



**LINKING AGREEMENT  
FOR COOPERATIVE PURCHASE**

HUNTER CONTRACTING CO.  
DOUBLETREE RANCH ROAD ENTRY CONSTRUCTION

This Linking Agreement for Cooperative Purchase (this “**Agreement**”) is made and 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 Hunter Contracting Co., an Arizona corporation (the “**JOC**”). The Town and JOC are the only parties to this Agreement; they are each individually a “**Party**,” and together they are the “**Parties**.”

RECITALS

A. On April 5, 2023, after a competitive procurement process, the Town of Queen Creek, Arizona, entered into Job Order Master Contract No. 2023-038 (the “**Base Agreement**”), with the JOC for the JOC to provide job order contracting services as described therein. A copy of the Base Agreement is attached hereto as **Exhibit A**, and the terms of the Base Agreement are incorporated herein by reference to the extent not inconsistent with this Agreement.

B. The Base Agreement permits its cooperative use by other Strategic Alliance for Volume Expenditures (S.A.V.E.) members, including the Town.

C. Pursuant to A.R.S. §§ 41-2631 *et seq.* and Town of Paradise Valley Resolution Nos. 1205 and 1207, the Town has the authority to utilize cooperative purchasing contracts and engage contractors under the terms thereof.

D. The Parties desire to enter into this Agreement to (i) acknowledge their cooperative contractual relationship under the Base Agreement and this Agreement, (ii) establish the terms and conditions under which the JOC may provide the Town with job order contracting services, as more particularly set forth in Section 2 below (the “**Goods and Services**”), and (iii) set the maximum aggregate amount to be expended for the Goods and Services pursuant to this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing introduction and recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Term of Agreement. This Agreement shall be effective as of the date first set forth above and shall remain in full force and effect until April 4, 2026, unless terminated, canceled, or extended as otherwise provided in this Agreement.

1.1 The Town Manager or designee may extend the term of this Agreement consistent with the extension, if any, of the Base Agreement. Extensions are not automatic and shall only occur if the Town gives the JOC notice of its intent to extend this Agreement.

1.2 Upon the expiration of the Base Agreement, including any authorized renewals thereof, the Town may, at its option, extend this Agreement on a month-to-month basis for a maximum of six months. The purpose of such month-to-month extensions, if any, shall be to allow for the Town's procurement processes in the selection of a vendor to provide the goods or services provided under this Agreement.

2. Purchase of Goods and Services. This is an indefinite quantity and indefinite delivery Agreement for Goods and Services under the terms and conditions of the Base Agreement. The Town does not guarantee that any minimum or maximum number of purchases will be made pursuant to this Agreement. Purchases will be made only when the Town identifies a need and the proper authorization and documentation have been approved. For purchase(s) determined by the Town to be appropriate for this Agreement, the JOC shall provide the Goods and Services to the Town in such quantities and configurations agreed upon between the Parties, in a written invoice, quote, job order, or other form of written agreement describing the work to be completed (each, a "Job Order"). Each Job Order shall (i) contain a reference to this Agreement and the Base Agreement and (ii) be appended hereto as part of **Exhibit B** and incorporated herein by reference. Job Orders submitted without referencing this Agreement and the Base Agreement will be subject to rejection. The JOC acknowledges and agrees that Job Orders containing unauthorized exceptions, conditions, limitations, or provisions in conflict with the terms of this Agreement (collectively, the "Unauthorized Conditions"), other than the Town's project-specific requirements, are hereby expressly declared void and shall be of no force and effect. Acceptance by the Town of any Job Order or invoice containing any such Unauthorized Conditions or failure to demand full compliance with the terms and conditions set forth in this Agreement or under the Base Agreement shall not alter such terms and conditions or relieve the JOC from, nor be construed or deemed a waiver of, its requirements and obligations in the performance of this Agreement.

2.1 Inspection; Acceptance. All Goods and Services are subject to final inspection and acceptance by the Town. Goods failing to conform to the requirements of this Agreement or the Base Agreement will be held at the JOC's risk and may be returned to the JOC. If so returned, all costs are the responsibility of the JOC. Upon discovery of non-conforming Goods and Services, the Town may elect to do any or all of the following by written notice to the JOC: (A) waive the non-conformance; (B) stop the work immediately; or (C) bring the Goods and Services into compliance and withhold the cost of same from any payments due to the JOC.

2.2 Cancellation. The Town reserves the right to cancel Job Orders within a reasonable period of time after issuance. Should a Job Order be canceled, the Town agrees to reimburse the JOC for actual, documentable costs incurred by the JOC arising from and after issuance of the Job Order. The Town will not reimburse the JOC for any costs incurred after receipt of the Town's notice of cancellation, or for lost profits, shipment of product prior to issuance of the Job Order, or for anything not expressly permitted pursuant to this Agreement.

3. Compensation. The Town shall pay the JOC an amount not to exceed **\$2,000,000** over the entire term of this Agreement, including any renewal terms, for Goods and Services at the unit rates set forth in the Base Agreement and as more particularly set forth in each Job Order.

4. Payments. The Town shall pay the JOC monthly, based upon acceptance and delivery of Goods or Services performed and completed to date, and upon submission and approval of invoices. Each invoice shall (i) contain a reference to this Agreement and the Base Agreement and (ii) document and itemize all work completed to date. The invoice statement shall include a record of Goods delivered, time expended, and work performed in sufficient detail to justify payment. Additionally, invoices submitted without referencing this Agreement and the Base Agreement will be subject to rejection and may be returned.

5. Safety Plan. The JOC shall provide the Goods and Services in accordance with a safety plan that is compliant with Occupational Safety and Health Administration, American National Standards Institute, and National Institute for Occupational Safety and Health standards. If, in the JOC's sole determination, the Goods and Services to be provided do not require a safety plan, the JOC shall notify the Town, in writing, describing the reasons a safety plan is unnecessary. The Town reserves the right to request a safety plan following such notification.

6. Records and Audit Rights. To ensure that the JOC and its subcontractors are complying with the warranty under Section 7 below, the JOC's and its subcontractors' books, records, correspondence, accounting procedures and practices, and any other supporting evidence relating to this Agreement, including the papers of any of the JOC's and its subcontractors' employees who perform any work or services pursuant to this Agreement (all of the foregoing hereinafter referred to as "Records"), shall be open to inspection and subject to audit and/or reproduction during normal working hours by the Town, to the extent necessary to adequately permit (i) evaluation and verification of any invoices, payments or claims based on the JOC's and its subcontractors' actual costs (including direct and indirect costs and overhead allocations) incurred, or units expended directly in the performance of work under this Agreement, and (ii) evaluation of the JOC's and its subcontractors' compliance with the Arizona employer sanctions laws referenced in Section 7 below. To the extent necessary for the Town to audit Records as set forth in this Section, the JOC and its subcontractors hereby waive any rights to keep such Records confidential. For the purpose of evaluating or verifying such actual or claimed costs or units expended, the Town shall have access to said Records, even if located at its subcontractors' facilities, from the effective date of this Agreement for the duration of the work and until three years after the date of final payment by the Town to the JOC pursuant to this Agreement. The JOC and its subcontractors shall provide the Town with adequate and appropriate workspace so that the Town can conduct audits in compliance with the provisions of this Section. The Town shall give the JOC or its subcontractors reasonable advance notice of intended audits. The JOC shall require its subcontractors to comply with the provisions of this Section by insertion of the requirements hereof in any subcontract pursuant to this Agreement.

7. E-Verify Requirements. To the extent applicable under Ariz. Rev. Stat. § 41-4401, the JOC and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees and their compliance with the E-Verify requirements under Ariz. Rev. Stat. § 23-214(A). The JOC's or its subcontractor's failure to comply with such warranty shall be deemed a material breach of this Agreement and may result in the termination of this Agreement by the Town.

8. Israel. To the extent applicable under Ariz. Rev. Stat. § 35-393 through § 35-393.03, the Parties hereby certify that they are not currently engaged in, and agree to not engage in, for the duration of this Agreement, a "boycott" of goods or services from Israel, as that term is defined in Ariz. Rev. Stat. § 35-393.

9. Conflict of Interest. This Agreement may be canceled by the Town pursuant to Ariz. Rev. Stat. § 38-511.

10. Applicable Law; Venue. This Agreement shall be governed by the laws of the State of Arizona, and a suit pertaining to this Agreement may be brought only in courts in Yavapai County, Arizona.

11. Agreement Subject to Appropriation. The Town is obligated only to pay its obligations set forth in this Agreement as may lawfully be made from funds appropriated and budgeted for that purpose during the Town's then-current fiscal year. The Town's obligations under this Agreement are current expenses subject to the "budget law" and the unfettered legislative discretion of the Town concerning budgeted purposes and appropriation of funds. Should the Town elect not to appropriate and budget funds to pay its Agreement obligations, this Agreement shall be deemed terminated at the end of the then-current fiscal year term for which such funds were appropriated and budgeted for such purpose, and the Town shall be relieved of any subsequent

obligation under this Agreement. The Parties agree that the Town has no obligation or duty of good faith to budget or appropriate the payment of the Town's obligations set forth in this Agreement in any budget in any fiscal year other than the fiscal year in which this Agreement is executed and delivered. The Town shall be the sole judge and authority in determining the availability of funds for its obligations under this Agreement. The Town shall keep the JOC informed as to the availability of funds for this Agreement. The obligation of the Town to make any payment pursuant to this Agreement is not a general obligation or indebtedness of the Town. The JOC hereby waives any and all rights to bring any claim against the Town from or relating in any way to the Town's termination of this Agreement pursuant to this Section.

12. Conflicting Terms. In the event of any inconsistency, conflict, or ambiguity among the terms of this Agreement, including any amendments, any Town-approved Job Orders, the Base Agreement, and invoices, the documents shall govern in the order listed herein.

13. Rights and Privileges. To the extent provided under the Base Agreement, the Town is entitled to all the same benefits under the Base Agreement as the Town of Queen Creek and any S.A.V.E. agency member. The JOC shall afford such benefits to the Town.

14. Indemnification; Insurance. In addition to and in no way limiting the provisions set forth in Section 13 above, the Town shall be afforded all of the insurance coverage and indemnifications afforded to the Town of Queen Creek, to the extent provided under the Base Agreement, and such insurance coverage and indemnifications shall inure to and apply with equal effect to the Town under this Agreement including, but not limited to, the JOC's obligation to provide indemnification and insurance. In any event, the JOC shall indemnify and hold harmless the Town and each council member, officer, employee, or agent thereof (the Town and any such person being herein called an "Indemnified Party"), for, from, and against any and all losses, claims, damages, liabilities, costs, and expenses (including, but not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims") to the extent that such Claims (or actions in respect thereof) are caused by the negligent acts, recklessness, or intentional misconduct of the JOC, its officers, employees, agents, or any tier of subcontractor in connection with the JOC's work or services in the performance of this Agreement.

15. Notices and Requests. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (i) delivered to the Party at the address set forth below, (ii) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below, or (iii) given to a recognized and reputable overnight delivery service, to the address set forth below, or at such other address, and to the attention of such other person or officer, as any Party may designate in writing by notice duly given pursuant to this subsection:

If to the Town:                      Town of Paradise Valley  
6401 E. Lincoln Drive  
Paradise Valley, Arizona 85253  
Attn: Chad Weaver, Community Development Director

With copy to:                      Town of Paradise Valley  
6401 E. Lincoln Drive  
Paradise Valley, Arizona 85253  
Attn: Town Attorney

If to the JOC:                      Hunter Contracting Co.  
701 North Cooper Road  
Gilbert, AZ 85233  
Attn: Chuck English

Notices shall be deemed received (i) when delivered to the Party, (ii) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage, or (iii) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a Party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a Party shall mean and refer to the date on which the Party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

16. Forced Labor of Ethnic Uyghurs. To the extent applicable under Ariz. Rev. Stat. § 35-394, the JOC warrants and certifies that it does not currently, and agrees that it will not, for the duration of this 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.

[SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date and year first set forth above.

**“Town”**

TOWN OF PARADISE VALLEY,  
an Arizona municipal corporation

\_\_\_\_\_  
Andrew Ching, Town Manager

ATTEST:

\_\_\_\_\_  
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Andrew J. McGuire, Town Attorney

**“JOC”**

HUNTER CONTRACTING CO.,  
an Arizona corporation

\_\_\_\_\_  
Signature 

**Dig Karki**

\_\_\_\_\_  
Name

**Senior Vice President**

\_\_\_\_\_  
Title

**EXHIBIT A  
TO  
LINKING AGREEMENT  
FOR COOPERATIVE PURCHASE**

HUNTER CONTRACTING CO.  
DOUBLETREE RANCH ROAD ENTRY CONSTRUCTION

[Base Agreement]

See attached: Town of Queen Creek Job Order Master Contract No. 2023-038, dated April 5, 2023, and RFQ No. 23-013, dated January 19, 2023.



**TOWN OF  
QUEEN CREEK**

April 23, 2025

Sent via e-mail: [chucke@huntercontracting.com](mailto:chucke@huntercontracting.com)

Chuck English  
Hunter Contracting Co.  
701 N. Cooper Rd.  
Gilbert, AZ 85233

Subject: Contract Extension, Town Contract No. 2023-038, JOC – Roadway/Civil/Sitework  
(the "Contract")

Dear Mr. English:

Pursuant to Article 6 of the Contract between the Town of Queen Creek ("Town") and Hunter Contracting Co. (Vendor), the Town hereby exercises its option to renew the Contract for a one-year period. All terms of the Contract shall remain in full force and effect. The extended term of the Contract shall run through April 4, 2026. Please submit an updated Certificate of Insurance to cover the renewal period.

This is year one of three, one-year renewal options. Please sign below to acknowledge receipt of this renewal. The Town looks forward to working with your firm in the coming year.

If you have any questions regarding this request, please contact me at (480) 358-3237 or [michelle.honea@queencreekaz.gov](mailto:michelle.honea@queencreekaz.gov)

Sincerely,

A handwritten signature in black ink that reads "Michelle Honea".

Michelle Honea  
Senior Procurement Officer

Signature: 

Date: 4/24/2025

Printed Name and Title: Chuck English, President



# **TOWN OF QUEEN CREEK, ARIZONA**

**Hunter Contracting Co.  
Roadway/Civil/Sitework**

**JOB ORDER MASTER CONTRACT  
CONTRACT NO. 2023-038**

**DATE: April 5, 2023**



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### EXHIBITS

A – Scope of Work

B - Insurance Requirements

C – Job Order Form



# TOWN OF QUEEN CREEK, ARIZONA

## Capital Improvements Department

JOB ORDER MASTER CONTRACT  
NO. 2023-038

**THIS CONTRACT** is made and entered into on the 5<sup>th</sup> day of April, 2023, by and between Town of Queen Creek, an Arizona municipal corporation, hereinafter called "Town" and the "Contractor" designated below:

Town and Contractor agree as follows:

### **ARTICLE 1 – PARTICIPANTS AND JOB ORDER CONTRACTING ARRANGEMENT**

#### **1.1 PARTICIPANTS**

**Town:** Bruce Gardner, Town Manager  
22350 South Ellsworth Road  
Queen Creek, AZ 85142  
Telephone: (480) 358-3200

**Contractor:** Hunter Contracting CO.  
701 North Cooper Road  
Gilbert, AZ 85233  
Arizona ROC No.: 070961  
Contractor Representative: Chuck English  
Telephone: (480) 632-4954  
E-mail: [chucke@huntercontracting.com](mailto:chucke@huntercontracting.com)

#### **1.2 OVERVIEW OF JOB ORDER CONTRACTING UNDER THIS CONTRACT**

1.2.1 This Contract establishes an indefinite delivery, indefinite quantity, Job Order Contract for such Construction services within the scope of this Contract as Town may request from time to time by issuance of an individual Job Order for each Project. Unless otherwise specified in a specific Job Order, Job Orders will generally include Design Services and where Design Services are necessary, Town will contract for those services separately. A separate Job Order will be issued for each Project describing the specific Work to be performed by the Contractor for that Project. There may be multiple Projects, and, therefore, multiple Job Orders, under this Contract.

1.2.2 The amount to be paid by Town for the Project under each Job Order is the Contract Price for the Job Order. The Contract Price includes the Contract Price for the Work. The Contract Price for any Job Order may be a Fixed Price or a Guaranteed Maximum Price (GMP), subject to the following:

- a. The Contract Price for each Job Order shall not exceed \$3,000,000.00, including any Change Orders. Therefore, to allow for any potential Change Orders, the maximum initial amount of each Job Order will normally not exceed \$2,900,000.00.
- b. The cumulative sum of the Job Orders performed by Contractor during any twelve (12) month period shall not exceed \$5,000,000.00
- c. There is no limit on the number of Job Orders that Town may issue to Contractor during any twelve (12) month period of this Contract or during the entire period this Contract



is in effect.

- d. Contractor may not refuse any Job Order under this Contract properly issued by Town, unless Contractor explains, in writing and to Town's satisfaction, that the scope of work under a specific Job Order is poorly defined or hazardous to health or safety.

1.2.3 Town shall have the right to perform work of the types included in this Contract itself or to have other Contractors perform such work. In addition, as to any Job Order, Town may elect to have Design Services provided by Town's internal consultants or by independent Design Professionals. Such action by Town shall not constitute a breach or otherwise violate this Contract.

1.2.4 This Contract does not obligate or require Town to offer any Job Order to Contractor and no Contract will exist for any specific Work until a Job Order for such Work has been fully executed by Town and Contractor.

### **1.3 SCOPE OF WORK UNDER THIS CONTRACT**

This Contract is for a broad range of maintenance, repair and minor construction work on real property. The scope of this Contract will be to provide construction services, including minor associated incidental design services, for a broad range of Town renovation and construction projects and will include a variety of trades, such as:

- New roadway construction or widenings
- Roadway reconstruction
- Earthwork: site rough and finish grading
- New asphalt paving, including mill and overlay
- Concrete removal and/or placement, sidewalks, valley gutters, curbs
- Install and/or relocate guardrails, handrails, road side barriers
- Bikeways, multi-use paths: concrete, granite, natural materials
- Install and/or remove, storm water pipes, culverts, channels, headwalls, catch basins.
- Minor wet and/or dry utility installation, relocation and adjustments required for roadway construction projects
- Minor landscaping, irrigation systems and controls
- Erosion Repairs (fill, rock boulders, grading)
- Estimating services for Roadway/Civil/Site Construction projects.
- Some level of design services may be required

## **ARTICLE 2 – CONTRACT DOCUMENTS**

### **2.1 CONTRACT DOCUMENTS**

2.1.1 The Contract between Town and Contractor shall consist of the following Contract Documents (Contract Documents):

1. This Contract;
2. General Conditions (applicable as of the date of each Job Order);
3. Exhibit A – Scope of Work in included in this JOC Contract;
4. Exhibit B - Insurance Requirements;
5. Exhibit C – Job Order Form;
6. For each individual Project, the Job Order and Exhibits thereto:  
Exhibit A – Scope of Work



Exhibit B – Unique Insurance and/or Bond Requirements (if any)  
Exhibit C – Project Specific Conditions  
Exhibit D– Project Plans and Specifications

## **2.1.2 CONFLICTS**

In the event of one or more conflicts between a specific Job Order, this Contract and/or the General Conditions or any appendix thereto, the specific Job Order, and then this Contract, shall control.

## **2.2 DEFINITIONS**

The definitions in Sections 2, 15.1, and 16.1 of the General Conditions apply to all the Contract Documents, including this Contract. Additional definitions or defined terms applicable to all the Contract Documents for this Project, if any, include the following:

## **2.3 JOB ORDERS UNDER THIS CONTRACT**

2.3.1 During the Term of this Contract, Town will issue an individual Job Order proposal request to Contractor for each Project. The process for Job Order development is set forth in Section 16.2 – 16.3 of the General Conditions.

2.3.2 Each Job Order shall be in the form attached as Exhibit C hereto and shall not be effective or binding until fully executed by all parties.

## **2.4 JOB ORDER DEVELOPMENT PROCESS**

2.4.1 The general steps for development of a Job Order are:

(a) When Town identifies a need for performance of a Project under a Job Order, Town will issue an RFP (as set forth in Section 16.2 of the General Conditions) to Contractor and also advise Contractor of the nature of the Work to be done. At the same time, Town will advise the Contractor if Design Services are required and how those services will be provided. Within two (2) working days of receipt of this notification, or such other time as set by Town, Contractor will:

(i) Visit the proposed site of the Project with Town designated representatives; and

(ii) Arrange with Town to further define the scope of the needed Project.

Contractor will thoroughly acquaint itself with all available information concerning the conditions of the Work under each Job Order and is responsible for correctly and fully estimating the difficulty of performing the Work, the actions required to perform the Work and the cost of successfully performing the Work under each Job Order.

(b) Town will arrange for any needed Design Services to produce the Drawings and Specifications, with a copy to Town and a copy to Contractor. Design Services will not begin until the scope of Design Services is approved by Town. The Drawings and Specifications developed as part of the Design Services are subject to approval by Town. If there are no Design Services required for a specific Job Order, Town will develop Drawings and Specifications consisting of a line drawing and a written description of the contemplated Work.

(c) Upon establishment of the scope of Work needed for a Project, Contractor will prepare its proposal for accomplishment of the Project under either a Fixed Price or a Guaranteed Maximum Price (GMP), as determined by Town under Section 16.2.2 of the General Conditions.



2.4.2 Additional procedures and requirements for the Job Order development process, including submittal of Contractor's Job Order Proposal and pricing, are set forth in Sections 16.2 – 16.3 of the General Conditions.

2.4.3 The Proposal shall not exceed the Town's Construction Budget.

## **2.5 ISSUANCE OF JOB ORDERS**

2.5.1 Job Orders shall be issued as set forth in Section 16.3.4 of the General Conditions.

2.5.2 Upon award of a Job Order, a signed copy of the Job Order will be mailed or electronically delivered to Contractor. Failure by Contractor to retrieve or receive mailed or electronically delivered order shall not relieve the Contractor from the obligation to complete the Work under the Job Order in accordance with the Job Order.

## **ARTICLE 3 – DESIGN AND PRE-CONSTRUCTION SERVICES**

The provisions of this Article 3 shall apply to all Projects for which the Job Order requires Contractor to provide Design Services or other Preconstruction Services (collectively, "Services"). Contractor shall provide all of the included Services (if any) and perform the Services in accordance with Sections 3, 16.4, and 17 of the General Conditions, as applicable and required in the RFP for a specific Job Order and as otherwise required by the Town.

### **3.1 SERVICES**

Contractor shall provide all of the included Services (if any) and perform the Services in accordance with Section 17 of the General Conditions. The major components of the Pre-Construction services and the corresponding subsections of Section 3 of the General Conditions are set forth below.

### **3.2 GENERAL REQUIREMENTS**

3.2.1 Contractor shall perform the Preconstruction Services required by, and in accordance with this Contract and as outlined in the applicable Job Order and Exhibits thereto, to the satisfaction of the Project Manager, in full compliance with Section 17.2 of the General Conditions, and any written clarification or modifications to the scope of the Preconstruction Services agreed to in writing by Contractor and Town.

3.2.2 In performance of the Services under this Contract, the Contractor shall fully comply with all applicable Laws, Regulations, or Legal Requirements applicable to Town, the Project and the Contract, including, without limitations those set forth in the General Conditions, the Appendices thereto and in the specific Job Orders.

3.2.3 Contractor will comply with all applicable terms and conditions of the General Conditions.

### **3.3 DETAILED PROJECT SCHEDULE**

If requested by Town, Contractor shall prepare and present to Town a Detailed Project Schedule that is acceptable to the Town and in accordance with Section 17.3 of the General Conditions.

### **3.4 DESIGN DOCUMENT REVIEWS**

Contractor shall conduct the evaluations, perform the design document reviews, make the recommendations and provide the other Services required by Town in relation to the Job Order, and provide all such services in accordance with Section 17.4 of the General Conditions.

### **3.5 BASELINE COST MODEL, DETAILED COST ESTIMATES AND SCHEDULE OF VALUES**



- 3.5.1. If requested by Town, Contractor shall prepare and submit the Baseline Cost Model, Detailed Cost Estimates and Schedule of Values in accordance with Section 17.5 of the General Conditions.
- 3.5.2. The Proposal submitted by Contractor shall not exceed the Town's budget for the construction of the Project ("Construction Budget"), and if Contractor fails to do so, Town shall have the right to terminate or suspend the JOB Order and no further payments shall be due from or made by Town to Contractor.

### **3.6 SUBCONTRACTOR AND MAJOR SUPPLIER SELECTIONS**

Contractor shall select and obtain approval of Subcontractors and Suppliers in accordance with Section 17.6 of the General Conditions.

### **3.7 PROPOSAL FIXED PRICE\GUARANTEED MAXIMUM PRICE (GMP)**

- 3.7.1 Contractor shall submit a Proposal, either Fixed Price or Guaranteed Maximum Price (GMP) for the entire Work, and for each phase (if required) of the Work in conformance with Section 16.2.3 of the General Conditions. The Proposal shall be presented in a format acceptable to Town based upon the Contract Documents. Town may change the schedule, format, and/or requirements for the Proposal as it deems necessary during Pre-Construction, and may request resubmittal of the Proposal to reflect such changes.
- 3.7.2 Preparation, submittal, review, and approval (or disapproval, if applicable) of the Proposal shall be done in accordance with Section 17.7 of the General Conditions.
- 3.7.3 For the purpose of a GMP Proposal, the parties agree that, as an alternative to Coefficients:
  - 1. General Conditions Costs shall be a fixed amount or percentage agreed to in writing as part of the Job Order.
- 3.7.4 The Proposal shall not exceed the Town's Construction Budget.
- 3.7.5 The provisions of Section 15 of the General Conditions applicable to GMP contracts shall apply to this Contract if a GMP Proposal is requested and accepted by the Town.

### **3.8 ADDITIONAL PRE-CONSTRUCTION SERVICES**

Additional Pre-Construction Services that are outside the scope of the Services required under the Contract Documents, if any, shall be subject to, governed by, and performed and compensated in accordance with Section 17.9 of the General Conditions.

## **ARTICLE 4 – CONSTRUCTION SERVICES**

### **4.1 GENERAL**

- 4.1.1 Contractor agrees to perform, at its own cost and expense, all work necessary and required to fully, timely and properly complete the construction of the Project in strict accordance with the Contract Documents in a good and workmanlike manner, free and clear of all claims, liens, and charges whatsoever, in the manner and under the conditions specified, and within the schedule, stated in the Job Order.
- 4.1.2 Contractor shall provide all of the labor and materials, and perform the Work in accordance with Section 4 of the General Conditions. Some but not all of the major components of the Construction Services and the corresponding subsections of Section 4 of the General Conditions are set forth below.



- 4.1.3 At all times relevant to this Contract and performance of the Work, the Contractor shall fully comply with all Laws, Regulations, or Legal Requirements applicable to Town, the Project and the Contract, including, without limitation, those set forth in the General Conditions and Appendices thereto and the Job Orders.
- 4.1.4 Contractor shall perform the Work under this Contract using only those firms, team members and individuals designated by Contractor consistent with the Proposal accepted by Town, or otherwise approved by Town pursuant to the General Conditions. No other entities or individuals may be used without the prior written approval of the Project Manager
- 4.1.5 **Ownership of Work Product.** Notwithstanding anything to the contrary in this Contract, all Work Product prepared or otherwise created in connection with the performance of this Contract, including the Work, are to be and remain the property of Town as set forth in Section 17.2.6 of the General Conditions. For purposes of this provision, "Work Product" shall include all designs, drawings, plans, specifications, ideas, renderings and other information or matter, in whatever form created (e.g., electronic or printed) and in all media now known or hereinafter created. All Work Product shall be considered Work Made for Hire as defined in the United States Copyright Act 17 U.S.C. § 101 (Copyright Act). If for any reason any such Work is found not to be a work for hire, Contractor hereby transfers and assigns ownership of the copyright in such Work to Town. The rights in this Section are exclusive to Town in perpetuity.

#### **4.2 CONTRACTOR'S PRE-CONTRACT AND PRE-WORK DELIVERABLES**

- 4.2.1 The Contractor will provide the Deliverables in accordance with Section 4.2 of the General Conditions.
- 4.2.2 Any additional items which Contractor must deliver to Town prior to commencing the Work under a Job Order, if any, include those set forth in Exhibit A to the Job Order.

#### **4.3 PRE-CONSTRUCTION CONFERENCE**

If requested by Town, Contractor shall attend the Pre-Construction Conference in accordance with Section 4.3 of the General Conditions.

#### **4.4 PERFORMANCE OF THE WORK (INCLUDING FIELD MEASUREMENTS, SUBCONTRACTORS, AND SUPPLIERS)**

Contractor shall perform the Work in accordance with Section 4.4 of the General Conditions.

#### **4.5 CONTROL OF THE PROJECT SITE**

Contractor shall control and maintain the Project Site in accordance with Section 4.5 of the General Conditions.

#### **4.6 PROJECT SAFETY**

Contractor shall implement and enforce Project safety in accordance with Section 4.6 of the General Conditions.

#### **4.7 MATERIALS QUALITY, SUBSTITUTIONS AND SHOP DRAWINGS**

Contractor shall provide materials testing and submit substitute materials and shop drawings in accordance with Section 4.7 of the General Conditions.

#### **4.8 PROJECT RECORD DOCUMENTS**

Contractor shall maintain and make available the Project Record Documents in accordance with Section 4.8 of the General Conditions.



**4.9 WARRANTY AND CORRECTION OF DEFECTIVE WORK**

Contractor shall provide warranties and correct defective Work in accordance with Section 4.9 of the General Conditions.

**4.10 Town's PERFORMANCE OF NECESSARY WORK**

Town shall have the right to perform necessary work which Contractor does not perform and Contractor shall have the obligation to pay and/or reimburse Town the full cost thereof, in accordance with Section 4.10 of the General Conditions.

**ARTICLE 5 – TOWN RESPONSIBILITIES**

5.1 In connection with Pre-Construction Services, Town, at no cost to Contractor, will furnish the following information to Contractor:

N/A

5.1.1 One copy of data in Town's possession or control which Town determines in its discretion to be pertinent to the Work. However, Contractor shall be responsible for searching the records and requesting information it deems reasonably required for the Project.

5.1.2 Electronic copies of programs, reports, drawings, and specifications reasonably required by Contractor, to the extent in the possession of Town.

5.2 Town shall also have the responsibilities, and provide the information specified in, and subject to the conditions set forth in, Section 5 of the General Conditions.

5.3 Additional services to be provided or responsibilities assumed, by Town, if any, are listed below:

N/A

5.4 Additional Information to be provided by Town, if any, is listed below:

N/A

**ARTICLE 6 - CONTRACT TIME**

**6.1 CONTRACT TERM**

This Contract has a base period of two (2) years and three option periods of one (1) year each that may be exercised if it is in the best interest of Town to do so. Any exercise of any option to renew this Contract beyond the base period will only be effective upon written notice from Town.

**6.2 CONTRACT TIME FOR SPECIFIC JOB ORDERS**

6.2.1 Unless otherwise specified in the Job Order, the Contract Time for each Job Order shall start with the Notice to Proceed (NTP) and end with Final Acceptance, as set forth in Article 6.4 below. The Notice to Proceed cannot be issued prior to the approval and acceptance by Town of the Job Order.

6.2.2 The Contract Time is identified in the Job Order as the Contract Duration in terms of calendar days. Contractor agrees that it will commence performance of the Work after receiving and official NTP letter and complete the Project through both Substantial Completion (if applicable) and Final Completion within the Contract Time.

6.2.3 Time is of the essence of this Contract, and each Job Order issued hereunder, for each Project,



and for each phase and/or designated Milestone thereof.

- 6.2.4 If requested by Town, the Project Schedule for each Job Order shall be updated and maintained throughout Contractor's performance under a Job Order in accordance with Section 6.2 of the General Conditions. Failure on the part of Contractor to adhere to the approved Project Schedule will be deemed a material breach and sufficient grounds for Town's termination of a specific Job Order and/or this Contract for cause.

### **6.3 SUBSTANTIAL COMPLETION**

Substantial Completion shall be achieved not later than the Substantial Completion Date set forth in the Project Schedule. Substantial Completion shall be determined in accordance with Section 6.3 of the General Conditions.

### **6.4 FINAL COMPLETION AND FINAL ACCEPTANCE**

- 6.4.1 Final Completion shall be achieved within the time period set forth in the Project Schedule.
- 6.4.2 Final Completion will be determined, and Final Acceptance will be issued, pursuant to Section 6.4 of the General Conditions.
- 6.4.3 Town shall have the right to permit Contractor to continue and finish the Work or any part of it after the time fixed for its completion without waiving any of Town's rights in accordance with Section 6.5 of the General Conditions.

### **6.5 LIQUIDATED DAMAGES**

- 6.5.1 Optional Liquidated Damages. Town has the option to provide for the assessment of liquidated damages in relation to the Work to be performed under any specific Job Order. If liquidated damages may be assessed on any particular Project, applicable provisions will be set forth in the specific Job Order.
- 6.5.2 Liquidated damages, if applicable, shall be calculated and assessed as set forth in Section 16.6 of the General Conditions.

### **6.6 MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES ONLY**

- 6.6.1 Contractor and Town waive claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes
- .1 Damages incurred by Town for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
  - .2 Damages incurred by Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.
- 6.6.2 This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Contract. Nothing contained in this Article 6.8 shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with Article 6.6 above.
- 6.6.3 Nothing herein shall be deemed to constitute a waiver of any other remedy available to Town in the event of Contractor's default under this Contract prior to full performance of the Work including, without limitation as applicable, specific performance or completion of the Work on behalf of Contractor, the cost and expense of which shall be offset against any monies then or thereafter due to Contractor (if any) and otherwise immediately reimbursed to Town by Contractor, and/or Liquidated Damages.



- 6.7.4 Notwithstanding the mutual waiver of consequential damages set forth in this Article 6.7, in the event that all or part of the Liquidated Damages set forth in Article 6.6 above are found to be unenforceable by a court of competent jurisdiction or arbitrator in a final, non-appealable award, order or judgment, then this Article 6.7 and the waiver of consequential damages contained herein shall be deemed void and of no effect and the parties shall have be under no limitation on the amount or types of damages which either may recover for a breach of this Agreement.

## **ARTICLE 7 - CONTRACT PRICE**

### **7.1 CONTRACT PRICE**

- 7.1.1 In exchange for Contractor's full, timely, and acceptable performance and construction of the Work (and performance of pre-construction Services if applicable) under a specific Job Order, and subject to all of the terms of this Contract, Town will pay Contractor the "Contract Price" agreed to by Town as set forth in each Job Order.
- 7.1.2 The Contract Price for each Job Order is all-inclusive and specifically includes all fees, costs, insurance and bond premiums, and taxes of any type necessary to fully, properly and timely perform and construct the Work (and services if applicable).
- 7.1.3 The Contract Price for each Job Order, subject only to additions and deductions by Change Order or as otherwise provided in the Contract Documents, may be determined using the Contractor Coefficients set forth below as applied to the Contractor's subcontracted costs set forth in the Schedule of Values in each Job Order.

### **7.2.1 COSTS**

For any portion of the Work which, either through this Contract, Specific Job Order, Change Order or otherwise, is performed and paid for on a cost, or time and materials, basis, the costs which may be reimbursed to Contractor and/or chargeable against the Contract Price shall be determined as set forth in Section 15 of the General Conditions.

## **ARTICLE 8 – PAYMENT**

- 8.1 If the Work under a specific Job Order is to be completed in less than ninety (90) days, Contractor shall submit a single invoice, and payment thereon will be made in a single lump sum payment, to the extent payment is actually and currently owed, in accordance with A.R.S. § 34-609, an subject to Town's rights under Section 8 of the General Conditions.
- 8.2 If the Work under a specific Job Order is to be completed in ninety (90) days or more, payments will be made to Contractor in accordance to Section 8 (and Section 17.8 if the Job Order includes pre-construction Services) of the General Conditions.
- 8.3 Town may, at its sole option, agree to make monthly progress payments to Contractor in accordance with Section 8 of the General Conditions on specific Job Orders for Projects to be completed in less than ninety (90) days.

## **ARTICLE 9 – CHANGES TO THE CONTRACT**

Changes to the Contract and/or Job Orders may be made in strict accordance with Section 9 of the General Conditions.

## **ARTICLE 10 – SUSPENSION AND TERMINATION**

This Contract, and/or any specific Job Order, may be suspended and/or terminated in accordance with Section 10 of the General Conditions.



## **ARTICLE 11 – INSURANCE AND BONDS**

- 11.1** Contractor shall provide Insurance as provided on the attached Exhibit B, and such additional insurance as may be applicable under each Job Order, and in accordance with Section 11.1 of the General Conditions. Contractor shall provide proof of such insurance and all required endorsements in forms acceptable to Town prior to commencing any Work under this Contract.
- 11.2** Contractor shall provide performance and payment bonds to Town in accordance with Section 11.2 of the General Conditions and A.R.S. § 34-610(A) Bonds or surety amounts or requirements applicable to individual Job Orders shall be set forth in each Job Order.
- 11.3** If and when the total Contract Price for Job Orders issued under this Contract reaches or approaches the penal amount of the bonds provided by Contractor, Town shall require Contractor to increase the bond amounts to amounts determined by Town, in its sole discretion, to be sufficient to protect Town's interests and comply with applicable statutes. No additional Job Orders shall be issued to Contractor until Town's additional bond requirements have been fully satisfied by Contractor.
- 11.4** Failure to provide proof of insurance and the required endorsements, or the required bonds, in forms acceptable to Town will be a material breach and sufficient grounds for Town's termination for cause of a specific Job Order and/or this Contract.

## **ARTICLE 12 – INDEMNIFICATION**

Contractor shall have and assume the indemnity obligations set forth in Section 12 of the General Conditions.

## **ARTICLE 13- DISPUTE RESOLUTION**

Any claims or disputes relating to this Contract shall be resolved according to the dispute resolution process set forth in Section 13 of the General Conditions.

## **ARTICLE 14 – MISCELLANEOUS PROVISIONS**

The miscellaneous provisions set forth in Section 14 of the General Conditions shall apply to this Contract.



IN WITNESS WHEREOF, the parties hereto have executed this Contract through their duly authorized representatives and bind their respective entities as of the effective date.

**"Town"**  
**TOWN OF QUEEN CREEK, an Arizona municipal corporation**

Signature   
Name Bruce Gardner  
Title Town Manager

**ATTEST:**

Signature   
Name Maria Gonzalez  
Title Town Clerk

**APPROVED AS TO FORM:**

  
DICKINSON WRIGHT PLLC, Town Attorneys

**"Contractor"**  
**Hunter Contracting Co.**

Signature   
Name Chuck English  
Title President



## EXHIBIT A – SCOPE OF WORK

- New roadway construction or widenings
- Roadway reconstruction
- Earthwork: site rough and finish grading
- New asphalt paving, including mill and overlay
- Concrete removal and/or placement, sidewalks, valley gutters, curbs
- Install and/or relocate guardrails, handrails, road side barriers
- Bikeways, multi-use paths: concrete, granite, natural materials
- Install and/or remove, storm water pipes, culverts, channels, headwalls, catch basins.
- Minor wet and/or dry utility installation, relocation and adjustments required for roadway construction projects
- Minor landscaping, irrigation systems and controls
- Erosion Repairs (fill, rock boulders, grading)
- Estimating services for Roadway/Civil/Site Construction projects.
- Some level of design services may be required



## **EXHIBIT B - INSURANCE REQUIREMENTS**

General Liability and Property Insurance: Contractor shall secure and maintain, at his or her own expense, until completion of the contract, general liability and property insurance as shall protect Contractor and the Town from claims for bodily injury, personal injury, and property damage which may arise because of the nature of the work or from operations under this contract.

Contractor shall have general liability coverage on a per project basis, per occurrence, and in comprehensive form. General liability coverage shall include Products/Completed Operations, Explosion, Underground and Collapse Hazard, Premises, Operations, Contractual, Independent Contractors, Broad Form Property Damage and Personal Injury.

Contractor shall provide general liability and excess general liability coverage in the following amounts, at a minimum:

- i. Projects less than \$1,000,000: Contractor shall have total limits of insurance to include primary and excess coverage in an amount not less than \$2,000,000. For example, coverage may include \$1,000,000 primary and \$1,000,000 excess, \$2,000,000 primary, or other equivalent combinations.
- ii. Projects greater than \$1,000,000: Contractor shall provide total limits of insurance to include primary and excess coverage in an amount of not less than \$5,000,000. For example, coverage may include \$1,000,000 primary and \$4,000,000 excess, \$2,000,000 primary and \$3,000,000 excess, or other equivalent combinations.
- iii. Automobile Liability: Contractor shall secure, and maintain at his or her own expense, until the completion of the Contract, coverage for any auto, including non-owned and hired autos, with a combined single limit of \$1,000,000 per occurrence. The Town shall be named as an Additional Insured.
- iv. Worker's Compensation Insurance: Before beginning work, Contractor shall furnish to the Town satisfactory proof that he or she has, for the period covered under the Contract, full Worker's Compensation coverage for all persons whom Contractor may employ directly, or through subcontractors, in carrying out the work contemplated under the contract, and shall hold the Town free and harmless for all personal injuries of all persons whom Contractor may employ directly or through subcontractors.
- v. Additional Insured: Contractor shall name the Town of Queen Creek as an "Additional Insured" on all insurance policies, except Worker's Compensation, and this shall be reflected on the Certificate of Insurance.
- vi. Cancellation Notice of Material Change of Coverage: Contractors' required insurance shall be endorsed to provide that the policy(ies) will not be canceled, reduced, discontinued, or otherwise materially altered during the period of performance without thirty (30) days prior written notice to the Town of Queen Creek.
- vii. Certificate(s) of Insurance: Prior to commencing work under each contract or subcontract, Certificates of Insurance shall be submitted and approved by the Town. Contractor is responsible for obtaining Certificates of Insurance establishing that Contractor and all subcontractors have complied with insurance requirements previously stated. Copies of Certificate(s) of Insurance shall be forwarded to the Risk Manager for review and filing.
- viii. Rating of Insurance Company(ies): Any and all insurance company(ies) supplying coverage to Contractor must have no less than an "A" rating in accordance with the A.M. Best rating guide.
- ix. Waiver: The Town Manager in consultation with the Risk Manager and/or Town Attorney, reserves the right to waive or reduce insurance requirements should it be in the best interest of the Town.



x. Additional Insurance Requirements: The Contractor is primarily responsible for the risk management of its Work under this Contract, including but not limited to obtaining and maintaining the required insurance and establishing and maintaining a reasonable risk control and safety program. Town reserves the right to amend the requirements herein at any time during the Contract subject to at least 30 days written notice. The Contractor shall require any and all subcontractors to maintain insurance as required herein naming Town and Contractor as "Additional Insured" on all insurance policies, except Worker's Compensation, and this shall be reflected on the Certificate of Insurance. The Contractor's insurance coverage shall be primary insurance with respect to all other available sources. Coverage provided by the Contractor shall not be limited to the liability assumed under the Indemnification provision of this Contract. To the extent permitted by law, Contractor waives all rights of subrogation or similar rights against Town, its council members, officers, officials, agents, and employees. All insurance policies, except Workers' Compensation and Professional Liability required by this Agreement, and self-insured retention or deductible portions, shall name, to the fullest extent permitted by law for claims arising out of the performance of this Contract, Town, its agents, council members, officers, directors, officials and employees as Additional Insureds. Town reserves the right to require complete copies of all insurance policies required by this Contract at any time. Failure to maintain the insurance policies as required by this Contract, or to provide evidence of renewal, is a material breach of contract.



**EXHIBIT C - FORM JOB ORDER**



**WORK ORDER**

**WORK ORDER NUMBER: 200X- X**

**(MONTH, DAY, YEAR)**

**CONTRACT  
No. XXXX-XXX**

TO: \_\_\_\_\_  
Job Order Contracting Contractor ("Contractor")

FROM: Employee Name  
Title  
Town of Queen Creek

RE:

This Job Order is issued pursuant to the Agreement between the Town of Queen Creek and **Contractor** dated **Month Day, 202X**, and the other documents that were made part of and referenced in the Agreement. This Job Order is the Notice to Proceed with the subject Job Order Project on the below Job Order Beginning Date. The terms of this Job Order are as follows:

**Part I - Scope of Job Order Work**

- 1. Description of the Scope of Job Order Work:
- 2. Description, Unit of Measurement, Price of Tasks and their quantity should be submitted by Contractor to the Town of Queen Creek as "**Attachment 1**", if applicable.
- 3. A list of Drawings and Specifications for the Project is attached as "**Attachment 2**", if applicable.

**Part II - Specific Information**

1. Job Order Price		\$1.00
2. Schedule	Job Order Beginning Date: (Date project must start)	
	Job Order Final Completion Date: i.e. Date project is complete, including, without limitation, all deficiency, incomplete or correction items (Job Order Punch List)	

If there are more than sixty (60) calendar days between the Beginning Date and the Final Completion Date, or if the Town of Queen Creek has requested a Job Order Progress Schedule, a Job Order Progress Schedule should be attached as "**Attachment 3**".

**Part II - Approvals**

\_\_\_\_\_  
Project Manager

\_\_\_\_\_  
Department Director

\_\_\_\_\_  
John Kross, Town Manager

\_\_\_\_\_  
Julia Wheatley, Mayor

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



**Town of Queen Creek**  
22358 S. Ellsworth Road  
Queen Creek, Arizona 85142

**[www.queencreekaz.gov](http://www.queencreekaz.gov)**

## **REQUEST FOR QUALIFICATIONS**

**RFQ No. 23-013**

**FOR**

**Roadway/Civil/Sitework  
Job Order Contract (JOC)**

**Due Date & Time**

**January 19, 2023  
3:00 PM, AZ Time**



## ROADWAY/CIVIL/SITework JOB ORDER CONTRACT (JOC)

### RFQ No. 23-013

- RFQ ISSUANCE DATE:** December 07, 2022
- SUBMITTAL DUE DATE AND TIME:** January 19, 2023 at 3:00 P.M. AZ time
- SUBMITTAL LOCATION:** You may submit your proposal by the due date and time through the Town of Queen Creek e-Procurement Portal <https://procurement.opengov.com/portal/queencreekaz>
- NO EMAILED, FAXED, MAILED OR HAND-DELIVERED PROPOSALS WILL BE ACCEPTED
- PRE-SUBMITTAL MEETING:** N/A
- ONE-STEP PROCESS:** This is a one-step solicitation. The successful Respondent(s), if any, will be selected at the end of the RFQ process.
- QUESTIONS:** All questions must to be submitted by **5:00 PM, January 04, 2023**. Any question related to this Request for Qualifications (RFQ) shall be via the Town of Queen Creek e-Procurement Portal, located at <https://procurement.opengov.com/portal/queencreekaz>
- Please note the deadline for submitting questions. All responses to questions will be posted on the Town of Queen Creek e-Procurement Portal. It is recommended that Proposers click "Follow" on this RFQ to receive an email notification when responses are posted. It is the sole responsibility of the Proposer to check the website for responses to inquiries.

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### **ATTACHMENTS: (located in e-Procurement Portal)**

- 1 Non-Collusion Affidavit
- 2 Certification Regarding Debarment, Suspension, Proposed Debarment, and Other Responsibility Matters
- 3 W-9/Taxpayer I.D. Number

### **EXHIBITS: (located in e-Procurement Portal)**

- A Sample Job Order Contract
- B Sample Job Order

## SECTION I: LEGAL ADVERTISEMENT

### RFQ NO. 23-013 ROADWAY/CIVIL/SITWORK JOB ORDER CONTRACT (JOC)

NOTICE IS HEREBY GIVEN that the Town of Queen Creek, Arizona will receive sealed Request for Qualifications (RFQ) for Job Order Contract (JOC) for Town of Queen Creek Roadway/Civil/Sitework (JOC)

#### **Project Summary:**

It is the Town of Queen Creek's intent to enter into contacts with up to four (4) qualified Job Order Contract (JOC) contractors (Contractor) to provide Roadway/Civil/Site Construction, and related services, on an as needed basis at various project locations throughout the Town of Queen Creek.

Projects will range in scope and scale from fully developed construction documents to scopes of work that are determined based on site walks and existing conditions in the field. JOC selection will be made to attempt to balance the workload assigned across the selected JOC contractors. At the start of each job order, the project manager will contract the selected JOC contractor to begin development of a job order. If the project manager and contractor are successful in negotiating a price, the job order will be executed. If the project manager and contractor are not able to agree on pricing, the selected contractor will be notified of a termination of negotiations and the project manager may then engage another JOC contractor.

The initial term of the JOC will be for two (2) years from the date of award. The Town has the option, in the Town's sole discretion to renew the contract for three (3) additional one-year periods. The total length of the contract shall not exceed five (5) years. Renewal of the contract will be based on the successful performance by the JOC contractor and the needs of the Town. Any individual Job Order maximum amount will not exceed \$3,000,000.

A Pre-Submittal Meeting will not be held for this solicitation.

#### **Proposals:**

The Town will accept sealed responses on or before 3:00 PM local time on Thursday, January 19, 2023. You may submit your response by the due date and time through the link provided in the Request for Qualifications, No. 23-013. Responses received after the date and time prescribed for the opening of responses, or not submitted in the designated manner, will not be accepted, opened, or considered. NO EMAILED, FAXED, MAILED OR HAND-DELIVERED RESPONSES WILL BE ACCEPTED.

The RFQ documents can be obtained from the Town of Queen Creek's E-Procurement Portal at <https://procurement.opengov.com/portal/queencreekaz>.

PUBLISHED: *AZ REBUBLIC*  
*December 07, 2022 & December 14, 2022*

## **SECTION II: PROCUREMENT SCHEDULE**

Procurement Schedule for this RFQ (all dates are approximate) and may be changed by Addendum:

- |  |   |
|--|---|
| A. RFQ issued                          | Date set forth on Page 2 of this RFQ          |
| B. Pre-submittal meeting               | Date and time set forth on Page 2 of this RFQ |
| C. Questions due to Procurement Office | Date and time set forth on Page 2 of this RFQ |
| D. Response due                        | Date and time set forth on Page 2 of this RFQ |

## **SECTION III: INSTRUCTIONS TO RESPONDENTS**

### **INSTRUCTION 1: DEFINED AND CONTROLLING TERMS**

- 1.01 **Definitions:** Terms used in this RFQ have the meanings indicated in the Contract, the Project Specifications, Special Provisions, and Contract Documents, as applicable. Additional terms used in this RFQ have the meanings indicated below:
- A. “Contractor” shall mean the person or corporation with whom Town has entered into an agreement for construction related work or services in relation to the Project at issue.
  - B. “Firm” shall mean each or any of the individuals, firms, partnerships, joint ventures, corporations or other legal entities submitting their qualifications in response to this RFQ.
  - C. “Town” shall mean the Town of Queen Creek, Arizona.
  - D. “Project” shall mean the Project set forth below in Section IV Project Description.
  - E. “Purchasing Policy” shall mean the Town of Queen Creek’s Purchasing Policy which governs this procurement and is incorporated in this RFQ by this reference.
  - F. “Respondent” shall mean the qualified, licensed person, firm or corporation who furnishes Services under the Contract Documents.
  - G. “Respondent” shall have the same meaning as “Firm.”
  - H. “Response” or “Submittal” shall mean the Response.
  - I. “Response” shall mean a response submitted in response to this RFQ.
  - J. “Services” shall mean any and all services to be provided under the Contract Documents and may include, but not be limited to: furnishing all labor, materials, equipment, documentation, tools, machinery, supplies, transportation, traffic control, supervision services, coordination, administrative permitting, manufacturing, supplying, installation, management, testing, and verification necessary to complete the project described in the Scope of Services and any and all other services required for the full, professional and timely performance by the Respondent and its Consultants.

- K. "Site" shall mean the physical location where the Project is located and any ancillary or adjacent areas to be utilized by Respondent and/or Town in relation to the Project.
- L. "Subcontractor" means a person who contracts to perform work or render service to a contractor or to another subcontractor as a part of a contract with an agent.
- M. "Vendor Questionnaire" shall mean the required questions to be answered, listed as part of the Respondents response in the E-Procurement Portal: OpenGov.

## **INSTRUCTION 2: MINIMUM REQUIREMENTS OF RESPONDENTS**

- 2.01 Professional License/Certification/Registration: All individual architects, engineers, Consultants and other professionals engaged in providing Services for the Town shall be licensed or certified by and/or registered with the State of Arizona as required pursuant to A.R.S. § 32-121, *et seq.*, for the types of work included in Services to be rendered by them related to the Project that is the subject of this RFQ.
- 2.02 Contractor Licensing / Registration: The Contractor must be properly registered, licensed and certified by the Arizona Registrar of Contractors at the time of submission.
- 2.03 Legal Worker Certification: To ensure the Town's compliance with A.R.S. § 41-4401, every Respondent must comply with A.R.S. § 23-214(A) and all federal immigration laws and regulations that relate to its employees.
- 2.04 No Israel Boycott: To the extent applicable, the Town is prohibited by A.R.S. § 35-393.01 from entering into a contract with any company for professional services unless the contract with the company includes a written certification that the company is not currently engaged in, and will not, for the duration of the contract, engage in a boycott of Israel. By submitting a Response, a Respondent represents to the Town that it is not currently engaged in a boycott of Israel and that it will agree to language in the contract prohibiting any such boycott for the duration of the contract.
- 2.05 Insurance: Respondent must have or obtain within the time period set by the Town, the Insurance coverages and certifications and fully comply with the insurance requirements set forth in the Vendor Questionnaire.
- 2.06 Failure to Meet Minimum Requirements: Any violation or failure to meet the requirements of this Instruction 2 may, at the sole option of the Town, cause a Response to be considered non-responsive and/or the Respondent being deemed non-responsible resulting in the rejection of the Response, and may result in cancellation or termination of the resultant Contract if discovered after the Contract has been awarded.

## **INSTRUCTION 3: ACCEPTANCE OF CONTRACT DOCUMENTS**

- 3.01 Town Standard Contract: The Town has developed a draft form of the Job Order Contract and Respondent agrees to execute this form of Contract Document. The Final Contract form will include and be consistent with, without limitation, Town's contract terms, General Conditions, Exhibits and/or other Contract Documents hereto, all applicable provisions of the RFQ and supporting documents and any amendments thereto, and such other terms as the Town determines are in its best interest and appropriate for the Project. By submitting a Response, Respondent also acknowledges its understanding and



- D. The Respondent has not given or offered to give, and does not intend to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip favor, or service to a public servant in connection with the submitted Response;
- E. Failure to sign the Response, or the falsity of a statement in a signed Response, shall void the submitted Response or any resulting contracts, and the Respondent may be disbarred;
- F. The Respondent is current in all obligations due to the Town, if any;
- G. Based on the information and observations referred to in the preceding Instruction 4.01, that at the time of submitting its Response no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of its Response and that Respondent has the financial, bonding, technical and resource capacity and capability to fully and timely perform the scope of services in accordance with the other terms and conditions of the RFQ and the Contract Documents; and,
- H. There will be no subsequent financial or time adjustment, other than that provided by the subsequent Contract, for lack of such familiarization.

#### **INSTRUCTION 5: PREPARATION OF RESPONSE**

- 5.01 Response Contents: All Responses shall include all of the information, documents, Attachments and other items set forth in Section VI Response Contents below, fully completed. In the case of any conflict between this Instruction 5 and the requirements set forth in Section VI, Section VI shall control.
- 5.02 Simple and Clear: Responses should be prepared simply and economically, providing adequate information in a straightforward and concise manner. The Response must display clearly and accurately the capability, knowledge, experience and capacity of the Firm to meet all of the requirements of this RFQ including those set forth in Section V Scope of Services and respond to the evaluation criteria in Section VII Evaluation of this RFQ.
- 5.03 Response Format and Length: All Responses must electronic in a pdf format presented in 8.5” by 11” size format. ***There is an 8-page limit for this RFO.*** No modification will be considered except for that which has initially been submitted as set forth on Page 2 of this RFQ.
- 5.04 Contract Exceptions: The Respondent shall clearly identify any/all exceptions to the RFQ specifications or contract terms in the Vendor Questionnaire. This is the only means for a Respondent to identify any/all exceptions to the specifications in this RFQ and/or Town standard JOC Contract terms, including the General Conditions. Exceptions raised at a later time, or in any other location in the Response, will not be considered in any negotiations. Respondents may review the JOC Contract and General Conditions at: <https://www.queencreekaz.gov/departments/finance-/procurement/bids-rfqs>.
- 5.05 Exceptions to Town’s standard Contract terms, General Conditions, and/or the terms of this RFQ may, in Town’s sole discretion, be basis for the Responses to be rejected as nonresponsive.
- 5.06 Public Record/Confidential Information:

- A. All Responses submitted in response to this RFQ, whether or not accepted by the Town, shall become a matter of public record available for review, subsequent to the award notification, in accordance with Town's Procurement Policy.
  - B. If a person believes that a response, offer, specification, or protest contains information that should be withheld as proprietary or confidential, a statement advising Town of this fact shall accompany the submission and the information shall be identified in the Proprietary and/or Confidential Information section of the Vendor Questionnaire.
  - C. The information identified by the person as confidential shall not be disclosed until the Town makes a written determination whether the information must be disclosed under Arizona law. If the Town determines that the information must be disclosed, Town will provide the Respondent with notice of such fact, and that the Respondent has five (5) days within which to file a legal action protesting the planned disclosure. If no legal action is taken within the time specified, Town will disclose the information and will not be responsible for any claims or losses arising from or related to such disclosure.
- 5.07 Signature: The Response shall be submitted by a person authorized to sign the offer. An Electronic Signature is acceptable as long as it is completed through an electronic signature program, i.e. Adobe Sign, Docu-sign, etc. If the Respondent is a corporation or other legal entity, the Response must be signed in the legal name of the corporation followed by the name of the state of incorporation or organization and the legal signature of an officer or other person authorized to bind the corporation or other legal entity to a contract. Unsigned Responses will be considered nonresponsive and will be rejected.
- 5.08 Time: Periods of time, stated as number of days, shall be calendar days.
- 5.09 Modifications: Erasures, interlineations, or other modifications in the Response shall be initialed in original ink by the authorized person signing the Response. No Response shall be altered, amended, or withdrawn after the specified due date and time.
- 5.10 No Reimbursement: Town shall not reimburse the cost of developing, presenting, submitting or providing any Response to this solicitation, or any other costs or expenses of any Respondent.

#### **INSTRUCTION 6: ERRORS, INQUIRIES AND ADDENDA**

- 6.01 Errors: It is the responsibility of all Respondents to examine the entire RFQ package and seek clarification of any item or requirement and to check all responses for accuracy before submitting a Response. Negligence or errors in preparing a Response confers no right of withdrawal or correction after Response due date and time.
- 6.02 Notice of Errors: Should a Respondent find any ambiguity, conflict, inconsistency, omission or other error in the RFQ or should the Respondent be in doubt as to its meaning, he or she shall at once notify the contact person listed on page 2 of this RFQ, via email only, and ask that the RFQ be clarified or modified. If prior to the date fixed for submission of Responses, a Respondent knows of or should have known of an error in the RFQ, but fails to notify the Town of the error, the Respondent shall submit a response at its own risk, and if awarded the contract shall not be entitled to additional compensation or time by reason of the error or its later correction.

- 6.03 Questions: All questions regarding the contents of this solicitation and the solicitation process (including requests for ADA accommodations), shall be submitted no later than the stated deadline for submitting questions on page 2 of this RFQ via the Town's e-procurement portal located at <https://procurement.opengov.com/portal/queencreekaz>. Questions improperly submitted and/or received by Town after the deadline will not be answered.
- 6.04 Answers: Responses to the written questions or requests for clarification or modification of the RFQ submitted by Respondents, will be answered through the Town's e-procurement portal. Any response that requires a change to the RFQ, will be provided for in the form of Addenda and will be indicated in the response to the question.
- 6.05 Correspondence: Any correspondence related to the RFQ should be submitted as indicated on page 2 of the RFQ.
- 6.06 Addendum: It is each Respondent's obligation to assure that it has received and reviewed all Addenda issued. Each Respondent shall acknowledge receipt of Addenda in the Addendum Acknowledgement section of the Vendor Questionnaire. Failure by a Respondent to acknowledge receipt of all Addenda may result in that Respondent's Proposal being deemed non-responsive and possibly rejected. Addenda acknowledgement returned to Town separately from a Respondent will not be accepted.

#### **INSTRUCTION 7: RESPONSE SUBMITTAL, DUE DATE AND TIME**

- 7.01 Submittal: Each Response shall be submitted in the manner set forth on Page 2 of this RFQ.
- 7.02 Due Date and Time: Respondents must submit their Response by the Due Date and Time as set forth on page 2 of this RFQ. Responses will be accepted by the Town until the Due Date and Time specified.
- 7.03 Timely Delivery: It is the responsibility of the Respondent to ensure on-time delivery of the Response listed on page 2 of this RFQ. Please allow sufficient amount of time to upload your Response to ensure that it is received by the Town by the Due Date and Time. Late Responses shall not be considered under any circumstances.
- 7.04 Late Responses: Any Response or other Response received after the Response Due Date and Time will be rejected as non-responsive.

#### **INSTRUCTION 8: WITHDRAWAL OF RESPONSE**

At any time prior to the specified Response Due Date and Time, a Respondent may withdraw or "un-submit" their Response through the Town's e-procurement portal. After withdrawing a previously submitted response, the Respondent may submit another response at any time up to the deadline for submitting responses as set forth on page 2.

#### **INSTRUCTION 9: RESPONSE OPENING**

Responses shall be opened the time and place stated in this RFQ. The name of each Respondent shall be publicly read and recorded in the presence of a witness. All other information received in response of this RFQ shall be shown only to Town personnel having legitimate interest in the

evaluation process. After award of the contract, the successful Responses and the evaluation documentation shall be open for public inspection.

#### **INSTRUCTION 10: TOWN RESERVED RIGHTS**

Notwithstanding any other provision of this RFQ, the Town expressly reserves the right to:

- a. Extend the date by which Responses are due;
- b. Withhold the award or cancel this RFQ for any reason Town determines;
- c. Reject any or all Responses, in whole or in part;
- d. Waive any immaterial defect, irregularity or informality in any Response;
- e. Reissue an RFQ;
- f. Exercise any and/or all other rights available to Town under the terms of the RFQ, the Purchasing Policy, at law, or in equity.

#### **INSTRUCTION 11: ADDITIONAL PROHIBITIONS AND RESTRICTIONS**

11.01 Interest in More Than One Response: No person, firm, partnership, joint venture, corporation or other legal entity shall be permitted to submit more than one (1) Response for the same Project. A person, firm, partnership, joint venture, corporation or other legal entity that has submitted a sub-consultant Response to a Respondent is disqualified from submitting a Response for the Project as a Respondent. A person, firm, partnership, joint venture, corporation or other legal entity shall be allowed to submit a sub-consultant Response to more than one (1) Respondent.

11.02 Lobbying/Influence/Gratuities: As prescribed in Article 11 of Town's Purchasing Policy, any attempt to influence an employee or agent to breach Town Ethical Code of Conduct, or any unethical conduct, may be grounds for Sanctions under Articles 11-108 and 11-109.

A. An attempt to influence includes, but is not limited to:

1. Any Respondent, or any agent, representative or affiliate of a Respondent, offering or providing a gratuity, gift, tip, present, donation, money, entertainment or educational passes or tickets, or any type of valuable contribution or subsidy, that is offered or given with the intent to influence a decision, obtain a contract, garner favorable treatment, or gain favorable consideration of any kind. Paying the expense of normal business meals, which are generally made available to all eligible persons, shall not be prohibited by this provision.
2. Any communication regarding this solicitation for the purpose of influencing the process or the award, between any Respondent, or any agent, representative or affiliate of a Respondent, and Town, including but not limited to Town's Board of Directors, officers, employees, and/or consultants hired to assist in the solicitation, is prohibited.

B. This prohibition is imposed from the time of the first public notice of the solicitation until the Town cancels the solicitation, rejects all responses, awards a contract, or

otherwise takes action which ends the solicitation process. This section shall not prohibit public comment at any public meeting of the Town Council.

- C. This prohibition shall not apply to communication with the official contact(s) specifically identified in the solicitation, or to Town-initiated communications, made for the purposes of conducting the procurement, and in the manner prescribed in the solicitation, including but not limited to pre-submittal conferences, clarification of Responses, presentations if provided for in the solicitation, requests for Best and Final Responses, contract negotiations, interviews, protest/appeal resolution, or surveying nonresponsive Respondents.

- 11.03 Excluded Information: Respondents shall not submit to, or communicate in any way with the Town regarding, information prohibited from consideration by applicable Arizona or Federal law. Accordingly, any Response that contains any information of this type will be deemed nonresponsive, will not be considered and the Response will be returned to the Respondent. This exclusion of information applies to the Response, to any interview and to all other aspects of the RFQ competition.
- 11.04 Restriction on Communications: Respondents and members of their teams shall not communicate concerning this RFQ with the Respondent for this project, Town' Project Executive, any Town Consultant or Program Manager, Selection Committee members, or employees of the Town, except as stipulated in Inquiries and Addenda above. A Respondent's failure to abide by this requirement may result in rejection of a Response.
- 11.05 Disbarment/Clarification: A Respondent (including each of its principals) who is currently disbarred, suspended or otherwise lawfully prohibited from any public procurement activity may have its Response rejected. The Town reserves the right to obtain Respondent clarifications where necessary to arrive at a full and complete understanding of Respondent's service, product, and/or Response. Clarification means a communication with a Respondent for the sole purpose of eliminating ambiguities in the Response and does not give Respondent an opportunity to revise or modify its Response.
- 11.06 All Remedies Available: With regard to any violation of any of the provisions of this Instruction 11, Town expressly reserves the right to pursue any and all remedies available to it under Town's Purchasing Policy, at law or in equity, including, but not limited to, the following:
  - A. Any violation of this Section discovered before an award of the resultant contract may, in Town's sole discretion, subject a Respondent to a warning letter, rejection of its Response, or disbarment, depending on the nature of the violation.
  - B. If a violation of this Section is discovered after the resultant contract has been awarded, the Town may, by written notice to the Respondent, cancel the resultant contract. In the event Town cancels the resultant contract pursuant to this provision, Town shall be entitled, in addition to any and all other available rights and remedies, to withhold or recover from the Respondent the amount of any gratuity provided and any and all incidental and/or consequential damages incurred by the Town as a result of the violation.

## **INSTRUCTION 12: ACCEPTANCE PERIOD**

- 12.01 In order to allow for an adequate evaluation, Town requires all Responses to be valid and irrevocable for one hundred and twenty (120) days after the opening time and date and each Respondent agrees that it will hold open its Response for such period.
- 12.02 No contract or agreement, expressed or implied, shall exist between Town and any Respondent, or be binding on Town, before formal approval by Town Council and the execution of the resulting written contract by both parties.
- 12.03 If agreement on the terms of a resultant Contract cannot be reached after a period deemed reasonable by the Town in its sole discretion, Town may negotiate and enter a Contract with any other Respondent who submitted a timely and responsive Response to this RFQ, as provided by law.

## **INSTRUCTION 13: EVALUATION**

Evaluation of timely and responsive Responses submitted by responsible Respondents shall be based upon the evaluation process and criteria set forth in Section VII of this RFQ.

## **INSTRUCTION 14: PROTESTS**

Town believes that it can best maintain its reputation for treating firms, Respondents, etc., in a fair, honest, and consistent manner by conducting solicitations in good faith and by granting competitors an equal opportunity to win an award. If a Respondent believes that the Town has fallen short of these goals, it may submit a written protest pursuant to the Town's Purchasing Policy, which is available at: <https://www.queencreek.org/departments/finance-/procurement/purchasing-process>.

## **INSTRUCTION 15: COOPERATIVE PURCHASING AGREEMENTS**

- 15.01 An award of contract resulting from this RFQ may be extended for use to other municipalities and government agencies of the state. Any such usage by other municipalities and government agencies must be in accordance with the ordinance, charter and/or rules and regulations of the respective political entity. Any public agencies not identified within this RFQ who wish to cooperatively use the contract are subject to the approval of Proposer.
- 15.02 TOWN is also a member of S.A.V.E. (Strategic Alliance for Volume Expenditures), which consists of numerous municipalities, counties, universities, colleges, schools, cities, and other Arizona State agencies. These cooperatives are achieved through Intergovernmental Agreements (IGA) in accordance with provisions allowed by A.R.S. § 11-952 and § 41-2632. The IGAs permit purchases of material, equipment and services from proposers at the prices, terms and conditions contained in contracts originated between any and all of these agencies and a successful Respondent.

## **SECTION IV – PROJECT DESCRIPTION**

It is the Town of Queen Creek’s intent to enter into contracts with up to four (4) qualified Job Order Contract (JOC) contractors (Contractor) to provide Roadway/Civil/Site Construction, and related services, on an as needed basis at various project locations throughout the Town of Queen Creek.

Projects will range in scope and scale from fully developed construction documents to scopes of work that are determined based on site walks and existing conditions in the field.

JOC selection will be made to attempt to balance the workload assigned across the selected JOC contractors. At the start of each job order, the project manager will contract the selected JOC contractor to begin development of a job order. If the project manager and contractor are successful in negotiating a price, the job order will be executed. If the project manager and contractor are not able to agree on pricing, the selected contractor will be notified of a termination of negotiations and the project manager may then engage another JOC contractor.

The initial term of the JOC will be for two (2) years from the date of award. The Town has the option, in the Town’s sole discretion to renew the contract for three (3) additional one-year periods. The total length of the contract shall not exceed five (5) years. Renewal of the contract will be based on the successful performance by the JOC contractor and the needs of the Town. Any individual Job Order maximum amount will not exceed \$3,000,000.

## **SECTION V – SCOPE OF SERVICES**

At the start of each job order, a preconstruction conference will be held to determine the scope of the design and construction phase services required to complete the job order. The JOC will be responsible for management of all consultants and subcontractors required to complete each project in its entirety.

The job orders issued under these contracts may include but are not limited to:

- New roadway construction or widenings
- Roadway reconstruction
- Earthwork: site rough and finish grading
- New asphalt paving, including mill and overlay
- Concrete removal and/or placement, sidewalks, valley gutters, curbs
- Install and/or relocate guardrails, handrails, road side barriers
- Bikeways, multi-use paths: concrete, granite, natural materials
- Install and/or remove, storm water pipes, culverts, channels, headwalls, catch basins.
- Minor wet and/or dry utility installation, relocation and adjustments required for roadway construction projects
- Minor landscaping, irrigation systems and controls
- Erosion Repairs (fill, rock boulders, grading)
- Estimating services for Roadway/Civil/Site Construction projects.

Some level of design services may be required for some JOC’s; however, most will be designed through consultants under separate contract with the Town. If requested, design may occur under

the direction of the JOC in accordance with the Town's Purchasing Policy which incorporates A.R.S. Title 34. For those job orders that require design services, the contractor shall seek the services of a professional engineer, architect or landscape architect, registered in the state of Arizona, to prepare construction documents and obtain appropriate Town and other regulatory agency permits.

It is the responsibility of the JOC contractor to provide cost estimating, and project scheduling for specific project scopes. The Contractor will also be responsible for:

- Knowledge of and compliance with current Town of Queen Creek adopted codes
- All other work as it relates to this JOC, and
- All work incidental to this JOC

The Town and/or its Engineering consultants under contract with the Town will provide construction administration, inspection, soils and material testing.

The intent of this scope of work outline is to provide the framework of the anticipated work and should not be construed as being final and comprehensive. A complete and detailed scope of work will be developed as part of the contract negotiations with the selected company/team. Each work order may contain up to a 7% contractor fee. Preconstruction services, if needed, must be included in any scope of work proposal prior to the commencement of any work. Work orders may be scoped on a time and materials basis.

## **SECTION VI – RESPONSE CONTENTS**

### **6.1 Cover Letter (*Not included in page count*):**

- A. A transmittal/cover letter that introduces the Firm, confirms that all elements of the RFQ have been read and understood, and summarizes your interest in the work. The transmittal letter shall be one-page maximum and signed by an individual authorized to bind the Firm contractually. Acknowledgement that the firm is agreeable to engaging with Town and has read and accepted the contractual language indicated in Town professional consultant agreement (*not included in page count*).

### **6.2 Firms General Information**

- A. Provide a general description of the company and/or team that is proposing to provide JOC services. Explain the legal organization of the proposed company or team. The prime contractor is expected to self-perform a minimum of 50 percent (50%) of Job Order work. This requirement may be adjusted for specific Job Orders, at the Town's discretion.
- B. Identify the location of the company's principal office and the local office's work role.
- C. Identify any contract or subcontract held by the company or officers of the company, which has been terminated within the last five (5) years for cause. Identify any claims arising from a contract owner, which resulted in litigation or arbitration within the last five (5) years. Briefly describe the circumstances and the outcomes.
- D. List the Arizona professional and contractor's license(s) held by the company. Provide the license number and explain if held by an individual or the company.

### **6.3 Experience and Qualifications of the Company/Team**

Identify at least five (5) projects completed by the proposed project team that best represent the anticipated scope of services requested under this contract. The projects listed should show the extent of the contractor's JOC experience in managing multiple subcontractors, vendors and suppliers. For each project identified provide the following information:

- A. Description of project.
- B. Role of the contractor, either as prime or subcontractor.
- C. Project's original contracted construction cost and final construction cost.
- D. Construction dates.
- E. Project owner reference information (name with telephone number). This should be a person representing the owner who has firsthand knowledge of work performance.

### **6.4 Project Staff / Key Personnel**

For each key person identified, list at least two JOC projects in which they have played a primary role. If a project selected for a key person is the same as one selected for the Contractor, provide just the project name and the role of the key person. For other projects provide:

- A. Description of the project
- B. Role of the person
- C. Project's construction cost
- D. Construction dates
- E. Project owner reference information (name with telephone number). This should be a person representing the Owner who has firsthand knowledge of work performance.

### **6.5 Overall Approach / Methodology**

- A. Describe your companies' process and techniques for scope development and execution of JOC projects.
- B. Describe any software systems used for estimating, scheduling and planning for your projects.

### **6.6 Lessons Learned**

From the experience of the Firm/Team, please discuss three lessons learned from the delivery of previous JOC projects. Please describe the situation, the lesson learned and what processes/procedures have been put in place to ensure the situation is avoided on new Job Orders.

### **6.7 Sub-Contractors Selection Plan**

Please submit a description of your firm's subcontractor and supplier selection plan. Subcontractors may be selection based on qualification alone or on a combination of qualifications and price. Subcontractors shall not be selected on price alone.

**6.8 Required Attachments:** The following Forms must be included in the Response: *These items are not included in the page count:*

- A. Non-Collusion Affidavit (Attachment 1);
- B. Certification Regarding Debarment, Suspension, Proposed Debarment, and other Responsibility Matters (Attachment 2);
- C. Vendor Registration Form/Taxpayer I.D. Number (Attachment 3).
- D. Respondents must complete the Insurance Requirements Form indicating the ability to obtain and retain the required insurance during the contract period.

## **SECTION VII – EVALUATION**

**7.1 Most Advantageous to Town:** Pursuant to Town Purchasing Policy, evaluation of Responses and award of the Contract(s) will be made with reasonable promptness to the Respondent(s) who’s Response best conforms to the Scope of Services and will be most advantageous to the Town with respect to qualifications, conformity to Scope of Services and other factors.

**Evaluation Criteria for Responses and Scoring:** The Proposals will be evaluated using the following criteria. The final scores and ranks will be reviewed to determine the short list.. Table 7.1 shows the maximum points and relevant proposal content that will be considered for each scoring criteria.

**Table 7.1 Proposal Evaluation Criteria**

Criteria	Proposal Content Considered	Maximum Points
Cover Letter	Section VI – 6.1	Prerequisite/No Points Awarded
Firms General Information	Section VI – 6.2	50
Experience & Qualifications of the Company/Team	Section VI – 6.3	200
Project Staff / Key Personnel	Section VI – 6.4	250
Overall Approach / Methodology	Section VI – 6.5	250
Lessons Learned	Section VI – 6.6	150
Sub-Contractor Selection Plan	Section VI – 6.7	100
<b>Total Points</b>		<b>1000</b>

### 7.3 Response Evaluation Process:

A. Selection Committee: An appropriately qualified Selection Committee shall evaluate the responses and performance data that are submitted in response to the RFQ for the proposed contract. The Selection Panel will individually evaluate and score each submittal according to the criteria set forth in Section VI above, The overall scores will be used to determine a “shortlist” of at least three (3) and not more than five (5) respondents for the interview phase of the selection process. Finalists may be invited to participate in detailed interviews. An interview invitation letter will provide the evaluation criteria to be used. However, the Town reserves the right to select a firm(s) based on the evaluation of the SOQ submittals alone and not proceed to interviews.

B. Team Presentation/Interviews, if held:

- 1) Firms/Teams that make the short list may be invited to participate in detailed interviews. An interview invitation letter will provide the evaluation criteria to be used. If interviews are held, the interviews will be scored according to the criteria outlined in the Presentation/Interview Invitation.
- 2) The interview points will stand alone and will not be added to the Response scores. A Final ranking will be determined based on the point total of the interviews.

C. Ranking: After the interviews the Selection Committee will rank the shortlisted firms in order based on the evaluation criteria as presented in the interview invitation letter

D. Negotiations: The Town will enter into negotiations with the responsive and responsible firm(s) whose proposal receives the highest number of points under the evaluation criteria listed above and execute a contract upon completion of negotiation of fees and contract terms for Town Councils’ approval. If the Town is unsuccessful in negotiating a contract, the Town will terminate negotiations and move to the next highest ranked firm(s).

**7.4 Notice of Intent to Award:** The next step will be for the Town to issue a Notice of Intent to Award, and if applicable notices of the intent not to award at all or to some Respondents. Town reserves the right to cancel this RFQ, to reject any or all Responses, and to waive or decline to waive any irregularities in any submitted Responses, or to withhold the award for any reason it may determine in the best interest of the Town.

### 7.5 Delivery of Insurance Policies or Certificates and Execution of Contract Documents:

Within ten (10) days of receipt of notice of intent to award, or as directed by the notice of intent to award, the successful Respondent shall deliver to Town the required insurance policies or certificates in a form satisfactory to the Town. Policies or Certificates must reference the Town Project Number and the Town Project Name with the original submission and with each and every updated submission thereafter. Failure to do so may result in rejection of the successful Respondent’s Response and withdrawal of the Notice of Intent to Award. The Town will deliver to the successful Respondent an original of the form of contract documents to be executed by the successful Respondent at the same time as the notice of intent to award. The successful Respondent shall execute and return to the Town a signed copy of the contract documents within ten (10) days after receipt of the contract documents. Failure to return the executed copies of the contract documents to include the insurance certificates may result in rejection of the successful Respondent’s Response and withdrawal of the Notice of Intent to Award.

**7.6 Changes in Respondent Organization:** In order for a Respondent to remain qualified for award under this RFQ after it has been shortlisted, unless otherwise approved in writing by the Town, the Respondent's organization as identified in its Response must remain intact for the duration of the procurement process. If a Respondent wishes to make changes in the Respondent Team Members or Key Personnel identified in its Response, including, without limitation, additions, deletions, reorganizations and/or role changes, the Respondent shall submit to the Town a written request for approval of the change. Any such request shall be addressed to the Town's designated point-of-contact for this RFQ. If a request is made from a Respondent to allow the deletion or role change of any Respondent Team Member or Key Personnel identified in its Response, the Respondent shall submit such information as may be required by the Town to demonstrate that the changed Team Member meets the RFQ criteria. Town is under no obligation to approve such requests and may approve or disapprove an entire request, or any portion of a request, in its sole discretion.

#### **SECTION VII: AWARD**

This is a one-step competition. The successful Respondent, if any, will be selected and recommended by the Selection Committee to the appropriate Town Officer and/or Town Council for Award. Any Contract resulting from this RFQ will be awarded consistent with the appropriate Town authority as approved by the Council, Town's Purchasing Policy and requirements, and applicable statutes. No contract shall exist until the final written Contract is properly and formally approved for Award and fully executed by the Respondent and the properly authorized Town signatory.

**EXHIBIT B  
TO  
LINKING AGREEMENT  
FOR COOPERATIVE PURCHASE**

HUNTER CONTRACTING CO.  
DOUBLETREE RANCH ROAD ENTRY CONSTRUCTION

[Job Orders]

See the following pages (to be attached after execution).

**TOWN OF PARADISE VALLEY  
JOB ORDER CONTRACTING AGREEMENT  
WITH  
HUNTER CONTRACTING CO.**

JOB ORDER NO. 1

DOUBLETREE RANCH ROAD ENTRY CONSTRUCTION

This Job Order No. 1 (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 Hunter Contracting Co., an Arizona corporation (the “**JOC**”). This Job Order is subject to and governed by the terms and conditions of the Town of Queen Creek Job Order Master Contract No. 2023-038 (the “**Base Agreement**”), and of the Town of Paradise Valley Linking Agreement for Cooperative Purchase No. CON-26-039-ENG (the “**Agreement**”).

**ARTICLE 1  
Scope of Work**

The JOC shall furnish all labor, materials, and equipment, as more fully set forth in the Doubletree Entry Monument Proposal, which is attached hereto as **Attachment 1** and incorporated as if fully set forth herein (the “**Work**”), to complete the Doubletree Ranch Road Entry Construction 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 JOC shall commence work within 10 days from issuance by the Town of a Notice to Proceed and shall complete the Work within 90 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 **\$570,797.00**. This not-to-exceed amount includes the Work set forth in **Attachment 1** plus an owner’s contingency of **\$55,000**, which shall not be obligated or expended without the express, written pre-authorization 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”

TOWN OF PARADISE VALLEY,  
an Arizona municipal corporation

\_\_\_\_\_  
Andrew Ching, Town Manager

ATTEST:

\_\_\_\_\_  
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Andrew J. McGuire, Town Attorney

“JOC”

HUNTER CONTRACTING CO.,  
an Arizona corporation

  
\_\_\_\_\_  
Signature

**Dig Karki**

\_\_\_\_\_  
Name

**Senior Vice President**

\_\_\_\_\_  
Title

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

[Doubletree Ranch Entry Monument Proposal]

See the following pages.



701 N. Cooper Rd., Gilbert AZ 85233  
6930 N. Camino Martin, Tucson AZ 85741  
3580 W. Ina Rd, Ste 170, Tucson AZ 85741  
[www.huntercontracting.com](http://www.huntercontracting.com)

## DOUBLETREE ENTRY MONUMENT PROPOSAL

**TO: Sam Kayat, PE**

Senior Engineer - CIP Manager  
Town of Paradise Valley  
6401 East Lincoln Drive, Paradise Valley, AZ 85253  
[skayat@paradisivalleyaz.gov](mailto:skayat@paradisivalleyaz.gov)

**DATE:** 11/21/2025

### PROJECT DESCRIPTION: Paving, Sealcoating, Fencing, Landscaping, Concrete

#### Assumptions and Clarifications:

1. Price is based off of provided plans & specs:  
Town Of Paradise Valley Improvement Plans For Doubletree Ranch Road, Town Entry Landscape Beautification, Project No: 2024-04, 90& Plans Dated 2024-04, By Kimley Horne  
Technical Specifications For Construction Town Of Paradise Valley Project No. 2024-04 Doubletree Ranch Rd Town Entry Landscape Beautification, 90% Technical Specifications, Dated September 2025
2. Price is based on our take-off quantities. We have changed line items 9, 10 and 11 from 137 SY to 195 SY and item 20 from 608 SF to 796 SF and Item 21 from 240 SY to 280 SY
3. Price is based on all work being awarded to Hunter Contracting
4. Existing asphalt to be removed is assumed to be 5" thick, price change may be needed if different.
5. Any utility coordination to be done with utility providers is to be done by owner.
6. Price does not include any City of Scottsdale, permits, or fees
7. All seal coat shall be applied in one mobilization.
8. Price is based on work being started before 3/01/2026

#### Includes:

1. All bid items above only
2. Construction water
3. Sales Tax & Bond
4. Quality control, and Surveying
5. Spoils haul off

#### Excludes:

1. Hard Dig
2. Utility provider coordination or fees
3. Relocation of any utility vaults
4. Hazmat testing or remediation
5. Design or Engineering
6. Sewer or Valve adjustments that are within the slurry seal locations that are not within new asphalt or concrete areas
7. Any Items on plans called out to be done by others
8. Any fence or gate removal or replacement

Respectfully Submitted By,

**HUNTER CONTRACTING CO.**

*Jacob Nolan*

**Jacob Nolan**

Estimator

(480)435-0612

[jacob.nolan@huntercontracting.com](mailto:jacob.nolan@huntercontracting.com)

## DOUBLETREE RANCH ROAD ENTRY MONUMENT by Hunter Contracting Co.

Item No.	Item Description	Unit	Quantity	Unit Price	Amount
1	Construction Surveying and Layout	LS	1	\$ 8,575.94	\$ 8,575.94
2	As-Builts	LS	1	\$ 612.57	\$ 612.57
3	Contractor Quality Control	LS	1	\$ 10,762.80	\$ 10,762.80
4	SWPPP/Erosion Protection	LS	1	\$ 2,226.17	\$ 2,226.17
5	Public Information and Notification	LS	1	\$ 9,801.07	\$ 9,801.07
6	Mobilization/Demobilization	LS	1	\$ 20,000.00	\$ 20,000.00
7	Traffic Control	LS	1	\$ 36,368.47	\$ 36,368.47
8	Subgrade Preparation	SY	137	\$ 33.43	\$ 4,579.91
9	Aggregate Base Course, 8" Thick	SY	195	\$ 48.54	\$ 9,465.30
10	2" Asphalt Concrete Pavement (Marshall 1/2" Mix)	SY	195	\$ 119.88	\$ 23,376.60
11	3" Asphalt Concrete Pavement (Marshall 3/4" Mix)	SY	195	\$ 128.27	\$ 25,012.65
12	Bituminous Tack Coat SS-1h, Diluted	Ton	0.06	\$ 24,502.67	\$ 1,470.16
13	Microsurfacing (Type II Aggregate)	SY	2,248	\$ 10.11	\$ 22,727.28
14	Vertical Curb & Gutter, MAG Det 220, Type A, H=6"	LF	383	\$ 80.38	\$ 30,785.54
15	Single Curb, MAG Det 222, Type A	LF	200	\$ 84.08	\$ 16,816.00
16	Concrete Sidewalk, MAG Det 230	SF	562	\$ 20.04	\$ 11,262.48
17	Driveway Entrance, MAG Det 250-1 (Residential)	SF	423	\$ 37.05	\$ 15,672.15
18	Adjust Valve Box & Cover, MAG Det 391-1-A	Each	1	\$ 3,062.84	\$ 3,062.84
19	Remove Concrete Curb and Gutter and Single Curb	LF	383	\$ 8.39	\$ 3,213.37
20	Remove Exist Concrete Sidewalks, Driveways, and Slabs	SF	796	\$ 10.45	\$ 8,318.20
21	Remove Asphalt Concrete Pavement	SY	280	\$ 42.46	\$ 11,888.80
22	Relocate Water Valve	Each	1	\$ 11,874.22	\$ 11,874.22
23	Relocate Existing Town Monument Structure	Each	1	\$ 4,018.09	\$ 4,018.09
24	Relocate Mailbox	Each	1	\$ 1,177.57	\$ 1,177.57
25	Shrubs - 5 gal	Each	87	\$ 28.08	\$ 2,442.96
26	Saguaro (8'-10' Ht. Min.)	Each	1	\$ 2,194.53	\$ 2,194.53
27	Barrel Cactus (12" Dia. Min.)	Each	23	\$ 110.03	\$ 2,530.69
28	Opuntia spp. (6 Pad Min.)	Each	9	\$ 92.98	\$ 836.82
29	Tree - 36" Box., 2" Cal. Min.	Each	2	\$ 807.83	\$ 1,615.66
30	Decomposed Granite, Madison Gold, 3/4" Screened, 2" Depth	SY	443	\$ 12.58	\$ 5,572.94
31	Decomposed Granite, Match Existing, 2" Depth	SY	172	\$ 22.41	\$ 3,854.52
32	Riprap, Match Existing	CY	3	\$ 771.89	\$ 2,315.67
33	Landscape Boulders, Surface Select, 2'-3' dia.	Each	10	\$ 383.20	\$ 3,832.00
34	CMU Pilaster W/ Stone Veneer and Cap	Each	4	\$ 2,012.61	\$ 8,050.44
35	Decorative Screen Panel (Painted) w/Frame and Posts	LF	23	\$ 410.36	\$ 9,438.28
36	Perforated Screen (Natural/Rusted/Painted) w/Frame and Posts	LF	58	\$ 133.38	\$ 7,736.04
37	Double Swing Gate	Each	1	\$ 5,440.88	\$ 5,440.88
38	Slide Gate	Each	1	\$ 15,735.71	\$ 15,735.71
39	New Stucco Finish for Existing Wall	SF	11,425	\$ 9.37	\$ 107,052.25
40	Landscape / Irrigation Restoration	SY	187	\$ 26.58	\$ 4,970.46
41	1.5" Schedule 40 PVC Irrigation Pipe	LF	15	\$ 40.89	\$ 613.35
42	3/4" Schedule 40 PVC Irrigation Pipe	LF	619	\$ 3.79	\$ 2,346.01
43	1" Schedule 40 PVC Irrigation Pipe	LF	929	\$ 4.14	\$ 3,846.06
44	2" Schedule 40 PVC Irrigation Sleeve	LF	78	\$ 96.53	\$ 7,529.34
45	Water Meter - 1" Service	Each	1	\$ 4,797.08	\$ 4,797.08
46	Solar Controller - LEIT 4006 6-Station with MKIT 4000 Mounting Kit	Each	1	\$ 2,156.24	\$ 2,156.24
47	Backflow Preventer and Enclosure 1" FEBCO 8257A, Guardshack GS-2	Each	1	\$ 2,836.35	\$ 2,836.35
48	Rain Bird XCZLF-100-PRF Low Flow Control Zone Kit with 1" PR RBY Filter	Each	2	\$ 441.82	\$ 883.64
49	Flush End Cap	Each	4	\$ 63.63	\$ 254.52
50	Bowsmith Multi-Outlet Emitter ML200 Series	Each	26	\$ 28.59	\$ 743.34
51	Reinforced Concrete	CY	10	\$ 72.01	\$ 720.10
52	Remove Thermoplastic Stripe	LF	1,452	\$ 2.14	\$ 3,107.28
53	Remove Thermoplastic - Left Arrow	Each	1	\$ 153.14	\$ 153.14
54	Remove Thermoplastic Legend "Only"	Each	1	\$ 153.14	\$ 153.14
55	Remove Raised Pavement Marker	Each	36	\$ 1.84	\$ 66.24
56	4" White Traffic Paint Stripe	LF	794	\$ 0.74	\$ 587.56
57	4" Yellow Traffic Paint Stripe	LF	1,194	\$ 0.74	\$ 883.56
58	Paint Median Nose, COS 2290-1	Each	2	\$ 91.88	\$ 183.76
59	4" White Thermoplastic Traffic Stripe	LF	794	\$ 2.51	\$ 1,992.94
60	4" Yellow Thermoplastic Traffic Stripe	LF	1,194	\$ 2.51	\$ 2,996.94
61	Reflectorized Raised Pavement Marker (Type D, Yellow, 2-Way)	Each	16	\$ 4.29	\$ 68.64
62	Reflectorized Raised Pavement Marker (Type G, Clear, 1-Way)	Each	20	\$ 4.29	\$ 85.80
63	Perforated Sign Post	LF	5	\$ 404.29	\$ 2,021.45
64	Flat Sheet Aluminum Sign Panel, Diamond Grade	SF	2	\$ 41.04	\$ 82.08
	<b>TOTAL</b>				\$ 515,796.59

**ATTACHMENT 2  
TO  
JOB ORDER NO. 1**

[Plans and Specifications]

See the following page(s).

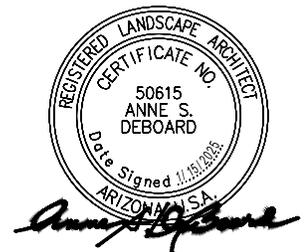
Town of Paradise Valley  
Project No.: 2024-04  
Doubletree Ranch Rd Town Entry Landscape Beautification

Final Technical Specifications  
January 2026

TECHNICAL SPECIFICATIONS  
FOR CONSTRUCTION

*TOWN OF PARADISE VALLEY  
PROJECT NO. 2024-04*

DOUBLETREE RANCH RD  
TOWN ENTRY LANDSCAPE BEAUTIFICATION



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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, applicable City of Scottsdale Supplement to MAG 2020, applicable City of Phoenix Supplemental Standard Details for Public Works Construction, 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. 2020 City of Scottsdale Supplement to MAG Uniform Standard Specifications for Public Works Construction
7. 2024 City of Phoenix Supplemental Standard Details for Public Works Construction
8. Manual on Uniform Traffic Control Devices (MUTCD) with Supplements (latest edition)

### LOCATION OF THE WORK:

The Doubletree Ranch Road Town Entry Beautification improvements are located in the Town of Paradise Valley, within Maricopa County, Arizona (Sections 27 and 34; Township 3 North; Range 4 East of the Gila and Salt River Base & Meridian), and at the Doubletree Ranch Road and Scottsdale Road intersection.

### PROPOSED WORK:

The work consists of roadway, pavement marking, landscape planting, landscape irrigation, and hardscape features including the relocation of an entry monument sign. The improvements include a new decorative screen wall on the northwest and southwest corners of the Doubletree Ranch Road and Scottsdale Road intersection.

### 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
- 2020 City of Scottsdale Supplement to MAG Uniform Standard Specifications for Public Works Construction
- 2021 City of Phoenix Supplemental Standard Details for Public Works Construction
- 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.

### FIELD STAKING OF TEMPORARY CONSTRUCTION EASEMENTS:

Prior to commencement of any field removal or construction activities, the Contractor shall provide stakes, lathe, paint, tape or combination thereof to clearly define the limits of the Temporary Construction Easements for the project as shown on the project plans. Compensation for this work shall be considered included in the bid item price for CONSTRUCTION STAKES, LINES, AND GRADES.

**CONSTRUCTION WITHIN TEMPORARY CONSTRUCTION EASEMENTS:**

Temporary construction easements located on private property have been obtained by the Town to construct proposed improvements such as driveways, fences/walls, gates, mailboxes, hardscaping, landscaping, and general grading. Contractor shall document existing conditions on each property by video tape and photographs prior to any construction activities. The Contractor shall invite the resident of each private property to accompany the documentation of their property. A copy of these documents shall be submitted to the Construction Manager at least 5 working days prior to the Contractor commencing work on any segment. Compensation for this work shall be considered included in the bid item price for Public Information and Notification.

**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.

**SHORING:**

Shoring may be required for certain trenches related to work shown on the project plans. The Contractor shall be responsible for determining the exact limits and locations of any required shoring. Shoring shall be installed in accordance with all applicable Federal, State and Local safety requirements. No direct payment will be made for shoring, costs for this work shall be included in the total bid price for the project.

**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 a minimum depth of 1½" and in all cases deep enough to ensure a neat vertical joint. 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	Ron Gandara	602-320-7069
Berneil Water Company	Brad Folkman	480-966-5804
City of Scottsdale Water, Wastewater, Storm Drain	Julia Campo	480-312-5215
	Elizabeth Norton	480-312-5650
City of Scottsdale Traffic Signal	Reginald Fitzpatrick	480-312-5637

Cox Communications	Jonathan Mutch	480-243-0042
Crown Castle Communications	Todd Gillam	602-799-0818
CenturyLink/ Lumen	Kevin Wagner	480-768-4574
Southwest Gas	Andy Saks	480-387-9755
Zayo Group Communications	Alanna Bruce James Thacker	713-485-8066

**ADD 105.6.1 APS ELECTRIC:**

APS has existing underground distribution facilities along the south side of Doubletree Ranch Rd within the pavement limits and on the west side of Scottsdale Rd in a joint trench. There are various pull boxes and street lighting behind the existing sidewalk along Scottsdale Rd. There are 2 large cabinets located on the northwest corner parcel that shall be protect in place. An underground feed connects to the cabinets from the adjacent joint trench. The contractor shall protect in place all APS facilities.

**ADD 105.6.2 BERNEIL WATER CO.:**

Berneil Water Co. has existing 8" PVC water line going east/west along Doubletree Ranch Rd that bends and goes north to connect to a backflow preventer and the secondary feed from City of Scottsdale on the northwest corner parcel. Berneil has several valves and a fire hydrant located within the project limits. The contractor shall protect in place all Berneil Water facilities in place.

The Contractor shall provide a water service tap to the existing 8" water line for the new irrigation feed as shown on the Project Plans. Contractor shall contact Berneil Water Co. prior to construction to coordinate shut off times and acquire all necessary permits, fees, and inspections.

The Contractor shall remove the existing water valve and abandon the existing water line in place as shown on the Project Plans. The Contractor shall contact Berneil Water Co. prior to construction to coordinate shut off times, coordinate the abandonment of the water line, and acquire all necessary permits, fees, and inspections.

**ADD 105.6.3 CITY OF SCOTTSDALE (WATER):**

City of Scottsdale has an existing 6" DIP waterline crossing Scottsdale Road from the east into an existing underground vault behind the sidewalk on the northwest corner parcel. The facility provides secondary water to Berneil Water Co. There is a water valve located north of the vault off the corner of the existing property wall. The Contractor shall relocate and adjust to grade the

water valve to be out of conflict with the proposed spread footing and pilaster for the new screen wall. The contractor shall coordinate with City of Scottsdale Water for necessary permits, fees, and inspections.

ADD 105.6.4 PARADISE VALLEY (WASTERWATER):

The Town of Paradise Valley operates an existing sewer system that runs down Doubletree Ranch Rd. City of Scottsdale maintains the system; however, the Town of Paradise Valley retains ownership. The contractor shall protect in place all sewer facilities.

ADD 105.6.5 COX COMMUNICATIONS:

Cox has underground facilities in a joint trench along the west side of Scottsdale Rd. Cox has a pull box/vault located on the southwest corner of Doubletree Ranch Rd and Scottsdale Rd. The Contractor shall protect the vault and underground facilities in place. Contractor shall meet with Cox prior to construction to coordinate construction timing of the new screen wall around the existing Cox vault and protection measures of the Cox vault and facilities.

ADD 105.6.6 CENTURYLINK:

CenturyLink/Lumen has underground facilities running along the north side of Doubletree Ranch Rd and along the west side of Scottsdale Rd in a joint trench. There are multiple pedestals located behind sidewalk and manholes located within the project limits. The Contractor shall protect in place all CenturyLink/Lumen facilities, pedestals, and manholes.

ADD 105.6.7 SOUTHWEST GAS (SWG):

SWG has a 4" steel line with multiple valves along Doubletree Ranch Rd that bends and goes north within Scottsdale Rd. The gas line bends at the north limits of the proposed screen wall and continues north behind sidewalk along the existing sound wall. The Contractor shall protect in place all gas facilities. The Contractor shall pothole and identify the location of the gas line adjacent to the northern most spread footing prior to constructing the foundation.

ADD 105.6.8 ZAYO:

Zayo has underground facilities running along the north side and south side of Doubletree Ranch Rd and along the west side of Scottsdale Rd in a joint trench. There are multiple pedestals located behind sidewalk and manholes located within the project limits. The Contractor shall protect in place all Zayo 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 of the project's final clean up.

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 redlines 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 rights-of-way 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:*

In the first sentence of second paragraph, substitute The Contractor for the words "...Contracting Agency...".

**ADD 106.2.1 CONTRACTOR QUALITY CONTROL:**

The Contractor 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 Contractor 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 2018 Revision to the 2015 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 Frequency <sup>1</sup>
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 <sup>2</sup> or AASHTO T191 <sup>2</sup>	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 <sup>2</sup> or AASHTO T191 <sup>2</sup>	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 <sup>2</sup> or AASHTO T191 <sup>2</sup>	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 <sup>2</sup> or AASHTO T191 <sup>2</sup>	In-Place	One per 1,500 LF per lane pass (2,000 SY)

Table 106-2 Materials Sampling and Testing Requirements

				One per 500 LF for curb, gutter and sidewalk
Aggregate Base (MAG 310) (MAG 702)	Gradation	AASHTO T311/T11	Source	One per 2,000 tons per source
	PI	AASHTO T89/T90	Source	One per 2,000 tons per source
	Fractured Faces	ASTM D5821	Source	One per 10,000 tons per source
	Abrasion	AASHTO T96	Source	One per source <sup>3</sup>
	Proctor Density	AASHTO T99	Source	One at start of production, then as material changes
	Field Density	AASHTO T310 <sup>2</sup> or AASHTO T191 <sup>2</sup>	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 <sup>2</sup> or AASHTO T191 <sup>2</sup>	In-Place	One per 200 CY

Table 106-2 Materials Sampling and Testing Requirements				
Trench Backfill (MAG 601)	Proctor Density	AASHTO T99	Source	One per soil type
	Field Density	AASHTO T310 <sup>2</sup> or AASHTO T191 <sup>2</sup>	In-Place	One per 500 LF per lift
Decomposed Granite (MAG 704)	Gradation	AASHTO T311/T11	Source	One per source
	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

107.2 PERMITS:

*This section is modified to add:*

This project is subject to the Arizona Pollutant Discharge Elimination System (AZPDES) requirements under the Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) program as administered by the Arizona Department of Environmental Quality (ADEQ). Under the conditions of a permit, the Contractor shall be designated as co-permittee (with the Town of Paradise Valley), and shall be responsible for providing necessary materials; taking appropriate measures to ensure removal of additional

sediment generated in storm water runoff from the project (relative to pre-project sediment levels); and completing the following documents:

- Storm Water Pollution Prevention Plan (SWPPP) for the project, including a certification-of-compliance form
- Notice of Intent (NOI) to be covered under AZPDES, including certification of signature
- Notice of Termination (NOT) of coverage under AZPDES (upon project completion)

All Subcontractors must comply with AZPDES requirements under the supervision of the Contractor, and shall submit a completed, signed subcontractor certification form, thereby designating themselves as co-permittees. The SWPPP shall be subject to approval by the Construction Manager prior to implementation. The SWPPP shall be kept at the project site at all times, and the final SWPPP shall be retained by the Contractor for three (3) years following project completion and final acceptance.

The Contractor shall submit a completed, signed NOI form (including signed subcontractor certification forms) to the Town's Engineering Department, no later than the Pre-Construction meeting. The Town will attach these forms to its own completed NOI form, and submit the package to ADEQ at least 48 hours prior to the proposed Notice to Proceed date. The Town will send copies of the final submittal for distribution to the Contractor, the Engineering Department, and the Arizona Department of Environmental Quality (ADEQ) Storm Water Coordinator.

Failure by the Contractor (or any applicable subcontractors) to submit the NOI form and certification by the time of the Pre-Construction meeting, or to promptly make revisions to those forms as requested by the Town, which leads to delays in attaining ADEQ requirements will result in postponing the start of construction. The Contractor will not be entitled to any additional compensation for costs resulting from such delay.

The NOI shall be posted at the construction site along with the SWPPP. No construction activities shall begin until all applicable storm water pollution control devices are in place. Any additional work caused by the Contractor's (or subcontractor's) failure to properly implement the SWPPP will not be compensated. In addition, the Contractor shall keep a copy of the STORM WATER BASELINE CONSTRUCTION GENERAL PERMIT COVERAGE NOTICE received from ADEQ (after submittal of the NOI) at the job site at all times.

All SWPPP reports required under this contract shall be available to the public in accordance with requirements of the Clean Water Act—Section 308(b). The Contractor shall make plans available to the public upon a request from either the EPA or ADEQ.

No conditions of the AZPDES or the SWPPP shall release the Contractor from any responsibilities or requirements under other environmental statutes or regulations. Asphalt plant and concrete plants (including module plants) require separate AZPDES industrial permits.

Upon completion and acceptance of the work performed by a co-permittee, either the Contractor or other subcontractors shall absolve such subcontractor of any involvement in, or responsibility for, subsequent AZPDES violations on the project. Upon total project completion, acceptance, and de-mobilization, the Contractor shall submit a completed, signed NOT form to the Town. The Town will attach its NOT form, and submit the final package to EPA, ADEQ, and other Town departments, thereby terminating all AZPDES permit coverage for the project. Necessary forms for the NOI, NOT and the draft SWPPP are available through the Town.

As a minimum, the Contractor shall inspect all storm water pollution control devices on the project on a monthly basis, and following each rainfall of 0.50" or more (as measured at the nearest Flood Control District of Maricopa County rain gauge, or approved on-site rain gauge). The Contractor is also encouraged to inspect devices following rainfalls of less than 0.50", as it is the Contractor's responsibility to ensure the proper operation of each device. The Contractor shall maintain a record of each inspection; each inspection report shall be submitted to the Construction Manager the following day. No other separate measurements or payments will be made relative to SWPPP items.

#### ADD 107.2.1 BEST MANAGEMENT PRACTICES:

Implementation of "Best Management Practices" (BMP's) to reduce storm water pollution shall be undertaken by the Contractor on a multi-tiered, most cost-effective approach. The Contractor shall utilize the lowest-cost acceptable BMP available to address each type of potential storm water pollution situation encountered on the project. Should this prove ineffective in resolving a storm water pollution problem, additional, higher-cost BMPS may need to be practiced, upon approval by the Town. Multi-tiered BMP approaches to construction operations might include:

#### ROADWAY SUBGRADE EXCAVATION:

1. Tier I – The excavated area may create a temporary area that retains storm water runoff. This may provide adequate control of runoff preventing sediment from leaving the site. Draining the excavation area by pumping or other methods shall utilize filter fabric or other filtering methods to remove sediment before leaving the site or entering the storm drain system.
2. Tier II – Catch basin inlet protection (utilizing filter fabric, gravel, etc.) may be necessary should Tier I controls prove inadequate. Care shall be exercised to ensure that Tier II BMPs do not result in flooding adjacent properties.

#### OPEN PIPELINE TRENCHES:

1. Tier I – An open trench itself may act as a temporary retention area. The Contractor shall provide a low-cost, readily-installed/removable temporary device on the open end of the pipe to prevent sediment-laden storm water from entering the pipe. This may consist of a temporary "plug" incorporating filter fabric, a temporary weir, or other device capable

of removing sediment before allowing storm water to enter the pipe. Care must be taken to prevent damming of runoff waters in the excavation that could result in "floating" the pipe.

2. Tier II – If Tier I protection does not prove satisfactory, the Contractor may need to install straw bales, sandbag berms, or temporary diversion dikes around the perimeter of the open excavation to prevent sediment-laden storm water from entering the open excavation. Due to installation/removal time, such devices need only be installed during periods of likely precipitation and runoff. Earthen dikes are preferred alternates, due to ease of installation and removal. Care must be taken to ensure that runoff is not blocked causing adjacent properties to flood.

#### BACKFILLED PIPELINE TRENCHES:

1. Tier I – As with roadway subgrade excavations, pipeline trenches which have been backfilled but not yet paved may be several inches lower than adjacent paved areas, and may act as temporary retention areas.
2. Tier II – If the "retention" provided by the backfilled area does not prevent sediment-laden runoff from leaving the excavated area, perimeter controls such as silt fence, straw bales, sandbag berms, or gravel filter berms may need to be installed around the downstream edges of the backfilled area. As with open trenches, the selection of the appropriate measure, extent of its application, and time period during which it is needed will be dependent upon cost, site conditions, ease of installation/removal, and likelihood of precipitation/runoff. Care must be taken to ensure that extra storm water runoff is not diverted onto adjacent properties.

An acceptable storm water control method is limiting the amount of area disrupted and therefore reducing sediment-laden storm water runoff at any one time. Should such project phasing prove necessary due to the failure of other BMP's, the Contractor shall revise his construction activities accordingly, at no additional cost to the Town.

Standards for installing and operating the above BMP's are provided in the Flood Control District of Maricopa County "Drainage Design Manual for Maricopa County, Arizona, Volume III, Erosion Control".

#### ADD 107.2.2 MEASUREMENT:

The AZPDES area of this project is approximately 11 acres. Measurement for all work associated with obtaining, implementing, monitoring and closing out said permit will be measured on a lump sum basis under the bid item STORM WATER POLLUTION PREVENTION PLAN. The work shall include all materials, equipment and labor necessary to install, maintain, and remove the storm water pollution prevention items.

ADD 107.2.3 PAYMENT:

Payment for STORM WATER POLLUTION PREVENTION PLAN will be by the lump sum and will be made as follows:

The approved schedule showing the sequencing and percentage of storm water pollution prevention 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 storm water pollution prevention 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 removed all temporary pollution prevention items and updated the approved schedule to the satisfaction of the Construction Manager.

107.5.1 ASBESTOS MATERIALS:

*This section is hereby deleted and replaced with the following:*

Prior to the commencement of any demolition or renovation of a facility, including but not limited to any building, foundations, pits, concrete box culvert, or related structure; an asbestos survey must be conducted to determine the presence of asbestos materials. For all demolitions (even when no asbestos is present) and renovations which reach the threshold quantity of asbestos containing material, a National Emissions Standard for Hazardous Air Pollutants (NESHAP) notification of 10 working days must be provided to the Arizona Department of Environmental Quality (ADEQ) prior to the activity occurring. Threshold amounts of regulated asbestos-containing materials (RACM) are:

- 260 linear feet or more on pipes
- 160 square feet or more on other facility components
- 35 cubic feet or more off facility components

The contractor shall fully comply with Asbestos NESHAP Regulations in 40 CFR Part 61, Subpart M, and if asbestos materials are encountered shall also comply with Arizona Administrative Code, A.A.C. R18-2-901, and notify the Construction Manager. An extension of contract time will be granted for any delay resulting from the asbestos material in accordance with Section 108.

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 walk grade.

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 310 PLACEMENT AND CONSTRUCTION OF AGGREGATE BASE COURSE

310.5 PAYMENT:

*This section is deleted and replaced with the following:*

Payment for Aggregate Base Course will be made on the basis of the price bid per square yard.

## 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 331 PLACEMENT AND CONSTRUCTION OF ASPHALT EMULSION MICRO-SURFACING TREATMENTS

331.8 MEASUREMENT

*This section is modified to include:*

Measurement for Microsurfacing (Type II Aggregate) will be measured by the square yard.

331.9 PAYMENT:

*This section is modified to include:*

Payment for Microsurfacing (Type II Aggregate) shall be paid for at the contract unit price per square yard, which price shall be in full compensation for all labor, materials, tools, and equipment required for microsurfacing.

## 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.

Concrete sidewalks will be measured for payment by the square foot, regardless of thickness and color.

## MAG SECTION 345 ADJUSTING FRAMES, COVERS, AND VALVE BOXES

### 345.6 PAYMENT:

*This section is modified to add:*

The adjustment of utility frame and covers and manhole frame and covers to finished grade shall also include the concrete collar as called out in the standard details, complete in place and the pre-lowering of manholes and valve frame and covers prior to paving operations. Contractor shall provide a color sample to the Town for approval for concrete collars located within asphalt pavement, color shall be black. Concrete collars located outside of asphalt pavement shall not have color integrated concrete.

## 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.

Removal of water valves shall include the removal of all existing features, structures, and material part of the valve above and below grade, including coordination with the owner of the facility for shut off times, permits, fees, and any other ancillary items required for the removal, complete in place.

Abandonments of water line facilities shall include all coordination, permits, fees, and any other ancillary items required for the abandonment, complete in place.

#### 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.

Measurement and payment for the removal of valves and adjustments of valves and manholes shall be per each, including disposal, at the unit price bid per each which price shall be full compensation of the work, complete in place.

*Add the following Section to Part 300 – STREETS AND RELATED WORK*

## MAG SECTION 351 RELOCATION OF EXISTING IMPROVEMENTS

### 351.1 RELOCATE TOWN MONUMENT SIGN:

#### 351.1.1 DESCRIPTION:

The work under this item shall consist of furnishing all materials, equipment, and labor necessary for the relocation of the Town monument sign as shown on the project plans.

Removal, salvage and installation of Town monument sign shall conform to MAG Sections 201.4, 505, 515 and 530. Existing riprap shall be salvaged and reused to the maximum extent practicable. The contractor shall provide new fractured riprap, to match existing, as required to

provide the required volume in the gabion basket. Existing steel signage shall be salvaged and reused. Existing concrete foundation and welded wire cage shall be removed and built new to match existing Town monument sign. Contractor shall refer to Project Plans for details.

#### 351.1.3 CONSTRUCTION METHODS:

The contractor shall take all necessary precautions to remove, salvage and protect the existing signage. The contractor shall hold a field review with the Construction Manager, document the existing condition of these steel signage with the production of a video and/or photographs prior to any demolition or removal and shall provide documentation to the Engineer identifying any damage that would be considered existing and not be associated with these removals. Any damage beyond those identified and documented that result from removal shall be repaired to the Town's satisfaction at no additional cost to the Town.

The contractor shall submit a removal and salvage plan to the Engineer for approval. Removal and salvage plan shall provide details on method of removal, salvage, and reconstruction of the existing monument sign.

If required, the contractor shall transport the steel signage to a secure offsite location where it shall be protected in place for re-use at the new location as shown and detailed on the plans.

Gabion baskets shall be fabricated as one piece in such a manner that the sides, ends, lid and diaphragms can be assembled at the construction site into one rectangular unit of the specified size. Gabion basket shall be of single unit construction with the base ends and sides to be welded or physically connected into a single unit or one edge of these members connected to the end section of another unit in such a manner that strength and flexibility at the point of connection is at least equal to that of the mesh. The height, length, and width of gabion baskets shall not vary more than 1 percent from the dimensions shown on the plans.

All perimeter edges of gabion baskets shall be securely selvaged or bound so that the joints formed by tying the selvages have at least the same strength as the body of the mesh.

Gabion baskets shall be placed to conform to the project plan details. Rock material shall be placed in close contact in the unit so that maximum fill is obtained. The units may be filled by machine with sufficient handwork to accomplish requirements of this specification.

The last lift of stone in each cell shall be level with the top of the welded wire mesh basket in order to properly close the lid and provide an even surface.

Town monument sign relocation shall be in accordance with the details shown on the project plans or as specified herein.

#### 351.1.3 MATERIALS:

Structural concrete for the Town monument sign foundation shall be Class "AA" Concrete in conformance with Section 725.

Reinforcing shall be Grade 60 bars in conformance with Section 727. All bar bends and anchorage shall be in accordance with AASHTO Specifications.

All welding and inspection of welding for structural steel shall be performed in accordance with the requirements of the latest revision of the AASHTO/AWS D1.5M/D1.5 Bridge Welding Code. The use of electro-slag welding process on structural steel will not be permitted.

Riprap for use with the welded wire mesh baskets shall be fractured and shall match existing color, size, and gradation. Riprap shall be free from clay or shale seams, cracks or other structural defects.

Welded wire non-galvanized mesh basket shall be used for the gabion basket and shall be of single unit construction. The bottom mat, sides, dividers, back face, front face, shall be connected and spiraled into rectangular baskets of the specified sizes. Contractor shall provide samples of welded wire mesh basket to the Construction Manager at least 30 days in advance of the time when its use is expected to begin.

Mesh baskets shall be constructed of 3"x 3" opening 9 gauge welded wire fabric- non-galvanized and conform to the requirements of ASTM A185. Pre-formed stiffeners and spiral binders shall be constructed of 9-gauge non-galvanized wire and conform to the requirements of ASTM A82.

Wire fabric shall be of the diameter, spacing, pattern, and dimensions shown of the plans. The wire fabric shall be certified for a 50-year life cycle.

Miscellaneous fittings and hardware for the gabion baskets shall be of the type and size provided by the manufacturer of the major item to which they apply and shall be in accordance with the requirements of ASTM A82. Certificates of Compliance conforming to the requirements of shall be submitted to the Construction Manager for review.

#### 351.1.4 MEASUREMENT:

Measurement will be made at the unit price bid per each including the removal and installation of each sign as specified in the plans.

#### 351.1.5 PAYMENT:

Payment shall be compensation in full for the item complete in place.

#### 351.2 RELOCATE OR REMOVE AND RECONSTRUCT MAILBOX:

##### 351.2.1 DESCRIPTION:

The work under this item shall also consist of furnishing all materials, equipment, and labor necessary to remove and reconstruct existing mailboxes as shown on the project plans.

Various types of mailbox construction exist within the project limits. Mailbox construction varies in size, color, materials, finish, and detailing. Contractor shall inventory all existing mailboxes within the project limits and shall reconstruct mailboxes in new locations, matching all existing

features, at locations shown on the project plans. Contractor shall submit shop drawings to the Construction Manager for review and approval of each mailbox reconstruction.

Remove and Reconstruct mailbox shall conform to MAG Sections 201.4, 505, 510, 511 and 530. Stucco type and finish to match existing. Mailbox housing and address numbering may be salvaged and reused if left in good condition, as determined by the Construction Manager.

The Contractor is advised to contact the local Postmaster for the correct height and set back before moving or reconstructing the mailboxes to the new locations. Contractor shall contact the Owner to coordinate relocation and placement of the mailbox. Contractor is responsible for any damage incurred to the mailbox during removal and relocation and shall be responsible for replacement at the Town and Owner's discretion.

#### 351.2.4 MEASUREMENT:

Measurement will be made at the unit price bid per each including the removal, relocation, and reconstruction of each mailbox as specified in the plans.

#### 351.2.5 PAYMENT:

Payment shall be compensation in full for the item 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 (2009 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.

#### MAINTAINING TRAFFIC:

The Contractor is required to maintain one paved lane of traffic in each direction of travel at all times on Mockingbird Lane and Invergordon Road. A minimum of one left turn lane shall be maintained at existing intersections where left turn lanes exist now. Short-term and long-term lane restrictions must be coordinated with the Town and are subject to approval of the Town.

The Town will allow traffic restrictions to one lane provided flaggers are used to maintain traffic through the work area. The Contractor will not be allowed to close an intersection down completely during working hours, traffic must be maintained through the intersection. Temporary detours will be allowed provided the surfaces are maintained and kept dust free by using water or other means to meet Maricopa County Air Standards. This cost will be considered incidental the project bid items.

Outside of working hours, the Contractor shall maintain one (1) lane in each direction and an additional lane for left turn movements where required. The Contractor shall coordinate with the Town on where left turn movements are required. Final geometry shall be approved by the Town.

A 14' wide emergency access lane must be maintained at all times during flagging operations.

#### TRAFFIC SIGNAL REQUIREMENTS:

The existing traffic signal at Scottsdale Road shall remain operational. The existing loop detectors on the west leg of the intersection shall be protected in place. Any damage caused to the existing loop detectors will be repaired by the Contractor at no additional cost to the City.

#### 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, and miscellaneous incidental items necessary to complete the work.

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

### 430.1 DESCRIPTION:

*This section is modified to add:*

The work under this section shall consist of furnishing all labor, materials, and equipment to install decomposed granite, trees, shrubs, and groundcovers at locations designated in the project plans.

### 430.2 GENERAL:

*This section is modified to add:*

The Contractor shall furnish all labor, materials, equipment, and incidental and appurtenant items of work needed to install the landscape, to the lines and details shown in the plans.

Applicable publications listed below form a part of this specification:

- Arizona Nursery Association Growers Committee Recommended Average Tree Specifications (Revised 2011).
- American Standard for Nursery Stock (2004) – ANSI Z60.1-2004.

The Contractor shall perform all work in accordance with all applicable laws, codes and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by Federal, State and local authorities in furnishing, transporting and installing materials as shown or for completing the work identified herein.

All planting areas shall be left free of construction debris including but not limited to concrete, grout, re-bar, wood, nails, debris and/or toxic material and graded smooth and to a level to permit landscape and irrigation construction. Trenches, foundation backfill or other filled excavations shall be compacted prior to the site being turned over to the Landscape Contractor.

Compaction of fill areas for planting shall be at 85% maximum. No soil preparation or planting shall begin before the site has been cleared and cleaned of debris. The Construction Manager shall approve the condition of all planting areas prior to commencement of soil preparation for planting. Commencement of work indicates acceptance of job site conditions by the Construction Manager.

The Contractor shall cooperate and coordinate with other contractors and trades working in and adjacent to landscape areas.

The Contractor shall maintain stakes set by others until all parties concerned mutually agree upon their removal.

The Contractor shall ship materials with Certificates of Inspection required by governing authorities.

If any of the specified plant material is not obtainable, submit proof of non-availability, together with a proposal for use of equivalent materials, similar in appearance, ultimate height, shape, habit of growth and general soil requirements. The definition of non-availability is the contractor contacting a minimum of seven (7) different sources. Send the availability letter to the Construction Manager within 30 days of Notice to Proceed. The Contractor may make substitutions of a larger size of the same species and variety with the approval by the Construction Manager and at no additional cost to the Town.

Before delivery, Certificates of Compliance shall be submitted, certifying that materials meet the specified requirements. Submit certified copies of the compliance reports for the following materials:

1. Transporting of cacti and landscape plant materials (from the Arizona Department of Agriculture)
2. Pre-emergent Herbicide
3. Fertilizer
4. Decomposed Granite
5. Soil Amendments and Conditioner

Certification shall indicate suppliers name, address, telephone number, date of purchase, name, model number and technical description of item purchased, and quantity of each item purchased.

The Construction Manager reserves the right to take and analyze samples of materials for conformity to the specifications at any time. The Contractor shall furnish the samples upon request. Rejected materials shall be immediately removed from the site at the Contractor's

expense. The Contractor shall pay for the cost of removing any materials not meeting specifications.

All herbicide / pesticide applicators shall be properly licensed for application of non-restricted use chemicals with an A-20 license or an A-21 license with Pesticide Endorsement from the State Registrar of Contractors and Structural Pest Control Commission. All Landscape Contractors are required to furnish a copy of their application from the Registrar of Contractors, which shall list the names of those employees approved as applicators by the Registrar of Contractors. Application of non-restricted use pesticides shall not take place until the Construction Manager receives a copy of the application.

As directed by the Construction Manager, all non-paved areas shall be treated with a chemical contact herbicide, such as Round Up or approved equal, to kill existing weeds. These areas shall be cleared, grubbed and have the weeds removed after the weed kill has been established to the satisfaction of the Construction Manager.

Finished grades for landscape areas shall be a smooth, uniform surface, free of abrupt grade changes or depressions. Finished soil grades adjacent to paving, curbs or headers shall be as shown in the drawings and may be adjusted by the Construction Manager for surface materials. Imported soil or on-site soil used as fill or backfill shall meet or be amended to conform to Section 795.2 of the MAG Uniform Standard Specifications and shall not contain more than ten percent aggregate or rock by volume. Aggregate rock shall not be nested or layered within the planting pit backfill.

Proper surface drainage shall be provided within all planted areas. Any grading conditions found in the plans or specifications, in obstruction on the site, or in prior work done by another party that the Contractor feels precludes establishing proper drainage, shall be brought to the attention of the Construction Manager in writing for resolution.

During the installation of landscape plantings, keep pavements clean and work areas in a neat and orderly condition on a daily basis. Remove all debris, trash and excess materials generated by the landscape installation. Sweep, scrub or hose affected areas as directed by the Construction Manager to maintain a clean and neat work area.

Landscape Contractor shall determine the location of underground utilities, call for Blue Stake as required, and perform work in a manner which will avoid possible damage. Exercise extreme caution in all planting operations, as there are underground utilities throughout the entire project area. Contractor shall study and be familiar with the location of these obstructions and underground utilities. Place plantings where shown on the project plans. If there are obstructions or conflicts with underground utilities, relocate plants clear of any interference at the direction of the Construction Manager. Landscape Contractor shall repair all damages caused by him to obstructions and underground utilities at no expense to Town. Determine location of

underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required, to minimize possibility of damage to underground utilities.

Maintain grade stakes until removal is mutually agreed upon by all parties concerned.

The Contractor shall layout all plant material using stakes or flags to indicate the location of all plant materials. Spacing of shrub and groundcover material shall be as specified in schedule on plans. Location and spacing of trees shall be determined by the plan scale and located as accurately as the scale permits. Accomplish preliminary adjustments to conform to actual site conditions at this time and with the approval of the Construction Manager or authorized representative on the layout of all plant material.

Contractor shall not begin planting operations until landscape grading has been completed and irrigation system has been installed and is fully operable.

#### 430.4 DECOMPOSED GRANITE AND RIP RAP AREA:

*This section is hereby deleted in its entirety and is replaced by:*

Decomposed granite shall be native, local, desert, decomposed granite stone at the size and color specified on the plans. Decomposed Granite, Match Existing, and Riprap, Match Existing, may vary in size, color, and gradation by location. Each type of decomposed granite or riprap shall be from a single source, free from coating, clay, caliche or organic matter. Contractor shall provide the Construction Manager with a 5-gallon sample of each type of material spread on-site to the required depth as indicated on the plans for approval before installation. The Contractor shall submit a gradation report showing that the proposed granite is in compliance with the required gradations for review and approval a minimum of 15 working days prior to installation. The Contractor shall confirm that a sufficient quantity is available so that the entire area will be of the same composition and appearance. Decomposed granite shall be in accordance with MAG Section 795.

Contractor must examine the subgrade, verify the elevations, and observe the conditions under which the work is to be performed. The existing grade shall be fine graded and raked free of organic matter and other debris one-inch diameter and larger and then compacted.

Any existing weeds or Bermuda grass growing in designated landscape areas shall be treated with a post-emergent spray, such as "Round-up", or an approved equal. Any existing or new trees or vegetation shall be protected from the spray drift. There will be no separate payment for the weed spraying. Bermuda grass or weeds must be completely eradicated from all areas of the landscape and where designated by the Construction Manager. The Contractor shall remove all non-planted vegetation from all areas designated to receive decomposed granite (by chemical or mechanical means) and maintain the designated areas "vegetation-free" for a minimum period of 40 working days prior to placement of the decomposed granite, or as specified by the Construction Manager.

All weed control products and herbicides shall be approved for use by the Construction Manager prior to any applications. Contractor shall submit copies of all manufacture specifications and application rates to the Construction Manager for review and approval prior to application.

The sub-grade, prior to decomposed granite and riprap placement, shall be compacted to 85 percent of the maximum proctor density, as determined in accordance with the requirements of Arizona Test Methods 230 or 235, depending on the test method used to determine the compaction density (Sand Cone or Nuclear Method). Compaction testing and associated report shall be provided to the Construction Manager and sealed by a registered professional Construction Manager specialized in geotechnical investigation with all cost for testing and report of results to be provided by the Contractor at no cost to the Town.

Contractor shall apply three (3) applications of pre-emergent:

- One application of pre-emergent prior to installing granite
- One application after granite has been installed, compacted and raked level
- One application 30 days prior to the end of the maintenance period.

The Construction Manager is to be notified prior to all pre-emergent applications.

The pre-emergent herbicide shall be applied in the manner recommended by the manufacturer to prevent germination of noxious weeds and shall be equivalent to Surflan, Gallery, Dacthal, or an approved equal, and shall be applied at a rate specified by the manufacturer to control weeds in an ornamental setting. Pre-emergent herbicide shall be applied to the designated granite areas prior to the final water settling operation. Water to activate the pre-emergent herbicide shall be applied to the areas of the herbicide application as recommended by the manufacturer's label. The amount of water specified by the manufacturer may be adjusted due to rainfall, if approved by the Construction Manager.

After the first application of pre-emergent the granite shall be installed and shall be rolled or raked to remove any irregularities, tire marks etc. Installation shall provide a two-inch depth of decomposed granite after compacting. During the final spreading and final grading operations, all surfaces within the decomposed granite areas shall be passed over by the spreading and grading equipment a minimum of 2-times. Equipment operations for spreading, grading, raking, chemical application, water settling, and any other operations shall be done in a manner that uniformly maximizes the vehicle(s) wheel compaction over the surface area. All vehicles used for spreading, grading and raking the decomposed granite shall have one set of wheels with floatation tires having a minimum width of 18-inches to allow equal compaction of the granite. The use or application of granite by any method (conveyor belt etc.) shall not relieve the Contractor of providing granite compaction to a level approved by the Construction Manager. Methods of compacting such as rolling, water settling, etc., shall be approved by the Construction Manager.

After placing, spreading, compacting, and grading the decomposed granite the Contractor shall water settle the total thickness of the decomposed granite to remove the fine material from the surface. The water settling operation, noted above, shall be completed by applying water at minimum depth of one-half inch over the decomposed granite areas placed or as approved by the Construction Manager. This water settling technique can be used to water in the second application of pre-emergent in compliance with pre-emergent Manufacturer recommendations and as approved by the Construction Manager.

Unless otherwise specified in the drawings, granite finish grade shall be one inch (1") below top of adjacent hardscape surfaces.

430.4.1 DECOMPOSED GRANITE 3/4" SCREENED:

The Contractor shall supply and place decomposed granite in areas and colors as designated on the plans. Gradation requirements are as follows:

Decomposed Granite 3/4" Screened	
Sieve Size	Percent Passing
3/4 Inch	100
1/2 inch	50-60
3/8 Inch	10-20
1/4 Inch	0-10

Gradation requirements for Decomposed Granite, Match Existing, shall be submitted by the Contractor to the Construction Manager along with the decomposed granite sample for approval prior to ordering or installation.

Gradation requirements for Riprap, Match Existing, shall be submitted by the Contractor to the Construction Manager along the sample for approval prior to ordering or installation.

Contractor shall provide samples to the Construction Manager for all granite as specified above for approval by the Construction Manager prior to placement.

430.5 TREE, SHRUB, AND GROUND COVER PLANTING:

The Contractor shall coordinate pre-approval of plant material and delivery with the Town and applicable nurseries as required.

Upon delivery to the site, all nursery stock shall be planted as soon as possible. Until planting, plants shall not be exposed to excessive sun or drying winds. Stock which is not satisfactory in the opinion of the Construction Manager shall be immediately replaced with acceptable stock at no additional cost to the Town.

The planting of all trees shall be performed during favorable weather conditions, during the season or seasons which are normal for such work, as determined by acceptable local practice.

Planting pit width only for trees and shrubs shall be excavated to a minimum width in each direction of three (3) times the size of the root ball of the plant to be planted. Contractor shall stockpile native soil excavated. The native soil will be used for backfilling planting soil. Scarify the walls of the planting pit. Any excess soil from planting pits shall be distributed around the site per the direction of the Construction Manager or removed from the site (hailed off). No separate measurement or payment will be made for hauling or redistribution of excess planting pit dirt, the cost being considered included in other items of work.

Remove any rock or other underground obstructions, if possible, to the depth necessary to permit proper planting, according to plans and specifications. When encountering underground construction, obstructions, or rock in the excavation of planting areas, the Contractor may select other locations of the planting only upon approval of the Construction Manager. Prior to any work, the Contractor must be knowledgeable of the locations of all existing underground installations, and their protection is his responsibility. Any damages caused by the Contractor shall be corrected at the Contractor's expense to the satisfaction of the Construction Manager. Coordinate all work with other trades so conflicts will not exist or delay the work in any way. Coordinate grades with earthwork and with placement of irrigation systems fixtures.

All planting pits shall be completely filled with water and allowed to completely drain so that all sides and bottom soil of planting pit is thoroughly moist prior to any plant being installed.

Planting pits shall be backfilled per section 430.5.6 Shrub and Tree Pits and be water settled to a grade sufficient that in the setting of the plant, the finish grade level after settlement will be the same as that at which the plants were grown (see details in landscape plans).

Container Removal:

Remove container by turning plant upside down, supporting root ball with hand and tapping container gently to dislodge plant. Support root ball with both hands until planted in pit. Do not injure root ball or hold plant by the stem.

Box Removal:

Remove bottom of plant boxes before planting. Remove sides of box without damage to root ball after positioning plant.

Set container and boxed stock on undisturbed native soil, plumb, and hold rigidly in center of pit or trench with top of ball at elevation as shown on planting details. When set, place additional soil backfill and fertilizer tablets around base and sides of ball, and work each layer to settle planting soil backfill to eliminate voids and air pockets. Working in six inch (6") lifts of planting backfill mix water settle the area every twelve inches (12") of depth applied around plant thoroughly before placing next two lifts, repeat process until completed.

After removal of plants from containers or box sides, superficially cut edge-roots with a sharp knife on sides and tease out feeder roots to assure positive contact and embedment into planting soil.

After watering, any settlement within basins shall be refilled to required grade with native soil.

Prune, thin out and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by the Construction Manager, do not cut tree leaders, and remove only injured or dead branches. All pruning shall occur per the direction of the Construction Manager.

Excessively pruned or malformed stock resulting from improper pruning shall be removed from site and replaced at no additional cost to the Town.

Stake trees as identified on the plans. Stake all trees specified for staking in line with prevailing winds. Stakes shall be 2-inch round knot-free pine, length as required and installed as follows:

Stakes shall be placed immediately adjacent to, but in no case through, the root ball, and penetrate at least 6 inches into undisturbed soil, be aligned vertically, be pointed at one end, and be aligned so as not to interfere with the existing branch structure of the tree, extending 5 to 6 feet above grade.

Staple vinyl for fastening trees to stakes to the wood stakes or otherwise attached to prevent removal of the vinyl. Provide not less than three (3) stakes spaced equally around trees (see tree staking details). After the Construction Manager has reviewed tree staking, remove all growth stakes, labels, and ties from trunks of trees and shrubs and be properly disposed of.

#### 430.5.5 GROUND COVER AREAS:

*This section is deleted in its entirety and is replaced by:*

All ground cover plants shall be planted in accordance with MAG Section 430.5.6.

#### 430.5.6 SHRUB AND TREE PITS:

*This section modified to add the following:*

##### Plant Layout:

The Contractor shall stake the location of individual trees, shrubs and accent plants, and layout the perimeter of ground cover areas in accordance with the plans for the Construction Manager to approve. The Contractor shall also make adjustments in the plant locations as directed by the Construction Manager and plant trees, shrubs, ground covers and accent plants after final grades and plant locations are established and approved by the Construction Manager.

Delivery:

Deliver plants just prior to planting. All packaged materials that will be utilized during the planting operation shall be delivered in containers showing weight, analysis and name of manufacturer. Contractor shall protect materials from deterioration during delivery and while stored on site. Submit certification of contents, quantity and source of all plants and planting materials to the Construction Manager for approval.

Protection of Plant Materials:

If planting is delayed more than 6 hours after delivery, protect the plants from the sun, wind and mechanical damage. Keep roots and root balls moist and water as often as necessary to maintain good health and vigor. Remove and replace all damaged and unhealthy plants as directed by the Construction Manager. Do not bend or bind any plants in such a manner as to damage bark, break branches or destroy their natural shape. Provide adequate protection for root systems. Do not handle container plants by their foliage, branches or trunks.

Pre-Delivery Inspection of Materials:

Prior to delivery of any species to the project site, the Contractor shall make the necessary arrangements with the Construction Manager for an inspection of the plant material. The Contractor will pay for travel and expenses to non-local nurseries, out of the metropolitan Phoenix area, when requested by the Contractor. A non-local nursery is defined as more than 75 miles from the project site. Any plants found to be unsuitable in growth habit or condition, or plants which are not true to the specification, shall be removed immediately from the site and replaced with acceptable plants.

The Contractor shall notify the Construction Manager at least 48 hours in advance for any inspection of the plant material at the offsite location. Prior to notifying the Construction Manager, the Contractor shall physically verify that all of the designated plant material meets the specified sizes and conditions.

Construction of Plant Pits and Trenches:

Prior to planting, a percolation test shall be performed on all plant pits to determine that adequate drainage exists. Fill the pits half-full with water. Allow the pits 24 hours to drain. If any pit has not substantially drained, a rock caisson shall be installed. Each caisson shall have a four-foot deep (4') by 8-inch (8") diameter hole filled with 1-1/2 inch diameter crushed stone filled to the bottom of the pit. Increase the depth of the caissons if ground water, caliche, or impervious rock is encountered. No separate measurement or payment will be made for the addition of rock caissons.

#### 430.5.6 SHRUB AND TREE PITS:

*The second paragraph of this section is modified to read:*

##### Plant backfill mix:

The planting backfill mix for trees, shrubs, ground covers and accent plants shall consist of two-parts native soil and one-part soil conditioner. Provide twenty (20) pounds of Live Earth Brand Granular Soil Conditioner (1.5% Sulfur, 2.25% Iron, 45% Humic Acid), or approved equal, per cubic yard of plant backfill mix.

The cactus planting pits shall be backfilled with dry site soil only.

#### 430.6 HEADER INSTALLATION:

*This section is modified to add:*

Various types of concrete header existing within the project limits, including but not limited to, landscape bed boundaries. Concrete headers vary in size, color, and form. Contractor shall inventory all existing concrete headers within the project limits and shall install new concrete header, where called for in the project plans, to tie into and match existing concrete header.

#### 430.8 PLANT GUARANTEE AND MAINTENANCE:

*This section is modified to read:*

Contractor shall begin maintenance immediately after entire plantings have been accepted by the Construction Manager.

Contractor shall maintain landscape work until final acceptance, but in no case less than 90 days after the work has been accepted by the Construction Manager. Shrubs shall be guaranteed for 90 days and trees shall be guaranteed for 1 year.

The Contractor shall instruct Town maintenance personnel in the proper maintenance and operation of landscape work.

The Contractor shall furnish all labor, materials, equipment, tools, services, skill, etc., required to maintain the landscape in an attractive condition throughout the contract period. Maintenance of plant materials shall include, but not be limited to, pruning; weeding, fertilizing, irrigation programming, pest control, and landscaped areas debris clean up, per specifications. Maintenance shall be performed a minimum of once a week throughout the maintenance period.

Contractor Supervisor shall be responsible for the training and supervision of the maintenance personnel's performance of their duties during the maintenance period.

All materials as noted (but not limited to this list) shall conform to the bid specifications:

- a. Pre-emergent
- b. Fertilizer

- c. Plant material
- d. Decomposed granite
- e. Soil amendments and conditioners

This item shall also include restoration of existing landscape areas or other existing improvements that are disturbed or impacted by work completed under this contract. The limits of this work shall be as determined by the limit of disturbance or as necessary to complete the satisfactory restoration of impacted areas as indicated on the plans, as directed by the Construction Manager, and in accordance with Section 107.9 of the MAG Uniform Standard Specifications. This item includes, but is not limited to:

1. The restoration of existing landscape and non-paved landscape areas which are disturbed or damaged by the project.
2. The removal, relocation, or replacement of existing landscape plants and other materials or surfaces, which are disturbed or damaged by the project.

The work shall be neatly joined, coursed, connected, or blended, as applicable, to the existing conditions to the satisfaction of the Construction Manager. Existing undamaged materials may be reused, subject to approval. The Contractor shall provide a sample replacement of material prior to restoration or replacement work.

The Construction Manager reserves the right to reject replacements or restorations that do not meet the criteria for these items. The Contractor shall remove and replace such rejected work to the Construction Manager's satisfaction at no additional cost to the Owner.

For existing landscape areas, outside the allowable limits of work, the Contractor shall restore the plantings, pavement, structures, granite, rock, soil, or other existing landscape surfaces using material(s) to match the existing in type, quality, and appearance.

#### ADD 430.8.1 TREE AND SHRUB CARE:

Maintain trees and shrubs in a healthy, growing condition by performing necessary operations, including the following:

- a. Pruning: Prune and shape only as necessary to maintain the usual form of the plant, to stimulate growth, to maintain growth within space limitations, and to maintain a natural appearance. Do not shear plant material. Any plant material improperly maintained, as determined by the Construction Manager, the Contractor shall remove and replace at no additional cost to the Town.
- b. Staking: Stakes are to be inspected weekly and adjusted or removed as necessary.
- c. Weed Control: In groundcover area, keep areas between plants free of weeds. Use recommended, legally approved, herbicides. Avoid frequent soil cultivation.

ADD 430.8.2 GROUNDCOVER CARE:

Foster attractiveness at all times by following these practices:

- a. Granite Areas: Landscape granite shall be inspected weekly. Man-made debris shall be removed and weeds and grass controlled with chemicals. Any erosion that has occurred in any granite areas shall be remedied, repaired and granite replaced by the contractor at the contractor's expense.
- b. Weed Control: Keep all landscape areas free of broadleaf or grassy weeds, with pre-emergent and/or selective contact herbicides. Cultivating or hoeing weeds is not an allowed practice. Project shall not be accepted until all noxious weeds are eradicated.

Unless otherwise authorized, the Contractor shall maintain all landscape areas on a continuous basis as they are completed during the course of work and until final project acceptance by the Construction Manager. The Contractor shall provide adequate and experienced personnel to accomplish the maintenance. Maintenance shall include keeping the landscape areas free of debris on a weekly basis, chemical control and hand removal of weeds, fertilization as needed, cultivating the planting areas, and repairing tree stakes. All chemical control shall be performed by an Arizona pesticide licensed contractor.

All plant material and installation shall be 100% guaranteed by the Contractor for an additional 90 Calendar Days following completion of the Plant Establishment Period and the acceptance of the planting areas by the Construction Manager.

Make replacements of plants within seven days of notification from the Construction Manager. Remove and replace dead, damaged or vandalized plants within seven days of notification. Replacements shall be of the same kind and size as originally specified and shall be installed as described in the contract documents.

Plants shall be kept in a healthy, growing condition by watering, pruning, spraying, weeding and any other necessary operation of maintenance. Plant beds shall be kept free of weeds, grass and other undesirable vegetation. Plants shall be inspected by the Contractor at least once per week and appropriate maintenance performed. Pruning and re-staking shall be required as needed to remove any plant growth conflicting with vehicular or pedestrian movement.

The Contractor shall maintain the irrigation system as specified in Section 440 and make any necessary repairs regardless of cause to assure a complete and operational system as originally designed and constructed. Repairs shall be made within 48 hours of detection.

The Contractor shall notify the Construction Manager 48 hours prior to the application of any chemical treatments. Chemical mixing and the use of application equipment shall be done by qualified personnel in the presence of the Construction Manager. All chemical control shall be performed by an Arizona pesticide licensed contractor. The Construction Manager shall approve the personal, materials and methods of application of chemicals prior to beginning the operation.

There shall be no separate measurement and payment for the Plant Guarantee and Maintenance Period. This cost shall be included in landscape bid items for plant materials and inert material. Ten percent of each landscape bid item amount in addition to retention will be held for distribution until after the maintenance and establishment period.

#### 430.9 PLANT ESTABLISHMENT PERIOD:

*This section is deleted in its entirety and replaced by:*

The Contractor shall request an inspection by the Construction Manager when the Contractor believes the landscape work is substantially complete and the planting and related work has been accomplished. After this initial inspection, and subject to his approval of the work, the Construction Manager will issue a written field notification to the Contractor setting the effective, beginning date for the Plant Establishment Period. The plant establishment period for trees, shrubs, and ground cover shall be for a period of 90 days but is subject to extension by the Construction Manager if the landscape planting is improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

At final project acceptance or at the end of the plant establishment period, a final acceptance inspection of the planted areas will be made by the Construction Manager. After completion of the plant establishment period, landscape maintenance will become the responsibility of the Town of Paradise Valley.

There shall be no separate measurement and payment for the Plant Establishment Period. This cost shall be included in landscape bid items for plant material and inert material. Ten percent of each landscape bid item amount in addition to retention will be held for distribution until after the maintenance and establishment period.

#### 430.10 MEASUREMENT AND PAYMENT:

*The second paragraph is deleted in its entirety and replaced by:*

The basis of Measurement and Payment for Shrubs – 5 gal, Saguaro (8'- 10' Ht. Min), Barrel Cactus (12" Dia. Min.), Opuntia spp. (6 Pad Min.), and Tree – 36" Box, 2" Cal. Min. is the price bid per each complete in place as shown on the project plans, details, and specified herein. Payment shall be full compensation for all labor, material, equipment, and incidental and appurtenant work.

Measurement and Payment for Decomposed Granite, 3/4" Screened, 2" Depth, Madison Gold and Decomposed Granite, Match Existing will be at the contract unit price bid per Square Yard for the inert materials as shown on the project plans and specified herein, and shall include all costs, materials, equipment, labor, and operations necessary for the installation and associated weed control and pre-emergent applications.

Measurement and Payment for Riprap, Match Existing will be at the contract unit price bid per Cubic Yard for the riprap material as shown on the project plans, details, and special provisions and shall include all costs, materials, equipment, labor, and operations necessary for the installation and associated weed control and pre-emergent applications.

There shall be no separate measurement and payment for the Plant Guarantee and Maintenance Period or the Plant Establishment Period. This cost shall be included in landscape bid items for: plant materials and inert groundcover. The Town of Paradise Valley will hold ten percent of each landscape bid item amount in addition to retention for distribution until after the maintenance and establishment period.

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

## MAG SECTION 431 WALL AESTHETICS

### 431.1 DESCRIPTION:

The work under this item shall consist of furnishing all labor, equipment, and materials necessary to construct the aesthetic screen wall at location indicated on the project plans. The aesthetic screen wall construction work includes excavation; backfill; CMU pilaster with stone veneer and cap; painted decorative steel and aluminum screen panels with frame and posts, perforated and painted steel screen panels with frame and posts, double swing gate, and slide gate as described herein and as shown on the project plans.

The work under this item shall also consist of refinishing the existing perimeter wall with a new stucco and paint finish, including removing the brick wall cap layer, preparing the wall and applying a stucco application and paint as described herein and as shown on the project plans.

### 431.2 MATERIALS:

Structural concrete for the foundations shall be Class "AA" Concrete in conformance with the requirements of Section 725, "Portland Cement Concrete," of the MAG Standard Specifications and these Technical Specifications.

Reinforcing shall be Grade 60 bars in conformance with the requirements of Section 727, "Steel Reinforcement," of the MAG Specifications and these Technical Specifications. All bar bends and anchorage shall be in accordance with AASHTO Specifications.

Concrete Block Masonry shall be in conformance with the requirements of Section 510 and 775 of the MAG Standard Specifications and these Technical Specifications. Masonry Block shall have compressive strength  $F'_m = 1500$  psi, and shall be medium weight, running bond, standard block.

Masonry mortar and grout shall in conformance with the requirements of Section 776 of the MAG Standard Specifications and these Technical Specifications. Mortar shall be ASTM C270 Type S with cube strength = 1800 psi. Grout shall be ASTM C476 with cube strength = 2,000 psi. Mortar shall be colored to match stone veneer.

All welds shall be in accordance with American Welding Society AWS D1.2, latest edition. All welds shall be ground smooth.

The color of the exterior paint shall be Spiced Plum (8876N) and Woodlet (8685D) or approved equal. The color of the aluminum laser cut decorative panel shall be Copper Foil by Parasoliel or approved equal.

The stone veneer shall be 'Rustic Strip' from Apache Stone or approved equal. The cap stone shall be colored natural tan.

The stucco system shall be "StucCoat One-Coat System" materials and components as manufactured and supplied by Dryvit/Tremco or approved equal. The color of the exterior paint shall be Loggia by Sherwin Williams (SW 7506) or approved equal. The intention of the stucco and paint finish is to match the general finish and appearance of the existing perimeter wall located at Ironwood Golf Villas (APN 174-36-213) on Scottsdale Road.

Prior to the application of and paint or cement plaster system, the contractor shall provide the Engineer with a copy of Certificate of Compliance for each product or lot or batch of paint supplied, in accordance with Section 530 and Section 790 of the MAG Standard Specifications and these Technical Specifications. The Certificate of Compliance shall certify compliance of the paint with each of the specified physical, chemical, and performance requirements for acrylic emulsion paint listed herein.

The acrylic emulsion paint shall be ready-mixed at the manufacturer's plant.

Acrylic emulsion paint shall be furnished in new, unopened, air-tight containers which are clearly labeled with the exact title of the paint material, Federal Specification number (when applicable), name and address of manufacturer, date of paint manufacturer and the lot or batch number. The containers shall conform to U.S. Department of Transportation Hazardous Material Shipping Regulations.

Precautions concerning the handling and the application of the paint shall be shown on the label of paint containers.

#### 431.3 CONSTRUCTION REQUIREMENTS:

The contractor shall provide shop drawings prior to the procuring and installation of any wall aesthetics. Shop drawings shall include fabrication and layout of each element, details of edge conditions, joints, corners, anchorages, attachment system and special details for review and approval by the Construction Manager.

The contractor shall provide a 2' x 2' sample of each paint color specified on a separate 2' x 2' steel plate of the same type, size, and specification of the proposed screen wall panel for review and approval by the Construction Manager. The Town may elect up to four (4) additional colors and 2' x 2' paint color samples to reach final paint color selection.

The contractor shall provide a sample mock-up on the existing perimeter wall of the application of the stucco system and paint for review and approval by the Construction Manager. The stucco system shall be applied per manufacturer's recommendations.

The contractor shall provide a sample of the stone veneer and stone cap for review and approval by the Construction Manager.

The contractor shall provide a full mockup of the full assemblage of each type of screen wall panel. The mockups shall be constructed and available for review a minimum of 30 days prior to the construction of aesthetic screen wall for review and approval by the Construction Manager. No aesthetic screen wall construction shall begin until the shop drawings, paint color selection, stone veneer, stone cap, and mockup are accepted by the Construction Manager.

Acrylic Emulsion paint shall be applied by an Arizona Licensed painting contractor that is acceptable to the manufacturer and the Engineer.

The method of application, the rate of application, the number of coats of application (minimum of two normally) and the surface temperature range of application shall be in accordance with the manufacturer's written recommendations. A copy of these recommendations shall be furnished to the Engineer prior to application of the paint.

#### 431.4 MEASUREMENT AND PAYMENT:

Measurement and payment for the bid items associated with wall aesthetics as described herein and as required for the project shall be made on the basis of the bid price for each element of work identified on the bid schedule. These unit cost prices shall be full compensation for the aesthetic screen wall, complete in-place as described herein and on the plans. If an item of work is noted on the plans but does not appear on the bid schedule, the cost of that item is considered included in the cost of other items of work and no direct measurement or payment will be made.

*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 provide new turf or artificial turf in disturbed areas as shown on the project plans. Contractor shall match the type of turf or artificial turf in these restoration areas, as shall supply new material as necessary to create a seamless transition from existing material to new. Compact and level subgrade, supply topsoil, soil amendments, and fertilizer (for organic turf) or weed blocker, fine or drain rock (for artificial turf) as necessary and as per manufacturer's recommendations. 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.

#### 432.4 MEASUREMENT AND BASIS OF PAYMENT:

Measurement and Payment for the landscape and irrigation restoration areas will be at the contract unit prices bid per Square Foot and shall include all costs, materials, equipment, labor, and operations necessary for full restoration of all decomposed granite, concrete sidewalk, concrete header, irrigation, plant material, record drawings, and other miscellaneous items to the satisfaction of the Construction Manager.

## MAG SECTION 440 SPRINKLER IRRIGATION SYSTEM INSTALLATION

#### 440.1 DESCRIPTION:

*This section is modified to add the following:*

The Contractor shall furnish all labor, materials, tools, equipment, and services necessary for the execution and completion of the irrigation system work as indicated on the drawings and as described in these specifications and the General Conditions.

The plans indicate a detailed layout of irrigation lines, laterals, sprinklers, and emitter locations; however, some of the piping may be shown diagrammatically outside of the planting areas for graphic clarity. The contractor shall follow the intent of the plan layout and shall review and obtain written approval from the Construction Manager for any requested changes.

Due to the scale of the drawings, it is not possible to indicate all offsets, fittings and sleeves that may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such offsets, fittings and sleeves as may be required to meet such conditions. All work called for on the drawings by notes or

details shall be furnished and installed whether or not specifically mentioned in the specifications.

The irrigation system shall be constructed using the emitters, piping, fittings, and other components, of sizes and types as shown on the drawings 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.

#### 440.2 GENERAL:

*This section is modified to add the following:*

The Contractor shall maintain project record (as-built) drawings during the irrigation system construction as described below:

- A. Maintain on-site and separate from documents used for construction, one complete set of contract documents as Project Record Documents. Keep documents current. Current up-to-date Record Drawings are a prerequisite for scheduled payments. Do not permanently cover work until Record Drawing information is recorded.
- B. Record pipe and wiring network alterations. Record work that is installed differently than shown on the construction drawings. Record accurate reference dimensions, measured from at least two permanent reference points, of each sleeve end and all other irrigation components including those enclosed within any valve box.
- C. Prior to Final Review, obtain from the Construction Manager a reproducible Mylar copy of the drawings. Using technical drafting pens, duplicate information contained on the project drawings maintained on site. Label each sheet "Record Drawing". Completion of the Record Drawings will be a prerequisite for the Final Review.

The irrigation system shall be constructed using the emitters, valves, piping, fittings, controllers, wiring, and other components, of sizes and types as shown on the drawings 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.

If quantities are furnished either in specifications or on drawings, quantities are furnished for information only. It is Contractor's responsibility to determine actual quantities of material, equipment, and supplies required by the project and to complete independent estimate of quantities and wastage.

Contractor shall install a new water service line connection per City of Scottsdale Standard Detail 2330. Contractor shall coordinate the installation of the water meter and service connection through Berneil Water Co. and the Town.

#### 440.2.1 PERMITS:

All permits for installation or construction of the work included under this section, which are required by legally constituted authorities having jurisdiction, shall be obtained and paid for by the Contractor, each at the proper time. The Contractor shall also arrange for and pay all costs in connection with any inspections and examination required by these authorities.

Contractor is responsible for acquiring all permits, fees, and inspections required by Berneil Water Co. and City of Scottsdale.

#### 440.2.2 EXECUTION:

Examine areas and conditions under which work of this section is to be performed. Do not proceed with work until unsatisfactory conditions have been corrected.

Coordinate work with other trades.

#### 440.2.3 REFERENCES:

Conform to the requirements of reference information listed below except where more stringent requirements are shown or specified in the Contract Documents.

American Society of Testing Materials (ASTM) - Specifications and Test Methods specifically referenced in this Section, and Underwriter Laboratories (UL) - UL wires and cables, and MAG Uniform Standard Specifications and MAG Standard details.

#### 440.2.4 QUALITY ASSURANCE:

A licensed and bonded plumber(s) shall execute work involving plumbing for installation of meters, vaults, meter boxes, water taps, copper piping, backflow preventer(s), and related work. Secure a permit from the Town of Paradise Valley at least 48 hours prior to start of installation.

#### Tolerances:

Specified depths of mains and lateral pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment, refilling, re-compaction, and repair of finish grade treatment.

Coordinate work with other trades.

For a period of ninety (90) days from Final Acceptance, the Contractor shall guarantee/warranty irrigation materials, equipment, and workmanship against defects. The Contractor shall replace any pavement damage resulting from the installation of the irrigation system and repair damage to grading, soil preparation, or planting at no additional costs to the Town and make repairs within 48 hours following notification by the Construction Manager.

#### 440.2.5 CLEANING:

The contractor shall maintain continuous cleaning operations throughout the duration of the work. Dispose of, off-site at no cost to the Town, all trash and debris generated by installation of the irrigation system.

#### 440.2.6 OPERATION AND MAINTENANCE MANUALS:

Submit four (4) operation and maintenance manuals to the Construction Manager for review prior to final acceptance. The manuals should include the complete technical description of materials and products used; guarantee statement, complete operating and maintenance instructions on all major equipment. The contractor shall provide a demonstration to maintenance personnel, with Construction Manager present, of how to adjust and maintain all emitter types, controller functions, and recommended controller programs, as established by the contractor. The contractor shall also review recommended watering rates for new plant materials.

#### 440.2.7 PRELIMINARY, SUBSTANTIAL, AND FINAL WALK THROUGH INSPECTIONS:

Arrange for a preliminary walk-through with the Construction Manager, when the entire system is operational. Operate each zone in its entirety. Additionally, open all valve boxes and expose items covered, if directed. Generate a list of items to be corrected and make adjustments, "fine tuning" the entire system by regulating valves, and setting pressure regulators at proper and similar pressure to provide proper coverage. Flush and adjust all emitters for optimum performance while preventing water from getting onto walks, roadways, and buildings. Adjustments may include, at no additional cost to the Town, additional emitters, tubing, and outlet caps as required.

The contractor shall correct all items generated from the preliminary walk-through and then arrange for a substantial completion walk-through. The contractor shall rework any items deemed not acceptable by the Construction Manager to the Construction Manager's complete satisfaction. The maintenance period will not begin unless authorized by the Construction Manager. Provide all accessories, charts, record drawings and equipment, as required, before scheduling the Final walk-through.

Following the Landscape Establishment Period, the contractor shall schedule a Final Walk-through inspection to review the system and make any necessary adjustments to the watering schedule.

### 440.3 MATERIALS

*This section is modified to add the following:*

Submittals shall include but not be limited to the following:

1. Materials List: Include pipe, fittings, water emission components, control system components. Quantities of materials need not be included.
2. Manufacturers' Data: Submit manufacturers' catalog cuts, specifications, and operating instructions for equipment shown on the materials list.
3. Shop Drawings: Submit shop drawings called for by the details. Show products required for proper installation, their relative locations, and critical dimensions.

Contractor shall install a new water service line connection per City of Scottsdale Standard Detail 2330. Materials shall per the Town's Approved Product List or approved by the Town.

#### 440.3.1 EQUIPMENT TO BE FURNISHED:

All materials to be new and bear the appropriate National Association seal of approval for example, NSF, US, etc. Similar equipment shall be procured from the same manufacturer and internal parts shall be common and interchangeable. Parts listing and source replacement will be furnished to the Construction Manager.

In addition to the materials required to complete the work as shown on the plans and as directed by the Construction Manager and these specifications the Contractor shall be required to provide additional spare parts and equipment necessary to utilize the installed irrigation components, see related requirements under 440.10.1 Project Closeout.

#### 440.3.2 SUBMITTALS:

Prepare and make submittals in accordance with conditions of the Contract, and as follows: A minimum of thirty (30) days prior to beginning work on the irrigation system the Contractor shall submit three (3) copies of manufacturers' literature including name and numbers covering materials listed below and any other items requested by the Construction Manager. Do not order materials until the products are approved by the Construction Manager.

Items to be submitted:

- Pipe
- Automatic Controller
- Drip Irrigation Equipment
- Fittings and Solvents
- Wire and Connectors
- Backflow Preventer and Enclosure

- Ball Valves
- Remote Control Valves or Drip Kits
- PVC nipples
- Valve Boxes
- Valve I.D. Tags
- Meter Box (Local Agency Standard)
- Meters (Comply with Local Agency Standard)

Shop Drawings: Submit shop drawings called for by the details. Show products required for proper installation, their relative locations, and critical dimensions.

All items shall be those specified and approved by the Construction Manager. Substitutions will not be allowed without approval.

All submittals or shop drawings that are rejected in whole or in part shall be resubmitted and approved by the Construction Manager prior to the start of any field operations.

#### 440.5 TRENCH EXCAVATION AND BACKFILL:

Waterlines continuously pressurized – 18-inches minimum for 2-1/2" and smaller pipes, 24-inches minimum for 3" and larger pipes.

Control wire – 2-inches minimum below top of mainline pipe, or 18-inches minimum where installed in separate trench from mainline pipe.

Lateral sprinkler lines – 12-inches minimum for 2" and smaller pipes, 18-inches minimum for 2-1/2" and larger pipes.

Plastic lines in sleeves under pavement - 36 inches minimum

Pipe trenches shall be straight but if obstructions necessitate a change of direction, follow the limits of curvature for PVC pipe in strict accordance with pipe manufacturer recommendations.

Trenches may curve to change direction or avoid obstructions within the limits of the curvature for PVC pipe. Minimum radii of curvature are 25 feet for 2-inch diameter pipe, 100 feet for 3- and 4-inch diameter pipe, and 150 feet for 6-inch pipe. All curvature results from the bending of the pipe lengths. No deflection will be allowed at a pipe joint.

#### 440.5.1 STAKING:

The Contractor shall mark with powdered lime or other Construction Manager approved marking method, routing of pressure supply line and stake locations of various components, control valves and emitters. Unless otherwise specified, the system layout is schematic. Accomplish preliminary adjustments to conform to actual site conditions during staking. Should changes be required the

Contractor shall obtain approval of the Construction Manager prior to actually performing the work. Water connection supplied by the Contractor shall be as shown on the plans or as designated by the Construction Manager and the Town and the utility concerned.

#### 440.5.2 BEDDING, BACKFILLING, AND COMPACTION:

Pipe shall be bedded in at least 4" of finely graded native soil or sand to provide a firm, uniform bearing. After leveling, the pipe shall be surrounded with additional finely grained native soil or sand to at least 4" over the top of the pipe.

Bedding sand shall be required when site conditions dictate and clean backfill meeting the specifications is not available. Bedding sand shall be required under asphalt and concrete pavements such as roadways and parking surfaces.

Trench backfill, sufficient to anchor the pipes, may be deposited before pipeline pressure testing, except that joints shall remain exposed until satisfactory completion of testing.

Trenches and excavations shall be backfilled with clean material from excavations. Remove organic material as well as rocks larger than 1/2" in diameter. Place acceptable material in lifts, the height of which shall not exceed that which can be effectively compacted, depending on the type of equipment and methods used. Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Compaction shall be in accordance with Section 301. Water settling of the trenches will not be permitted unless approved by the Construction Manager.

Under no circumstances shall vehicle wheels be used for compacting soil.

If settlement occurs and subsequent adjustments in pipe, valves, irrigation heads, turf or other plantings, or other construction are necessary, the Contractor shall make all required adjustments without cost to the Town.

#### 440.6 PIPE INSTALLATION:

*This section is modified to add the following:*

##### 440.6.1 PIPING:

Provide pipe, schedule and size as shown on the drawings and per Section 757 and as specified herein.

##### PVC Pipe:

Snake pipe in trench as much as possible to allow for expansion and contraction. Provide a firm, uniform bearing for the entire length of each pipe line to prevent uneven settlement. Installation of pipe shall be installed in accordance with ASAE Standard; ASAE 376. Pipe shall be clean prior to installation and shall be maintained in that condition during installation. When pipe laying is

not in progress, the open ends of the pipe shall be closed by means approved by the Construction Manager.

Sand bedding or fine-grained material shall be provided where ledge rock, hard pan, or boulders are encountered. Compact bedding material to provide a minimum depth of bed between pipe and rock of 4 inches.

Solvent welded joints shall be made in accordance with ASTM D-2855, and the type of solvent and primer recommended by the pipe manufacturers shall be used. Primer and solvent shall be applied to the pipe ends in such a manner that no material is deposited on the interior surface or forced into the interior of the pipe during insertion. Excess solvent on the exterior of the joint shall be wiped clean immediately after assembly. The pipeline will not be exposed to water for at least 12 hours after the last solvent welded joint has been made.

Schedule 80 pipe shall be used for threaded joints. Solvent will not be used on threaded pipe. Threaded joints shall be hand tightened, with final tightening with a strap wrench as necessary to prevent leaks.

The pipe shall be protected from damage during assembly. All vises shall have padded jaws and only strap wrenches will be used. Any plastic pipe which has been nicked, scarred, or otherwise damaged shall be removed and replaced. Care shall be exercised so that stress on a previously made joint is avoided.

When PVC to metal pipe connections are required, these connections shall be accomplished first. A plastic adapter with external pipe thread should be used, screwing it into the metal internal pipe threads. Use Teflon tape, or equal, on all plastic to metal threaded joints. The joint shall be hand-tightened. Utilize a light wrench, as necessary, to prevent leaks.

Piping or conduit of different trades crossing each other shall be separated by a minimum of 6 inches (6") in the vertical direction.

Install thrust blocks for fittings on pipe greater than or equal to 3-inch diameter or any diameter rubber gasketed pipe. Use 3,000 PSI concrete, 2 mil plastic, and No. 4 Rebar. Use cast-in-place concrete bearing against undisturbed soil. Size, orientation and placement shall be as shown on the installation details. Wrap fitting with plastic to protect bolts, joint, and fitting from concrete. Install rebar as shown on the installation details.

Use a joint restraint harness on pipe greater than or equal to 3-inch diameter or any diameter rubber gasketed pipe wherever joints are not positively restrained by flanged fittings, threaded fittings, and/or thrust blocks. Use a joint restraint harness with transition fittings between metal and PVC pipe, where weak trench banks or vertical directional changes do not allow the use of thrust blocks, or where extra support is required to retain a fitting or joint. Use bolts, nuts, retaining clamps, all-thread, or other joint restraint harness materials which are zinc plated or galvanized.

Use restrained casing spacers for gasketed pipe routed through sleeving. Provide Ford Uni-Flange Restrained Casings Spacers or approved equal. Restrainer body and runner supports must be constructed of high strength ductile iron meeting ASTM A536 and grade 65-42-12.

Connecting rods must meet ASTM A242, ANSI/AWWAC111/A21.11. Runners must be constructed of ultra-high molecular weight polymer. Install harness in the manner recommended by the manufacturer and in accordance with accepted industry practices. Install self-restraining casing spacers at all gasketed pipe bell joints and every 10-foot along the gasketed mainline pipe installed through sleeving. Provide correct number and type of restraints per manufacturer's requirements.

Provide Flush End Caps at the end of lateral drip lines at locations shown on the plans or as directed by the Construction Manager. Construct Flush End Caps as per the plan details.

#### 440.6.2 SLEEVING:

Piping located under asphalt, concrete, or other pavements shall be sleeved, size and schedule as noted on the plans. If not noted, sleeves shall be Schedule 40, and 2 times larger than the pipe being sleeved. Use separate sleeve within the main sleeve for wiring, or as directed by Construction Manager.

Piping under concrete or asphalt shall normally be installed by jacking, boring, or hydraulic driving. When any cutting or removal of asphalt and/or concrete work is necessary, it shall be saw cut in accordance with Section 601. Permission to cut asphalt or concrete shall be obtained from the Construction Manager. When piping on the drawings is shown in paved area, but running parallel and adjacent to planted areas, the intent of the drawings is to install the piping in the planted area.

Extend sleeve ends twelve inches (12") beyond edge of hardscape, or sidewalks. Cap sleeve ends and mark with stakes. Provide rope or wire through sleeve and secure to stake at surface grade at each end for future sleeve location. Sleeve ends shall be covered with duct tape prior to backfill.

Asphalt cut and patch operations necessary for sleeve installation shall be considered incidental to the sleeve installation. All asphalt cutting shall be done with proper equipment to allow straight and true cuts through the entire depth of the asphalt being removed. Compact trench backfill to 95% with a minimum of a 6" ABC base and 6" asphalt top patch cover. Contractor shall replace any patch work if the patch compacts more than ½" or if any of the patches becomes dislodged within one year. All asphalt shall comply with MAG Uniform Standard Specifications Section 336.

#### 440.7 VALVES, VALVE BOXES, AND SPECIAL EQUIPMENT INSTALLATION:

Install all remote control valves, pressure reducing valves, wye strainers, and gate valves in suitable plastic valve access box of proper size as required for easy access to the installed

components. All valve boxes supplied shall be Carson standard turf irrigation boxes or approved equal. Economy boxes are not an acceptable alternative. All valve boxes shall be installed with a gravel sump as shown on details. Remote control valves for use with the LEIT solar controller shall include a LEMA 1600 HE DC Solenoid with 30-921 adapter per remote control valve.

Install all emitter flush plugs and drip zone flush valves in suitable plastic valve access box of proper size as required for easy access to the installed components. All valve boxes supplied shall be Carson standard turf irrigation boxes or approved equal. Economy boxes are not an acceptable alternative. All valve boxes shall be installed with a six-inch minimum pea gravel sump.

All valve boxes and lids are to be colored tan in decomposed granite.

Contractor shall coordinate and install any metering or other special equipment through Berneil Water Co. and the Town.

#### Backflow Prevention Assembly

Install the Backflow Prevention Assembly per the details shown on the drawings. Backflow Prevention Assembly shall be lead free, all handles shall be stainless steel. Connect the backflow prevention assembly to the water meter with type K hard copper. Place the backflow prevention unit at the location shown on the project plans. The General Contractor shall provide the water meter to the irrigation contractor; see plans and specifications for more detail. Provide enclosure to secure the assembly. Do not operate the irrigation system until the assembly has been tested and certified to meet the Town's requirements. Backflow Prevention Assembly enclosure shall be powder coated tan, to blend in with surrounding environment. Contractor shall submit paint color chip sample to Construction Manager for approval prior to painting of enclosure. After the Contractor installs and the Construction Manager approves the installation of the backflow assemblies, the Town will inspect and test the systems to ensure that it is operating correctly and meets with the Town of Paradise Valley standards and approve the system.

All backflow prevention devices shall be painted in accordance with MAG section 530 after final installation, inspection, and approval by the Town of Paradise Valley. Color shall be determined by the Town of Paradise Valley. No separate measurement or payment will be made for painting of backflow prevention devices the cost of which is considered included in other items of work.

#### Wiring

All wiring for remote control valve operation shall be UF-600, 12AWG UL listed for direct burial usage. The control wire shall be colored red, the common white. Run a spare single green 12-gauge spare wire from the irrigation controller and loop into each of the remote control valve boxes. Place all wires in continuous runs between the irrigation controller and the valve to which it controls without splices. Place the control and common wiring in the same trench as the mainline, beside the mainline at the bottom of the trench.

Bundle control wires where contained within the same trench and tape together at 10-foot intervals along wire routing. Do not tape wires together where contained within sleeves and conduit. Provide a 24-inch excess length of wire in an 8-inch diameter expansion loop at each 90-degree change of direction, at both ends of sleeves, and at 100-foot intervals along the wire routing. Do not tape wiring within expansion loops.

All wiring for all 120 and 24-volt connections must meet the National Electrical Code and be UL listed.

Make wire connections to remote control electric valves and splices in the field if approved by Construction Manager using 3M DBY-6 or Paige DB14-4 wire splices, no others will be accepted.

It is important that the wire splice be waterproof so that there is no chance for leakage of water and corrosion build-up on the joint.

There shall be no wire splices between the irrigation controller and the field valves unless the distance between the two exceeds 2500 foot. Place all splices in valve boxes marked with Wire Splice on the cover.

#### 440.8 SPRINKLER HEAD INSTALLATION AND ADJUSTMENT:

All emitter heads shall be of the types and sizes as indicated on the plans. Install emitters in relation to finished grade as indicated on the plans.

The contractor shall be responsible for sprinkler and emitter outlet adjustment for a period of ninety (90) days as described in the establishment period below.

#### 440.9 AUTOMATIC CONTROL SYSTEM INSTALLATION:

Automated Central Control System shall be a LEIT solar automatic irrigation controller. This item shall include concrete base, conduit, 24-volt control wire and common wires, pull boxes, excavation and backfilling, and all wiring within the controller to and between the controller and the remote control valves to provide a complete operation system. Each remote control valve shall include a LEMA 1600 HE solenoid with adapter. This item shall also include a LEIT key, 1700S solenoid actuator, valve adapter, mounting column, and stainless steel enclosure.

The controller shall have minimum station capacity as required and specified herein and on the project plans. The controller shall have the following features:

Non- volatile memory.

- Four independent programs with three starts per program
- Watering durations from 1 minute to 5 hours and 59 minutes per each station
- 365-calendar with leap year
- Rain delay with up to 99-days delay with auto re-start
- Monthly water budgeting from 10 - 200% in 10% increments

- Custom programming with 7-day calendar or interval of 1 - 39 days in odd/even or everyday rotation
- Manual Run for repeat testing of individual valves, semi-automatic cycle by station with quick override via manual run, skip to the next valve or run any of the programs
- Remote control compatible with a radio frequency on 900- 928 MHz.
- Controller output shall be 5-volt pulse

The LEIT solar automatic controller shall be installed on a manufacturer's supplied galvanized steel pedestal. The controller shall be installed in strict compliance with manufacturer's recommendations.

#### 440.10 FLUSHING AND TESTING:

*This section is modified to add the following:*

Provide all necessary pumps, bypass piping, storage tanks, meters, supply piping, and fittings in order to perform testing properly. The Contractor shall backfill the trench to prevent movement of the pipe under pressure. Expose couplings and fitting. Purge air from pipeline before test. Subject the mainline pipe to 120 PSI for four hours. Maintain constant pressure to the subject mainline pipe. No allowable pressure loss will be allowed.

Replace any defective pipe, fitting, joint, valve, or appurtenance. Repeat the test until the subject mainline pipe meets the above maximum allowable volume loss during the test period.

Perform an operational test of the irrigation system in the presence of the Construction Manager. Contact the Construction Manager three working days prior to testing.

A coverage test shall be performed after sprinkler heads have been installed and shall demonstrate that each section or unit in the irrigation system is constructed to provide uniform head-to-head coverage of the areas serviced.

Operation of all valves, flow sensors, gate and ball valves, drip systems, ET devices and remote monitoring equipment (computer central or internet) shall be demonstrated prior to project acceptance and start of maintenance.

#### 440.10.1 PROJECT CLOSEOUT:

##### A. Work Specified Herein:

1. All requirements and procedures for submittal of pertinent data relating to closing out of Project upon completion of the project work. Detailed instructions elsewhere in these Specifications may require that certain items listed herein to be submitted prior to Substantial Completion of the Project. This Section is complementary to the General Conditions and technical specifications and nothing herein shall be considered to waive any requirements of the General Conditions or technical specifications.

- B. Final Payment: Receipt and approval of all items specified in this Section is a prerequisite for final payment.
- C. Record Drawings:
  - 1. Contractor shall provide Record Drawings which shall clearly show all differences between the Contract work as drawn and as installed for all work, as well as work added to the Contract which is not shown on the Contract drawings.
  - 2. Contractor shall maintain a set of Record Drawings at the job site. These shall be kept legible and current and shall be available for inspection at all times by the Town of Paradise Valley. The record drawings shall show all changes in the Contract work, or work added, on these Record Drawings in a contrasting color, including work changed by Addendum or Bulletin.
  - 3. In showing changes in the work, or added work, use the same legends as were used on the Contract Drawings. Indicate exact locations by dimensions and exact elevations given in job datum, by depth. Give dimensions from two permanent points.
  - 4. Record Drawings shall indicate exact routing of all piping, irrigation; power and control wiring, etc., any irrigation lateral line modifications or adjustments shall be depicted on the plans.
  - 5. Record Drawings shall contain the names, addresses, and phone number of the Subcontractors and shall be signed by the Contractor.
  - 6. The Town of Paradise Valley shall review the Record Drawings and shall be the sole judge of the acceptability of these drawings.
  - 7. Upon Substantial Completion of the Project contractor shall submit the redlined record drawings to the Construction Manager for preliminary review. Contractor shall make all corrections required and resubmit a new copy for review and approval. Upon acceptance of the redlined record drawings and prior to final payment the contractor shall submit the corrected and final version of the record drawing red-lines. The contractor will be responsible for recording the redlines onto the mylars for the final record set of drawings prior to final project acceptance.
- D. Maintenance Manual and Operating Instructions:
  - 1. Upon completion of the installation of all work contractor shall furnish four (4) complete bound copies of operating and maintenance instructions and parts lists for all materials and equipment being supplied.
  - 2. Operating instructions shall include complete operating sequence, control diagrams, description of method of operating machinery, machine serial numbers, factory order numbers, parts lists, instruction books, supplier's phone numbers and addresses and

- individual equipment guarantee. Parts lists shall be complete in every respect, showing all parts and part numbers for ready reference.
3. Assemble Maintenance Manual and Operating Instructions in hard back 3-ring loose-leaf binders. Suitably label and index all material contained therein for ready reference.
  4. Upon Substantial Completion of the Project work, submit one copy of the Maintenance Manual and Operating Instructions to the Construction Manager for review. Upon receipt of notice of acceptance, deliver the additional copies to the Town of Paradise Valley.
- E. Guarantees and Warranties: Submit all required guarantees and warranties to the Town of Paradise Valley. Provide all written guarantees, warranties or certificates required. Guarantees and warranties shall be a part of maintenance manual.
- F. Spare Parts and Maintenance Materials: The Contractor shall deliver to the Owner the spare parts, extra stock and maintenance materials listed below, and shall obtain a signed receipt for these materials. Materials shall be neatly packaged and identified, per each specification section.

Spare parts required prior to project closeout:

- Two (2) of each size of remote control valve installed
  - Two (2) keys to irrigation controller
  - Ten (10) of each emitter type and volume installed
  - Two (2) keys (5' handle) for each type of gate and ball valve installed
- G. Semi-Final and Final Review
1. When Contractor is of the opinion that the Project is substantially complete, he shall send to the Construction Manager a written statement that the Project is substantially complete (naming a date) and shall request a semi-final inspection by the Construction Manager to determine the status of completion. Such notice shall be received at least three days before the requested inspection date.
  2. If the Construction Manager finds that the Project is substantially complete, he will prepare a Certificate of Substantial Completion, attaching thereto a list or "Punch List" of items to be completed or corrected.
  3. If the Construction Manager does not concur in the Contractor's claim of Substantial Completion, the contractor shall continue to maintain the site until the Construction Manager accepts the project.

4. When all items on the "Punch List" are completed or corrected, the Contractor shall send to the Construction Manager a statement that the Project is complete and request a final inspection.
5. If the project is complete and all "Punch List" items are completed or corrected, the Construction Manager will issue a final acceptance letter.
6. After completion of the procedures outlined above, the Contractor shall submit his final application for payment in accordance with the Agreement, the General Conditions and Technical Specifications.

H. Final Checkout of Project and Equipment of Owner:

Before acceptance and final payment, at a time arrived at with the Construction Manager a complete checkout and test shall be made of all irrigation, mechanical and electrical systems, architectural and structural devices, etc., with the Construction Manager. For this purpose, each trade concerned shall provide a skilled operating Construction Manager or technician for a period of at least one day. This person, together with selected operating personnel, shall test all systems and devices and demonstrate the complete operation and required maintenance of each.

I. Maintenance:

1. Maintain irrigation system for a duration of 90 calendar days from formal written acceptance by Construction Manager. Make periodic examinations and adjustments to irrigation system components in order to achieve the most desirable application of water.
2. Following completion of Contractor's maintenance period, the Town will be responsible for maintaining system in working order during remainder of guarantee/warranty period, for performing necessary minor maintenance, for protecting against vandalism, and for preventing damage after landscape maintenance operation.
3. For a period of one year from Final Acceptance, guarantee/warranty irrigation materials, equipment, and workmanship against defects. The Contractor shall replace any pavement damage resulting from the installation of the irrigation system and repair damage to grading, soil preparation, seeding, sodding, or planting at no additional cost to the Town of Paradise Valley. Make repairs within 48 hours following notification by the Construction Manager. The Town of Paradise Valley has the right to make emergency corrections and back-charge to the contract for his/her costs when determined necessary by the Construction Manager.

J. Clean Up:

1. Remove from site machinery, tools, excess materials, and rubbish upon completion of work.
2. Maintain a clean and orderly jobsite on a daily and ongoing basis. Trash, discarded material and other debris shall not be allowed to blow around on the project. Discard all materials off site at an approved sanitary landfill.

440.11 MEASUREMENT AND PAYMENT:

Payment for the irrigation distribution system shall be made on the basis of the bid price for each element of work identified on the bid schedule. These unit cost prices shall be full compensation for the system complete and in-place as described herein and on the plans. If an item of work is noted on the plans but does not appear on the bid schedule the cost of that item is considered included in the cost of other items of work and no direct measurement or payment will be made.

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

## MAG SECTION 460 REMOVAL OF PAVEMENT MARKINGS

460.1 DESCRIPTION:

The work under this item shall govern all work performed for the removal of thermoplastic striping, symbols, legends, and raised pavement markers.

Removal of existing longitudinal and transverse pavement markings and of existing raised pavement markings shall be per Section 350.2 of the City of Scottsdale Supplemental Specifications.

460.2 MEASUREMENT AND PAYMENT:

Measurement and payment for Remove Thermoplastic Stripe will be at the contract unit price bid per linear foot and shall be full compensation for the item complete in place including removing all raised pavement markings.

Measurement and payment for Remove Thermoplastic – Left Arrow will be at the contract unit price bid per each and shall be full compensation for the item complete in place.

Measurement and payment for Remove Thermoplastic Legend “Only” will be at the contract unit price bid per each and shall be full compensation for the item complete in place.

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

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

## MAG SECTION 462 PAVEMENT MARKINGS

### 462.1 DESCRIPTION:

The work under this item shall govern all work performed for the installation of thermoplastic striping, median bullnose paint, and preformed pavement marking symbol and legend.

The contractor shall provide all materials, equipment and labor to furnish and apply thermoplastic pavement markings, paint, pavement symbols, and legends per section 402.2 of the City of Scottsdale Supplemental Specifications.

Permanent lane striping shall be 90 mil. extruded thermoplastic material, conforming to all requirements of ADOT Standard Specifications Section 704, latest edition. Crosswalks and stop lines shall be 90 mil extruded hot thermoplastic material conforming to ADOT Standard Specifications Section 704.

The actual width of the stripe shall be:

<u>Plan Width</u>	<u>Actual Width</u>
4 inches	4 to 4.5 inches
6 inches	6 to 6.5 inches
8 inches	8 to 8.5 inches
over 8 inches	+/- 1 inch

Painting shall be provided on all median noses and at temporary pavement marking locations where indicated on the plans and standard details. Reflectorized paint materials shall be white or yellow as noted and shall meet ADOT Standard Specifications Section 708. Glass beads shall be applied to all painted surfaces.

The contractor shall provide all materials, equipment and labor to stripe the roadway with thermoplastic. Existing pavement markings will be surveyed by the contractor prior to start of construction. Areas to be marked will be free of debris and swept prior to marking installation. Contractor shall survey the entire project before striping. Contractor shall call Town of Paradise Valley project inspector, to make arrangements for inspection prior to applying any paint. The permanent pavement marking plans may be modified as directed by the Engineer. Any striping applied before inspection shall be removed and re-striped at the contractor's expense.

Pavement symbols, arrows, and legends shall be preformed markings, Type I (Permanent) pavement tape conforming to all requirements of ADOT Standard Specifications Section 705, latest edition, unless noted otherwise on the plans. Tape shall meet or exceed the specifications of 3M 380-IES series and shall in addition meet or exceed applicable ADOT Specifications.

#### 462.2 MEASUREMENT AND PAYMENT:

Measurement and Payment for 4" White Traffic Paint Stripe, 4" Yellow Traffic Paint Stripe, 4" White Thermoplastic Traffic Stripe, and 4" Yellow Thermoplastic Traffic Stripe, will be made at the contract unit price bid per linear foot and shall be full compensation for the items complete in place, including pavement surface preparation and glass beads.

Measurement and Payment for Paint Median Nose (COS 2290-1) will be measured by each unit applied.

The accepted quantities of pavement markings of the type specified, measured as provided above, will be paid for at the contract unit price bid, complete in place, including surface preparation.

*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.

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

### MAG SECTION 464 SIGN POSTS

#### 464.1 DESCRIPTION:

Sign post materials and construction shall be per section 402.3.1 of the City of Scottsdale Supplemental Specifications.

Sign posts shall be pre-punched square tubing. The sign post assembly shall consist of the post (1-3/4 inch x 1-3/4 inch square tubing, length per sign type according to MUTCD), sleeve (2-1/4 inch x 2-1/4 inch x 12 inches long square tubing) and anchor (2 inch x 2 inch x 36 inches long square tubing).

#### 464.2 MEASUREMENT AND PAYMENT:

Measurement and payment will be made at the contract unit price bid per linear foot and shall be full compensation for the items complete in place. Sign anchor/sleeve assemblies shall be

included in the linear foot price of the sign post. Each assembly will be considered to include a single anchor and a single sleeve.

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

## MAG SECTION 465 SIGN PANELS

### 465.1 DESCRIPTION:

The contractor shall provide all materials, equipment and labor to furnish and install sign panels per section 402.3 of the City of Scottsdale Supplemental Specifications.

ASTM Type XI sheeting (diamond grade) shall be used for all warning, regulatory and street name signs. Background and legends shall both meet Federal Highway Administration Standards. All sign sheeting shall carry a Manufacturer's guarantee not to lose more than 20 percent of initial reflectivity by the end of a 10-year period. If call for on plans to provide an anti-graffiti overlay film, 3M 1160 or equivalent shall be used.

Sign installations shall be made in a high-quality manner. All signs shall be level within 2 degrees. Sign posts shall be perpendicular to level plus or minus 2 degrees. All traffic signs shown on the plans to be installed after the roadway improvements are completed and shall be mounted on square tubular sign posts as specified herein when existing street light poles cannot be used, due to spacing or lack thereof. Signs mounted on square tubular sign posts shall be secured to each post with a minimum of 2 each zinc plated 3/8-inch steel drive and flat washers. Signs mounted to street light poles and traffic signal poles shall be secured with a minimum of 2 each 3/4- inch type 201 stainless steel bands, brackets, bolts and washers. Sign mounting heights and offset from edge of roadway shall be in accordance with the MUTCD (Manual on Uniform Traffic Control Devices.)

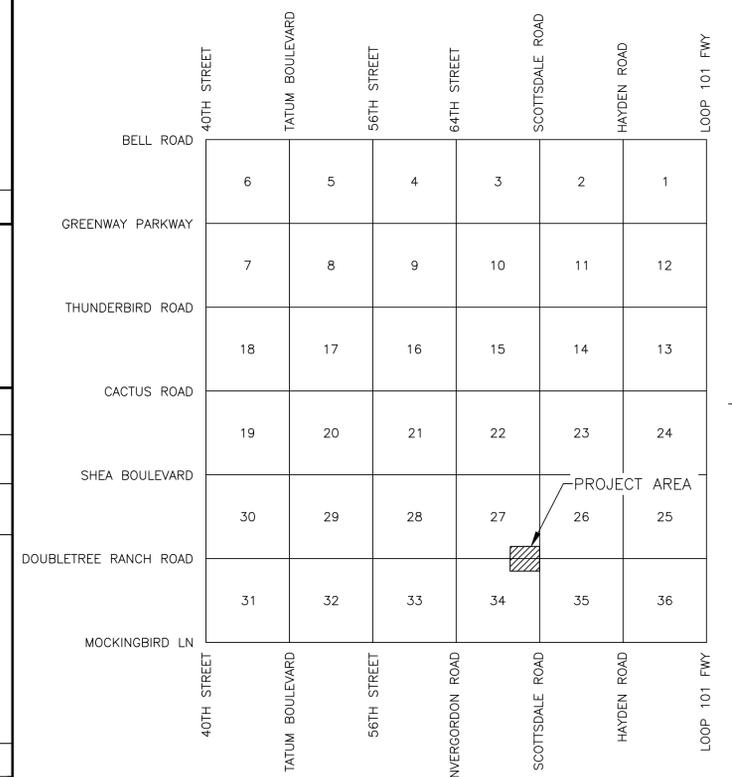
### 465.2 MEASUREMENT AND PAYMENT:

All signing will be measured as the total square footage of reflective signing material. Sign mounting hardware shall be included in the square foot price of the sign. Payment for signing will be at the unit costs as indicated in the bid schedule and will be considered full compensation for the work as described herein and as shown on the plans.

F.H.W.A. REGION	STATE	PROJECT NO.	NO.	TOTAL	AS-BUILT
9	ARIZ	2024-04	1	18	

1681 E. CAMELBACK ROAD  
SUITE 400  
PHOENIX, AZ 85016  
PHONE: 602-944-5500  
FAX: 602-944-7423  
www.kimley-horn.com

# TOWN OF PARADISE VALLEY IMPROVEMENT PLANS FOR DOUBLETREE RANCH ROAD TOWN ENTRY LANDSCAPE BEAUTIFICATION PROJECT NO: 2024-04



## Kimley»Horn

### OWNER

CONTACT: SAM KAYAT, P.E.  
TOWN OF PARADISE VALLEY  
6401 E LINCOLN DR  
PARADISE VALLEY, AZ 85253  
PH: 480-348-3541  
EMAIL: SKAYAT@PARADISEVALLEYAZ.GOV

### PROJECT MANAGER

CONTACT: ANNE DEBOARD, PLA  
KIMLEY-HORN & ASSOCIATES, INC.  
1661 E CAMELBACK RD #400  
PHOENIX, AZ 85016  
PH: 602-906-1106  
EMAIL: ANNE.DEBOARD@KIMLEY-HORN.COM

### ENGINEER

CONTACT: DAVID RODRIGUEZ  
KIMLEY-HORN & ASSOCIATES, INC.  
1661 E CAMELBACK RD #400  
PHOENIX, AZ 85016  
PH: 602-906-1136  
EMAIL: DAVID.RODRIGUEZ@KIMLEY-HORN.COM

### APPROVALS

MAYOR  
MARK STANTON

VICE MAYOR  
CHRISTINE LABELLE

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

TOWN ENGINEER  
SHAR JOHNSON, P.E.

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### RECORD DRAWING CERTIFICATION

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

VICINITY MAP  
TOWNSHIP 3N, RANGE 4E  
N.T.S.

### BENCHMARKS

PROJECT BENCHMARK  
A TOWN OF PARADISE VALLEY BRASS CAP FLUSH, LOCATED AT THE INTERSECTION OF INVERGORDON ROAD AND CALLE BRUVIRA.

ELEV =1318.90 NAVD-88 (TOWN OF PARADISE VALLEY DATUM)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

### SHEET INDEX

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4	PAVING PLANS & PROFILES
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15 - 18	STRUCTURAL PLANS

### UTILITY & AGENCY CONTACT LIST

UTILITY	AGENCY	CONTACT	PHONE
APS	ELECTRIC	RONNIE GANDARA	602-320-7069
BERNEIL WATER CO	WATER	BRAD FOLKMAN	480-966-5804
CITY OF SCOTTSDALE	WATER, SEWER, STORM DRAIN	JULIA CAMPO	480-312-5215
COX	CATV, FIBER OPTICS	JONATHAN MUTCH	480-243-0042
CROWN CASTLE	COMMUNICATIONS, FIBER OPTICS	TODD GILLAM	602-799-0818
CENTURYLINK-LUMEN	COAXIAL, FIBER OPTICS	KEVIN WAGNER, TERRATECH	480-768-4574
SOUTHWEST GAS	GAS	ANDREW SAKS	480-387-9755
ZAYO	COMMUNICATIONS	ALANNA BRUCE, JAMES THACKER	713-485-8066



COVER SHEET					
TOWN OF PARADISE VALLEY					
DOUBLETREE RANCH RD TOWN ENTRY BEAUTIFICATION					
2024-04					
DR: RJB	DES: RJB	CK: ATC	NO.	TOTAL	
DATE: 01/26	DATE: 01/26	DATE: 01/26	1	18	
SCALE: N/A			1	18	

K:\PHX\_LA\091054028\_DOUBLETREE\_RANCH\_RD\_ENTRY\_BEAUTIFICATION\CADD\PLANS\ROADWAY\091054028\_C01.DWG | IRVIN, ANTHONY | 1/15/2026

1/15/2026 100% SUBMITTAL DOUBLETREE RANCH ROAD ENTRY BEAUTIFICATION

**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 DETAIL. APPROVAL OF THESE PLANS IS FOR PERMIT PURPOSES ONLY, HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE. CONSTRUCTION QUANTITIES ON 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 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 BERNEIL WATER. CONTACT BERNEIL WATER SERVICES TO SCHEDULE ANY RELOCATION OF HYDRANT METERS. CONTRACTORS SHALL NOT RELOCATE HYDRANT 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. BARRICADES MUST BE CONTINUALLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT IN RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT, OR WHEN REQUIRED BY THE TOWN ENGINEER.
  - IF ANY PART OF THE TCP FALLS WITHIN 300' OF 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 WEBSITE [HTTPS://ODM.OFFICERTRAK.COM/PARADISE-VALLEY-PD-AZ](https://odm.officertrak.com/paradise-valley-pd-az) OR CALL OFF DUTY MANAGEMENT 24/7 @ (480) 378-1070.
  - A TCP SHALL BE SUBMITTED TO THE ENGINEERING DIVISION 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 SIGN POSTS SHALL BE FOREST GREEN.
- ALL PEDESTRIAN RAMPS SHALL BE FURNISHED WITH DETECTABLE WARNING DOMES IN TERRACOTTA COLOR.

**PAVING GENERAL 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:
  - OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
  - CONSTRUCTION OF 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 RESULTS 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 RESULTS SHALL BE REPORTED DIRECTLY (IN WRITING) TO THE ENGINEERING DIVISION. FOR EACH PHASE OF CONSTRUCTION, TEST RESULTS (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 PLACED 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 COMPACTION BY THE ADDITION OF WATER, BLENDING OF DRY SUITABLE MATERIAL OR BY DRYING OF EXISTING MATERIAL. THE MATERIAL SHALL THEN BE 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 BACKFILLED 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, DRILLS 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 A 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.

**SYMBOL LEGEND**

NEW	EXIST	SYMBOL DESCRIPTION
		VERTICAL CURB AND GUTTER
		SINGLE VERTICAL CURB
		SIDEWALK
		CATCH BASIN
		HEAD WALL
		SCUPPER
		RIPRAP
		RIGHT-OF-WAY LINE
		EASEMENT LINE
		CUT SLOPE
		FILL SLOPE
		SAWCUT
		FENCE
		STORM DRAIN PIPE
		CENTURY LINK LINE
		UNDERGROUND ELECTRIC
		NATURAL GAS LINE
		SANITARY SEWER LINE
		FIBER OPTIC
		WATER LINE
		TELEPHONE LINE

**ABBREVIATIONS**

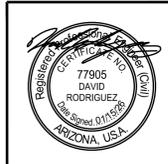
ABC	AGGREGATE BASE COURSE	EX or EXIST	EXISTING	POE	POINT OF ENDING
AP	ANGLE POINT	F	FILL	PRC	POINT OF REVERSE CURVE
APN	ASSESSOR'S PARCEL NUMBER	F/C	FACE OF CURB	PROP	PROPERTY
ARV	AIR RELEASE VALVE	FM	FORCE MAIN	PSS	PAVEMENT STRUCTURAL SECTION
AVE	AVENUE	FND	FOUND	PT	POINT OF TANGENCY
BCFL	BRASS CAP FLUSH	FO	FIBER OPTIC	PUE	PUBLIC UTILITY EASEMENT
BCHH	BRASS CAP HAND HOLE	G	GUTTER ELEVATION	PVI	POINT OF VERTICAL INTERSECTION
B/C	BACK OF CURB	GFL	GUTTER FLOW LINE	PVMT	PAVEMENT
BCR	BEGIN CURB RETURN	GB	GRADE BREAK	QTY	QUANTITY
BP	BEGINNING POINT	GV	GAS VALVE	R	RADIUS
BRG	BEARING	H	HEIGHT	RD	ROAD
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	RT	RIGHT
C	CUT	IRR	IRRIGATION	R/W	RIGHT-OF-WAY
C&G	CURB AND GUTTER	LN	LANE	S	SEWER
CATV	CABLE TV	LP	LOW POINT	SEC	SECTION
CL OR C	CENTERLINE	L	LENGTH	STA	STATION
COMM	COMMUNICATIONS	LSCP	LANDSCAPE	SWCT	SAWCUT
COS	CITY OF SCOTTSDALE CONSTRUCTION	LT	LEFT	SWLK	SIDEWALK
CST	COURT	N	NORTHING OR NORTH	T	TANGENT
CTL	CENTURYLINK	NO	NUMBER	TOC OR TC	TOP OF CURB/TOP OF CURB ELEVATION
CV	CONTROL VALVE	NOI	NOTICE OF INTENT	TCE	TEMPORARY CONSTRUCTION EASEMENT
Δ	DELTA	NOT	NOTICE OF TERMINATION	TP	TELEPHONE PEDESTAL
D	DEGREE OF CURVATURE	NPI	NO PAY ITEM	UGE	UNDERGROUND ELECTRIC
DBTR	DOUBLETREE	NTS	NOT TO SCALE	W	WATER
DE	DRAINAGE EASEMENT	MAG	MARICOPA ASSOCIATION OF GOVERNMENTS		
DR	DRIVE	M	MONUMENT LINE		
DWY	DRIVEWAY	P	PAVEMENT ELEVATION		
E	EAST OR EASTING	PC	POINT OF CURVATURE		
ECR	END CURB RETURN	PCC	POINT OF COMPOUND CURVE		
EL OR ELEV	ELEVATION	PB	PULLBOX		
EOP	EDGE OF PAVEMENT	PE G	POLYETHYLENE GAS		
EP	ENDING POINT	PH	POTHOLE		
ELEC	ELECTRIC	PI	POINT OF INTERSECTION		
EQ	EQUIPMENT	PMM	POLYMER MODIFIED MASTERSEAL		
ESMT	EASEMENT	POB	POINT OF BEGINNING		
EVC	END VERTICAL CURVE				

	PAVEMENT STRUCTURAL SECTION NO. 2
	NEW SIDEWALK

F.H.W.A. REGION	STATE	PROJECT NO.	NO.	TOTAL	AS-BUILT
9	ARIZ	2024-04	2	18	

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SUITE 400  
PHOENIX, AZ 85016  
PHONE: 602-944-5500  
FAX: 602-944-7423  
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NEW	EXIST	SYMBOL DESCRIPTION
		ALUMINUM CAP FLUSH
		ALUMINUM CAP IN HAND HOLE
		BRASS CAP FLUSH
		BRASS CAP IN HAND HOLE
		PK NAIL
		BOLLARD
		CABLE TELEVISION MANHOLE
		CABLE TELEVISION VAULT
		CACTUS
		ELECTRICAL MANHOLE
		ELECTRICAL METER
		ELECTRICAL PULL BOX
		ELECTRICAL SWITCH
		ELECTRICAL TRANSFORMER
		ELECTRICAL VAULT
		FIBER MANHOLE
		FIBER VAULT
		FIRE HYDRANT
		GAS MARKER
		GAS METER
		GAS VALVE
		IRRIGATION CONTROL VALVE
		IRRIGATION MANHOLE
		MAILBOX
		POWER DOWN GUY
		POWER POLE
		SANITARY SEWER MANHOLE
		SIGN
		STORM DRAIN MANHOLE
		STREET LIGHT WITH MAST ARM
		TELEPHONE MANHOLE
		TELEPHONE PEDESTAL
		TELEPHONE PULL BOX
		TELEPHONE RISER
		TELEPHONE VAULT
		TRAFFIC SIGNAL
		TRAFFIC SIGNAL PULL BOX
		TRAFFIC SIGNAL WITH MAST
		TRAFFIC SIGNAL VAULT
		TREE
		WATER BACKFLOW PREVENTER
		WATER MANHOLE
		WATER METER
		WATER VALVE



**GENERAL NOTES, LEGEND & ABBREVIATIONS**

**TOWN OF PARADISE VALLEY**

**DOUBLETREE RANCH RD  
TOWN ENTRY BEAUTIFICATION**

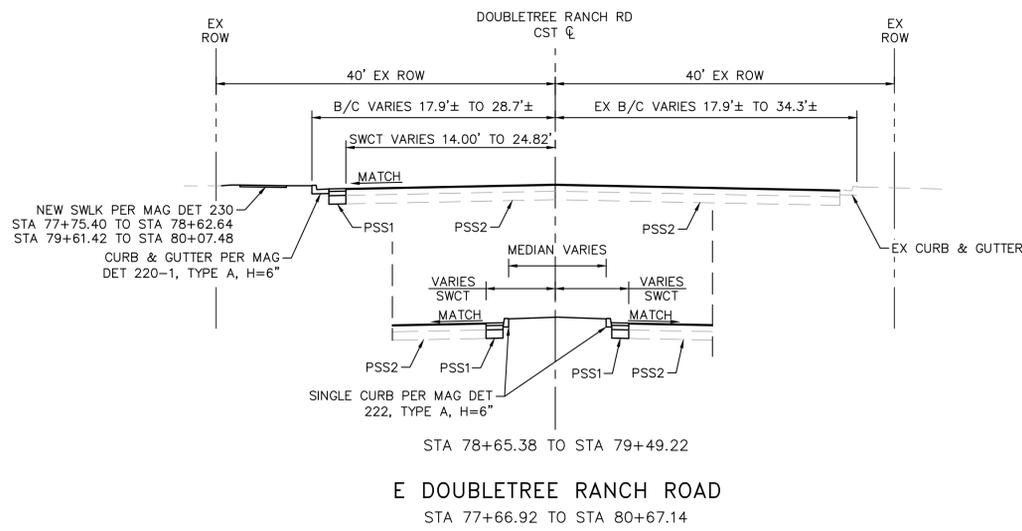
2024-04

DR:	AI	DES:	DLR	CK:	RSM	NO.	TOTAL	
DATE:	01/26	DATE:	01/26	DATE:	01/26	2	18	
SCALE:	N/A						2	18

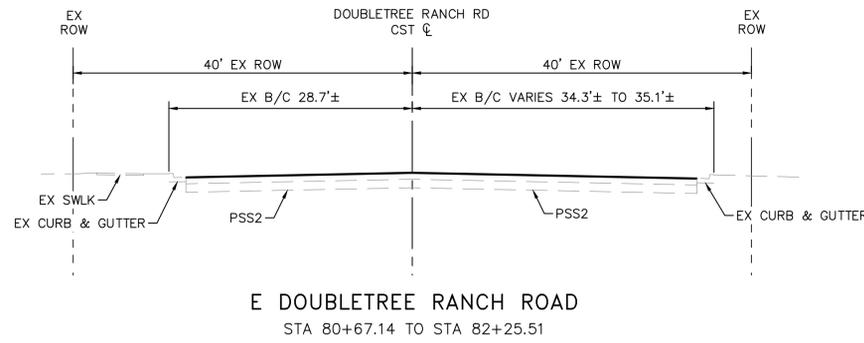
F.H.W.A. REGION	STATE	PROJECT NO.	NO.	TOTAL	AS-BUILT
9	ARIZ	2024-04	3	18	

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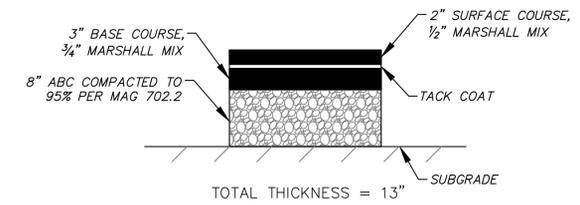
REVISION BY TOWN OF PARADISE VALLEY	DESCRIPTION	REV BY	CRD BY	DATE
NO.				
REVISION BY TOWN OF PARADISE VALLEY	DESCRIPTION	REV BY	CRD BY	DATE
NO.				
REVISION BY TOWN OF PARADISE VALLEY	DESCRIPTION	REV BY	CRD BY	DATE
NO.				



E DOUBLETREE RANCH ROAD  
STA 77+66.92 TO STA 80+67.14



E DOUBLETREE RANCH ROAD  
STA 80+67.14 TO STA 82+25.51



PAVEMENT STRUCTURAL SECTION NO 1



PAVEMENT STRUCTURAL SECTION NO 2



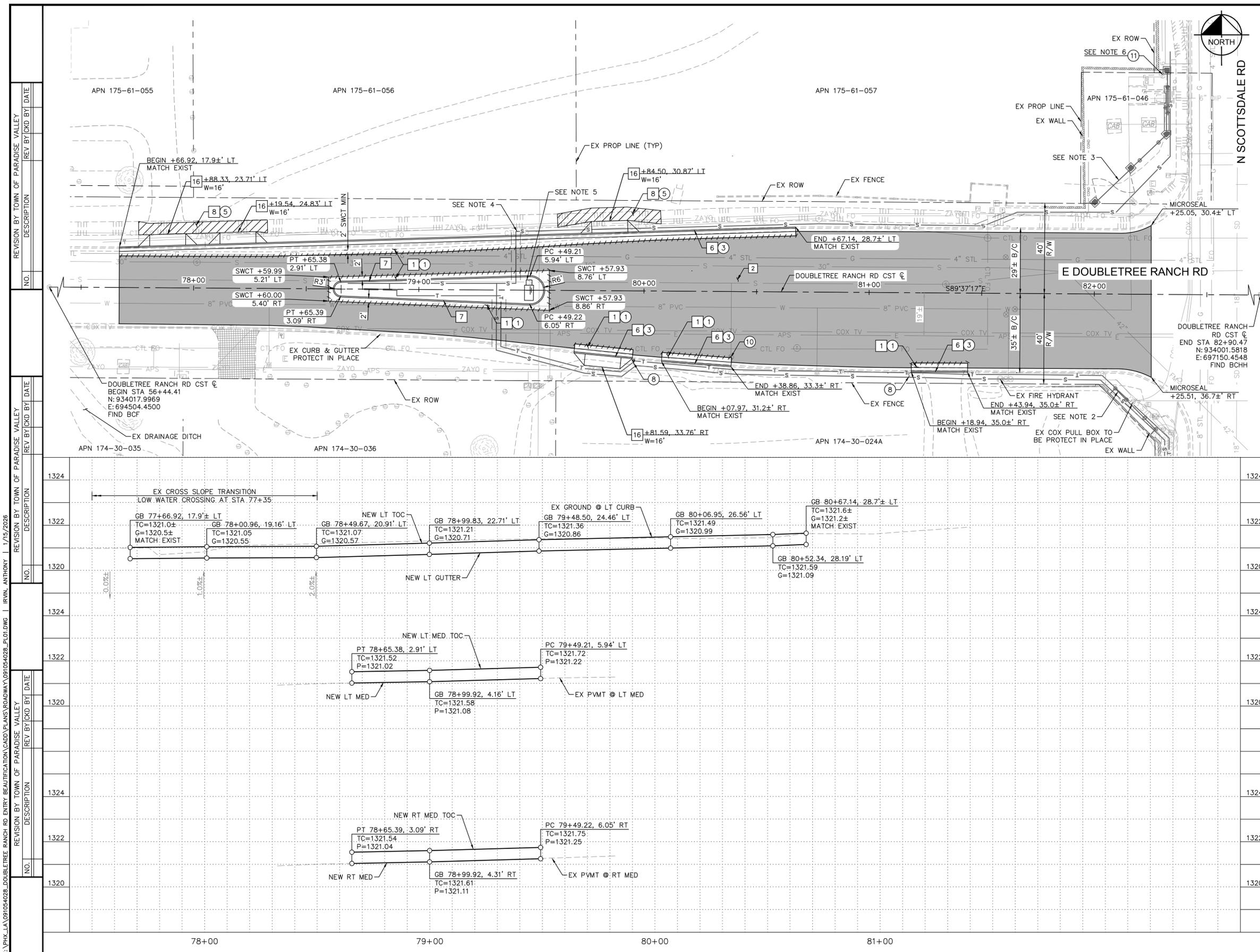
DETAIL SHEET

TOWN OF PARADISE VALLEY

DOUBLETREE RANCH RD  
TOWN ENTRY BEAUTIFICATION

2024-04

DR: AI	DES: DLR	CK: RSM	NO.	TOTAL
DATE: 01/26	DATE: 01/26	DATE: 01/26	3	18
SCALE: 1"=20' HORIZ, 1"=2' VERT				



F.H.W.A. REGION	STATE	PROJECT NO.	NO.	TOTAL	AS-BUILT
9	ARIZ	2024-04	4	18	

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CONSTRUCTION NOTES				
NO	DESCRIPTION	UNIT	QTY	
1	ASPHALTIC CONCRETE PAVEMENT PER STRUCTURAL SECTION 1, SEE SHEET 3	SY	176	
2	MICROSEAL TYPE II	SY	2248	
6	CONCRETE CURB & GUTTER, MAG DTL 220-1, TYPE 'A', H=6"	LF	383	
7	CONCRETE SINGLE CURB PER MAG DTL 222, TYPE 'A', H=6"	LF	200	
8	CONCRETE SIDEWALK PER MAG DTL 230, COLOR: SAN DIEGO BUFF	SF	562	
16	CONCRETE DRIVEWAY PER MAG DET 250-1 COLOR: SAN DIEGO BUFF	SF	423	

REMOVAL AND RELOCATION NOTES				
NO	DESCRIPTION	UNIT	QTY	
1	REMOVE AC PAVEMENT	SY	240	
3	REMOVE EXIST CURB & GUTTER AND SINGLE CURB	LF	383	
5	REMOVE CONCRETE SIDEWALK, DRIVEWAYS, AND SLABS	SF	777	
8	RELOCATE MAILBOX	EA	1	
10	ADJUST VALVE BOX & COVER, MAG DET 391-1, COLOR: BLACK	EA	1	
11	REMOVE WATER VALVE AND ABANDON WATER LINE IN PLACE	EA	1	

NOTES:  
 1. ALL STATIONS AND OFFSETS ARE IN REFERENCE TO THE DOUBLETREE RANCH RD CST & TAKEN TO THE BACK OF CURB UNLESS OTHERWISE NOTED.  
 2. SEE SHEET 7 FOR LANDSCAPE PLANS.  
 3. SEE SHEETS 9-10 FOR SCREEN WALL PLANS.  
 4. SEE SHEET 12 FOR LANDSCAPE IRRIGATION PLANS.  
 5. SEE SHEET 18 FOR TOWN MONUMENT DETAILS.  
 6. CONTRACTOR SHALL COORDINATE THE WATER LINE ABANDONMENT WITH BERNEIL WATER CO. PRIOR TO CONSTRUCTION

GRAPHIC SCALE IN FEET  
 0 10 20 40

CALL TWO WORKING DAYS BEFORE YOU DIG  
**602-263-1100**  
**1-800-STAKE-IT**  
 (OUTSIDE MARICOPA COUNTY)

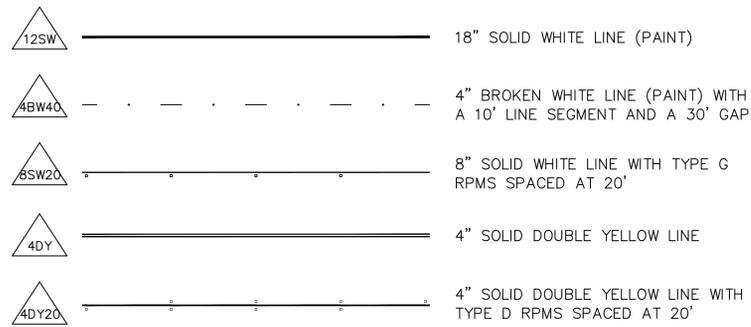
PAVING PLANS				
TOWN OF PARADISE VALLEY				
DOUBLETREE RANCH RD TOWN ENTRY BEAUTIFICATION				
2024-04				
DR: AI	DES: DLR	CK: RSM	NO.	TOTAL
DATE: 01/26	DATE: 01/26	DATE: 01/26	4	18
SCALE:				

REVISION BY TOWN OF PARADISE VALLEY  
 NO. DESCRIPTION REV BY/CKD BY DATE  
 1/15/2026  
 IRVIN, ANTHONY  
 K:\PIX\L\091054028\_DOUBLETREE RANCH RD ENTRY BEAUTIFICATION\CADD\PLANS\ROADWAY\091054028\_PL01.DWG

**SIGNING AND MARKING NOTES:**

- ALL PAVEMENT MARKINGS, SIGNING AND WORK ZONE TRAFFIC CONTROL TYPE AND LAYOUT NEED TO CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. WORK ZONE TRAFFIC CONTROL NEEDS TO CONFORM TO THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL AND/OR AS DIRECTED BY THE CITY PUBLIC WORKS INSPECTOR OR TRAFFIC ENGINEERING DIVISION.
- SIGNS ARE TO BE INSTALLED ON TELESPEAR PREPUNCHED SQUARE STEEL TUBING POSTS PER COS STANDARD DETAIL NO. 2131.
- DIMENSIONS TO SIGNS NEED TO INCLUDE THE SIGN POST, OR IN THE CASE OF MULTIPLE POSTS, THE PLAN VIEW CENTER OF THE SIGN.
- ALL LONGITUDINAL STRIPING (EDGE LINE, LANE LINE AND CENTERLINE) SHALL BE .090"(90 MIL) EXTRUDED THERMOPLASTIC, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL TRANSVERSE STRIPING (STOP LINES, CROSSWALK LINES) SHALL BE A MINIMUM OF .090"(90 MIL) EXTRUDED THERMOPLASTIC, UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL PLAN VIEW STRIPING DIMENSIONS ARE MEASURED TO THE FACE OF CURB, CENTER OF THE LINE OR CENTER OF THE DOUBLE LINE.
- ALL PAVEMENT SYMBOLS, ARROWS AND LEGENDS SHALL BE TYPE 1 PERMANENT, HIGH PERFORMANCE PRE-FORMED PAVEMENT TAPE. (TAPE MUST PERFORM AS 3M 380I-ES SERIES OR EQUIVALENT.)
- RAISED PAVEMENT MARKERS (RPMS) SHALL BE USED ON ALL STRIPED STREETS. RPMS SHALL BE INSTALLED PER COS STANDARD DETAIL NO. 2132 AND ADOT STANDARD DRAWING M-19, WITH A CITY APPROVED BITUMINOUS ADHESIVE.
- BLUE TYPE BB (2-WAY REFLECTIVE) RPMS SHALL BE USED TO INDICATE THE LOCATION OF ALL FIRE HYDRANTS AND REMOTE FIRE DEPARTMENT CONNECTIONS, PER COS STANDARD DETAIL NO. 2363. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY SANDBLASTING, HYDRO BLASTING OR GRINDING PRIOR TO THE INSTALLATION OF NEW PAVEMENT MARKINGS. TREATMENT OF PAVEMENT AFTER STRIPING HAS BEEN REMOVED, SHALL BE A SS-1H OR A PRODUCT APPROVED BY THE CITY INSPECTOR.
- ASTM TYPE XI SHEETING (MINIMUM) SHALL BE USED FOR ALL WARNING AND REGULATORY AND STREET NAME SIGNS. ALL ADVANCE STREET NAME SIGNS SHALL BE TYPE XI SHEETING. SCHOOL WARNING SIGNS AND ACCOMPANYING PLACARDS MUST BE ASTM TYPE XI FLUORESCENT YELLOW GREEN SHEETING. ALL METRO SIGNS SHALL COMPLY WITH THE COS STANDARD DETAIL NO. 2134-4 AND 2134-3.
- THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF ALL PAVEMENT MARKINGS USING CONTROL POINTS SPACED NO MORE THAN 50 FEET APART. PAVEMENT MARKING LAYOUT SHALL BE APPROVED BY TRAFFIC ENGINEERING PRIOR TO THE APPLICATION OF THE FINAL PRODUCT. ALL PAVEMENT MARKING DRAWINGS ARE SCHEMATIC ONLY. THE CONTRACTOR SHALL FOLLOW ALL DIMENSIONS, DETAILS AND STANDARDS WHEN INSTALLING PAVEMENT STRIPING, MARKING AND MARKERS.

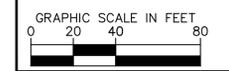
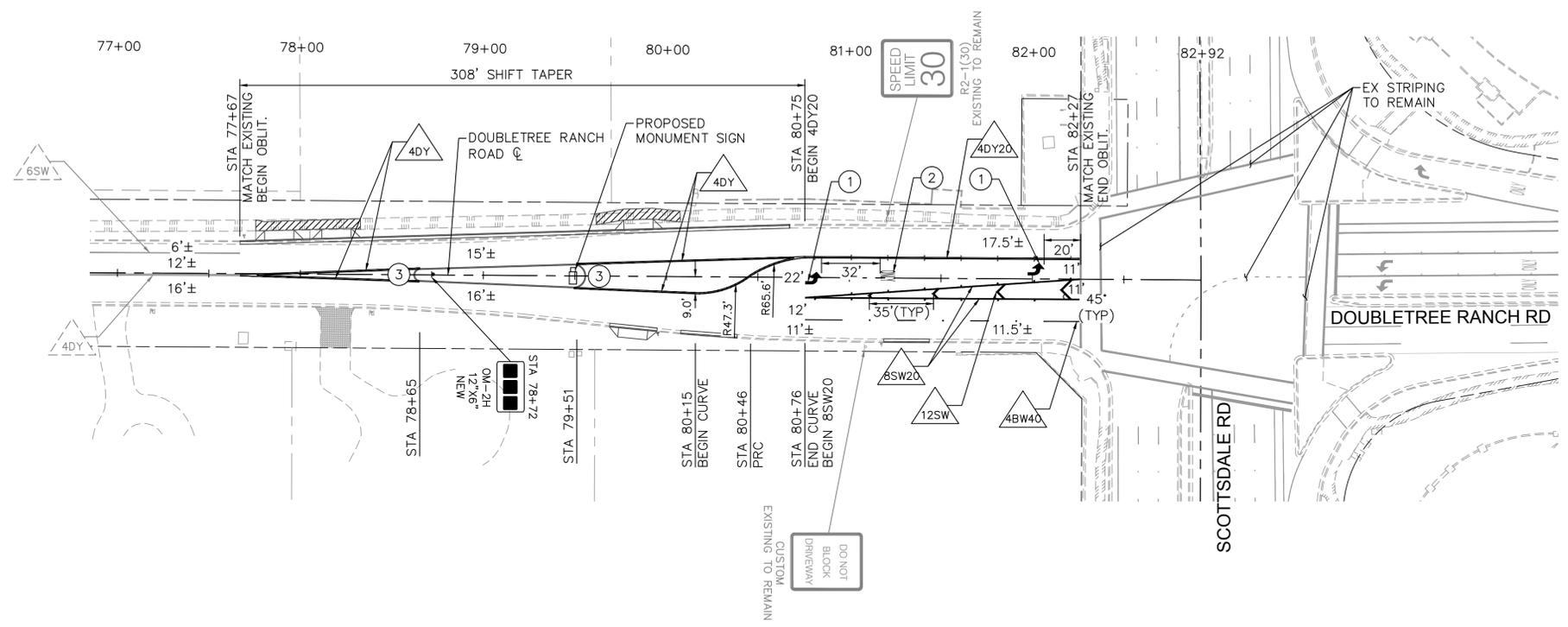
**PAVEMENT MARKING LEGEND**



F.H.W.A. REGION	STATE	PROJECT NO.	NO.	TOTAL	AS-BUILT
9	ARIZ	2024-04	5	18	

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 PHONE: 602-944-5500 FAX: 602-944-7423  
 www.kimley-horn.com

- LEFT TURN ARROW PER ADOT STD. DWG. M-10
- ONLY SYMBOL PER ADOT STD. DWG. M-6
- MEDIAN NOSE TREATMENT PER COS DETAIL 2225 AND 2226



SIGNING AND MARKING PLAN

TOWN OF PARADISE VALLEY

DOUBLETREE RANCH RD  
TOWN ENTRY BEAUTIFICATION

2024-04

DR:LN	DES:ZMH	CK:RD	NO.	TOTAL
DATE: 01/26	DATE: 01/26	DATE: 01/26	5	18

SCALE: 1"=40' HORIZ

K:\PHX\_LA\091054028\_DOUBLETREE\_RANCH\_RD\_ENTRY\_BEAUTIFICATION\CADD\PLANS\TRAFFIC\S01.DWG | IRVIN, ANTHONY | 1/15/2026

NO.	DESCRIPTION	REV BY	CHKD BY	DATE

K:\PIX LA\091054028\_DOUBLETREE\_RANCH\_RD\_ENTRY\_BEAUTIFICATION\CADD\PLANS\LANDSCAPE\091054028\_LS01.DWG | DEBOARD, ANNE | 1/16/2026

NO.	DESCRIPTION	REV BY	CRD BY	DATE
NO.	DESCRIPTION	REV BY	CRD BY	DATE
NO.	DESCRIPTION	REV BY	CRD BY	DATE
NO.	DESCRIPTION	REV BY	CRD BY	DATE

### GENERAL LANDSCAPE NOTES

1. ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
2. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, THE LANDSCAPE ARCHITECT, OR THE TOWN OF PARADISE VALLEY MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
11. ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
16. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
20. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND BE FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
21. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
22. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 10 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.

25. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.

26. DECOMPOSED GRANITE: ALL AREAS LABELED DECOMPOSED GRANITE ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1/2" BELOW TOP OF CURB OR SIDEWALK.

27. AREAS TO RECEIVE DECOMPOSED GRANITE SHALL BE SPRAYED A MINIMUM OF TWO APPLICATIONS APPROVED PRE-EMERGENT HERBICIDE (SURFLAN OR APPROVED EQUAL). FIRST APPLICATION SHALL BE APPLIED DIRECTLY TO THE SOIL SURFACE. SECOND APPLICATION SHALL BE APPLIED TO DECOMPOSED GRANITE AFTER SETTLEMENT. ALL HERBICIDE APPLICATIONS SHALL BE MADE BY A LICENSED APPLICATOR IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. PROVIDE LISTING OF MANUFACTURERS WITH CHEMICAL ANALYSIS AND APPLICATIONS. PROVIDE 48 HOUR NOTIFICATION TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING APPLICATIONS. FIELD VERIFY INSTALLATION LIMITS OF ALL DECOMPOSED GRANITE COVER WITH THE OWNER'S REPRESENTATIVE PRIOR TO STARTING ANY WORK.

28. DECOMPOSED GRANITE SHALL EXTEND UNDER TREES AND SHRUBS.

29. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNER'S REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.

30. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.

31. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

32. CONTRACTOR SHALL COORDINATE WITH EACH INDIVIDUAL OWNER ON LOW-VOLTAGE LANDSCAPE LIGHTING RESTORATION, TYP.

### LANDSCAPE LEGEND

#### TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
⊙	Existing Tree / Date Palm to Remain	-	-
⊙	Parkinsonia florida Blue Palo Verde	36" Box, 2" Cal. Min.	2

#### SHRUBS & GROUND COVER

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
⊖	Lantana x 'New Gold' New Gold Lantana	5 Gal.	34
⊖	Simmondsia chinensis 'Vista' Compact Jojoba	5 Gal.	21

#### ACCENTS & GRASSES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
✳	Agave Murpheyi Hohokam Agave	5 Gal.	1
✳	Agave victoriae-reginae Queen Victoria-Agave	5 Gal.	31
⊙	Carnegiea gigantea Saguaro	8'-10' Ht. Min.	1
⊙	Echinocactus grusonii Golden Barrel Cactus	12" Dia. Min.	24
⊙	Opuntia basilaris Beavertail Prickly Pear	6 Pad Min.	8

#### MISCELLANEOUS

SYMBOL	DESCRIPTION	QTY
	Decomposed Granite Color: Madison Gold; Size: 3/4" screened, 2" depth	443 SY
	Decomposed Granite Color: Match Existing; Size: Match Existing; 2" depth	172 SY
	Rip-Rap Color: Match Existing; Size: Match Existing	3 CY
	Boulder	9 EA
	2'	1 EA
	3'	1 EA

#### NOTES

1. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH TOWN OF PARADISE VALLEY CODE AND CITY OF SCOTTSDALE DSPM CHAPTER 8.
2. SIGHT VISIBILITY PER COS DSPM CHAPTER 5

F.H.W.A. REGION	STATE	PROJECT NO.	NO.	TOTAL	AS-BUILT
9	ARIZ	2024-04	6	18	

**Kimley-Horn**  
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CALL TWO WORKING DAYS BEFORE YOU DIG  
**602-263-1100**  
**1-800-STAKE-IT**  
(OUTSIDE MARICOPA COUNTY)



LANDSCAPE ARCHITECT  
CERTIFICATE NO. 80815  
ANNE S. DEBOARD  
PHOENIX, ARIZONA  
*Anne S. Deboard*

LANDSCAPE COVER SHEET

**TOWN OF PARADISE VALLEY**

DOUBLETREE RANCH RD  
TOWN ENTRY BEAUTIFICATION

2024-04

DR: REG	DES: REG	CK: ASD	NO.	TOTAL
DATE: 01/26	DATE: 01/26	DATE: 01/26	6	18
SCALE: NONE				





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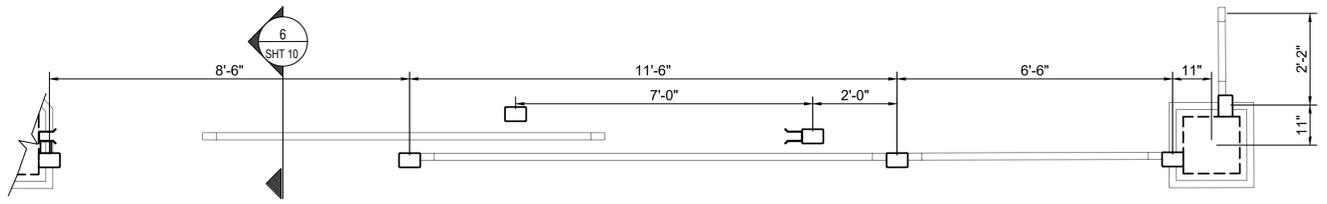
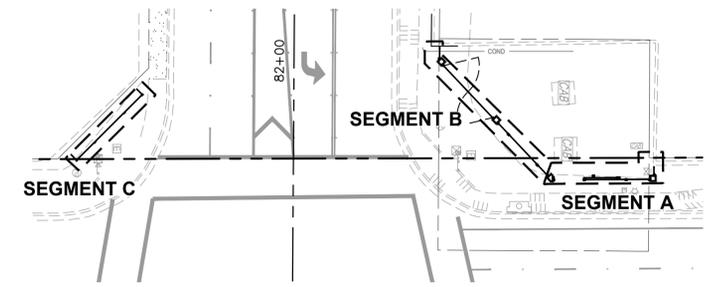
NO.	DESCRIPTION	REV BY	CHK BY	DATE

F.H.W.A. REGION	STATE	PROJECT NO.	NO.	TOTAL	AS-BUILT
9	ARIZ	2024-04	9	18	

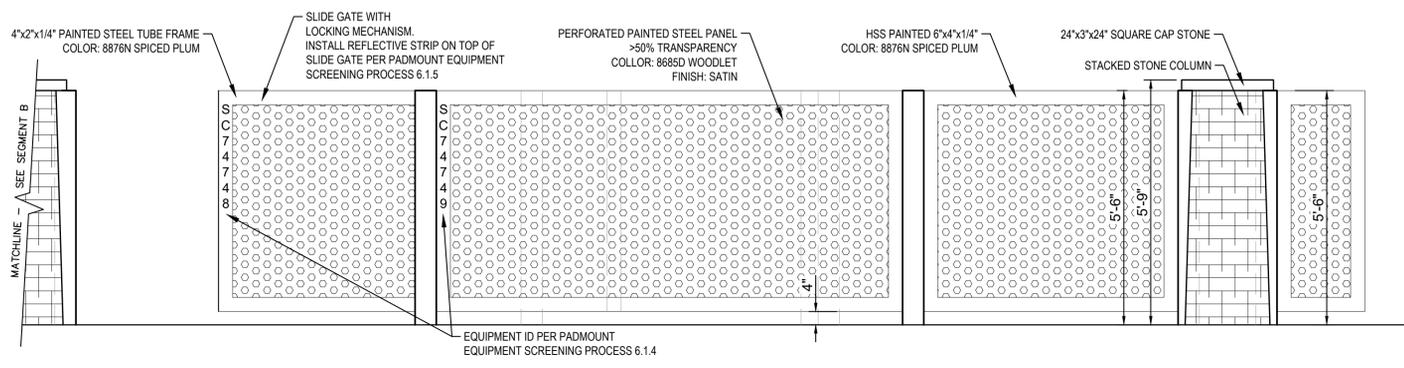
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PHONE: 602-944-5500  
FAX: 602-944-7423  
www.kimley-horn.com

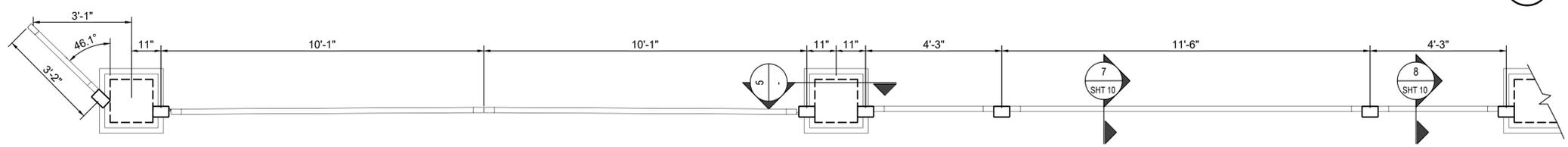
**Kimley Horn**



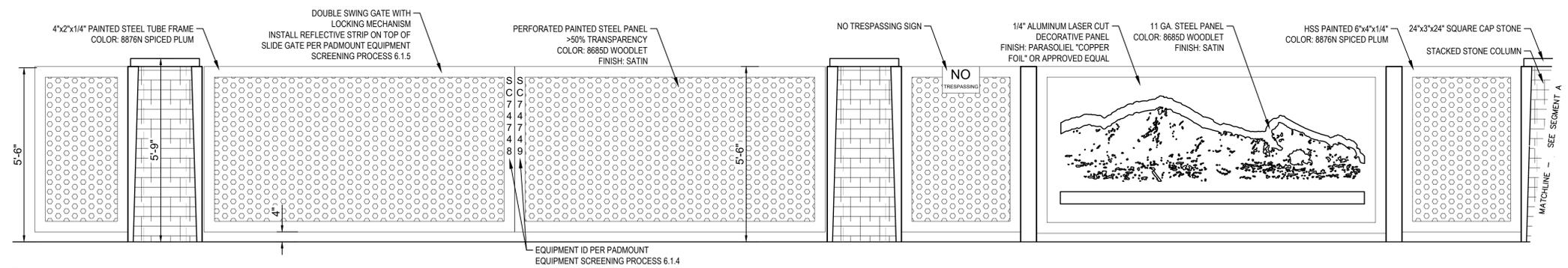
**1 DECORATIVE SCREEN WALL - SEGMENT A PLAN VIEW**  
SCALE: N.T.S.



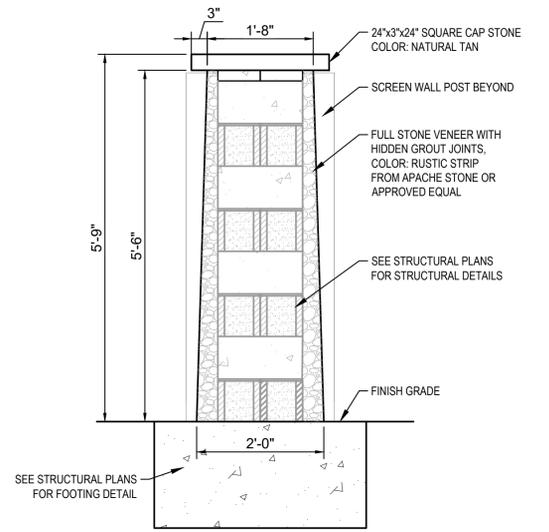
**2 DECORATIVE SCREEN WALL - SEGMENT A ELEVATION**  
SCALE: N.T.S.



**3 DECORATIVE SCREEN WALL - SEGMENT B PLAN VIEW**  
SCALE: N.T.S.



**4 DECORATIVE SCREEN WALL - SEGMENT B ELEVATION**  
SCALE: N.T.S.



**5 COLUMN MATERIALS**  
SCALE: N.T.S.

CALL TWO WORKING DAYS BEFORE YOU DIG

**602-263-1100**

**1-800-STAKE-IT**

(OUTSIDE MARICOPA COUNTY)

HARDSCAPE DETAILS

**TOWN OF PARADISE VALLEY**

DOUBLETREE RANCH RD  
TOWN ENTRY BEAUTIFICATION

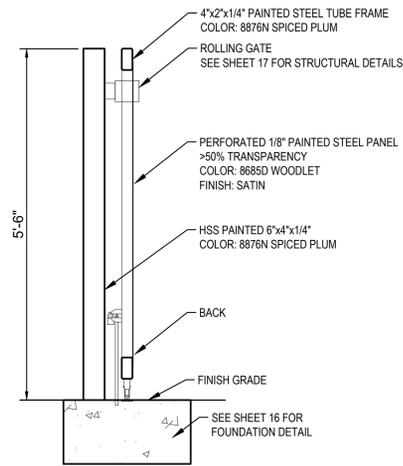
2024-04

DR: REG	DES: REG	CK: ASD	NO.	TOTAL
DATE: 01/26	DATE: 01/26	DATE: 01/26	9	18
SCALE: NONE			9	18

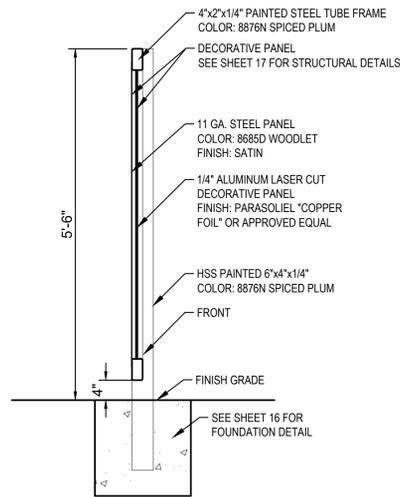
F.H.W.A. REGION	STATE	PROJECT NO.	NO.	TOTAL	AS-BUILT
9	ARIZ	2024-04	10	18	

1681 E. CAMELBACK ROAD  
SUITE 400  
PHOENIX, AZ 85016

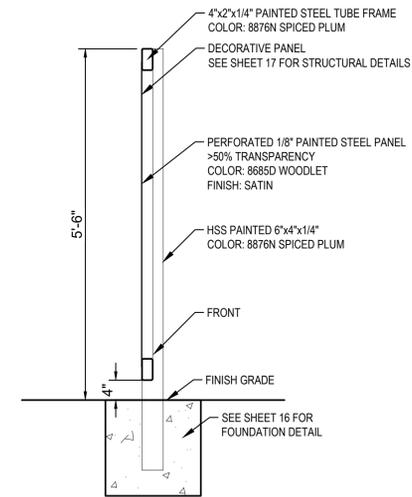
PHONE: 602-944-5500  
FAX: 602-944-7423  
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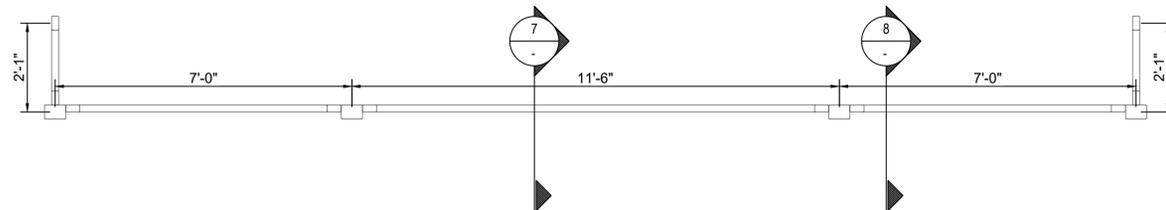
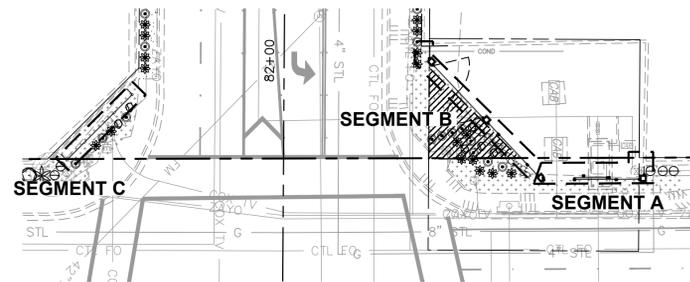
**6** DECORATIVE SCREEN WALL - SECTION 6 ROLLING GATE SCALE: N.T.S.



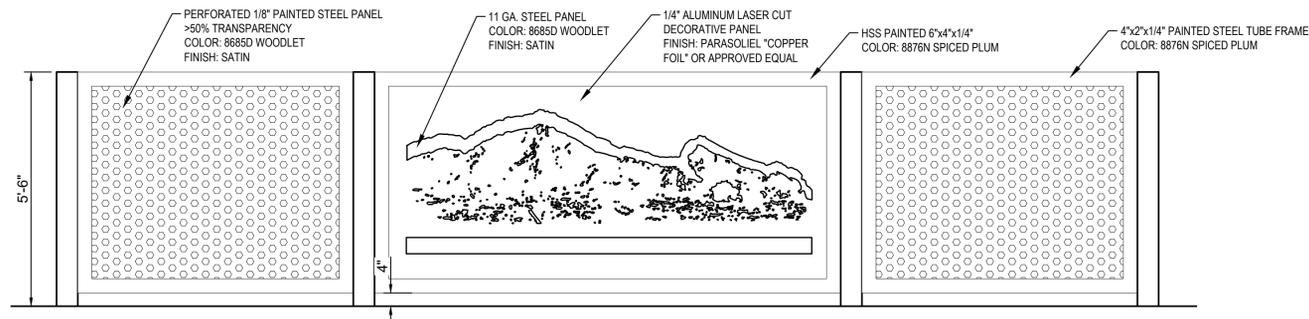
**7** DECORATIVE SCREEN WALL - SECTION 7 DECORATIVE PANEL SCALE: N.T.S.



**8** DECORATIVE SCREEN WALL - SECTION 8 PERFORATED PANEL SCALE: N.T.S.



**9** DECORATIVE SCREEN WALL - SEGMENT C PLAN VIEW SCALE: N.T.S.



**10** DECORATIVE SCREEN WALL - SEGMENT C ELEVATION SCALE: N.T.S.

CALL TWO WORKING DAYS BEFORE YOU DIG

**602-263-1100**

**1-800-STAKE-IT**

(OUTSIDE MARICOPA COUNTY)

REGISTERED LANDSCAPE ARCHITECT

CERTIFICATE NO. 50815

ANNE S. DEBOARD

PHOENIX, ARIZONA

**HARDSCAPE DETAILS**

**TOWN OF PARADISE VALLEY**

DOUBLETREE RANCH RD  
TOWN ENTRY BEAUTIFICATION

2024-04

DR: REG	DES: REG	CK: ASD	NO.	TOTAL
DATE: 01/26	DATE: 01/26	DATE: 01/26	10	18
SCALE: NONE				

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NO.	DESCRIPTION	REV BY	CHK BY	DATE

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REVISION BY TOWN OF PARADISE VALLEY	REV BY	CRD BY	DATE
NO.	DESCRIPTION		

### GENERAL IRRIGATION NOTES

- CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE TOWN OF PARADISE VALLEY OR OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY COMPONENTS AND COMPLETING THE INSTALLATION OF A FULLY AUTOMATIC AND OPERATIVE IRRIGATION SYSTEM, AS INDICATED ON THE PLANS, PRIOR TO THE START OF ANY PLANTING OPERATIONS.
- SYSTEM DESIGN REQUIRES A MINIMUM STATIC PRESSURE OF 65 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIAL OR STARTING IRRIGATION AND NOTIFY CONSULTANT AND TOWN OF PARADISE VALLEY REPRESENTATIVE OF ANY DIFFERENCE FROM PRESSURE INDICATED. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT AND THE TOWN OF PARADISE VALLEY REPRESENTATIVE, HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
- ALL PIPING AND WIRING PLACED UNDER PAVED AREAS SHALL BE PER THE MOST CURRENT VERSION OF MAG SPECIFICATIONS AND DETAILS SECTION 440.12.3.C. SLEEVE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE START OF ANY PAVING OPERATIONS (SEE ENGINEERING PAVING PLANS). WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION AND COMPATIBILITY WITH DESIGN PRIOR TO THE START OF ANY OTHER WORK; SLEEVING BENEATH EXISTING PAVEMENTS SHALL BE INSTALLED BY BORING UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE IRRIGATION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERALLY SCHEMATIC. ALL VALVES, COMPONENTS, PIPING, FITTINGS AND EQUIPMENT SHALL BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND CONNECTION WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL PLANTS AS INDICATED ON THE PLANS WITHOUT RUN-OFF OR OVERTHROW ONTO ANY PAVED SURFACES.
- REFER TO DETAILS AND MANUFACTURER'S DIRECTIONS FOR INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS.

### EXISTING IRRIGATION SYSTEM NOTES

- THE CONTRACTOR SHALL VERIFY FUNCTIONALITY AND VIABILITY OF EXISTING IRRIGATION SYSTEM (INCLUDING AVAILABLE PRESSURE) PRIOR TO THE COMMENCEMENT OF WORK. EXISTING IRRIGATION COMPONENTS AND EQUIPMENT INCLUDING UNDERGROUND PIPING SHALL BE PROTECTED IN PLACE OR FIELD ADJUSTED BASED ON SITE IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL IRRIGATION PIPING PRIOR TO THE COMMENCEMENT OF WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EVALUATE THE FEASIBILITY OF ALL ADJUSTMENTS AND ADDITIONS TO THE EXISTING IRRIGATION SYSTEM. UPGRADE THE EXISTING CONTROLLER TO RUN EXISTING AND ADDED STATIONS, WITH PRIOR APPROVAL FROM THE TOWN OF PARADISE VALLEY.
- CONTRACTOR SHALL EVALUATE THE CONDITION OF EXISTING SPRAY AND DRIP EMISSION DEVICES. REPAIR OR REPLACE DAMAGED OR INADEQUATE COMPONENTS OF LIKE MAKE AND MODEL. SUBMIT CUT SHEETS OF PROPOSED IRRIGATION EQUIPMENT TO THE TOWN OF PARADISE VALLEY FOR APPROVAL.
- EXISTING DRIP TUBING AND EMISSION DEVICES SHALL BE ADJUSTED TO ACCOMMODATE PLANTING IMPROVEMENTS. DRIP TUBING SHALL LAY DIRECTLY ON FINISH GRADE AND BE COMPLETELY COVERED BY ROCK MULCH.
- IRRIGATION SYSTEM IMPROVEMENTS SHALL BE MADE TO THE FOLLOWING SPECIFICATIONS:
  - ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID RUNOFF ONTO HARDSCAPE FROM LOW HEAD DRAINAGE, OVERSPRAY AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NONIRRIGATED AREAS, WALKS, ROADWAY, OR STRUCTURES.
  - LAWN SPRAYHEADS SHALL BE SET BACK FROM HARDSCAPE A MINIMUM OF 6 INCHES
  - DESIGN SPRAYHEAD STATIONS WITH CONSIDERATION FOR WORST WIND CONDITIONS. CLOSE SPACING AND LOW-ANGLE NOZZLES ARE REQUIRED IN HIGH AND FREQUENT WIND AREAS.
  - SPACING OF SPRINKLER HEADS SHALL NOT EXCEED MANUFACTURER'S MAXIMUM RECOMMENDATIONS FOR PROPER COVERAGE. THE PLAN DESIGN SHALL SHOW A MINIMUM OF 0.75 (75%) DISTRIBUTION UNIFORMITY.

### IRRIGATION LEGEND

MATERIALS AND EQUIPMENT		
SYM	MANUFACTURER / MODEL / DESCRIPTION	QTY
<input checked="" type="checkbox"/>	Water Meter - 1" Service	1
<input checked="" type="checkbox"/>	Solar Controller - LEIT 4006 6-Station, with MKIT 4000 Mounting Kit. Install Per Manufacturer's Specifications. LEMA 1600 HE Solenoid with 30-921 Adapter per Remote Control Valve.	1
<input type="checkbox"/>	Backflow Preventer and Enclosure 1" FEBCO 8257A, Guardshack GS-2	1
<input checked="" type="checkbox"/>	Rain Bird XCZLF-100-PRF Low Flow Control Zone Kit with 1" PR RBY Filter	2
<input type="checkbox"/>	Flush End Cap	4
<i>Not Shown</i>	Bowsmith Multi-Outlet Emitter ML200 Series: • Trees - Bowsmith ML220 • Shrubs, Accents, Groundcover - Bowsmith ML210	30
<input checked="" type="checkbox"/>	Irrigation Restoration	187 SY

SLEEVE SCHEDULE		
SYM	SIZE & DESCRIPTION	QTY
<input checked="" type="checkbox"/>	Schedule 40 PVC 2" Lateral Sleeve, Spears or Equal *X* Indicates Quantity	78 LF

#### NOTES

- IRRIGATION PIPE ROUTING AND EQUIPMENT ARE DIAGRAMMATICALLY SHOWN AND SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH AND DISTURBANCE OF EXISTING UTILITY LOCATIONS AND EXISTING PLANT MATERIAL.
- EXISTING PLANTS TO REMAIN SHALL CONTINUE TO BE WATERED WITH EXISTING IRRIGATION SYSTEM WHERE APPLICABLE. WHERE NOT FEASIBLE, CONTRACTOR SHALL PROVIDE WATER WITH NEW PIPE LATERALS.
- EXISTING PLANT MATERIAL SHALL BE CONTINUOUSLY WATERED DURING CONSTRUCTION THROUGH HAND WATERING OR OTHER MEANS.
- CONTRACTOR SHALL MAINTAIN FUNCTIONALITY OF THE EXISTING SYSTEM OUTSIDE OF THE PROJECT LIMITS. COORDINATE WITH THE TOWN OF PARADISE VALLEY AND THE PROPERTY OWNERS FOR TIE-INS AND TEMPORARY INTERRUPTIONS TO SERVICE.

- ONLY IRRIGATION HEADS WITH MATCHED PRECIPITATION RATES SHALL BE CIRCUITED ON THE SAME VALVE.
- SPRINKLERS, DRIPPERS, VALVES, ETC., MUST BE OPERATED WITHIN MANUFACTURER'S SPECIFICATIONS.

#### DRIP IRRIGATION DESIGN

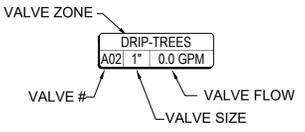
- THE DRIP SYSTEM SHOULD BE SIZED TO ACCOMMODATE MATURE-SIZE PLANTS
- FIELD INSTALLED BELOW GROUND PIPE CONNECTIONS SHALL BE THREADED PVC OR GLUED PVC. THE END OF MICROTUBING MUST BE SECURED BY A STAKE. THE MAXIMUM LENGTH OF MICROTUBING SHOULD NOT EXCEED 12 FEET.
- PLANTS WITH WIDELY DIFFERING WATER REQUIREMENTS SHALL BE VALVED SEPARATELY. AS AN EXAMPLE, SEPARATE TREES FROM SHRUBS. MULTIPLE EMITTER POINT SOURCES OF WATER FOR LARGE SHRUBS AND TREES MUST PROVIDE CONTINUOUS BANDS OF MOISTURE FROM THE ROOTBALL OUT TO THE MATURE DRIP LINE PLUS 20 PERCENT OF THE PLANT DIAMETER.

### PIPE SCHEDULE

SYM	SIZE & DESCRIPTION	QTY
—	Copper Service Pipe: 2" Type 'K' Copper Hard Tube	-
— — — — —	Mainline: 1.5" SCH 40 PVC Solvent Weld Pipe with SCH 80 PVC Fittings	15 LF
— T —	Tree Drip Lateral: SCH 40 PVC Solvent Weld Pipe with SCH 40 PVC Fittings (Size Below)	531 LF
— S —	Shrub Drip Lateral: SCH 40 PVC Solvent Weld Pipe with SCH 40 PVC Fittings (Size Below)	1,017 LF

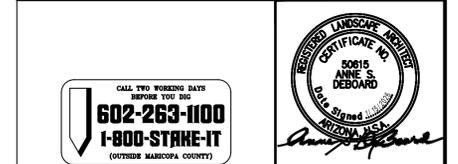
#### LATERAL PIPE SIZING

GPM FLOW	PIPE SIZE
0 - 8.0	3/4"
8.1 - 13.0	1"



F.H.W.A. REGION	STATE	PROJECT NO.	NO.	TOTAL	AS-BUILT
9	ARIZ	2024-04	11	18	

**Kimley-Horn**  
 1681 E. CAMELBACK ROAD SUITE 400, PHOENIX, AZ 85016  
 PHONE: 602-944-5500 FAX: 602-944-7423 www.kimley-horn.com



IRRIGATION COVER SHEET

**TOWN OF PARADISE VALLEY**

DOUBLETREE RANCH RD  
TOWN ENTRY BEAUTIFICATION

2024-04

DR: REG	DES: REG	CK: ASD	NO.	TOTAL
DATE: 01/26	DATE: 01/26	DATE: 01/26	11	18
SCALE: NONE				



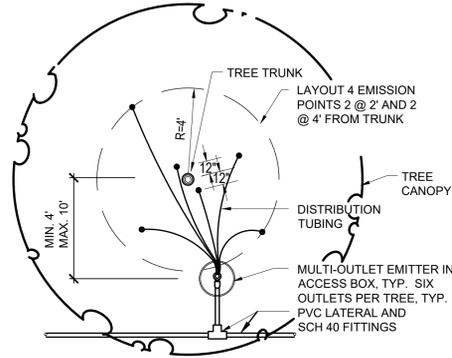


F.H.W.A. REGION	STATE	PROJECT NO.	NO.	TOTAL	AS-BUILT
9	ARIZ	2024-04	14	18	

1681 E. CAMELBACK ROAD  
SUITE 400  
PHOENIX, AZ 85016

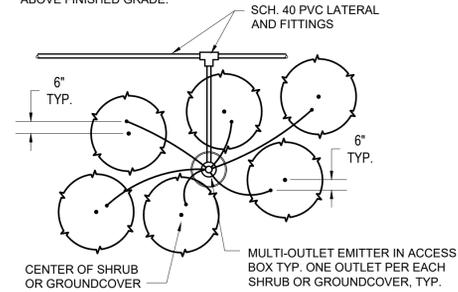
PHONE: 602-944-5500  
FAX: 602-944-7423  
www.kimley-horn.com

- NOTE:**
- LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 12'-0". REFER TO LOCAL JURISDICTIONAL REQUIREMENTS; MAXIMUM ALLOWABLE LENGTH MAY BE LESS.
  - LAYOUT DISTRIBUTION TUBING AS SHOWN AND LOCATE DISCHARGE POINT 2" ABOVE FINISHED GRADE.

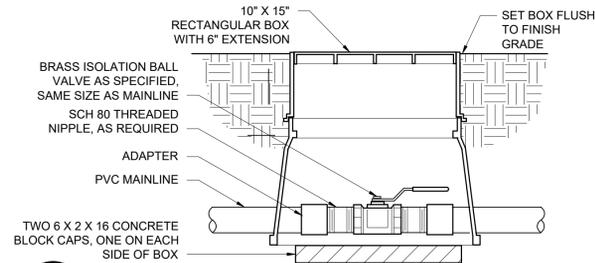


**10** EMITTER DISTRIBUTION TUBING LAYOUT - TREES  
SCALE: N.T.S.

- NOTES:**
- LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 12'-0". REFER TO LOCAL JURISDICTIONAL REQUIREMENTS; MAXIMUM ALLOWABLE LENGTH MAY BE LESS.
  - LAYOUT DISTRIBUTION TUBING AS SHOWN AND LOCATE DISCHARGE POINT 2" ABOVE FINISHED GRADE.



**11** EMITTER DISTRIBUTION TUBING LAYOUT - SHRUBS  
SCALE: N.T.S.



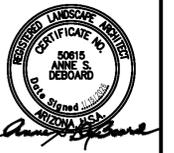
**12** BRASS BALL ISOLATION VALVE  
SCALE: N.T.S.

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NO.	DESCRIPTION	REV BY	CHK BY	DATE

NO.	DESCRIPTION	REV BY	CHK BY	DATE

NO.	DESCRIPTION	REV BY	CHK BY	DATE



IRRIGATION DETAILS

TOWN OF PARADISE VALLEY

DOUBLETREE RANCH RD  
TOWN ENTRY BEAUTIFICATION

2024-04

DR: REG	DES: REG	CHK: ASD	NO.	TOTAL
DATE: 01/26	DATE: 01/26	DATE: 01/26	14	18

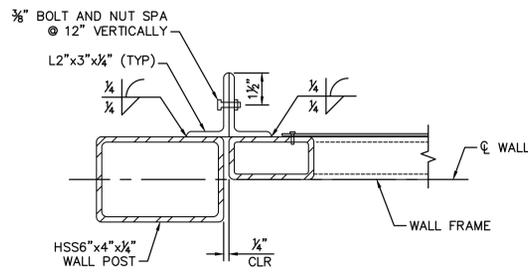
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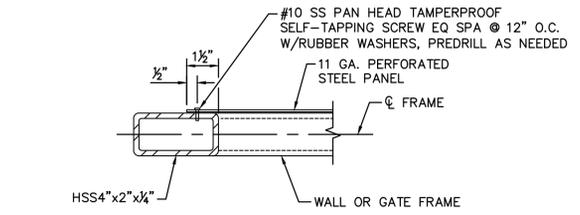


F.H.W.A. REGION	STATE	PROJECT NO.	NO.	TOTAL	AS-BUILT
9	ARIZ	2024-04		18	

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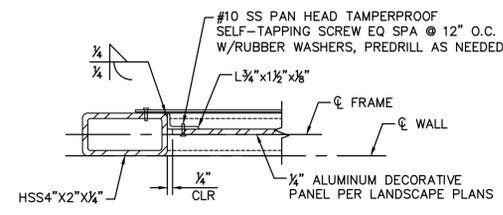


**1** TYPICAL WALL FRAME TO WALL POST CONNECTION  
 SCALE: 3" = 1'-0"



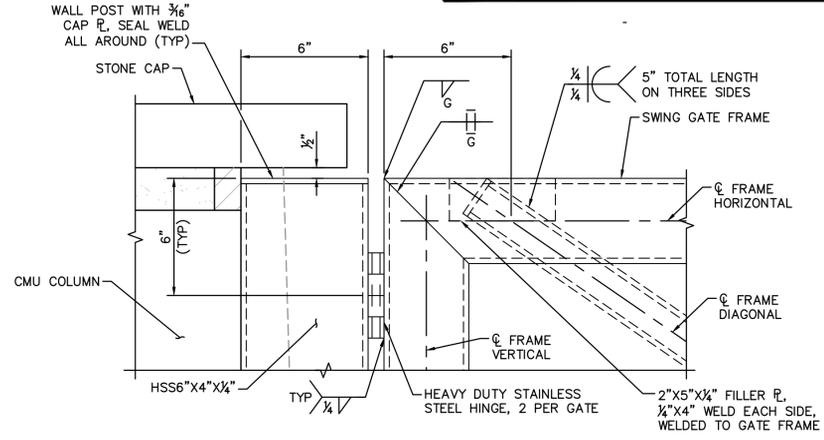
**2** TYPICAL FRAME DETAIL (WALL OR GATE)  
 SCALE: 3" = 1'-0"

NOTES:  
 1. PERFORATED STEEL PANEL ATTACHED TO HSS FRAME ON ALL FOUR EDGES.



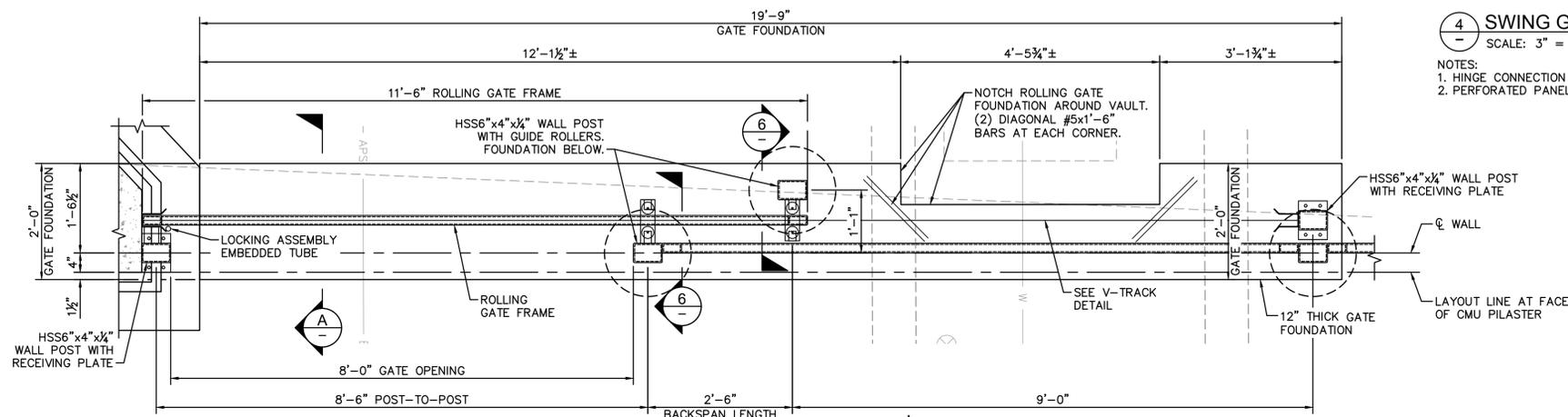
**3** ALLUMINUM DECORATIVE FRAME DETAIL  
 SCALE: 3" = 1'-0"

NOTES:  
 1. DECORATIVE PANEL ATTACHED TO TYPICAL FRAME ON ALL FOUR EDGES.  
 2. REFER TO TYPICAL FRAME DETAIL FOR ALL INFORMATION NOT SHOWN.

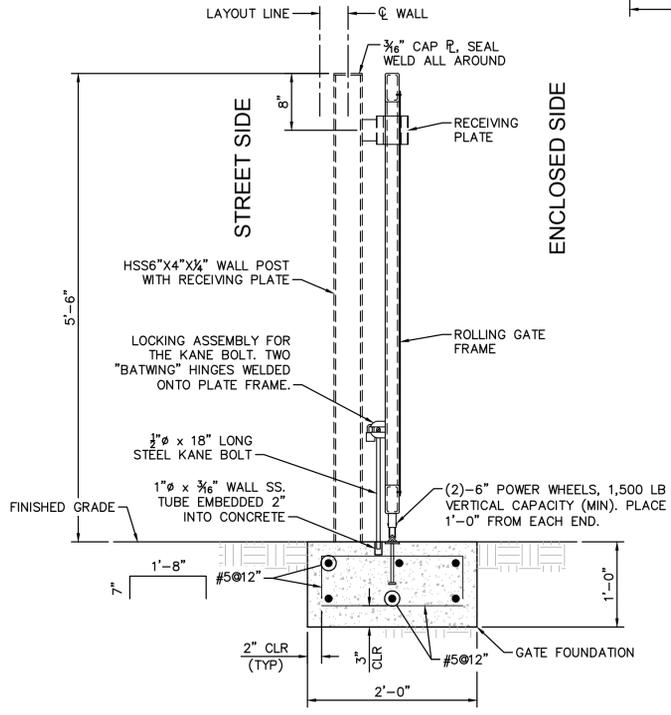


**4** SWING GATE HINGE DETAIL  
 SCALE: 3" = 1'-0"

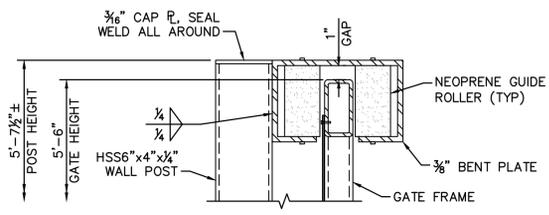
NOTES:  
 1. HINGE CONNECTION AT BOTTOM OF GATE SIMILAR.  
 2. PERFORATED PANEL NOT SHOWN FOR CLARITY.



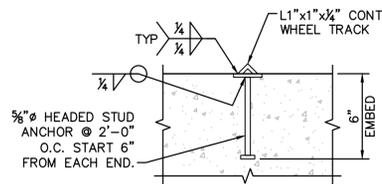
**5** ROLLING GATE PLAN  
 SCALE: 1/2" = 1'-0"



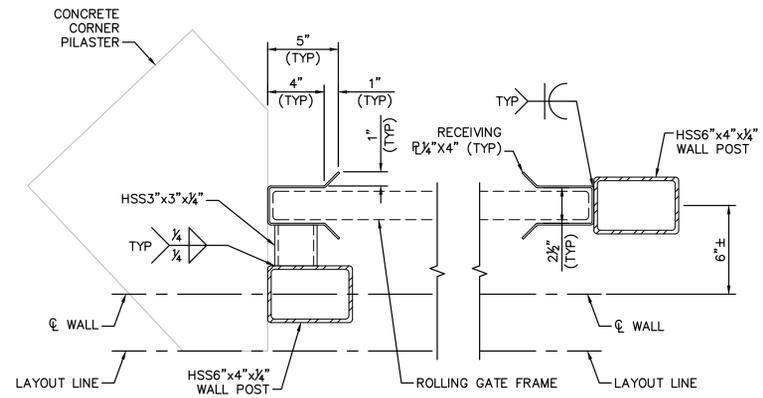
**A** ROLLING GATE SECTION  
 SCALE: 1" = 1'-0"



**6** ROLLING GATE GUIDE ROLLERS DETAIL  
 SCALE: 2" = 1'-0"



**7** V-TRACK DETAIL  
 SCALE: 2" = 1'-0"



**8** RECEIVING PLATES PLAN VIEW  
 SCALE: 3" = 1'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG  
**602-263-1100**  
**1-800-STAKE-IT**  
 (OUTSIDE MARICOPA COUNTY)

Professional Engineer (Civil)  
 68796  
 CHARLES H. GOLEK  
 (Licensed 01/15/88)  
 ARIZONA, USA

STRUCTURAL DETAILS 2

**TOWN OF PARADISE VALLEY**

DOUBLETREE RANCH RD  
 TOWN ENTRY BEAUTIFICATION

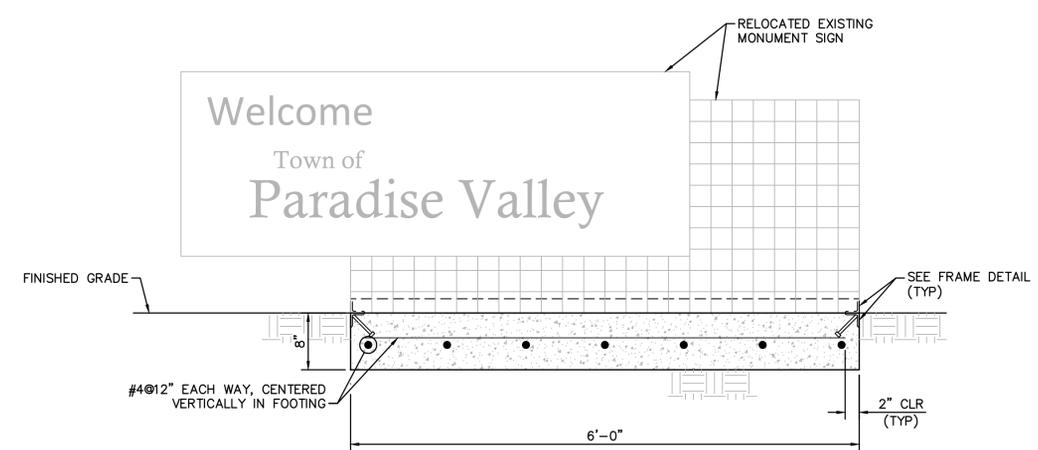
2024-04

DR: CMF	DES: CMF	CHK: CHG	NO.	TOTAL
DATE: 01/26	DATE: 01/26	DATE: 01/26	17	18
SCALE: N/A				

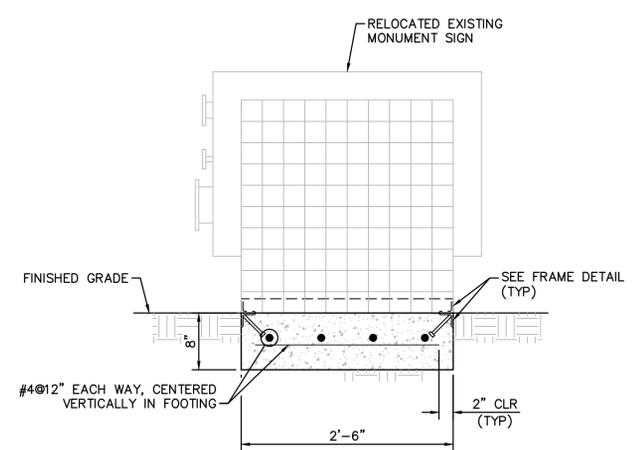
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NO.	DESCRIPTION	REV BY	CHK BY	DATE

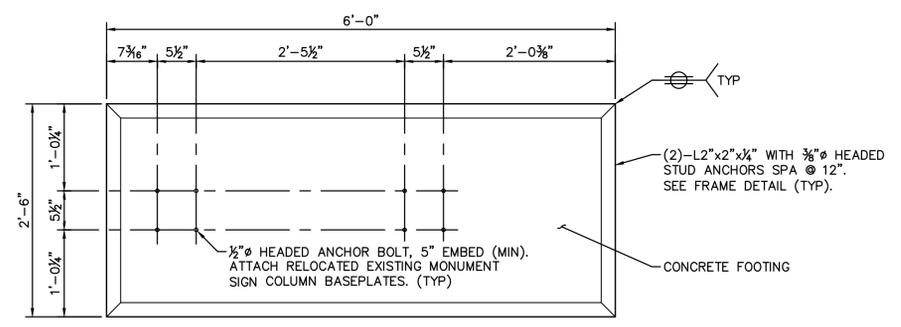
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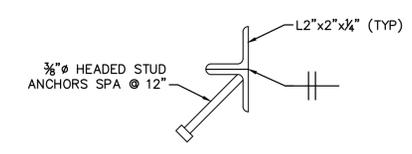
**1 MONUMENT SIGN FOUNDATION ELEVATION**  
 SCALE: 1" = 1'-0"



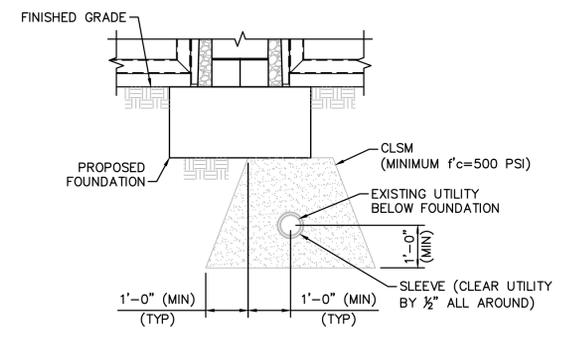
**A MONUMENT SIGN FOUNDATION SECTION**  
 SCALE: 1" = 1'-0"



**2 MONUMENT SIGN FOUNDATION PLAN**  
 SCALE: 1" = 1'-0"



**3 MONUMENT SIGN FRAME DETAIL**  
 SCALE: 3" = 1'-0"  
 FRAME AND STUDS SHALL BE STAINLESS STEEL



**4 UTILITY PROTECTION BELOW FOUNDATION**  
 SCALE: 1/2" = 1'-0"

**DISMANTLE AND SALVAGE NOTES:**

1. DISMANTLE AND SALVAGE WOVEN WIRE CAGE.
2. REMOVE AND SALVAGE ROCK INFILL.
3. DETACH AND SALVAGE TUBULAR STEEL FRAME AS WHOLE PIECE.
4. DETACH AND SALVAGE ANGLE STEEL FRAME.
5. REASSEMBLE AT PROPOSED LOCATION.

STRUCTURAL DETAILS 3			
TOWN OF PARADISE VALLEY			
DOUBLETREE RANCH RD TOWN ENTRY BEAUTIFICATION			
2024-04			
DR: CMF	DES: CMF	CK: CHG	
DATE: 01/26	DATE: 01/26	DATE: 01/26	
SCALE: N/A			
		NO.	TOTAL
		18	18

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

[Payment and Performance Bonds]

See the following page(s).