

TOWN Of PARADISE VALLEY



STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew Ching, Town Manager
Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
David Diekman, Senior Engineering Technician

DATE: May 14, 2026

DEPARTMENT: Community Development - Engineering
David Diekman, 480-348-3572

AGENDA TITLE: Las Brisas Lane and Cheney Drive Improvement; Construction Contract

SUMMARY STATEMENT

Town staff are seeking Council approval for the construction of Las Brisas Lane and Cheney Drive Intersection Improvement Project. Nesbitt Contracting has been selected to reconstruct the intersection of Las Brisas Lane and Cheney Drive as part of the FY26 Capital Improvement Program's Miscellaneous Street Improvement category.

The profile of the intersection is substandard with continuous damage to the roadway and vehicles when entering and exiting Cheney Drive. The resident/owner at 5221 E. Cheney Drive has contributed to the design development, contracting with the Land Development Group to assist with improving the street profile. Town staff have provided internal reviews and third-party constructability reviews for the development of a final and complete construction plan.

PROJECT INFORMATION

The Las Brisas Lane and Cheney Drive Intersection Improvements project is located at the intersection of Cheney Drive and Las Brisas Lane and focuses on improving roadway transitions and drainage within the project limits. The work will include but not limited to:

- Saw cutting and removal of existing asphalt pavement and curb.
- Excavation, and subgrade preparation.
- Installation of aggregate base.
- New asphalt paving to re-establish proper grades.
- Concrete improvements include construction of new curb, gutter, and valley gutter to enhance drainage and overall intersection performance.
- Traffic Control/Roadway Closure/Signage.
- Resident Notifications.

RECOMMENDATION

Authorize Town manager to execute contract No. CON-26-058-ENG with Nesbitt Contracting for an amount not to exceed \$146,675.00 for reconstruction of the intersection.

BACKGROUND/HISTORY

- January 2024: During the construction of a home located at 5221 E Cheney Drive, the owner and resident contacted the Town of Paradise Valley requesting improvements to the intersection of Las Brisas Lane and Cheney Drive. The request was recommended for the Town's Capital Improvement Program's Miscellaneous Street Improvements Category.
- February 2024: The resident hired the Land Development Group to develop roadway design plans and an engineer estimate of probable cost.
- August 2024: Staff reviewed the first draft of the proposed improvement plans.
- February 2025: Town contracted Kimley Horn to provide a Third-Party engineering review of the plans.
- May 2025: 90% Plans and Specification submitted for review.
- June 2025: Draft Final improvement plans reviewed by Town staff; engineers estimate provided in the amount of \$78,383.
- September 2025: The Town contracted with Infrastructure Mavens to provide a constructability review and independent cost estimate. Maven's estimate for construction was \$128,997.00.
- January 2026 – 100%/Final sealed plans and specifications received.
- February - April 2026: Procurement of Job Order Contractor (JOC).
- March 2026 - Staff contacted residents/property owners adjacent to the project to coordinate construction scheduling.
- April 2026: Nesbitt Contracting selected as the JOC to perform construction services.
- May 2026: Council Session for construction contract discussion.

BUDGETARY IMPACT

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

ATTACHMENT(S):

- A. Staff Report
- B. Presentation
- C. 100% Plans
- D. Technical Specifications
- E. Construction Contract