

TOWN OF PARADISE VALLEY

PROFESSIONAL SERVICES CONTRACT

THIS CONTRACT is made and entered into this . day of _____, 2016, by and between the Town of Paradise Valley, an Arizona municipal corporation, hereinafter referred to as "Town," Five Star Development Resort Communities, LLC, an Arizona limited liability company, hereinafter "Five Star" and T.Y. Lin International, Inc., a California corporation authorized to do business in Arizona, hereinafter referred to as "PROVIDER", whose principal place of business is located at: 60 East Rio Salado Parkway, Suite 501, Tempe, Arizona 85281, Town, Five Star, and PROVIDER are each individually a "Party," and collectively referred to herein as the "Parties").

RECITALS

- A. Town and Five Star desire to contract for Professional Services with PROVIDER for engineering and construction administration pursuant to the Town's Request for Qualifications for Design Engineering and construction Administration for Roadway Improvements Related to the Ritz Carlton Development, issued on February 18, 2016; and
- B. The PROVIDER is qualified to render the services.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions herein contained, the Parties agree as follows:

SECTION I – BASIC SERVICES (Scope of Work)

PROVIDER shall provide the basic services described in Exhibit "A," the Scope of Work at the rate set forth in Exhibit "B," attached hereto and made part hereof, and any other services reasonably required or incidental to performing the scope of work contemplated by this Contract (hereinafter the "Scope of Services").

SECTION II – ADDITIONAL SERVICES

If additional services are requested by Town, the Scope of Services within this Contract may be modified, subject to mutual consent, by execution of an addendum by authorized representatives of the Parties, setting forth the additional scope of services to be performed, the performance time schedule, and the compensation for such services.

SECTION III – COMPENSATION

PROVIDER will complete the proposed Scope of Services for the fee amounts and expense reimbursements described in Exhibit "B" attached hereto and made a part hereof, provided that the total fees and expenses to be paid to PROVIDER shall not to exceed one million, one-hundred twenty-one thousand, six hundred fifty-six dollars and seventy-two cents (\$1,121,656.72).

The amount owing pursuant to this Section for the performance of the Scope of Services and all other amounts owing pursuant to this agreement shall be divided and paid separately by the Town and Five Star according to their portion of the work in the Scope of Services as set forth on Exhibit C hereto, "Street Improvements," which is Exhibit E to the "Amended and Restated Development Agreement, and Covenant Running with the Land, and Release Between Town of Paradise Valley and Five Star Development Resort Communities, LLC dated January 14, 2016." Neither the Town nor Five Star shall be responsible for or obligated to pay all or any portion of the other Party's payment amount.

PROVIDER shall invoice Town and Five Star separately on the first of each month for their respective portion of the Scope of Services performed. Town and Five Star shall diligently review each invoice and notify PROVIDER in writing of any contested or disputed amount within fourteen (14) days of receipt of the invoice. Invoiced amounts shall be presumed to be correct unless contested in writing by Town or Five Star. Town and Five Star shall pay all uncontested amounts within 30 days of the invoice date. If Town or Five Star fails to pay an invoice when due, PROVIDER may suspend all Services until such invoice is paid in full, provided that PROVIDER shall first notify Town and Five Star in

writing of the failure to pay the invoice within the thirty (30) day period required, after which Town and Five Star shall have five (5) business days to cure the payment failure, and upon no cure having been made, to then suspend all Services.

If payment in full is not made within sixty (60) days of the invoice date, PROVIDER may treat such nonpayment as a material breach of this Agreement by the Town or Five Star and may terminate this Agreement. Under such circumstances PROVIDER may seek repayment by liens or other encumbrances on Five Star's property. Town and Five Star agree to pay all costs, including attorney fees, which PROVIDER may incur to receive payment on their respective invoice(s) that is not paid within sixty (60) days of the invoice date. Neither the Town nor Five Star is responsible for costs, including attorney fees, incurred by PROVIDER to collect payment by the other Party.

SECTION IV – INDEMNIFICATION

To the fullest extent permitted by law, PROVIDER, its successors, assigns and guarantors, must defend, indemnify and hold harmless Town and Five Star, its agents, representatives, officers, directors, officials and employees from and against all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses, including but not limited to, attorney fees, court costs, and the cost of appellate proceedings, and all claim adjusting and handling expense, related to, arising from or out of, or resulting from any negligence, recklessness, or intentional wrongful conduct to the extent caused by PROVIDER relating to work or services in the performance of this Contract, including but not limited to, any Subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable and any injury or damages claimed by any of PROVIDER's and Subcontractor's employees.

To the fullest extent permitted by law, Town and Five Star, their successors, assigns and guarantors, must defend, indemnify and hold harmless Provider, its agents, representatives, officers, directors, officials and employees from and against all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses, including but not limited to, attorney fees, court costs, and the cost of appellate proceedings, and all claim adjusting and handling expense, related to, arising from or out of, or resulting from any negligence, recklessness, or intentional wrongful conduct to the extent caused by Town or Five Star relating to work or services to be performed by Town or Five Star in the performance of this Contract, including but not limited to, any Subcontractor or anyone directly or indirectly employed by any of them.

Insurance provisions in this Contract are separate and independent from the indemnity provisions of this section and will not be construed in any way to limit the scope and magnitude of the indemnity provisions. The indemnity provisions of this section must not be construed in any way to limit the scope and magnitude and applicability of the insurance provisions.

SECTION V – INSURANCE REQUIRED

Failure to provide an appropriate Certificate of Insurance will result in rejection of your certificate and delay in contract execution.

Insurance Representations and Requirements

- A. General: The PROVIDER agrees to comply with all applicable Town ordinances and state and federal laws and regulations.

Without limiting any obligations or liabilities of the PROVIDER, the PROVIDER must purchase and maintain, at its own expense, the required minimum insurance with insurance companies duly licensed or approved to conduct business in the State of Arizona and with an A.M. Best's rating of B++6 or above with policies and forms satisfactory to Town. Failure to maintain insurance as required may result in cancellation of this Contract at the Town's or Five Star's option.

- B. No Representation of Coverage Adequacy: By requiring insurance, the Town and Five Star do not represent that coverage and limits will be adequate to protect the PROVIDER. The Town and Five Star reserve the right to review any and all of the insurance policies and endorsements cited in this

Contract but has no obligation to do so. Failure to demand evidence of full compliance with the insurance requirements in this Contract or failure to identify any insurance deficiency will not relieve the PROVIDER from, nor will it be considered a waiver of its obligation to maintain the required insurance at all times during the performance of this Contract.

- C. Coverage Term: The PROVIDER must maintain all required insurance in full force and effect until all work or services are satisfactorily performed and accepted by the Town, unless specified otherwise in this Contract. Should PROVIDER not renew the required insurance, the insurer must give the Town and Five Star 30-days written notice of such non-renewal.
- D. Claims Made: In the event any insurance policies required by this Contract are written on a "claims made" basis, coverage shall continue uninterrupted throughout the term of this Contract by keeping coverage in force using the effective date of this Contract as the retroactive date on all "claims made" policies. The retroactive date for exclusion of claims must be on or before the effective date of this Contract, and can never be after the effective date of this Contract. Upon completion or termination of this Contract, the "claims made" coverage shall be extended for an additional three (3) years using the original retroactive date, either through purchasing an extended reporting option; or by continued renewal of the original insurance policies. Submission of annual Certificates of Insurance, citing the applicable coverages and provisions specified herein, shall continue for three (3) years past the completion or termination of this Contract.
- E. Policy Deductibles and or Self Insured Retentions: The required policies may provide coverage which contain deductibles or self-insured retention amounts. The PROVIDER is solely responsible for any deductible or self-insured retention amount and the Town or Five Star, at its option, may require the PROVIDER to secure payment of the deductible or self-insured retention by a surety bond or irrevocable and unconditional Letter of Credit.
- F. Use of Subcontractors: If any work is subcontracted in any way, the PROVIDER must execute a written agreement with Subcontractor containing the same Indemnification Clause and Insurance Requirements as required of the PROVIDER in this Contract. The PROVIDER is responsible for executing the Contract with the Subcontractor and obtaining Certificates of Insurance and verifying the insurance requirements.
- G. Evidence of Insurance and Required Endorsements: Before commencing any work or services under this Contract, the PROVIDER must furnish the TOWN and Five Star with Certificate(s) of Insurance, or formal endorsements issued by the PROVIDER'S insurer(s) as evidence that policies are placed with acceptable insurers and provide the required coverages, conditions, and limits of coverage and that the coverage and provisions are in full force and effect. If a Certificate of Insurance is submitted as verification of coverage, the Town and/or Five Star will reasonably rely upon the Certificate of Insurance as evidence of coverage but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Contract. If any of the required policies expire during the life of this Contract, the PROVIDER must forward renewal Certificates to the Town and Five Star within 10 days after the renewal date containing all the necessary insurance provisions.

Certificates shall specifically cite the following provisions endorsed to the PROVIDER'S policy:

- 1. The Town and Five Star, their agents, representatives, officers, directors, officials and employees are named as an Additional Insured under the following policies:
 - a) Commercial General Liability
 - b) Auto Liability
 - c) Excess Liability - Follow Form to underlying insurance as required.
- 2. The PROVIDER'S insurance must be primary insurance for all performance of work under this Contract.
- 3. All policies, except Professional Liability insurance, if applicable, waive rights of recovery (subrogation) against the Town and Five Star, their agents, representatives, officers, directors, officials and employees for any claims arising out of work or services performed by the PROVIDER under this Contract.

4. If the PROVIDER receives notice that any of the required policies of insurance are materially reduced or cancelled, it will be PROVIDER'S responsibility to provide notice within three (3) days of same to the Town and Five Star.

2. Required Coverage.

- A. Commercial General Liability: The PROVIDER must maintain "occurrence" form Commercial General Liability insurance with a limit of not less than \$2,000,000 for each occurrence, \$4,000,000 Products and Completed Operations Annual Aggregate, and a \$4,000,000 General Aggregate Limit. The policy must cover liability arising from premises, operations, independent contractors, products-completed operations, and personal injury and advertising injury. If any Excess insurance is utilized to fulfill the requirements of this section, the Excess insurance must be "follow form" equal or broader in coverage scope than the underlying insurance.
- B. Professional Liability: The PROVIDER must maintain Professional Liability insurance covering errors and omissions arising out of the work or services performed by the PROVIDER, or anyone employed by the PROVIDER, or anyone for whose acts, mistakes, errors and omissions the PROVIDER is legally liable, with a liability insurance limit of \$1,000,000 each claim and \$2,000,000 all claims. If the Professional Liability insurance policy is written on a "claims made" basis, coverage must extend for 3 years past completion and acceptance of the work or services, the PROVIDER must annually submit Certificates of Insurance citing that the applicable coverage is in force and contains the required provisions for a 3-year period.
- C. Vehicle Liability: The PROVIDER must maintain Business Automobile Liability insurance with a limit of \$2,000,000 each accident on the PROVIDER's owned, hired, and non-owned vehicles assigned to or used in the performance of the PROVIDER's work or services under this Contract. If any Excess insurance is utilized to fulfill the requirements of this paragraph, the Excess insurance must be "follow form" equal or broader in coverage scope than the underlying insurance.
- D. Workers Compensation Insurance: The PROVIDER must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of the PROVIDER's employees engaged in the performance of work or services under this Contract, and must also maintain Employers' Liability Insurance of not less than \$100,000 for each accident, \$100,000 disease for each employee and \$500,000 disease policy limit.
- E. Umbrella/Excess Liability: Umbrella/Excess Liability insurance with a limit of not less than \$5,000,000 per occurrence combined limit Bodily Injury and Property Damage, that "follows form" and applies in excess of the Commercial General Liability, Automobile Liability, Professional Liability, and Employer's Liability, as required above.

SECTION VI – INDEPENDENT CONTRACTOR STATUS

PROVIDER shall be an independent contractor and shall have responsibility for and control over the details and means of providing the services under this Contract.

SECTION VII – SUSPENSION OF WORK

TOWN (and Five Star, as noted below) may at any time, with fifteen (15) days written notice, suspend further work under this Contract by PROVIDER. All such suspensions shall extend the time schedule for performance, and PROVIDER shall be paid for all services performed and reimbursable expenses incurred prior to the suspension date.

SECTION VIII – TERMINATION

The Town may terminate this Contract or abandon any portion of the project that has not been performed by the PROVIDER.

Termination for Convenience: The Town has the right to terminate this Contract or any part of it for its sole convenience with 30 days written notice. If terminated, the PROVIDER must immediately stop all work and will immediately cause any of its suppliers and Subcontractors to stop all work. As payment in full for services performed to the date of the termination, the PROVIDER will receive a fee for the percentage of services actually completed. This fee will be in the amount mutually agreed upon by the PROVIDER and the Town, based on the items completed from the Scope of Work. If there is no mutual agreement, the Town will determine the percentage of completion of each task detailed in the Scope of Work and the PROVIDER'S compensation will be based on this determination. The Town and/or Five Star will make this final payment within 60 days after the PROVIDER has delivered the last of the partially completed items. The PROVIDER will not be paid for any work done after receipt of the notice of termination or for any costs incurred by the PROVIDER'S suppliers or Subcontractors, which the PROVIDER could reasonably have avoided.

Five Star has the right to terminate this Contract, as it pertains to the work being paid for by Five Star, for its sole convenience with 30 days written notice. If terminated, the PROVIDER must immediately stop all work and will immediately cause any of its suppliers and Subcontractors to stop all work. As payment in full for services performed to the date of the termination, the PROVIDER will receive a fee for the percentage of services actually completed. Five Star will make this final payment within 60 days after the PROVIDER has delivered the last of the partially completed items. The PROVIDER will not be paid for any work done after receipt of the notice of termination or for any costs incurred by the PROVIDER'S suppliers or Subcontractors, which the PROVIDER could reasonably have avoided.

Cancellation for Cause: The Town may also cancel this Contract or any part of it with 7 days' notice if the PROVIDER defaults, or if the PROVIDER fails to comply with any of the terms and conditions of this Contract, including those applicable to Five Star. Unsatisfactory performance as determined by the Town and failure to provide the Town, upon request, with adequate assurances of future performance are all causes allowing the Town to terminate this Contract for cause. Upon cancellation for cause, neither the Town nor Five Star will be liable to the PROVIDER for any amount, and the PROVIDER will be liable to the Town and Five Star for all damages sustained by the default which caused the cancellation. If the PROVIDER is in violation of any Federal, State, County or Town law, regulation or ordinance, the Town may terminate this Contract immediately after giving notice to the PROVIDER. If the Town cancels this Contract or any part of the Contract services, the Town will notify the PROVIDER in writing, and upon receiving notice, the PROVIDER must discontinue advancing the work and proceed to close all operations. Upon cancellation, the PROVIDER must deliver to the Town all drawings, special provisions, field survey notes, reports, and estimates, entirely or partially completed, in any format, including but not limited to written or electronic media, together with all unused materials supplied by the Town. Use of incomplete data will be the Town's sole responsibility. The PROVIDER must appraise the work it has completed and submit its appraisal to the Town for evaluation. If the PROVIDER fails to fulfill in a timely and proper manner its obligations, or if the PROVIDER violates any of the terms of this Contract, the Town and/or Five Star may withhold any payments to the PROVIDER for the purpose of setoff until the exact amount of damages due the Town and/or Five Star from the PROVIDER is determined by a court of competent jurisdiction. If the Town improperly cancels the Contract for cause, the cancellation for cause will be converted to a termination for convenience in accordance with the provisions of this Contract.

SECTION IX – COMPLIANCE WITH LAW

Each Party hereto will use reasonable care to comply with applicable laws in effect at the time the services are performed hereunder which, to the best of their knowledge, information and belief, apply to their respective obligations under this Contract.

SECTION X – SUCCESSORS AND ASSIGNS

This Contract shall be binding on the successors and assigns of the Parties, but it shall not be assigned by any Party without written consent of the other Parties.

SECTION XI – ATTORNEYS FEES

In the event that any judgment is entered in any action upon this Contract, the Party hereto against whom such judgment is rendered agrees to pay the amount equal to the reasonable attorneys fees of the prevailing Party(ies) in such action and that such amount may be added to and made a part of such judgment.

SECTION XII – RECORDS

The Town may audit all of the PROVIDER's records, calculations, and working documents pertaining to this work at a mutually agreeable time and place. Records of PROVIDER direct labor costs, payroll costs, and reimbursable expenses pertaining to the project covered by this Contract will be kept on a generally recognized accounting basis and made available during normal business hours upon reasonable notice.

SECTION XIII– STANDARD OF CARE

PROVIDER shall perform its Services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the Services are performed. This Agreement does not create a fiduciary responsibility to Town or Five Star on the part of PROVIDER.

SECTION XIV– OWNERSHIP/USE OF DOCUMENTS

PROVIDER's designs, drawings, analyses, reports, maps, field data, laboratory test data, calculations, estimates and other similar documents prepared by PROVIDER for delivery to Town or Five Star under this Agreement are instruments of professional service, not products. However, all such documents shall become the property of the Town and Five Star upon full payment of PROVIDER's invoices. PROVIDER may retain copies of all such documents for its files. Such documents and other Services provided under this Agreement are for the exclusive use of the Town and Five Star for the particular project and Services specified. No other use is authorized or permitted under this Agreement. Town and Five Star will not distribute or convey PROVIDER's designs, reports or recommendations to any person or organization without PROVIDER's prior written authorization , except as otherwise required by law or court order.

SECTION XVI – MISCELLANEOUS PROVISIONS

This Contract is subject to the following general provisions:

- A. PROVIDER shall be an independent contractor and shall have responsibility for and control over the details and means of providing the services under this Contract.
- B. This Contract shall be interpreted under the laws of the State of Arizona. The Parties agree that the proper jurisdiction and venue for any proceeding arising out of this Contract shall be in the State of Arizona, County of Maricopa.
- C. This Contract comprises a final and complete statement of the understandings between the Parties and supersedes all other communications, representations or contracts, whether oral or written, relating to the subject matter of this Contract.
- D. **Notices.** All notices or demands required by this Contract must be given to the other Party in writing, delivered by hand or by registered or certified mail at the addresses stated below, or to any other address the Parties may substitute by giving written notice as required by this section.

If to PROVIDER:

TYLIN International
Attn: Dan Heller
60 E. Rio Salado Parkway, Ste. #501
Tempe, Arizona 85281

If to the Town:

Town of Paradise Valley
Attn: Town Manager
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

With a required copy to:

Town of Paradise Valley
Attn: Town Attorney
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

If to Five Star:

Five Star Development Resort Communities, LLC
Attn: Jerry C. Ayoub
6720 North Scottsdale Road, Suite 130
Scottsdale, Arizona 85253

With a required copy to:

Withey Morris PLC
Attn: Jason Morris
2525 East Arizona Biltmore Circle, Suite A212
Phoenix, Arizona 85016

If hand delivered, Notices are received on the date delivered. If delivered by certified or registered mail, Notices are received on the date indicated on the receipt. Notice by facsimile or electronic mail is not adequate notice.

- E. **Conflict of Interest.** This Contract is subject to the provisions of ARS § 38-511 regarding conflicts of interest. The Town may cancel this Contract without penalty or further obligations by the Town or any of its departments or agencies if any person significantly involved in initiating, negotiating, securing, drafting or creating the Contract on behalf of the Town or any of its departments or agencies, is at any time while the Contract or any extension of the Contract is in effect, an employee of any other Party to the Contract in any capacity or a consultant to any other Party of the Contract with respect to the subject matter of the Contract.
- F. **Legal Workers.** If and to the extent A.R.S. §41-4401 is applicable to this Contract, PROVIDER shall comply with laws regarding workers as follows:

PROVIDER warrants to TOWN that PROVIDER and all its subcontractors will comply with all federal immigration laws and regulations that relate to their employees and that PROVIDER and all its subcontractors now comply with the E-Verify Program under A.R.S. §23- 214(A).

A breach of the foregoing warranty by PROVIDER shall be deemed a material breach of this Contract that is subject to penalties up to and including termination of this Contract.

TOWN retains the legal right to inspect the papers of any employee of PROVIDER or any subcontractor who works on this Contract to ensure that they or the subcontractor is complying with the warranty given above.

TOWN may conduct random verification of PROVIDER and its subcontractors' employment records to ensure compliance with the warranty given above.

PROVIDER shall indemnify, defend and hold TOWN harmless for, from and against all losses and liabilities arising from any and all violations of the warranty given above.

- G. **Funds Appropriation.** If the Town Council does not appropriate funds to continue this Contract, the Town may terminate this Contract at the end of the current fiscal period. The Town agrees to give written notice of termination to the PROVIDER and Five Star at least 30 days before the end of its current fiscal period and Town and Five Star will pay to the PROVIDER all approved charges incurred through the end of that period.

IN WITNESS WHEREOF, the Parties hereto have accepted, made and executed this Contract upon the terms, conditions and provisions above-stated, the day and year first above written.

(Signatures on the following page)

FIVE STAR DEVELOPMENT RESORT COMMUNITIES, LLC,
an Arizona limited liability company

By: Five Star Development Properties, LLC,
an Arizona limited liability company
Its Sole Member

By: _____
Jerry C. Ayoub
Its Sole Member

T.Y. LIN INTERNATIONAL, INC.,
a California corporation

By: _____
Name:
Title:
Address:

TOWN OF PARADISE VALLEY, ARIZONA,
an Arizona municipal corporation

By: _____
Its: _____

ATTEST:

By: _____
Duncan Miller, Town Clerk

APPROVED AS TO FORM:

By: _____
Andrew M. Miller, Town Attorney

Exhibit "A"

SCOPE OF SERVICES (see attached)

TYLININTERNATIONAL

engineers | planners | scientists

May 24, 2016

Mr. Jeremy Knapp, AICP
Engineering Services Analyst
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Subject: Revised Proposal for Professional Engineering and Construction Administration Services - Ritz Carlton Roadway Improvements Town of Paradise Valley Project No. 2016-14

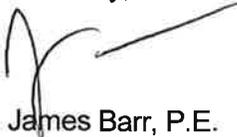
Dear Mr. Knapp:

TY Lin International is pleased to present our revised Proposal to provide Professional Engineering and Construction Administration Services for the Ritz Carlton Roadway Improvements within the Town of Paradise Valley. Our proposal addresses the items that were discussed at our scoping meeting on April 20th, 2016 and follow up meeting on May 5th, 2016.

For convenience, we have prepared the attached Scope of Services (Exhibit "A") and Professional Fees (Exhibit "B") that describes the various tasks and associated fees (\$1,121,656.72) to complete the work. In general, we anticipate completing the final design of the project within approximately 10 months of receiving a Notice to Proceed, and Construction Administration services over the duration of the project's construction (anticipated to be approximately 15-months).

We look forward to the opportunity to work with the Town on this exciting project and should you have any questions regarding the attached Proposal, please feel free to contact me at (480) 333-4405 or at james.barr@tylin.com.

Sincerely,



James Barr, P.E.
Project Manager
Associate Vice President

EXHIBIT "A" – SCOPE OF SERVICES RITZ ROADWAY IMPROVEMENTS TOWN OF PARADISE VALLEY TOWN PROJECT NO. 2016-14

The Town of Paradise Valley and 5-Star Development have entered into a Special Use Permit (SUP) and Development Agreement (DA) to jointly develop Lincoln Drive, Mockingbird Lane and Indian Bend Road surrounding the proposed Ritz Carlton Development. The intention of the proposed improvements is to upgrade all adjacent facilities to current design standards as well as to complement the resort and its landscaping plans. In addition, Lincoln Drive is intended to serve as a gateway entrance into the Town of Paradise Valley and will be designed to Town Visually Significant Corridor design standards. In addition to improvements along these roadways immediately adjacent to the planned resort, improvements are also proposed on Mockingbird Lane between Indian Bend Road and Northern Avenue as well as at the Tatum Boulevard and Lincoln Drive intersection in the westbound direction. The project will be constructed via the CM at Risk (CMAR) delivery method.

The following Scope of Services details the work involved for TYLIN (Consultant) to prepare construction documents for improvements along each of the project roadways. Also included as part of the project and detailed in these Scope of Services are the following project elements: project management, field topographic survey, traffic design, landscape design, drainage analysis and design, geotechnical evaluation, public outreach and communication, coordination with the selected CMAR Contractor, utility coordination and post design/construction administration services.

Task 1 – Project Management, Meetings and Coordination

Consultant shall provide project management and coordination services required to complete the scope of work and coordinate the project with the Town, Developer and other stakeholders. The following is a list of anticipated activities:

- Project coordination with Town, Developer and Developer Engineer staff;
- Supervise execution of work;
- Coordinate quality control reviews of project activities, deliverables and reports;
- Coordinate and monitor sub-consultant activities;
- Prepare for, attend and document all project meetings (see below for further explanation);
- Prepare monthly invoices and progress reports;
- Prepare and update project schedule on a monthly basis and monitor progress.

Consultant anticipates coordinating with the following project stakeholders in addition to the Town, Developer, Developer Engineer and CMAR (CMAR coordination covered as part of Task 12):

- City of Scottsdale
- Flood Control District Maricopa County
- Utility Owners
- Property Owners/Homeowner Associations
- Adjacent Businesses

Consultant shall meet bi-weekly for the duration of the project design (20 meetings anticipated for 10-month project design schedule) with Town and Developer staff to present and discuss progress to date and to resolve any outstanding comments/issues that arise during the course of design

review. In addition to meeting with Town/Developer staff as part of standing coordination meetings, Consultant has also budgeted ten (10) additional meetings with various stakeholders, Town Council meetings and impacted business over the project's duration. The Consultant shall prepare the meeting agendas, sign-in sheets, handout materials and shall distribute meeting minutes to the meeting attendees within five (5) business days of any meeting.

Project management and coordination hours are assumed for the design duration (10 months). Project management and coordination hours have been split relatively evenly amongst the various locations specified in the SUP and DA as can be seen in Exhibit B of this proposal.

Task 2 – Site Visit / Data Acquisition

A site visit will be conducted by the Consultant and Town/Developer staff (if desired) to identify key areas of concern and engineering challenges that might have an impact on the project design. The site visit will familiarize us with the following:

- General topography
- Existing utilities
- General drainage conditions
- Existing landscaping
- Existing features such as gates, fences, walls, structures, access locations, etc.
- Other site features not shown on as-built maps, aerial photography or topographic mapping;
- Existing improvements at all major roadway intersections along Indian Bend Road, Mockingbird Lane and Lincoln Drive within the project limits.

As part of this task, Consultant shall obtain any available as as-built maps from the Town to assist in establishing the existing roadway right-of-way and obtain information pertaining to other existing roadway features. As part of this task, Consultant shall also obtain utility mapping from all owners having existing utility facilities present within the project roadways.

No new traffic counts are proposed to be obtained by TYLIN Subconsultant, CivTech as part of this task. It is assumed that any traffic counts needed for analysis of the signal progression along Lincoln Drive between Tatum Boulevard and Scottsdale Road will be obtained directly from the Town.

As part of this task, TYLIN Subconsultant, EPG will perform a protected native plant inventory to verify the status (tag, condition, size, and verify location by GPS) of the protected plant material located along the right-of-way and ten feet beyond. The inventory will identify protected native mature trees and cacti that are salvageable or state specific reasons for the removal/destruction of protected or mature plant material. Plants and cacti over 4" in diameter measured 1' above the soil line or over 6' in height will be marked with a tag affixed to a branch or the structure of the cacti, labeled with an ID number, and its location determined by GPS. Non-protected native plants will not be inventoried. Removal of trees and shrubs that are not protected native plants will be shown on the civil plans. A native plant salvage and conservation plan will be prepared by EPG depicting the intended disposition of the inventoried material as either "Salvage", "Destroy", or "Protect" to be included in the project construction documents at various locations within the project limits.

A detailed scope of work can be found on our Sub-consultant's proposal (EPG) which is attached to this document.

Task 3 – Field Topographic Survey, Base Mapping

TYLIN Sub-consultant, Rick Engineering will complete supplemental field topographic design survey for the project area not previously surveyed by the Developer's Engineer within the project area. For areas recently surveyed by the Developer's Engineer within the project limits, Rick Engineering will obtain isolated field shots to verify existing survey accuracy as well as calibration of datums between the two surveys. Rick Engineering will create a comprehensive base map inclusive of all project roadways, centerlines, existing rights-of-ways, existing easements, topographic features, contours, utility appurtenances, property walls/fences, driveways and other existing features as necessary. Cross sections along each roadway will be taken at the spacing intervals described below and will consist of taking shots for the "full width" of the roadway corridor (from property wall/fence to property wall/fence). Existing right-of-way and easement information will be compiled based on deed/record map research obtained through the Maricopa County GIS system. The project base map will be created in AutoCADD 2014 and serve as the basis for the project design. The general limits of the project which will be surveyed include:

- Lincoln Drive: Mockingbird Lane to Town limit – 50' cross sections (approx. 2,000')
- Mockingbird Lane: Lincoln Drive to Northern Avenue – 50' cross sections (approx. 1.5-miles)
- Indian Bend Road: Mockingbird Lane to Town limit – 50' cross sections (approx. 2,000')
- Lincoln Drive/Tatum Boulevard – full intersection and 50' cross sections easterly to edge of 2nd residential property east of Barry Goldwater Park (approx. 600')

A detailed scope of work can be found on our Sub-consultant's proposal (Rick Engineering) which is attached to this document.

Task 4 – Improvement Plans, Specifications and Estimates

Improvement plans will be prepared for all major project elements (roadway including grading, drainage elements, traffic signing and striping, details, sections, notes, etc.) as part of this task. The proposed grade and alignment for all major design elements will be included as part of an original 30% plan submittal with construction notes and quantities included on the plans at this stage for use by project CMAR to compute project cost estimates for major project features.

For the Lincoln Drive and Tatum Boulevard intersection, Consultant shall prepare geometric alternative exhibits for the proposed westbound right turn lane extension as well as the introduction of a 2nd westbound left turn lane. Up to three (3) alternative exhibits will be prepared for the proposed geometrics as well as an impact "matrix" for review and discussion with the project team to determine a recommendation for the proposed intersection modifications.

Roadway cross sections (curb to curb) will be primarily based on the typical sections included in the SUP document and therefore, **it is not anticipated that any alternative evaluation will be necessary for the roadway geometrics or lane configurations for Indian Bend Road, Mockingbird Lane or Lincoln Drive adjacent to the Ritz Development.**

As part of this task and prior to 30% submittal of project plans, Consultant shall conduct a feasibility analysis and prepare a geometric layout for roundabouts at the Mockingbird Lane intersections with Indian Bend Road, Cheney Drive and Northern Avenue. Preliminary geometrics will be based on a reasonable maximum size anticipated vehicle utilizing the intersections and design parameters consistent with one lane roundabout design. Preliminary geometrics will also identify any pedestrian amenities, necessary right-of-way easement acquisition, drainage impacts and other important

considerations to be accounted for. Based upon the results of the feasibility analysis and preliminary geometrics, it is anticipated that the Town will make a decision on whether or not to move forward into final with roundabouts at each of these project intersections.

Roadway and Drainage improvements plan sheets will be prepared at a scale of 1"=20'. Traffic signing and striping sheets will be prepared at a scale of 1"=40'. Any conflicts with existing facilities will be initially identified on the plans at the 30% submittal stage, with construction notes depicting proposed recommendations for modifications/relocations to any facilities in conflict in subsequent submittals. Test hole information will be obtained for any potential utility conflicts with the proposed improvements and will be depicted on the 60% plans as well as on subsequent submittals. The following stage submittals are planned for Improvements Plans associated with this task with the following plan sheets anticipated to be prepared in conjunction with each stage submittal (anticipated number of sheets shown in parenthesis):

30% Plans

- Cover Sheet (1)
- Legend and Notes Sheet (1)
- Key Map Sheet (1)
- Geometric Control Sheets (3)
- Quantity Summary Sheet (1)
- Typical Sections Sheet (4)
- Paving Plans and Profile Sheets (26)
 - Indian Bend Road Plan and Profile Sheets (4)
 - Lincoln Drive Plan and Profile Sheets (4)
 - Mockingbird Lane Plan and Profile Sheets (16)
 - Lincoln Drive/Tatum Boulevard Plan and Profile Sheets (2)
- Median Detail Sheets (10)
- Storm Drain/Channel Detail Plan/Profile Sheets (16)
 - Indian Bend Road Drainage Sheets (4)
 - Lincoln Drive Drainage Sheets (6)
 - Mockingbird Lane Drainage Sheets (6)
- Signing/Striping Sheets (12)

In total, it is anticipated that 75 plan sheets will be created and submitted as part of this task for the 30% plans stage of the project.

Consultant shall review CMAR prepared initial cost estimate/GMP prepared at this stage of the project and provide any comments to the Town/Developer pertaining to project quantities, unit costs or assumptions/conditions made by the CMAR.

Following submittal of the 30% plans for the project, Consultant shall facilitate a Value Engineering (VE) workshop with the Town/Developer/CMAR/Developer Engineer and any other key stakeholder that should be in attendance. The VE workshop is anticipated to be between 4 hours and 8 hours in duration and will include multiple members from the design team. Key items discussed as part of the VE workshop will be documented in meeting minutes/summary prepared by the Consultant and provided to the group immediately following the meeting for review and approval. Any specific design/material modifications resulting from the VE workshop discussion will be clearly documented to track changes in design direction throughout the project's lifetime.

Technical Specifications will be developed for any non-MAG standard specification items included as part of the project design at the 30% stage of the project for initial Town/Developer/CMAR review.

Consultant shall incorporate all comments received from the Town/Developer on the 30% plans, as well as any design modifications resulting from the VE workshop following the 30% submittal, into the 60% submittal package for the project. The 60% plans will also include the following additional sheets as part of this task:

60% Plans

- Detail Sheets (6)
- Intersection/Traffic Circle Staking Sheets (6)
 - Indian Bend Road/Mockingbird Lane (1)
 - Mockingbird Lane/Cheney Drive (1)
 - Mockingbird Lane/Northern Avenue (1)
 - Indian Bend Traffic Circle (1)
 - Mockingbird Lane/Lincoln Drive (1)
 - Quail Run/Lincoln Drive (1)
- Driveway Detail/Profile Sheets (36)
 - Indian Bend Road (3)
 - Lincoln Drive (6)
 - Mockingbird Lane (25)
 - Lincoln Drive/Tatum Boulevard (2)
- Connector Pipe Profile Sheets (8)
 - Indian Bend Road (2)
 - Lincoln Drive (2)
 - Mockingbird Lane (4)

As part of the 60% submittal, it is anticipated that an additional 56 plan sheets will be developed for a total project sheet count under this task of 131 plan sheets. It is not anticipated that any additional plan sheets will be created beyond the 60% submittal stage for the project for this (or any other) task.

Similar to at the 30% submittal stage, Consultant shall review CMAR prepared 60% cost estimate/GMP and provide any comments to the Town/Developer pertaining to project quantities, unit costs or assumptions/conditions made by the CMAR. Consultant shall also update and/or prepare new technical specifications for any non-MAG standard construction items and submit to the Town/Developer at this stage of the project for review/concurrence.

At the 60% submittal stage, Consultant shall also provide roadway cross sections and an earthwork report to determine project cut/fill quantities. Roadway cross sections and earthwork report will be updated at each milestone submittal and submitted to the Town/Developer/CMAR in conjunction with the rest of the milestone submittal construction documents.

Following submittal of the 60% plans for the project, Consultant shall facilitate another VE workshop with the Town/Developer/CMAR/Developer Engineer and any other key stakeholder that should be in attendance. The VE workshop is anticipated to be between 4 hours and 8 hours in duration and will include multiple members from the design team. Key items discussed as part of the VE workshop will be documented in meeting minutes/summary prepared by the Consultant and provided to the group immediately following the meeting for review and approval. Any specific design/material modifications resulting from the VE workshop discussion will be clearly documented

to track changes in design direction throughout the project's lifetime.

Consultant shall prepare 90% plans showing all design features after the Consultant has properly addressed all comments, corrections and revisions to the 60% submittal, inclusive of any design modifications resulting from the VE workshop. It is understood that between the 60% and 90% stages of the project, it may be necessary to "break-out" portions of the project for early GMP and early construction. Consultant shall do this as requested by the Town and Developer and it is anticipated that some level of sheet manipulation (screening back construction call-outs and notes, additional notation for already constructed elements, etc.) will be necessary between GMP packages. **However, it is not anticipated that separation of project segments for early GMP/early construction will result in additional sheets from those previously listed given the CMAR delivery method.**

Special provisions for any non-MAG standard specification items will be finalized at this stage of the project working closely with the CMAR and Town. Final review of the CMAR prepared 90% estimate/GMP will also be completed at this stage of the project with any final comments/questions provided directly to the Town following Consultant review.

A Final VE workshop will follow the 90% submittal for the project. Consultant shall facilitate the VE workshop with the Town/Developer/CMAR/Developer Engineer and any other key stakeholder that should be in attendance. The VE workshop is anticipated to be between 4 hours and 8 hours in duration and will include multiple members from the design team. Key items discussed as part of the VE workshop will be documented in meeting minutes/summary prepared by the Consultant and provided to the group immediately following the meeting for review and approval. Any specific design/material modifications resulting from the VE workshop discussion will be clearly documented to track changes in design direction throughout the project's lifetime.

For the final construction document submittal, Consultant will address any final comments received on the 90% plans and special provisions, as well as design modifications arising from the VE workshop, and will submit final, sealed versions of the project plans and special provisions. Consultant will also provide final cross sections and a final earthwork report at this stage in the project.

At each of the stage submittals for the project, Consultant shall provide three (3) 11"x17" plan sets for the project (one each for the Town, Developer and CMAR) as well as one (1) full size plan set for the CMAR. Consultant shall also provide a full, high resolution, to scale .pdf plan set (both half size and full size) to the Town/Developer/CMAR and any other stakeholder who requests an electronic copy of the project plans.

Task 5 – Traffic Analysis, Traffic Signal Design, ITS Design

TYLIN Subconsultant, CivTech, will complete an update to the previously prepared traffic analysis developed for the project as part of the SUP and DA efforts. Updates to the traffic analysis are specifically anticipated to include detailed discussion on the "downstream" impacts and proposed recommendations to the Town traffic signal system along Lincoln Drive between Tatum Boulevard and Scottsdale Road. The signal progression analysis will also include an assessment of any impacts to signals along Tatum Boulevard, along with recommendations (if necessary), for the traffic signals north and south of Lincoln Drive if they are impacted by the signal modifications made within the project limits. A draft traffic signal progression analysis report will be submitted in conjunction with the 30% plans. Any comments received from the Town will be addressed and two (2) copies of

a final traffic signal progression analysis report will be submitted as part of the 60% construction document submittal.

In addition, CivTech will prepare traffic signal design plans for the new signal proposed at the Quail Run/Lincoln Drive intersection as well as signal design plans for modifications to the Lincoln Drive and Mockingbird Lane traffic signal. Signal plans will be submitted in conjunction with the 30% submittal stage for the project. Specifications will be prepared for the Lincoln Drive and Tatum Boulevard traffic signal to accommodate westbound dual lefts should these be installed. Specifications will include proposed modifications to signal equipment as well as signal timing.

Finally, CivTech will prepare a design plan sheet (1"=40' scale, double loaded) for a conduit to provide power to the proposed monument signs located at the Town limit along Lincoln Drive and Indian Bend Road for lighting purposes.

A detailed scope of work can be found on our Sub-consultant's proposal (CivTech) which is attached to this document.

Task 6 – Landscape/Irrigation Design and Aesthetics

TYLIN Subconsultant, EPG, will prepare landscape, irrigation, and aesthetic hardscape plans and details for Town-maintained landscape areas only. Based on discussion with the Town/Developer, the hardscape items are assumed to pedestrian sidewalk, crosswalks, screening, benches, potential shade structures, Town entry monuments at the Town/City of Scottsdale boundaries, the traffic circle and associated traffic calming features. Details are to be depicted on 1"=20' detail sheets for various project areas within the project limits.

Preliminary Landscape Concept Development:

EPG, with the Consultant, will meet with the Developer's engineer to collaborate on the landscape concept for the project roadways, to include the planting palette, desired container sizes, general species use and groupings in the landscape areas, and aesthetic elements, if any, to be used in the various streetscapes. The results of the landscape concept collaboration will be documented in an executive summary report. EPG will prepare a graphic depicting the selected landscape concept as a plant materials board for use at stakeholder, public, and Town Council meetings. Two concepts for landscaping Town-maintained landscape areas will be developed into public meeting graphics and presented to the Town and public for comment and selection during the preliminary phases of the project. For Public Meeting #1, EPG will provide the Consultant and PI with two (2) graphics in electronic format for use in printed handouts, display exhibits, and PowerPoint. The graphics will depict up to two (2) alternative illustrative renderings for landscape and aesthetic-related features for public comment and preference selection for the various areas throughout the project. For Public Meeting #2, EPG will provide the Consultant and PI with one (1) graphic in electronic format for use in public handouts, display exhibits, and PowerPoint. The graphic will be an illustrative rendering depicting the selected final design for the various areas throughout the project.

Final Landscape Design:

The Consultant and EPG will work closely with Town Staff and Developer to incorporate the preferred landscape concept into Town-maintained landscape areas. EPG will prepare design plans, details, opinion of probable costs and technical specifications for the landscape and aesthetic-related work. EPG will prepare planting plans indicating tree, shrub, and groundcover massing

locations including protected native plants. The plant legend will include plant species, sizes, and quantities. Irrigation plans (inclusive of medians along Mockingbird Lane and Lincoln Drive) will include tap location, meter, and mainline routing, zone laterals, and pertinent equipment locations. The irrigation legend will include manufacturers and products. If approved during preliminary design, a water-harvesting plan will be developed and included in this package. All landscape, irrigation and aesthetic elements proposed for the project will be closely coordinated with the Developer's Engineer.

As part of the final landscape/aesthetic design effort, Consultant shall complete structural detailing and calculations for any structural elements associated with the aesthetic/streetscape design. Specifically, it is anticipated that any sort of shade structures proposed along Lincoln Drive and/or monuments at the Town entries may require a structural design. Sealed structural calculations for any aesthetic structures will be provided at the time of Final plan submittal if so requested by the Town or Developer.

EPG will provide an initial submittal of all landscape design elements in conjunction with the 60% submittal package. Similar to the other project deliverables any comments received from the Town/Developer will be reviewed and address as part of the subsequent construction document submittal.

In conjunction with the final submittal for the project, EPG will prepare a Notice of Intent to Clear Land and file it with Arizona Department of Agriculture. In accordance with Arizona Department of Agriculture regulations, EPG will revisit the site prior to bidding to add survey flags for trees to be salvaged (red), destroyed (blue), or protected-in-place (white).

A detailed scope of work can be found on our Sub-consultant's proposal (EPG) which is attached to this document.

Task 7 – Drainage Analysis and Report

Consultant shall complete a Drainage Analysis for the project roadways in accordance with Town design standards. Where no Town design standards are applicable, Consultant shall utilize Maricopa County Department of Transportation (MCDOT) and/or Flood Control District of Maricopa County (FCDMC) design standards. The following will be completed as part of the drainage analysis:

Hydrology:

Offsite Design Discharges – Design flows will be based upon hydrologic modeling, provided within CVL's approved drainage report, at concentration points where regional drainage facilities are proposed to convey offsite flow either past and/or through the Ritz-Carlton property. These locations are anticipated on the upstream side of the Ritz property adjacent to Mockingbird Lane where offsite flows currently discharge to the undeveloped property.

For Mockingbird Lane between Northern Avenue and Indian Bend Road, the Flood Control District of Maricopa County's (FCDMC) Lower Indian Bend Wash (LIBW) Area Drainage Master Study (ADMS) will be used for offsite discharges.

Pavement Design Discharges – Pavement flows will be developed using acceptable Town methodology (Rational Method) and design storm (10-year event).

Hydraulics:

For the perimeter streets of the Ritz property, the approach outlined by the SUP to handle offsite flows was assumed for the drainage design of the streets. Based on the SUP, the Ritz will accept all flow that passes onto the property along the western and southern boundaries. The only existing infrastructure along these streets within the Town of Paradise Valley is the large culvert crossing Mockingbird Lane at Ocotillo Road.

For the remainder of the project, existing infrastructure includes two culvert crossings near Mockingbird Lane and Cheney Drive, a small dip crossing south of Bluebird Lane that discharges to a small wash and a large dip crossing north of Indian Bend Road.

Based on the results of the LIBW ADMS, significant flooding is indicated along Mockingbird Lane between Northern Avenue and Indian Bend Road. Currently this area is under planning by both the Town and FCDMC to determine mitigation solutions for flooding in the area. Flooding in the vicinity of Cheney Drive requires a regional solution that is not associated with this project. If possible, accommodations will be made for this future improvement but offsite flooding is assumed to continue to occur in this area as shown.

Between Hummingbird Lane and Indian Bend Road, significant flows (100+ cfs) are conveyed within Mockingbird Lane. Proximity to the Ritz property provides an opportunity to remove at least a portion of these flows to prevent the closure of Mockingbird Lane at the dip crossing during larger storm events. A proposed storm drain that collects flows along this portion of Mockingbird Lane and discharges to the Ritz's drainage system will help mitigate a portion of these flows.

The following hydraulic systems are anticipated to be designed as part of this project by Consultant at the various locations provided:

Storm drains – onsite conveyance system

- Mockingbird Lane - north of Ocotillo Road to discharge to culvert at Ocotillo Road
- Mockingbird Lane - south of Ocotillo Road to discharge to culvert at Ocotillo Road
- Mockingbird Lane from Hummingbird Lane to Indian Bend Road and then Indian Bend Road from Mockingbird Lane to the traffic circle

Street drainage systems – storm water collection elements. Typically street systems include storm water inlets which discharge to storm drains. These systems will also include analysis/proposed remediation for dip sections and valley gutters.

- Lincoln Drive - Mockingbird Lane to Scottsdale boundary
- Mockingbird Lane – Lincoln Drive to Northern Avenue
- Indian Bend Road - Mockingbird Lane to Scottsdale boundary

All drainage analysis and calculations, as well as recommendations for on-site drainage facilities within the various roadways will be documented in a Drainage Report. A Draft Drainage Report will be submitted in conjunction with the 30% submittal package. Upon receipt of Town and Developer review comments, the draft drainage report will be updated and a sealed, Final Drainage Report will be submitted in conjunction with the 60% construction documentation.

Task 8 – Geotechnical Investigation and Report

TYLIN sub-consultant, Speedie and Associates will conduct the following tasks as part of a geotechnical investigation and report for the project roadway design:

Project Preparation:

Speedie and Associates have completed several investigations on the Ritz Carlton property and surrounding properties. They will establish ideal locations to advance soil borings based upon the location of the proposed improvements. The frequency and depth of soil borings may be modified based on the final configuration and access restrictions. Once a final boring location layout has been approved, we will then call Arizona 811 to get the locations cleared of public utilities. In addition, Right of Way permits will be obtained from the Town as well as an approved traffic control plan.

Field Investigation:

Speedie and Associates will drill and sample the test borings requested to determine subsoil conditions and provide samples for laboratory testing. Sufficient laboratory tests will be conducted to classify the soils encountered and provide data for engineering design. We presently anticipate drilling the following number of structural borings to the depth indicated or auger refusal, whichever comes first. In addition visual assessments will be taken of the existing pavement conditions:

Location	Number of Borings	Depth, feet
Indian Bend; Mockingbird-600 feet west of Scottsdale Road	2-3	3-5
Lincoln & Mockingbird	2	3-5
Mockingbird; Lincoln to Indian Bend	3	3-5
Mockingbird; Indian Bend to Northern	4	3-5
Lincoln Drive; Town Limits to Mockingbird (North Side & Median)	3	3-5
Lincoln Drive; Town Limits to Mockingbird (South Side)	3	3-5
Lincoln & Tatum	1	3-5

Lab Testing:

Sufficient laboratory tests will be conducted to properly classify the soils encountered and provide data for engineering design. The following tests may be conducted:

- Grain Size Analysis
- Plasticity Index
- Swell Test
- Moisture Density Relations (Proctor)

Report:

Speedie and Associates will analyze the data obtained from field and laboratory testing from current and past investigations and prepare a draft report presenting all data obtained, together with our conclusions and recommendations regarding the items requested including:

- Pavement condition survey to provide plans outlining different conditions and areas requiring necessary repairs.
- New full depth asphalt pavement design.
- Alternate pavement rehabilitation options as warranted by pavement conditions and budget available to provide favorable performance results.
- Suitability of site soils for use as compacted fill and preferred earthwork methods, including clearing, stripping, excavation and construction of engineered fill.
- Local excavation and trenching conditions and stability considerations.

Once the Town/Developer has reviewed the draft report, Speedie and Associates will issue a final report with agreed upon comment resolutions.

A detailed scope of work can be found on our Sub-consultant's proposal (Speedie and Associates) which is attached to this document.

Task 9 – Right-of-Way/Easement Acquisition

This task includes preparation of up to six (6) legal descriptions for right-of-way/landscape easements needed on six (6) parcels located along the south side of Lincoln Drive between Mockingbird Lane and the Town limit as well as preparation of one (1) legal description for right-of-way easement necessary from the residential property located along the north side of Lincoln Drive east of the Barry Goldwater Park (Town has already initiated contact with this property owner).

It is assumed that all acquisitions will be easements and therefore, no Phase I Environmental Site Assessment Reports will be necessary for any parcel acquisition as part of this project. Should these be determined to be necessary during the course of design, Consultant can prepare these reports as an addendum to this Contract.

A detailed scope of work can be found on our Sub-consultant's proposal (Rick Engineering) which is attached to this document.

Task 10 –Public Outreach and Communication

TYLIN sub-consultant, Gunn Communications, Inc. (GCI) shall lead the Public Outreach and Communication efforts for the project in accordance with the project specific Public Stakeholder Involvement Plan (PIP) provided to the Town/Developer at the Scoping meeting. Efforts are anticipated to include notification for, set-up and hosting of **two (2) public meetings**, maintaining project website, creation of stakeholder database, email notices, social media postings, project newsletters, interactive polling, maintenance of a 24-hour project hotline and creation of surveys for public assessment of presented alternatives. The notification boundary for project related activities will be based upon the contact list/boundary information provided by the Developer's public outreach team to date for the Ritz Carlton Development.

In addition, Consultant shall provide design exhibit boards and/or roll plots depicting the project design details for the anticipated two (2) public meetings. Additional graphics will be coordinated with the Town/Developer and GCI prior to the public meetings to ensure that the public is provided with sufficient information to adequately understand the proposed project improvements as well as any alternatives that may be considered and require input.

The Public Outreach and Communication efforts are based upon the design phase for the project (approximately 10-months in duration). Any necessary construction phase Public Outreach and Communication efforts will be completed as part of the CMAR contract or as an addendum to this contract.

A detailed scope of work can be found on our sub-consultant's proposal (GCI) which is attached to this document.

Task 11 – Utility Coordination and Design

Utility coordination will be required with several utility companies located throughout the project limits. As part of this task, Consultant shall identify all utility owners within the project limits. The Consultant shall coordinate with utility owners in conjunction with the Developer's Engineer to ensure that all conflicts are resolved and that new services needed for the Town/Development are planned accordingly. The following tasks are associated with these efforts:

Utility Coordination Meetings:

Consultant shall arrange/conduct utility coordination meetings to facilitate identification and resolution of utility conflicts within the project limits as well as to coordinate the provisions for new facilities. The Consultant shall be responsible for preparing any exhibits that would be required for the meeting. For budgetary purposes, a total of three (3) utility meetings are anticipated as part of this task.

Provide Information to Utility Companies

Consultant shall provide CAD files in AutoCAD format and project plans in PDF format to utility companies upon request.

Utility Conflicts

Consultant shall identify potential conflicts between the existing utilities and the proposed project improvements. Consultant shall coordinate with the utility companies to mitigate conflicts.

At potential conflict locations identified, TYLIN Subconsultant, CobbFendley, will obtain test hole data. CobbFendley will use its' vacuum excavation trucks to safely remove material at each test hole location and record the utility type, size, material, depth to top, general condition and configuration. Each test hole is then backfilled and surface material repaired to project specifications. For each completed test hole we will set a reference point and tie the vertical and horizontal location to this point. This information will be surveyed and CobbFendley will develop a test hole data form and update the existing utility composite drawing, as necessary. A total of 15 test holes are included in this scope of work. Once the test hole results are received, Consultant shall update the horizontal location of utilities as necessary and distribute revised CAD files/pothole results to each of the utility owners. Based on the information obtained from the potholes, Consultant shall identify all utility conflicts that will require adjustment/relocation. Consultant shall add pothole data information received to the roadway and connector pipe profiles included as part of the 60% submittal. If feasible, Consultant shall adjust proposed improvements to avoid utility conflicts without jeopardizing the project's purpose and goals.

Utility Relocation/Design

Based on discussion at the Scoping meeting, it is assumed that a majority of any new utilities will be designed by the utility owner or the Development Engineer with the exception of the power/ITS/RedFlex (relocation) facilities previously discussed as part of this Scope of Work in conjunction with the traffic signal design. Any utility relocation designs necessitated by the proposed improvements are also assumed to be completed by either the utility owner or Development Engineer. **Consultant anticipates that the only new service design that may need to be completed as part of this contract are sewer stub-outs to properties along the north side of Indian Bend Road or east/west of Mockingbird Lane within the limits of the existing mainline.**

Review of Utility Relocation Design Plans

Consultant shall review all new utility service and relocation design plans to ensure compatibility with the proposed improvements. If the utility relocation work is to be performed by the utility companies prior to the construction of the Town's project, Consultant shall include the proposed alignment of the relocated facility in the Final construction plans. Consultant shall also review any prior right claims provided by any of the impacted utilities and provide a recommendation to the Town on whether or not the prior right claim should be accepted.

Task 12 – CMAR Coordination/GMP Review

Consultant shall coordinate closely with the Town/Developer selected CMAR over the duration of the project design. Specific coordination is anticipated to occur regarding construction means and methods for various items, traffic management during construction, phasing/segmenting of project segments, scheduling of various items of work and proposed construction costs. In addition to Consultant coordination of these items, an Independent Cost Estimating (ICE) Subconsultant will be utilized to provide 3rd party review of the various GMP's anticipated to be submitted by the selected CMAR Contractor over the course of the project's design. The ICE will provide input on General Conditions assumed in the GMP's, as well as unit pricing for various bid items, scheduling and potential value added options for construction of the proposed improvements.

Task 13 – Post Design Services

Consultant, along with select Subconsultants, shall perform the following post design services for the project during the project's construction phase(s):

Construction Oversight:

For the duration of the project's construction (assumed to be 15-months), Consultant shall provide 1-staff member on a part-time basis to be on the project site and observe project construction. Staff member provided shall be a registered Professional Engineer intimately familiar with the project design. For budgetary purposes, Consultant staff member is assumed to be on the project site for up to 20-hours per week observing construction. Consultant representative shall provide regular updates to the Town/Developer on construction progress as well as assist Town/Developer in reviewing pay application quantities for recommendation/modification of payments to the CMAR. In addition, Consultant staff member shall coordinate closely with Subconsultant on scheduling, logging and reporting of materials quality assurance review and testing working closely with the CMAR and Town staff.

At various milestones in the project's construction, additional Consultant and Subconsultant staff will be on-site to assess progress and compliance with details as depicted on the project plans. If observed at all, observations in writing to the Town/Developer and CMAR regarding noncompliance issues with plans and specifications observed during field design verifications will be provided. On-site progress assessments will be coordinated with Town/Developer prior to occurring as well as with CMAR to ensure all safety compliance standards for an active construction site are adhered to.

Regularly Scheduled Construction Meetings:

Construction meetings are anticipated to occur weekly for the project during the construction phase. Construction meetings will be attended by the dedicated Consultant staff member, as well as by supplemental Consultant and select Subconsultant(s) staff as necessary. It is anticipated that Construction meetings will be facilitated by the CMAR project manager with meeting coordination and minutes provided by the CMAR contractor as well. At construction meetings, Consultant shall provide status update as to any outstanding RFI's, Shop Drawing submittals, exhibits, design modifications and/or plan changes.

Response to Contractor's Request for Information (RFI's):

Consultant and select Subconsultants will respond to Requests for Information forwarded to Consultant by the CMAR and/or the Town/Developer. As necessary, Consultant and select Subconsultants will issue written and verbal interpretations and clarifications using exhibits, drawing markups and/or sketches to clarify RFI pertaining to the construction documents.

Shop Drawing Review:

Consultant and select Subconsultants will review shop drawings, project information, and alternate products submittals from the CMAR and/or Town/Developer for compliance with the construction documents and overall design intent. Approvals/requested corrections/rejections of shop drawing submittals will be completed by Consultant and select Subconsultants via stamp with appropriate comments on the front page of any shop drawing submittal.

Task 14 – QA Management/Review and Approval of Test Results

TYLIN Subconsultant, Speedie and Associates, will provide, as scheduled by the Town or CMAR, such personnel and equipment to observe or test work performed. All scheduled construction material testing will be performed on an on-call basis. Speedie and Associates personnel will perform tests and specimen preparation and will prepare a Daily Field Report for each day spent at the site. These reports, together with all test data, will be transmitted on a timely basis to those parties designated by the Town. The following construction materials testing services will be performed by Speedie and Associates along each of the roadway segments.

Construction Materials Testing Services:

- Subgrade Field Density Testing
- Aggregate Base Course Field Density Testing
- Utility Trench Backfill Field Density Testing
- Asphaltic Concrete Field Density Testing
- Asphaltic Concrete Coring
- Concrete Sampling and Field Testing
- Laboratory Testing

A detailed scope of work can be found on our Sub-consultant's proposal (Speedie and Associates) which is attached to this document. Detailed scope of work includes backup assumptions made for budgeting purposes for construction materials testing services that are to be performed.

Task 15 –As-Builts/Record Drawings & Final Project Close Out

At substantial completion of construction, Consultant team will prepare punch list items identifying project items that require correction or are incomplete, and provide the punch list to the Town/Developer for incorporation in an overall punch list. Once corrections have been completed by the CMAR, Consultant team will perform an additional final walk to review the identified items to confirm work has been completed and is ready for acceptance by the Town.

Consultant team will provide a clean set of PDFs of the project plans for as-built record submittal to the Town. The as-builts will be developed from redline mark-ups kept by CMAR during construction and provided to Consultant team in a format that is easily read and transferred from the field mark-ups to the as-builts.

Task 16 – Reimbursable Expenses

For budgetary purposes, Consultant has included an allowance of \$10,000.00 for reimbursable items such as copies, mileage, mail and delivery services. All reimbursable items shall be invoiced by the Consultant to the Town at direct cost. Cost data (backup) will be included with the appropriate invoices.

Contract Exclusions

- Environmental Clearance
- Utility Design (sewer stub-out design is exception to this)
- Construction Sequencing Sheets (presumed to be completed by CMAR, Consultant will review/coordinate)
- Traffic Control Sheets (presumed to be completed by CMAR, Consultant will review/coordinate)
- Utility Relocation Design (to be completed by Utility Owners if necessary)
- Construction inspection

SCOPE OF WORK
TOWN OF PARADISE VALLEY
RITZ CARLTON DEVELOPMENT

May 10, 2016

BACKGROUND

The Town of Paradise Valley intends to improve Lincoln Drive, Mockingbird Lane and Indian Bend Road adjacent to the proposed Ritz Carlton Development. This will be accomplished with roadway improvements and associated signing/stripping, landscaping with new roadway medians and along the outside of existing roadways, new traffic signals, modified traffic signals, drainage ditches, etc.

A summary of the services to be provided by CivTech Inc. (CivTech) is provided below:

- ◆ Project and Council Meeting attendance.
- ◆ Traffic signal timing analysis along Lincoln Drive.
- ◆ Development of signing/stripping plans along Lincoln Drive, Mockingbird Lane and Indian Bend Road.
- ◆ Development of new and modified traffic signal plans.
- ◆ Providing Post Design Assistance.
- ◆ Prepare As-Built/Record Drawings.

CivTech's scope and fee are based on the following assumptions. These assumptions were developed from our experience on similar projects, the scope/design charrette meeting at the Town on April 20th, our familiarity with the project, a review of the project limits and comments on the initial scope/fee.

Scope of Work:

Task 1 – Project Management, Meetings and Coordination

CivTech will attend Project Meetings (one person) every 2-weeks for the first 5 months of the project and Project Meetings (two people) once a month for the remaining 5 months of the project. Meetings are assumed to be 2 hours each at the Town's offices.

CivTech will attend up to five (5) Council Meetings (one person) to present/discuss the project to Town Council. Presentations are assumed to be 2 hours each.

Task 2 – Site Visit/Data Acquisition

CivTech will perform a site visit of the project limits to document the existing conditions and verify items in the topographic survey that will be used to develop the traffic signal and signing/markings plans.

CivTech will collect as-built plans from the Town for the existing traffic signals of Lincoln Drive/Mockingbird Lane and Lincoln Drive/Tatum Boulevard.

CivTech will collect traffic volumes from the Town for the Lincoln Drive/Tatum Boulevard intersection to be used in the traffic signal progression analysis. CivTech will utilize the traffic

volumes for the intersections of Lincoln Drive with Invergordon Road, Mockingbird Lane and Scottsdale Road from the latest Ritz Carlton traffic impact analysis.

Task 3 – Field Topographic Surveys/Legal Descriptions

Not applicable

Task 4 – Roadway Geometrics & Design (including Signing/Striping & Traffic Calming)

CivTech will prepare signing/striping plans for the following locations/segments:

- Lincoln Drive/Tatum Boulevard Intersection for WB left and right turn lanes.
- Lincoln Drive between Mockingbird Lane and Scottsdale Road (~2,700 linear feet).
- Mockingbird Lane between Lincoln Drive and Northern Avenue (~8,000 linear feet).
- Indian Bend Road between Mockingbird Lane and Scottsdale Road (~2,700 linear feet).

CivTech will prepare double-stacked roadway striping plan sheets at a scale of 1-inch equals 40 feet and double-stacked roadway signing plan sheets at a scale of 1-inch equals 40 feet for Lincoln Drive and Indian Bend Road (assumed 8 total plan sheets) to supplement the selected geometric improvements. CivTech will prepare double-stacked roadway striping/signing plan sheets at a scale of 1-inch equals 40 feet for Mockingbird Lane (assumed 4 total plan sheets) to supplement the selected geometric improvements. One (1) combined signing/striping plan sheet will be prepared for the Lincoln Drive/Tatum Boulevard intersection. The plan sheets will show the new striping and existing and proposed roadway signing. The roadway signing/striping will be designed to Town of Paradise Valley standards.

CivTech will prepare a general notes sheet that will include the roadway signing and striping general notes.

CivTech will prepare one general detail sheet for the roadway signing/striping as necessary to supplement the roadway signing/striping design.

CivTech will provide pdf drawings to TY Lin at each submittal stage (30%, 60%, 90% and Final) for development of a submittal package to the Town for review. This will include a quantity take off, opinion of probable cost estimate and any special provisions.

Task 5 – Traffic Analysis, Signal Design

CivTech will prepare a traffic analysis (traffic signal progression) and traffic signal, ITS and auxiliary power plans for the following locations:

Traffic Analysis

CivTech will perform a traffic signal progression analysis of Lincoln Drive between Scottsdale Road and Tatum Boulevard that will include the existing signalized Lincoln Drive intersections of Tatum Boulevard, Desert Fairways Drive, 56th Street, Invergordon Road, Mockingbird Lane and Scottsdale Road, as well as the new signalized intersection at Quail Run. The intent of the traffic signal progression analysis will be to optimize the progression of vehicles along Lincoln Drive due to the addition of traffic from the development and the new traffic signal at Quail Run.

A draft traffic signal progression analysis report will be prepared and submitted to the Town for review and comment with the 30% submittal. Any comments from the Town will be addressed and a final traffic signal progression analysis report will be submitted with the 60% submittal. It is anticipated that two hard copies of the draft and two hard copies of the final analysis will be submitted to the Town along with electronic copy by email.

Signal Design

CivTech will prepare plans for a new traffic signal for the intersection of Lincoln Drive and Quail Run and modified plans for the existing traffic signal for the intersection of Lincoln Drive and Mockingbird Lane. The modified Lincoln Drive/Mockingbird Lane traffic signal plans will include the Redflex equipment. The traffic signal plans will consist of the following plan sheets for each intersection:

Traffic Signal Plan Sheet – The plan view sheet will be prepared at 20-scale and will show the intersection layout with the pole locations, conduit runs, and pull boxes depicted with reference numbers. The pull box schedule will identify the locations of the traffic signal pull boxes by type, station and offset. The general notes will be included on the plan sheet as well.

Traffic Signal Pole Schedule Sheet – The pole schedule will show the necessary information to be installed on each traffic signal pole, including pole type, mast arm length, traffic signal heads, type of mounts, pedestrian heads, luminaire type, and pedestrian push buttons. The equipment notes will be included on the plan sheet as well.

Traffic Signal Conductor Schedule Sheet – The conductor schedule will provide the necessary wiring information for the signal, including wire size, conduit size and signal phasing.

CivTech will prepare special provisions for the modification to the existing traffic signal at Lincoln Drive and Tatum Boulevard if westbound dual left turns are to be installed. This will include a description of the modifications to the existing traffic signal equipment and signal timing.

CivTech will coordinate with Arizona Public Service (APS) for the establishment of a power source for the new traffic signal at Lincoln Drive and Quail Run.

Auxiliary Power Design

CivTech will prepare plan sheets (1 sheet per location) to provide the electrical power for the monument sign lighting located on westbound Lincoln Drive near the 70th Street alignment and Indian Bend Road west of Scottsdale Road. The plan view sheets will be prepared at 40-scale and will provide a conduit run from the traffic signal meter pedestal cabinet to the monument sign lighting. Details will be included on the plan view sheets.

Task 6 – Landscape/Irrigation Design and Aesthetics

Not applicable

Task 7 – Drainage Analysis/Hydraulic Design

Not applicable

Task 8 – Geotechnical Investigation & Report

Not applicable

Task 9 – Landscape/Irrigation Design and Aesthetics

Not applicable

Task 10 – Public Outreach and Communication

Not applicable

Task 11 – Utility Coordination and Design

Not applicable

Task 12 – CM@R Coordination/GMP Review

Not applicable

Task 13 – Post Design Services

CivTech will perform shop drawings reviews of the traffic signal equipment and sign format and signing/stripping materials. It is assumed there will be 3 shop drawing submittals.

CivTech will review and respond to up to three (3) Contractor Requests for Information (RFI's).

CivTech will attend up to three (3) Construction Meetings to address questions or discuss construction items pertaining to the traffic signal, signing and striping design. These meetings are assumed to be two (2) hours in length.

Task 14 – QA Management/Review and Approval of Material Test Results

Not applicable

Task 15 – As-Builts/Record Drawings & Final Project Close Out

CivTech will prepare As-Built/Record Drawings for the traffic signal, signing and striping plans based on information provided by the contractor.

Town of Paradise Valley

RITZ CARLTON
(PARADISE VALLEY PORTION)

CONSULTANT/SUB-CONSULTANT COST PROPOSAL SUMMARY

DIRECT LABOR BREAKDOWN:

Classification	Hours	Billing Rate	Cost
Project Principal/Manager	52.0	\$ 190.00	\$ 9,880.00
Senior Engineer	72.0	\$ 160.00	\$ 11,520.00
Project Engineer	126.0	\$ 142.00	\$ 17,892.00
Engineer/Designer	162.0	\$ 132.00	\$ 21,384.00
Cadd Technician	243.0	\$ 115.00	\$ 27,945.00
Analyst	20.0	\$ 110.00	\$ 2,200.00
Clerical	6.0	\$ 65.00	\$ 390.00
Total Hours	681.0		\$ 91,211.00

DIRECT EXPENSES BREAKDOWN:

Reproduction	\$ 380.00
Mileage	\$ 110.00
Total Direct Expenses	\$ 490.00

SUBCONSULTANTS:

SUBTOTAL, SUBCONSULTANTS: \$ -

TOTAL LUMP SUM DESIGN FEE (BASE CONTRACT): \$ 91,701.00

ALLOWANCES:

SUBTOTAL, ALLOWANCES: \$ -

TOTAL PROPOSED FEE: \$ 91,701.00



Signature

5/10/2016

Date

Project Manager

Title

Town of Paradise Valley

RITZ CARLTON

CONSULTANT MANHOUR ESTIMATE

STAFF HOURS BY TASK:

5/10/2016

Task	Number of Sheets								Total Manhours
		Project Princ/Manag	Senior Engineer	Project Engineer	Engineer/Designer	Cadd Technician	Analyst	Clerical	
1 Meetings									
Bi-weekly Meetings (5 months)		20							20.0
Monthly Meetings (5 months)		10	10						20.0
Council Presentations (5 total)		10							10.0
2 Site Visit/Data Acquisition									
Site Visit			3	3					6.0
Data Acquisition			1		2	3			6.0
4 Signing/Striping Design									
General Notes Sheet	1		1	2	4	8			15.0
Lincoln/Tatum Plan View Sheet	1	0.5	1	3	5	8			17.5
Lincoln Plan View Sheets	4	0.5	7	14	22	28			71.5
Mockingbird Plan View Sheets	4	0.5	7	14	22	28			71.5
Indian Bend Plan View Sheets	4	0.5	7	14	22	28			71.5
Detail Sheet	1		2	4	6	8			20.0
Quantities/Estimate/Specials			4	4		8		2	18.0
5 Analysis/Signal/ITS									
Signal Progression Analysis		2		4			8		14.0
Draft Report		2		8		4	8	2	24.0
Final Report		1		2		1	4		8.0
Quail Run Plan View Sheet	1	0.5	2	5	7	12			26.5
Quail Run Pole Schedule Sheet	1	0.5	2	5	7	14			28.5
Quail Run Conductor Schedule Sheet	1	0.5	2	5	7	14			28.5
Mockingbird Plan View Sheet	1	0.5	2	5	8	12			27.5
Mockingbird Pole Schedule Sheet	1	0.5	2	5	8	14			29.5
Mockingbird Conductor Schedule Sheet	1	0.5	2	5	8	14			29.5
Monument Sign Power Plan Sheet	2	1.0	3	7	10	14			35.0
Quantities/Estimate/Specials		1	4	6		10		2	23.0
13 Post Design Services									
Shop Drawing Reviews (3 total)			2	6	12				20.0
RFI's (3 total)			2	3	6				11.0
Construction Meetings (3 total)			6						6.0
15 As-builts/Record Drawings									
1 hour per plan sheet (23 sheets)				2	6	15			23.0
TOTAL MANHOURS		52.0	72.0	126.0	162.0	243.0	20.0	6.0	681.0

Town of Paradise Valley

RITZ CARLTON

CONSULTANT MANHOUR ESTIMATE

LABOR FEE BY TASK:

Task	Design Phase Service	\$ 190.00	\$ 160.00	\$ 142.00	\$ 132.00	\$ 115.00	\$ 110.00	\$ 65.00	Total Cost
		Project Principal	Senior Engineer	Project Engineer	Engineer/ Designer	Cadd Technician	Analyst	Clerical	
1	Meetings								
	Bi-weekly Meetings (5 months)	\$3,800							\$3,800
	Monthly Meetings (5 months)	\$1,900	\$1,600						\$3,500
	Council Presentations (5 total)	\$1,900							\$1,900
2	Site Visit/Data Acquisition								
	Site Visit		\$480	\$426					\$906
	Data Acquisition		\$160		\$264	\$345			\$769
4	Signing/Striping Design								
	General Notes Sheet		\$160	\$284	\$528	\$920			\$1,892
	Lincoln/Tatum Plan View Sheet	\$95	\$160	\$426	\$660	\$920			\$2,261
	Lincoln Plan View Sheets	\$95	\$1,120	\$1,988	\$2,904	\$3,220			\$9,327
	Mockingbird Plan View Sheets	\$95	\$1,120	\$1,988	\$2,904	\$3,220			\$9,327
	Indian Bend Plan View Sheets	\$95	\$1,120	\$1,988	\$2,904	\$3,220			\$9,327
	Detail Sheet		\$320	\$568	\$792	\$920			\$2,600
	Quantities/Estimate/Specials		\$640	\$568		\$920		\$130	\$2,258
5	Analysis/Signal/ITS								
	Signal Progression Analysis	\$380		\$568			\$880		\$1,828
	Draft Report	\$380		\$1,136		\$460	\$880	\$130	\$2,986
	Final Report	\$190		\$284		\$115	\$440		\$1,029
	Quail Run Plan View Sheet	\$95	\$320	\$710	\$924	\$1,380			\$3,429
	Quail Run Pole Schedule Sheet	\$95	\$320	\$710	\$924	\$1,610			\$3,659
	Quail Run Conductor Schedule Sheet	\$95	\$320	\$710	\$924	\$1,610			\$3,659
	Mockingbird Plan View Sheet	\$95	\$320	\$710	\$1,056	\$1,380			\$3,561
	Mockingbird Pole Schedule Sheet	\$95	\$320	\$710	\$1,056	\$1,610			\$3,791
	Mockingbird Conductor Schedule Sheet	\$95	\$320	\$710	\$1,056	\$1,610			\$3,791
	Monument Sign Power Plan Sheet	\$190	\$480	\$994	\$1,320	\$1,610			\$4,594
	Quantities/Estimate/Specials	\$190	\$640	\$852		\$1,150		\$130	\$2,962
13	Post Design Services								
	Shop Drawing Reviews (3 total)		\$320	\$852	\$1,584				\$2,756
	RFI's (3 total)		\$320	\$426	\$792				\$1,538
	Construction Meetings (3 total)		\$960						\$960
15	As-builts/Record Drawings								
	1 hour per plan sheet (23 sheets)			\$284	\$792	\$1,725			\$2,801
TOTAL COST		\$9,880	\$11,520	\$17,892	\$21,384	\$27,945	\$2,200	\$390	\$91,211

Town of Paradise Valley

RITZ CARLTON

CONSULTANT MANHOUR ESTIMATE

STAFF HOURS BY LOCATION:

5/10/2016

Location		Number of Sheets								Total Manhours
			Project Princ/Manag	Senior Engineer	Project Engineer	Engineer/Designer	Cadd Technician	Analyst	Clerical	
1	Indian Bend Cross Section									
	Indian Bend Plan View Sheets	4	0.50	7.50	15.00	24.00	32.00			79.0
	Quantities/Estimate/Specials		1.00	1.00	2.00		2.00		0.50	6.5
	Meetings		4.00	1.00						5.0
	Post Design			1.00	1.00	3.00				5.0
	As-built/Record Drawings					1.00	2.00			3.0
2	Quail Run Signal									
	Site Visit			3.00	3.00					6.0
	Data Acquisition			1.00		2.00	3.00			6.0
	Signal Progression Analysis		2.00		4.00			8.00		14.0
	Draft Report		2.00		8.00		4.00	8.00	2.00	24.0
	Final Report		1.00		2.00		1.00	4.00		8.0
	Quail Run Plan View Sheet	1	0.50	2.00	5.00	7.00	12.00			26.5
	Quail Run Pole Schedule Sheet	1	0.50	2.00	5.00	7.00	14.00			28.5
	Quail Run Conductor Schedule Sheet	1	0.50	2.00	5.00	7.00	14.00			28.5
	Quantities/Estimate/Specials		0.50	2.00	4.00		6.00		1.00	13.5
	Meetings		8.00	4.00						12.0
	Post Design			4.00	4.00	6.00				14.0
	As-built/Record Drawings				0.50	2.50	2.00			5.0
3	Lincoln & Mockingbird WB right turn lane									
	Lincoln Plan View Sheets	1	0.25	1.50	4.00	5.00	10.00			20.8
	Signal Plan Sheets	1.5	0.25	3.00	8.50	12.00	21.00			44.8
	Quantities/Estimate/Specials		0.50	1.00	1.00		2.00		0.50	5.0
	Meetings		6.00	1.00						7.0
	Post Design			1.50	1.50	3.00				6.0
	As-built/Record Drawings					1.00	2.00			3.0
4	Lincoln & Mockingbird SB right turn lane									
	Mockingbird Plan View Sheets	1	0.25	1.00	4.00	5.00	10.00			20.3
	Signal Plan Sheets	1.5	0.25	3.00	6.50	12.00	21.00			42.8
	Quantities/Estimate/Specials		0.50	1.00	1.00		2.00		0.50	5.0
	Meetings		6.00	1.00						7.0
	Post Design			1.50	1.50	3.00				6.0
	As-built/Record Drawings				0.50	1.00	2.00			3.5

Town of Paradise Valley

RITZ CARLTON

CONSULTANT MANHOUR ESTIMATE

7	Mockingbrd - Lincoln to Northern									
	Mockingbird Plan View Sheets	3	0.25	6.00	12.00	18.00	23.00			59.3
	Quantities/Estimate/Specials		0.25	1.00	1.00		2.00		0.50	4.8
	Meetings		6.00	1.00						7.0
	Post Design			1.00	1.00	3.00				5.0
	As-built/Record Drawings				0.50	0.50	2.00			3.0
9	Lincoln North Side									
	Lincoln Plan View Sheets	1.5	0.50	3.00	5.50	9.00	12.00			30.00
	Quantities/Estimate/Specials		0.50	1.00	1.00		2.00		0.50	5.0
	Meetings		4.00	1.00						5.0
	Post Design			1.00	1.00	2.00				4.0
	As-built/Record Drawings				0.50	1.00	2.00			3.5
10	Lincoln Drive Entry Signs									
	Monument Sign Power Plan Sheet	1	1.00	3.00	7.00	10.00	14.00			35.0
11	Lincoln South Side									
	Lincoln Plan View Sheets	1.5	0.50	3.00	5.50	9.00	12.00			30.00
	Quantities/Estimate/Specials			1.00	1.00		2.00		0.50	4.5
	Meetings		4.00	1.00						5.0
	Post Design			1.00	1.00	2.00				4.0
	As-built/Record Drawings					1.00	2.00			3.0
12	Lincoln/Tatum Turn Lanes									
	Lincoln/Tatum Plan View Sheet	1	0.50	2.00	2.00	5.00	8.00			17.5
			52.0	72.0	126.0	162.0	243.0	20.0	6.0	681.0

Town of Paradise Valley

RITZ CARLTON

CONSULTANT MANHOOR ESTIMATE

LABOR FEE BY LOCATION:

Location	Design Phase Service	\$ 190.00	\$ 160.00	\$ 142.00	\$ 132.00	\$ 115.00	\$ 110.00	\$ 65.00	Total Cost
		Project Principal	Senior Engineer	Project Engineer	Engineer/ Designer	Cadd Technician	Analyst	Clerical	
1	Indian Bend Cross Section								
	Total	\$1,045	\$1,680	\$2,556	\$3,696	\$4,140		\$33	\$13,150
2	Quail Run Signal								
	Total	\$2,850	\$3,200	\$5,751	\$4,158	\$6,440	\$2,200	\$195	\$24,794
3	Lincoln & Mockingbird WB right turn lane								
	Total	\$1,330	\$1,280	\$2,130	\$2,772	\$4,025		\$33	\$11,570
4	Lincoln & Mockingbird SB right turn lane								
	Total	\$1,330	\$1,200	\$1,917	\$2,772	\$4,025		\$33	\$11,277
7	Mockingbrd - Lincoln to Northern								
	Total	\$1,235	\$1,440	\$2,059	\$2,838	\$3,105		\$33	\$10,710
9	Lincoln North Side								
	Total	\$950	\$960	\$1,136	\$1,584	\$1,840		\$33	\$6,503
10	Lincoln Drive Entry Signs								
	Total	\$190	\$480	\$994	\$1,320	\$1,610			\$4,594
11	Lincoln South Side								
	Total	\$855	\$960	\$1,065	\$1,584	\$1,840		\$33	\$6,337
12	Lincoln/Tatum Turn Lanes								
	Total	\$95	\$320	\$284	\$660	\$920			\$2,279
TOTAL COST		\$9,880	\$11,520	\$17,892	\$21,384	\$27,945	\$2,200	\$390	\$91,211

DERIVATION OF DIRECT EXPENSES SUMMARY

(Figures may be rounded to the nearest \$1)

TRAVEL:

MILEAGE (Personal Vehicles)

	# Trips	Miles/ Trip	Cost/ Mile		
Monthly Project Status Meetings	1	180	\$ 0.550	\$	99
Comment Review Meetings			\$ 0.550	\$	-
Field Review	1	20	\$ 0.550	\$	11
			MILEAGE SUBTOTAL:	\$	110

TRAVEL TOTAL: \$ 110

REPRODUCTION (OUTSIDE REPRODUCTION BY VENDOR, NOT CONTAINED IN OVERHEAD):

PLOTTING

Vellum Plans	(24 X 36)	# Dwgs	# Prints	Total	Cost/each			
Preliminary Design (60%) - Traffic/Drng		23		0	\$ 4.00	=	\$	-
Final Design (90%) - Traffic/Drng		23		0	\$ 4.00	=	\$	-
Construction Documents (Sealed) - Traffic/Drng		23	1	<u>23</u>	\$ 10.00	=	\$	<u>230</u>
				23			\$	230

Bond Plans	(11 X 17)	# Dwgs	# Prints	Total	Cost/each			
Preliminary Design (60%) - Traffic/Drng		23		0	\$ 0.30	=	\$	-
Final Design (90%) - Traffic/Drng		23		0	\$ 0.30	=	\$	-
Construction Documents (100%) - Traffic/Drng		23		<u>0</u>	\$ 0.30	=	\$	<u>-</u>
				0			\$	-

Misc Sheets

		# Dwgs	# Prints	Total	Cost/each			
Signal Progression Analysis	(8.5 x 11)		200	200	\$ 0.15	=	\$	30
Check sets/working drawings	(11 X 17)		200	<u>200</u>	\$ 0.30	=	\$	<u>60</u>
				400			\$	90

Report Binding

		Report Sub.	# Prints	Total	Cost/each			
Signal Progression Analysis		2	2	<u>4</u>	\$ 15.00	=	\$	<u>60</u>
				4			\$	60

SUBTOTAL, PLOTTING = \$ 380

REPRODUCTION TOTAL: \$ 380

May 10, 2016

Mr. James Barr, PE
Associate Vice-President
Transportation Group Manager
T.Y. Lin International
60 East Rio Salado Parkway, Suite 501
Tempe, Arizona 85281

RE: Town of Paradise Valley Ritz-Carlton Roadway Improvements Project

Dear James:

EPG appreciates the opportunity to submit this revised proposal to T.Y. Lin to provide design and post-design services for the Town of Paradise Valley Ritz-Carlton Roadway Improvements Project. We look forward to working with T.Y. Lin and the Town of Paradise Valley on this unique and exciting streetscape project.

Please find enclosed EPG's overall scope and fee evaluation. This scope and fee proposal reflects the direction provided during the project scoping meeting and in emails, and a consolidation of effort to reduce the fee proposal by the requested percentage.

Please contact us should you have any immediate questions. Again, we appreciate the opportunity to present our proposal for this project and we look forward to working with you, the Town of Paradise Valley, and Five Star Development.

Sincerely,



David Wilson, PLA
Director of Landscape Architecture

Enclosure

TOWN OF PARADISE VALLEY

RITZ-CARLTON ROADWAY IMPROVEMENT PROJECT

TOPV Project No. 16-XX

TY Lin Project No. XX

EPG Project No. TYLIN 0003

EPG CONTRACT SCOPE OF WORK

INTRODUCTION

The Environmental Planning Group, LLC (EPG) will provide landscape architecture and project aesthetics development, design, and construction administration services as a sub-consultant to TY Lin International (Consultant). This project includes complete design and construction administration for multiple roadway sections within the Town, most of which directly share right-of-way with the proposed Ritz-Carlton resort. Five Star Development's Ritz-Carlton Project has recently received approval from the Town of Paradise Valley (Town) to develop subject to a Special Use Permit (SUP) and Development Agreement. This development will occur simultaneously and in coordination with the roadway design and construction. Lincoln Drive has been identified as an Iconic Visually Significant Corridor (IVSC) by the Town's General Plan. Town rights-of-way along IVSCs are to have attractive, experientially rewarding, and cohesive design elements including signage, landscaping, medians, and sidewalks. Elements that create visual clutter such as unnecessary signage or utility boxes should be eliminated, or their visibility reduced. EPG will assist the Consultant in developing the aesthetic elements associated with accomplishing the objectives of the Lincoln Drive IVSC.

The proposed project will be delivered using a Construction Manager at Risk (CM@R) alternative delivery method. The total allocated budget to design and construct the proposed improvements is \$10M.

It is anticipated that design will be complete 10 months after project initiation and a 15-month construction schedule with overlapping design and construction schedules is possible. The project will be designed and constructed using developer contribution and local funds. It will not be encumbered by State or Federally funded project requirements.

SCOPE OF WORK

The project scope of work and fee proposal has been divided into thirteen locations, each of which has 15 primary tasks to be completed. The locations where work will be performed are listed below:

1. Indian Bend Cross Section – Mockingbird to 600' west of Scottsdale Road
2. Quail Run Signal
3. Lincoln & Mockingbird – westbound right turn lane
4. Lincoln & Mockingbird – southbound right turn lane
5. Indian Bend Traffic Circle
6. Indian Bend Traffic Calming
7. Mockingbird – Lincoln to Indian Bend
8. Mockingbird – Indian Bend to Northern
9. Lincoln North Side – Mockingbird easterly to Town limits
10. Lincoln Drive Entry Signs
11. Lincoln South Side – Mockingbird easterly to Town limits
12. Lincoln & Tatum – westbound right and left turn lane(s)
13. Lincoln Drive – APS Substation to Quail Run

The Consultant's and their sub-consultants' effort is being scoped for each location in relation to the following fifteen primary tasks:

- Task 1 – Project Management, Meetings, Coordination
- Task 2 – Site Visit/Data Acquisition
- Task 3 – Field Topographic Surveys/Legal Descriptions
- Task 4 – Roadway Geometrics & Design
- Task 5 – Traffic Analysis, Signal Design, ITS Design
- Task 6 – Landscape/Irrigation Design and Aesthetics
- Task 7 – Drainage Analysis/Hydraulic Design
- Task 8 – Geotechnical Investigation & Report
- Task 9 – Right-of-Way Acquisition
- Task 10 – Public Outreach and Communication
- Task 11 – Utility Coordination and Design
- Task 12 – CM@R Coordination/GMP Review
- Task 13 – Post Design Services
- Task 14 – QA Management/Review and Approval of Material Test Results
- Task 15 – As-builts/Record Drawings & Final Project Close Out

This scope assumes that effort performed under a task that is necessary for multiple locations will not be duplicated where possible to reduce project costs and improve work efficiencies. The scope identifies these areas of efficiency in the task descriptions.

The following descriptions include EPG's anticipated efforts for each task at each of the thirteen project locations.

1. INDIAN BEND CROSS SECTION – MOCKINGBIRD TO 600' WEST OF SCOTTSDALE ROAD

EPG's efforts in this location include the locating of Town Entry Signs at the border between the Town and the City of Scottsdale, the development of aesthetic pedestrian crosswalks consistent with the overall project, inventory of existing protected trees in the right-of-way of Indian Bend Road, and landscape in Town maintained areas which are expected to be minimal. The landscape and hardscape elements associated with *Location 5 – Indian Bend Traffic Circle* and *Location 6 – Indian Bend Traffic Calming* are included under this task to create efficiencies in the work and ensure the landscape, hardscape, and pedestrian features are integrated.

Task 1.1 – Project Management, Meetings, Coordination

Project Coordination Meetings:

EPG will participate in three (3) project coordination meetings associated with this location. The meetings will provide the Consultant and EPG the opportunity to coordinate with the Project Manager and other Town Staff to validate assumptions being made including standards, coordinate schedules, and obtain latest information which may impact the team's work efforts.

Council Information Meeting:

EPG's effort for assisting in Council Information Meetings at this location is included with *Task 11 – Lincoln South Side*

Public Meetings:

EPG will participate with the Consultant and Consultant's Public Involvement (PI) Specialist in up to two Public Meetings. Effort associated with participating in the two public meetings is included under *Task 11 – Lincoln South Side*.

For Public Meeting #1, EPG will provide the Consultant and PI with two (2) graphics in electronic format for use in printed handouts, display exhibits, and PowerPoint. The graphics will depict up to two (2) alternative illustrative renderings, to include a plan view and typical section each, for the roundabout, pedestrian features and landscaped traffic calming within the cross-section of Indian Bend Road for public comment and preference selection. This scope assumes EPG will provide electronic copies of the graphics only to the Consultant.

For Public Meeting #2, EPG will provide the Consultant and PI with one (1) graphic, to include a plan view and typical section, in electronic format for use in public handouts, display exhibits, and PowerPoint. The graphic will be an illustrative rendering depicting the pedestrian features configuration and treatments selected for final design. This scope assumes EPG will provide electronic copies of the graphics only to the Consultant.

Task 1.2 – Site Visit/Data Acquisition

Gather and Record Information:

EPG will collect and be familiar with the relevant Town codes, ordinances, and the conceptual landscape design information prepared by Five Star Development in the SUP for Indian Bend Road. This information will be used to inform the design of the landscape, pedestrian features and Town entry monuments proposed in this roadway section, including the potential roundabouts and other traffic calming solutions to be developed in the engineering design for *Locations 5 and 6*.

Field Investigations:

EPG will perform a protected native plant inventory to verify the status (tag, condition, size, and verify location by GPS) of the protected plant material located along the right-of-way and ten feet beyond. The inventory will identify all protected native mature trees and cacti that are salvageable or state specific reasons for the removal/destruction of protected or mature plant material. Plants and cacti over 4" in diameter measured 1' above the soil line or over 6' in height will be marked with a tag affixed to a branch or the structure of the cacti, labeled with an ID number, and its location determined by GPS. Non-protected native plants will not be inventoried. Removal or demolition of trees and shrubs that are not protected native plants will be shown on the civil plans. A native plant salvage and conservation plan will be prepared by EPG depicting the intended disposition of the inventoried material as either "Salvage", "Destroy", or "Protect" to be included in the project construction documents and the CM@R GMP for this section of roadway.

Deliverables:

- Inventory Spreadsheet
- GPS points (data base and CAD XREF)
- Salvage and Conservation Plan (PDF)

Task 1.3 – Field Topographic Surveys/Legal Descriptions

No work on this task.

Task 1.4 – Roadway Geometrics & Design

No work on this task.

Task 1.5 – Traffic Analysis, Signal Design, ITS Design

No work on this task.

Task 1.6 – Landscape/Irrigation Design and Aesthetics

This scope of work assumes that EPG will prepare landscape, irrigation, and aesthetic hardscape plans and details for Town-maintained landscape areas only. These areas are anticipated to be limited to a traffic circle and associated traffic calming features, the pedestrian sidewalk, crosswalks, and the Town entry monuments at the Town/City of Scottsdale boundary. The scope assumes the landscape areas to be included this project area can be fully depicted on one plan sheet at 1"=20' scale. EPG will prepare one enlargement sheet depicting hardscape areas not located at the roundabout to be referenced from the overall plans.

Preliminary Landscape Concept Development:

EPG, with the Consultant, will meet with CVL to collaborate on the landscape concept for Indian Bend Road, to include the planting palette, desired container sizes, general species use and groupings in the landscape areas, and aesthetic elements, if any, to be used in the Indian Bend Road streetscape. The results of the landscape concept collaboration will be documented in an executive summary report. EPG will prepare a graphic depicting the selected landscape concept as a plant materials board for use at stakeholder, public, and Town Council meetings. This board will be used for the Mockingbird landscape concept as well. Two concepts for landscaping Town-maintained landscape areas, limited to the traffic circle and traffic calming areas, will be developed into public meeting graphics and

presented to the Town and public for comment and selection as described in Task 5.1. No cost estimate will be prepared as part of this scope. EPG will review and provide comment on cost evaluations or preliminary GMP's prepared by the CM@R at this stage.

Deliverables:

- Landscape Concept Executive Summary Report (PDF)
- Plant Materials Board (PDF and Mounted Display Board)
- Two (2) Landscape Concept Design Illustrative Graphics (one plan and typical section each) for Public Meeting #1 (PDF)
- One (1) Illustrative Graphic of the Preferred Landscape Concept Design (one plan and typical section each) for Public Meeting #2 (PDF)

60% Design

The Consultant and EPG will incorporate review comments received on the Preliminary Landscape Design submittal and prepare 60% design plans, details, and special provisions.

Landscape/Irrigation Design:

EPG will prepare planting plans indicating tree, shrub, and groundcover massing locations including protected native plants. The plant legend will include plant species, sizes, and quantities. Irrigation plans will include tap location, meter, and mainline routing, zone laterals, and pertinent equipment locations. The irrigation legend will include manufacturers and products. If approved during preliminary design, a water-harvesting plan will be developed and included in this package.

EPG and the Consultant will coordinate the design and interface of the landscaping with CVL.

Project Specifications:

The Consultant and EPG will prepare Technical Specifications including anticipated Special Provisions for the proposed Indian Bend Road Improvements.

Opinion of Probable Costs:

No cost estimate will be prepared as part of this scope. EPG will review and provide comment on cost evaluations or preliminary GMP's prepared by the CM@R at this stage.

Deliverables:

- 60% Landscape Plan and Hardscape Details
 - Planting plan, notes, and legends; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Hardscape enlargements; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (2) 24" x 36" sheets at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, PDF

- 60% Special Provisions (Word Document)

90% Design

The Consultant and EPG will incorporate review comments received for the 60% Design submittal, CM@R review comments, Five Star Development comments, and prepare 90% design plans, details, and special provisions.

Deliverables:

- 90% Landscape Plan and Hardscape Details
 - Planting plan, notes, and legends; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Hardscape enlargements; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, PDF

- 90% Special Provisions (Word Document)

Final Design

For Final Construction Documents submittal, EPG will incorporate Town's 90% submittal review comments and submit sealed plans to Consultant, Special Provisions, and a CD of the project AutoCAD and PDF files. The Consultant will review and assist the CM@R and the Town in preparing Final Construction GMP.

Deliverables:

- Final Landscape Plan and Hardscape Details
 - Final Planting plan, notes, and legends; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Hardscape enlargements; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, PDF

- Final Special Provisions (Word Document)

Task 1.7 – Drainage Analysis/Hydraulic Design

No work on this task.

Task 1.8 – Geotechnical Investigation & Report

No work on this task.

Task 1.9 – Right-of-Way Acquisition

No work on this task.

Task 1.10 – Public Outreach and Communication

EPG's work and fees associated with public involvement are included in other tasks.

Task 1.11 – Utility Coordination and Design

No work under this task.

Task 1.12 – CM@R Coordination/GMP Review

EPG's work and fees associated with CM@R coordination are included in other tasks.

Task 1.13 – Post Design Services

The following tasks are anticipated during the construction phase of the project.

Pre-Construction Meeting / Workshop

Consultant and EPG will participate in the Pre-Construction Meeting. Meeting coordination and minutes will be provided by the Town's CM@R. Time for this meeting is included in this *Task 11 – Lincoln South Side* for all locations.

Construction Meetings

EPG will participate in meetings with the Contractor. Meeting coordination and minutes will be provided by the CM@R. The scope assumes EPG will not participate in meetings during road construction periods of construction, but will participate in weekly meetings during construction of aesthetics and landscape/irrigation installation. This scope assumes a total of two (2) construction meetings will be attended in association with this location. Each meeting will include ½ hour of discussion, ½ hour of field observations, and require ½ hour of time to prepare a field report plus ½ hour of roundtrip travel time for a total of two hours per meeting.

Response to Contractor's Request for Information (RFIs)

Consultant and EPG will respond to Requests for Information forwarded to Consultant by the CM@R. As necessary, Consultant and EPG will issue written and verbal interpretations and clarifications using sketches to clarify RFI pertaining to the Construction Documents.

Shop Drawings Review

Consultant and EPG will review submittals transmitted to the CM@R and forwarded to Consultant for shop drawings, project information, and alternate products for compliance with the Construction Documents.

Field Observations

Consultant and EPG will provide opinions and milestone observations in writing to the CM@R regarding noncompliance issues with plans and specifications observed during requested field design verifications. EPG will provide up to one (1) 1 hour construction observation for this location specifically, as requested by the Consultant, in addition to field observations performed during scheduled construction meetings. The results of the construction observation will be documented in a field report and submitted to the Consultant for review prior to submittal to the Town.

Plan Revisions for Field Modifications

The Consultant and EPG will coordinate with the Contractor to answer/ resolve design related questions or issues that arise.

Task 1.14 – QA Management/Review and Approval of Material Test Results

No work under this task.

Task 1.15 – As-builts/Record Drawings & Final Project Close Out

EPG will participate in a review of the substantially completed work, as determined by the Town. The review will consist of a single 4 hour field walk for all locations combined. This effort is included in the fee for *Task 11 – Lincoln South Side*.

EPG will prepare punch list items identifying landscape and hardscape work that needs correction or is incomplete, and provide the punch list to the Consultant for incorporation in an overall punch list. EPG will perform an additional final walk to review those landscape-related items identified on the punch list to confirm work has been completed and is ready for acceptance by the Town. This effort is included in the fee for *Task 11 – Lincoln South Side*.

EPG will provide a clean set of PDFs of the landscape, irrigation, and hardscape plans for as-built record submittal to the Town. The as-builts will be developed from redline mark-ups kept the by CM@R during construction and provided to EPG in a format that is easily read and transferred from the field mark-ups to the as-builts. As-built mark-ups will be hand-drafted onto bond prints, scanned, and delivered as PDF's.

Deliverables:

- Punch list Items (PDF)
- As-built Drawings (PDF)

2. QUAIL RUN SIGNAL

EPG does not anticipate work as part of this location. EPG's efforts that may occur near the Quail Run and Lincoln Drive intersection are included with the Lincoln North Side location.

3. LINCOLN AND MOCKINGBIRD – WESTBOUND RIGHT TURN LANE

EPG does not anticipate work as part of this location. EPG's efforts that may occur near this location are included with the Mockingbird – Lincoln to Indian Bend location.

4. LINCOLN AND MOCKINGBIRD – SOUTHBOUND RIGHT TURN LANE

EPG does not anticipate work as part of this location.

5. INDIAN BEND TRAFFIC CIRCLE

EPG anticipates work associated with Indian Bend Traffic Circle will be completed under *Task 1 – Indian Bend Cross Section* location.

6. INDIAN BEND TRAFFIC CALMING

EPG anticipates work associated with Indian Bend Traffic Calming will be completed under *Task 1 – Indian Bend Cross Section* location.

7. MOCKINGBIRD – LINCOLN TO INDIAN BEND

Task 7.1 – Project Management, Meetings, Coordination

Project Coordination Meetings:

EPG will participate in two (2) project coordination meetings with this location. The meetings will provide the Consultant and EPG the opportunity to coordinate with the Project Manager and other Town Staff to validate assumptions being made including standards, coordinate schedules, and obtain latest information which may impact the team's work efforts.

Council Information Meeting:

EPG will assist the Consultant and Town in preparing PowerPoint presentations and participate in an information meeting with the Town Council. Effort for this meeting is included in *Task 11 – Lincoln South Side*.

Public Meetings:

EPG will participate with the Consultant and PI in up to two Public Meetings. Time for public meeting participation is included in *Task 1 – Indian Bend Cross Section*.

For Public Meeting #1, EPG will provide the Consultant and PI with two (2) graphics in electronic format for use in printed handouts, display exhibits, and PowerPoint. The graphics will depict up to two (2) alternative illustrative renderings, to include one plan

view and one typical section each, for landscape and aesthetic-related features within Town-maintained median for public comment and preference selection.

For Public Meeting #2, EPG will provide the Consultant and PI with one (1) graphic, to include one plan view and one typical section, in electronic format for use in public handouts, display exhibits, and PowerPoint. The graphic will be an illustrative rendering depicting the selected final design.

Task 7.2 – Site Visit/Data Acquisition

Gather and Record Information:

EPG will collect and be familiar with the relevant Town codes, ordinances, and the conceptual landscape design information prepared by Five Star Development in the SUP for Mockingbird. This information will be used to inform the design of the landscape and aesthetic elements proposed in this roadway section.

Field Investigations:

EPG will perform a protected native plant inventory to verify the status (tag, condition, size, and verify location by GPS) of the protected plant material located along the Mockingbird right-of-way and ten feet beyond. The inventory will identify all protected native mature trees and cacti that are salvageable or state specific reasons for the removal/destruction of protected or mature plant material. Plants and cacti over 4" in diameter measured 1' above the soil line or over 6' in height will be marked with a tag affixed to a branch or the structure of the cacti, labeled with an ID number, and its location determined by GPS. Non-protected native plants will not be inventoried. Removal or demolition of trees and shrubs that are not protected native plants will be shown on the civil plans. A native plant salvage and conservation plan will be prepared by EPG depicting the intended disposition of the inventoried material as either "Salvage", "Destroy", or "Protect" to be included in the project construction documents and the CM@R GMP for this section of roadway.

Task 7.3 – Field Topographic Surveys/Legal Descriptions

No work on this task.

Task 7.4 – Roadway Geometrics & Design

No work on this task.

Task 7.5 – Traffic Analysis, Signal Design, ITS Design

No work on this task.

Task 7.6 – Landscape/Irrigation Design and Aesthetics

This scope of work assumes that EPG will prepare landscape and irrigation plans and details for Town-maintained landscape areas only. These areas are anticipated to be limited to the landscape median. The scope assumes the landscape areas to be included this project area can be fully depicted on three plan sheets at 1"=20' scale. This task also assumes that the landscape and irrigation details prepared for *Task 1 – Indian Bend Cross Section* can be used in this location and do not require the duplication of effort to prepare those sheets.

Preliminary Landscape Concept Development:

EPG, with the Consultant, will meet with CVL to collaborate on the landscape concept for Mockingbird, to include the planting palette, desired container sizes, general species use and groupings in the landscape areas, and aesthetic elements, if any (to be minimal), to be used in the Mockingbird streetscape. The results of the landscape concept collaboration will be documented in an executive summary report. This scope of work anticipates that the same landscape materials concept board prepared for the *Indian Bend Cross Section* in *Task 1* can be used for the Mockingbird streetscape. Two concepts, to include a rendered plan view and typical section each, for landscaping Town-maintained landscape areas to be developed into public meeting graphics and presented to the Town and public for comment and selection as described in Task 7.1. No cost estimate will be prepared as part of this scope. EPG will review and provide comment on cost evaluations or preliminary GMP's prepared by the CM@R at this stage.

Deliverables:

- Landscape Concept Executive Summary Report (PDF)
- Plant Materials Board (PDF and Mounted Display Board)
- Two (2) Landscape Concept Design Illustrative Graphics (One plan view and one typical section each) for Public Meeting #1(PDF)
- One (1) Landscape Concept Design Illustrative Graphic (One plan view and one typical section) for Public Meeting #2 (PDF)

60% Design

The Consultant and EPG will incorporate review comments received for the Preliminary Landscape Concept Design submittal and prepare 60% design plans, details, and special provisions.

Landscape/Irrigation Design:

EPG will prepare planting plans indicating tree, shrub, and groundcover massing locations including protected native plants. The plant legend will include plant species, sizes, and quantities. Irrigation plans will include tap location, meter, and mainline routing, zone laterals, and pertinent equipment locations. The irrigation legend will include manufacturers and products. If approved during preliminary design, a water-harvesting plan will be developed and included in this package.

EPG and the Consultant will coordinate the design and interface of the landscaping with CVL.

This scope of work assumes the planting and irrigation details from *Task 1 – Indian Bend Cross Section* can be used for this task and this effort is not duplicated in the scope or fee proposal.

Project Specifications:

The Consultant and EPG will prepare Technical Specifications including anticipated Special Provisions for the proposed Mockingbird Improvements.

Opinion of Probable Costs:

No cost estimate will be prepared as part of this scope. EPG will review and provide comment on cost evaluations or preliminary GMP's prepared by the CM@R at this stage.

Deliverables:

- 60% Landscape Plan and Hardscape Details
 - 60% Planting plan, notes, and legends; (3) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (3) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, PDF

- 60% Special Provisions (Word Document)

90% Design

The Consultant and EPG will incorporate review comments received for the 60% Design submittal, CM@R review comments, Five Star Development comments, and prepare 90% design plans, details, and special provisions.

Deliverables:

- 90% Landscape Plan and Hardscape Details
 - 90% Planting plan, notes, and legends; (3) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (3) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, PDF
- 90% Special Provisions (Word Document)

Final Design

For Final Construction Documents submittal, EPG will incorporate Town's 90% submittal review comments and submit sealed plans to Consultant, Special Provisions, Estimates, and a CD of the project AutoCAD and PDF files. The Consultant will review and assist the CM@R and the Town in preparing Final Construction GMP.

EPG will prepare a Notice of Intent to Clear Land and file it with Arizona Department of Agriculture. Revisit the site prior to bidding to add survey flags for trees to be salvaged (red), destroyed (blue), or protected-in-place (white).

Deliverables:

- Final Landscape Plan and Hardscape Details
 - Final Planting plan, notes, and legends; (3) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (3) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)

- Hardscape details, (1) 24" x 36" sheet, PDF
- Final Special Provisions (Word Document)

Task 7.7 – Drainage Analysis/Hydraulic Design

No work on this task.

Task 7.8 – Geotechnical Investigation & Report

No work on this task.

Task 7.9 – Right-of-Way Acquisition

No work on this task.

Task 7.10 – Public Outreach and Communication

EPG's work and fees associated with public involvement are included in other tasks.

Task 7.11 – Utility Coordination and Design

No work under this task.

Task 7.12 – CM@R Coordination/GMP Review

EPG's work and fees associated with CM@R coordination are included in other tasks.

Task 7.13 – Post Design Services

The following tasks are anticipated during the construction phase of the project.

Pre-Construction Meeting / Workshop

Consultant and EPG will participate in the Pre-Construction Meeting. Meeting coordination and minutes will be provided by the Town's CM@R.

Construction Meetings

EPG will participate in meetings with the Contractor. Meeting coordination and minutes will be provided by the CM@R. The scope assumes EPG will not participate in meetings during road construction periods of construction, but will participate in weekly meetings

during construction of aesthetics and landscape/irrigation installation. This scope assumes a total of one (1) construction meeting will be attended in association with this location. The meeting will include ½ hour of discussion, ½ hour of field observations, and require ½ hour of time to prepare a field report plus ½ hour of roundtrip travel time for a total of two hours per meeting.

Response to Contractor's Request for Information (RFIs)

Consultant and EPG will respond to Requests for Information forwarded to Consultant by the CM@R. As necessary, Consultant and EPG will issue written and verbal interpretations and clarifications using sketches to clarify RFI pertaining to the Construction Documents.

Shop Drawings Review

Consultant and EPG will review submittals transmitted to the CM@R and forwarded to Consultant for shop drawings, project information, and alternate products for compliance with the Construction Documents.

Field Observations

Consultant and EPG will provide opinions and milestone observations in writing to the CM@R regarding noncompliance issues with plans and specifications observed during field design verifications. EPG will provide one (1) field observation for this location in addition to those performed during Construction Meetings, as requested by the Consultant.

Plan Revisions for Field Modifications

The Consultant and EPG will coordinate with the Contractor to answer/ resolve design related questions or issues that arise.

Task 7.14 – QA Management/Review and Approval of Material Test Results

No work under this task.

Task 7.15 – As-builts/Record Drawings & Final Project Close Out

EPG will participate in a review of the substantially completed work, as determined by the Town. The review will consist of a 4 hour field walk for all roadway locations in the scope. EPG will prepare punch list items identifying landscape and hardscape work that needs correction or is incomplete, and provide the punch list to the Consultant for incorporation in an overall punch list. EPG will perform an additional final walk to review those

landscape-related items identified on the punch list to confirm work has been completed and is ready for acceptance by the Town.

EPG will provide a clean set of PDFs of the landscape, irrigation, and hardscape plans for as-built record submittal to the Town. The as-builts will be developed from redline mark ups kept the by CM@R during construction and provided to EPG in a format that is easily read and transferred from the field mark-ups to the as-builts. As-built mark-ups will be hand-drafted onto bond prints, scanned, and delivered as PDF's.

Deliverables:

- Punch list Items (PDF)
- As-built Drawings (PDF)

8. MOCKINGBIRD –INDIAN BEND TO NORTHERN

Task 8.1 – Project Management, Meetings, Coordination

Project Coordination Meetings:

EPG will participate in two (2) project coordination meetings with this location. The meetings will provide the Consultant and EPG the opportunity to coordinate with the Project Manager and other Town Staff to validate assumptions being made including standards, coordinate schedules, and obtain latest information which may impact the team's work efforts.

Council Information Meeting:

EPG will assist the Consultant and Town in preparing PowerPoint presentations and participate in an information meeting with the Town Council. Effort associated with this assistance is included in *Task 11 – Lincoln South Side* for all locations.

Public Meetings:

EPG will participate with the Consultant and PI in up to two Public Meetings. Time for attending public meetings is included in *Task 11 – Lincoln South Side*.

For Public Meeting #1, EPG will provide the Consultant and PI with two (2) graphics in electronic format for use in printed handouts, display exhibits, and PowerPoint. The graphics will depict up to two (2) alternative illustrative renderings, to include one plan

view and one typical section each, for landscape and aesthetic-related features within Town-maintained landscape for public comment and preference selection.

For Public Meeting #2, EPG will provide the Consultant and PI with one (1) graphic, to include a rendered plan view and typical section, in electronic format for use in public handouts, display exhibits, and PowerPoint. The graphic will be an illustrative rendering depicting the selected final design.

Task 8.2 – Site Visit/Data Acquisition

Gather and Record Information:

EPG will collect and be familiar with the relevant Town codes, ordinances, and the conceptual landscape design information prepared by Five Star Development in the SUP for Mockingbird. This information will be used to inform the design of the landscape and aesthetic elements proposed in this roadway section.

Field Investigations:

EPG will perform a protected native plant inventory to verify the status (tag, condition, size, and verify location by GPS) of the protected plant material located along the Mockingbird right-of-way and ten feet beyond. The inventory will identify all protected native mature trees and cacti that are salvageable or state specific reasons for the removal/destruction of protected or mature plant material. Plants and cacti over 4" in diameter measured 1' above the soil line or over 6' in height will be marked with a tag affixed to a branch or the structure of the cacti, labeled with an ID number, and its location determined by GPS. Non-protected native plants will not be inventoried. Removal or demolition of trees and shrubs that are not protected native plants will be shown on the civil plans. A native plant salvage and conservation plan will be prepared by EPG depicting the intended disposition of the inventoried material as either "Salvage", "Destroy", or "Protect" to be included in the project construction documents and the CM@R GMP for this section of roadway.

Deliverables:

- Inventory Spreadsheet
- GPS points (data base and CAD XREF)
- Salvage and Conservation Plan (PDF)

Task 8.3 – Field Topographic Surveys/Legal Descriptions

No work on this task.

Task 8.4 – Roadway Geometrics & Design

No work on this task.

Task 8.5 – Traffic Analysis, Signal Design, ITS Design

No work on this task.

Task 8.6 – Landscape/Irrigation Design and Aesthetics

This scope of work assumes that EPG will prepare landscape and irrigation plans and details for all landscape areas within the right-of-way at this location. The scope assumes the landscape areas to be included in this project area can be fully depicted on five plan sheets at 1"=20' scale.

Preliminary Landscape Concept Development:

EPG will continue the landscape concepts developed for Mockingbird as described in *Task 7 – Mockingbird Lincoln to Indian Bend* through this location to maintain landscape continuity for the length of Mockingbird. Two concepts, to include a plan view and typical section each, for landscaping Mockingbird are to be developed into public meeting graphics and presented to the Town and public for comment and selection as described in *Task 8.1*. No cost estimate will be prepared as part of this scope. EPG will review and provide comment on cost evaluations or preliminary GMP's prepared by the CM@R at this stage.

Deliverables:

- Landscape Concept Executive Summary Report (PDF)
- Plant Materials Board (PDF and Mounted Display Board)
- Two (2) Landscape Concept Design Illustrative Graphics (One rendered plan view and one typical section each) for Public Meeting #1 (PDF)
- One (1) Landscape Concept Design Illustrative Graphic (One rendered plan view and one typical section) for Public Meeting #2 (PDF)

60% Design

The Consultant and EPG will incorporate review comments received for the Preliminary Landscape Concept submittal and prepare 60% design plans, details, and special provisions.

Landscape/Irrigation Design:

EPG will prepare planting plans indicating tree, shrub, and groundcover massing locations including protected native plants. The plant legend will include plant species, sizes, and quantities. Irrigation plans will include tap location, meter, and mainline routing, zone laterals, and pertinent equipment locations. The irrigation legend will include manufacturers and products. If approved during preliminary design, a water-harvesting plan will be developed and included in this package. This scope anticipates the planting and irrigation details will be the same for all locations within the Town of Paradise Valley and effort to develop these detail sheets is included in Task 1 – Indian Bend Cross Section.

EPG and the Consultant will coordinate the design and interface of the landscaping with CVL.

Project Specifications:

The Consultant and EPG will prepare Technical Specifications including anticipated Special Provisions for the proposed Mockingbird Improvements.

Opinion of Probable Costs:

No cost estimate will be prepared as part of this scope. EPG will review and provide comment on cost evaluations or preliminary GMP's prepared by the CM@R at this stage.

Deliverables:

- 60% Landscape Plan and Hardscape Details
 - 60% Planting plan, notes, and legends; (5) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (5) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, PDF

- 60% Special Provisions (Word Document)

90% Design

The Consultant and EPG will incorporate review comments received for the 60% Design submittal, CM@R review comments, and other comments, and prepare 90% design plans, details, and special provisions.

Deliverables:

- 90% Landscape Plan and Hardscape Details
 - 90% Planting plan, notes, and legends; (5) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (5) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, PDF

- 90% Special Provisions (Word Document)

Final Design

For Final Construction Documents submittal, EPG will incorporate Town's 90% submittal review comments and submit sealed plans to Consultant, Special Provisions, Estimates, and a CD of the project AutoCAD and PDF files. The Consultant will review and assist the CM@R and the Town in preparing Final Construction GMP.

EPG will prepare a Notice of Intent to Clear Land and file it with Arizona Department of Agriculture. Revisit the site prior to bidding to add survey flags for trees to be salvaged (red), destroyed (blue), or protected-in-place (white).

Deliverables:

- Final Landscape Plan and Hardscape Details
 - Final Planting plan, notes, and legends; (5) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (5) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, PDF

- Final Special Provisions (Word Document)

Task 8.7 – Drainage Analysis/Hydraulic Design

No work on this task.

Task 8.8 – Geotechnical Investigation & Report

No work on this task.

Task 8.9 – Right-of-Way Acquisition

No work on this task.

Task 8.10 – Public Outreach and Communication

EPG's work and fees associated with public involvement are included in other tasks.

Task 8.11 – Utility Coordination and Design

No work under this task.

Task 8.12 – CM@R Coordination/GMP Review

EPG's work and fees associated with CM@R coordination are included in other tasks.

Task 8.13 – Post Design Services

The following tasks are anticipated during the construction phase of the project.

Pre-Construction Meeting / Workshop

Consultant and EPG will participate in the Pre-Construction Meeting. Meeting coordination and minutes will be provided by the Town's CM@R.

Construction Meetings

EPG will participate in meetings with the Contractor. Meeting coordination and minutes will be provided by the CM@R. The scope assumes EPG will not participate in meetings during road construction periods of construction, but will participate in weekly meetings during construction of aesthetics and landscape/irrigation installation. This scope assumes a total of four (4) construction meetings will be attended in association with this location. The meetings will include ½ hour of discussion, ½ hour of field observations, and require

½ hour of time to prepare a field report plus ½ hour of roundtrip travel time for a total of two hours per meeting.

Response to Contractor's Request for Information (RFIs)

Consultant and EPG will respond to Requests for Information forwarded to Consultant by the CM@R. As necessary, Consultant and EPG will issue written and verbal interpretations and clarifications using sketches to clarify RFI pertaining to the Construction Documents.

Shop Drawings Review

Consultant and EPG will review submittals transmitted to the CM@R and forwarded to Consultant for shop drawings, project information, and alternate products for compliance with the Construction Documents.

Field Observations

Consultant and EPG will provide opinions and milestone observations in writing to the CM@R regarding noncompliance issues with plans and specifications observed during field design verifications. EPG will provide up to two (2) field observations for this location in addition to those performed during Construction Meetings, as requested by the Consultant.

Plan Revisions for Field Modifications

The Consultant and EPG will coordinate with the Contractor to answer/ resolve design related questions or issues that arise.

Task 8.14 – QA Management/Review and Approval of Material Test Results

No work under this task.

Task 8.15 – As-builts/Record Drawings & Final Project Close Out

EPG will participate in a review of the substantially completed work, as determined by the Town. The review will consist of a 4 hour field walk for all roadway areas combined. EPG will prepare punch list items identifying landscape and hardscape work that needs correction or is incomplete, and provide the punch list to the Consultant for incorporation in an overall punch list. EPG will perform an additional final walk to review those landscape-related items identified on the punch list to confirm work has been completed and is ready for acceptance by the Town.

EPG will provide a clean set of PDFs of the landscape, irrigation, and hardscape plans for as-built record submittal to the Town. The as-builts will be developed from redline mark-ups kept the by CM@R during construction and provided to EPG in a format that is easily read and transferred from the field mark-ups to the as-builts. As-built mark-ups will be hand-drafted onto bond prints, scanned, and delivered as PDF's.

Deliverables:

- Punch list Items (PDF)
- As-built Drawings (PDF)

9. LINCOLN NORTH SIDE – MOCKINGBIRD EASTERLY TO TOWN LIMITS

Task 9.1 – Project Management, Meetings, Coordination

Project Coordination Meetings:

EPG will participate in three (3) project coordination meetings with this location. These meetings will provide the Consultant and EPG the opportunity to coordinate with the Project Manager and other Town Staff to validate assumptions being made including standards, coordinate schedules, and obtain latest information which may impact the team's work efforts.

Council Information Meeting:

EPG will assist the Consultant and Town in preparing PowerPoint presentations and participate in an information meeting with the Town Council. This effort is included in *Task 11 – Lincoln South Side*.

Public Meetings:

EPG will participate with the Consultant and PI in up to two Public Meetings. Time for the two public meetings is included in *Task 11 – Lincoln South Side*.

For Public Meeting #1, EPG will provide the Consultant and PI with three (3) graphics in electronic format for use in printed handouts, display exhibits, and PowerPoint. The graphics will depict up to three (3) alternative illustrative perspective renderings to depict conceptual landscape and aesthetic-related features within the Lincoln Drive IVSC for public comment and preference selection. EPG will also prepare up to six graphics, to include photos, plan views, and sections that depict concepts for feature areas, site

furnishing families, proposed materials boards, and amenities to be incorporated into the Lincoln Drive Corridor.

For Public Meeting #2, EPG will provide the Consultant and PI with three (3) graphics in electronic format for use in public handouts, display exhibits, and PowerPoint. The graphics will include an illustrative perspective rendering depicting the selected final design concept, a graphic illustrating the preferred site furnishings family, and an amenities board to be incorporated into the Lincoln Drive Corridor.

Task 9.2 – Site Visit/Data Acquisition

Gather and Record Information:

EPG will collect and be familiar with the relevant Town codes, ordinances, and the conceptual landscape design information prepared by Five Star Development in the SUP for Lincoln Drive. This information will be used to inform the design of the landscape and aesthetic elements proposed in this roadway section. Because Lincoln Drive is identified as a IVSC, the Consultant and EPG will work closely with Town Staff to develop and incorporate the Town’s vision for the corridor into the design. Consideration will be given to incorporating special roadway pavement treatments, including hardscapes at intersection, pedestrian crossings, utility screens and pedestrian nodes with custom Lincoln Drive shade structures to be similar in size and scope as was developed for the 56th Street Improvements project. Entry monuments to function as the gateway into the Town are included with *Location 10 – Lincoln Drive Entry Signs*. Consultant will also explore the cost/benefit of a water-harvesting plan for the corridor and prepare a concept design for Town approval.

Field Investigations:

Native plant inventory and plans are not included for this location.

Task 9.3 – Field Topographic Surveys/Legal Descriptions

No work on this task.

Task 9.4 – Roadway Geometrics & Design

No work on this task.

Task 9.5 – Traffic Analysis, Signal Design, ITS Design

No work on this task.

Task 9.6 – Landscape/Irrigation Design and Aesthetics

This scope of work assumes that EPG will prepare landscape, irrigation, and aesthetic hardscape plans and details for Town-maintained landscape areas and IVSC elements only. The scope assumes the median landscape will be included with *Location 11 – Lincoln South Side*. This scope assumes hardscape and landscape enlargement areas to be included with this location can be fully depicted on three plan sheets at a scale suitable for construction.

Preliminary Landscape Concept Development:

EPG, with the Consultant, will meet with CVL to collaborate on the landscape concept for Lincoln Drive, to include the planting palette, desired container sizes, general species use and groupings in the landscape areas, and aesthetic elements to be used in the Lincoln Drive streetscape to include shade structures, utility screens, and paving/hardscape concepts. The results of the landscape concept collaboration will be documented in an executive summary report. EPG will prepare a photomontage graphic depicting the selected landscape concept as a plant materials board for use at stakeholder, public, and Town Council meetings. The other aesthetic concept elements will be depicted in the public meeting graphics described in *Task 9.1*. The graphics and landscape materials board will be used for *Task 11 – Lincoln South Side*. This information will be used to develop the graphics required for Public Meeting #1 under *Task 9.1* and *Task 11.1*.

Deliverables:

- Landscape Concept Executive Summary Report (PDF)
- Plant Materials Board (PDF and Mounted Display Board)
- Nine (9) Illustrative Public Meeting Graphics (PDF) for Public Meeting #1 to include:
 - Three (3) perspective renderings of landscape concepts
 - Three (3) typical sections of the landscape concepts
 - Three (3) site furnishings and materials family graphics
- Three (3) Illustrative Public Meeting Graphics (PDF) for Public Meeting #2 to include:
 - One (1) perspective rendering of the preferred landscape concept
 - One (1) typical section of the preferred landscape concept
 - One (1) preferred site furnishings and materials family graphic

60% Design

The Consultant and EPG will incorporate review comments received for the Preliminary Landscape Concept Design submittal and prepare 60% design plans, details, and special provisions.

Landscape/Irrigation/Hardscape Design:

EPG will prepare selective enlargements indicating hardscape and feature layouts, as well as tree, shrub, and groundcover massing locations at select locations within the Lincoln Drive North streetscape. These will be limited to areas associated with the pedestrian enhancements and branding of the IVSC. The plant legend will include plant species, sizes, and quantities. Irrigation plans will be coordinated with CVL and include a point of connection to tap into the overall irrigation system for Lincoln Drive. The irrigation legend will include manufacturers and products. If approved during preliminary design, a water-harvesting plan will be developed and included in this package.

EPG and the Consultant will coordinate the design and interface of the landscaping with CVL.

This scope of work assumes that the planting and irrigation details from *Task 1 – Indian Bend Cross Section* will be used in this location, and this effort is not duplicated in the scope or fee proposal.

Project Specifications:

The Consultant and EPG will prepare Technical Specifications including anticipated Special Provisions for the proposed Lincoln Drive Improvements.

Opinion of Probable Costs:

No cost estimate will be prepared as part of this scope. EPG will review and provide comment on cost evaluations or preliminary GMP's prepared by the CM@R at this stage.

Deliverables:

- 60% Enlargement Plans and Hardscape Details
 - 60% Enlargement plans, notes, and legends; (3) 24" x 36" sheets, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (3) 24" x 36" sheets, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, PDF

- 60% Special Provisions (Word Document)

90% Design

The Consultant and EPG will incorporate review comments received for the 60% Design submittal, CM@R review comments, Five Star Development comments, and prepare 90% design plans, details, and special provisions.

Deliverables:

- 90% Enlargement Plans and Hardscape Details
 - 90% Enlargement plans, notes, and legends; (3) 24" x 36" sheets, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plans, notes, and legends; (3) 24" x 36" sheets, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, PDF
- 90% Special Provisions (Word Document)

GMP Package

For Final Construction Documents submittal, EPG will incorporate Town's 90% submittal review comments and submit sealed plans to Consultant, Special Provisions, Estimates, and a CD of the project AutoCAD and PDF files. The Consultant will review and assist the CM@R and the Town in preparing Final Construction GMP.

EPG will prepare a Notice of Intent to Clear Land and file it with Arizona Department of Agriculture. Revisit the site prior to bidding to add survey flags for trees to be salvaged (red), destroyed (blue), or protected-in-place (white).

Deliverables:

- Final Enlargement Plans and Hardscape Details
 - Enlargement plans, notes, and legends; (3) 24" x 36" sheets, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plans, notes, and legends; (3) 24" x 36" sheets, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, PDF
- Final Special Provisions (Word Document)

Task 9.7 – Drainage Analysis/Hydraulic Design

No work on this task.

Task 9.8 – Geotechnical Investigation & Report

No work on this task.

Task 9.9 – Right-of-Way Acquisition

No work on this task.

Task 9.10 – Public Outreach and Communication

EPG’s work and fees associated with public involvement are included in other tasks.

Task 9.11 – Utility Coordination and Design

No work under this task.

Task 9.12 – CM@R Coordination/GMP Review

EPG’s work and fees associated with CM@R coordination are included in other tasks.

Task 9.13 – Post Design Services

The following tasks are anticipated during the construction phase of the project.

Pre-Construction Meeting / Workshop

Consultant and EPG will participate in the Pre-Construction Meeting. Meeting coordination and minutes will be provided by the Town’s CM@R.

Construction Meetings

EPG will participate in meetings with the Contractor. Meeting coordination and minutes will be provided by the CM@R. The scope assumes EPG will not participate in meetings during road construction periods of construction, but will participate in weekly meetings during construction of aesthetics and landscape/irrigation installation. This scope assumes a total of four (4) construction meetings will be attended in association with this location. The meetings will include ½ hour of discussion, ½ hour of field observations, and require

½ hour of time to prepare a field report plus ½ hour of roundtrip travel time for a total of two hours per meeting.

Response to Contractor's Request for Information (RFIs)

Consultant and EPG will respond to Requests for Information forwarded to Consultant by the CM@R. As necessary, Consultant and EPG will issue written and verbal interpretations and clarifications using sketches to clarify RFI pertaining to the Construction Documents.

Shop Drawings Review

Consultant and EPG will review submittals transmitted to the CM@R and forwarded to Consultant for shop drawings, project information, and alternate products for compliance with the Construction Documents.

Field Observations

Consultant and EPG will provide opinions and milestone observations in writing to the CM@R regarding noncompliance issues with plans and specifications observed during field design verifications. EPG will provide up to four (4) field observations, as requested by the Consultant.

Plan Revisions for Field Modifications

The Consultant and EPG will coordinate with the Contractor to answer/ resolve design related questions or issues that arise.

Deliverables:

Task 9.14 – QA Management/Review and Approval of Material Test Results

No work under this task.

Task 9.15 – As-builts/Record Drawings & Final Project Close Out

EPG will participate in a review of the substantially completed work, as determined by the Town. The review will consist of a 4 hour field walk for all areas of the project. EPG will prepare punch list items identifying landscape and hardscape work that needs correction or is incomplete, and provide the punch list to the Consultant for incorporation in an overall punch list. EPG will perform an additional final walk to review those landscape-related items identified on the punch list to confirm work has been completed and is ready for acceptance by the Town.

EPG will provide a clean set of PDFs of the landscape, irrigation, and hardscape plans for as-built record submittal to the Town. The as-builts will be developed from redline mark-ups kept by CM@R during construction and provided to EPG in a format that is easily read and transferred from the field mark-ups to the as-builts. As-built mark-ups will be hand-drafted onto bond prints, scanned, and delivered as PDF's.

Deliverables:

- Punch list (PDF)
- As-built Drawings (PDF)

10. LINCOLN DRIVE ENTRY SIGNS

Task 10.1 – Project Management, Meetings, Coordination

Project Coordination Meetings:

EPG will participate in three (3) project coordination meetings with this location. These meetings will provide the Consultant and EPG the opportunity to coordinate with the Project Manager and other Town Staff to validate assumptions being made including standards, coordinate schedules, and obtain latest information which may impact the team's work efforts.

Council Information Meeting:

EPG will assist the Consultant and Town in preparing PowerPoint presentations and participate in an information meeting with the Town Council.

Public Meetings:

EPG will participate with the Consultant and PI in up to two Public Meetings.

For Public Meeting #1, EPG will provide the Consultant and PI with two (2) rendered elevation graphics in electronic format for use in printed handouts, display exhibits, and PowerPoint. The graphics will depict up to two (2) alternative illustrative concepts for an enhanced customized Town entry monument with associated landscape areas to function as a gateway into the Town from the City of Scottsdale.

For Public Meeting #2, EPG will provide the Consultant and PI with one (1) perspective rendering graphic in electronic format for use in public handouts, display exhibits, and PowerPoint. The graphic will be an illustrative rendering depicting the selected final design.

Task 10.2 – Site Visit/Data Acquisition

Gather and Record Information:

EPG will collect information from Five Star Development and the Town related to their materials and site designs that could be integrated into the entry signage and blend the Town's and Ritz-Carlton's brands.

Task 10.3 – Field Topographic Surveys/Legal Descriptions

No work on this task.

Task 10.4 – Roadway Geometrics & Design

No work on this task.

Task 10.5 – Traffic Analysis, Signal Design, ITS Design

No work on this task.

Task 10.6 – Landscape/Irrigation Design and Aesthetics

This scope of work assumes that EPG will prepare details for the Lincoln Drive entry signs. The details will include layout and construction details needed to price and construct the monument signs. The sign locations will be included in the appropriate streetscape plans for Lincoln Drive.

Preliminary Landscape Concept Development:

EPG will coordinate with the Town, the Consultant, and Five Star Development on the development of up to two concepts for entry monuments to be developed into public meeting #1 graphics and presented to the Town and public for comment and selection as described in *Task 10.1*. EPG will prepare a perspective rendering of the preferred entry monument concept for public meeting #2 as described in *Task 10.1*.

Deliverables:

- Two (2) Entry Monument and Landscape Illustrative Elevation Graphics (PDF) for Public Meeting #1
- One (1) Entry Monument Perspective Rendering Graphic (PDF) for Public Meeting #2

60% Design

The Consultant and EPG will incorporate review comments received on the Preliminary Landscape Concept Design submittal and prepare 60% design plans, details, and special provisions.

Entry Monument Design:

EPG will prepare a layout plan and construction details to a 60% level for the entry monuments. EPG and the Consultant will coordinate the design and interface of the entry monuments with CVL and Five Star Development.

Project Specifications:

The Consultant and EPG will prepare Technical Specifications including anticipate Special Provisions for the proposed entry monument signs.

Opinion of Probable Costs:

No cost estimate will be prepared as part of this scope. EPG will review and provide comment on cost evaluations or preliminary GMP's prepared by the CM@R at this stage.

Deliverables:

- 60% Layout Plan and Details
 - 60% plan, notes, and legends; (1) 24" x 36" sheet, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, (PDF)
- 60% Special Provisions (Word Document)

90% Design

The Consultant and EPG will incorporate review comments received for the 60% Design submittal, CM@R review comments, and other comments, and prepare 90% design plans, details, and special provisions.

Deliverables:

- 90% Layout Plan and Details
 - 90% plan, notes, and legends; (1) 24" x 36" sheet, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, (PDF)
- 90% Special Provisions (Word Document)

Final Design

For Final Construction Documents submittal, EPG will incorporate the Town's 90% submittal review comments and submit sealed plans to Consultant, Special Provisions, Estimates, and a CD of the project AutoCAD and PDF files. The Consultant will review and assist the CM@R and the Town in preparing Final Construction GMP.

EPG will prepare a Notice of Intent to Clear Land and file it with Arizona Department of Agriculture. Revisit the site prior to bidding to add survey flags for trees to be salvaged (red), destroyed (blue), or protected-in-place (white).

Deliverables:

- Final Layout Plan and Details
 - Final plan, notes, and legends; (1) 24" x 36" sheet, (PDF)
 - Hardscape details, (1) 24" x 36" sheet, (PDF)
- Final Special Provisions (Word Document)

Task 10.7 – Drainage Analysis/Hydraulic Design

No work on this task.

Task 10.8 – Geotechnical Investigation & Report

No work on this task.

Task 10.9 – Right-of-Way Acquisition

No work on this task.

Task 10.10 – Public Outreach and Communication

EPG's work and fees associated with public involvement are included in other tasks.

Task 10.11 – Utility Coordination and Design

No work under this task.

Task 10.12 – CM@R Coordination/GMP Review

EPG's work and fees associated with CM@R coordination are included in other tasks.

Task 10.13 – Post Design Services

The following tasks are anticipated during the construction phase of the project.

Pre-Construction Meeting / Workshop

EPG will participate in meetings with the Contractor. Meeting coordination and minutes will be provided by the CM@R. The scope assumes EPG will not participate in meetings during road construction periods of construction, but will participate in weekly meetings during construction of aesthetics and landscape/irrigation installation. This scope assumes a total of two (2) construction meetings will be attended in association with this location. The meetings will include ½ hour of discussion, ½ hour of field observations, and require ½ hour of time to prepare a field report plus ½ hour of roundtrip travel time for a total of two hours per meeting.

Construction Meetings

In conjunction with a field observation, EPG will participate in meetings with the Contractor. Meeting coordination and minutes will be provided by the CM@R.

Response to Contractor's Request for Information (RFIs)

Consultant and EPG will respond to Requests for Information forwarded to Consultant by the CM@R. As necessary, Consultant and EPG will issue written and verbal interpretations and clarifications using sketches to clarify RFI pertaining to the Construction Documents.

Shop Drawings Review

Consultant and EPG will review submittals transmitted to the CM@R and forwarded to Consultant for shop drawings, project information, and alternate products for compliance with the Construction Documents.

Field Observations

Consultant and EPG will provide opinions and milestone observations in writing to the CM@R regarding noncompliance issues with plans and specifications observed during field design verifications. EPG will provide two (2) field observations for this location, as requested by the Consultant.

Plan Revisions for Field Modifications

The Consultant and EPG will coordinate with the Contractor to answer/ resolve design related questions or issues that arise.

Task 10.14 – QA Management/Review and Approval of Material Test Results

No work under this task.

Task 10.15 – As-builts/Record Drawings & Final Project Close Out

EPG will participate in a review of the substantially completed work, as determined by the Town. The review will consist of a 4 hour field walk for all roadway sections at one time. This effort is included in the fee for *Task 11 – Lincoln South Side*. EPG will prepare punch list items identifying work that needs correction or is incomplete, and provide the punch list to the Consultant for incorporation in an overall punch list. EPG will perform an additional final walk to review those items identified on the punch list to confirm work has been completed and is ready for acceptance by the Town.

EPG will provide a clean set of PDFs of the landscape, irrigation, and hardscape plans for as-built record submittal to the Town. The as-builts will be developed from redline mark-ups kept by CM@R during construction and provided to EPG in a format that is easily read and transferred from the field mark-ups to the as-builts. As-built mark-ups will be hand-drafted onto bond prints, scanned, and delivered as PDF's.

Deliverables:

- Punch list Items (PDF)
- As-built Drawings (PDF)

11. LINCOLN SOUTH SIDE – MOCKINGBIRD EASTERLY TO TOWN LIMITS

Task 11.1 – Project Management, Meetings, Coordination

Project Coordination Meetings:

EPG will participate in two (2) project coordination meetings with this location. These meetings will provide the Consultant and EPG the opportunity to coordinate with the Project Manager and other Town Staff to validate assumptions being made including standards, coordinate schedules, and obtain latest information which may impact the team's work efforts.

Council Information Meeting:

EPG will assist the Consultant and Town in preparing PowerPoint presentations and participate in an information meeting with the Town Council. This scope assumes a total of two hours for meeting assistance and attendance for two separate meetings.

Public Meetings:

EPG will participate with the Consultant and PI in up to two Public Meetings. Graphics for the public meetings will be the same as those prepared for *Location 9 – Lincoln North Side*. This scope assumes two 2 hour public meetings that will be held for the entire project.

Task 11.2 – Site Visit/Data Acquisition

Gather and Record Information:

This effort is the same as provided under *Location 9 – Lincoln North Side*.

Field Investigations:

EPG will perform a protected native plant inventory to verify the status (tag, condition, size, and verify location by GPS) of the protected plant material located along the south side of Lincoln Drive and ten feet beyond the final easement to be acquired with the project. The inventory will identify all protected native mature trees and cacti that are salvageable or state specific reasons for the removal/destruction of protected or mature plant material. Plants and cacti over 4" in diameter measured 1' above the soil line or over 6' in height will be marked with a tag affixed to a branch or the structure of the cacti, labeled with an ID number, and its location determined by GPS. Non-protected native plants will not be inventoried. Removal or demolition of trees and shrubs that are not protected native plants will be shown on the civil plans. A native plant salvage and conservation plan will be

prepared by EPG depicting the intended disposition of the inventoried material as either "Salvage", "Destroy", or "Protect" to be included in the project construction documents and the CM@R GMP for this section of roadway.

Deliverables:

- Inventory Spreadsheet
- GPS points (data base and CAD XREF)
- Salvage and Conservation Plan (PDF)

Task 11.3 – Field Topographic Surveys/Legal Descriptions

No work on this task.

Task 11.4 – Roadway Geometrics & Design

No work on this task.

Task 11.5 – Traffic Analysis, Signal Design, ITS Design

No work on this task.

Task 11.6 – Landscape/Irrigation Design and Aesthetics

This scope of work assumes that EPG will prepare landscape, irrigation, and aesthetic hardscape plans and details for landscape areas and IVSC elements within the landscape median and south side of Lincoln Drive associated with the IVSC. This scope assumes hardscape and landscape areas to be included with this location can be fully depicted on two plan sheets at 1"=20' scale.

Preliminary Landscape Concept Development:

This work will take place as part of Location 9 – Lincoln North Side.

60% Design

The Consultant and EPG will incorporate review comments received for the Preliminary Landscape Concept Design submittal and prepare 60% design plans, details, and special provisions.

Landscape/Irrigation Design:

EPG will prepare planting plans indicating tree, shrub, and groundcover massing locations including protected native plants. The plant legend will include plant species, sizes, and quantities. Irrigation plans will include tap location, meter, and mainline routing, zone laterals, and pertinent equipment locations. The irrigation legend will include manufacturers and products. If approved during preliminary design, a water-harvesting plan will be developed and included in this package. Aesthetic details associated with the IVSC will be developed as part of *Location 9 – Lincoln North Side*, and their placement located on the planting plans. Enlargements of specific landscape and hardscape areas may be required.

Project Specifications:

The Consultant and EPG will prepare Technical Specifications including anticipated Special Provisions for the proposed Lincoln Drive Improvements.

Opinion of Probable Costs:

No cost estimate will be prepared as part of this scope. EPG will review and provide comment on cost evaluations or preliminary GMP's prepared by the CM@R at this stage.

Deliverables:

- 60% Landscape Plans and Hardscape Details
 - 60% Planting plans, notes, and legends; (3) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plans, notes, and legends; (3) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (2) 24" x 36" sheet, PDF

- 60% Special Provisions (Word Document)

90% Design

The Consultant and EPG will incorporate review comments received for the 60% Design submittal, CM@R review comments, and other comments, and prepare 90% design plans, details, and special provisions.

Deliverables:

- 90% Landscape Plans and Hardscape Details
 - 90% Planting plans, notes, and legends; (3) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plans, notes, and legends; (3) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (2) 24" x 36" sheet, PDF
- 90% Special Provisions (Word Document)

Final Design

For Final Construction Documents submittal, EPG will incorporate Town's 100% submittal review comments and submit sealed plans to Consultant, Special Provisions, Estimates, and a CD of the project AutoCAD and PDF files. The Consultant will review and assist the CM@R and the Town in preparing Final Construction GMP.

EPG will prepare a Notice of Intent to Clear Land and file it with Arizona Department of Agriculture. Revisit the site prior to bidding to add survey flags for trees to be salvaged (red), destroyed (blue), or protected-in-place (white).

Deliverables:

- Final Landscape Plans and Hardscape Details
 - Final Planting plans, notes, and legends; (3) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Irrigation plans, notes, and legends; (3) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (2) 24" x 36" sheet, PDF
- Final Special Provisions (Word Document)

Task 11.7 – Drainage Analysis/Hydraulic Design

No work on this task.

Task 11.8 – Geotechnical Investigation & Report

No work on this task.

Task 11.9 – Right-of-Way Acquisition

No work on this task.

Task 11.10 – Public Outreach and Communication

EPG's work and fees associated with public involvement are included in other tasks.

Task 11.11 – Utility Coordination and Design

No work under this task.

Task 11.12 – CM@R Coordination/GMP Review

EPG's work and fees associated with CM@R coordination are included in other tasks.

Task 11.13 – Post Design Services

The following tasks are anticipated during the construction phase of the project.

Pre-Construction Meeting / Workshop

Consultant and EPG will participate in the Pre-Construction Meeting. Meeting coordination and minutes will be provided by the Town's CM@R.

Construction Meetings

EPG will participate in meetings with the Contractor. Meeting coordination and minutes will be provided by the CM@R. The scope assumes EPG will not participate in meetings during road construction periods of construction, but will participate in weekly meetings during construction of aesthetics and landscape/irrigation installation. This scope assumes this will require a total of four meetings for this location during the 15 month anticipated construction schedule. Each meeting will include ½ hour of discussion, ½ hour of field observations, and require ½ hour of time to prepare a field report plus ½ hour of roundtrip travel time for a total of two hours per meeting.

Response to Contractor's Request for Information (RFIs)

Consultant and EPG will respond to Requests for Information forwarded to Consultant by the CM@R. As necessary, Consultant and EPG will issue written and verbal interpretations and clarifications using sketches to clarify RFI pertaining to the Construction Documents.

Shop Drawings Review

Consultant and EPG will review submittals transmitted to the CM@R and forwarded to Consultant for shop drawings, project information, and alternate products for compliance with the Construction Documents.

Field Observations

Consultant and EPG will provide opinions and milestone observations in writing to the CM@R regarding noncompliance issues with plans and specifications observed during field design verifications. EPG will provide up to two (2) field observations for this location, as requested by the Consultant.

Plan Revisions for Field Modifications

The Consultant and EPG will coordinate with the Contractor to answer/ resolve design related questions or issues that arise.

Task 11.14 – QA Management/Review and Approval of Material Test Results

No work under this task.

Task 11.15 – As-builts/Record Drawings & Final Project Close Out

EPG will participate in a review of the substantially completed work, as determined by the Town. The review will consist of a 4 hour field walk for the entire project. EPG will prepare punch list items identifying landscape and hardscape work that needs correction or is incomplete, and provide the punch list to the Consultant for incorporation in an overall punch list. EPG will perform an additional final walk to review those landscape-related items identified on the punch list to confirm work has been completed and is ready for acceptance by the Town.

EPG will provide a clean set of PDFs of the landscape, irrigation, and hardscape plans for as-built record submittal to the Town. The as-builts will be developed from redline mark-ups kept the by CM@R during construction and provided to EPG in a format that is

easily read and transferred from the field mark-ups to the as-builts. As-built mark-ups will be hand-drafted onto bond prints, scanned, and delivered as PDF's.

Deliverables:

- Punch list (PDF)
- As-built Drawings (PDF)

12. LINCOLN & TATUM – WESTBOUND RIGHT AND LEFT TURN LANES

Task 12.1 – Project Management, Meetings, Coordination

Project Coordination Meetings:

EPG will participate in two (2) project coordination meetings with this location. These meeting will provide the Consultant and EPG the opportunity to coordinate with the Project Manager and other Town Staff to validate assumptions being made including standards, coordinate schedules, and obtain latest information which may impact the team's work efforts.

Council Information Meeting:

EPG will assist the Consultant and Town in preparing PowerPoint presentations and participate in an information meeting with the Town Council.

Task 12.2 – Site Visit/Data Acquisition

Field Investigations:

EPG will review the existing berm and landscape area to be impacted by the design and construction of the right turn lane on Lincoln Drive to identify constraints that will affect the design of a replacement wall and landscape.

EPG will perform a protected native plant inventory to verify the status (tag, condition, size, and verify location by GPS) of the protected plant material located along the south side of Lincoln Drive and ten feet beyond the final easement to be acquired with the project. The inventory will identify all protected native mature trees and cacti that are salvageable or state specific reasons for the removal/destruction of protected or mature plant material. Plants and cacti over 4" in diameter measured 1' above the soil line or over 6' in height will be marked with a tag affixed to a branch or the structure of the cacti, labeled with an ID

number, and its location determined by GPS. Non-protected native plants will not be inventoried. Removal or demolition of trees and shrubs that are not protected native plants will be shown on the civil plans. A native plant salvage and conservation plan will be prepared by EPG depicting the intended disposition of the inventoried material as either "Salvage", "Destroy", or "Protect" to be included in the project construction documents and the CM@R GMP for this section of roadway.

Task 12.3 – Field Topographic Surveys/Legal Descriptions

No work on this task.

Task 12.4 – Roadway Geometrics & Design

No work on this task.

Task 12.5 – Traffic Analysis, Signal Design, ITS Design

No work on this task.

Task 12.6 – Landscape/Irrigation Design and Aesthetics

EPG will work with the Consultant to develop a suitable concept for replacing existing landscape and berm in front of the residence east of the Barry Goldwater Memorial with a decorative wall and appropriate landscaping.

Deliverables:

- Up to three color rendered plan concepts (1"=30') with typical wall elevations (1/8"=1') concepts for Town review and stakeholder discussion
- One final color rendered plan concept (1"=30') with typical wall elevation (1/8"=1')

60% Design

The Consultant and EPG will incorporate review comments received for the 30% Preliminary Design submittal and prepare 60% design plans, details, and special provisions.

Landscape/Irrigation Design:

EPG will prepare planting plans indicating tree, shrub, and groundcover massing locations including protected native plants. The plant legend will include plant species, sizes, and quantities. Irrigation plans assume that the residential property has a serviceable meter and

backflow. Streetscape landscape will be integrated into the existing irrigation system. 60% irrigation plans will include a point-of-connection to the existing system, zone laterals, and pertinent equipment locations. The irrigation legend will include manufacturers and products.

Project Specifications:

The Consultant and EPG will prepare Technical Specifications including anticipated Special Provisions for the proposed Lincoln Drive Improvements.

Opinion of Probable Costs:

No cost estimate will be prepared as part of this scope. EPG will review and provide comment on cost evaluations or preliminary GMP's prepared by the CM@R at this stage.

Deliverables:

- 60% Landscape Plans and Hardscape Details
 - 60% Planting plans, notes, and legends; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - 60% Wall plan and elevation, (1) 24"x36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (2) 24" x 36" sheet, PDF

- 60% Special Provisions (Word Document)

90% Design

The Consultant and EPG will incorporate review comments received for the 60% Design submittal, CM@R review comments, and other comments, and prepare 90% design plans, details, and special provisions.

Deliverables:

- 90% Landscape Plans and Hardscape Details
 - 90% Planting plans, notes, and legends; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)

- 90% Wall plan and elevation, (1) 24"x36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (2) 24" x 36" sheet, PDF
- 90% Special Provisions (Word Document)

Final Design

For Final Construction Documents submittal, EPG will incorporate Town's 100% submittal review comments and submit sealed plans to Consultant, Special Provisions, Estimates, and a CD of the project AutoCAD and PDF files. The Consultant will review and assist the CM@R and the Town in preparing Final Construction GMP.

EPG will prepare a Notice of Intent to Clear Land and file it with Arizona Department of Agriculture. Revisit the site prior to bidding to add survey flags for trees to be salvaged (red), destroyed (blue), or protected-in-place (white).

Deliverables:

- Final Landscape Plans and Hardscape Details
 - Final Planting plans, notes, and legends; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Planting details, (1) 24" x 36" sheet, (PDF)
 - Wall plan and elevation, (1) 24"x36" sheet, (PDF)
 - Irrigation plan, notes, and legends; (1) 24" x 36" sheet at 1"=20' scale, (PDF)
 - Irrigation details, (2) 24" x 36" sheets, (PDF)
 - Hardscape details, (2) 24" x 36" sheet, PDF
- Final Special Provisions (Word Document)
- Final Opinion of Probable Costs (Excel Spreadsheet)

Task 12.7 – Drainage Analysis/Hydraulic Design

No work on this task.

Task 12.8 – Geotechnical Investigation & Report

No work on this task.

Task 12.9 – Right-of-Way Acquisition

No work on this task.

Task 12.10 – Public Outreach and Communication

EPG's work and fees associated with public involvement are included in other tasks.

Task 12.11 – Utility Coordination and Design

No work under this task.

Task 12.12 – CM@R Coordination/GMP Review

EPG's work and fees associated with CM@R coordination are included in other tasks.

Task 12.13 – Post Design Services

The following tasks are anticipated during the construction phase of the project.

Pre-Construction Meeting / Workshop

Consultant and EPG will participate in the Pre-Construction Meeting. Meeting coordination and minutes will be provided by the Town's CM@R.

Construction Meetings

EPG will participate in meetings with the Contractor. Meeting coordination and minutes will be provided by the CM@R. The scope assumes EPG will not participate in meetings during road construction periods of construction, but will participate in weekly meetings during construction of aesthetics and landscape/irrigation installation. This scope assumes this will require a total of two meetings for this location. Each meeting will include ½ hour of discussion, ½ hour of field observations, and require ½ hour of time to prepare a field report plus ½ hour of roundtrip travel time for a total of two hours per meeting.

Response to Contractor's Request for Information (RFIs)

Consultant and EPG will respond to Requests for Information forwarded to Consultant by the CM@R. As necessary, Consultant and EPG will issue written and verbal interpretations and clarifications using sketches to clarify RFI pertaining to the Construction Documents.

Shop Drawings Review

Consultant and EPG will review submittals transmitted to the CM@R and forwarded to Consultant for shop drawings, project information, and alternate products for compliance with the Construction Documents.

Field Observations

Consultant and EPG will provide opinions and milestone observations in writing to the CM@R regarding noncompliance issues with plans and specifications observed during field design verifications. EPG anticipates that field observation efforts related to the wall construction will be shared with the Consultant. EPG will perform field observations related to wall layout and aesthetics. Structural review is specifically excluded from EPG's scope of work and is anticipated to be performed by the Consultant.

Plan Revisions for Field Modifications

The Consultant and EPG will coordinate with the Contractor to answer/ resolve design related questions or issues that arise.

Task 12.14 – QA Management/Review and Approval of Material Test Results

No work under this task.

Task 12.15 – As-builts/Record Drawings & Final Project Close Out

EPG will participate in a review of the substantially completed work, as determined by the Town. The review will consist of a 4 hour field walk for the overall project. EPG will prepare punch list items identifying landscape and hardscape work that need correction or is incomplete, and provide the punch list to the Consultant for incorporation in an overall punch list. EPG will perform an additional final walk to review those landscape-related items identified on the punch list to confirm work has been completed and is ready for acceptance by the Town.

EPG will provide a clean set of PDFs of the landscape, irrigation, and hardscape plans for as-built record submittal to the Town. The as-builts will be developed from redline mark-ups kept the by CM@R during construction and provided to EPG in a format that is easily read and transferred from the field mark-ups to the as-builts. As-built mark-ups will be hand-drafted onto bond prints, scanned, and delivered as PDF's.

Deliverables:

- Punch list (PDF)
- As-built Drawings (PDF)

13. LINCOLN DRIVE – APS SUBSTATION TO QUAIL RUN

EPG does not anticipate work as part of this location.

EPG Fee Summary
Ritz Carlton / Paradise Valley
Project Manager: John Griffin
Date: May 10, 2016

LOCATION	HOURS	LABOR	EXPENSES	TOTAL
Indian Bend Cross Section - Mockingbird to 600' west of Scottsdale Road	168	\$15,720	\$175	\$15,895
Quail Run Signal	0	\$0	\$0	\$0
Lincoln & Mockingbird – westbound right turn lane	0	\$0	\$0	\$0
Lincoln & Mockingbird – southbound right turn lane	0	\$0	\$0	\$0
Indian Bend Traffic Circle	0	\$0	\$0	\$0
Indian Ben Traffic Calming	0	\$0	\$0	\$0
Mockingbird – Lincoln to Indian Bend	174	\$15,210	\$130	\$15,340
Mockingbird – Indian Bend to Northern	290	\$25,250	\$200	\$25,450
Lincoln North Side – Mockingbird easterly to Town limits	169	\$17,000	\$130	\$17,130
Lincoln Drive Entry Signs (EPG only)	72	\$7,735	\$115	\$7,850
Lincoln South Side – Mockingbird easterly to Town limits	281	\$24,800	\$175	\$24,975
Lincoln & Tatum – westbound right and left turn lane(s)	204	\$17,580	\$155	\$17,735
Lincoln Drive – APS Substation to Quail Run	0	\$0	\$0	\$0
PROJECT TOTALS	1358	\$123,295	\$1,080	\$124,375

Task Summary: Ritz Carlton / Paradise Valley
 Project Manager: John Griffin
 Date: 5/10/2016

Classification	Contract Rate	Total (hr)	Task Breakdown															Labor Revenue
			(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	
Principal Landscape Architect	\$165	28	13	2	0	0	0	9	0	0	0	0	0	0	4	0	0	\$ 4,620.00
Senior Landscape Architect	\$150	91	10	6	0	0	0	51	0	0	0	0	0	0	17	0	7	\$ 13,650.00
Landscape Architect - III	\$115	4	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	\$ 460.00
Project Manager	\$105	402	60	24	0	0	0	184	0	0	0	0	0	0	116	0	18	\$ 42,210.00
Landscape Architect - II	\$90	22	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	\$ 1,980.00
Sr. Landscape Designer	\$85	570	0	64	0	0	0	430	0	0	0	0	0	0	48	0	28	\$ 48,450.00
Landscape Architect - I	\$65	26	4	8	0	0	0	0	0	0	0	0	0	0	4	0	10	\$ 1,690.00
Technician - II	\$45	92	0	0	0	0	0	92	0	0	0	0	0	0	0	0	0	\$ 4,140.00
Technician - I	\$40	94	0	60	0	0	0	0	0	0	0	0	0	0	34	0	0	\$ 3,760.00
Technical Editor - 1	\$60	8	7	0	0	0	0	0	0	0	0	0	0	0	1	0	0	\$ 480.00
Administration - III	\$105	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ 735.00
Administration - II	\$80	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ 1,120.00
Administration - I	\$50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ -
Total Hours		1,358	115	164	0	0	0	792	0	0	0	0	0	0	224	0	63	
Total Loaded Labor			\$ 12,480	\$ 12,110	\$ -	\$ -	\$ -	\$ 71,585	\$ -	\$ 21,150	\$ -	\$ 5,970	\$ 123,295					
Other Direct Costs																		ODC Cost
Mileage - Reimbursement rate at \$0.54 a mile			\$240	\$60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290	\$ -	\$ 10	\$ 600
Reproduction			\$0	\$40	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20	\$ -	\$ 95	\$ 480
Total ODCs			\$ 240	\$ 100	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ 310	\$ -	\$ 105	\$ 1,080					
Grand Total			\$ 12,720	\$ 12,210	\$ -	\$ -	\$ -	\$ 71,910	\$ -	\$ 21,460	\$ -	\$ 6,075	\$ 124,375					

Location: Paradise Valley - Indian Bend Cross Section - Mockingbird to 600' west of Scottsdale Road

			Task 01 - Project Mgmt. Meetings, Coordination	Task 02 - Site Visit / Data Acquisition	Task 03 - Field Topo. Surveys	Task 04 - Roadway Geometrics & Design	Task 05 - Traffic Analysis	Task 06 - Landscape / Irrigation Design & Aesthetics	Task 07 - Drainage Analysis / Hydraulic Design	Task 08 - Geotechnical Investigation & Report	Task 09 - Right of Way Acquisition	Task 10 - Public Outreach & Comm.	Task 11 - Utility Coordination & Design	Task 12 - CM@R Coord. / GMP Review	Task 13 - Post Design Services Approval of Material Test	Task 14 - QA Mgmt. / Review & Drawings	Task 15 - As-Builts / Record Drawings & Final Closeout	
Classification	Contract Rate	Total (hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	Labor Revenue
Principal Landscape Architect	\$165	2	1				1											\$ 330.00
Senior Landscape Architect	\$150	20	2				16						1		1			\$ 3,000.00
Landscape Architect - III	\$115	0																\$ -
Project Manager	\$105	49	12	4			24						8		1			\$ 5,145.00
Landscape Architect - II	\$90	10					10											\$ 900.00
Sr. Landscape Designer	\$85	50					44						6					\$ 4,250.00
Landscape Architect - I	\$65	16		8									4		4			\$ 1,040.00
Technician - II	\$45	6					6											\$ 270.00
Technician - I	\$40	10		10														\$ 400.00
Technical Editor - 1	\$60	2	1										1					\$ 120.00
Administration - III	\$105	1	1															\$ 105.00
Administration - II	\$80	2	2															\$ 160.00
Administration - I	\$50	0																\$ -
Total Hours		168	19	22	0	0	0	101	0	0	0	0	0	0	20	0	6	
Total Loaded Labor			\$ 2,050	\$ 1,340	\$ -	\$ -	\$ -	\$ 9,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,820	\$ -	\$ 515	\$ 15,720
Other Direct Costs																		ODC Cost
Mileage - Reimbursement rate at \$0.54 a mile			\$50	\$10											\$ 40			\$ 100
Reproduction							\$ 65								\$ 10			\$ 75
Total ODCs			\$ 50	\$ 10	\$ -	\$ -	\$ -	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ 175
Grand Total			\$ 2,100	\$ 1,350	\$ -	\$ -	\$ -	\$ 10,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,870	\$ -	\$ 515	\$ 15,895

Location: Paradise Valley - Indian Bend Traffic Circle

Classification	Contract Rate	Total (hr)	Task 01 - Project Mgmt, Meetings, Coordination															Labor Revenue	
			(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)		
Principal Landscape Architect	\$165	0																	\$ -
Senior Landscape Architect	\$150	0																	\$ -
Landscape Architect - III	\$115	0																	\$ -
Project Manager	\$105	0																	\$ -
Landscape Architect - II	\$90	0																	\$ -
Sr. Landscape Designer	\$85	0																	\$ -
Landscape Architect - I	\$65	0																	\$ -
Technician - II	\$45	0																	\$ -
Technician - I	\$40	0																	\$ -
Technical Editor - 1	\$60	0																	\$ -
Administration - III	\$105	0																	\$ -
Administration - II	\$80	0																	\$ -
Administration - I	\$50	0																	\$ -
Total Hours		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Loaded Labor			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Direct Costs																		ODC Cost	
Mileage - Reimbursement rate at \$0.54 a mile																		\$ -	
Reproduction																		\$ -	
Total ODCs																		\$ -	
Grand Total																		\$ -	

Location: Paradise Valley - Indian Bend Traffic Calming

Classification	Contract Rate	Total (hr)	Task 01 - Project Mgmt, Meetings, Coordination															Labor Revenue	
			(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)		
Principal Landscape Architect	\$165	0																	\$ -
Senior Landscape Architect	\$150	0																	\$ -
Landscape Architect - III	\$115	0																	\$ -
Project Manager	\$105	0																	\$ -
Landscape Architect - II	\$90	0																	\$ -
Sr. Landscape Designer	\$85	0																	\$ -
Landscape Architect - I	\$65	0																	\$ -
Technician - II	\$45	0																	\$ -
Technician - I	\$40	0																	\$ -
Technical Editor - 1	\$60	0																	\$ -
Administration - III	\$105	0																	\$ -
Administration - II	\$80	0																	\$ -
Administration - I	\$50	0																	\$ -
Total Hours		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Loaded Labor			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Direct Costs																		ODC Cost	
Mileage - Reimbursement rate at \$0.54 a mile																		\$ -	
Reproduction																		\$ -	
Total ODCs																		\$ -	
Grand Total																		\$ -	

Location: Paradise Valley - Mockingbird - Lincoln to Indian Bend

Classification	Contract Rate	Total (hr)	Task Breakdown															Labor Revenue
			(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	
Principal Landscape Architect	\$165	2	1					1										\$ 330.00
Senior Landscape Architect	\$150	9	2					5							1	1		\$ 1,350.00
Landscape Architect - III	\$115	0																\$ -
Project Manager	\$105	37	4	2				24							6	1		\$ 3,885.00
Landscape Architect - II	\$90	0																\$ -
Sr. Landscape Designer	\$85	94		4				82							8			\$ 7,990.00
Landscape Architect - I	\$65	6														6		\$ 390.00
Technician - II	\$45	12						12										\$ 540.00
Technician - I	\$40	10		8											2			\$ 400.00
Technical Editor - 1	\$60	1	1															\$ 60.00
Administration - III	\$105	1	1															\$ 105.00
Administration - II	\$80	2	2															\$ 160.00
Administration - I	\$50	0																\$ -
Total Hours		174	11	14	0	0	0	124	0	0	0	0	0	0	17	0	8	
Total Loaded Labor			\$ 1,210	\$ 870	\$ -	\$ -	\$ -	\$ 10,945	\$ -	\$ 1,540	\$ -	\$ 645	\$ 15,210					
Other Direct Costs																		ODC Cost
Mileage - Reimbursement rate at \$0.54 a mile			\$20	\$20											\$ 20			\$ 60
Reproduction				\$20				\$ 40									\$ 10	\$ 70
Total ODCs			\$ 20	\$ 40	\$ -	\$ -	\$ -	\$ 40	\$ -	\$ 20	\$ -	\$ 10	\$ 130					
Grand Total			\$ 1,230	\$ 910	\$ -	\$ -	\$ -	\$ 10,985	\$ -	\$ 1,560	\$ -	\$ 655	\$ 15,340					

Location: Paradise Valley - Mockingbird - Indian Bend to Northern

Classification	Contract Rate	Total (hr)	Task Breakdown															Labor Revenue
			Task 01 - Project Mgmt. Meetings, Coordination	Task 02 - Site Visit / Data Acquisition	Task 03 - Field Topo. Surveys	Task 04 - Roadway Geometrics & Design	Task 05 - Traffic Analysis	Task 06 - Landscape / Irrigation Design & Aesthetics	Task 07 - Drainage Analysis / Hydraulic Design	Task 08 - Geotechnical Investigation & Report	Task 09 - Right of Way Acquisition	Task 10 - Public Outreach & Comm.	Task 11 - Utility Coordination & Design	Task 12 - CM@R Coord. / GMP Review	Task 13 - Post Design Services Approval of Material Test	Task 14 - QA Mgmt. / Review & Drawings / Final Closeout	Task 15 - As-Built / Record	
Principal Landscape Architect	\$165	1	1															\$ 165.00
Senior Landscape Architect	\$150	21	2	2			12							4		1		\$ 3,150.00
Landscape Architect - III	\$115	0																\$ -
Project Manager	\$105	64	4	6			32							20		2		\$ 6,720.00
Landscape Architect - II	\$90	12					12											\$ 1,080.00
Sr. Landscape Designer	\$85	138		24			92							12		10		\$ 11,730.00
Landscape Architect - I	\$65	0																\$ -
Technician - II	\$45	16					16											\$ 720.00
Technician - I	\$40	34		18										16				\$ 1,360.00
Technical Editor - 1	\$60	1	1															\$ 60.00
Administration - III	\$105	1	1															\$ 105.00
Administration - II	\$80	2	2															\$ 160.00
Administration - I	\$50	0																\$ -
Total Hours		290	11	50	0	0	0	164	0	0	0	0	0	0	52	0	13	
Total Loaded Labor			\$ 1,210	\$ 3,690	\$ -	\$ -	\$ -	\$ 14,780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,360	\$ -	\$ 1,210	\$ 25,250
Other Direct Costs																		ODC Cost
Mileage - Reimbursement rate at \$0.54 a mile			\$20	\$30											\$ 50			\$ 100
Reproduction				\$20			\$ 50								\$ 10	\$ 20		\$ 100
Total ODCs			\$ 20	\$ 50	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ -	\$ 20	\$ 200
Grand Total			\$ 1,230	\$ 3,740	\$ -	\$ -	\$ -	\$ 14,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,420	\$ -	\$ 1,230	\$ 25,450

Location: Paradise Valley - Lincoln North Side - Mockingbird easterly to Town limits

Classification	Contract Rate	Total (hr)	Task Breakdown															Labor Revenue
			(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)		
Principal Landscape Architect	\$165	14	4	2				4							4			\$ 2,310.00
Senior Landscape Architect	\$150	6	1				2								2	1		\$ 900.00
Landscape Architect - III	\$115	4					4											\$ 460.00
Project Manager	\$105	63	6	4			28								24	1		\$ 6,615.00
Landscape Architect - II	\$90	0																\$ -
Sr. Landscape Designer	\$85	72					64								4	4		\$ 6,120.00
Landscape Architect - I	\$65	0																\$ -
Technician - II	\$45	6					6											\$ 270.00
Technician - I	\$40	0																\$ -
Technical Editor - 1	\$60	1	1															\$ 60.00
Administration - III	\$105	1	1															\$ 105.00
Administration - II	\$80	2	2															\$ 160.00
Administration - I	\$50	0																\$ -
Total Hours		169	15	6	0	0	0	108	0	0	0	0	0	0	34	0	6	
Total Loaded Labor			\$ 1,765	\$ 750	\$ -	\$ -	\$ -	\$ 10,070	\$ -	\$ 3,820	\$ -	\$ 595	\$ 17,000					
Other Direct Costs																		ODC Cost
Mileage - Reimbursement rate at \$0.54 a mile			\$30												\$ 50			\$ 80
Reproduction							\$ 30									\$ 20		\$ 50
Total ODCs			\$ 30	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ 50	\$ -	\$ 20	\$ 130					
Grand Total			\$ 1,795	\$ 750	\$ -	\$ -	\$ -	\$ 10,100	\$ -	\$ 3,870	\$ -	\$ 615	\$ 17,130					

Location: Paradise Valley - Lincoln Drive Entry Signs

Classification	Contract Rate	Total (hr)	Task Breakdown															Labor Revenue
			Task 01 - Project Mgmt, Meetings, Coordination	Task 02 - Site Visit / Data Acquisition	Task 03 - Field Topo. Surveys	Task 04 - Roadway Geometrics & Design	Task 05 - Traffic Analysis	Task 06 - Landscape / Irrigation Design & Aesthetics	Task 07 - Drainage Analysis / Hydraulic Design	Task 08 - Geotechnical Investigation & Report	Task 09 - Right of Way Acquisition	Task 10 - Public Outreach & Comm.	Task 11 - Utility Coordination & Design	Task 12 - CM@R Coord. / GMP Review	Task 13 - Post Design Services	Task 14 - QA Mgmt. / Review & Approval of Material Test	Task 15 - As-Built / Record Drawings & Final Closeout	
Principal Landscape Architect	\$165	4	4															\$ 660.00
Senior Landscape Architect	\$150	6					4								1		1	\$ 900.00
Landscape Architect - III	\$115	0																\$ -
Project Manager	\$105	46	12	2			18								10		4	\$ 4,830.00
Landscape Architect - II	\$90	0																\$ -
Sr. Landscape Designer	\$85	12					12											\$ 1,020.00
Landscape Architect - I	\$65	0																\$ -
Technician - II	\$45	0																\$ -
Technician - I	\$40	0																\$ -
Technical Editor - 1	\$60	1	1															\$ 60.00
Administration - III	\$105	1	1															\$ 105.00
Administration - II	\$80	2	2															\$ 160.00
Administration - I	\$50	0																\$ -
Total Hours		72	20	2	0	0	0	34	0	0	0	0	0	0	11	0	5	
Total Loaded Labor			\$ 2,245	\$ 210	\$ -	\$ -	\$ -	\$ 3,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ 570	\$ 7,735
Other Direct Costs																		ODC Cost
Mileage - Reimbursement rate at \$0.54 a mile			\$40															\$ 80
Reproduction							\$ 20								\$ 40		\$ 15	\$ 35
Total ODCs			\$ 40	\$ -	\$ -	\$ -	\$ -	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ -	\$ 15	\$ 115
Grand Total			\$ 2,285	\$ 210	\$ -	\$ -	\$ -	\$ 3,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,240	\$ -	\$ 585	\$ 7,850

Location: Paradise Valley - Lincoln South Side - Mockingbird easterly to Town limits

Classification	Contract Rate	Total (hr)	Task Breakdown															Labor Revenue
			(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	(hr)	
Principal Landscape Architect	\$165	3	2					1										\$ 495.00
Senior Landscape Architect	\$150	14	1	2				6							4	1		\$ 2,100.00
Landscape Architect - III	\$115	0																\$ -
Project Manager	\$105	80	18	2				28							24	8		\$ 8,400.00
Landscape Architect - II	\$90	0																\$ -
Sr. Landscape Designer	\$85	136		20				96							12	8		\$ 11,560.00
Landscape Architect - I	\$65	4	4															\$ 260.00
Technician - II	\$45	12						12										\$ 540.00
Technician - I	\$40	28		16											12			\$ 1,120.00
Technical Editor - 1	\$60	1	1															\$ 60.00
Administration - III	\$105	1	1															\$ 105.00
Administration - II	\$80	2	2															\$ 160.00
Administration - I	\$50	0																\$ -
Total Hours		281	29	40	0	0	0	143	0	0	0	0	0	0	52	0	17	
Total Loaded Labor			\$ 2,955	\$ 2,850	\$ -	\$ -	\$ -	\$ 12,705	\$ -	\$ 4,620	\$ -	\$ 1,670	\$ 24,800					
Other Direct Costs																		ODC Cost
Mileage - Reimbursement rate at \$0.54 a mile			\$40												\$ 50		\$ 10	\$ 100
Reproduction								\$ 60									\$ 15	\$ 75
Total ODCs			\$ 40	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ -	\$ 50	\$ -	\$ 25	\$ 175					
Grand Total			\$ 2,995	\$ 2,850	\$ -	\$ -	\$ -	\$ 12,765	\$ -	\$ 4,670	\$ -	\$ 1,695	\$ 24,975					

Location: Paradise Valley - Lincoln & Tatum - westbound right and left turn lane(s)

Classification	Contract Rate	Total (hr)	Task Breakdown															Labor Revenue
			Task 01 - Project Mgmt, Meetings, Coordination	Task 02 - Site Visit / Data Acquisition	Task 03 - Field Topo. Surveys	Task 04 - Roadway Geometrics & Design	Task 05 - Traffic Analysis	Task 06 - Landscape / Irrigation Design & Aesthetics	Task 07 - Drainage Analysis / Hydraulic Design	Task 08 - Geotechnical Investigation & Report	Task 09 - Right of Way Acquisition	Task 10 - Public Outreach & Comm.	Task 11 - Utility Coordination & Design	Task 12 - CM@R Coord. / GMP Review	Task 13 - Post Design Services Approval of Material Test	Task 14 - QA Mgmt. / Review & Drawings / Record	Task 15 - As-Builts / Final Closeout	
Principal Landscape Architect	\$165	2						2										\$ 330.00
Senior Landscape Architect	\$150	15	2	2				6						4		1		\$ 2,250.00
Landscape Architect - III	\$115	0																\$ -
Project Manager	\$105	63	4	4				30						24		1		\$ 6,615.00
Landscape Architect - II	\$90	0																\$ -
Sr. Landscape Designer	\$85	68		16				40						6		6		\$ 5,780.00
Landscape Architect - I	\$65	0																\$ -
Technician - II	\$45	40						40										\$ 1,800.00
Technician - I	\$40	12		8										4				\$ 480.00
Technical Editor - 1	\$60	1	1															\$ 60.00
Administration - III	\$105	1	1															\$ 105.00
Administration - II	\$80	2	2															\$ 160.00
Administration - I	\$50	0																\$ -
Total Hours		204	10	30	0	0	0	118	0	0	0	0	0	0	38	0	8	
Total Loaded Labor			\$ 1,045	\$ 2,400	\$ -	\$ -	\$ -	\$ 9,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,790	\$ -	\$ 765	\$ 17,580
Other Direct Costs																		ODC Cost
Mileage - Reimbursement rate at \$0.54 a mile			\$40												\$ 40			\$ 80
Reproduction								\$ 60								\$ 15		\$ 75
Total ODCs			\$ 40	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ -	\$ 15	\$ 155
Grand Total			\$ 1,085	\$ 2,400	\$ -	\$ -	\$ -	\$ 9,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,830	\$ -	\$ 780	\$ 17,735

May 10, 2016

Town of Paradise Valley Roadway Improvements Related to The Ritz Carlton Development

Project Overview:

TY Lin International, has partnered with Gunn Communications, Inc. (GCI) to provide community outreach and public information activities in support of the Town of Paradise Valley Roadway Improvements Project Related to the Ritz Carlton Development.

Our proposed scope of work and budget for services throughout design and construction beginning June 1, 2016 for approximately 10 months is detailed as follows:

GCI will establish and maintain a positive relationship within the community by participating in community events, meeting with residents, business owners/HOAs or entities, and groups as needed; holding public meetings, or other types of meetings for the project; conducting one-on-one meetings with key stakeholders to represent project partners to the public, provide information and to facilitate conflict resolution as directed by TY Lin or Town of Paradise Valley.

Scope of Work – Basic Services

1. Stakeholder Database Management

GCI will research and gather data to identify project stakeholders along the project alignment as well as neighborhood associations and bicycle interest groups. GCI will create and maintain a database with contact and other relevant information for each of the identified stakeholders.

The database of all contacts, hotline communications, and printed materials will be maintained and updated regularly via GCI's Stakeholder Management System. Project team members will be provided with login information for continuous access to all project information. GCI will provide a report of all stakeholder activity and communication at the close of the project. GCI will actively participate in project meetings and prepare meeting summaries upon request.

2. Public Meetings

GCI will arrange and facilitate up to two public meetings/stakeholder workshops to be held at the Town of Paradise Valley. TY Lin will provide design exhibit boards or roll plots depicting the

project design. The landscape team will provide renderings, mock-ups, or other displays as directed by Town staff.

GCI will provide copies of fact sheets or surveys as well as signage, refreshments, and bottled water. Meetings will be documented and a final report will be submitted to the Town and the project team.

3. Newsletters and Construction Notices

GCI will create up to two project newsletters/fact sheets/meeting announcements. All published materials will be drafted and submitted to Town staff for review and approval.

4. Project Management and Coordination

GCI will attend project meetings, perform site visits, telephone, and emails communications as needed. GCI will maintain a 24-hour project hotline and will respond to citizen calls, follow-up as needed and document all activity to be reported to the Town and project team. GCI will prepare reports and invoices on a monthly basis according to the reporting/billing cycle determined by the Town of Paradise Valley.

5. Public/Stakeholder Communications

GCI will create one press release for the project at the direction of Town staff to be distributed by the Town to the desired media outlets.

6. Property Owner/Business Outreach

GCI will meet individually with businesses in the area to inform about the project. Project newsletters and notices will be hand-delivered for each distribution.

7. Website Content

GCI will prepare up to four website content/email updates for the Town of Paradise Valley. Email updates will be distributed electronically to members of the communications list.



Projected Budget

The derivation of costs for providing public information services from June 1, 2016 through March 31, 2017 is summarized as follows:

Tasks	Sr Project Manager	Project Manager	Clerical	Expenses	
	\$104.21	\$79.29	\$39.08		
1.0 Stakeholder Management	0	0	20		Set up & Maintain Database
2.0 Public Meetings	40	0	38		2 Public Meetings @ Town
3.0 Newsletters/Fact Sheet	25	0	40		2 Newsletters or Fact Sheet
4.0 Project Management & Coordination	80	8	0		Meetings, Emails, Calls, Reports, Invoicing
5.0 Public/Stakeholder Communications	6				Prepare Press Release
6.0 Property Owner/Business Outreach	12	0	20		Meeting with businesses, delivering notices
7.0 Website	15				
Total Hours	178	8	118	304	
Total Labor Fees	\$18,549.38	\$634.32	\$4,611.44	\$23,795.14	
Advertising in PV Independent				\$1,576.58	*Two meetings in PV Independent
Project Hotline 24 -Hour				\$1,000.00	\$100/mo. @ 10 months
Graphic Design				\$600.00	6 Hours @ \$50
Color Copies				\$54.00	180 Copies @ \$.30
Total Expenses				\$3,230.58	
Total Proposed Fee				\$27,025.72	

Thank you for the opportunity to provide services on this project. We look forward to working with the Town of Paradise Valley and the TY Lin Team!

Sincerely,

Debora "Jaye" Jackson
Vice President Construction Services



April 21, 2016

TRANSMITTED VIA EMAIL:
James.barr@tylin.com

Mr. James Barr
T Y Lin International
60 East Rio Salado Parkway, Suite 501
Tempe, AZ 85281

SUBJECT: RITZ-CARLTON
NEC 68TH STREET & LINCOLN DRIVE PARADISE VALLEY, AZ
RICK ENGINEERING JOB NUMBER: PENDING

Dear Mr. Barr

Rick Engineering Company is pleased to submit this proposal to provide professional surveying services on the above-referenced project. Construction staking will be based on existing Grading and Drainage plans provided. We look forward to working with you on this project.

SCOPE OF WORK: Town of Paradise Valley

Horizontal and Vertical Control

\$2460

1. Verify existing horizontal and vertical control
2. Check shots to previously surveyed items
3. Provide in-house research/calculations/field support (**includes producing base mapping, R/W and roadway surface**)

ITEM #

1. **Indian Bend Cross Section** Mockingbird Lane to 600' West of Scottsdale Road **\$1750**
 - a. Cross sectional topo at $\pm 50'$ intervals, from north to south right of way, to include curb, gutter, sidewalk, traffic signal poles, natural ground, driveways, paving, grade breaks, trees over 6" diameter, and all other visible improvements.
2. **Quail Run Signal** **\$140**
 - a. Cross sectional topo at $\pm 25'$ intervals 100' south of Lincoln Drive along Quail Run Road to include driveway, edges of pavement and centerline
3. **Lincoln and Mockingbird Turn Lane, Westbound** **\$900**
 - a. Cross sectional topo at $\pm 50'$ intervals, 400' east of the intersection, $\pm 40'$ each side of centerline to include curb, gutter, sidewalk, traffic signal poles, natural ground, drainage features, paving, grade breaks, walls, driveways, trees over 6" diameter, and all other visible improvements.
 - b. Topo all corners of intersection, $\pm 40'$ each side of centerline to include curb, gutter and sidewalk topo along the west side of Mockingbird Lane 100' beyond curb returns

Page 2 of 8

4. Lincoln and Mockingbird Turn Lane, Southbound
 - a. This work item covered in items 3b and 7a

5. Indian Bend Traffic Circle **\$280**
 - a. Topo existing roundabout curb, ramps, grade breaks, trees over 6" diameter, edge of pavers and all other visible improvements

6. Indian Bend Traffic Calming
Not applicable

7. Mockingbird Improvements, Lincoln to Indian Bend **\$1750**
 - a. Cross sectional topo at $\pm 50'$ intervals, $\pm 40'$ each side of centerline, to include curb, gutter, sidewalk grade breaks, striping, walls, ramps, trees over 6" diameter and all other visible improvements
 - b. Shoot box culvert invert elevations

8. Mockingbird Improvements, Indian Bend to Northern **\$2870**
 - a. Cross sectional topo at $\pm 50'$ intervals, $\pm 40'$ each side Mockingbird centerline and $\pm 100'$ beyond all curb returns at Mockingbird and Northern to include curb, gutter, sidewalk, traffic signal poles, natural ground, drainage features, paving, grade breaks, walls, driveways, ramps, striping, trees over 6" diameter, and all other visible improvements.
 - c. **Topo intersecting roadways and curb returns along mockingbird and cross sections 50' east & west beyond curb returns.**

9. Lincoln Improvements, Town Limits to Mockingbird, North side and Medians **\$900**
 - a. Cross sectional topo at $\pm 50'$ intervals, $\pm 40'$ north of centerline, to include curb, gutter, sidewalk, traffic signal poles, natural ground, drainage features, paving, grade breaks, walls, driveways, ramps, striping, trees over 6" diameter, medians and all other visible improvements

10. Lincoln Drive Entry Signs Not applicable

11. Lincoln Improvements, Town Limits to Mockingbird, South side and Medians **\$1650**
 - a. Cross sectional topo at $\pm 50'$ intervals, $\pm 40'$ south of centerline, to include curb, gutter, sidewalk, traffic signal poles, natural ground, drainage features, paving, grade breaks, walls, driveways, ramps, striping, trees over 6" diameter and all other visible improvements

12. Lincoln and Tatum, West Bound Right and Left Turn Lanes **\$1650**
 - a. Topo entire intersection to curb returns to include curb, gutter, sidewalk, traffic signal poles, natural ground, drainage features, paving, grade breaks, walls, driveways, ramps, striping, trees over 6" diameter and all other visible improvements
 - b. Topo within Lincoln R/W to east edge of 2nd residential lot east of Barry Goldwater Park to include curb, gutter, sidewalk, traffic signal poles, natural ground, drainage features, paving, grade breaks, walls, driveways, ramps, striping, trees over 6" diameter and all other visible improvements

Page 3 of 8

13. Proposed Electrical Duct Bank **\$1750**
From existing sub-station on the northeast corner of Lincoln Drive and White Wing Road, east to the intersection of Lincoln Drive and Mockingbird Lane.
- a. Cross sections at +400' intervals along Lincoln Drive across the entire right of way or to the face of existing walls lying near the right of way
- b. Topo intersecting roadways and curb returns along Lincoln Dr.

NOT IN THIS
CONTRACT

FEE:

Rick Engineering will provide the above services for a fee of: **\$16,100**. The attached Provisions of Agreement between T Y LIN INTERNATIONAL and Rick Engineering Company are incorporated hereunto and made a part of this proposal. Any printing and miscellaneous processing fees are extra and not a part of this agreement.

Optional Items

1. Prepare temporary construction easement legal descriptions and exhibits based on currently recorded assessor's deeds for the 6 lots on the south side of Lincoln Drive, east of Mockingbird Lane. (Lots are located in Paradise Valley),
- \$2,500
2. Prepare an easement exhibit and legal description for an easement based on currently recorded deed for the lot on the north side of Lincoln Drive, east of Tatum Blvd that abuts Barry Goldwater Park. (Lot is located in Paradise Valley)
- \$450

May 9, 2016

James Barr, P.E.
TY Lin
60 East Rio Salado Parkway, Suite 501
Tempe, AZ 85281

VIA E-MAIL

Dear Mr. Barr:

**Re: Subsurface Utility Engineering Services
Ritz-Carlton Roadway Improvements: Town of Paradise Valley, AZ**

CobbFendley is pleased to provide this Scope of Work for the Subsurface Utility Engineering (SUE) services associated with the project referenced above. The proposed Scope of Services and Basis of Compensation are outlined below.

Scope of Services

CobbFendley will provide SUE Quality Level A (test hole) services for the project.

Project Limits: Lincoln Drive; APS Substation to Quail Run.

SUE Quality Level A Services

Test Holes will be completed at locations specified by TY Lin. For each requested test hole, CobbFendley will use its' vacuum excavation trucks to safely remove material at each test hole location and record the utility type, size, material, depth to top, general condition and configuration. Each test hole is then backfilled and surface material repaired to project specifications. For each completed test hole we will set a reference point and tie the vertical and horizontal location to this point. This information will be surveyed and CobbFendley will develop a test hole data form and update the existing utility composite drawing, as necessary. A total of 15 Test Holes are included in this scope of work.

CobbFendley personnel are certified in work zone safety and confined space entry. Standard traffic control is performed by Cobb Fendley and is included in our standard rates. Lane closures and barricading are considered 'non-standard' traffic control; minimal barricading is included in the scope of this proposal. Should additional traffic control/barricading be required to complete the requested test holes the cost will be considered reimbursable. All Subsurface Utility Engineering services are completed by CobbFendley employees.

Basis of Compensation

The above Scope of SUE and Utility Coordination services can be completed for a lump sum fee of \$10,540.00. A breakdown of this fee is as follows:

	Rate	Unit	Quantity	Cost
Project Manager	\$ 175.00	Hour	2	\$350.00
SUE Technician III (QC Review)	\$ 95.00	Hour	2	\$190.00
Utility Test Holes (Crew & Truck)	\$ 600.00	Each	15	\$9,000.00
Traffic Control/Barricading	\$ 1,000.00	Day	1	\$1,000.00
		total		\$10,540.00

If this summary is acceptable please forward an authorization to proceed. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

COBB, FENDLEY & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Sean Wolfe".

Sean M. Wolfe, P.G.
Regional Manager
Principal

May 9, 2016 - Revised

James Barr, P.E.
T.Y. Lin International
60 East Rio Salado Parkway, Suite 501
Tempe, AZ 85281

**RE: Proposal for Geotechnical Investigation
Ritz Carlton-Paradise Valley Roadway Improvements
Lincoln Drive & Mockingbird Lane
Paradise Valley, AZ
Proposal No. 57214 S**

Mr. Barr:

Speedie & Associates, Inc. (S&A) is looking forward to continuing our relationship with T.Y. Lin International and your Design Team in assisting you with the design and successful construction of the roadway improvements surrounding the proposed Ritz Carlton development in Paradise Valley and Scottsdale, Arizona. In response to your request for proposal, we hereby provide our scope of work, qualifications and cost proposal to provide Geotechnical Engineering services for this project that will meet local industry standards including conducting a subsurface soil investigation at the above referenced site that will assist your team in developing detailed and cost effective site development and pavement design requirements.

ASSUMPTIONS

We understand that design and construction will consist of roadway improvements surrounding the Ritz Carlton Development. Details of the improvements are:

Location	Proposed Improvements
Indian Bend; Mockingbird-600 feet west of Scottsdale Road	Traffic Calming Traffic Circle
Lincoln & Mockingbird	Westbound Right Turn Lane Southbound Right Turn Lane
Mockingbird; Lincoln to Indian Bend	Median Island, Roadway & Setback, Westbound Left Turn, South and Westbound Right Turn Lanes
Mockingbird; Indian Bend to Northern Lincoln; Town Limits to Mockingbird (North Side & Median)	Median Island, Roadway & Setback
Lincoln; Town Limits to Mockingbird (South Side)	Roadway Improvements
Lincoln & Tatum	Westbound Right Turn Lane

QUALIFICATIONS and PROJECT TEAM

Incorporated as an Arizona Corporation in 1980, S&A have 36+ years of local experience. We have provided engineering services on thousands of projects over this time period including numerous projects in the immediate area of this site. Our current staff level is on the order of 120 people in three Arizona offices with current annual gross billings on the order of \$12 million dollars. ***We share a philosophy of providing our clients with cost efficient designs that add value to the project.*** This allows us to provide you with the benefits and cost savings of that working relationship. Our complete company profile is available on request.

All work on this project will be carried out by our forces located in our Phoenix office under the overall supervision of Gregg A. Creaser, P.E., who is the President of the firm and a registered Professional Engineer in the state of Arizona. The only outside services will be contract drilling by a qualified auger drilling subcontractor under the direct supervision of our field engineer/geologist. We share an informal partnering agreement with several drilling contractors to provide us with the best possible equipment to meet any schedule that our client demands. This provides your design team with local control over all problem-solving issues. The following is a list of the primary personnel that will be assigned to work on or support this project. Resumes of key staff are available upon request. All personnel will be made available on an as-needed basis to complete this project on time and respond to questions throughout the design.

Geotechnical Engineering Services

Gregg A. Creaser, P.E. – Principal in Charge – Geotechnical Services
Keith R. Gravel, P.E. – Project Manager
Tim Rheinschmidt, R.G., C.R.S. – Environmental Services Manager
Brian Lingnau, Ph.D., P.E. – Sr. Geotechnical Project Engineer
Ken Euge – Project Coordinator
Taylor Wilmsen, E.I.T. – Staff Engineer - Field Logging
Ray Markley, E.I.T. – Staff Engineer - Field Logging

S&A is committed to providing a high level of service to its clients, according to their needs. If some portion of this proposal does not meet the current needs or desires of T.Y. Lin International and your design team, S&A is willing to consider appropriate modifications, subject to the standards of care which we adhere to as professionals. Modifications in the scope, methodology, or other terms and conditions may result in changes in the estimated fees and changes in the risks which the client will necessarily assume.

The intent of this investigation is to provide the best possible information within the allotted budget. ***It is our opinion that the least costly investigation may not result in the most cost-effective design. This project is too important to cut corners in favor of price.*** The scope of work anticipated has been broken down as follows:

SCOPE of WORK

The following Tasks are anticipated to meet the design needs of this project:

TASK 1 – Project Preparation

S&A have completed several investigations on the Ritz Carlton property and surrounding properties. We will establish ideal locations to advance soil borings based upon the location of the proposed improvements. The frequency and depth of soil borings may be modified based on the final configuration and access restrictions. Once a final boring location layout has been approved, we will then call Arizona 811 to get the locations cleared of public utilities. In addition, Right of Way permits will be obtained from Paradise Valley and arrange for traffic control as required by permit.

TASK 2 – Field Investigation

We will drill and sample the test borings requested to determine subsoil conditions and provide samples for laboratory testing. Sufficient laboratory tests will be conducted to classify the soils encountered and provide data for engineering design. We presently anticipate drilling the following number of structural borings to the depth indicated or auger refusal, whichever comes first. In addition visual assessments will be taken of the existing pavement conditions:

Location	Number of Borings	Depth, feet
Indian Bend; Mockingbird-600 feet west of Scottsdale Road	2-3	3-5
Lincoln & Mockingbird	2	3-5
Mockingbird; Lincoln to Indian Bend	3	3-5
Mockingbird; Indian Bend to Northern	4	3-5
Lincoln Drive; Town Limits to Mockingbird (North Side & Median)	3	3-5
Lincoln Drive; Town Limits to Mockingbird (South Side)	3	3-5
Lincoln & Tatum	1	3-5

TASK 3 – Lab Testing

Sufficient laboratory tests will be conducted to properly classify the soils encountered and provide data for engineering design. The following tests may be conducted:

- a. Grain Size Analysis
- b. Plasticity Index
- c. Swell Test
- d. Moisture Density Relations (Proctor)

TASK 4 – Report

We will analyze the data obtained from field and laboratory testing from current and past investigations and prepare a draft report presenting all data obtained, together with our conclusions and recommendations regarding the items requested including:

1. Pavement condition survey to provide plans outlining different conditions and areas requiring necessary repairs.
2. New full depth asphalt pavement design.
3. Alternate pavement rehabilitation options as warranted by pavement conditions and budget available to provide favorable performance results.

4. Suitability of site soils for use as compacted fill and preferred earthwork methods, including clearing, stripping, excavation and construction of engineered fill.
5. Local excavation and trenching conditions and stability considerations.

Once the client and/or design team has reviewed the draft report, we will issue a final report with agreed upon comment resolutions.

TASK 5 – Phase I Environmental Site Assessment (Optional)

NOT ANTICIPATED

The Phase I assessment concentrates on indications of the manufacture, generation, use, storage and/or disposal of hazardous substances or petroleum products relating to the past and present uses of the property. Further, the assessment provides our professional opinion regarding any recognized environmental conditions identified in connection with the property and recommendations for any further investigations, as required. Physical sampling and testing may or may not be required or recommended, depending upon conditions discovered during our study. All work will be carried out under the overall supervision of a registered Professional Engineer/Geologist/Remediation Specialist in the State of Arizona

FEES

Charges for our services have been determined per the attached. We propose to provide the design services set forth herein for the following **not to exceed amounts**, which includes all testing, engineering and reimbursable expenses and 2 hard copies of the report and an electronic PDF format file to be emailed upon request. Should we be informed that additional copies of the report are needed after it has been finalized, there will be an additional charge of \$25.00 per report.

Description	Fee	
Indian Bend; Mockingbird-600 feet west of Scottsdale Road	\$ 1,500.00	Accept <input type="checkbox"/> Decline <input type="checkbox"/>
Quail Run Signal	NA	NA
Lincoln & Mockingbird-Westbound Right Turn	\$ 750.00	Accept <input type="checkbox"/> Decline <input type="checkbox"/>
Lincoln & Mockingbird-Southbound Right Turn	\$ 750.00	Accept <input type="checkbox"/> Decline <input type="checkbox"/>
Indian Bend Traffic Circle	NA	NA
Indian Bend Traffic Calming	NA	NA
Mockingbird; Lincoln to Indian Bend	\$ 1,000.00	Accept <input type="checkbox"/> Decline <input type="checkbox"/>
Mockingbird; Indian Bend to Northern	\$ 1,500.00	Accept <input type="checkbox"/> Decline <input type="checkbox"/>
Lincoln Drive; Town Limits to Mockingbird (North Side)	\$ 1,200.00	Accept <input type="checkbox"/> Decline <input type="checkbox"/>
Lincoln Drive Entry Signs	NA	NA
Lincoln Drive; Town Limits to Mockingbird (South Side)	\$ 1,200.00	Accept <input type="checkbox"/> Decline <input type="checkbox"/>
Lincoln & Tatum	\$ 1,000.00	Accept <input type="checkbox"/> Decline <input type="checkbox"/>
Lincoln Drive-APS Substation to Quail Run)	NA	NA
ASTM 1527-13 Compliant Phase I ESA (for land to be dedicated) Quail Run/Lincoln - 2 properties	\$3,600.00 (\$1,800/ Site)	Accept <input type="checkbox"/> Decline <input type="checkbox"/>
ASTM 1527-13 Compliant Phase I ESA (for land to be dedicated) Lincoln & Tatum	\$1,800.00	Accept <input type="checkbox"/> Decline <input type="checkbox"/>

NOT ANTICIPATED

The total not to exceed amount of \$14,300, as broken out above, does not include delays in the field not caused by S&A and its subcontractor. **The amount does not include client meetings, additional consultation or other services not specifically stated in this proposal.** Should our studies encounter conditions, which warrant additional investigation and/or testing, such conditions will be reviewed with you prior to proceeding.

SERVICE SCHEDULE

We have the staff available to begin work immediately upon notice to proceed. Once we finalize the boring location plan, about 10 working days are required to mark, obtain utility clearances and begin auger borings. Fieldwork for borings should take 2 days (weather/access permitting). Lab testing will require about 2 weeks. The complete draft report will be issued within seven days of lab testing completion. As always, we stand ready to make reasonable adjustments to this schedule to meet our clients' needs.

We appreciate the opportunity to submit this proposal for your consideration. If the terms set forth are satisfactory, please sign a copy and return it for our records, or attach this scope of work to your standard agreement for professional engineering services.

Respectfully submitted,	APPROVED AND ACCEPTED
SPEEDIE & ASSOCIATES, INC.	For: T.Y. Lin International
	By:
Kenneth M. Euge II	(Printed Name & Position)
Project Coordinator	
	(Signature)
Keith R. Gravel, P.E.	(Date)
Project Manager	

Attachments: S&A Rate Schedule

Revised May 9, 2016

James Barr, P.E.
T.Y. Lin International
60 East Rio Salado Parkway, Suite 501
Tempe, AZ 85281

**RE: Proposal for Quality Assurance Construction
Materials Testing
Ritz Carlton-Paradise Valley Roadway Improvements
Lincoln Drive & Mockingbird Lane
Paradise Valley, AZ
Proposal No. PN160376**

Mr. Barr:

Speedie & Associates, Inc. (S&A) is looking forward to continuing our relationship with T.Y. Lin International and your team in assisting you with the quality assurance construction materials testing services associated with the roadway improvements surrounding the proposed Ritz Carlton development in Paradise Valley and Scottsdale, Arizona. In response to your request for proposal, we hereby provide our scope of work, qualifications and cost proposal to provide construction materials testing services for this project.

QUALIFICATIONS and PROJECT TEAM

Incorporated as an Arizona Corporation in 1980, S&A have 36+ years of local experience. We have provided engineering services on thousands of projects over this time period including numerous projects in the immediate area of this site. Our current staff level is on the order of 120 people in three Arizona offices with current annual gross billings on the order of \$12 million dollars. *We share a philosophy of providing our clients with cost efficient designs that add value to the project.* This allows us to provide you with the benefits and cost savings of that working relationship. Our complete company profile is available on request.

All work on this scope of the project will be carried out by our forces located in our Phoenix office under the overall supervision of Jason C. Wells, P.E., who is the Division Manager of the firm and a registered Professional Engineer in the state of Arizona. Speedie and Associates is completely staffed and equipped to provide the necessary testing for this project. We are accredited by AASHTO and participate in AMRL and CCRL Laboratory Inspection and Reference Sample Programs, as well as being an ADOT referee laboratory. Our technicians participate in the ACI, ATTI and NICET certification programs. Speedie and Associates meets or exceeds all requirements contained within ASTM E329, C1077, and D3666.

S&A is committed to providing a high level of service to its clients, according to their needs. If some portion of this proposal does not meet the current needs or desires of T.Y. Lin International and your design team, S&A is willing to consider appropriate modifications, subject to the standards of care which we adhere to as professionals. Modifications in the scope, methodology, or other terms and

conditions may result in changes in the estimated fees and changes in the risks which the client will necessarily assume. The scope of work anticipated has been broken down as follows:

SCOPE of WORK

We will provide, as scheduled by the responsible party, such personnel and equipment to observe or test work performed. All scheduled construction material testing will be performed on an on-call basis. Our personnel will perform tests and specimen preparation and will prepare a Daily Field Report for each day spent at the site. These reports, together with all test data, will be transmitted on a timely basis to those parties designated by the client.

FEES

Charges for our services will be made on a unit rate basis according to the attached unit rate schedule. Unit rates for technician time will be invoiced portal to portal from our Phoenix office. It should be noted, however, that we have no control over the contractor's construction methods and work schedule, and actual charges may vary. If required, reimbursable subcontractor charges can be paid directly by the client to the extent of such charges or will be added to our invoices plus an additional 25% handling fee.

Any additional office support and other services, provided at your specific request, will be billed per our standard Fee and Rate Schedule and Schedule of Fees for Laboratory Testing. Rates on Sundays and holidays will be increased by 20 percent. Invoices will be submitted on a monthly basis for work completed, to be paid within 30 days.

Indian Bend; Mockingbird-600 feet west of Scottsdale Road	Quantity	Rate	Total
Engineering Technician (Per Hour)	153	\$40.00	\$6,120.00
Trips (Each)	51	\$40.00	\$2,040.00
Laboratory Testing (Estimate)			\$5,100.00
ESTIMATED SUBTOTAL			\$13,260.00

Quail Run Signal	Quantity	Rate	Total
Engineering Technician (Per Hour)	24	\$40.00	\$960.00
Trips (Each)	12	\$40.00	\$480.00
Laboratory Testing (Estimate)			\$740.00
ESTIMATED SUBTOTAL			\$2,180.00

Lincoln & Mockingbird-Westbound Right Turn	Quantity	Rate	Total
Engineering Technician (Per Hour)	34	\$40.00	\$1,360.00
Trips (Each)	17	\$40.00	\$680.00
Laboratory Testing (Estimate)			\$2,065.00
ESTIMATED SUBTOTAL			\$4,105.00

Lincoln & Mockingbird – Southbound Right Turn	Quantity	Rate	Total
Engineering Technician (Per Hour)	34	\$40.00	\$1,360.00
Trips (Each)	17	\$40.00	\$680.00
Laboratory Testing (Estimate)			\$2,065.00
ESTIMATED SUBTOTAL			\$4,105.00

Indian Bend Traffic Circle	Quantity	Rate	Total
Engineering Technician (Per Hour)	34	\$40.00	\$1,360.00
Trips (Each)	17	\$40.00	\$680.00
Laboratory Testing (Estimate)			\$2,065.00
ESTIMATED SUBTOTAL			\$4,105.00

Indian Bend Traffic Calming	Quantity	Rate	Total
Engineering Technician (Per Hour)	24	\$40.00	\$960.00
Trips (Each)	12	\$40.00	\$480.00
Laboratory Testing (Estimate)			\$740.00
ESTIMATED SUBTOTAL			\$2,180.00

Mockingbird; Lincoln to Indian Bend	Quantity	Rate	Total
Engineering Technician (Per Hour)	178	\$40.00	\$7,120.00
Trips (Each)	64	\$40.00	\$2,560.00
Laboratory Testing (Estimate)			\$5,295.00
ESTIMATED SUBTOTAL			\$14,975.00

Mockingbird; Indian Bend to Northern	Quantity	Rate	Total
Engineering Technician (Per Hour)	264	\$40.00	\$10,560.00
Trips (Each)	94	\$40.00	\$3,760.00
Laboratory Testing (Estimate)			\$10,080.00
ESTIMATED SUBTOTAL			\$24,400.00

Lincoln Drive; Town Limits to Mockingbird (North Side)	Quantity	Rate	Total
Engineering Technician (Per Hour)	76	\$40.00	\$3,040.00
Trips (Each)	26	\$40.00	\$1,040.00
Laboratory Testing (Estimate)			\$2,590.00
ESTIMATED SUBTOTAL			\$6,670.00

Lincoln Drive Entry Signs	Quantity	Rate	Total
Engineering Technician (Per Hour)	10	\$40.00	\$400.00
Trips (Each)	7	\$40.00	\$280.00
Laboratory Testing (Estimate)			\$100.00
ESTIMATED SUBTOTAL			\$780.00

Lincoln Drive; Town Limits to Mockingbird (South Side)	Quantity	Rate	Total
Engineering Technician (Per Hour)	76	\$40.00	\$3,040.00
Trips (Each)	26	\$40.00	\$1,040.00
Laboratory Testing (Estimate)			\$2,590.00
ESTIMATED SUBTOTAL			\$6,670.00

Lincoln & Tatum	Quantity	Rate	Total
Engineering Technician (Per Hour)	34	\$40.00	\$1,360.00
Trips (Each)	17	\$40.00	\$680.00
Laboratory Testing (Estimate)			\$2,065.00
ESTIMATED SUBTOTAL			\$4,105.00

Lincoln Drive – APS Substation to Quail Run	Quantity	Rate	Total
Engineering Technician (Per Hour)	34	\$40.00	\$1,360.00
Trips (Each)	17	\$40.00	\$660.00
Laboratory Testing (Estimate)			\$2,065.00
ESTIMATED SUBTOTAL			\$4,105.00

NOT IN THIS CONTRACT

We have provided a budget estimate of \$91,640.00, as broken out above, does not include delays in the field not caused by S&A and its sub-consultants. **The amount does not include client meetings, additional consultation or other services not specifically stated in this proposal.**

We appreciate the opportunity to submit this proposal for your consideration. If the terms set forth are satisfactory, please sign a copy and return it for our records, or attach this scope of work to your standard agreement for professional engineering services.

Attachments: S&A Rate Schedule

Respectfully submitted,

APPROVED AND ACCEPTED

SPEEDIE & ASSOCIATES

For: _____

By: _____

Daren Voyles
 Project Manager

Date: _____

UNIT RATE SCHEDULE

DESCRIPTION OF SERVICE

1.	On-call Quality Assurance Construction Materials Testing		
	a.	Observation & Testing of earthwork, concrete, masonry and paving operations by Engineering Technician	\$ 40.00/hr
	b.	Trip Charges	40.00/trip
	c.	Vehicle/Equipment	N/C
2.	Office Support - If Required		
	a.	Principal	130.00/hr
	b.	Project Manager	100.00/hr
	c.	Project Engineer	90.00/hr
3.	Laboratory Fees		
		Soils	
		Moisture Density Relations ASTM D 698 A	110.00/ea
		Sieve Analysis	60.00/ea
		Plasticity Index (Wet Prep Method)	150.00/ea
		Plasticity Index (Dry Prep Method)	55.00/ea
		Swell	110.00/ea
		Concrete, Mortar or Grout	
		Compressive Strength (Including Molds)	15.00/ea
		Asphaltic Concrete	
		Extraction/Gradation	155.00/ea
		Marshall Density	125.00/ea
		Maximum Theoretical Density (Rice)	140.00/ea
		Gyratory Unit Weight	220.00/ea
		Thickness/Density of Cores (Excludes Coring Sub)	30.00/ea
		Moisture Content	25.00/ea

PROJECT ESTIMATE

ROADWAY IMPROVEMENTS-INDIAN BEND: MOCKINGBIRD TO 600' WEST OF SCOTTSDALE (~2000LF)

CONSTRUCTION MATERIALS TESTING SERVICES

a. Subgrade field density testing:

48 hours @	\$40.00 per hour	\$1,920.00
12 trips @	\$40.00 per trip	\$480.00

b. Aggregate base course field density testing:

10 hours @	\$40.00 per hour	\$400.00
3 trips @	\$40.00 per trip	\$120.00

c. Utility trench backfill field density testing:

49 hours @	\$40.00 per hour	\$1,960.00
14 trips @	\$40.00 per trip	\$560.00

d. Asphaltic concrete field density testing:

24 hours @	\$40.00 per hour	\$960.00
3 trips @	\$40.00 per trip	\$120.00

e. Asphaltic concrete coring:

6 hours @	\$40.00 per hour	\$240.00
3 trips @	\$40.00 per trip	\$120.00

f. Concrete sampling and field testing:

16 hours @	\$40.00 per hour	\$640.00
16 trips @	\$40.00 per trip/sample pick up	\$640.00

g. Laboratory testing (Estimate):

		<u>\$5,100.00</u>
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Estimated Offsite Materials Testing Total	\$13,260.00
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PROJECT ESTIMATE

QUAIL RUN SIGNAL

CONSTRUCTION MATERIALS TESTING SERVICES

a. Subgrade field density testing and foundation bearing observation:

4 hours @	\$40.00 per hour	\$160.00
2 trips @	\$40.00 per trip	\$80.00

c. Utility trench backfill field density testing:

6 hours @	\$40.00 per hour	\$240.00
3 trips @	\$40.00 per trip	\$120.00

d. Asphaltic concrete field density testing:

2 hours @	\$40.00 per hour	\$80.00
1 trips @	\$40.00 per trip	\$40.00

e. Concrete sampling and field testing:

12 hours @	\$40.00 per hour	\$480.00
6 trips @	\$40.00 per trip/sample pick up	\$240.00

f. Laboratory testing (Estimate):

		<u>\$740.00</u>
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Estimated Offsite Materials Testing Total	\$2,180.00
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PROJECT ESTIMATE

LINCOLN & MOCKINGBIRD: WESTBOUND RIGHT TURN LANE

CONSTRUCTION MATERIALS TESTING SERVICES

a. Subgrade field density testing:

10 hours @	\$40.00 per hour	\$400.00
5 trips @	\$40.00 per trip	\$200.00

b. Aggregate base course field density testing:

2 hours @	\$40.00 per hour	\$80.00
1 trips @	\$40.00 per trip	\$40.00

c. Utility trench backfill field density testing:

2 hours @	\$40.00 per hour	\$80.00
1 trips @	\$40.00 per trip	\$40.00

d. Asphaltic concrete field density testing:

12 hours @	\$40.00 per hour	\$480.00
2 trips @	\$40.00 per trip	\$80.00

e. Asphaltic concrete coring:

2 hours @	\$40.00 per hour	\$80.00
2 trips @	\$40.00 per trip	\$80.00

f. Concrete sampling and field testing:

6 hours @	\$40.00 per hour	\$240.00
6 trips @	\$40.00 per trip/sample pick up	\$240.00

g. Laboratory testing (Estimate):

	<u>\$2,065.00</u>
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Estimated Offsite Materials Testing Total	\$4,105.00
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PROJECT ESTIMATE

LINCOLN & MOCKINGBIRD: SOUTHBOUND RIGHT TURN LANE

CONSTRUCTION MATERIALS TESTING SERVICES

a. Subgrade field density testing:

10 hours @	\$40.00 per hour	\$400.00
5 trips @	\$40.00 per trip	\$200.00

b. Aggregate base course field density testing:

2 hours @	\$40.00 per hour	\$80.00
1 trips @	\$40.00 per trip	\$40.00

c. Utility trench backfill field density testing:

2 hours @	\$40.00 per hour	\$80.00
1 trips @	\$40.00 per trip	\$40.00

d. Asphaltic concrete field density testing:

12 hours @	\$40.00 per hour	\$480.00
2 trips @	\$40.00 per trip	\$80.00

e. Asphaltic concrete coring:

2 hours @	\$40.00 per hour	\$80.00
2 trips @	\$40.00 per trip	\$80.00

f. Concrete sampling and field testing:

6 hours @	\$40.00 per hour	\$240.00
6 trips @	\$40.00 per trip/sample pick up	\$240.00

g. Laboratory testing (Estimate):

		<u>\$2,065.00</u>
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Estimated Offsite Materials Testing Total	\$4,105.00
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PROJECT ESTIMATE

INDIAN BEND TRAFFIC CIRCLE

CONSTRUCTION MATERIALS TESTING SERVICES

a. Subgrade field density testing:

10 hours @	\$40.00 per hour	\$400.00
5 trips @	\$40.00 per trip	\$200.00

b. Aggregate base course field density testing:

2 hours @	\$40.00 per hour	\$80.00
1 trips @	\$40.00 per trip	\$40.00

c. Utility trench backfill field density testing:

2 hours @	\$40.00 per hour	\$80.00
1 trips @	\$40.00 per trip	\$40.00

d. Asphaltic concrete field density testing:

12 hours @	\$40.00 per hour	\$480.00
2 trips @	\$40.00 per trip	\$80.00

e. Asphaltic concrete coring:

2 hours @	\$40.00 per hour	\$80.00
2 trips @	\$40.00 per trip	\$80.00

f. Concrete sampling and field testing:

6 hours @	\$40.00 per hour	\$240.00
6 trips @	\$40.00 per trip/sample pick up	\$240.00

g. Laboratory testing (Estimate):

		<u>\$2,065.00</u>
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Estimated Offsite Materials Testing Total	\$4,105.00
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PROJECT ESTIMATE

INDIAN BEND TRAFFIC CALMING

CONSTRUCTION MATERIALS TESTING SERVICES

a. Subgrade field density testing:

4 hours @	\$40.00 per hour	\$160.00
2 trips @	\$40.00 per trip	\$80.00

c. Utility trench backfill field density testing:

6 hours @	\$40.00 per hour	\$240.00
3 trips @	\$40.00 per trip	\$120.00

d. Asphaltic concrete field density testing:

2 hours @	\$40.00 per hour	\$80.00
1 trips @	\$40.00 per trip	\$40.00

e. Concrete sampling and field testing:

12 hours @	\$40.00 per hour	\$480.00
6 trips @	\$40.00 per trip/sample pick up	\$240.00

f. Laboratory testing (Estimate):

		<u>\$740.00</u>
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Estimated Offsite Materials Testing Total	\$2,180.00
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PROJECT ESTIMATE

MOCKINGBIRD IMPROVEMENTS: LINCOLN TO INDIAN BEND

CONSTRUCTION MATERIALS TESTING SERVICES

a. Subgrade field density testing:

64 hours @	\$40.00 per hour	\$2,560.00
16 trips @	\$40.00 per trip	\$640.00

b. Aggregate base course field density testing:

8 hours @	\$40.00 per hour	\$320.00
4 trips @	\$40.00 per trip	\$160.00

c. Utility trench backfill field density testing:

40 hours @	\$40.00 per hour	\$1,600.00
10 trips @	\$40.00 per trip	\$400.00

d. Asphaltic concrete field density testing:

32 hours @	\$40.00 per hour	\$1,280.00
4 trips @	\$40.00 per trip	\$160.00

e. Asphaltic concrete coring:

8 hours @	\$40.00 per hour	\$320.00
4 trips @	\$40.00 per trip	\$160.00

f. Concrete sampling and field testing:

26 hours @	\$40.00 per hour	\$1,040.00
26 trips @	\$40.00 per trip/sample pick up	\$1,040.00

g. Laboratory testing (Estimate):

		<u>\$5,295.00</u>
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Estimated Offsite Materials Testing Total	\$14,975.00
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PROJECT ESTIMATE

MOCKINGBIRD IMPROVEMENTS; INDIAN BEND TO NORTHERN

CONSTRUCTION MATERIALS TESTING SERVICES

a. Subgrade field density testing:

108 hours @	\$40.00 per hour	\$4,320.00
36 trips @	\$40.00 per trip	\$1,440.00

b. Aggregate base course field density testing:

16 hours @	\$40.00 per hour	\$640.00
6 trips @	\$40.00 per trip	\$240.00

c. Utility trench backfill field density testing:

48 hours @	\$40.00 per hour	\$1,920.00
8 trips @	\$40.00 per trip	\$320.00

d. Asphaltic concrete field density testing:

48 hours @	\$40.00 per hour	\$1,920.00
6 trips @	\$40.00 per trip	\$240.00

e. Asphaltic concrete coring:

12 hours @	\$40.00 per hour	\$480.00
6 trips @	\$40.00 per trip	\$240.00

f. Concrete sampling and field testing:

32 hours @	\$40.00 per hour	\$1,280.00
32 trips @	\$40.00 per trip/sample pick up	\$1,280.00

g. Laboratory testing (Estimate):

		<u>\$10,080.00</u>
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Estimated Offsite Materials Testing Total	\$24,400.00
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PROJECT ESTIMATE

LINCOLN: MOCKINGBIRD TO TOWN LIMITS NORTH SIDE

CONSTRUCTION MATERIALS TESTING SERVICES

a. Subgrade field density testing:

24 hours @	\$40.00 per hour	\$960.00
6 trips @	\$40.00 per trip	\$240.00

b. Aggregate base course field density testing:

4 hours @	\$40.00 per hour	\$160.00
2 trips @	\$40.00 per trip	\$80.00

c. Utility trench backfill field density testing:

20 hours @	\$40.00 per hour	\$800.00
6 trips @	\$40.00 per trip	\$240.00

d. Asphaltic concrete field density testing:

16 hours @	\$40.00 per hour	\$640.00
2 trips @	\$40.00 per trip	\$80.00

e. Asphaltic concrete coring:

4 hours @	\$40.00 per hour	\$160.00
2 trips @	\$40.00 per trip	\$80.00

f. Concrete sampling and field testing:

8 hours @	\$40.00 per hour	\$320.00
8 trips @	\$40.00 per trip/sample pick up	\$320.00

g. Laboratory testing (Estimate):

		<u>\$2,590.00</u>
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Estimated Offsite Materials Testing Total	\$6,670.00
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PROJECT ESTIMATE

LINCOLN ENTRY SIGNS

CONSTRUCTION MATERIALS TESTING SERVICES

a. Subgrade field density testing and foundation bearing observation:

4 hours @	\$40.00 per hour	\$160.00
2 trips @	\$40.00 per trip	\$80.00

b. Utility trench backfill field density testing:

3 hours @	\$40.00 per hour	\$120.00
2 trips @	\$40.00 per trip	\$80.00

c. Concrete sampling and field testing:

3 hours @	\$40.00 per hour	\$120.00
3 trips @	\$40.00 per trip/sample pick up	\$120.00

d. Laboratory testing (Estimate):

		<u>\$100.00</u>
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Estimated Offsite Materials Testing Total		\$780.00
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PROJECT ESTIMATE

LINCOLN: MOCKINGBIRD TO TOWN LIMITS SOUTH SIDE

CONSTRUCTION MATERIALS TESTING SERVICES

a. Subgrade field density testing:

24 hours @	\$40.00 per hour	\$960.00
6 trips @	\$40.00 per trip	\$240.00

b. Aggregate base course field density testing:

4 hours @	\$40.00 per hour	\$160.00
2 trips @	\$40.00 per trip	\$80.00

c. Utility trench backfill field density testing:

20 hours @	\$40.00 per hour	\$800.00
6 trips @	\$40.00 per trip	\$240.00

d. Asphaltic concrete field density testing:

16 hours @	\$40.00 per hour	\$640.00
2 trips @	\$40.00 per trip	\$80.00

e. Asphaltic concrete coring:

4 hours @	\$40.00 per hour	\$160.00
2 trips @	\$40.00 per trip	\$80.00

f. Concrete sampling and field testing:

8 hours @	\$40.00 per hour	\$320.00
8 trips @	\$40.00 per trip/sample pick up	\$320.00

g. Laboratory testing (Estimate):

		<u>\$2,590.00</u>
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Estimated Offsite Materials Testing Total	\$6,670.00
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PROJECT ESTIMATE

LINCOLN & TATUM RIGHT TURN LANE

CONSTRUCTION MATERIALS TESTING SERVICES

a. Subgrade field density testing:

10 hours @	\$40.00 per hour	\$400.00
5 trips @	\$40.00 per trip	\$200.00

b. Aggregate base course field density testing:

2 hours @	\$40.00 per hour	\$80.00
1 trips @	\$40.00 per trip	\$40.00

c. Utility trench backfill field density testing:

2 hours @	\$40.00 per hour	\$80.00
1 trips @	\$40.00 per trip	\$40.00

d. Asphaltic concrete field density testing:

12 hours @	\$40.00 per hour	\$480.00
2 trips @	\$40.00 per trip	\$80.00

e. Asphaltic concrete coring:

2 hours @	\$40.00 per hour	\$80.00
2 trips @	\$40.00 per trip	\$80.00

f. Concrete sampling and field testing:

6 hours @	\$40.00 per hour	\$240.00
6 trips @	\$40.00 per trip/sample pick up	\$240.00

g. Laboratory testing (Estimate):

		<u>\$2,065.00</u>
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Estimated Offsite Materials Testing Total	\$4,105.00
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Exhibit "B"

COMPENSATION

**TOWN OF PARADISE VALLEY PROJECT NO. 2016-14
RITZ ROADWAY IMPROVEMENTS
PROFESSIONAL FEES FOR DESIGN, POST DESIGN AND CONSTRUCTION ADMINISTRATION**

TASK	DESCRIPTION	PRINCIPAL \$215.00		PROJECT MANAGER \$180.00		SENIOR PROJECT ENGINEER \$145.00		PROJECT ENGINEER \$125.00		DESIGN ENGINEER \$100.00		DESIGNER \$95.00		SUB CONSULTANT	TOTAL TYLI HOURS	TOTAL TYLI FEE	TOTAL FEE
		Hours	\$	Hours	\$	Hours	\$	Hours	\$	Hours	\$	Hours	\$		Hours	\$	\$
PROFESSIONAL FEES BY TASKS																	
1	Project Management, Meetings and Coordination	15	\$3,225.00	147	\$26,460.00			240	\$30,000.00	129	\$12,900.00			\$21,920.00	531	\$72,585.00	\$94,505.00
2	Site Visit/Data Acquisition			4	\$720.00			20	\$2,500.00	32	\$3,200.00	40	\$3,800.00	\$13,885.00	96	\$10,220.00	\$24,105.00
3	Field Topographic Survey, Base Mapping							4	\$500.00			16	\$1,520.00	\$14,350.00	20	\$2,020.00	\$16,370.00
4	Improvement Plans, Specifications and Estimates	8	\$1,720.00	80	\$14,400.00	120	\$17,400.00	624	\$78,000.00	1180	\$118,000.00	1440	\$136,800.00	\$36,992.00	3,452	\$366,320.00	\$403,312.00
5	Traffic Analysis, Traffic Signal Design, ITS Design													\$35,289.00			\$35,289.00
6	Landscape/Irrigation Design and Aesthetics			4	\$720.00	32	\$4,640.00			48	\$4,800.00	60	\$5,700.00	\$71,910.00	144	\$15,860.00	\$87,770.00
7	Drainage Analysis and Report			4	\$720.00	50	\$7,250.00	135	\$16,875.00	170	\$17,000.00				359	\$41,845.00	\$41,845.00
8	Geotechnical Investigation and Report													\$8,900.00			\$8,900.00
9	Right-of-Way/Easement Acquisition			4	\$720.00			16	\$2,000.00					\$2,950.00	20	\$2,720.00	\$5,670.00
10	Public Outreach and Communication			12	\$2,160.00			24	\$3,000.00			60	\$5,700.00	\$27,025.72	96	\$10,860.00	\$37,885.72
11	Utility Coordination and Design			20	\$3,600.00			30	\$3,750.00	75	\$7,500.00			\$10,540.00	125	\$14,850.00	\$25,390.00
12	CMAR Coordination/GMP Review	18	\$3,870.00	56	\$10,080.00			36	\$4,500.00					\$25,000.00	110	\$18,450.00	\$43,450.00
13	Post Design Services			60	\$10,800.00	4	\$580.00	100	\$12,500.00	1350	\$135,000.00			\$26,714.00	1,514	\$158,880.00	\$185,594.00
14	QA Management/Review and Approval of Test Results													\$87,535.00			\$87,535.00
15	As-Builts/Record Drawings & Final Project Close Out			2	\$360.00			8	\$1,000.00			40	\$3,800.00	\$8,876.00	50	\$5,160.00	\$14,036.00
16	Reimbursable Expenses																\$10,000.00
GRAND TOTAL PROFESSIONAL FEES		41	\$8,815.00	393	\$70,740.00	206	\$29,870.00	1,237	\$154,625.00	2,984	\$298,400.00	1,656	\$157,320.00	\$391,886.72	6,517	\$719,770.00	\$1,121,656.72

EXHIBIT "B"

TOWN OF PARADISE VALLEY PROJECT NO. 2016-14
RITZ ROADWAY IMPROVEMENTS
PROFESSIONAL FEES FOR DESIGN, POST DESIGN AND CONSTRUCTION ADMINISTRATION

LOCATION	DESCRIPTION (Bolded Information is "rolled up" Summary)	PRINCIPAL \$215.00		PROJECT MANAGER \$180.00		SENIOR PROJECT ENGINEER \$145.00		PROJECT ENGINEER \$125.00		DESIGN ENGINEER \$100.00		DESIGNER \$95.00		SUB CONSULTANT	TOTAL TYLI HOURS	TOTAL TYLI FEE	TOTAL FEE	5-STAR COST SHARE	TOWN COST SHARE
		Hours	\$	Hours	\$	Hours	\$	Hours	\$	Hours	\$	Hours	\$		\$	Hours	\$	\$	\$
PROFESSIONAL FEES BY LOCATION																			
1	Indian Bend Cross Section	4	\$860.00	37	\$6,660.00	22	\$3,190.00	144	\$18,000.00	321	\$32,100.00	176	\$16,720.00	\$53,040.53	704	\$80,030.00	\$133,070.53	\$133,070.53	\$0.00
	Task 1 - Project Management, Meetings and Coordination	1		12				20		11									
	Task 2 - Site Visit and Data Acquisition			1				5		8		10							
	Task 4 - Improvement Plans, Specifications and Estimates	1		8		12		80		128		160							
	Task 7 - Drainage Analysis and Report			1		10		22		32									
	Task 11 - Utility Coordination and Design			4				6		15									
	Task 12 - CMAR Coordination/GMP Review	2		4				3											
	Task 13 - Post Design Services			7				8		127									
	Task 15 - As-Builts/Record Drawings & Final Project Close Out											6							
	Task 16 - Reimbursable Expenses															\$2,500.00			
2	Quail Run Signal	3	\$645.00	22	\$3,960.00			27	\$3,375.00	88	\$8,800.00			\$29,197.33	140	\$16,780.00	\$45,977.33	\$45,977.33	\$0.00
	Task 1 - Project Management, Meetings and Coordination	1		12				20		8									
	Task 12 - CMAR Coordination/GMP Review	2		8				3											
	Task 13 - Post Design Services			2				4		80									
3	Lincoln & Mockingbird - WB Right Turn Lane	2	\$430.00	26	\$4,680.00	8	\$1,160.00	67	\$8,375.00	171	\$17,100.00	100	\$9,500.00	\$19,408.33	374	\$41,245.00	\$60,653.33	\$60,653.33	\$0.00
	Task 1 - Project Management, Meetings and Coordination	1		12				20		11									
	Task 4 - Improvement Plans, Specifications and Estimates	1		8		8		40		80		100							
	Task 12 - CMAR Coordination/GMP Review			4				3											
	Task 13 - Post Design Services			2				4		80									
4	Lincoln & Mockingbird - SB Right Turn Lane	2	\$430.00	26	\$4,680.00	8	\$1,160.00	67	\$8,375.00	171	\$17,100.00	100	\$9,500.00	\$18,215.33	374	\$41,245.00	\$59,460.33	\$59,460.33	\$0.00
	Task 1 - Project Management, Meetings and Coordination	1		12				20		11									
	Task 4 - Improvement Plans, Specifications and Estimates	1		8		8		40		80		100							
	Task 12 - CMAR Coordination/GMP Review			4				3											
	Task 13 - Post Design Services			2				4		80									
5	Indian Bend Traffic Circle	3	\$645.00	29	\$5,220.00	8	\$1,160.00	77	\$9,625.00	221	\$22,100.00	99	\$9,405.00	\$6,468.33	437	\$48,155.00	\$54,623.33	\$54,623.33	\$0.00
	Task 1 - Project Management, Meetings and Coordination	1		12				20		11									
	Task 4 - Improvement Plans, Specifications and Estimates			8		8		44		100		84							
	Task 10 - Public Outreach and Communication			3				6				15							
	Task 12 - CMAR Coordination/GMP Review	2		4				3											
	Task 13 - Post Design Services			2				4		110									

**TOWN OF PARADISE VALLEY PROJECT NO. 2016-14
RITZ ROADWAY IMPROVEMENTS
PROFESSIONAL FEES FOR DESIGN, POST DESIGN AND CONSTRUCTION ADMINISTRATION**

LOCATION	DESCRIPTION (Bolded Information is "rolled up" Summary)	PRINCIPAL \$215.00		PROJECT MANAGER \$180.00		SENIOR PROJECT ENGINEER \$145.00		PROJECT ENGINEER \$125.00		DESIGN ENGINEER \$100.00		DESIGNER \$95.00		SUB CONSULTANT	TOTAL TYLI HOURS	TOTAL TYLI FEE	TOTAL FEE	5-STAR COST SHARE	TOWN COST SHARE
		Hours	\$	Hours	\$	Hours	\$	Hours	\$	Hours	\$	Hours	\$	\$	Hours	\$	\$	\$	\$
6	Indian Bend Traffic Calming	1	\$215.00	29	\$5,220.00	8	\$1,160.00	57	\$7,125.00	147	\$14,700.00	91	\$8,645.00	\$4,263.33	333	\$37,065.00	\$41,328.33	\$41,328.33	\$0.00
	Task 1 - Project Management, Meetings and Coordination	1		12				20		11									
	Task 4 - Improvement Plans, Specifications and Estimates			8		8		24		56		76							
	Task 10 - Public Outreach and Communication			3				6				15							
	Task 12 - CMAR Coordination/GMP Review			4				3											
	Task 13 - Post Design Services			2				4		80									
7	Mockingbird - Lincoln to Indian Bend	5	\$1,075.00	39	\$7,020.00	26	\$3,770.00	159	\$19,875.00	352	\$35,200.00	196	\$18,620.00	\$56,533.47	777	\$85,560.00	\$142,093.47	\$71,046.74	\$71,046.74
	Task 1 - Project Management, Meetings and Coordination	2		13				20		11									
	Task 2 - Site Visit and Data Acquisition			1				5		8		10							
	Task 3 - Field Topographic Surveying, Base Mapping							1				4							
	Task 4 - Improvement Plans, Specifications and Estimates	1		8		16		72		142		175							
	Task 7 - Drainage Analysis and Report			1		10		38		48									
	Task 11 - Utility Coordination and Design			4				6		15									
	Task 12 - CMAR Coordination/GMP Review	2		4				3											
	Task 13 - Post Design Services			8				14		128									
	Task 15 - As-Builts/Record Drawings & Final Project Close Out											7							
8	Mockingbird - Indian Bend to Northern	5	\$1,075.00	39	\$7,020.00	40	\$5,800.00	288	\$36,000.00	625	\$62,500.00	406	\$38,570.00	\$69,438.47	1,403	\$155,965.00	\$225,403.47	\$0.00	\$225,403.47
	Task 1 - Project Management, Meetings and Coordination	2		13				20		11									
	Task 2 - Site Visit and Data Acquisition			1				5		8		10							
	Task 3 - Field Topographic Surveying, Base Mapping							1				4							
	Task 4 - Improvement Plans, Specifications and Estimates	1		8		20		190		314		385							
	Task 7 - Drainage Analysis and Report			1		20		45		50									
	Task 11 - Utility Coordination and Design			4				6		15									
	Task 12 - CMAR Coordination/GMP Review	2		4				3											
	Task 13 - Post Design Services			8				18		227		7							
	Task 15 - As-Builts/Record Drawings & Final Project Close Out																		
	Task 16 - Reimbursable Expenses															\$5,000.00			

EXHIBIT "B"

TOWN OF PARADISE VALLEY PROJECT NO. 2016-14
RITZ ROADWAY IMPROVEMENTS
PROFESSIONAL FEES FOR DESIGN, POST DESIGN AND CONSTRUCTION ADMINISTRATION

LOCATION	DESCRIPTION (Bolded Information is "rolled up" Summary)	PRINCIPAL \$215.00		PROJECT MANAGER \$180.00		SENIOR PROJECT ENGINEER \$145.00		PROJECT ENGINEER \$125.00		DESIGN ENGINEER \$100.00		DESIGNER \$95.00		SUB CONSULTANT	TOTAL TYLI HOURS	TOTAL TYLI FEE	TOTAL FEE	5-STAR COST SHARE	TOWN COST SHARE
		Hours	\$	Hours	\$	Hours	\$	Hours	\$	Hours	\$	Hours	\$		\$	Hours	\$	\$	\$
9	Lincoln North Side - Mockingbird easterly to Town limits	4	\$860.00	47	\$8,460.00	34	\$4,930.00	104	\$13,000.00	296	\$29,600.00	192	\$18,240.00	\$39,891.47	677	\$77,590.00	\$117,481.47	\$58,740.74	\$58,740.74
	Task 1 - Project Management, Meetings and Coordination	1		12				20		11									
	Task 2 - Site Visit and Data Acquisition			1				5		8		10							
	Task 4 - Improvement Plans, Specifications and Estimates	1		8		14		52		110		130							
	Task 6 - Landscape/Irrigation Desgn and Aesthetics			2		16				24		30							
	Task 10 - Public Outreach and Communication			3				6				15							
	Task 11 - Utility Coordination and Design			4				6		15									
	Task 12 - CMAR Coordination/GMP Review	2		8				3											
	Task 13 - Post Design Services			9		4		8		128									
	Task 15 - As-Builts/Record Drawings & Final Project Close Out							4				7							
	Task 16 - Reimbursable Expenses															\$2,500.00			
10	Lincoln Drive Entry Signs	3	\$645.00	18	\$3,240.00			27	\$3,375.00	91	\$9,100.00			\$15,307.33	139	\$16,360.00	\$31,667.33	\$31,667.33	\$0.00
	Task 1 - Project Management, Meetings and Coordination	1		12				20		11									
	Task 12 - CMAR Coordination/GMP Review	2		4				3											
	Task 13 - Post Design Services			2				4		80									
11	Lincoln South Side - Mockingbird easterly to Town limits	4	\$860.00	45	\$8,100.00	40	\$5,800.00	146	\$18,250.00	330	\$33,000.00	186	\$17,670.00	\$50,820.47	751	\$83,680.00	\$134,500.47	\$67,250.24	\$67,250.24
	Task 1 - Project Management, Meetings and Coordination	1		12				20		11									
	Task 3 - Field Topographic Surveying, Base Mapping							1				4							
	Task 4 - Improvement Plans, Specifications and Estimates	1		8		14		52		110		130							
	Task 6 - Landscape/Irrigation Desgn and Aesthetics			2		16				24		30							
	Task 7 - Drainage Analysis and Report			1		10		30		40									
	Task 9 - Right-of-Way/Easement Acquisition			3				10											
	Task 10 - Public Outreach and Communication			3				6				15							
	Task 11 - Utility Coordination and Design			4				6		15									
	Task 12 - CMAR Coordination/GMP Review	2		4				3											
	Task 13 - Post Design Services			8				14		130									
	Task 15 - As-Builts/Record Drawings & Final Project Close Out							4				7							
12	Lincoln & Tatum - WB Right and Left Turn Lanes	5	\$1,075.00	36	\$6,480.00	12	\$1,740.00	74	\$9,250.00	171	\$17,100.00	110	\$10,450.00	\$29,302.33	408	\$46,095.00	\$75,397.33	\$0.00	\$75,397.33
	Task 1 - Project Management, Meetings and Coordination	2		13				20		11									
	Task 3 - Field Topographic Surveying, Base Mapping							1				4							
	Task 4 - Improvement Plans, Specifications and Estimates	1		8		12		30		60		100							
	Task 9 - Right-of-Way/Easement Acquisition			1				6											
	Task 12 - CMAR Coordination/GMP Review	2		4				3											
	Task 13 - Post Design Services			8				14		100									
	Task 15 - As-Builts/Record Drawings & Final Project Close Out			2								6							
GRAND TOTAL PROFESSIONAL FEES																\$1,121,656.72	\$623,818.22	\$497,838.51	

Exhibit "C"

STREET IMPROVEMENTS

EXHIBIT E
STREET IMPROVEMENTS

The Town and Five Star intend to jointly develop Lincoln Drive, Mockingbird Lane, and Indian Bend Road surrounding the Resort as a unique amenity that will complement the Resort and its landscaping plans as well as serving as a gateway entry to the Town at the eastern end of Lincoln Drive. The development, implementation, and care of the pedestrian and vehicular experience are crucial to Five Star and the Town so that the unique character of these streets, along with safety, security, and the efficient movement of vehicular traffic is achieved. These distinctive characteristics will be the strongest elements in creating a sense of place and establish these streets as a Visually Significant Corridors. The scope of the Street Improvements and the relative percentage responsibility for the costs of the Street Improvements are set forth in the table below. The full description of the Street Improvements are completely described in the Traffic Impact Analysis. Said Traffic Impact Analysis may be replaced by an Updated Traffic Impact Analysis at the Town's sole discretion. The Scottsdale Street Improvements are also identified in the Traffic Impact Analysis and this Exhibit E.

Street Improvements

Location	Improvement	Description of Work in Traffic Impact Analysis or Other Reference Document	Financially Responsible Party
1. Indian Bend cross section	<u>Required Owner Improvement:</u> Construct roadway improvements along Indian Bend Road from Mockingbird to 600 feet west of Scottsdale Road	Staff comments to match General Plan; substantial conformance with Page D-11 of Approved Plans in 2015 SUP	Five Star - 100% design & construction
2. Quail Run signal	<u>Required Owner Improvement:</u> Signalize the intersection of Quail Run Road & Lincoln Drive, which will serve as the main entrance to the Resort; modify median for 150 linear feet of storage	Roadway Improvements Page 3 - Bullet 3; "Future Roadway Improvements" Page 29; Queue Storage Lengths Page 6 - Bullet 1	Five Star - 100% design & construction
3. Lincoln & Mockingbird, westbound right turn lane	<u>Required Owner Improvement:</u> Construct a westbound right-turn lane at the intersection of Lincoln Drive and Mockingbird Lane	Roadway Improvements Page 3 - Bullet 4; "Future Roadway Improvements" Page 29	Five Star - 100% design & construction
4. Lincoln & Mockingbird, southbound right turn lane	<u>Required Owner Improvement:</u> Construct a southbound right-turn lane at the intersection of Lincoln Drive & Mockingbird Lane	Roadway Improvements Page 3 - Bullet 5; "Future Roadway Improvements" Page 29; Intersection Capacity Analysis Page 5 - Bullet 2	Five Star - 100% design & construction
5. Indian Bend traffic circle	<u>Required Owner Improvement:</u> Improve traffic circle with alternate pavement treatment	Roadway Improvements Page 3 - Bullet 8; "Future Roadway Improvements" Page 29; in substantial conformance with Page D-11 of Approved Plans in 2015 SUP	Five Star - 100% design & construction
6. Indian Bend, traffic calming	<u>Required Owner Improvement:</u> Install traffic calming elements between the Indian Bend traffic circle and Mockingbird Lane as determined by the Town if traffic from Area E1 is prioritized to use Indian Bend Road	Roadway Improvements Page 4 - Bullet 1; "Future Roadway Improvements" Page 29	Five Star - 100% design & construction
7. Mockingbird improvements, Lincoln to Indian Bend	<u>Required Owner Improvement</u> (with limited contribution to design costs by Town as provided in this row): Construct median island and roadway and setback improvements along	Staff comments to match General Plan; Queue Storage Lengths Page 7 - Bullet 1	Five Star - 100% construction; Five Star and Town – each 50% design

Location	Improvement	Description of Work in Traffic Impact Analysis or Other Reference Document	Financially Responsible Party
	Mockingbird from Lincoln to Indian Bend Road; improve Mockingbird Lane & Lincoln westbound left-turn lane to include 350 feet of storage and the removal of a center median; construct new south and westbound right-turn lanes to provide 175 feet and 150 feet of storage, respectively		
8. Mockingbird improvements, Indian Bend to Northern	<u>Town Street Improvement:</u> Construct median island and roadway and setback improvements along Mockingbird from Indian Bend Road to Northern	Town Capital Improvement Program	Town - 100% design & construction
9. Lincoln improvements, Town limits to Mockingbird, north side and medians	<u>Required Owner Improvement</u> (with limited contribution to design costs by Town as provided in this row): Construct median islands and roadway and setback improvements along north side of Lincoln to VSC standards; construct another channel along Lincoln from Mockingbird to the east Town limits	Staff comments to match General Plan; Page G-7 & D-10 in Approved Plans in 2015 SUP; Final Drainage & Grading Master Plan	Five Star - 100% construction; Five Star and Town – each 50% design
10. Lincoln Drive entry signs	<u>Required Owner Improvement:</u> Install Town entry signs on north and south side of Lincoln at Town limits	Staff Comments to match Page D-7 in Approved Plans in 2015 SUP	Five Star - 100% design & construction; Town responsible for acquiring land on south side
11. Lincoln improvements, Town limits to Mockingbird, south side	<u>Town Street Improvement</u> (with limited contribution to design costs by Five Star as provided in this row): Construct roadway improvements along Lincoln to VSC standards	Town Capital Improvement Program	Town - 100% construction; Five Star and Town – each 50% design
12. Lincoln & Tatum, westbound right turn lane	Town Street Improvement: Acquire right-of-way to mitigate the delay by lengthening the westbound right-turn lane	Intersection Capacity Analysis Page 5 - Bullet 1	At the Town's discretion; if performed Town - 100% design & construction

Scottsdale Street Improvements

Location	Improvement	Description of Work in Traffic Impact Analysis or Other Reference Document	Financially Responsible Party
A. Indian Bend; south side	<u>Scottsdale Street</u> <u>Improvement:</u> Construct half-street improvements on Indian Bend Road from Scottsdale Road to approximately 600 feet to the west	Roadway Improvements Page 2 - Bullet 1; "Future Roadway Improvements" Page 29	Five Star - 100% design & construction – Inclusion is dependent upon approval by COS
B. Indian Bend & Scottsdale Road	<u>Scottsdale Street</u> <u>Improvement:</u> Add second westbound through lane along Indian Bend Road; mitigate the signalized intersection of Scottsdale Road & Indian Bend Road to include signal timing adjustments and reconfiguration of the eastbound approach to provide two left turn lanes, one through lane, and a shared through-right turn lane	Roadway Improvements Page 3 - Bullet 1; "Future Roadway Improvements" Page 29; Intersection Capacity Analysis Page 5 - Bullet 3	Five Star - 100% design & construction – Inclusion is dependent upon approval by COS
C. 6750 North & Scottsdale Road	<u>Scottsdale Street</u> <u>Improvement:</u> Improve the intersection of Scottsdale Road & 6750 North to include northbound dual left-turn lanes with 115 feet of storage each, and southbound right turn lane increased to 150 feet of storage; if only a single northbound left-turn lane is provided at the intersection of Scottsdale Road & 6750 North, northbound left-turn lane's storage is 132 feet and the queue for the northbound left turn lane on Scottsdale Road approaching Indian Bend Road is 309 feet.	Roadway Improvements Page 3 - Bullet 2; "Future Roadway Improvements" Page 29; Intersection Capacity Analysis Page 5 - Bullet 4; Queue Storage Lengths Page 6 - Bullet 1; Queue Storage Lengths Page 7 - Bullet 2	Five Star - 100% design & construction – Inclusion is dependent upon approval by COS
D. Lincoln & Scottsdale Road	<u>Scottsdale Street</u> <u>Improvement:</u> Adjust the signal timing and add right-turn overlap periods where applicable	Intersection Capacity Analysis Page 6 - Bullet 2	Five Star - 100% design & construction – Inclusion is dependent upon approval by COS

Location	Improvement	Description of Work in Traffic Impact Analysis or Other Reference Document	Financially Responsible Party
E. Mockingbird & Indian Bend	<u>Scottsdale Street Improvement</u> : Intersection treatments dependent upon 6750 N Scottsdale improvements	Roadway Improvements Page 3 - Bullet 7; "Regional Improvements" Page 31	<p><i>If Five Star is able to improve 6750 N Scottsdale with two northbound left turn lanes, this improvement is not required; this is dependent upon approval by COS</i></p> <p style="text-align: center;">-or-</p> <p><i>If Five Star is unable to improve 6750 Scottsdale with two northbound left turn lanes, Five Star - 100% design & construction.</i></p>