

Doubletree Ranch Road Drainage and Roadway Improvements

PROJECT FACT SHEET

December 2002



Why is this project needed?

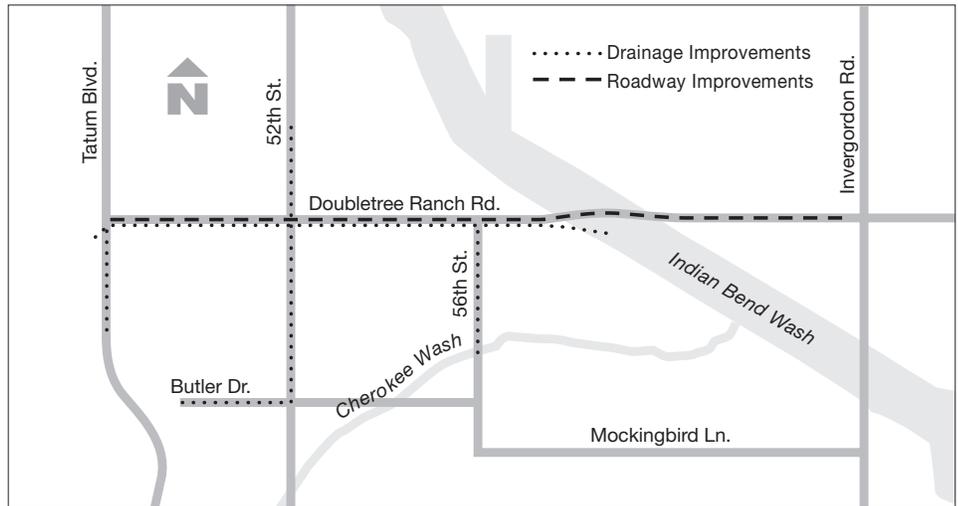
The street and drainage improvements approved for construction on Doubletree Ranch Road this January are designed to provide for improved traffic and pedestrian safety, flood protection, and beautification of the area.

What will this project include?

- Street Improvements along Doubletree Ranch Road from Tatum Boulevard to Invergordon Road, including: new rubberized asphalt pavement, curbs and sidewalks, cross-walks, landscaping, curvilinear road design, aesthetic median treatments
- Underground storm pipes and culverts under Doubletree Ranch Road
- Storm drains in Tatum Boulevard, 52nd Street, Butler Drive, and 56th Street
- Box culvert crossing for Cherokee Wash at 56th Street.
- Elimination of existing drainage ditches along Doubletree Ranch Road

Who is responsible for this project?

The Town of Paradise Valley, the City of Phoenix, and the Flood Control District of Maricopa County have entered into an agreement to construct this project. The District will have day-to-day construction and administration responsibilities. The Town will ultimately own, operate, and maintain the project.



How much will the project cost?

The cost is estimated at \$13 million. Approximately \$10.3 million of that cost is for drainage improvements. This cost will be split so that 60 percent will be funded by the Flood Control District and 40 percent by the Town of Paradise Valley. Approximately \$2.7 million is for street improvements, which will be funded completely by the Town.

When will the construction occur?

These improvements will take place over 14 months. Construction will begin in January 2003 and will run through February 2004. The construction will be scheduled and completed in sections so that the entire project will not be under construction at any one time.

The maximum length of any open trench will be of 1,320 feet, in order to minimize disruption to residents.

A preliminary construction schedule will be available for the public at the pre-construction public information meeting in January.

When will the construction crew be working?

Construction work will generally be on weekdays, from sunrise to sunset. Work may begin no earlier than 6 a.m. and work may continue until 6 p.m., regardless of the time of sunset. Weekend, holiday and limited night work may be approved only by special permission of the Town of Paradise Valley and the Flood Control District of Maricopa County.

Construction work adjacent to Cherokee School will be scheduled during the

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Summer 2003 break so as not to interrupt school activities.

A bonus will be given to the contractor as an incentive for early completion of the construction, with penalties levied for late completion.

Who will oversee the construction?

The Flood Control District of Maricopa County and the Town of Paradise Valley have hired an experienced construction administration team for this project. The Town of Paradise Valley has hired Pat Neal to act as a Project Manager for residents with construction issues. The Flood Control District has a construction manager overseeing the contractor and the progress of the construction work.

How will traffic flow be affected by the project?

Doubletree Ranch Road may be closed to all but local traffic during construction along Doubletree Ranch Road. Allowing for momentary interruptions, it is required, however, that residents living on Doubletree Ranch Road have access at all times.

How will the project be landscaped?

A landscape architect has been hired to landscape the project. His expertise will be used to match and replace any road landscaping removed during construction and to enhance the roadway corridor.

How will I be affected by construction?

Construction will have its impact on local residents, but those impacts will be kept to a minimum. In addition to traffic restrictions, residents will experience some noise disturbances but these are limited by state regulations and standards. In regards to dust, the Contractor will be required to obtain a permit from Maricopa County Environmental Quality for dust control and a water truck will be on hand to keep dust levels down.

The construction will also involve moving and rebuilding driveways, moving mailboxes and landscaping changes. Everything will be photographed prior to removal or relocation to ensure accurate reconstruction.

How will the public be kept informed about the project?

There are several ways:

- A Groundbreaking ceremony will be held Tuesday December 10, 2002, 10 a.m., at Camelback Golf Course, to celebrate the start of this project
- A Pre-construction Public Information Meeting will be held Monday, January 6, 2003, 6-8 p.m., at the Paradise Valley Town Council Chambers, for residents who are seeking more construction and project information.
- A 24-hour telephone hotline will be established at the start of construction

■ Newsletters will be mailed directly to residents with updated construction information throughout the project.

■ The Town of Paradise Valley's website will be updated frequently – www.ci.paradise-valley.az.us/Townhall/Doubletree.htm

Who can I contact if I experience problems during construction?

- The Construction Contractor will establish a 24-hour telephone hotline to deal with problems or concerns that may arise
- You can also contact Patrick Neal, Town of Paradise Valley Project Manager, (480) 348-3580, Cell (602)689-8534



City of Phoenix