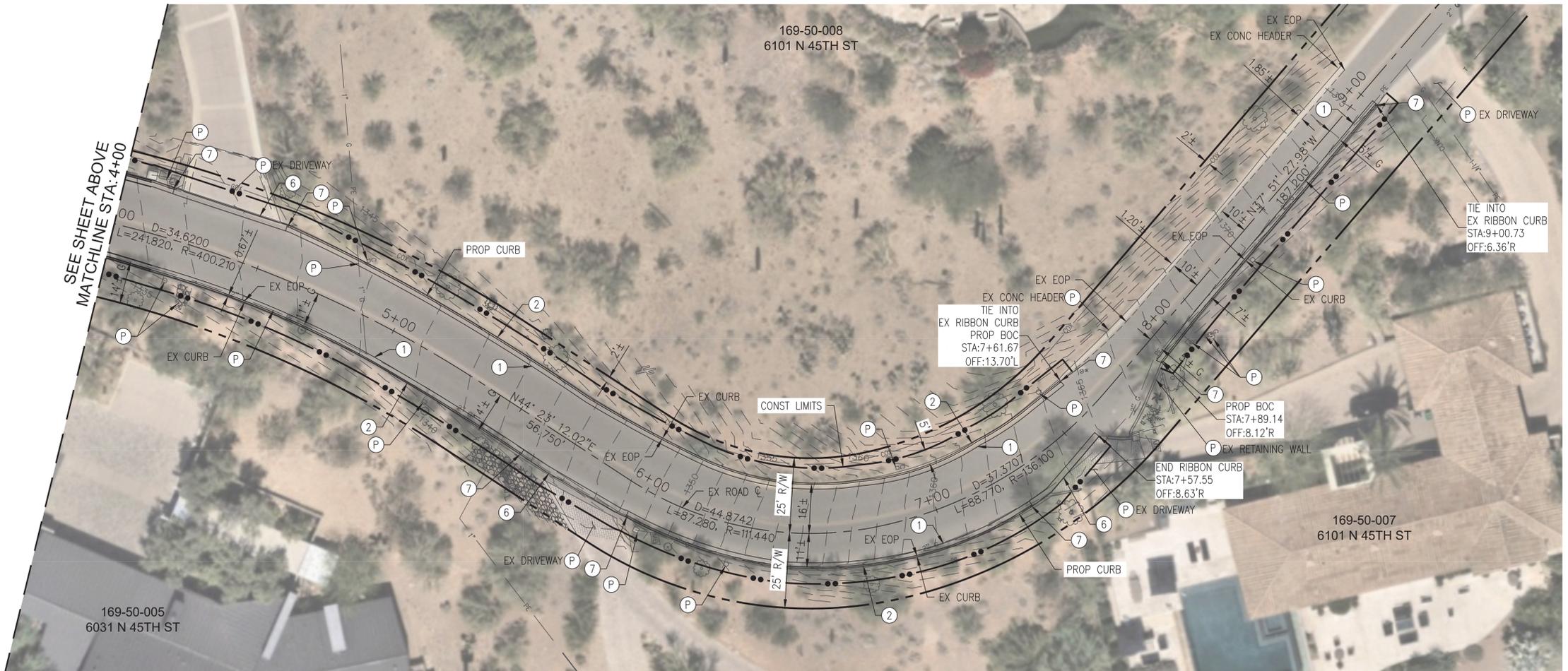
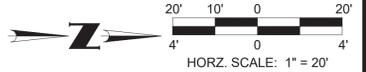
PLAN VIEW CS104

MCDONALD DR: 40TH ST TO 44TH ST, 2020-09 / 45TH ST: MCDONALD DR TO VALLEY VISTA LN, 2020-07

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N 45TH STREET



Contact Arizona 811 at least two full working days before you begin excavation

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REVISIONS BY TOWN OF PARADISE VALLEY

NO	DESCRIPTION	REV BY	CKD BY	DATE

TOWN OF PARADISE VALLEY
ARIZONA

CURB REPLACEMENT PROJECTS
McDonald Drive: 40th Street to 44th Street, CIP Project No. 2020-09
45th Street: McDonald Drive to Valley Vista Lane, CIP Project No. 2020-07

DESIGNED: ASN	DRAWN: JRN	CHECKED: BT	PROJ NO: 2020-09 & 2020-07	SHEET NO: 8	TOTAL SHEETS: 10
DATE: MARCH 05, 2026	MBI PROJ NO: 207533				

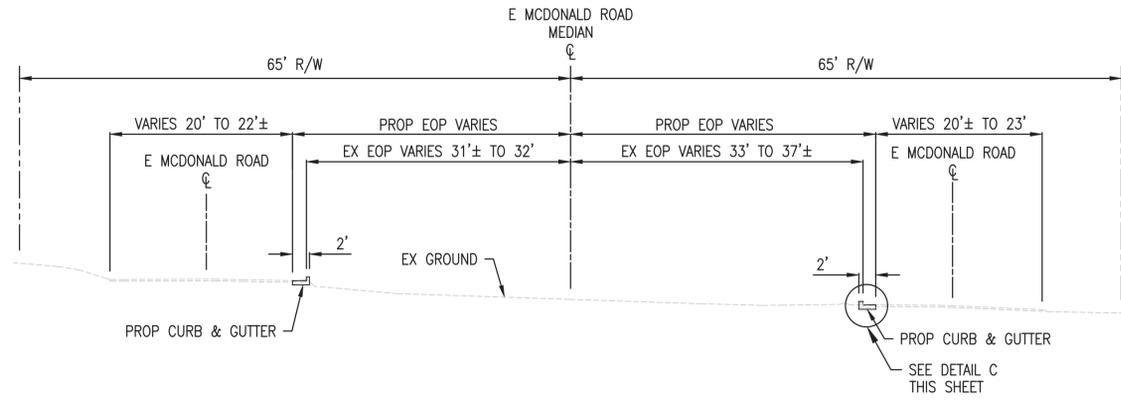
PLAN VIEW **CS105**

MCDONALD DR: 40TH ST TO 44TH ST, 2020-09 / 45TH ST: MCDONALD DR TO VALLEY VISTA LN, 2020-07

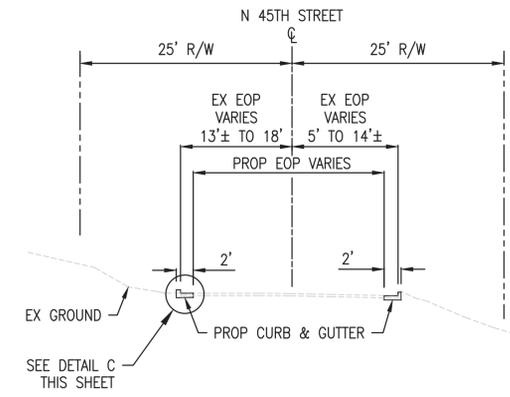
Michael Baker INTERNATIONAL
2929 N. CENTRAL AVE, SUITE 700
PHOENIX, AZ 85012
PHONE: (602) 279-1234
MBAKERINTL.COM

- CONSTRUCTION NOTES**
- ① SAWCUT EXISTING ASPHALT PAVEMENT TO FULL DEPTH TO PROVIDE A NEAT AND CLEAN EDGE FOR THE NEW CURB AND GUTTER SUCH THAT THE VERTICAL FACE OF THE INSTALLED CURB IS LOCATED IN THE SAME HORIZONTAL PLACEMENT AS THE EXISTING CURB FACE.
 - ② CONSTRUCT 6" CURB AND GUTTER PER MAG STD DTL 220-1, TYPE 'A', SUCH THAT THE VERTICAL FACE OF THE INSTALLED CURB IS LOCATED IN THE SAME HORIZONTAL PLACEMENT AS THE EXISTING CURB FACE.
 - ⑥ CONSTRUCT RIBBON CURB PER MAG STD DTL 220-1, TYPE 'B', BETWEEN EXISTING DRIVEWAY AND PAVEMENT.
 - ⑦ CONSTRUCT CURB TRANSITION PER MODIFIED MAG STD DTL 222.
 - Ⓟ PROTECT-IN-PLACE

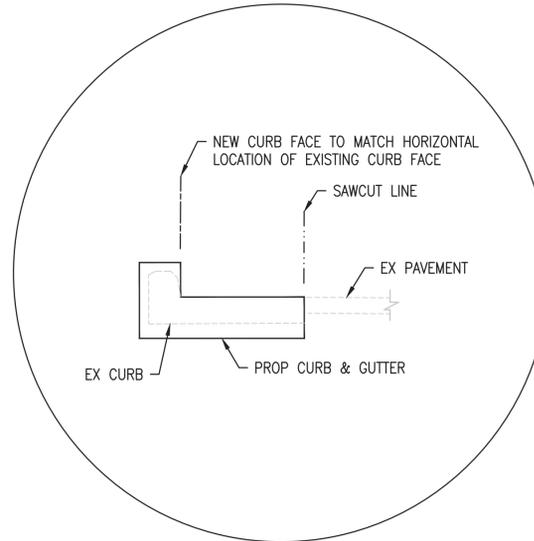
R. J. Burns



A TYPICAL SECTION - E MCDONALD ROAD



B TYPICAL SECTION - N 45TH STREET



C ENLARGED CURB DETAIL

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REVISIONS BY TOWN OF PARADISE VALLEY				
NO	DESCRIPTION	REV BY	CKD BY	DATE

	TOWN OF PARADISE VALLEY ARIZONA	
	CURB REPLACEMENT PROJECTS McDonald Drive: 40th Street to 44th Street, CIP Project No. 2020-09 45th Street: McDonald Drive to Valley Vista Lane, CIP Project No. 2020-07	
DESIGNED: ASN DATE: MARCH 05, 2026	DRAWN: JRN CHECKED: BT MBI PROJ NO: 207533	PROJ NO: 2020-09 & 2020-07 SHEET NO: 9 TOTAL SHEETS: 10
TYPICAL SECTIONS		CS301

NOTES: (TYPE A)

1. ALL EXPOSED SURFACES TO BE TROWEL FINISHED EXCEPT AS SHOWN. SEE SECT. 340.
2. H=4\"/>
- 3. CONTRACTION JOINT SPACING 10' MAXIMUM.
- 4. EXPANSION JOINTS AS PER SECT. 340.
- 5. CLASS 'B' CONCRETE PER 725.
- 6. WHEN THE ADJACENT PAVEMENT SECTION SLOPES AWAY FROM THE GUTTER, THE SLOPE OF THE GUTTER PAN SHALL MATCH PAVEMENT CROSS SLOPE.

NOTES: (TYPE B)

1. CONSTRUCT CURB AND INSTALL 1/2\"/>
- 2. BROOM FINISH ALL SURFACES.
- 3. RIBBON CURB MAY SLOPE TOWARDS PAVEMENT OR PARKWAY AS INDICATED ON PLANS.
- 4. CONTRACTION JOINT SPACING 10' MAXIMUM.
- 5. CONCRETE SHALL BE CLASS 'B' PER SECT. 725 AND INSTALLED PER SECT. 505.

NOTES: (C & D)

1. ALL WORK AND MATERIALS SHALL CONFORM TO SECT. 340, 505 AND 725. BROOM FINISH TO EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAXIMUM.
3. EXPANSION JOINTS AS PER SECT. 340.
4. CLASS 'B' CONCRETE PER 725.

DETAIL NO. 220-1	MARICOPA ASSOCIATION OF GOVERNMENTS	STANDARD DETAIL ENGLISH	CURB AND GUTTER TYPES A, B, C AND D	REVISED 01-01-2021	DETAIL NO. 220-1
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NOTES:

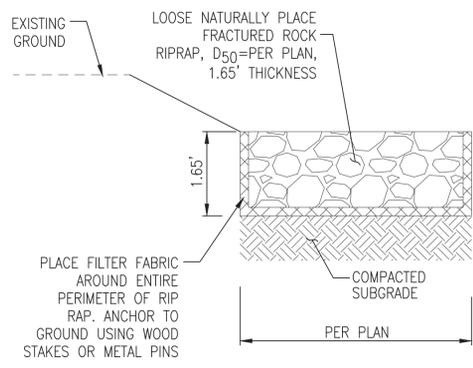
1. ALL VERTICAL SURFACES TO BE FORMED.
2. VERTICAL SURFACES DOWN FROM 2\"/>
- 3. ALL EXPOSED SURFACES TO BE STRIPPED GREEN AND TROWEL FINISHED.
- 4. CONCRETE CURBS CONFORM TO SECT. 340.
- 5. MAXIMUM SPACING OF CONTRACTION JOINTS IS 10'.
- 6. CONCRETE TO BE CLASS 'B' PER SECT. 725.
- 7. WHEN PAVEMENT AND BASE COURSE EQUALS OR EXCEEDS 10\"/>
- 8. H=6\"/>

TYPICAL CURB TRANSITION

DETAIL NO. 222	MARICOPA ASSOCIATION OF GOVERNMENTS	STANDARD DETAIL ENGLISH	SINGLE CURB - TYPES A, B AND MODIFIED TRANSITION	REVISED 01-01-2008	DETAIL NO. 222
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 PHOENIX, AZ 85012
 PHONE:(602) 279-1234
 MBAKERINTL.COM

Professional Engineer
 CERTIFICATE NO. 73568
 R. JONN BURNS
 State Expired 03/05/26
 ARIZONA, U.S.A.



DESIGN GRADATION FOR RIPRAP			
GRADATION		RIPRAP (D50)	
SIZE	% PASSING	6"	9"
2.0 D50	100	12"	18"
1.5 D50	85-100	9"	14"
1.0 D50	10-30	6"	9"
0.67 D50	0-10	4"	6"
0.33 D50	0-5	2"	3"

3 RIP RAP DETAIL
N.T.S.

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REVISIONS BY TOWN OF PARADISE VALLEY

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TOWN OF PARADISE VALLEY ARIZONA

CURB REPLACEMENT PROJECTS
 McDonald Drive: 40th Street to 44th Street, CIP Project No. 2020-09
 45th Street: McDonald Drive to Valley Vista Lane, CIP Project No. 2020-07

DESIGNED: ASN	DRAWN: JRN	CHECKED: BT	PROJ NO: 2020-09 & 2020-07	SHEET NO: 10	TOTAL SHEETS: 10
DATE: MARCH 05, 2026	MBI PROJ NO: 207533				

DETAILS CS501

TECHNICAL SPECIFICATIONS FOR CONSTRUCTION

TOWN OF PARADISE VALLEY Curb Replacement Projects

McDonald Drive: 40th Street to 44th Street,
CIP Project No. 2020-09

45th Street: McDonald Drive to Valley Vista Lane,
CIP Project No. 2020-07



A handwritten signature in blue ink, likely belonging to Rjonn Burns, positioned below the professional seal.

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MAG SECTION 106 CONTROL OF MATERIALS.....	8
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TECHNICAL SPECIFICATIONS

The work described herein and shown on the Plans for this project shall be performed in accordance with the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Uniform Standard Details for Public Works Construction, 2025 Edition, and additional Special Conditions that follow. In the event a conflict exists on the plans or between the plans and referenced specifications or these construction technical specifications, the order of precedence shall be as follows:

1. Change Orders
2. Addenda
3. The Technical Specifications for Construction
4. The Project Plans
5. MAG Uniform Standard Specifications and Details for Public Works Construction
6. 2009 Manual on Uniform Traffic Control Devices (MUTCD) with Supplements

LOCATION OF THE WORK:

The McDonald Drive and 45th Street Curb Replacement Project is located in the Town of Paradise Valley. The first segment runs along East McDonald Drive between North 40th Street and North 44th Street, covering roughly 2800-ft. The second segment begins at the intersection of East McDonald Drive and North 45th Street, extending approximately 1000 feet north along North 45th Street.

PROPOSED WORK:

The work consists of the replacement of existing asphalt curb with new concrete curb and gutter with curb openings to accommodate stormwater flows.

GEOTECHNICAL REPORT:

A Geotechnical Engineering Report was not completed for this project. The Contractor, at their sole cost, may make arrangements they deem necessary to become familiar with underground soils conditions prior to beginning construction.

CONTRACT STANDARD SPECIFICATIONS AND DRAWINGS:

The following Standard Specifications and Standard Drawings referenced in the project contract documents are required for construction of this project:

- MAG Uniform Specifications and Details for Public Works Construction, 2025 Edition
- Manual on Uniform Traffic Control Devices (MUTCD), 2009 Edition with latest Supplements

The following conditions or items are not considered for separate measurement or payment and are therefore considered incidental to an item to which it is closely associated.

WORKING HOURS:

Work on this project shall not begin before 7:00 a.m. and shall conclude prior to 5:00 p.m. each weekday unless otherwise approved by the Town. With a waiver granted by the Town Manager, work on this project may be revised to between 7:00 a.m. and 7:00 p.m. Work at times other than those specified, such as during summer months, will be considered by the Town and subject to the duration and type of activity proposed and the resulting impact on adjacent residential and commercial areas.

If the Contractor is permitted to work between the hours of 7:00 p.m. and 7:00 a.m., the Town will determine what measures the Contractor will be required to make to inform the affected public.

Hours for hauling operations shall be subject to approval by, and if necessary, permits from the Town of Paradise Valley, Maricopa County and other applicable municipalities, in accordance with local ordinances.

NOISE MITIGATION:

The Contractor is responsible for any construction noise mitigation measures needed to meet the noise ordinances of the Town of Paradise Valley (Town Code Section 8-10) and Maricopa County.

BUSINESS, UTILITY FACILITIES, AND PRIVATE PROPERTY ACCESS:

Emergency vehicle, postal delivery, garbage/recycling pickup, school bus routes, and driveway accesses to businesses, utility facilities, and private property shall be maintained at all times. Short-term closures may be permitted subject to prior approval by the Construction Manager and property owner. Contractor shall notify property owners ten calendar days in advance of any construction on driveways or streets that result in lane restrictions or closures.

DEWATERING:

It is the Contractor's responsibility to make provisions for the removal and/or control of surface and subsurface water infiltrating into the work areas during construction. No direct payment will

be made for dewatering accumulated ground or surface water, or water of any origin including irrigation water, costs for this work shall be included in the total bid price for the project.

SAWCUTTING:

Saw cuts at locations where new improvements abut existing asphalt pavement or concrete surfaces will be required. This shall include existing bituminous pavements, sidewalks, driveways, and curbs and gutters where new construction shall match the elevation of existing surfaces that are to remain. Saw cut lines may be subject to change by direction of the Construction Manager to best fit the conditions found in the field.

Saw cuts shall be made to full depth to ensure a straight, neat, and clean vertical edge. The Contractor is responsible to create a straight edge and will be responsible to maintain the proper curb width, and will not be paid for additional curb width. No measurement or payment will be made for saw cutting. The cost shall be included in the respective price for bid items to remove asphalt or concrete.

POWER LINES:

There are underground power lines within the project limits. All work at or in close proximity to said lines shall be performed in accordance with all Federal, State, and local laws and regulations, including but not limited to:

- A. Arizona law regarding "Underground Facilities" (A.R.S. 40-360.21, .22, .24, .26 and .28).
- B. Arizona law regarding "High Voltage Power Lines and Safety Restrictions" (A.R.S. 40-360.41 - .45).
- C. The Occupational Safety and Health Administration.
- D. The National Electric Safety Code.

PERMITS:

Contractor is responsible for obtaining all other necessary permits from appropriate governing agencies and paying applicable fees prior to starting construction activities. Samples of permits could include:

- A. Right-of-Way
- B. Dust control
- C. Storm water pollution control
- D. Signing and striping improvements
- E. Floodplain Use Permit
- F. Other permits required by other agencies and/or private utilities (i.e. Berneil Water, etc.)

CONDITION OF MATERIALS:

All materials incorporated into the project are expected to be placed into service in new, clean and unblemished condition. Any materials stored unprotected from their original manufacturer's packaging shall be cleaned of any foreign matter prior to use. All stored materials shall be

protected from surface scarring, dents, sun and weather damage. All materials found to deviate from manufacture's original size, shape or condition may be subject to reorder at the discretion of the Construction Manager.

EARTHWORK:

Subgrade preparation will be measured for payment per MAG Subsection 301.7.

Scarifying, regrading and compacting existing subgrade for new paving improvements will not be measured for separate payment but shall be considered incidental to subgrade preparation.

All other excavation along with all grading, backfill, borrow, embankment, or fill construction required on the project will not be measured for separate payment but shall be considered incidental to other contract bid items.

MAG Uniform Standard Specifications are hereby modified to more accurately conform to the needs of this project as follows:

MAG SECTION 101 ABBREVIATIONS AND DEFINITIONS

101.2 DEFINITIONS AND TERMS: ENGINEER:

This section is modified to add “Construction Manager” as a duly authorized representative.

101.2 DEFINITIONS AND TERMS:

This section is modified to add the following terms:

- TOWN: the Town of Paradise Valley

MAG SECTION 105 CONTROL OF WORK

105.6 COOPERATION WITH UTILITIES:

This section is modified to add:

The locations of underground utilities as shown on the plans are based on the best available information gathered from as-builts, field observations, and Blue Stake markings. The Contractor shall not assume that this represents an exact location of the indicated utility or that all utilities are shown on the plans. No guarantee is made to the accuracy of the location shown on the plans. It is the responsibility of the Contractor to verify and determine the exact location of all utilities and protect them in-place.

The following utilities are expected to be located within the limits of this project:

Utility	Contact	Phone Number
APS Electric	APS Locate Department	602-493-4225
SRP Electric	SRP Bluestake	602-236-8026
City of Phoenix Water, Wastewater, Storm Drain	Hector Lepur	602-534-8342

Cox Communications	ELM Utility Services	406-728-9343
CenturyLink/Lumen	Jesus Soriano	623-300-4692
Southwest Gas	ELM Locating Dispatch	623-780-3350
Crown Castle	Fiber Dig Team	800-654-3110
EPCOR	Lee Huddleston	602-882-4846

ADD 105.6.1 APS ELECTRIC:

APS has existing underground distribution facilities along the east side of 45th St behind the curb. The contractor shall protect in place all APS facilities.

ADD 105.6.2 SRP ELECTRIC:

SRP has existing underground distribution facilities along the median of McDonald Dr beyond the curb. The contractor shall protect in place all SRP facilities.

ADD 105.6.3 CITY OF PHOENIX:

City of Phoenix has infrastructure south of McDonald Dr and has responded they have no conflicts with the project.

ADD 105.6.5 COX COMMUNICATIONS:

Cox has underground facilities along the north side of the east bound lane of 45th St and along the north and south sides of McDonald Dr. The contractor shall protect in place all COX facilities.

ADD 105.6.5 CROWN CASTLE:

Crown Castle has underground facilities along the north side of the east bound lane of McDonald Dr in the median. The contractor shall protect in place all Crown Castle facilities.

ADD 105.6.3 EPCOR:

EPCOR has responded they have no conflicts with the project.

ADD 105.6.6 CENTURY LINK/LUMEN:

CenturyLink/Lumen has underground facilities running along the north side of the west bound lane of McDonald Dr between 41st St and 42nd St, a north to south crossing of McDonald Dr west of the intersection with 41st St., and the east side of 45th St behind the curb. They also have an aerial crossing of the east bound lane of McDonald Dr at the intersection with 44th St. The Contractor shall protect in place all CenturyLink/Lumen facilities.

ADD 105.6.7 SOUTHWEST GAS (SWG):

SWG has a 4" steel line along the south side of the east bound lane of McDonald Dr with multiple south to north crossings at intersections between 41st St and 44th St and along the north side of the west bound lane of McDonald Dr between 40th St and 41st St. SWG has a 2" line running up 45th St 5' to 11' feet off of centerline with services crossing the work area. The Contractor shall protect in place all gas facilities.

105.8 CONSTRUCTION STAKES, LINES, AND GRADES:

This section is deleted in its entirety and replaced with the following:

Contractor shall be responsible for creating red-lines for "Record Drawing" preparation. All alterations from the plans must be approved by the Construction Manager prior to the work being done and subsequently documented on the record drawings. The Contractor shall keep accurate data and field notes as construction progresses for preparation of the "Record Drawings". Contractor shall submit redlined drawings to the Construction Manager for preliminary review. Contractor shall make all corrections required and resubmit a new copy to the Construction Manager for review and approval. Final payment will be made upon Construction Manager's acceptance of the redlined "Record Drawings". These final red-lined "Record Drawings" must be certified by a licensed Arizona Land Surveyor or an Arizona Registered Professional Engineer by signing the cover sheet of the plans.

Contractor shall furnish all materials, personnel, tools, and equipment necessary to perform all surveying, construction staking, establishment of all excavation boundaries, and verification of the accuracy of all existing control points which have been provided by the Town. Contractor shall furnish sufficient construction stakes, lines, and grades to accomplish the work as indicated on the plans. Contractor shall verify all horizontal and vertical controls and establish secondary points and/or benchmarks for construction. The control point verification process shall include locating and making ties to all section lines, right-of-ways, and roadway monuments in the vicinity of the proposed work. Included in this work shall be all calculations required for the satisfactory completion of the project in conformance with the plans and these specifications. The work shall be done under the direction of a registered professional engineer or a registered land surveyor employed by the contractor. The crew chief shall be NSPS Certified Level III, NICET Certified Level III, or a registered Land Surveyor-in-Training. A minimum of 50 percent of the survey crew shall be either NSPS Certified Level II or NICET Certified Level II.

If errors are discovered during the verification process, and control points do not agree with the geometrics shown in the plans, the contractor shall promptly notify the Construction Manager in writing and explain the problem in detail. The Construction Manager will advise the Contractor within five working days of any corrective actions which may be deemed necessary.

The Contractor shall carefully preserve all construction stakes, reference points and other survey points, and in the case of their loss or destruction, shall replace them at the direction of the Construction Manager. Wooden lath or stakes used during construction shall be removed as part

Existing cadastral corners, such as section corners, quarter corners, intersecting street centerline monuments, and property corners that are destroyed by the Contractor shall be re-established by a registered land surveyor employed by the Contractor.

Where utility adjustments are required, the Contractor shall perform all layout work and set all control points, stakes and references necessary for carrying out all such adjustments.

The Contractor shall furnish all traffic control, including flagging for survey and staking operations. Traffic control devices and procedures for construction surveying shall be in accordance with the requirements of the MUTCD.

Prior to beginning any survey operations, the Contractor shall furnish to the Construction Manager, for approval, a written outline detailing the method of staking, marking of stakes, grade control for various courses of materials, referencing, structure control, pavement markings, and any other procedures and controls necessary for survey completion. A part of this outline shall also be a schedule which will show the sequencing of the survey and layout work, throughout the course of the contract, listing a percentage of completion for each month.

ADD 105.8.1 MEASUREMENT:

Measurement for construction staking and preparation of red-lines for record drawings will be measured as a single complete unit of work on a lump sum basis under the bid item **CONSTRUCTION STAKES, LINES, AND GRADES**. The work shall include all materials, equipment, tools, and labor necessary to facilitate construction, staking of right-of-ways and easements and preparation of record drawings.

ADD 105.8.2 PAYMENT:

Payment for **CONSTRUCTION STAKES, LINES, AND GRADES** will be by the lump sum and will be made as follows:

The approved schedule showing the sequencing and percentage of the survey and layout work shall be the basis on which monthly progress payments shall be made. The schedule shall be subject to periodic review, at the request of either party, if the survey and layout work lags or accelerates. If necessary, the schedule shall be revised to reflect changes in survey and layout progress. When approved, the revised schedule will become the basis of payment. Final payment will not be made until the Contractor's red-line record drawings and monthly schedule updates are received and approved by the Construction Manager.

MAG SECTION 106 CONTROL OF MATERIALS

106.2 SAMPLES AND TESTING OF MATERIALS:

This section is modified as follows:

ADD 106.2.1 CONTRACTOR QUALITY CONTROL:

The Contracting Agency shall be responsible for furnishing all personnel, materials, supplies, facilities and equipment necessary to provide an acceptable quality in the production, handling and placement of all materials. The Contracting Agency shall establish and maintain an effective quality control program that includes, but is not limited to, the establishment of a quality control plan and the utilization of an approved Quality Control Laboratory and approved Quality Control Personnel.

(A) Samples and Tests of Materials: The second, third, and fourth paragraphs of Section 106.2 in the 2025 Edition of MAG, has been revised to read:

The sampling, testing and acceptance of materials shall be in accordance with the requirements of the project specifications, in conjunction with the applicable Federal, AASHTO, ASTM, ARIZ, or other nationally recognized test method designations. Unless otherwise specified, whenever reference is made to a test method, it shall mean the test method in effect on the bid opening date.

(B) Definitions:

Contractor Quality Control (CQC) Testing - Testing performed either by the Contractor, or by a subcontracted firm under the direction of the Contractor, to determine that material being incorporated into the construction project complies with the contract document requirements. Information generated through CQC activities is expected to be evaluated by the Contractor during construction to confirm that material compliance is being achieved. Where compliance is not initially confirmed, the Contractor is expected to rework, replace, and/or otherwise adjust the construction operations, material components, and methods as necessary until material compliance is achieved and confirmed by CQC testing.

Quality Assurance (QA) Testing - Testing performed by the Owner, or by a firm under contract to the Owner, intended to verify and validate the accuracy and applicability of the CQC testing results, and to ultimately ascertain whether or not material being incorporated into the construction project complies with the contract document requirements.

(C) Contractor Quality Control Requirements: The Contractor shall be responsible for establishing an effective construction quality control program that includes all measures necessary for achieving contract compliance with regard to the production, handling and placement of construction materials incorporated into the final construction project. The Contractor's program shall include the following:

(D) Quality Control Plan (QCP): A written QCP shall be submitted at the preconstruction conference and work shall not begin until the quality control program has been reviewed and accepted by the Construction Manager. The QCP shall at a minimum address the following:

- a. The QCP shall contain an organizational chart, with written commentary, that defines the roles and hierarchy of the parties involved in the Contractor's construction quality control program. This chart shall clearly identify the individual Contractor employee who will serve as the construction Quality Control Manager (QCM) for the project, along with the Quality Control Laboratory (QCL), the Quality Control Supervisor (QCS), and the intended Quality Control

Technician(s) (QCT). In addition, this section shall include resumes, and where required for the position, certifications for the individuals identified on the organizational chart. The QCL shall meet the requirements defined in Section 106.2(B)(2) and personnel within the Contactor's quality control organization shall meet the requirements defined in Section 106.2(B)(3), and where applicable, Table 106-1.

- b. The QCP shall include a Quality Control Sampling and Testing Plan specific to the project bid item quantities that is developed in accordance with the requirements of Section 106.2(B)(4) and Table 106-2 of this specification.
- c. The QCP shall define the procedures and deliverables associated with Quality Control Reporting and Recordkeeping in accordance with the requirements of Section 106.2(B)(5).
- d. The QCP shall define the corrective action procedures for material that does not meet the specified quality requirements.
- e. The QCP shall address the manner in which subcontractor and commercial supplier quality is assured.

(E) Quality Control Laboratory: All field and laboratory sampling and testing shall be performed by a Quality Control Laboratory (QCL) that is accredited through the AASHTO Accreditation Program (AAP). In addition, when Arizona Department of Transportation (ADOT) test methods are required on the project, the QCL shall also be listed in the most current "ADOT Directory of Approved Materials Testing Laboratories." Evidence shall be provided showing that the current AASHTO Accreditation scope, or ADOT Approval scope when applicable, extends to each specific test method that will be conducted for the project. Commercial suppliers providing quality control services to the project shall also satisfy these QCL requirements as appropriate for their specific scope of work.

(F) Quality Control Personnel: The Contractor shall designate a construction Quality Control Manager (QCM) to be responsible for implementing and monitoring compliance with the QCP, and when necessary, adjusting the construction processes to achieve acceptable product quality. The QCM shall be a management level employee of the Contractor with authority to adjust the construction operations on the project as they relate to quality. The QCM's responsibility to comply with the QCP may not be assigned to an external third party.

The Quality Control Laboratory (QCL) shall designate a Quality Control Supervisor (QCS) for the project. The QCS shall coordinate and oversee all QCL field and laboratory activities, collect and review all materials testing results, prepare all individual test reports and required periodic summary reports, and work with the QCM to assure compliance with the Minimum Sampling and Testing Plan throughout the project. The QCS shall satisfy the requirements for Field Sampling & Testing shown in Table 106-1 and shall have a minimum of 5 years of experience performing, coordinating and/or overseeing materials testing services on roadway projects.

Quality Control Technicians (QCT) performing either field sampling and testing or laboratory testing shall be employees of the QCL and shall be certified as appropriate by the Arizona Technical Testing Institute (ATTI) and/or the American Concrete Institute (ACI) per Table 106-1. Technicians working for commercial suppliers must also meet the appropriate certification requirements.

Table 106-1 Quality Control Technician Requirements		
Material	Field Requirements	Laboratory Requirements
Soils and Aggregate	ATTI Field Certification	ATTI Laboratory Soils and Aggregate Certification
Concrete	ACI Concrete Field Testing Technician – Grade 1 Certification	ACI Concrete Strength Testing Technician Certification
Asphaltic Concrete	ATTI Field Certification	ATTI Asphalt Certification

(G) Quality Control Sampling and Testing Plan: The Contractor shall develop a Quality Control Sampling and Testing Plan (QCSTP) that defines the minimum frequencies for quality control sampling and testing materials, and the approximate numbers of tests that will be conducted on the project. The minimum frequencies shall comply with Table 106-2. For each specific material that is listed in Table 106-2, and that is applicable to the project, a unique Material Code (MC) shall be assigned such that all future project samples, and all tests associated with those samples, can be reported and grouped by MC on quality control documentation. In some cases, such as Asphalt Concrete Pavement, there may be different types of the same material on the project, each having a different set of acceptance criteria. In such cases, a unique MC shall be assigned for each unique material type. Using the contract bid item quantities, supplemented by other means where appropriate, the Contractor shall determine the approximate quantities for each unique material. The QCSTP shall show each unique material, along with an approximate quantity and the anticipated total number of each type test that will be conducted for that material. Additional sampling and testing may be required due to retests that become necessary for failure resolution, correlation testing, or as otherwise directed by the City Representative, but these tests are considered above and beyond those approximated in the QCSTP. During the project, the QCM, or defined delegate, is responsible for tracking the actual constructed quantities and coordinating with the QCS to ensure that the minimum frequencies are being met for each material type in accordance with the QCSTP.

(H) Quality Control Reporting and Recordkeeping: The Contractor QCM shall submit weekly quality control reports to the City Representative. The weekly quality control reports shall present the materials that were sampled, tested and incorporated into the project, grouped

by MC, during the reporting period. All test results shall clearly identify the acceptance criteria used to determine compliance and shall show a definitive pass or fail status. In the case of failing tests, the measures taken to resolve the deficiency shall be noted, and when applicable, reference shall be made to the follow-up test(s) that resolved the failure. Any failing test that is not resolved within the reporting period shall be clearly identified such that resolution of the failure can be verified in a later report.

A uniform methodology for identifying tests and samples shall be identified in the QCP and used during the project. All reported tests and samples shall be clearly identified with information that includes, but is not limited to: the Material Code (MC), sample identification number, sample date and technician name; the sample location consisting of roadway reference line, station, offset, elevation, lift, or other descriptive information as appropriate for the specific case; and the material description, material use, and control requirements or acceptance criteria.

Daily diaries for each QCT working on the project shall also be included in the weekly report. Daily diaries should clearly note the types of construction operations in progress, the material samples collected and/or the tests taken, and any other quality control oriented observations.

The reporting period for weekly quality control reports shall end on Friday at 11:59 PM and the reports shall be submitted to the City Representative by the following Wednesday.

Prior to final acceptance of the project, a final quality control report shall be submitted to the City Representative that includes a summary of all quality control activities performed for the project. This report shall be stamped by a Professional Engineer registered in the State of Arizona and knowledgeable with regard to the materials testing performed for the specific project.

- (I) Measurement and Payment: CONTRACTOR QUALITY CONTROL** will be measured for payment on a lump sum basis as a single unit of work and paid on a monthly basis based on the approved schedule and percentage of work complete, which price shall be for full compensation for the work, complete as described herein to the satisfaction of the Construction Manager. In the event that there are additional contractor quality control costs associated with agency approved changes in construction scope, such costs shall be included in the resulting change orders and added activities in the progress Schedule.

Table 106-2 Materials Sampling and Testing Requirements

Material	Type of Test	Test Method	Sampling Point	Minimum Sampling/Testing Frequency¹
Structure Backfill (MAG 206) (MAG 702)	Gradation	AASHTO T311/T11	Source	One per 2,000 tons
	PI	AASHTO T89/T90	Source	One per 2,000 tons
	Proctor Density	AASHTO T99	Source	One at start of production, then as material changes
	Field Density	AASHTO T310 ² or AASHTO T191 ²	In-Place	One per 200 CY, minimum one per shift
Imported Borrow (MAG 210)	Gradation	AASHTO T311/T11	Source	One per soil type per source
	PI	AASHTO T89/T90	Source	One per soil type per source
	Proctor Density	AASHTO T99	Source	One per soil type
	Field Density	AASHTO T310 ² or AASHTO T191 ²	In-Place	One per 800 CY, minimum one per shift
Fill Construction (MAG 211)	Proctor Density	AASHTO T99	Source	One per soil type
	Field Density	AASHTO T310 ² or AASHTO T191 ²	In-Place	One per 800 CY, minimum one per shift
Subgrade (MAG 301)	Gradation	AASHTO T311/T11	Source	One per soil type
	PI	AASHTO T89/T90	Source	One per soil type
	Proctor Density	AASHTO T99	Source	One per soil type
	Swell Test	ASTM D4546	In-Place	As requested by engineer (curb, gutter, and sidewalk only)
	Field Density	AASHTO T310 ² or AASHTO T191 ²	In-Place	One per 1,500 LF per lane pass (2,000 SY) One per 500 LF for curb, gutter and sidewalk
Aggregate Base	Gradation	AASHTO T311/T11	Source	One per 2,000 tons per source
	PI	AASHTO T89/T90	Source	One per 2,000 tons per source

Table 106-2 Materials Sampling and Testing Requirements				
(MAG 310) (MAG 702)	Fractured Faces	ASTM D5821	Source	One per 10,000 tons per source
	Abrasion	AASHTO T96	Source	One per source ³
	Proctor Density	AASHTO T99	Source	One at start of production, then as material changes
	Field Density	AASHTO T310 ² or AASHTO T191 ²	In-Place	One per 1,000 LF per lane lift (1,300 SY)
Asphalt Concrete Pavement (MAG 321) (MAG 325) (MAG 710)	Mix Design			One per mix
	% Asphalt	AASHTO T308	Lay-Down	One per subplot (four per lot)
	Gradation	AASHTO T30	Lay-Down	One per subplot (four per lot)
	Rice Density	AASHTO T209	Lay-Down	One per lot
	% Laboratory Voids	AASHTO T269	Lay-Down	One per lot
	Field Density	ASTM D2950	Roadway	Establish rolling pattern Minimum one per 500 LF per paving pass
	% In-Place Air Voids	AASHTO T269	Roadway	Two locations per subplot (two cores per location)
Pipe Bedding (MAG 601)	Gradation	AASHTO T311/T11	Source	One per 2,000 tons per source
	PI	AASHTO T89/T90	Source	One per 2,000 tons per source
	Proctor Density	AASHTO T99	Source	One at start of production, then as material changes
	Field Density	AASHTO T310 ² or AASHTO T191 ²	In-Place	One per 200 CY
Trench Backfill (MAG 601)	Proctor Density	AASHTO T99	Source	One per soil type
	Field Density	AASHTO T310 ² or AASHTO T191 ²	In-Place	One per 500 LF per lift
	Gradation	AASHTO T311/T11	Source	One per source

Table 106-2 Materials Sampling and Testing Requirements				
Decomposed Granite (MAG 704)	PI	AASHTO T89/T90	Source	One per source
Riprap (MAG 704)	Gradation	AASHTO T27 (Visual)	Source	One per source
Portland Cement Concrete (MAG 725)	Mix Design			One per mix
	Slump	ASTM C143	Discharge	One per 100 CY
	Temperature	ASTM C1064	Discharge	One per 100 CY
	Compressive Strength	ASTM C39	Discharge	One set of 4 cylinders per 100 CY or fraction thereof, minimum one set per day

Notes:

- Note 1: The Construction Manager may require additional tests as necessary
- Note 2: Density Tests shall be rock corrected for oversize material per MAG Detail 190
- Note 3: Historical data may be used if acceptable to the Construction Manager

MAG SECTION 107 LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC

107.12 FURNISHING RIGHT-OF-WAY:

This section is modified to add:

Before utilizing any TCE on residential property, the Contractor shall provide written notice of intent to utilize the easement to the residents of the property a minimum of 48 hours in advance. This notice shall include a brief description of the type of work to be performed, and the expected duration of the work. This notice shall also include a contact name and phone number for the convenience of the residents, in case of emergency or complaints. In addition, Contractor shall photograph and document existing conditions prior to starting work on individual properties. This documentation shall be signed off by the Construction Manager prior to beginning work on that property.

ADD 107.15 PUBLIC INFORMATION AND NOTIFICATION:

ADD 107.15.1 DESCRIPTION:

The Contractor shall implement a community relations program for this project, including, but not be limited to:

- a. Documenting existing property conditions prior to starting construction.
- b. Assisting with information for printing and mailing of public notices.
- c. Preparing, erecting and maintaining information signs.
- d. Assist the Town with information for telephone "Hot Line" 24-hour service.
- e. Providing the Construction Manager information to be distributed.
- f. Personal contact with residents and businesses prior to project closures.
- g. Attending special meetings as required by the Construction Manager.

The Contractor shall use these or other means to inform the local citizens, businesses, and Town officials of necessary operations which create high noise levels, street closures, detour locations, haul route and material delivery routes, hours of construction, disruption of school bus routes, mail delivery or emergency vehicle access or disruption of utility services.

Disruption to utility services shall be avoided. Safety is the principal concern at all times. Anticipated utility disruption shall be kept to a minimum and proper 2-day advanced notification provided.

Fourteen (14) days or more prior to the start of construction, the Contractor shall furnish and install two professionally prepared information signs to give drivers the option of taking alternate routes around the construction area. The Contractor shall obtain Town of Paradise Valley permits necessary to install the signs. Contractor shall coordinate and obtain approval of the sign locations and messages from the Construction Manager before they are installed. The information signs shall be four feet high by eight feet wide (32 square feet) with white nonreflective lettering on a green non-reflective background as shown in the detail below. Each sign shall have two yellow Type 'A' low intensity flashing warning lights, two orange 16 inch square or larger flags, be constructed of suitable material and be supported safely for the duration of the project. Contractor shall maintain the information signs in good condition throughout the duration of construction and remove them at the end of the project, at which time the signs shall become Town of Paradise Valley's property. The Construction Manager will provide the Contractor the Town address of where the signs are to be delivered.

Typical project identification sign letter height and spacing shall be as shown on the attached detail. Lettering shall be manufactured according to the Federal Manual on Uniform Traffic Control Devices (MUTCD) using Type "C" letters. Sign shall list the following information:

- Project Name
- Project Dates (Scheduled beginning and ending dates.)
- Construction Contractor Name
- Contractor hotline number for project and Town email address

The hotline number for the project will be supplied by Contractor. The hotline is intended to be an answering service that actually answers the phone 24/7, not a 24 hour "answering machine". The Contractor shall have a contact that is familiar with the project and will be reachable 24/7 to respond to any emergency that may arise in off-work hours.

Contractor shall submit a layout drawing to the Construction Manager for approval showing the location, size and color of lettering and logos.

Sign supports shall be 4-inch by 4-inch pressure treated posts, set a minimum of 2-feet in the ground. The bottom of the sign shall be a minimum of 4-feet above the ground.

The following is an example project information board:



ADD 107.15.2 EXISTING SITE CONDITIONS:

Prior to starting construction, the Contractor shall document existing street and property conditions. Acceptable documentation shall be a video-recorded tape, supplemented with digital photographs. The videotape shall not be made from a moving vehicle. One (1) copy of the documentation package shall be given to the Construction Manager. Documentation of existing conditions shall extend a minimum of 500' past the construction limits of all roadways and at proposed retention basin locations.

ADD 107.15.3 MEASUREMENT:

Measurement for all work related to public information will be measured on a lump sum basis under the bid item **PUBLIC INFORMATION AND NOTIFICATION**. The work that is anticipated to be involved includes: progress report meetings, meetings with impacted businesses or residents, assisting the Town with the preparation and distribution of flyers, project information signs, temporary signs for local access, providing a copy of the existing conditions documentation package to the Construction Manager, and assisting the Town with the 24-hour "hotline" for complaints. The Contractor shall coordinate with the Town to determine the population to be notified of meetings and to receive flyers.

ADD 107.15.4 PAYMENT:

Payment for **PUBLIC INFORMATION AND NOTIFICATION** will be by the lump sum and will be made as follows:

The approved schedule showing the sequencing and percentage of public information items required shall be the basis on which monthly progress payments shall be made. The schedule shall be subject to periodic review, at the request of either party, if the need for public information items lags or accelerates. If necessary, the schedule shall be revised to reflect changes in construction that impact the use of these items. When approved, the revised schedule will become the basis of payment. Final payment will not be made until the Contractor has completed all work and updated the approved schedule.

MAG SECTION 109 MEASUREMENTS AND PAYMENTS:

109.10 PAYMENT FOR MOBILIZATION/DEMOBILIZATION:

This section is modified to add:

Measurement and payment for **MOBILIZATION/DEMOBILIZATION** will be made as a Lump Sum which includes compensation to the Contractor for expenses to set up marshalling yards, to relocate equipment to and from the project site, and to perform final cleanup. Payment shall be compensation in full for all related items and all incidental work not specifically covered in other pay items. The Town shall compensate the Contractor for a one-time, round trip mobilization/demobilization of the contractor's personnel equipment, supplies and incidentals, establishment of a marshalling yard, and other facilities required for the performance of the work on the project, as well as preparatory work and operations prior to the commencement of the work on the project site.

Payment, measured as provided above, will be made at the contract lump sum price as a single complete unit of work. Payment shall be made in two equal portions. The first payment shall be paid with the Contractor's initial billing and shall be made for ½ of the total line item price. The final payment shall be paid as part of the final payment due the Contractor once the project has been accepted as complete by the Town.

MAG SECTION 205 ROADWAY EXCAVATION

Conform to MAG Section 205 except as modified herein.

Replace Section 205.1 Description with the following:

Roadway excavation shall consist of excavation or fill construction required or part of the grading and construction of roadways, sidewalks, ramps, medians, scuppers, spillways, driveways, driveway tie-ins, private drives, maintenance roads, matching existing behind back of walks,

adjacent to existing parcels, or at edges of pavement (except for retention basins and roadside swales/ditches), & restoring landscape areas. Contractor is responsible for utilizing material from excavations (from or for roadway & drainage) or new material in the construction of roadway structural sections in fill construction situations. Roadway excavation includes finished grading against all hardscape items, such as curb, sidewalk, edge of pavement, headwalls, ramps, driveways, pull boxes, equipment, equipment pads, pole foundations, utility vaults/manholes/valves, etc. and shall extend to any and all tie-in or match existing grades/locations. Work under this item shall be level with back of walkgrade.

All stockpile/compaction work for excess material and/or any haul off (including dump fees) is included in this section. Excavated material from retention basin, wash, roadside swale, etc. shall be utilized for roadway excavation/grading. Excess material should be stockpiled relatively close to where excavation occurred. Contractor shall contact landowners adjacent to excavation and receive permission of where to place stockpile materials prior to hauling the material to another location. Placement shall not adversely impact the existing condition, specifically drainage patterns, and shall be placed, compacted, moisture conditioned, etc. per Town of Paradise Valley requirements or MAG Specifications.

No separate Measurement or Payment for roadway excavations shall be included in the Contractor's bid. The costs shall be considered in the price bid for the construction or installations of the items that roadway excavation is incidental or appurtenant for the completion of that construction item.

MAG SECTION 210 BORROW EXCAVATION

210.4 MEASUREMENT:, is revised to read:

Quantities of borrow excavation will NOT be measured.

210.5 PAYMENT

Is revised to read:

No separate payment will be made for Borrow Excavation. Any work required under this or any related, item shall be included in the cost of adjacent work items.

MAG SECTION 211 FILL CONSTRUCTION

211.5 MEASUREMENT, is revised to read:

Quantities of fill construction will NOT be measured.

211.6 PAYMENT, is revised to read:

No separate payment will be made for Fill Construction. Any work required under this or any related, item shall be included in the cost of adjacent work items.

Add the following Section to Part 200 – EARTHWORK

MAG SECTION 230 DUST PALLIATIVE APPLICATION

230.8 MEASUREMENT:

This section is deleted and replaced with the following:

No measurement will be made for dust palliative application. Such materials, equipment and labor are considered incidental to excavation, grading, trenching, subgrade preparation, and other contract bid items.

230.9 PAYMENT:

This section is deleted and replaced with the following:

No separate payment will be made for dust palliative materials or application.

MAG SECTION 301 SUBGRADE PREPARATION

301.6 PROTECTION OF EXISTING FACILITIES:

This section is modified to add:

The Contractor shall exercise extreme caution when excavating and scarifying and compacting subgrade to prevent any damage to existing utilities. Contractor shall locate all utilities and if necessary, manually compact subgrade around shallow utilities to maintain 12-inches of cover during construction activities.

MAG Section 301.7 is revised to read:

Measurement for grading under pavement will not be measured separately.

MAG Section 301.8 is replaced with the following:

There will be no separate measurement and payment for grading and surface preparation of areas outside of roadway pavement, the work being included in the cost of adjacent work items.

MAG SECTION 321 PLACEMENT AND CONSTRUCTION OF ASPHALT CONCRETE PAVEMENT

321.2 MATERIALS AND MANUFACTURE:

This section is modified to add:

The mix designs shall be 2-in surface course, ½-in Marshall Mix with 3-in base course, ¾-in Marshall Mix.

**MAG SECTION 340 CONCRETE CURB, GUTTER, SIDEWALK, CURB
RAMPS, DRIVEWAY, AND ALLEY ENTRANCE**

340.2 MATERIALS:

This section is modified to add:

The Contractor shall provide color sample for all sidewalk and driveways for approval by the Town, color shall be San Diego Buff.

340.3 CONSTRUCTION METHODS:

This section is modified to add:

Contractor shall make all sawcuts at existing expansion or tooled joints unless otherwise approved by the Construction Manager.

340.5 MEASUREMENT:

This section is modified to add:

Curb and gutter terminations and transitions will be measured for payment as the same type of curb that it abuts.

MAG SECTION 350 REMOVAL OF EXISTING IMPROVEMENTS

350.1 DESCRIPTION:

This section is modified to add:

The work under this item shall consist of removing existing features and specialty items to accommodate project construction. Relocation is the horizontal change in location of an existing item to a different location, as shown or described on the project plans. Adjustment is a change in the vertical position of an existing feature or item, typically required to accommodate a change in grade at the location of the existing feature. Abandonment is the combination of removal, modification, and change of function of an existing item.

350.2 CONSTRUCTION METHODS:

This section is modified to add:

Removal of concrete sidewalk, driveways, slabs, curb and gutter, and single curb shall be to the

nearest expansion or tooled joints. Selected tooled joints shall then be saw cut. If adjacent curb or sidewalk has previously been cracked or damaged by no fault of the Contractor, and with direction of the Construction Manager, additional sections may be removed and replaced.

Some features may be moved in such a manner that the moved elements and all remaining unmoved portions previously attached to that feature are not damaged. All portions of moved or remaining features that are damaged during the relocation or adjustment shall be repaired, or replaced in kind by the Contractor, as approved by the Construction Manager, at the Contractor's expense.

All relocated or adjusted features shall exhibit the same quality and integrity, function, and appearance as the original undisturbed feature. New, connecting improvements to either a relocated, adjusted or unmoved portion of a feature shall be of the same type, quality, and strength as the original feature.

If for any reason a feature cannot be relocated or adjusted within the same working day, the removed portion shall be secured from theft and damage until such time that it can be permanently installed in its final configuration. Whenever applicable, if the move cannot be accomplished within the same working day, a temporary substitute facility shall be provided to secure the enclosure, as approved by the Construction Manager.

For the relocation and reconstruction of mailboxes, the Contractor is advised to contact the local Postmaster for the correct height and set back before moving the mailboxes to the new locations.

All work shall be completed in accordance with MAG Uniform Standard Specifications Section 350.

350.4 MEASUREMENT AND PAYMENT:

This section is modified to add:

Where existing features need to be removed to construct new improvements and the bid schedule does not contain a bid item for the removal, the removal shall be considered incidental to the new improvement bid item for which it is associated with.

Measurement and payment for the removal of concrete curb and gutter and single curb shall be per linear foot, including disposal, at the unit price bid per linear foot which price shall be full compensation of the work, complete in place.

Measurement and payment for the removal of existing concrete sidewalks, driveways, and slabs, shall be per square foot, including disposal, at the unit price bid per square foot which price shall be full compensation of the work, complete in place.

Measurement and payment for the removal of asphalt concrete payment shall be per square yard, including disposal, at the unit price bid per square yard which price shall be full compensation of the work, complete in place.

MAG SECTION 401 TRAFFIC CONTROL

401.1 DESCRIPTION:

This section is modified to add:

Traffic control shall be in accordance with the City of Phoenix Traffic Barricade Manual, the Manual on Uniform Traffic Control Devices (2023 Edition) and Supplement Part 6.

The Contractor shall designate an employee other than the superintendent to be the Traffic Control Supervisor (TCS) responsible for implementing and maintaining the approved Traffic Control Plans (TCP). This employee will have access to all emergency numbers, barricade company contacts and coordination with the Construction Manager. This individual will also hold current certification as a Traffic Control Supervisor issued by American Traffic Safety Services Association (ATSSA) or equivalent. The TCS shall maintain a daily log of work zone conditions by date and time. Such log shall be stored on-site and be available to Town of Paradise Valley representatives. Items which should appear in the daily log include: if the site had been checked before or after each work day, if any maintenance of devices or temporary alterations were conducted, by whom, any evidence of accidents or device damages.

The maximum posted speed through a restricted construction zone shall be 25 mph or as directed by the Town Engineer.

The Contractor shall provide and maintain all necessary traffic controls, to protect and guide traffic for all work in construction areas.

The Contractor shall maintain all existing traffic signs erect, clean and in full view of the intended traffic at all times throughout the project. If any signs interfere with construction, the Contractor shall notify the Construction Manager so that appropriate permission can be given to the Contractor to remove said signs. Signs will be stored in a safe environment so that the integrity of the sign can be maintained until the sign can be reset. The Contractor shall be responsible for having all temporary traffic control signs installed and maintained during construction.

Existing driveways and access to residences, alleys, parking lots, utility facilities and private property shall be maintained at all times. Short-term closures may be permitted subject to

notification to the owner seven calendar days in advance of the proposed closure and the approval of the Construction Manager. No direct payment will be made for maintaining access to businesses and private property during construction. Costs for this work shall be considered as included in the respective bid items.

The Contractor shall be required to provide a uniformed off-duty Town of Paradise Valley police officer to assist with traffic control whenever work is occurring within 300' of an activated signalized intersection or traffic in any one direction is restricted to one lane approaching an activated signalized intersection or at other locations if it should become necessary to improve safety or congestion in the opinion of the Town Engineer. The Town Engineer may require that additional off-duty police officers be placed at surrounding signalized or non-signalized intersections to assist with traffic during construction outside of those required in the Traffic Control Plan. The Contractor must provide evidence of workmen's compensation coverage for the officer before any officer will be permitted to work. The Contractor must arrange for a police officer five business days in advance of planning construction activities by calling the Town's off-duty Police request line at 480-348-3577.

All traffic flaggers used on the project must be ATSSA (American Traffic Safety Services Association) certified or approved equivalent, or an off-duty Town of Paradise Valley police officer when approved as called out below. When construction activities take place within 500 feet of a non-signalized intersection during peak weekday hours of 6 to 9 AM and 3 to 6 PM, and traffic lanes are restricted or lines of sights are obstructed by the work, a uniformed Town of Paradise Valley police officer shall be present for all construction activities or as directed by the Town Engineer.

The Contractor shall prepare traffic control plans for the project and submit them along with the Right-of-Way Permit Application for review and approval at least seven (7) working days before the pre-construction conference to the Town Engineering Department. The Town can take up to 20 days to review the plan, then an additional 10 days to notify the traveling public of the road restrictions associated with the TCP. The TCP shall include all items necessary to safely control traffic in and around the work area, and address how local access to adjacent properties will be handled in accordance with the specifications herein. Any changes to the traffic control plan during construction shall be submitted to the Town Engineer for approval at least seventy-two (72) hours before implementation.

The Contractor is responsible for maintaining accurate dates on all traffic control signs placed on the project.

NOTIFICATIONS:

The Contractor shall inform all agencies and residents affected by the project work of the construction schedule, traffic restrictions and detours. The notification shall include but not be limited to the following: emergency services, Town of Paradise Valley Sanitation, all affected

Town School Districts, Postal Service, businesses and other agencies as required. All coordination shall be completed and documented in writing to the Town Engineer. Copies will be provided to the Construction Manager.

CONSTRUCTION TRAFFIC CONTROL REQUIREMENTS:

The Contractor shall provide the Town with traffic control sequence drawings for review and approval a minimum of three (3) weeks prior to the start of construction. The plans need to show the placement of traffic control devices and the work area.

Contractor shall be required to obtain permits from the Town of Paradise Valley for any detours, closures and flagging operations.

401.6 MEASUREMENT:

This section is hereby revised to read:

Measurement for **MAINTENANCE OF TRAFFIC** shall be made on a lump sum basis. This lump sum measurement shall include all materials, equipment and labor necessary to facilitate traffic control per the contract documents. Items of traffic control include but are not limited to traffic control plans, the obliteration of existing and temporary pavement markings used for traffic control, flagmen, barricades, sign panels, sign stands, warning lights, message & arrow boards, pilot cars, and related temporary pavements and steel plates.

No direct measurement of individual traffic control elements or devices will be made. All traffic control devices, unless otherwise noted, shall be considered as included in the lump sum measurement for **MAINTENANCE OF TRAFFIC** bid item.

No direct measurement for temporary pavements or removal of such will be made. All sawcutting, grading, aggregate base course materials, asphaltic concrete pavement, labor, and equipment for temporary pavements shall be considered as included in the lump sum measurement for **MAINTENANCE OF TRAFFIC** bid item.

401.7 PAYMENT:

This section is hereby revised to read:

Payment for **MAINTENANCE OF TRAFFIC** shall not exceed the contract lump sum price for the work. The Town of Paradise Valley will allow monthly equal payments prorated over the duration of the project based upon the total project schedule provided by the Contractor at the pre-construction meeting and approved by the Construction Manager. The lump sum price shall include all costs associated with providing all traffic control for the project including; approved traffic control sequence drawings; coordination with the property owners, Town of Paradise Valley and other agencies listed above; temporary detours, trench plates for traffic crossings; temporary driveway access openings and providing all temporary traffic control devices and signs required for the project; maintaining existing signs and/or remove and replace existing signs conflicting with construction operations, and all labor, flagmen, materials, traffic control devices,

Traffic control devices and signs shall consist of providing, erecting and maintaining necessary and adequate devices for the protection of the work area and the traveling public, as well as, informing the traveling public of the work areas for the project duration and as deemed necessary by the Town Engineer. Non-compliance with maintaining these devices will be grounds for withholding payment on a monthly basis caused by these deficiencies. All deficiencies must be corrected within one shift of being notified of non-compliance or lack of maintenance on devices, such as; dirty panels, burned out lights, missing flags, or devices being damaged or removed.

The Contractor will coordinate and schedule off-duty police officers with the Town of Paradise Valley as a part of the Contractor's traffic control work. The Town will pay for the officers directly with no payment to the Contractor for this item. The Contractor will be required to present an overall estimate of off duty officer hours required with the submission of his master schedule for the project. Officers charge a minimum of four hours to the project if scheduled. In the event that the Contractor fails to prosecute the work in a timely and orderly fashion, the Town shall notify the Contractor and reserves the right to negotiate a corresponding deductive change order with the Contractor based upon the cost of \$65/hour/officer that the Town will incur for the off-duty officers.

MAG SECTION 430 LANDSCAPING AND PLANTING

Add the following Section to Part 400 – RIGHT-OF-WAY AND TRAFFIC CONTROL

MAG SECTION 432 LANDSCAPE AND IRRIGATION RESTORATION

432.1 GENERAL:

Contractor shall verify exact limits of disturbance with Construction Manager in areas designated on the Project Plans as Landscape and Irrigation Restoration Areas. All work shall be in accordance with these specifications and standard Sections 430 and 440.

Contractor shall provide new decomposed granite and salvage and reset all boulders in all disturbed areas as shown on the project plans. Contractor shall match color and gradation of any decomposed granite in restoration areas, and supply new granite as necessary to bring disturbed areas back to original condition that shall be a minimum of 2 inches in depth and comply with the project plans, details, and special conditions. Contractor shall contact Construction Manager for review and approval of all Landscape and Irrigation Restoration material samples.

Contractor shall replace any existing concrete sidewalk, header, lighting and electrical components, etc. in all disturbed areas. Contractor shall match color, finish, and size of any concrete in these Landscape and Irrigation Restoration Areas and supply any concrete as necessary to bring disturbed areas back to original condition and shall be in compliance with the project plans, details, and special conditions. All replacement concrete shall be a minimum of

MAG Class 'A' and shall be in accordance with MAG Standard Sections 300 and 700. All replacement lighting components and fixtures shall match in-kind with existing components and fixtures. Contractor shall contact Construction Manager for review and approval of Landscape and Irrigation Restoration materials. All electrical work shall be in conformance with MAG, NEC latest standards, and these Special Conditions.

The work shall also consist of reconstructing or repairing the existing irrigation system in areas designated on the plans. The Contractor shall be required to repair and or replace all disturbed or damaged irrigation components, returning their operation to 100 percent within 24 hours following initial disturbance of any of the irrigation components. The existing irrigation system that will be impacted includes the drip irrigation system for the trees, shrubs and ground covers and turf irrigation spray systems. The work shall include furnishing and installing the various irrigation sleeving, piping, drip emitters, sprinklers, gate valves, electric control valves, wiring, and valve boxes, including required excavation and backfill at the designated locations shown on the project plans or as directed by the Construction Manager. All work shall be in accordance with the details shown on the project plans, or as directed by the Construction Manager and the requirements of these Special Conditions. The existing irrigation components shall be protected and maintained in their current condition where feasible or repaired, replaced, extended and reconnected in areas including but not limited to, those areas that are disturbed during the construction, areas shown on the project plans or as directed by the Construction Manager. The Contractor shall be required to maintain water to all existing plant materials throughout the duration of the contract using repairs, reconnections, replacements or rerouting of the system as approved by the Construction Manager. The Contractor shall ensure that the entire existing and new irrigation systems within the project limits are operational and functional and shall test and receive approval from the Construction Manager prior to proceeding with any other related work. The Construction Manager shall inspect and give approval prior to backfilling.

Construct the irrigation system using the emitters, sprinklers, valves, piping, fittings, controllers, wiring, and other components, of sizes and types to match existing equipment and as called for in these specifications. The system shall be constructed to grades and conform to areas and locations as shown on the drawings.

All replacement or repair materials shall match the existing damaged materials. Irrigation materials and components shall be from the same manufacturer as originally installed. Emitters shall have the same volume output as original. PVC pipe may be from a different manufacturer but the grade shall be the same as originally installed. All mainline fittings shall be Schedule 80; all lateral fittings shall be Schedule 40.

432.2 CONSTRUCTION REQUIREMENTS:

432.2.1 PROTECTION OF EXISTING VEGETATION:

The work shall include the protection of all existing plant material. Contractor shall take great care to protect in place all existing plant material. Contractor shall replace in like kind and size

existing plant material removed, damaged, or destroyed at no cost to the Town and to the satisfaction of the Construction Manager. The Contractor shall identify and the Construction Manager shall review existing plant materials within the disturbance areas. If not identified in the Native Plant Preservation Plans, the Contractor shall salvage and relocate or replace all plant material in conflict with the construction as designated in Landscape and Irrigation Restoration Areas in like kind and size per the direction of the Construction Manager.

Identify, protect, and maintain existing vegetation within the protected areas indicated on the Project Plans during the Contract from the Notice-To-Proceed to Final Acceptance. Perform the work of this section in accordance with the standards of the Tree Care Industry Association (TCIA). Do not perform work within the protected areas unless approved by the Construction Manager. Do not store materials within the protected areas. Do not permit vehicle parking, foot traffic, or other activity not approved in writing by the Construction Manager within the protected areas. Provide labor and new and undamaged materials that constitute "Best Practice" to meet the letter and intent of this Contract. Follow the safety requirements of ANSI Z133.1.

432.2.2 VERIFICATION OF CONDITIONS:

Prior to the start of construction, the Contractor shall conduct onsite inspections of plants and vegetation with the Construction Manager, and identify and inventory the plants and vegetation that are to remain in place during this area tour. Field measure and stake project improvements as needed for establishing the location and limits of disturbance.

432.2.3 CONSTRUCTION WITHIN PROTECTED AREAS:

432.2.3.1 Demolition and Construction Activities:

Contractor shall perform demolition and construction activities within protected areas in a manner that minimizes damage to tree roots and branches. Use hand tools where necessary. Make minimal use of construction equipment within the protected areas. Use such equipment within the protected area only when approved by the Construction Manager. Tree pruning shall be performed by a Certified Arborist. Notify the Construction Manager 72 hours prior to the use of the equipment within the protected areas. Provide bridging materials, such as protective planking, in protected areas where construction equipment operates. When utilities must be installed within protected areas, bore under the protected areas whenever possible instead of digging open trenches through them.

432.2.3.2 Excavating Around Trees and Shrubs:

Contractor shall excavate around trees and shrubs within protected areas only where indicated on the Project Plans. When work that may impact protected plants occurs, plan the work to assure minimal disturbance to the plants, follow good horticultural practices, and direct pruning and wound treatment in accordance with this Section.

432.2.3.3 Protecting Root Systems:

Contractor shall protect root systems from damage due to runoff or spillage of noxious materials

in solution during storage or construction activities. Protect root systems from flooding or soil erosion. Provide a minimum of two layers of untreated burlap as a covering over exposed root face areas. Do not disturb or excavate protected root zone areas unless specifically authorized to do so by the Construction Manager. Where trenching for utilities is required within protected areas, excavate under or over roots by hand digging under the authority of the Construction Manager. If large roots are encountered, or if a condition potentially fatal to the plant is observed, notify the Construction Manager prior to continuing or commencing work. Do not cut main lateral roots or taproots, those 2-1/2 inches in diameter or greater; however, smaller roots that interfere with the installation of new work may be cut. Cut smaller roots with sharp pruning instruments, but do not break or chop roots. Excavate root systems by hand in areas where new construction is required within protected areas. Use a narrow-tine spading fork to expose roots. Cut exposed roots back from the new construction. Do not permit exposed roots to dry out before permanent backfills is placed. Provide temporary earth cover, or pack the roots with peat moss, and wrap the roots with burlap. Water and maintain the roots in a moist condition, and temporarily support and protect them from damage until they are permanently relocated and covered with backfill. Provide imported topsoil backfill to cover exposed roots in soil cuts. Do not overload root zones by placing backfill above the existing grade.

432.2.3.4 Protecting, Restoring, or Modifying Irrigation System:

The work under this item shall consist of testing, reconstructing, or modifying the existing irrigation systems that are damaged by the construction or as designated on the Project Plans for modification.

Prior to construction activities, the contractor shall stake areas that are designated to be disturbed. The contractor, along with the Construction Manager, shall meet with the maintenance representative, owner, or owner's representative, for each area within the project that is designated to be disturbed to determine where the existing and functioning irrigation system is located and how it is operated. The contractor shall be required to repair and or replace all disturbed or damaged irrigation components to 100 percent operational. Contractor shall ensure that all reconnections (water and power) have been tested and approved by the Construction Manager prior to back filling.

Prior to final acceptance and during the maintenance period specified, the contractor and the Construction Manager shall meet again with the designated representative to engage each and every irrigation system that has been disturbed or that is adjacent to this project. The contractor shall ensure that each system has been returned to a fully operational and functional system and that all deficiencies have been corrected. All work shall comply with these plans and Technical Specifications.

The underground location of the irrigation facilities is unknown. The contractor shall take care to minimize disturbance to these areas.

All construction shall be coordinated to ensure that the existing irrigation system and its

associated electrical controls are fully functional within 24 hours of modifications. Work activities that require more than 24 hours of outage shall be coordinated with the Construction Manager for approval and alternate irrigation methods such as truck watering or temporary “rain or rent” systems shall be required as directed by the Construction Manager. The cost of alternate irrigation methods necessary due to extended irrigation system outages will be at the contractor’s expense, at no cost to the Town.

All work shall be in accordance with the details shown on the Project Plans, or as directed by the Construction Manager and the requirements of these Specifications. All work shall be inspected and approved by the Construction Manager prior to backfilling.

432.2.4 REPAIR/RESTORATION:

432.2.4.1 Repairing Damaged Plants:

Where damage to vegetation has occurred, contractor shall prune plants in accordance with Tree Care Industry Association (TCIA) standards to remove branches from the work area, and where needed to maintain the health of the plant. Remove material in a manner that yields minimal impact and is approved by the Construction Manager.

432.2.4.2 Replacing Damaged Plants:

Contractor shall remove plants that were identified by the Construction Manager to remain in place, but that are damaged during the course of the work to an extent that they cannot be repaired; and replace the damaged plants with new plants of the same type and value. Remove and replace damaged plants as directed by the Construction Manager. Base the value of plants that are to be replaced on the criteria found in the Council of Tree and Landscape Appraisers’ “Guide for Plant Appraisal”, as evaluated by the Construction Manager. Contractor shall remove and replace damaged plants at no additional cost to the Town. Plants shall be replaced at the following sizes or as directed by the Construction Manager:

<u>Existing Plant Material Size</u>	<u>Replacement Size</u>
Trees:	
2” Caliper	24” Box
4” Caliper	36” Box
6” Caliper	54” Box
Shrubs:	
All Existing Shrubs	5 Gallon

432.2.5 CLEANING:

Clean up the ground areas under plants remaining in place as directed by the Construction Manager. Wash off foliage that becomes soiled, or when directed to do so by the Construction Manager. Remove materials that fall or flow into protected areas. Provide protective barriers as needed or as directed by the Construction Manager to prevent materials from falling or flowing into protected areas.

432.2.5.1 Waste Management:

Contractor shall gather and dispose of spoils and vegetative waste, including dead and damaged plants and the trimmings accumulated from the operations to clear and remove existing vegetation. Dispose of spoils and vegetative waste off-site in conformance with the regulations imposed by the local authorities, and in an area approved for such disposal by the local authorities.

432.2.5.2 Maintenance of Vegetation:

Contractor shall care for and maintain existing vegetation within protected areas as indicated on the Project Plans. Provide water and labor as needed for plant health, growth, and for washing down soiled foliage. Provide fertilizer, deep root fertilization, pesticides, anti-desiccants, and other materials and labor as needed to maintain the existing plants in a healthy and growing condition. Provide plant maintenance for the duration of the Contract, until Final Acceptance.

432.2.5.3 Record Drawings:

The contractor shall keep and maintain separate record drawings (“field redlined record drawings”), corrected shop drawings, or other drawings necessary for the Construction Manager to show the landscape and irrigation work as constructed. These field redlined record drawings shall be kept on the worksite and they shall be maintained clear, accurate and current as changes occur that may differ with the bid set construction documents and addenda. All landscape and irrigation related elements buried or backfilled shall be recorded in the “field redlined record drawings” prior to burial and backfilling occurs. The Contractor shall submit the updated field redlined record drawings with monthly pay estimates to the Construction Manager. Complete field redlined record drawings that the contractor maintains shall be submitted to the Construction Manager in a format that will allow the Construction Manager to create the formal record drawings. The contractor shall submit the field redlined record drawings to the Construction Manager prior to the end of each construction phase. No extra measurement or direct payment will be made for this work; the cost being considered included in the price of the contract items.

Add the following Section to Part 400 – RIGHT-OF-WAY AND TRAFFIC CONTROL

MAG SECTION 463 RAISED PAVEMENT MARKERS

463.1 DESCRIPTION:

Raised pavement markers shall be installed per requirements of ADOT Standard Specifications Section 706, latest edition.

463.2 MEASUREMENT AND PAYMENT:

Measurement and payment for Reflectorized Raised Pavement Markers will be at the contract unit price bid per each and shall be full compensation for the item complete in place.



Action Report

File #: 26-062

AGENDA TITLE:
Consideration of Requests for Future Agenda Items

RECOMMENDATION:
Review the current list of pending agenda topics.



FUTURE AGENDA

MEETING DATE	3/26
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Executive Session	Town Manager Performance Evaluation Process
Study Session	Healthcare RFP Update
	Classification & Compensation Study Update
	Budget - Departmental Presentations
Presentations	
Consent Agenda	
Public Hearings	
Action Items	Construction Contract Mockingbird Ln 56th st to Invergordon



FUTURE AGENDA SCHEDULE 2026

MEETING DATE	4/9	4/23	5/14	5/28	6/11
Executive Session	Committee Appointments/ Reappointments	Town Manager Performance Review			
		Town Attorney Contract Check-In			
Study Session	Committee Volunteer Interviews	Arbor Day Tree Planting			
	Budget - Revenue Forecast and Follow Up Items	Save the Spire Update			
	Personnel Appeals Board Rules of Procedure Update				
Presentations	Proclamation - CASA Volunteer Week				
Consent Agenda			Town Manager Contract Amendment		
Public Hearings					
Action Items	Contract - Sewer System and Manhole Repair	Tentative Budget Adoption			
	Contract - Las Brisas and Cheney Intersection	Contract - SRP Underground Conversion - Rose Lane	Special Meeting - Adopt Final Budget		
	Committee Appointments & Reappointments	Contract - 40th St and Clearwater			



FUTURE AGENDA SCHEDULE 2026

MEETING DATE	6/25	9/10	9/24
EXECUTIVE SESSION			
Study Session			
Presentations			
Consent Agenda			
Public Hearings			
Action Items			



FUTURE AGENDA SCHEDULE

MEETING DATE	10/8	10/22	11/12	12/10
Executive Session				
Study Session				
Presentations				
Consent Agenda				
Public Hearings				
Action Items				

This is a tentative calendar and subject to change

Items to be scheduled - Numbering does not reflect priority or order in which items will be scheduled

- 1 AI usage policy
- 2 E-bike education and enforcement