



## AGENDA

**Queen Creek Town Council Regular Session**  
Community Chambers, 20727 E Civic Parkway  
August 3, 2022  
6:30 PM

*Pursuant to A.R.S. §§ 38-431.02 and 38-431.03, notice is hereby given to the members of the Town Council and the general public that, at this Regular Meeting, the Town Council may vote at any time during the Council Meeting to go into Executive Session, which will not be open to the public, for legal advice and discussion with the Town Attorney(s) for legal advice on any item listed on the following agenda, pursuant to A.R.S. § 38-431.03(A)(3).*

*The public can continue to watch the meeting live streamed at [QueenCreek.org/WatchMeetings](https://www.queen-creek.org/WatchMeetings) by selecting "video" next to the applicable meeting (once the meeting begins) or by visiting the Town's Ustream account at <https://video.ibm.com/councilmeeting>.*

*In addition to attending in-person, residents may submit public comment for this Town Council meeting by submitting their comments via email to [PublicComment@QueenCreekAZ.gov](mailto:PublicComment@QueenCreekAZ.gov) (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record.*

*The Mayor or other presiding officer at the meeting may change the order of Agenda Items and/or take items on the Agenda in an order they determine is appropriate. Some members of the Town Council and staff may attend electronically.*

- 1. Call to Order:**
- 2. Roll Call:** *(Members of the Town Council may attend electronically and/or telephonically)*
- 3. Pledge of Allegiance:**
- 4. Invocation/Moment of Silence:**
- 5. Ceremonial Matters (Presentations, Proclamations, Awards, Guest Introductions and Announcements):**
  - A. Proclamation - Drowning Prevention Impact Month
  - B. Citizen Leadership Institute Presentations & Graduation
- 6. Committee Reports:**
  - A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

B. Committee and outside agency reports (only as scheduled)

1. Chamber of Commerce FY22 Annual Report
2. Queen Creek Cultural Foundation FY22 Annual Report

7. **Public Comments:** *Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please address the Town Council by completing a Request to Speak Card and returning it to the Town Clerk (limited to three (3) minutes each), or by emailing your comment for this Town Council meeting to [PublicComment@QueenCreekAZ.gov](mailto:PublicComment@QueenCreekAZ.gov) (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record. The Town Council may not discuss or take action on any issue raised during public comment until a later meeting.*

8. **Consent Agenda:** *Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Members of the Town Council and/or staff may comment on any item without removing it from the Consent Agenda or remove any item for separate discussion and consideration.*

A. Consideration and possible approval of Expenditures \$25,000 and over, pursuant to Town Purchasing Policy. (FY 22/23 Budgeted Items)

1. 65 North Group, LLC - Inventory Counts and Reconciliation: \$43,950 (Finance)

B. Consideration and possible approval of a Job Order 29 with MGC Contractors, Inc., Contract #2019-134, in an amount not to exceed \$194,944 for the construction of electrical room enclosures for Ironwood Crossings and Castlegate Well Sites Electrical Rooms. (FY 22/23 Budgeted Item)

C. Consideration and possible approval of a staff initiated contract modification to Contract 2016-114, Project Order 10, with Kimley-Horn and Associates for inclusion of additional scope of services for designing the Chandler Heights: Sossaman Road to Hawes Road Improvement project (CIP project A0602) and increase the contract value by \$188,307 for a not to exceed cost of \$1,107,951. (FY 2022/23 Budgeted Item)

9. **Public Hearing Consent Agenda:** *Matters listed under the Public Hearing Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Please address the Town Council by completing a Request to Speak Card and returning it to the Town Clerk (limited to three (3) minutes each), or by emailing your comment for this Town Council meeting to [PublicComment@QueenCreekAZ.gov](mailto:PublicComment@QueenCreekAZ.gov) (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record. The Town Council may not discuss or take action on any issue raised during public comment until a later meeting.*

A. Public Hearing and possible action on Ordinance 792-22, P22-0157 Entertainment Activities Text Amendment, a staff initiated text amendment to Article 4. Zoning Districts of the Zoning Ordinance recommending approval of entertainment activities when associated with a restaurant or bar.

10. **Public Hearings:** *If you wish to speak to the Town Council on any of the items listed as a Public Hearing, please address the Town Council by completing a Request to Speak Card and returning it to the Town Clerk (limited to three (3) minutes each), or by emailing your comment for this Town Council meeting to [PublicComment@QueenCreekAZ.gov](mailto:PublicComment@QueenCreekAZ.gov) (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record.*
- A. None.
12. **Items for Discussion:** *These items are for Town Council discussion only and no action will be taken. In general, no public comment will be taken.*
- A. Presentation from Arizona State University on their New Economy Initiative.
- B. Discussion on Recreation Center design.
- C. Discussion regarding landscape maintenance in arterial road medians, a follow-up from the annual Council Strategic Planning Session.
13. **Final Action:** *If you wish to speak to the Town Council on any of the items listed under Final Action, please address the Town Council by completing a Request to Speak Card and returning it to the Town Clerk (limited to three (3) minutes each), or by emailing your comment for this Town Council meeting to [PublicComment@QueenCreekAZ.gov](mailto:PublicComment@QueenCreekAZ.gov) (limited to 500 words). Every email, if received by the deadline of 5:00 p.m., the day of the meeting, will be entered into the official record. Only one comment per person, per Agenda Item will be allowed. Comments without identifying name and address will not be entered into the official record.*
- A. None.
13. **Adjournment:**

I, Maria Gonzalez, do hereby certify that I caused to be posted this 25th day of July, the Agenda for the August 3, 2022 Regular and Possible Executive Session of the Queen Creek Town Council at Town Hall and on the Town's website at [www.QueenCreekAZ.gov](http://www.QueenCreekAZ.gov).

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Maria E. Gonzalez,  
CMC Town Clerk

The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities who require reasonable accommodations in order to participate should contact the Town Clerk's office at (480) 358-3000.



TOWN OF  
**QUEEN CREEK**  
ARIZONA

**TO:** HONORABLE MAYOR AND TOWN COUNCIL  
**THROUGH:** JOHN KROSS ICMA-CM, TOWN MANAGER  
**FROM:** MELISSA BAUER, PROCUREMENT MANAGER  
**RE:** CONSIDERATION AND POSSIBLE APPROVAL OF EXPENDITURES \$25,000 AND OVER, PURSUANT TO TOWN PURCHASING POLICY. (FY 22/23 BUDGETED ITEMS)  
**DATE:** August 3, 2022

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**Suggested Action:**

To approve the Expenditures \$25,000 and over, pursuant to Town Purchasing Policy.

**Discussion:**

The following items being requested are:

1. 65 North Group, LLC - Inventory Counts and Reconciliation: \$43,950 (Finance)

**Fiscal Impact:**

The fiscal impact of the requested spending authority for the above expenditures is \$43,950. Funds have been identified within the line item budget as approved in the FY22/23 budget or subsequently approved by Council.

**Attachment(s):**

1. [Expenditures over \\$25000.pdf](#)



**Attachment: Expenditures \$25,000 and Over  
Budgeted in Fiscal Year 22/23  
August 3, 2022**

Item #	Vendor(s)	Description	Purpose	Requesting Dept(s)	Fiscal Impact \$	Procurement Method	Alternative
1	65th North Group, LLC	Inventory Counts and Reconciliation	To provide full inventory counts for items that should be listed in inventory records for items housed in the utility, traffic, and streets warehouse buildings and utility, traffic, and streets items held in outside storage at the warehouse locations. Inventory reconciliation of existing inventory records with new full physical inventory counts to determine estimated value of identified inventory records for items counted.	Finance	\$43,950 (Council previously approved \$54,093 on 4/6/22 for a total of \$98,043)	Town Contract 2022-043	The Town Council may choose not to approve the additional finding. This would result in the Town Finance staff doing full inventory counts and audits town-wide and reconciling physical counts to inventory records and invoices. This would delay the results of our inventory internal controls review and possibly impact the completion of the annual audit.



TOWN OF  
**QUEEN CREEK**  
 ARIZONA

**TO:** HONORABLE MAYOR AND TOWN COUNCIL

**THROUGH:** JOHN KROSS ICMA-CM, TOWN MANAGER

**FROM:** PAUL T GARDNER, UTILITIES DIRECTOR

**RE:** CONSIDERATION AND POSSIBLE APPROVAL OF A JOB ORDER 29 WITH MGC CONTRACTORS, INC., CONTRACT #2019-134, IN AN AMOUNT NOT TO EXCEED \$194,944 FOR THE CONSTRUCTION OF ELECTRICAL ROOM ENCLOSURES FOR IRONWOOD CROSSINGS AND CASTLEGATE WELL SITES ELECTRICAL ROOMS. (FY 22/23 BUDGETED ITEM)

**DATE:** August 3, 2022

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**Suggested Action:**

Move to approve a Job Order 29 with MGC Contractors, Inc., contract 2019-134, in an amount not to exceed \$194,944 for the construction of electrical room enclosures for Ironwood Crossings and Castlegate Well Sites Electrical Rooms.

**Relevant Council Goal(s):**

Secure Future: KRA Environment

**Discussion:**

Town well sites contain electrical rooms which consist of delicate equipment and instrumentation that serve as the main controls for the well site. Electrical rooms contain electrical cabinets that hold printed circuit boards that operate the wells. Because of the importance and delicacy of this equipment, it is vital that it is protected from the elements in a temperature-controlled enclosure.

The Town acquired the H2O, Inc. water system in 2013. The electrical rooms at those well sites were not completely enclosed and are only covered by a shade structure with a chain link fence around the outside. This exposes sensitive equipment, such as printed circuit boards, to dust, dirt, heat, and rain. This results in equipment having to regularly be repaired or replaced. Currently, department staff spend many hours every week cleaning equipment and blowing out dirt and dust with large air compressors to attempt to prevent any issues.

In the past year, the department has completed the enclosure of electrical rooms at Pecan North, Links Main, Gantzel, Shea and Pecan South well sites. This job order covers the cost to enclose the electrical rooms and install air conditioning units at both the Ironwood Crossings and Castlegate well sites. In the future, the department will also need to complete enclosures at the Main Plant well site.

**Fiscal Impact:**

The not to exceed amount associated with this Job Order totals \$194,944. This includes the contract amount of \$177,222 as well as 10% contingency totaling \$17,722. Adequate funding for these costs has been identified within Water's FY 2022/23 operating budget.

**Alternatives:**

Council may choose not to approve this Job Order. If not approved, the Department will work with Council to understand their concerns. The option to not move forward with the job order is not recommended at this time as this would cause additional repair and maintenance costs at these well sites.

**Attachment(s):**

1. [MGC Job Order 29 - Electrical Enclosures at Ironwood Crossing and Castlegate Well Sites.pdf](#)



This scope and fee proposal has been reviewed and approved for a Purchase Order. 7-July-2022



*Marion L. Williams*



## **Town of Queen Creek JOC Cost Proposal**

*H2O Sites Electrical Room Enclosures  
Ironwood Crossings and Castlegate Sites*



May 4, 2022

Town of Queen Creek  
22358 S Ellsworth Road  
Queen Creek, AZ 85142

Attn: Brian Quill

Re: Cost Proposal  
H2O Sites Electrical Room Enclosure  
Ironwood Crossings and Castlegate Sites

Dear Brian:

In accordance with the information provided, we are pleased to offer a cost proposal for the construction of exterior sheet-metal walls to enclose both the Ironwood Crossings and Castlegate Sites Electrical Rooms for the purpose of conditioning the air in both rooms to protect electrical gear. The total price of work is (\$177,222.00) One Hundred Seventy-Seven Thousand Two Hundred Twenty-Two Dollars and No Cents. A further breakdown of the proposal and quotations are attached. We have included bond and sales tax. Please note the following clarifications:

Included scope at both locations:

- Pricing for the electrical room enclosure is based upon previous projects, performing the same scope of work, as well as site visits by MGC personnel. Due to both the Ironwood Crossings and Castlegate sites having very similar shade structures, the scope of work is the same.
- Electrical room enclosure walls are quoted to be constructed using various lengths of 2" x 4" metal studs and 12' x 3' metal sheeting.
- Installation of an air conditioning unit with distribution ducting.
- Demolition of the chain-link fencing per Town of Queen Creek request.
- Procure and install (1) One 4' x 7' hollow metal security door.
- Procure and install (1) One 8' x 8' hollow metal security door.
- MGC generated CAD drawing to be submitted and approved by Town of Queen Creek prior to construction.
- Procure and install toe-kicker trim around perimeter of bottom siding-to-concrete joint.
- Foam insulation for electric room side of sheet metal paneling.
- Provide and Install (5) Five new low bay LED fixture.
- Rework lighting conduit to (2) Two new 3-way switches.
- Provide and install new 40-amp circuit feed from existing electrical panel to new air conditioning compressor.



Clarifications and exclusions:

- Pricing does not include stamped engineering drawings (if necessary).
- Permits

Thank you for the opportunity to be of service, if you have any questions please do not hesitate to call.

Sincerely,



Wesley Forster  
Project Manager



**ELECTRICAL ENCLOSURES IRONWOOD CROSSING SOUTH & CASTLEGATE  
TOTAL PROJECT BREAKDOWN**

<b>Project Number:</b>	19389
<b>Contractor:</b>	MGC Contractors Inc.
<b>Date:</b>	04-May-22

Division	Description	% of Total	Cost	Comments
	<b>Construction Indirect Costs Summary</b>			
00000	<b>Division 0 - Bidding and Contract Requirements</b>			
	Sales Tax	6.93%	\$12,278	
	Sales Tax Deduct	0.00%	\$0	
	Fee	8.00%	\$14,180	
	Insurance (GL, IF, PL)	2.00%	\$3,545	
	Bond	1.00%	\$1,773	
00000	<b>Sub-Total</b>	<b>17.9%</b>	<b>\$31,776</b>	
01000	<b>Division 1 - General Requirements</b>			
	Project Staff	4.74%	\$8,397	
	Project Site Temporary Facilities	2.89%	\$5,125	
01000	<b>Sub-Total</b>	<b>7.6%</b>	<b>\$13,522</b>	
	<b>Sub-Total Indirect Costs</b>	<b>25.6%</b>	<b>\$45,298</b>	
	<b>SUBCONTRACTORS &amp; SUPPLIERS</b>			
	Ironwood Crossing South Site - Procure Single & Double Metal Hollow Doors	2.84%	\$5,032	KCI Doors & Hardware
	Ironwood Crossing South Site - HVAC Subcontractor	5.99%	\$10,615	Axis Mechanical
	Ironwood Crossing South Site - Electrical Subcontractor	4.43%	\$7,847	Swain Electric
	Ironwood Crossing South Site - Framing & Siding Materials	3.57%	\$6,325	
	Ironwood Crossing South Site - Chain Link Gates	4.41%	\$7,820	Biddle & Brown Fence
	Ironwood Crossing South Site - Insulation	3.09%	\$5,485	Rice Construction
	Castlegate Site - Procure Two Single Metal Hollow Doors	2.84%	\$5,032	KCI Doors & Hardware
	Castlegate Site - HVAC Subcontractor	5.99%	\$10,615	Axis Mechanical
	Castlegate Site - Electrical Subcontractor	4.43%	\$7,847	Swain Electric
	Castlegate Site - Framing & Siding Materials	3.57%	\$6,325	
	Castlegate Site - Chain Link Gates	4.41%	\$7,820	Biddle & Brown Fence
	Castlegate Site - Insulation	3.09%	\$5,485	Rice Construction
	<b>Sub-Total</b>	<b>48.7%</b>	<b>\$86,248</b>	
	<b>ELECTRICAL ROOM ENCLOSURE WORK</b>			
	Ironwood Crossing South - Install New Enclosure w/ Doors	12.89%	\$22,838	
	Castlegate - Install New Enclosure w/ Doors	12.89%	\$22,838	
	<b>Sub-Total</b>	<b>25.8%</b>	<b>\$45,675</b>	
	<b>Sub-Total Direct Costs</b>	<b>74.4%</b>	<b>\$131,924</b>	
	<b>Overall Total</b>		<b>\$177,222</b>	

Division 01

BY: BJB & WF

#	DESCRIPTION	QUANT	UNIT	UNIT COST	AMOUNT	Comments
<b>1.</b>	<b>Mobilization/Demobilization:</b>				-	
	- Company Equipment	0	Ea	\$ 500	\$ -	
		0	Ea	\$ 600	\$ -	
	- Rental Equipment	0	Ea	\$ 650	\$ -	
	- Equipment Delivery	4	Ea	\$ 400	\$ 1,600	Manlift
	- Other	0	Ea	\$ 400	\$ -	
<b>2.</b>	<b>Permits</b>				\$ -	
	- Local	0	Ea		\$ -	
	- County	0	Ea	\$ 1,100	\$ -	Dust Control Permit
	- Railroad	0	Ea		\$ -	
	- Other	0	Ea		\$ -	
<b>3.</b>	<b>Trailers:</b>				\$ -	
	- MGC - storage	2	Mo	\$ 250	\$ 500	
	- MGC - office	0	Mo	\$ 450	\$ -	
	- Engineer's office	0			\$ -	
<b>4.</b>	<b>Temporary/Cellular Phone</b>	2	Mo	\$ 150	\$ 300	
<b>5.</b>	<b>Temporary Power:</b>				\$ -	
	- Set-up	0	Ea	\$ 200	\$ -	
	- Construction - monthly	0	Mo	\$ 75	\$ -	
	- Trailer - construction mo.	0	Mo	\$ 50	\$ -	
	- Trailer - Engineer mo.	0			\$ -	
<b>6.</b>	<b>J-Jon/Sanitation Facilities</b>	2	Mo	\$ 600	\$ 1,200	
<b>7.</b>	<b>Water - drinking/ice</b>	1	LS	\$ 150	\$ 150	
<b>8.</b>	<b>Water - construction</b>	0	LS	\$ 900	\$ -	Backflow w/ Certs
<b>9.</b>	<b>Temporary Fencing:</b>				\$ -	
	- Set-up	0	LS	\$ 50	\$ -	
	- Monthly Charges	0	Mo	\$ 300	\$ -	
<b>10.</b>	<b>Surveying/Construction Staking</b>	0	LS	\$ 550	\$ -	
<b>11.</b>	<b>Subcontractor Bonds</b>	0			\$ -	
<b>12.</b>	<b>Construction Testing</b>	0	Mo	\$ -	\$ -	
<b>13.</b>	<b>Design/P.E. Stamp</b>	0			\$ -	
<b>14.</b>	<b>Dumpster - monthly</b>	1	Ea	\$ 500	\$ 500	
	Dump Fees	1	LS	\$ 350	\$ 350	
<b>15.</b>	<b>Clean-up</b>	0	LS	\$ 1,500	\$ -	
<b>16.</b>	<b>AGC Fees</b>	0	LS		\$ -	
<b>17.</b>	<b>Site Signage</b>	0	LS	\$ 950	\$ -	
<b>18.</b>	<b>Liquidated Damages</b>	0			\$ -	
<b>19.</b>	<b>Traffic Control:</b>	0	Dy	\$ 150	\$ -	
	Traffic plates	0	Mo	\$ 2,500	\$ -	
	Traffic officer	0	Hr	\$ 75	\$ -	
<b>20.</b>	<b>Subsistence</b>	0			\$ -	
<b>21.</b>	<b>Courier Fees</b>	0			\$ -	
<b>22.</b>	<b>Reprographics</b>	0	LS	\$ 350	\$ -	
<b>23.</b>	<b>O&amp;M Costs</b>	1	LS	\$ 225	\$ 225	Time & Binder Materials
	OCR Recognition	0			\$ -	
<b>24.</b>	<b>Security Costs</b>	0	Mo		\$ -	Capture Cam
<b>25.</b>	<b>Insurance - Builders Risk</b>	0	Mo	\$ 576	\$ -	
<b>26.</b>	<b>Dust Control - Materials</b>	0	LS	\$ 300	\$ -	
<b>27.</b>	<b>Other</b>	0	Mo	\$ 260	\$ -	Sweeper Once/Month
<b>28.</b>	<b>SWPPP Permit</b>	0	LS	\$ 1,100	\$ -	
	SWPPP Materials	0	LS	\$ 350	\$ -	
<b>27.</b>	<b>Per Diem</b>	0	Dy		\$ -	
<b>28.</b>	<b>Hotel / Subsistence</b>	0	Rm		\$ -	
<b>29.</b>	<b>Engineering -</b>	0	LS	\$ -	\$ -	
					\$ -	
<b>30.</b>	<b>Communications</b>	2	MO	\$ 150	\$ 300	
					\$ -	
<b>TOTAL</b>					<b>\$ 5,125</b>	

## Project Staff & Temporary Facilities

<b>Labor</b>				
Position	Unit	Quantity	Labor Cost	
			Unit	Total
Project Executive	HR	8.0	\$110.60	\$885
Sr. Project Manager	HR	0.0	\$100.80	\$0
Project Manager	HR	16.0	\$94.05	\$1,505
Project Engineer	HR	48.0	\$65.16	\$3,128
General Superintendent	HR	4.0	\$90.00	\$360
CAD Engineer	HR	8.0	\$60.00	\$480
Administration	HR	8.0	\$50.00	\$400
Estimator	HR	0.0	\$65.16	\$0
QA/QC Manager	HR	4.0	\$90.00	\$360
	HR	0.0		\$0
			<b>Total Labor Cost:</b>	<b>\$7,117</b>

<b>Equipment</b>				
Item	Unit	Quantity	Equipment Cost	
			Unit	Total
Pickup Truck	HR	72.0	\$15	\$1,080
Supervisor Truck	HR	8.0	\$25	\$200
22 Ton Boom Truck	HR	0.0	\$96	\$0
L120 Front End Loader	HR	0.0	\$81	\$0
420 IT Backhoe	HR	0.0	\$56	\$0
Mini Excavator	HR	0.0	\$56	\$0
			<b>Total Equipment Cost:</b>	<b>\$1,280</b>

<b>Material</b>				
Item	Unit	Quantity	Material Cost	
			Unit	Total
Field Office Supplies	LS	1.00	\$250.00	\$250
				\$0
				\$0
				\$0
			<b>Total Material Cost:</b>	<b>\$250</b>

**Town of Queen Creek**

**H2O Sites Electrical Room Enclosure - Ironwood Crossings and Castlegate Sites  
Labor and Equipment Breakdown**

**Job Name: Electrical Enclosures Ironwood Crossing South & Castlegate**

**Work Order Breakdown**

**By: BF, WF**

#	Water & Wastewater Facilities Projects	Info	LABOR				EQUIPMENT		\$ Total For Line
			HRS Craft Supt	HRS Forman	HRS Carpenter	HRS Laborer	HRS Sup't Truck	HRS Scissor Lift	
1	<b>H2O Sites Electrical Room Enclosures</b>								\$ -
2	<b>Ironwood Crossing South Site Enclosure Work</b>								\$ -
3	Demo existing fencing		4.0	4.0	4.0	4.0	4.0	0.0	\$ 955
4	Layout		4.0	4.0	0.0	0.0	4.0	4.0	\$ 721
5	Frame in enclosure		24.0	24.0	24.0	24.0	24.0	24.0	\$ 6,001
6	Install vapor barrier		0.0	4.0	4.0	0.0	0.0	0.0	\$ 400
7	Install metal siding and exterior trim		40.0	40.0	40.0	40.0	40.0	40.0	\$ 10,002
8	Install single & double doors	Qty (2)	12.0	0.0	12.0	0.0	12.0	0.0	\$ 1,854
9	Paint Doors	Qty (2)	8.0	0.0	8.0	0.0	8.0	0.0	\$ 1,236
10	Trim-out & seal penetrations		0.0	0.0	8.0	8.0	0.0	0.0	\$ 558
11	Assist HVAC unit Subcontractor & seal penetrations		8.0	0.0	0.0	8.0	8.0	0.0	\$ 1,111
12	<b>Castlegate Site Enclosure Work</b>								\$ -
13	Demo existing fencing		4.0	4.0	4.0	4.0	4.0	0.0	\$ 955
14	Layout		4.0	4.0	0.0	0.0	4.0	4.0	\$ 721
15	Frame in enclosure		24.0	24.0	24.0	24.0	24.0	24.0	\$ 6,001
16	Install vapor barrier		0.0	4.0	4.0	0.0	0.0	0.0	\$ 400
17	Install metal siding and exterior trim		40.0	40.0	40.0	40.0	40.0	40.0	\$ 10,002
18	Install single & double doors	Qty (2)	12.0	0.0	12.0	0.0	12.0	0.0	\$ 1,854
19	Paint Doors	Qty (2)	8.0	0.0	8.0	0.0	8.0	0.0	\$ 1,236
20	Trim-out & seal penetrations		0.0	0.0	8.0	8.0	0.0	0.0	\$ 558
21	Assist HVAC & Gate/Fence Subcontractors		8.0	0.0	0.0	8.0	8.0	0.0	\$ 1,111
22									\$ -
23	<b>Total Column</b>		200.0	152.0	200.0	168.0	200.0	136.0	\$ 45,675
24	<b>Unit Cost</b>		\$ 86.82	\$ 57.27	\$ 42.66	\$ 27.05	\$ 25.00	\$ 11.25	
25	<b>Total Cost \$</b>		\$ 17,364	\$ 8,705	\$ 8,532	\$ 4,544	\$ 5,000	\$ 1,530	\$ 45,675

**H2O Sites Electrical Room Enclosures - Ironwood Corssings and Castlegate Sites  
Material Takeoff**

Item #	Description	Quantity	Unit	Cost Each	Total	Notes
<b>H2O Sites Electrical Room Enclosures</b>						
1	<b>Ironwood Crossing South Site - Metal Framing and Sheething</b>					
2	12' x 3' Metal Sheeting for Enclosure	18	EA	\$ 88.45	\$ 1,592.10	
3	10' x 3' Metal Sheeting for Enclosure	0	EA	\$ 73.71	\$ -	
4	2" x 4" x 12' Metal Studs	48	EA	\$ 12.20	\$ 585.60	
5	2" x 4" x 10' Metal Studs	6	EA	\$ 8.20	\$ 49.20	
6	2" x 4" x 8' Metal Studs	4	EA	\$ 6.20	\$ 24.80	
7	2" x 4" x 10' Metal Tracking	10	EA	\$ 20.50	\$ 205.00	
8	Door Headers	16	FT	\$ 5.12	\$ 81.92	
9	Vapor Barrier	1	RL	\$ 195.00	\$ 195.00	
10	Foam Closure (3' Each @ 4 Per Pack)	12	EA	\$ 6.98	\$ 83.76	
11	Buytle Tape (4.45" x 12' per Roll)	17	RL	\$ 35.24	\$ 599.08	
12	Self Drilling Screws for Studs	2	BOX	\$ 25.00	\$ 50.00	
13	Toe-Kicker for Trim	8	EA	\$ 18.00	\$ 144.00	
14	2" Pin Bolts	2	BOX	\$ 32.54	\$ 65.08	
15	2" Concrete Anchors	2	BOX	\$ 26.48	\$ 52.96	
16	1" Metal Screws for Sheet Metal	4	BOX	\$ 15.24	\$ 60.96	
17	Spray Foam for Penetrations	4	Cans	\$ 3.59	\$ 14.36	
18	Exterior Caulking	1	Case	\$ 27.32	\$ 27.32	
19	Paint for Doors	1	Ls	\$ 210.00	\$ 210.00	
20	Small Tools (5% of labor) - Split Between Ironwood Crossing South Site	1	LS	\$ 1,957.27	\$ 1,957.27	
21	Safety (1.5% of labor) - Split Between Ironwood Crossing South Site	1	LS	\$ 326.72	\$ 326.72	
22					<b>\$ 6,325.13</b>	
23	<b>Castlegate - Metal Framing and Sheething</b>					
24	12' x 3' Metal Sheeting for Enclosure	18	EA	\$ 88.45	\$ 1,592.10	
25	10' x 3' Metal Sheeting for Enclosure	0	EA	\$ 73.71	\$ -	
26	2" x 4" x 12' Metal Studs	48	EA	\$ 12.20	\$ 585.60	
27	2" x 4" x 10' Metal Studs	6	EA	\$ 8.20	\$ 49.20	
28	2" x 4" x 8' Metal Studs	4	EA	\$ 6.20	\$ 24.80	
29	2" x 4" x 10' Metal Tracking	10	EA	\$ 20.50	\$ 205.00	
30	Door Headers	16	FT	\$ 5.12	\$ 81.92	

**H20 Sites Electrical Room Enclosures - Ironwood Corssings and Castlegate Sites  
Material Takeoff**

<b>Item #</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Cost Each</b>	<b>Total</b>	<b>Notes</b>
31	Vapor Barrier	1	RL	\$ 195.00	\$ 195.00	
32	Foam Closure (3' Each @ 4 Per Pack)	12	EA	\$ 6.98	\$ 83.76	
33	Buytle Tape (4.45" x 12' per Roll)	17	RL	\$ 35.24	\$ 599.08	
34	Self Drilling Screws for Studs	2	BOX	\$ 25.00	\$ 50.00	
35	Toe-Kicker for Trim	8	EA	\$ 18.00	\$ 144.00	
36	2" Pin Bolts	2	BOX	\$ 32.54	\$ 65.08	
37	2" Concrete Anchors	2	BOX	\$ 26.48	\$ 52.96	
38	1" Metal Screws for Sheet Metal	4	BOX	\$ 15.24	\$ 60.96	
39	Spray Foam for Penetrations	4	Cans	\$ 3.59	\$ 14.36	
40	Exterior Caulking	1	Case	\$ 27.32	\$ 27.32	
41	Paint for Doors	1	Ls	\$ 210.00	\$ 210.00	
42	Small Tools (5% of labor) - Split Between Castlegate Site	1	LS	\$ 1,957.27	\$ 1,957.27	
43	Safety (1.5% of labor) - Split Between Castlegate Site	1	LS	\$ 326.72	\$ 326.72	
44					<b>\$ 6,325.13</b>	
45	<b>Construction Materials Sub-Total</b>				<b>\$ 12,650.27</b>	

<b>Total Cost</b>	<b>\$ 12,650.27</b>
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**Doors and Hardware LLC**

3126 N 30th Ave  
Phoenix, Arizona 85017  
Tel: 602-272-5427 Fax: 602-272-5534

**Quote**

Quote # : **421625**  
Quote Date : **Nov 2, 2021**  
Expiration Date : **Dec 17, 2021**

Customer:  
MGC Contractors, Inc  
Email invoices - invoices@mgccontractors.com  
Phoenix, Arizona 85082

Ship To:  
MGC Contractors, Inc  
4110 E Elwood St  
Phoenix, Arizona 85040

Tel: (602) 437-5000 Fax: (602) 470-4000

Account Code : 5731  
Terms : Net 30 days  
Customer Job # :  
Salesperson : Cheyenne Draper  
Order Name :  
Purchase Order # :  
Shipped Via : WC

Danny Farmer - 623-694-7025  
Dan Forster - 775-267-1115

**Qty Product Description**

- 2 80710 DBL 4000 CR 16 KD 1 3/4 534
- 2 40710 SGL 4000 CR 16 KD 1 3/4 534
- 4 HMD F 40710 4 18 CRS HC S F
- 2 HMD F 40710 4 18 CRS HC S F
- 6 Continuous Hinge 780-210 95" DBA
- 4 Lockset L9070P 06A LHR 613
- 2 Flush Bolt 282D US10B
- 2 24" EXTENSION ROD FOR FLUSH BOLTS 26D
- 2 Astragal 355 DV 96"

Pre-Tax Total	:	10,064.00
AZ86 - ARIZONA SALES TAX 8.6%	:	0.00
<b>Quote Total</b>	<b>:</b>	<b>10,064.00</b>





10943 W. Alice Ave. Peoria, Az. 85345

Tel. 480-593-5274 Email: axisfreeze@gmail.com

ROC 327501

11/5/2021

Per: MGC Contractors 4110 E Elwood St, Phoenix, AZ 85040

RE: Ironwood Crossing North-Renovations

Scope of Work:

**Axis Mechanical to install**

- (1) CU-1 3.5 ton straight cool split system condenser with**
- (1) AH-1 paired air handler and air distribution setup**

Demo:

N/A

Inclusions:

- Equipment
- Mounting hardware
- Labor
- Lifts
- Thermostat
- Thermostat wire
- Ducting
- Hangers
- Equipment Pad
- Condensate
- Copper line set

**Exclusions:**

- **Bonds, Permits, Sales Taxes or fees**
- **Engineering, inspection or utility fees**
- **Wall openings by others**
- **All electrical work or wire conduit starters or disconnects (Will include thermostat wire from unit to thermostat)**
- **Painting, patching or core drilling**
- **Structural or non-structural metal roofing systems or general sheet metals**
- **Supplemental structural support, tube steel or lintels**
- **Seismic engineering and design work and seismic bracing of any kind**
- **Concrete pour back and grouting**
- **Over time hours**
  
- **Building seal, sealants (other than ductwork or curb requirements listed in plans)**

***Total \$10,615.00***

---

**Approved by signature**

---

**Date**

---

**Printed name and associated position with firm**



*10943 W. Alice Ave. Peoria, Az. 85345*

*Tel. 480-593-5274 Email: axisfreeze@gmail.com*

*ROC 327501*

**11/5/2021**

**Per: MGC Contractors 4110 E Elwood St, Phoenix, AZ 85040**

**RE: Castle Gate renovations-39818 N. Scott Way San Tan Valley, Az. 85140**

**Scope of Work:**

**Axis Mechanical to install**

- (1) CU-1 3.5 ton straight cool split system condenser with**
- (1) AH-1 paired air handler and air distribution setup**

**Demo:**

**Removal of existing AC system and ducting into switch gear. Will plate openings to keep vermin and dust resistant.**

**Inclusions:**

- **Equipment**
- **Mounting hardware**
- **Labor**
- **Lifts**
- **Thermostat**
- **Thermostat wire**
- **Ducting**
- **Hangers**
- **Condensate**
- **Copper line set**

**Exclusions:**

- **Bonds, Permits, Sales Taxes or fees**
- **Engineering, inspection or utility fees**
- **Wall openings by others**
- **All electrical work or wire conduit starters or disconnects (Will include thermostat wire from unit to thermostat)**
- **Painting, patching or core drilling**
- **Structural or non-structural metal roofing systems or general sheet metals**
- **Supplemental structural support, tube steel or lintels**
- **Seismic engineering and design work and seismic bracing of any kind**
- **Concrete pour back and grouting**
- **Over time hours**
  
- **Building seal, sealants (other than ductwork or curb requirements listed in plans)**

***Total \$10,615.00***

---

**Approved by signature**

---

**Date**

---

**Printed name and associated position with firm**



# PROPOSAL

895 W. ELWOOD ST.  
PHOENIX, AZ. 85041  
OFF. - 602-456-8999  
FAX - 602-396-1077  
CELL - 602-501-9381  
ROC 272838 CR-14

CUSTOMER <b>MGC</b>		ATTN: <b>DANIEL</b>	
BILLING ADDRESS			
CITY		STATE	ZIP
PHONE	FAX	MOBILE <b>1-775-1115</b>	

DATE <b>11/4/2021</b>		
JOB NAME <b>IRONWOOD CROSSING</b>		
DELIVERY SITE OR JOB ADDRESS <b>41197 N. PEACH ST</b>		
CITY <b>SAN TAN VALLEY</b>	STATE	ZIP

**BIDDLE & BROWN FENCE AGREES TO PROVIDE THE FOLLOWING:**

**LABOR AND MATERIALS TO INSTALL FENCES AND GATES PER PLANS, SPECIFICATIONS, ADDENDA AND AS FOLLOWS:**

35LF OVERALL OF 10' CHAINLINK FENCE WITH 1ea 7' SINGLE GATE, 1ea 21' DOUBLE GATE AND INFILL CHAINLINK BETWEEN PER THE DRAWING SUPPLIED.

INSTALL ON 2 7/8" SS-40 POSTS WITH BASE PLATES AND WELDED TO THE TOP ROOF FRAMING

9ga CHAINLINK MATERIALS AND COMMERCIAL GRADE FRAMING. GATE WILL BE SET UP TO ACCEPT PADLOCKS BY OTHERS WITH CANE BOLTS ON EACH LEAF

DEMO THE EXISTING FENCE AND TIE INTO THE EXISTING FENCE AND ROOF FRAME AS REQUIRED.

**\$7,820.00**

**SITE INSPECTION REQUIRED PRIOR TO INSTALLATION**

**ADDENDA NOTED: 0**

**EXCLUSIONS:**

GRADING, STAKING, TAX, BONDS, PERMITS, FIRE DEPARTMENT ACCESS EQUIPMENT (KNOX), LOCKS

PLEASE CALL 602-501-9381 WITH ANY QUESTIONS. EMAIL - courtney@bbfco.com

SINCERELY,

*Courtney Forsgren*

COURTNEY FORSGREN, PROJECT MANAGER



# PROPOSAL

895 W. ELWOOD ST.  
PHOENIX, AZ. 85041  
OFF. - 602-456-8999  
FAX - 602-396-1077  
CELL - 602-501-9381  
ROC 272838 CR-14

CUSTOMER <b>MGC</b>		ATTN: <b>DANIEL</b>	
BILLING ADDRESS			
CITY		STATE	ZIP
PHONE	FAX	MOBILE <b>1-775-1115</b>	

DATE <b>11/4/2021</b>		
JOB NAME <b>CASTLE GATE</b>		
DELIVERY SITE OR JOB ADDRESS <b>39818 N. SCOTT WAY</b>		
CITY <b>SAN TAN VALLEY</b>	STATE	ZIP

**BIDDLE & BROWN FENCE AGREES TO PROVIDE THE FOLLOWING:**

**LABOR AND MATERIALS TO INSTALL FENCES AND GATES PER PLANS, SPECIFICATIONS, ADDENDA AND AS FOLLOWS:**

35LF OVERALL OF 10' CHAINLINK FENCE WITH 1ea 7' SINGLE GATE, 1ea 21' DOUBLE GATE AND INFILL CHAINLINK BETWEEN PER THE DRAWING SUPPLIED.  
 INSTALL ON 2 7/8" SS-40 POSTS WITH BASE PLATES AND WELDED TO THE TOP ROOF FRAMING  
 9ga CHAINLINK MATERIALS AND COMMERCIAL GRADE FRAMING. GATE WILL BE SET UP TO ACCEPT PADLOCKS BY OTHERS WITH CANE BOLTS ON EACH LEAF  
 DEMO THE EXISTING FENCE AND TIE INTO THE EXISTING FENCE AND ROOF FRAME AS REQUIRED.

**\$7,820.00**

**SITE INSPECTION REQUIRED PRIOR TO INSTALLATION**

**ADDENDA NOTED: 0**

**EXCLUSIONS:**

GRADING, STAKING, TAX, BONDS, PERMITS, FIRE DEPARTMENT ACCESS EQUIPMENT (KNOX), LOCKS

PLEASE CALL 602-501-9381 WITH ANY QUESTIONS. EMAIL - [courtney@bbfco.com](mailto:courtney@bbfco.com)

SINCERELY,

*Courtney Forsgren*

COURTNEY FORSGREN, PROJECT MANAGER



TOWN OF  
**QUEEN CREEK**  
 ARIZONA

**TO:** HONORABLE MAYOR AND TOWN COUNCIL

**THROUGH:** JOHN KROSS ICMA-CM, TOWN MANAGER

**FROM:** DAVE LIPINSKI, CIP DEPARTMENT DIRECTOR

**RE:** CONSIDERATION AND POSSIBLE APPROVAL OF A CONTRACT MODIFICATION TO CONTRACT 2016-114, PROJECT ORDER 10, WITH KIMLEY-HORN AND ASSOCIATES FOR INCLUSION OF ADDITIONAL SCOPE OF SERVICES FOR DESIGNING THE CHANDLER HEIGHTS: SOSSAMAN ROAD TO HAWES ROAD IMPROVEMENT PROJECT (CIP PROJECT A0602) AND INCREASE THE CONTRACT VALUE BY \$188,307 FOR A NOT TO EXCEED COST OF \$1,107,951. (THIS IS A FY 2022/23 BUDGETED ITEM).

**DATE:** August 3, 2022

---

**Suggested Action:**

To approve a contract modification Contract 2016-114, Project Order 10, with Kimley-Horn and Associates for inclusion of additional scope of services for designing the Chandler Heights: Sossaman Road to Hawes Road Improvement project (CIP project A0602) and increase the contract value by \$188,307 for a not to exceed cost of \$1,107,951. (This is a FY 2022/23 budgeted item).

**Relevant Council Goal(s):**

Superior Infrastructure – Capital Improvement Program

**Discussion:**

At the September 15, 2021 Council Meeting, Council approved the design contract with Kimley-Horn and Associates for the design of Chandler Heights Road: Sossaman Road to Hawes Road. The contract value was signed for \$919,644.

During the initial design it was determined the original Sonoqui Wash crossing concept was not preferred due to a significant elevation increase of Sossaman Road and negative impacts to the 100-year storm water flows. Several options were reviewed and a bridge solution has been found to be more economical and have little to no impact on the stormwater flows versus the original concept. This revised crossing design increased the design effort for the wash crossing.

During the design the Town also revised the design requirements to include roadway landscaping, which was originally excluded.

These changes increased the contract amount by \$188,307. This will increase the contract from the original amount of \$919,644 to a not to exceed amount of \$1,107,951.



**Fiscal Impact:**

Project A0602 Chandler Heights: Sossaman Road to Hawes Road Improvement was included in the FY 2022/23 Adopted CIP Budget and has sufficient budget to cover the increase in the contract modification with Kimley-Horn and Associates.

The funding source for this project is a combination of growth (29.56%) and non-growth (70.44%) funding.

**Alternatives:**

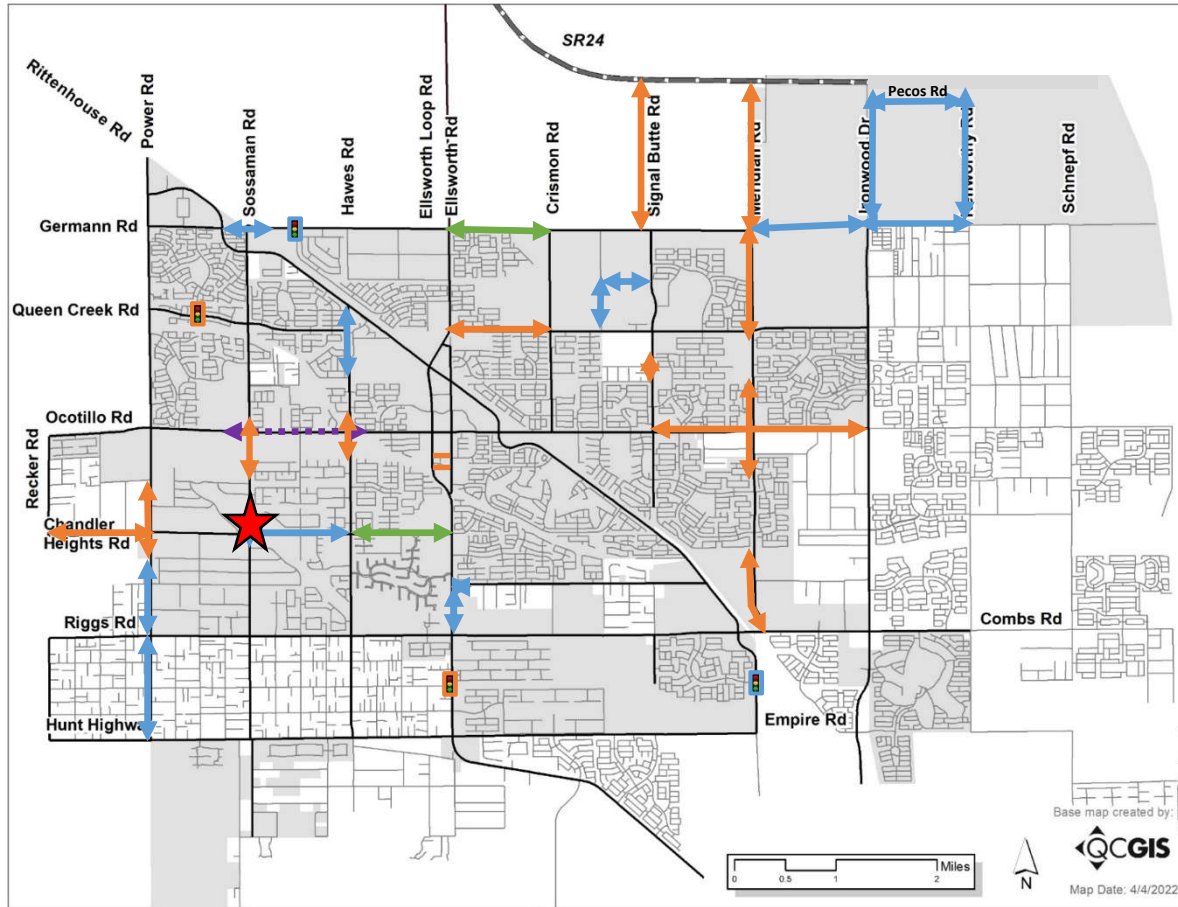
The Town Council may decide not to approve the contract modification with Kimley-Horn and Associates. The impact of this decision would be to eliminate the revised design of the Sonoqui wash crossing in the Chandler Heights Rd: Sossaman Rd to Hawes Rd Improvement Project. The wash crossing stormwater flows would be negatively impacted resulting in additional construction costs to mitigate, or the crossing will remain in the current conditions and subject to continued flooding during larger storm events.

**Attachment(s):**

1. [A0602 PROJECT LOCATION EXHIBIT](#)
2. [A0602 PROJECT SITE LOCATION](#)
3. [KIMLEY-HORN AND ASSOCIATES ORIGINAL CONTRACT.pdf](#)
4. [KIMLEY-HORN AND ASSOCIATES AMENDED CONTRACT 2016-114](#)

# CIP Projects – Transportation

## CIP PROJECT-A0602 Chandler Heights Road Improvements – Sossaman Road to Hawes Road



### Key

Subject Project

**In Design**

**Bidding Soon**

**Under Construction**

**Future**

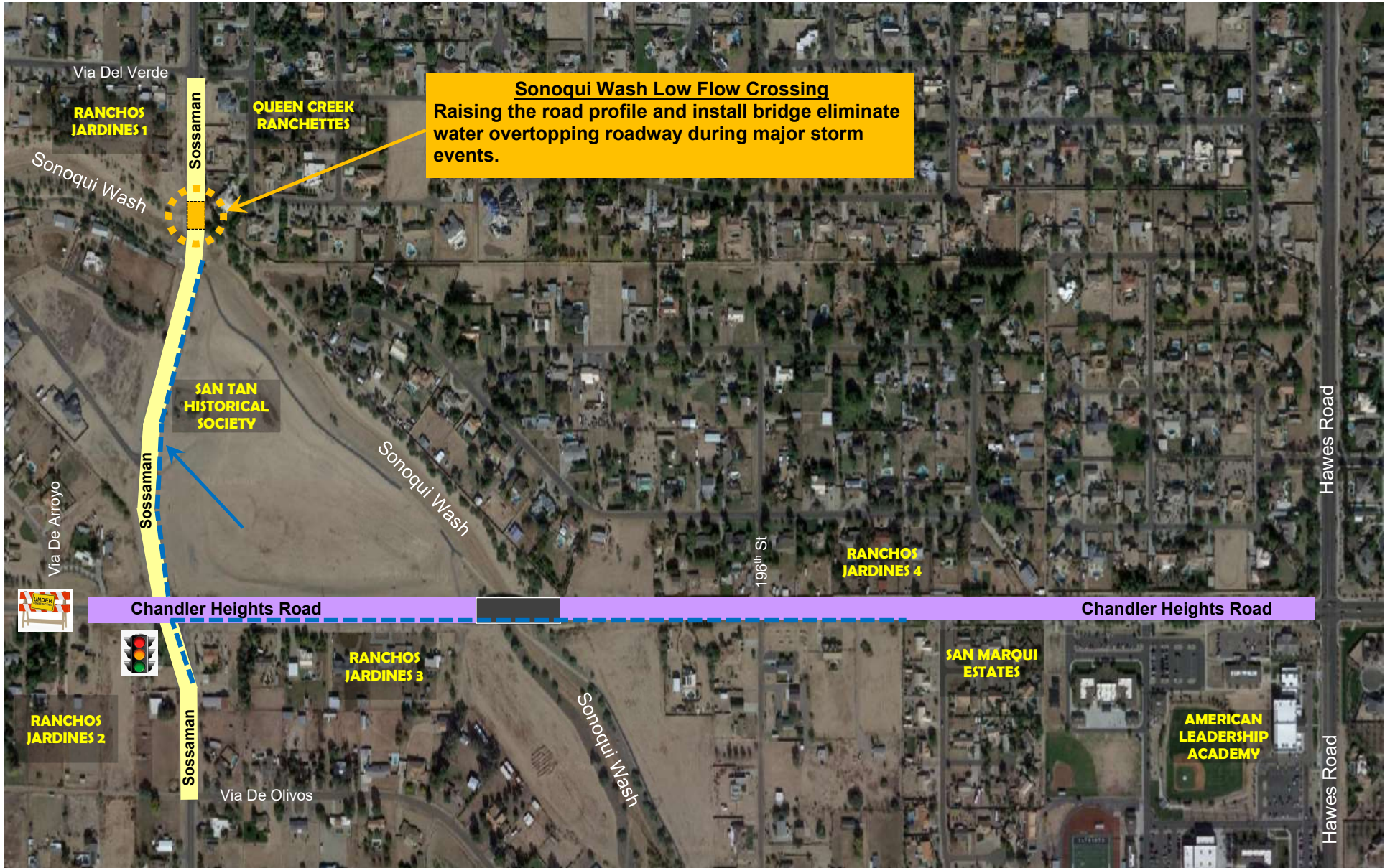
Traffic Signal in Design

Traffic Signal Under Construction

Note: Roadway projects include all utilities within the same footprint.

Rev. 4-20-22

Town of Queen Creek  
Chandler Heights Road Improvements – Sossaman Road to Hawes Road  
Site Map





**MASTER ENGINEERING AGREEMENT**  
**PROJECT ORDER: No. 010**  
**TOQC Proj. No. A0602**

**DATE: September 1, 2021**

**Issued by: Public Works**

**Issued to: Kimley-Horn and Associates, Inc.**  
**7740 N. 16th Street, Suite 300**  
**Phoenix, Arizona 85020**

**Project: Chandler Heights Road, Sossaman Road to Hawes Road**  
**TOQC Proj. No. A0602**

Consultant shall perform the work, services set forth herein, in accordance with the terms, and conditions of the Master On-Call Professional Services Contract 2016-114, dated December 21, 2016 between the Consultant and Town.

**GENERAL PROJECT DESCRIPTION AND SCOPE OF CONSULTANT'S WORK:**

**Background:**

The Town of Queen Creek is seeking professional engineering services for the design associated with widening Chandler Heights Road from Sossaman Road to Hawes Road.

**Scope of Work:**

The Scope of Work will be completed as outlined in the attached proposal dated August 13, 2021

**PROJECT SCHEDULE:**

Services to begin upon Notice to Proceed.

**BASIS FOR PAYMENT:**

Project costs is \$919,644.00 for the complete project amount outlined in the attached Scope of Work dated **August 13, 2021**.

**SPECIAL CONDITIONS (if any):**

1. Any items not specifically included within the scope of this proposal are excluded. If additional items are added to the contract, they will be performed in accordance with rates & fees shown on the "Master On-Call Professional Services Contract".

ADDITIONAL CONTRACT DOCUMENTS (if any):

N/A

Town of Queen Creek, An Arizona Municipal Corporation

Kimley-Horn & Associates

TOWN



David J Leistiko  
2021.09.01  
10:10:40-07'00'



Signature

Signature

David J Leistiko

Geoff Barney

Print Name

Print Name

SR VP

Mayor

Title

Title

2021-0901

9/15/2021

Date

Date

August 13, 2021

Charlene Montgomery  
Town of Queen Creek  
22358 S. Ellsworth Road  
Queen Creek, AZ 85142

**RE: Chandler Heights Road, Sossaman Road to Hawes Road  
Scope of Work and Design Fee Proposal**

Dear Ms. Montgomery

Kimley-Horn and Associates, Inc. (Kimley-Horn) is pleased to submit this proposal to provide the Town of Queen Creek (Town) with professional engineering services for the design associated with widening Chandler Heights Road, from Sossaman Road to Hawes Road. The proposal has also been updated to include the raising of Sossaman Road at the Sonoqui Wash low flow crossing north of Chandler Heights Road.

Kimley-Horn's professional service cost for Chandler Heights Road, from Sossaman Road to Hawes Road, is **\$919,644.00**, which includes \$155,462 for subconsultant services (survey, utility locating, and geotech), \$101,435 for allowances (Owners, Fiber communications, title reports, sewer pipe investigation, and cultural resources), and \$2,900 for direct expenses (MCESD ATC fee, mileage, reproduction, and bond plotting) to complete the Task 1 through 19 detailed in the scope herein.

The scope of work and fee for Chandler Heights Road, from Sossaman to Hawes, was been prepared based upon the information obtained during our initial scoping meeting held with Town staff on October 20, 2020 and was revised to include waterline improvements requested on December 8, 2020.

The scope of work has been revised following evaluation of the Sossaman Road Low Flow Crossing. Raising the profile of Sossaman Road at Sonoqui Wash was recommended for improvement, and, on July 30, 2021, the Town request the scope of work be revised to account for the design associated with the increased Sossaman Road project limits.

The scope of work is provided in more detail on the pages to follow. The detailed fee breakdown is provided in **Attachment A**.

We very much appreciate the opportunity to work with the Town on this project. Should you have any questions please do not hesitate to contact me at (602) 906-1122 or kim.carroll@kimley-horn.com.

Sincerely,  
Kimley-Horn and Associates, Inc.



Kimberly Carroll, P.E., PTOE  
Sr. Project Manager  
cc: Chris Woolery (Kimley-Horn)  
Enclosure

**CHANDLER HEIGHTS ROAD – SOSSAMAN ROAD TO HAWES ROAD  
 PROFESSIONAL DESIGN SERVICES  
 TOWN OF QUEEN CREEK**

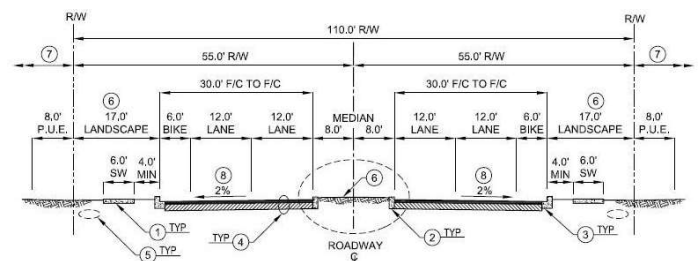
**SCOPE OF SERVICES**  
 (Revised August 13, 2021)

**PROJECT UNDERSTANDING**

Based on our scoping meeting (held on October 20, 2020) and the recent completion of the Sossaman Road Low Flow Crossing evaluation report (submitted May of 2021), we understand the project consists of widening Chandler Heights Road, from just west of Sossaman Road and match just west of Hawes Road, and raising the Sossaman Road low flow crossing.

On the west end the project will match Town of Queen Creek (TOQC) CIP Project A0603 at Via De Arroyo, which is currently under construction. Below is a summary of our meeting and scoping notes that was utilized to develop this scope of work:

- Chandler Heights Road typical section per TOQC R-102 and shown to the right.
- Chandler Heights Road to match TOQC CIP A0603 at Via De Arroyo.
- Striping west of Via De Arroyo will be revised to remove the interim striping and install the ultimate striping. This is estimated at approximately 400 feet west of Via De Arroyo.
- Driveway on the northwest corner of Sossaman Road intersection will be connected to proposed improvements on Chandler Heights Road.
- No median proposed and median area will consist of Two-Way Left Turn Lane (TWLTL)
- All residential driveways will be maintained.
- Striping and signing for ultimate typical section including sign inventory and rehab
- Equestrian trail to be provided on both the north and south side of Chandler Heights Road. The equestrian trail will connect to the existing trail path connection on the north side of the bridge at Sonoqui Wash. No horse or pedestrian crossings will be provided or designed at this location.
- Sossaman Road intersection will be designed for ultimate intersection configuration like the Alternative 2 alignment and configuration provided by Town Staff. Review of Alternative 2 shows the typical section for Sossaman Road to be per TOQC R-102. The alternative also shows northbound and southbound exclusive right turn lanes. Town objective is to tie Sossaman Road back into existing prior to the existing storm drain and Historical Society building.
- Sossaman Road traffic signal should have been installed to accommodate the ultimate configuration. The design will utilize as much of the existing equipment as possible. Preliminary review of the existing signal looks as though relocations/improvements will be required.





- Raising the profile of Sossaman Road at the low flow crossing at Sonoqui Wash and installing new drainage pipe over the existing sewer line to capture the balance of the flow.
- Conduit and fiber proposed for the project. There is likely no conduit in the bridge.
- 196th Street Intersection Improvements (1/2-mile street) will consist of installing the curb returns and immediately tying/matching back to existing. Future signal not planned or expected at this location. Intersection will remain stop sign controlled.
- Drainage study completed as part of the Sossaman Roadway improvements will be provided by Town Staff as well as A0603. Underground retention basin is proposed on the northwest corner of the Sossaman Road intersection as part of A0603.
- Landscaping will consist of DG in the right of way.
- Street lighting will be completed per Town standards available on the website. Existing poles are direct buried per SRP standards. Current standards call for round bronze arterial foundation. Since existing account for 7-8 poles, Town preference is to replace with new standard. North side of Chandler Heights Road will require lighting. Photometric will be necessary.
- Utility locating will be required to locate old and unknown utilities. Plan for minimum of 50 potholes. Existing 12KV utilities will be converted underground.
- Right of way will consist of four private parcels along the south side to obtain the full 55-foot half width. Phase 1 ESA will be completed by Town Staff. An allowance for Temporary Construction Easements (TCE's) for the driveways and title reports will be provided.
- Project will consist of monthly virtual progress meetings, comment resolution meetings, field walks following 60% and utility meetings (3 staged and 3 resolution).
- Town utilities would like to install a 12" water line from the Chandler Heights Road and Sossaman Road intersection to the west edge of the San marquee Estates subdivision (approximately 197<sup>th</sup> Place). All of the service lines will need to be replaced (approximately 5).
- Town utilities would also like to replace the existing waterline at the Sossaman Road and Chandler Heights Road intersection to 12" and extend it both north and south to the roadway improvements project limits.
- The proposed design and improvement on Sossaman Road will look to protect the existing 18" DIP sewer line in Sossaman Road. An allowance for testing the sewer line is included with this scope of work.

### **PROJECT SCOPE OF SERVICES**

Based on our understanding, the proposed scope and improvements are described in more detail as follows:

#### **TASK NO. 1: DATA COLLECTION / FIELD INVESTIGATION**

- A. Kimley-Horn will research/coordinate obtaining existing roadway, water, sewer and drainage record (as-built) plans and drainage reports including the adjacent projects.

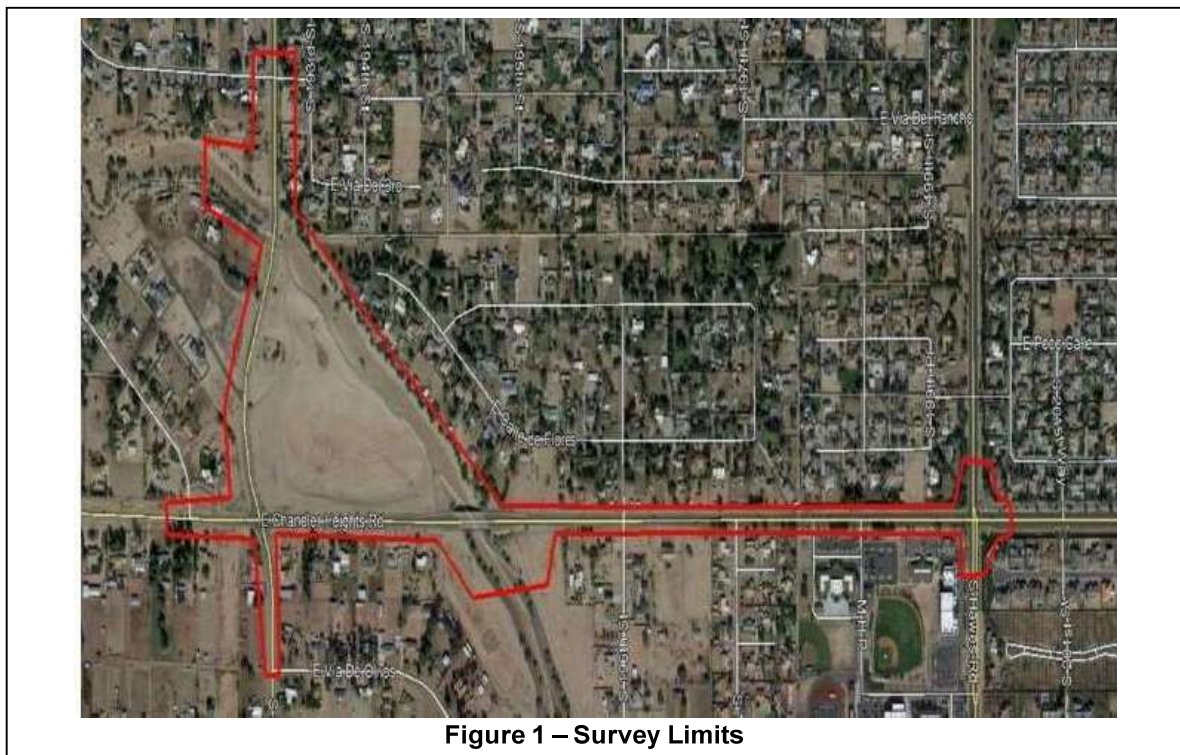
- B. Kimley-Horn will contact/coordinate adjacent development or other proposed projects within the project area.
- C. Kimley-Horn has included two (2) field visits following receipt of survey/pre-30% and following 60% design submittals. Photos will be utilized to document the locations.

**TASK NO. 2: SURVEY AND RIGHT OF WAY**

A. Kimley-Horn’s subconsultant (Landcor Consulting) will provide the control and topographic survey, ROW/TCE legal description and exhibits, survey utility locating, and review/mapping of title reports. Survey limits include:

- Chandler Heights Road - from 400-foot west of Via De Arroyo to 150 feet east of Hawes Roads
- Sossaman Road - from Via De Olivos (approx. 700’ south of Chandler Heights Road) to Via Del Verde (approx. 650’ north of the Sonoqui Wash low flow crossing).
- Hawes Road – about 150’ north and south of the curb returns.

The survey limits are illustrated in **Figure 1** below:



- B. Survey width to include all within R/W and 25’ beyond the R/W limits.
- C. Kimley-Horn’s subconsultant will also be responsible for surveying the utility locate markings, which will be provided by our utility locating subconsultant described in Task No. 3.

- D. Existing ROW will be developed using Maricopa Assessor and Recorded plat map data available, records by Town, and as built plans.
- E. A total of 10 legal description and exhibits are included in the scope of work. Eight (8) ROW acquisition legal description and exhibits are anticipated to be necessary for the following parcels:
  - APN #304-68-136 – privately owned on the northwest corner of Sossaman Road intersection
  - APN #304-90-264 – privately owned on the southeast corner of Sossaman Road intersection
  - APN #304-90-005L - Town owned parcel located along the wash bridge limits.
  - APN #314-06-955 – privately owned
  - APN #304-90-005Q – Town owned parcel located on the southwest corner of 196th Street.
  - APN #304-90-388; 304-90-390, 304-90-392 – Three privately owned parcels between 196th Street and 197th Place.
  - Two (2) miscellaneous ROW or TCE's.
- F. Kimley-Horn's subconsultant (Landcor) will provide title reports only at the request of the Town. The fee associated with this task is covered under Task 15 allowance item.
- G. Kimley-Horn will update the right-of-way base file to be shown on the construction plans and review all legal descriptions and exhibits to confirm descriptions are consistent with the proposed design requirements.
- H. Kimley-Horn will prepare a right-of-way strip map with aerial background for the project limits illustrating existing right-of-way and easements, parcel numbers, and ownership information.
- I. Kimley-Horn will prepare separate exhibits for each parcel shown ROW acquisition limits and proposed improvements along parcel frontages. These exhibits will be utilized by Town staff in the appraisal and acquisition process.

A copy of our subconsultants scope and fee is provided in **Attachment C**.

**TASK NO. 3: UTILITY COORDINATION**

- A. Kimley-Horn will contact Arizona Blue Stake (AZ811) to define all utilities within the project limits. Utility record drawings (as built) plans will be obtained and shall be used to indicate existing utilities on the construction plans.
- B. Kimley-Horn will prepare an electronic CADD file depicting the horizontal locations of existing utilities both overhead and underground. The utility survey will consist of ASCE Levels C and D.
- C. Kimley-Horn will submit plans for review at 30%, 60%, and 90%. Kimley-Horn will update the utility base file based on comments received from the utility companies.

- D. Kimley-Horn will hold up to six (6) utility coordination meetings. Three meetings will be at conducted at the staged submittals (30%, 60%, and 90%). Three meetings will be utilized for resolution with impacted utilities.
- E. Kimley-Horn subconsultant (RT Underground) will conduct dry utility locating and provide up to 100 potholes to identify unknown utilities as well as determination of conflicts. Kimley-Horn will provide a list of the possible utility conflict locations. This list shall be used for identification of potholing locations to provide accurate horizontal and vertical location of the utility following completion of 30% plans. A copy of our subconsultants scope and fee is provided in Attachment C.
- F. Kimley-Horn will develop utility specifications that will detail special requirements to protect existing utilities or for the protection of existing facilities that will remain in place.
- G. Kimley-Horn will determine if any utility conflicts will require the utility to be relocated or adjusted and shall advise the Town.
- H. Kimley-Horn will coordinate and review the utility relocation. A total of four utility relocate plan reviews are included and consist of two reviews of SRP street lighting plans and two reviews of SRP conversion plans.
- I. Kimley-Horn will verify that prior rights documentation submitted by the utility companies represent the correct relocation area. Right-of-Way and prior rights associated with Salt River Project (SRP) will be conducted by Town staff and SRP.

**TASK NO. 4: ROADWAY DESIGN AND PLANS**

- A. Kimley-Horn’s design will provide for:
  - Widening Chandler Heights Road per TOQC typical section R-102 from Via De Arroyo to Hawes Road.
  - Widening Sossaman Road to per TOQC typical section R-102 and will provide an exclusive northbound and southbound right turn lane at Chandler Heights Road.
- B. Kimley-Horn will develop preliminary design and 15% roll plot for initial review by Town Staff. The roll plot will be developed such that roadway, ROW and utilities are provided within the document. As requested by Town staff, this roll plot will be developed in PDF format such that the layers can be turned on/off within the PDF.
- C. Kimley-Horn will prepare 30% design roll plot based on the comment received from the Town.
- D. Kimley-Horn will model the roadway to develop earthwork cut/fill quantities. Kimley-Horn will provide earthwork summaries to the Town starting at 60% design for review.
- E. Kimley-Horn will develop roadway construction drawings in accordance with Town guidelines and details. Plans will be developed at 60%, 90%, 95% and Final. Roadway construction drawings will be prepared at 1” = 20’ scale and includes the following sheets:
  - Cover Sheet (1 Sheet)
  - General Notes and Legend Sheet (3 Sheets)
  - Key Map (1 Sheets)
  - Typical Sections (3 Sheets)
  - Geometric Sheets (1 Sheets)

- Chandler Heights Road Paving Plan & Profile (13 Sheets)
- Sossaman Road Paving Plan & Profile Sheet (6 Sheet)
- Intersection Staking Diagram (Sossaman Rd) Sheets (1 Sheets)
- Driveways Detail Sheet (Half plan & Half profile) (12 sheets)
- Miscellaneous Roadway Detail Sheets (2 Sheets)

**TASK NO. 5: PAVEMENT INVESTIGATION AND GEOTECHNICAL SERVICES**

- A. Kimley-Horn’s subconsultant (RAMM) will perform geotechnical services. Geotech coring in the existing pavement area will be collected to determine the potential need for replacement of existing pavement. A decision on removal and replacement of said pavement will be made based on this investigation. The scope of RAMM services is provided in Attachment C.
- B. Kimley-Horn will present the geotechnical results prior to 60% submittal for direction by Town staff on pavement improvements.

**TASK NO. 6: DRAINAGE DESIGN AND PLANS**

- A. Kimley-Horn drainage design improvements for this project will follow Town requirements.
- B. Kimley-Horn will prepare preliminary drainage design on 30% roll plot for review and direction by Town staff.
- C. Kimley-Horn will utilize scuppers and catch basins to capture pavement runoff. The Rational Method will be used to determine pavement runoff peak discharges. Inlet hydraulics will be used to space inlets to meet Town requirements.
- D. Retention basins will be used to retain the 100-year runoff per Town requirements. Where retention basins are not a feasible option, storm drain will be used to discharge the runoff into the existing wash.
- E. The Sossaman Road crossing of Sonoqui Wash north of Chandler Heights Road is proposed to be raised and additional culvert capacity added to keep the 100-year flow from overtopping the roadway surface. The wash hydraulics will be analysed using an unsteady hydraulic model. Scour will be evaluated at this crossing per TOQC and FCDMC standards. The Stage Stop offline detention basin upstream of the roadway crossing will be analysed in conjunction with the proposed Sossaman Road crossing improvements. This task only includes hydraulic analysis, while the hydrology will use either the FEMA approved hydrology or hydrology from the current FCDMC Area Drainage Master Study (ADMS). A hydrology evaluation will be completed with this task.
- F. Kimley-Horn’s drainage plans consists of the following sheets:
  - Scupper Design Summary (1 Sheet)
  - Storm Drain Plan and Profile Sheets (15 Sheets)
  - Retention Basin Grading (2 Sheets)
  - Culvert Plan and Profile (2 Sheets)
  - Drainage Detail Sheets (2 Sheets)
- G. Kimley-Horn will prepare a Drainage Report to document the drainage design. The Drainage Report will follow the “Final Drainage Report Checklist” provided in the TOQC Design Standards and Procedures Manual. A Draft Drainage Report will be submitted with



the 60% Submittal. Kimley-Horn will respond to comments. A Draft Final Drainage report will be submitted with the 90% Submittal. The Final (Sealed) Drainage Report will be submitted with the Final Submittal.

- H. Kimley-Horn will provide updated drainage quantities and special provisions for each submittal.
- I. The Sossaman Low Flow crossing is located within a Federal Emergency Management Agency (FEMA) “Zone AE” floodplain. A FEMA Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) submittal will be required for the project. Kimley-Horn will prepare documents for the CLOMR permit and coordinate with the Flood Control District of Maricopa County and FEMA. The LOMR submittal package and as-built plans will be completed as part of the Post Design contract to be negotiated with Town following completion of design and is not included in this contract.

FEMA and/or FCDMC fee to be paid for by the Client. Assumes two (2) reviews by FCDMC and FEMA for the CLOMR submittal. The CLOMR submittal package will be submitted to FCDMC for local agency approval prior to submitting to FEMA. The 60% plans and design will be included in the CLOMR submittal package with the Endangered Species Act Compliance (ESA).

FEMA LOMR Application is not part of this scope of work and will be completed with future Post Design services contract.

**TASK NO. 7: WATERLINE DESIGN AND PLANS AND PERMITTING**

- A. Kimley-Horn will provide design services for waterline replacement along Chandler Heights Road for approximately 4,000 feet and along Sossaman Road for approximately 2,500 feet. Work will include preparation of the following design plans:
  - Notes sheet (not included as this will already be included in the general notes section)
  - Key map and legend (not included as this will already be included in the general notes section)
  - Up to 15 plan/profile sheets for the mainline at 20 scale.
  - Up to five plan/profile sheets for the laterals at 20 scale
  - Up to one detail sheet (trench section, tie-ins, appurtenances)
- B. Kimley-Horn will coordinate with the Town for determining suitable alignments for the proposed waterline replacements. This will include preparation of roll plots and associated coordination and meetings to agree on horizontal alignments for the proposed waterlines.
- C. Kimley-Horn will prepare the MCESD Approval to Construct application and associated report including expedited review fees.

**TASK NO. 8: SIGNING AND PAVEMENT MARKING DESIGN AND PLANS**

- A. Kimley-Horn will prepare pavement marking layouts on the 15% and 30% roll plots.
- B. Kimley-Horn will conduct a field inventory of the existing conditions, which includes signing inventory.
- C. Kimley-Horn will prepare final design signing and permanent pavement marking construction documents. The permanent pavement marking and signing plans will be

designed in conformance with the 2009 Edition of the MUTCD, MCDOT, and Town standard details.

- D. Kimley-Horn will prepare plans at 1" = 40' scale and double stack. Plans will be submitted at 60%, 90%, 95%, and final. Signing and pavement marking sheets include:
  - Signing and Marking General Notes and Legend (1 Sheet)
  - Sign Format Sheet (1 Sheet)
  - Sign Summary Sheets (3 Sheets)
  - Chandler Heights Signing and Marking Sheets (3 Sheets) (double stacked)
  - Sossaman Road Signing and Marking Sheets (3 Sheets) (double stacked)

**TASK NO. 9: TRAFFIC SIGNAL / ITS DESIGN AND PLANS**

- A. Kimley-Horn will conduct a field inventory of the existing conditions at the signalized intersection of Sossaman Road and Chandler Heights Road.
- B. Kimley-Horn will prepare Sossaman Traffic Signal with the 30% roll plot.
- C. Kimley-Horn will prepare traffic signal design improvements for the intersection of Chandler Heights Road and Sossaman Road. Design will be done in accordance with the current Town standards. Conductor and pole schedules will be developed along with a detailed estimate of costs and special provisions.
- D. Kimley-Horn will prepare traffic signal plans at 1" = 20' scale consisting of a total of four (4) sheets described as follows:
  - Traffic Signal Notes and Legend (1 Sheet)
  - Chandler Heights Road / Sossaman Road Traffic Signal Layout (1 Sheet)
  - Chandler Heights Road / Sossaman Road Pole Layout Schedule (1 Sheet)
  - Chandler Heights Road / Sossaman Road Conductor Schedule (1 Sheet)
- E. Kimley-Horn will design installation of ITS conduit, traceable mule tape, and pull boxes on Chandler Heights Road and Sossaman Road for the limits of the project and in conformance with the Town guidelines. ITS conduit at the western limits of the project will continue to the Via Del Arroyo and will be designed to tie into existing conduit to the west. Conduit connection details are anticipated to be necessary for the bridge crossing at the wash.
- F. Kimley-Horn will prepare ITS plans at 1" = 40' scale (double stacked). Plans will be submitted at 60%, 90%, 95%, and final. ITS plan sheets include:
  - ITS General Notes and Legend (1 Sheet)
  - ITS Plan Sheets (5 Sheets) (Double Stacked)
  - Fiber Splice Details (1 Sheet) (Covered in Task 14 allowance)

**TASK NO. 10: STREETLIGHTING DESIGN AND PLANS**

- A. Kimley-Horn will prepare street lighting design and construction documents along Chandler Heights Road throughout the project limits. Street lighting exists along the south side of Chandler Heights Road from 196<sup>th</sup> Street to Hawes Road. Existing lighting does not satisfy TOQC Street Light Design Guidelines. Street lighting does not exist on the north side of Chandler Heights Road within the project limits.

- B. Kimley-Horn will provide new street lighting design on Sossaman Road north and south of Chandler Heights Road. Lighting will only be installed through the ultimate Sossaman Road widening improvements.
- C. Kimley-Horn’s design will consist of removing and replacing existing lighting and installation of new lighting to fill in the gaps.
- D. Kimley-Horn will prepare street lighting plans for approximately one mile, as necessary, including new and relocated pole locations at the 60%, 90%, 95% and final plan stage. The Lighting Plans shall be (1” = 40’ scale) and consist of the following:
  - Lighting General Notes (1 Sheet)
  - Lighting Plan Sheets (5 Sheets) (Double Stacked)
  - Light Pole and Foundation Detail, Trench and Pull box detail (1 Sheet)
- E. Kimley-Horn will reference the TOQC Street Light Design Guidelines for the following:
  - General Notes
  - Street Light Pull Box
  - Grounding and Fusing Detail
  - Arterial Street Light Pole Detail
  - Street Light Foundation Detail
- F. Kimley-Horn will coordinate with the service lighting design with the power service provider (SRP), including new and revisions to existing service locations. SRP lighting design plans will be included in the project biddable documents. SRP shall be responsible for providing detail drawings for the electrical details (conduit layout, wiring schematic, and conductors). These items on drawings prepared by SRP shall be accounted for in project specifications and opinion of probable cost.
- G. Photometric calculations will not be provided. The street lighting design will be based on standard spacing per TOQC Street Light Design Guidelines.

**TASK NO. 11: ENVIRONMENTAL SERVICES**

- A. Approved Jurisdictional Determination
  - Kimley-Horn will identify and establish boundaries for the ephemeral washes within the project limits. Kimley-Horn will utilize methodology approved by the U.S. Army Corps of Engineers (Corps) for establishing the Ordinary High Water Mark (OHWM) for ephemeral washes located within the project limits. The task will include the following:
    1. Field reconnaissance (1 day/2 people) to identify and establish boundaries of ephemeral washes;
    2. Photographic and field note documentation of the establishment of the ephemeral washes boundaries;
    3. Transfer of jurisdictional boundaries into GIS/CADD and overlay onto recent aerial photography;
  - The AJD request will include the following:
    1. Cover letter
    2. Figure 1. Vicinity Map
    3. Figure 2. 7.5-Minute USGS Quadrangle Map



4. Figure 3. Approved Jurisdictional Delineation
5. Ground Photographs
6. Appendix 1 - Request For Corps Jurisdictional Determination
7. U.S. Army Corps of Engineers Regulatory Program Approved Jurisdictional Determination Form (Interim) Navigable Waters Protection Rule
8. Supporting Data: Publicly and readily available data pertaining to precipitation, groundwater, drought, hydrology, and other climatic factors that could provide additional justification for stream classification; data pertaining to biological, chemical, and physical effects
9. KMZ of ephemeral washes

Kimley-Horn will submit the AJD to the Corps for review and two (2) rounds of comments. Kimley-Horn will finalize the AJD based on the Corps comments.

- B. Biological Resources Memorandum and Endangered Species Act Compliance Letter
- Kimley-Horn will obtain and review an Official Species List for the project area from the U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Consultation (IPaC) system to determine if threatened, endangered, proposed, and/or candidate species may occur in the project vicinity (Exhibit A). The Arizona Game and Fish Department (AGFD) on-line environmental review tool (OERT) report will be obtained to determine special status species are known to occur in the project vicinity. Kimley-Horn will conduct one site visit to document site characteristics with ground photography. Results of this assessment will be included in a brief Biological Resources Memorandum. Kimley-Horn will also prepare the Endangered Species Act (ESA) compliance letter.

Kimley-Horn will submit the Biological Resources Memorandum and ESA compliance letter to the Client for review and one (1) round of comments.

**TASK NO. 12: TECHNICAL SPECIFICATIONS / ENGINEER’S OPINION PROBABLE COST**

- A. Kimley-Horn will prepare the technical specifications in accordance with the Maricopa Association of Governments (MAG) Standard Specifications and Town Specifications and details. The Town will provide most current plan sheets notes for inclusion into the project plans.
- B. Kimley-Horn will provide Draft Technical Specifications and special provisions starting with the 90% design submittals. Finished technical specifications and special provisions will be provided at the 95% design submittal.
- C. Kimley-Horn will prepare an engineer’s opinion of probable cost for each design submittal.
- D. Kimley-Horn will prepare quantities at each design submittal using standard measurement and payment methods starting at 30%. Kimley-Horn will provide estimated unit costs based on recent bid tabulations.
- E. Kimley-Horn will include Town furnished special provisions and bid provisions and forms in the final documents.

**TASK NO. 13: PUBLIC MEETINGS AND RENDERINGS**

- A. Kimley-Horn will prepare for and attend one public meeting. The public meeting will follow 60% submittal.
- B. The Town will provide public involvement and communications through use of on call consultant (MakPro).
- C. Kimley-Horn will prepare early project rendering for the project website at the 15% stage. The early rendering will consist of a plan view of the project limits and improvements.
- D. Kimley-Horn will prepare 60% public meeting renderings. These renderings are estimated to include:
  - Chandler Heights Road Project Limits Plan View Rendering
  - Sossaman Road Intersection Plan View Rendering
  - Equestrian Trail Connection Plan View Rendering

**TASK NO. 14: PROJECT MANAGEMENT, MEETINGS, AND ADMINISTRATION**

- A. Kimley-Horn's project management and administration includes developing/maintaining the project schedule, project accounting setup, invoicing, contract management, Certificate of Insurance requirements, quality assurance/quality control, maintaining a project status binder, CADD maintenance, email/document filing, and internal team project meetings.
- B. Kimley-Horn has included twelve (12) monthly meetings and five (5) staged meeting. All meetings will be held virtually. The meetings will include two Kimley-Horn staff members.
- C. Kimley-Horn will prepare a sign-in-sheet, agenda and meeting notes for all meetings. Meeting notes will be sent to the Town attendees and team members.

**TASK NO. 15: OWNERS ALLOWANCE**

Kimley-Horn has added this task at the request of the Town and will utilize this task allowance only upon the request and approval of the Town project manager for work that is outside the scope of the project listed herein.

**TASK NO. 16: FIBER DESIGN AND SPLICE DETAILS ALLOWANCE**

- A. Kimley-Horn will provide fiber communication design as an allowance item. This work shall consist of fiber installation and splice details for Sossaman Road and Hawes Road signalized intersections.
- B. Kimley-Horn design will be included in the plan production as part of Task 8.F. This allowance will cover splice detail sheet for the intersection of Sossaman Road and Hawes Road. One Splice detail sheet is necessary. This allowance also covers the specs and estimate associated with Fiber design/splice communication installation.

The work associated with this allowance shall only be performed at the request of Town staff.

**TASK NO. 17: TITLE REPORT ALLOWANCE**

Kimley-Horn's subconsultant (Landcor) will provide title reports only upon the request and approval by the Town. Ten (10) title reports are included in this allowance.

**TASK NO. 18: SOSSAMAN ROAD SEWER PIPE INVESTIGATION ALLOWANCE**

Kimley-Horn's subconsultant (ProPipe) will provide sewer pipeline investigation. Kimley-Horn will coordinate the results with Town Staff. A copy of the ProPipe quote is provided in the Attachment C. This work shall only be performed at the request of Town staff.

**TASK NO. 19: ENVIRONMENTAL - CULTURAL ALLOWANCE**

Kimley-Horn's subconsultant (Paleo West) will provide cultural services for the project limits as required by State laws. See Attachment C for a copy of Paleo West scope of work and fee. This work shall only be performed at the request of Town staff.

**Items Not Included:**

1. Meetings beyond those included within the scope
2. Roadway cross sections
3. Existing plant inventory/plant salvage plans
4. Site furnishings such as walls, fences, benches, bicycle racks, and drinking fountains
5. Wash Hydrology
6. FEMA LOMR Submittal
7. As-built Sheets
8. Landscape Architecture and Irrigation
9. Color-rendered illustrations, plans, and/or perspectives, beyond those explicitly included within the scope.
10. Sewer design services
11. Phase I ESA associated with the R/W acquisition will be completed by Town Staff.
12. SWPPP
13. Post Design services not included above
14. Construction administration and inspection services

**ATTACHMENT A**  
**KIMLEY-HORN FEE PROPOSAL**

**Town of Queen Creek  
Chandler Heights Road - Sossaman Road to Hawes Road  
Fee Proposal  
(Revised August 13, 2021)**

TASK DESCRIPTION	SUBTOTAL	PM	Sr. Engr./Sr. Prof.	PE / Prof	Sr. Desgnr	Tech / Drafter	EIT / Analyst	Accounting Admin	Admin
	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Task 1: Data Collection / Field Review</b>	<b>\$ 4,305</b>	-	12	2	-	12	-	-	-
As-Built Research and Other Project Development Information	\$ 634			2					4
Field Review (Pre-30% and Following 60%)	\$ 3,671		12						4
<b>Task 2: Topographic Survey &amp; ROW</b>	<b>\$ 8,171</b>	3	8	19	-	26	-	-	-
Coordinate with Survey Subconsultant	\$ 660		1			4			
Coordinate RW with Subconsultant	\$ 848		2			4			
QC Legal Description and Exhibits (est 10)	\$ 2,493		5	10					
R/W Strip Map Preparation and Documentation	\$ 1,782	1		4		8			
R/W Exhibits (est 10)	\$ 2,388	2		5		10			
<b>Task 3: Utility Coordination</b>	<b>\$ 22,569</b>	16	5	59	-	62	-	-	21
AZ Blue Stake & Mapping Collection	\$ 796			2		6			6
Coordinate with Utility Locate Sub	\$ 783		4			4			
Develop and Update Utility Base File	\$ 3,884			8		16			
Utility Coordination Meetings & Notes (6 mtgs)(Virtual)	\$ 3,640	6		12					6
Utility Specifications and Clearance Letters (30%, 60%, 90%)	\$ 1,903			3		6			9
Resolve Utility Conflicts and Relocation Design Review (Total of 4 Reviews)	\$ 10,356	10		30		30			
Develop Utility Pothole Forms and Coordination with Pothole Subconsultant	\$ 1,207		1	2		6			
<b>Task 4: Roadway Design &amp; Plans</b>	<b>\$ 209,712</b>	82	171	301	298	554	-	-	-
Chandler Heights Rd 15% and 30% Roll Plots	\$ 6,327	4	8		10	20			
Cover Sheet (1 Sht)	\$ 1,185			1	2	6			
General Notes (3 Shts)	\$ 2,370			2	4	12			
Key Map (1 Shts)	\$ 1,185			1	2	6			
Typical Sections (3 Shts)	\$ 5,841	1	3	5	12	20			
Geometric Sheets (1 Shts)	\$ 2,177	1	2		4	8			
Chandler Heights Rd Paving Plan & Profile Sheets (60%, 90%, 95%, Final)(13 Shts)(20 scale)	\$ 98,172	42	90	156	130	230			
Sossaman Paving Plan & Profile Sheets (6 Sht)(60%,90%, 95%, Final)(20scale)	\$ 38,461	20	30	56	50	100			
Intersection Staking Diagram (Sossaman Rd)(1 Sht)	\$ 3,644	2	4		8	10			
Driveway Detail Sheets (Half plan & Half profile)(12 Shts)	\$ 33,550	10	20	40	60	100			
Misc. Roadway Detail Sheets (2 Shts)	\$ 7,425	2	4	10	16	18			
Earthwork Modeling	\$ 9,375		10	30		24			
<b>Task 5: Pavement Investigation and Geotech Services</b>	<b>\$ 3,541</b>	4	6	10	-	-	-	-	-
Coordination with Geotech Subconsultant	\$ 1,052	2		4					
Review of Geotechnical Results and Resolution on Pavement Structural Section	\$ 2,489	2	6	6					
	\$ -								

**Town of Queen Creek  
Chandler Heights Road - Sossaman Road to Hawes Road  
Fee Proposal  
(Revised August 13, 2021)**

TASK DESCRIPTION	PM	Sr. Engr./ Sr. Prof.	PE / Prof	Sr. Desgnr	Tech / Drafter	EIT / Analyst	Accounting Admin	Admin
	\$	\$	\$	\$	\$	\$	\$	\$
<b>Task 6: Drainage Design and Plans</b>								
Pavement Drainage Design Calculations	28	85	250	-	499	-	-	80.93
Retention Basin/First Flush Evaluation		6	16		30			
Storm Drain Hydraulics	2	4	10		25			
Sonoqui Wash Hydrology Evaluation		2	4		8			
Sonoqui Wash Hydraulic Analyses		6	20		40			
Drainage Report Exhibits		4	10		30			
Draft Drainage Report		4	12		30			
Final Drainage Report		2	10		25			
Scupper Design Summary (1 Sheet)		1	5		10			
Storm Drain Plan and Profile Sheets (15 Sheets)	15	40	80		150			
Retention Basin Grading (2 Sheets)	1	4	10		20			
Culvert Plan and Profile (2 Sheets)	2	4	16		32			
Drainage Detail Sheets (2 Sheets)		2	4		26			
FCDMC Coordination	4		12		8			
FEMA GLOMR Submittal Package	2	4	25		40			
FEMA Coordination	2	2	6					
<b>Task 7: Waterline Design and Plans and Permitting</b>								
Alignment Selection	29	47	135	146	20	274	-	-
Waterline Plan/Profile Mainline Sheets (15 Sheets)	17	35	75	104		196		
Waterline Plan/Profile Lateral Sheets (5 Sheets)	5	10	25	35		65		
Water Detail Sheet (1 Sheet)	1	2	5	7		13		
Maricopa County Environmental Services Approval to Construct Application	1		6					
Maricopa County Environmental Services Approval to Construct Design Report	4		16					
<b>Task 8: Signing and Pavement Marking Design and Plans</b>								
Pavement Marking Layout (15% and 30% Roll Plots)	2	5	10		16			
Signing and Pavement Marking Inventory			10		10			
Signing and Marking Notes and Legend (1 Sht)		2	4		8			
Sign Formats (1 Sht)	1	2	4		4			
Sign Summary (3 Sheets)	4	8	15		30			
Chandler Hts Signing and Marking Plans (3 Sheets)(40 Scale)(Double Stacked)(60%, 90%, 95% and Final)	5	12	24		45			
Sossaman Road Signing and Marking Plans (3 Sheets)(40 Scale)(Double Stacked)(60%, 90%, 95% and Final)	5	12	24		45			
<b>Task 9: Traffic Signal / ITS Design and Plans</b>								
Signal Layout (Sossaman) (30% Roll Plots)	13	47	84	-	152	-	-	-
Signal Inventory (Sossaman)	1	3	5		8			
Sossaman Traffic Signal Notes and Legend (1 Sht)		1	3		5			
Sossaman Traffic Signal Layout (1 Sht)(20 Scale)(60%, 90%, 95% and Final)	2	6	12		24			
Sossaman Pole Layout Schedule (1 Sheet)(60%, 90%, 95% and Final)	2	4	8		14			
Sossaman Conductor Schedule (1 Sheet)(90%, 95% and Final)	2	4	8		14			
ITS Notes and Legend (1 Sht)		1	3		6			
ITS Plans (6 Sheets)(40 scale)(Double Stacked)(60%, 90%, 95% and Final)	6	28	40		75			
<b>SUBTOTAL</b>	<b>\$ 119,782</b>							
	\$	\$	\$	\$	\$	\$	\$	\$

**Town of Queen Creek**  
**Chandler Heights Road - Sossaman Road to Hawes Road**  
**Fee Proposal**  
**(Revised August 13, 2021)**

TASK DESCRIPTION	PM	Sr. Engr./ Sr. Prof.	PE / Prof	Sr. Desgnr	Tech / Drafter	EIT / Analyst	Accounting Admin	Admin
	\$	\$	\$	\$	\$	\$	\$	\$
<b>TASK 10: Street Lighting Design and Plans</b>								
Street Lighting Layout (30% Roll Plot)	17	-	50	-	96	-	-	-
Coordination with Power Company	4	4	8	-	15	-	-	-
Lighting General Notes and Legend (1 Sht)	1	1	3	-	4	-	-	-
Lighting Plan Sheets (Double Stacked)(5 Shts)(60%, 90%, 95% and Final)	12	12	28	-	64	-	-	-
Light Pole Detail, trench & pull box Detail (1 Shts)			3	-	8	-	-	-
<b>TASK 11: Environmental Services</b>								
Approved Jurisdictional Determination	-	13	-	-	56	-	-	-
Biological Resources Memorandum and ESA Compliance Documentation		11			32			
		2			24			
<b>TASK 12: Technical Specs and Estimate</b>								
Technical Specifications and Special Provisions (90% thru Final)	12	25	50	-	90	-	-	-
Opinion of Probably Cost (30%, 60%, 90%, 95%, and Final)	6	12	25	-	40	-	-	-
	6	13	25	-	50	-	-	-
<b>TASK 13: Public Meetings and Renderings</b>								
Public Involvement Meeting (1 meeting following 60%)	19	35	-	48	8	-	-	-
Public Meeting Support and Coordination with Town Staff	4	8	-	-	8	-	-	-
Rendering (15%)	5	5	-	-	-	-	-	-
60% Public Meeting Renderings (3 Renderings)(Plan View)	2	6	-	-	12	-	-	-
	8	16	-	-	36	-	-	-
<b>TASK 14: Project Management, Admin &amp; Meetings</b>								
Monthly Progress Meetings & Notes (12 meetings)(Virtual)	83	76	-	-	-	-	-	-
Milestones/Comment Resolution Meetings & Notes (5 meetings)(Virtual)	12	24	-	-	-	-	-	-
Subconsultant Management (RAMM, Landcor, RT Underground)	5	10	-	-	-	-	-	-
Schedule	12	12	-	-	-	-	-	-
Contract Management & Documentation	12	12	-	-	-	-	-	-
QA/QC	30	30	-	-	-	-	-	-
<b>SUBTOTAL DIRECT LABOR</b>	<b>323</b>	<b>571</b>	<b>1,051</b>	<b>492</b>	<b>1,733</b>	<b>274</b>	<b>0</b>	<b>54</b>

SUBCONSULTANTS TASKS	
<b>LANDCOR CONSULTING</b>	<b>\$ 41,360</b>
Topographic Survey	\$ 34,860
Legals/Exhibits (Total of 10)	\$ 6,500
<b>RICKER, ATKINSON, MCBEE, MORMAN &amp; ASSOC., INC (RAAM) - GEOTECH</b>	<b>\$ 22,932</b>
Geotechnical Investigation	\$ 22,932
<b>RT UNDERGROUND - POT HOLE DATA</b>	<b>\$ 91,170</b>
Locating and Pot Hole Data - 100 Locations	\$ 91,170
<b>DIRECT EXPENSES</b>	
<b>EXPENSES</b>	<b>\$ 2,900</b>
Plotting (Roll Plots for Migs)	\$ 800
Mileage	\$ 500
Bond Review Copies (140 shts, 4 submittals, 5 Half Size)	\$ 400
MCESD - ATC Fee	\$ 1,200
<b>CHANDLER HEIGHTS ROAD TOTAL (WITHOUT ALLOWANCES)</b>	<b>\$ 818,209</b>

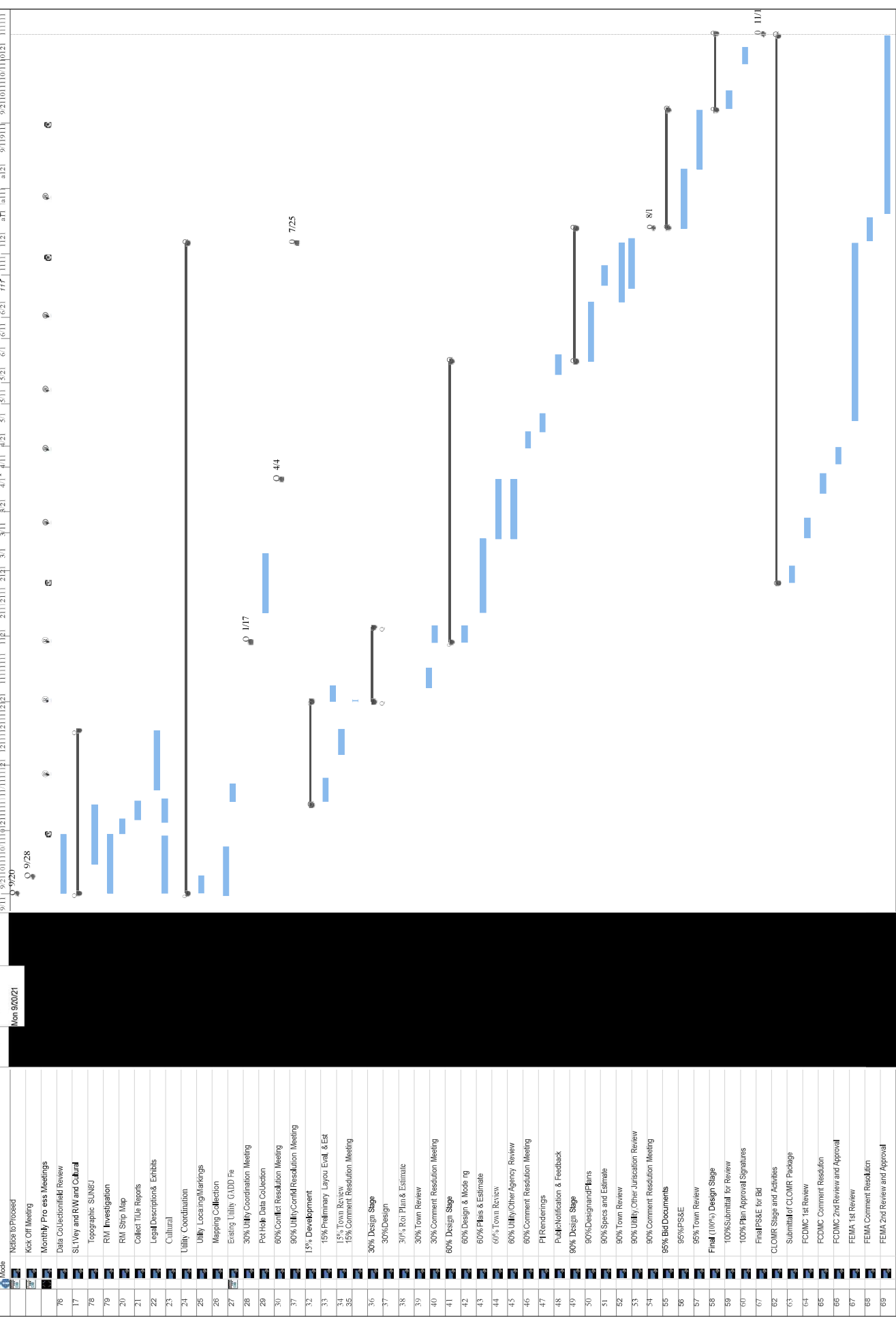
Town of Queen Creek  
 Chandler Heights Road - Sossaman Road to Hawes Road  
 Fee Proposal  
 (Revised August 13, 2021)

TASK DESCRIPTION	PM	Sr. Engr./ Sr. Prof.	PE / Prof	Sr. Desgnr	Tech / Drafter	EIT / Analyst	Accounting Admin	Admin
<b>ALLOWANCE ITEMS</b>								
Task 15: Owners Allowance	\$ 215,000	\$ 187,750	\$ 155,380	\$ 160,240	\$ 118,150	\$ 116,530	\$ 119,670	\$ 80,930
Owners Allowance								
		\$ 75,000						
		\$ 75,000						
		\$ -						
Task 16: Fiber Design, Splice Details, Specs & Estimate Allowance								
		\$ 10,000						
Task 17: Title Report Allowance (By Landcor)								
		\$ 6,500						
Task 18: Sossaman Rd Sewer Pipe Investigation (By Propipe)								
		\$ 4,350						
Task 19: Cultural Resources (By PaleoWest)								
		\$ 5,585						
<b>ALLOWANCE SUBTOTAL</b>		<b>\$ 101,435</b>						
<b>CHANDLER HEIGHTS ROAD TOTAL (WITH ALLOWANCE)</b>		<b>\$ 919,644</b>						



**ATTACHMENT B**  
**KIMLEY-HORN SCHEDULE**

Town of Queen Creek  
 Chandler Heights Road, Sossaman Road to Hawes Road  
 Project Schedule



ID	Task	Start	Finish
1	Notice to Proceed	Mon 9/20/21	
2	Kick Off Meeting		
3	Monthly Progress Meetings		
4	Data Collection/Field Review		
5	SLI/View and RW and Cultural		
6	Topographic SUN&J		
7	RM Investigation		
8	RM Strip Map		
9	Collect Title Reports		
10	Legal/Description/ Exhibits		
11	Cultural		
12	Utility Coordination		
13	Utility Locating/Markings		
14	Mapping Collection		
15	Existing Utility, GDD Fe		
16	30% Utility Coordination Meeting		
17	Pot Hole Data Collection		
18	60% Conflict Resolution Meeting		
19	90% Utility/Comd Resolution Meeting		
20	15% Development		
21	15% Preliminary Layout Eval. & Est		
22	15% Town Review		
23	15% Comment Resolution Meeting		
24	30% Design Stage		
25	30% Design		
26	30% ROI Plan & Estimate		
27	30% Town Review		
28	30% Comment Resolution Meeting		
29	60% Design Stage		
30	60% Design & Modeling		
31	60% Plans & Estimate		
32	60% Town Review		
33	60% Utility/Other Agency Review		
34	60% Comment Resolution Meeting		
35	PI Renderings		
36	Public Notification & Feedback		
37	90% Design Stage		
38	90% Design and Plans		
39	90% Specs and Estimate		
40	90% Town Review		
41	90% Utility/Other Jurisdiction Review		
42	90% Comment Resolution Meeting		
43	95% Bid Documents		
44	95% PS&E		
45	95% Town Review		
46	Final (100%) Design Stage		
47	100% Submittal for Review		
48	100% Plan Approval Signatures		
49	Final PS&E for Bid		
50	CLOMR Stage and Activities		
51	Submittal of CLOMR Package		
52	FCDMC 1st Review		
53	FCDMC Comment Resolution		
54	FCDMC 2nd Review and Approval		
55	FEMA 1st Review		
56	FEMA Comment Resolution		
57	FEMA 2nd Review and Approval		

**ATTACHMENT C**  
**SUBCONSULTANT PROPOSALS**

Landcor Consulting – Survey and Right of Way

RT Underground, LLC. – Utility Locating and Pothole Data

Ricker Atkinson McBee Morman & Associates, Inc (RAMM) – Geotechnical Investigation

ProPipe – Sossaman Road Sewer Pipe Investigation

Paleo West – Environmental Cultural Services

PROFESSIONAL SERVICES AGREEMENT



THIS AGREEMENT is made and entered into this \_\_\_ day of \_\_, 2021 (the "Agreement Date") by and between:

CLIENT

Name: Kimley-Horn
Street Address: 1001 W. Southern Ave, Ste 131
City/State/Zip: Mesa, AZ 85210
Phone: 480-207-2666
Representative: Jason Fenner

LANDCOR

Name: Landcor Consulting, PC
Street Address: 6859 E. Rembrandt Ave. #125
City/State/Zip: Mesa, Arizona 85212
Phone: 810-287-8513
Representative: Nick Jarrett

PROJECT NAME: Chandler Heights Improvements
PROJECT LOCATION: Queen Creek, AZ, Sections 19-21 & 28-30 T2S-R7E G&SRM
COMPENSATION: See Below
REIMBURSABLE EXPENSES: N/A
RETAINER: \$0
SCOPE OF SERVICES: See Attached

SUMMARY OF TASKS & FEE ESTIMATE

Survey

Table with 2 columns: Task Description, Fee. Includes Topographic Basemap with Right of Way (\$34860) and Legals & Exhibits (10 budgeted) (\$6500). Total Land Surveying Services: \$41360.

Additional Services (if required)

Title reports at \$650 each / 10 estimated= \$6500.
Out of scope survey work, TBD, hourly, see attached rates.

The Parties, intending to be legally bound, have made, accepted and executed this AGREEMENT as of the Agreement Date noted above:

CLIENT Kimley Horn Representative

LANDCOR

Signature \_\_\_\_\_

Signature \_\_\_\_\_
Nicholas Jarrett

Title: \_\_\_\_\_

Title: Survey Group Manager

Date: \_\_\_\_\_

Date: 8-2-21

## SCOPE OF SERVICES

### 1. Topographic Basemap with Right of Way

LANDCOR will create a Topographic Basemap with Right of Way along Chandler Heights Road between Sossaman Road and Hawes Road. From the intersection of Chandler Heights and Sossaman, the limits extend North 2300ft+/-, West 800ft+/-, & South 800ft+/- . From the intersection of Chandler Heights and Hawes, the limits extend North & South 300ft+/-, & East 200ft+/- . Also, the limits will extend 25 feet+/- past the Right of Way within the area cited. The Sonoqui Wash will be mapped between Sossaman Road & Chandler Heights Road. The limits will extend South 300ft+/- of Chandler Heights Road and West 500ft +/- of Sossaman Road. Surface mapping will be provided within the northeast quadrant of the Intersection of Sossaman & Chandler Heights and extend to the Sonoqui Wash. (See below in red for depicted project limits, portions of Sections 19-21 & 28-30 T2S-R7E G&SRM).



## **SCOPE OF SERVICES (cont.)**

Topographic Basemap with Right of Way will include all roadway & developed site hardscape, roadway striping, visible utilities & existing blue-stake, ground shots and calculated Right of Way based upon found field evidence & record maps within the above-described project limits. The project will be in the Arizona Central State Plane Coordinate System, modified to ground coordinates by a GAF of 1.00015 (Grid to Ground Adjustment Factor). NAVD88 will be the Vertical Datum for this project. A deliverable file will be created in AutoCad format and will contain a project area surface and aerial image.

### **2. Legals & Exhibits**

Legals with Exhibits will be provided for ten(10) areas once civil design has been completed.  
*(it is assumed all title reprints will be provided if needed)*

## PROVISIONS

1. **AUTHORIZATION TO PROCEED.** CLIENT's signing of this Agreement constitutes authorization on for LANDCOR to proceed with the described services and also constitutes acknowledgment and ratification of services previously rendered at CLIENT's request to the extent they fall within the scope of services described above.
2. **REIMBURSABLE EXPENSES.** Reimbursement for direct expenses shall include all costs incurred directly for the Project including, but not limited to, transportation including mileage at LANDCOR's current rate, meals, lodging, field office facilities, laboratory tests and analysis, computer services, telephone and other communications, reproduction of documents, outside technical or professional services, aerial and ground surveying and subsurface exploration. Reimbursement shall be on the basis of actual charges when furnished by commercial sources and on the basis of usual commercial charges when furnished by LANDCOR.
3. **RETAINER.** Before LANDCOR begins rendering services CLIENT shall pay a retainer in the amount set forth on the reverse side, which shall be applied to the last amounts due LANDCOR hereunder.
4. **PAYMENT.** Monthly invoices will be tendered by LANDCOR for its fees and payment is due within thirty (30) days after the invoice date. Any amounts not paid when due shall bear interest at the rate of 1.5% per month (18% per annum) until paid. LANDCOR may suspend services under this Agreement until payment in full has been made.
5. **CONSTRUCTION COST ESTIMATES.** LANDCOR has no control over actual project construction costs and estimates of such probable costs represent LANDCOR's good faith estimation only of the approximately, probable cost to construct the project, based on the information available at the time. LANDCOR cannot and does not represent or guarantee that actual project construction costs will not vary substantially from its estimate of probable costs.
6. **CHANGES.** Additional or extended services which are made necessary by any substantial extension of the time necessary to complete the project, change in the scope of the project, or requests by CLIENT that LANDCOR assist in administration beyond the customary services incidental to the services described on the reverse side, shall require appropriate adjustments to LANDCOR's compensation.
7. **PROFESSIONAL STANDARDS.** LANDCOR shall perform its services at the level of competency presently maintained by other practicing professional engineers in CLIENT'S community, performing the same type of work. LANDCOR makes no other warranty, express or implied.
8. **CLIENT RESPONSIBILITIES.** CLIENT shall cooperate with Engineer by providing everything reasonably necessary for LANDCOR to be able to provide its services, including, but not limited to, all necessary information concerning the project and CLIENTS requirements including design criteria, necessary access to public and private lands, legal accounting and insurance services required for the project, and necessary permits and approval of governmental authorities and other individuals.
9. **TERMINATION.** Either party may terminate this Agreement with or without cause, upon ten (10) working days written notice to the other. Upon early termination, LANDCOR's shall be paid in full for all services rendered and costs incurred, through the effective termination date.
10. **ARBITRATION AND LEGAL EXPENSES.** Any controversy of claim relating to this Agreement will be settled by arbitration upon the mutual agreement of the parties. Such arbitration shall be conducted in accordance with the rules of the American Arbitration Association in effect at the time of the arbitration, unless the parties mutually agree to conduct such arbitration by a different procedure. Judgment on the award or decision rendered may be entered in any court having jurisdiction over the matter. In the event of any legal action between the parties to enforce any of the terms of this Agreement, the party in whose favor judgment is rendered, shall be paid by the non-successful party all costs and expenses incurred, including a reasonable attorney's fee.
11. **LIMITATION OF LIABILITY.** LANDCOR's liability to the CLIENT for any cause or combination of causes is, in the aggregate, limited to an amount no greater than the fee earned under this Agreement.
12. **BINDING EFFECT.** The terms and conditions of this Agreement shall inure to the benefit of and be binding upon the parties and their respective heirs, successors and assigns. This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona. If any of the provisions of this Agreement are declared invalid, such declarations shall not affect the validity of the remainder of this Agreement.
13. **LIMITATION OF FEES.** LANDCOR's fees shall be limited to the amount set forth on the reverse side. In the case of a lump sum fee, LANDCOR shall perform only the described services and its fee shall be the stated lump sum amount. In the case of a "not-to-exceed" fee, LANDCOR's estimate of the total fees is not a guarantee that all the described services can be performed for that amount but represents it good faith estimation of the approximate total fees that will be earned, based on the information available at the time. However, LANDCOR shall limit its services under this Agreement to the estimated amount. If all the services described are not completed, LANDCOR shall provide CLIENT with a revised estimate and proceed to completion only upon CLIENT's written authorization.
14. **OWNERSHIP OF DOCUMENTS.** All documents prepared by LANDCOR pursuant to this Agreement are prepared specifically for use in connection with this project. Originals of all such documents are and remain the property of LANDCOR. LANDCOR shall furnish CLIENT with sufficient copies of such documents for its purposes. All such documents are not intended or represented to be suitable for re-use by the CLIENT or others on extensions of this project or on any other work. The CLIENT may use such documents for other purposes without further compensation to LANDCOR; however, any re-use without written verification or adaptation by LANDCOR for the specific purpose intended will be at the CLIENT'S sole risk and without liability or legal exposure to LANDCOR. CLIENT agrees to indemnify and hold harmless LANDCOR from all claims, damage, losses and expenses, including attorney's fees, arising out of or resulting from the CLIENT's use of the documents for any purpose other than in connection with this project. Any verification or adaptation of the documents by LANDCOR for other purposes will entitle LANDCOR to further compensation as agreed upon between the parties.



**STANDARD HOURLY RATES AND REIMBURSEMENT SCHEDULE**  
*(Rates Effective thru 2021)*

**Civil and Survey Hourly Rates**

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Principal (PE) .....	\$145
Project Manager/Engineer/Surveyor (PE or LS).....	\$125
Designer/GADD Technician.....	\$100
One-Man Survey Crew.....	\$145
Two-Man Survey Crew.....	\$180
Office Survey Support.....	\$125
Administrative/Clerical.....	\$70

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**Other Standard Reimbursable Expenses**

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All reimbursable expenses, including, but not limited to the following, will be invoiced at cost plus 10%: postage/express mail and deliveries; copying/printing/reproductions; project-related mileage; parking; sub-consultants approved by Client in advance; and other expenses approved by Client in advance.





# RT Underground

Marcom LLC, DBA

23604 N 56th Avenue Glendale, AZ 85310 (602) 622-6789 jeff.martinez@rtunderground.com

**ASPHALT MILLING**  
Trench, Plates, Small Areas

**UTILITY POTHOLING**  
SUE (Subsurface Utility Engineering)

**Submitted to:** Kim Carroll, PE  
Kimley-Horn  
7740 N 16th Street  
Phoenix, AZ 85020  
**Phone:** (602) 678-3440  
**Email:**

**Date:** 11/2/20  
**Project:** Town of Queen Creek  
Chandler Heights  
**Location:** Hawes to Sossaman

**REVISION 1**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED
1	Permits- Right of Way & Traffic Control	1	EACH	\$950.00	\$950.00
2	Utility Potholes for Design	100	EACH	\$625.00	\$62,500.00
3	Dry Utility Designating: incl power/gas communications. SURVEY BY OTHERS	1	LS	\$8,900.00	\$8,900.00
					\$0.00
4	Traffic Control	14	Day	\$1,150.00	\$16,100.00
5	Police Officer- Signal Intersections	32	HOUR	\$85.00	\$2,720.00
			<b>TOTAL:</b>		<b>\$91,170.00</b>

**Includes:** (Potholing Only) POTHOLE PRICE INCLUDES:, Soft dig to find utility, Spread sheet with utility info including location by RLS. Price for item 1 is not to exceed 4' wide and 7' deep. Dry hole is charged same as regular. NOTE: RT WILL NOT BE RESONSIBLE FOR CONCRETE REPLACEMENT. WE WILL BACKFILL POTHOLE WITH ABC SLURRY AND TOP WITH GROUT. NO CONCRETE PANEL REPLACEMENT. **DESIGNATING includes: above ground locating of DRY Utilities. Kimley Horn to provide up to date asbuilts of all utilities that need to be found. RT will mark/designate above ground where utilities are. Survey by others to follow within 48 hours.**

**Excludes:** Sales Tax, Permits, Bonding Fees, Const. Staking, Testing & Inspection Fees, Removal or Replacement of Traffic Loops, Sawcutting, Removal or Relocating of Existing Utilities. Unforseen conditions: rock excavation, excessive cobble (over 4") and any other conditions that affect completion of work. Sales tax will be added unless proof of Prime Contractor Status is Provided

**Terms:** 30 Days

Respectfully Submitted ,

**RT Underground**

Jeff Martinez

Accepted By :

For : \_\_\_\_\_  
Date : \_\_\_\_\_



**RICKER• ATKINSON• McBEE• MORMAN & ASSOCIATES, INC.**  
***Geotechnical/ Engineering • Construction Materials Testing***

Kimley-Horn and Associates  
7740 North 16<sup>th</sup> Street, Suite 300  
Phoenix, Arizona 85020

November 9, 2020

Attention: Jason Fenner, P.E. / Kim Carroll, P.E., PTOE

Re: Proposal for Geotechnical Engineering Services  
Chandler Heights Improvements  
Sossaman Road to Hawes Road  
Queen Creek, Arizona

RAMM Proposal No. PG20983

Ricker, Atkinson, McBee, Morman & Associates, Inc. is pleased to submit this proposal to conduct Geotechnical Engineering Services for the above-referenced project.

If this proposal meets with your approval, please sign, date and return one copy of the enclosed Attachment "A", which outlines project description, our scope of services, completion time and fee to perform services.

If there are any questions regarding the proposed scope of work, please call. Thank you for considering our firm for this project.

Respectfully submitted,

RICKER• ATKINSON• McBEE• MORMAN & ASSOCIATES, INC.

Answer J. Scitlijmer

/kes

RICKER • ATKINSON • MCBEE • MORMAN & ASSOCIATES. INC.

ATTACHMENT "A" Proposal for Geotechnical Engineering Services

For: Kimley-Horn and Associates

RAMM Proposal No. PG20983

PROJECT: Chandler Heights Improvements  
Sossaman Road to Hawes Road  
Queen Creek, Arizona

DESCRIPTION:

The proposed improvements to Chandler Heights Road will consist of widening the existing two-lane roadways, improving the intersection of Chandler Heights Road and Sossaman Road, and limited improvements at the intersection of Chandler Heights Road and Hawes Road. Improvements to Sossaman Road will consist of widening the existing two-lane roadway from Via de Olivos to 150 feet north of the existing historic property landmark and improvements to the intersection of Sossaman Road at Chandler Heights Road. Two retention basins will be constructed within the future right-of-way.

SCOPE OF SERVICES:

1. Test borings will be performed to determine subsurface conditions and obtain representative samples for laboratory analyses. Eleven test borings (eight on Chandler Heights Road and three on Sossaman Road at roughly 600-foot intervals) 5 feet in depth or prior to auger refusal are proposed in the anticipated widening areas and twelve test cores (nine on Chandler Heights Road and three on Sossaman Road at roughly 1200-foot intervals in widening areas and 600-foot intervals in full width areas) 2 feet in depth are proposed for the existing pavements. Two ASTM D3385 double ring infiltrometer tests will be conducted at approximate future basin bottom elevations of between 2 to 5 feet below existing grades. A Blue Stake ticket will be obtained for public utility location, a private locator will be contracted by RAMM to assist in locating traceable private utilities, traffic control, and permits will be obtained for work within the existing right-of-way. Site access, privately owned on-site utility locations, and associated costs are the responsibility of the owner and/or agreeing party.
2. Laboratory analyses of representative samples will include:
  - Moisture Content and Dry Density (23)
  - Swell (11)
  - Minus No. 200 Sieve and Plasticity Index (30)
  - Standard Proctor (4)
3. The field and laboratory data will be used in engineering evaluation and analyses to formulate our geotechnical recommendations.
4. An Engineer's report will be provided presenting the results of the field and laboratory testing and recommendations site grading and preparation procedures and thickness of pavements.

**RICKER • ATKINSON • MCBEE • MORMAN & ASSOCIATES, INC.**

ATTACHMENT "A" Proposal for Geotechnical Engineering Services

For: Kimley-Horn and Associates

RAMM Proposal No. PG20983

PROJECT: Chandler Heights Improvements  
Sossaman Road to Hawes Road  
Queen Creek, Arizona

COMPLETION TIME:


Final report approximately 8 to 10 weeks after authorized to proceed.

Completion time is contingent upon utility clearance and field exploration coordination.

FEE: \$ 22,932.00

The undersigned agrees to the forgoing Scope and Fee.

**RICKER • ATKINSON • MCBEE • MORMAN & ASSOCIATES, INC.**

By:   
\_\_\_\_\_  
Andrew J. Schirmer, Staff Geologist

Client: .....

By: .....

Date: .....

**RAMM Geotechnical Engineering Services  
Breakdown of Services  
Chandler Heights Road Improvements  
Sossaman Road to Hawes Road  
Queen Creek, Arizona**

**FIELDWORK**

Drilling

Field Technician, RAMM	34 hours x \$50/Hr.	1,700.00
Wildcat Drilling, Inc (Rig and Crew)	27 hours x \$145/Hr.	3,915.00
Trafficade Barricading Services	(Equipment \$141, Labor \$2430, Expenses \$285)	2,856.00
Professional Police Services	12 hours x \$68/Hr.	816.00
Patriot Utility Locating Services	6 hours x \$140/Hr.	840.00
Materials	(Lab Prepped Hot AC, Hand Mix ½Sack Slurry, Tack Coat)	<u>1,200.00</u>

Infiltrometer Tests

Field Technician, RAMM	12 hours x \$50/Hr.	600.00
Wildcat Drilling, Inc (Laborer)	12 hours x \$45/Hr.	540.00
Wildcat Drilling, Inc (Operator)	6 hours x \$60/Hr.	360.00
Sunstate Equipment Rentals	1 day x \$1200/Day	1,200.00
Trafficade Barricading Services	(Equipment \$140, Labor \$1080, Expenses \$210)	<u>1,430.00</u>
	Total	<b>\$15,457.00</b>

**LABORATORY TESTING**

Moisture/Density of Ring Samples	23 x \$15 each	345.00
Swell	11 x \$ 80 each	880.00
Minus No. 200 Sieve and PI	30 x \$120 each	3600.00
Standard Proctor	4 x \$110 each	<u>440.00</u>
	Total	<b>\$5,265.00</b>

**ENGINEERING ANALYSIS & REPORT PREPARATION**

Project Engineer	6 hours x \$100/Hr.	600.00
Project Manager	14 hours x \$75/Hr.	1050.00
Clerical	14 hours x \$40/Hr.	<u>560.00</u>
	Total	<b>\$2,210.00</b>

Project Total **\$22,932.00**

AZ ROC# 175953



**Professional Pipe Services, Inc.**

4940 W. Watkins St., Phoenix, AZ 85043

O: 602-861-3944 F: 602-861-1423

Ken Bunes | M: 602-725-2935

[ken.bunes@pro-pipe.com](mailto:ken.bunes@pro-pipe.com) | [www.pro-pipe.com](http://www.pro-pipe.com)

Quote # AZ: 81321

PROPOSAL SUBMITTED TO: Kimley Horn	DATE 8/13/2021	PHONE
STREET (Business address)	JOB / PROJECT NAME Sewer Pipe Assessment	
CITY, STATE AND ZIP CODE	JOB LOCATION Queen Creek, AZ	
CONTACT NAME julian.pesqueira@kimley-horn.com	NON-PREVAILING WAGE QUOTE	

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
<b>NOTE:</b> Water (Owner shall provide mobile means of providing water, such as mobile meter or fire hydrant hookup)					
1	Vactor Truck and Crew - Daily Rate	1	Day	\$2,290.00	\$2,290.00
2	CCTV Truck and Crew - Daily Rate	1	Day	\$2,060.00	\$2,060.00
	<i>Days are Estimated. Actual will be Invoiced.</i>	-			

**GRAND TOTAL:** Per Rates Above

**EXCLUSIONS ( any qualifications to exclusions are in parenthesis )**

1	Flow Diversion, Bypass Pumping and Operating Pump Stations
2	Excavation of any kind
3	Permits, Licenses and Performance Bonds
4	Access (Owner shall provide adequate access)
5	Major Traffic Control
6	Disposal (Owner shall provide local disposal site and cover associated fees)
7	Water (Owner shall provide mobile means of providing water, such as mobile meter or fire hydrant hookup)
8	Mechanical/Heavy Cleaning (a quote can be provided if required)
9	Note: Standard Cleaning includes 3-Pass Cleaning. More than 3 Passes will be considered Mechanical/Heavy Cleaning
10	Pro-Pipe is not responsible for any Liquidated/Consequential Damages due to scheduling conflicts.

WE PROPOSE hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:

Payment terms: **Dollars:** Per Rates Above  
 30 Days of Invoice This proposal shall be incorporated into the service contract when Pro Pipe is listed as a subcontractor.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Maximum allowable interest charge on overdue invoices. Professional Pipe Services will provide certificate of insurance upon request.

Authorized Signature: \_\_\_\_\_  
 This proposal may be withdrawn by us if not accepted within 30 days

**ACCEPTANCE OF PROPOSAL :**  
 The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Requests for additional services beyond the above outlined scope will be submitted by written change order and payment thereof made accordingly.

\_\_\_\_\_  
 Date Customer Signature  
 \_\_\_\_\_  
 Print name/Title

T: 602.261.7253

info@paleowest.com

August 13, 2021  
Jennifer Simpkins  
Kimley-Horn

**Subject: Class III Survey for the Sossaman Low Flow Crossing in Queen Creek, Arizona**  
**RE: Class III Survey for the Sossaman Low Flow Crossing**

Dear Ms. Simpkins,

PaleoWest, LLC (PaleoWest) is pleased to submit herewith a scope of work and cost estimate to complete archaeological services in support of the Sossaman Low Flow Crossing Project (Project), Queen Creek, Maricopa County, Arizona. The project will consist of a 39.6 acre parcel for the Sossaman Low Flow and a 32.0-acre parcel for the Chandler Heights alignment which extends onto Sossaman Rd and Hawes Road. Portions of the project area have been previously surveyed in 2002, 2004, and 2005. Approximately 4 acres of Chandler Heights Road and Sossaman Road have not been surveyed. The project is located on town of Queen Creek right-of-way (ROW) and is subject to compliance with the Arizona Antiquities Act, Arizona Revised Statute (ARS) 41-841 et seq., and the Arizona Historic Preservation Act, ARS 41-861 through 41-864. PaleoWest proposes to complete a Class III cultural resource survey of the four acres that has not been previously surveyed. Three tasks are necessary to complete the Class III cultural resource survey.

### TASK 1: CLASS I LITERATURE REVIEW

- PaleoWest will examine the AZSITE database and the National Register Information System database. PaleoWest will also coordinate with the Arizona State Museum (ASM) Archaeological Records Office to conduct a touchless site file search. This search will be conducted to determine the location of any previously conducted archaeological surveys, previously recorded archaeological sites, or historic properties within a one-mile radius of the project area. General Land Office (GLO) maps maintained by the BLM and historic-age USGS quadrangle maps will also be consulted to evaluate the possible presence and location of historic features on the property.

### TASK 2: CLASS III PEDESTRIAN SURVEY

- PaleoWest archaeologists will then conduct a full pedestrian survey of the unsurveyed areas within the project area following ASM and State Historic Preservation Office (SHPO) inventory standards and guidelines. Archaeologists will walk parallel transects spaced not more than 20 m apart, recording all isolated occurrences and mapping and recording any archaeological sites identified in the project area. This will include any historic buildings, structures, or features. PaleoWest will evaluate the significance of all identified cultural resources in terms of eligibility for listing in the Arizona and National Registers of Historic Places (A/NRHP), and provide recommendations for mitigation, if necessary.



T: 602.261.7253

PHOENIX HQ

info@paleowest.com

319 East Palm Lane  
Phoenix, AZ 85004

### TASK 3: REPORTING

recorded, an evaluation of each site's potential eligibility for inclusion in the ANRHP,

The results of the Class III survey will be presented in a report which will meet all ASM

and SHPO standards and will include the results of the literature review, a description of

the field methods, a record of isolated occurrences, a detailed description of each site and management recommendations. The report will be submitted to town of Queen Creek for review and comment.

### ASSUMPTIONS AND SCHEDULE

- PaleoWest assumes no archaeological sites, historic structures, or in-use structures will be identified during the survey.
- This cost estimate assumes ASM registration costs will be required.
- PaleoWest assumes one round of agency comments will be required.
- If archaeological sites or structures are identified or if more than one round of agency comments are required, a cost modification may be requested.
- Upon receipt of a notice to proceed, the Class III report can be submitted within 6 weeks.

The professional fee for completing the tasks described above will be \$5,585, payable on fixed fee basis upon submittal of the Class III Report.



**Caroline Klebach, M.A.** | Senior Project Manager  
**PALEOWEST**







**PHOENIX HQ**

602.261.7253  
319 East Palm Lane  
Phoenix, AZ 85004

**AUSTIN**

512.394.7477  
206 West Main Street, Suite 111  
Round Rock, TX 78664

**DENVER**

303.214.4301  
308 E Simpson Street  
Lafayette, CO 80026

**NEW YORK**

321.258.0274  
55 W 116th St, Suite 176  
New York, NY 10026

**LOS ANGELES**

626.408.8006  
517 S. Ivy Avenue  
Monrovia, CA 91016

**ORANGE COUNTY**

949.215.0523  
27001 La Paz Road, Suite 230  
Mission Viejo, CA 92691

**LAS VEGAS**

702.779.3033  
3313 S. Water Street, Unit D  
Henderson, NV 89015

**BAY AREA**

925.253.9070  
1870 Olympic Boulevard, Suite 100  
Walnut Creek, CA 94596

**SAN DIEGO**

619.210.0199  
3990 Old Town Avenue Suite C101  
San Diego, CA 92110

**ALBUQUERQUE**

505.516.0261  
200 Oak Street NE, Suite 3  
Albuquerque NM 87106

**TALLAHASSEE**

850.296.3669  
916 East Park Avenue  
Tallahassee, FL 32301

**PORTLAND**

502.645.3116  
2918 N. Lombard Street  
Portland, OR 97211

**SALT LAKE CITY**

866.563.2536  
2002 South 1300 East  
Salt Lake City, UT 84105

**TAMPA BAY**

727.940.9480  
1948 2nd Avenue South, Suite H  
St. Petersburg, FL 33712

# Contract/Agreement Review Cover Sheet

INSTRUCTIONS: Legal Review is required prior to submittal for Town Council and/or Town Manager approval. Public Works Director review and approval is required on all Public Works and/or Construction and A&E projects. Real Estate review and approval is required on all Real Estate matters. Purchasing review is also required. Complete this form for all contracts/agreements/IGA's/change orders/work orders/proposals/MOU's and submit to the Purchasing office for review/approval routing. Be sure to attach a staff report and all supporting documents for review(s).

## ALLOW THREE WEEKS FOR THE REVIEW PROCESS

Document Type:	Contract	Contact Person:	Daniel Wojcik/Mandley Rust
Council Date:	08/03/2022	S.A.M. verification	<input checked="" type="checkbox"/>
Department Name:	CIP		
Vendor/Contractor:	Kimley-Horn and Associates	Vendor ID#:	1382
Brief Description:	Professional engineering services for the design associated with widening Chandler Heights Road from Sossaman Road to Hawes Road.		
Terms of Contract:	Start: Upon Approval	End:	TBD
\$ Amount or Not to Exceed:	\$188,307.00	Account Line Item #:	
Procurement Method:	TOQC Master On-Call Professional Services Contract 2016-114		

**Attachments:** \*Reference original contract number.

Check all that apply:

<input type="checkbox"/> Contract	<input type="checkbox"/> Cooperative Agreement	Original Contract #	Cooperative Agreement #	Change Order# Work Order #
<input type="checkbox"/> Staff Report	<input type="checkbox"/> IGA	2016-114	[ ]	Project Order #
<input type="checkbox"/> Amendment	<input checked="" type="checkbox"/> *Change Order/Work Order No.			PRJOR#10
<input type="checkbox"/> Easement				

### Approved:

N/A	<input checked="" type="checkbox"/>	Real Estate: _____	Date: [ ]
N/A	<input checked="" type="checkbox"/>	Dept Director: _____	Date: [ ]
N/A	<input type="checkbox"/>	Dept Director: <u>Dave Lipinski</u> <small>Dave Lipinski (Jun 30, 2022 08:41 PDT)</small>	Date: Jun 30, 2022
N/A	<input type="checkbox"/>	Purchasing: <u>Daniel Wojcik</u> <small>Daniel Wojcik (Jun 30, 2022 08:44 PDT)</small>	Date: Jun 30, 2022
N/A	<input checked="" type="checkbox"/>	Town Attorney: _____	Date: [ ]
N/A	<input checked="" type="checkbox"/>	Town Clerk: _____	Date: [ ]

**MASTER ENGINEERING AGREEMENT  
PROJECT ORDER: No. 010 Amendment #01  
TOQC Proj. No. A0602**

**DATE: June 28, 2022**

**Issued by: Public Works**

**Issued to: Kimley-Horn and Associates, Inc.  
7740 N. 16th Street, Suite 300  
Phoenix, Arizona 85020**

**Project: Chandler Heights Road, Sossaman Road to Hawes Road  
TOQC Proj. No. A0602**

Consultant shall perform the work, services set forth herein, in accordance with the terms, and conditions of the Master On-Call Professional Services Contract 2016-114, dated December 21, 2016 between the Consultant and Town.

**GENERAL PROJECT DESCRIPTION AND SCOPE OF CONSULTANT’S WORK:**

**Background:**

The Town of Queen Creek is seeking professional engineering services for the design associated with widening Chandler Heights Road from Sossaman Road to Hawes Road.

**Scope of Work:**

The Scope of Work will be completed as outlined in the attached proposal dated August 13, 2021 and additional Scope of work dated June 23, 2022.

**PROJECT SCHEDULE:**

Services to begin upon Notice to Proceed.

**BASIS FOR PAYMENT:**

Project costs is **\$919,644.00** for the complete project amount outlined in the attached Scope of Work dated **August 13, 2021** and an additional **\$188,307.00** for Scope of work dated June 23, 2022 for a Project Cost of **\$1,107,951.00**

**SPECIAL CONDITIONS (if any):**

1. Any items not specifically included within the scope of this proposal are excluded. If additional items are added to the contract, they will be performed in accordance with rates & fees shown on the “Master On-Call Professional Services Contract”.

**ADDITIONAL CONTRACT DOCUMENTS (if any):**

N/A

**Town of Queen Creek, An Arizona Municipal Corporation**

Kimley-Horn & Associates

TOWN



Signature

Signature

David J Leistiko

Print Name

Jeff Brown

Print Name

SR VP

Title

Vice Mayor

Title

2022-0628

Date

Date









# 2016-114, PRJOR 1, AMND1

Final Audit Report

2022-06-30

Created:	2022-06-30
By:	Daniel Wojcik (daniel.wojcik@queencreek.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIWZgYPX6MhsBZs6h745xtgRbxX0CnRNT

## "2016-114, PRJOR 1, AMND1" History

-  Document created by Daniel Wojcik (daniel.wojcik@queencreek.org)  
2022-06-30 - 3:14:07 PM GMT
-  Document emailed to Dave Lipinski (dave.lipinski@queencreek.org) for signature  
2022-06-30 - 3:14:34 PM GMT
-  Email viewed by Dave Lipinski (dave.lipinski@queencreek.org)  
2022-06-30 - 3:41:06 PM GMT
-  Document e-signed by Dave Lipinski (dave.lipinski@queencreek.org)  
Signature Date: 2022-06-30 - 3:41:27 PM GMT - Time Source: server
-  Document emailed to Daniel Wojcik (daniel.wojcik@queencreek.org) for signature  
2022-06-30 - 3:41:28 PM GMT
-  Email viewed by Daniel Wojcik (daniel.wojcik@queencreek.org)  
2022-06-30 - 3:44:18 PM GMT
-  Document e-signed by Daniel Wojcik (daniel.wojcik@queencreek.org)  
Signature Date: 2022-06-30 - 3:44:24 PM GMT - Time Source: server
-  Agreement completed.  
2022-06-30 - 3:44:24 PM GMT



TOWN OF  
**QUEEN CREEK**  
 ARIZONA

**TO:** HONORABLE MAYOR AND TOWN COUNCIL

**THROUGH:** JOHN KROSS ICMA-CM, TOWN MANAGER

**FROM:** BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR, ERIK SWANSON,  
 PLANNING ADMINISTRATOR

**RE:** PUBLIC HEARING AND POSSIBLE ACTION ON ORDINANCE 792-22, P22-0157  
 ENTERTAINMENT ACTIVITIES TEXT AMENDMENT, A STAFF INITIATED TEXT AMENDMENT  
 TO ARTICLE 4. ZONING DISTRICTS OF THE ZONING ORDINANCE RECOMMENDING  
 APPROVAL OF ENTERTAINMENT ACTIVITIES WHEN ASSOCIATED WITH A RESTAURANT OR  
 BAR.

**DATE:** August 3, 2022

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**Suggested Action:**

Move to approve Ordinance 792-22, P22-0157 Entertainment Activities Text Amendment.

**Planning Commission Recommendation:**

The Planning and Zoning Commission recommended approval of P22-0157 Entertainment Activities Text Amendment with a vote of 7-0 at their July 27, 2022 regular meeting.

**Relevant Council Goal(s):**

Effective Government

**Summary:**

The request is for a staff initiated text amendment to Article 4. Zoning Districts of the Zoning Ordinance recommending approval of entertainment activities when associated with a restaurant or bar.

**Discussion:**

As Queen Creek continues to grow in both population and commerce that serves the growing population, Staff has received multiple inquiries pertaining to the allowance of music as part of a restaurant/bars business operations. At the request of the Economic Development Department based on urgent direction provided by the Town Council, Staff has initiated a text amendment addressing Entertainment Activities to better address current practices of the restaurant/bar industry. Currently, the Zoning Ordinance permits Bars and Nightclubs within the Downtown Core and C-3 zoning districts by right, requires certain conditions be met in the Mixed Use zoning district, and requires a Conditional Use Permit in the C-1 and C-2 zoning districts. As provided in the Zoning Ordinance, limitations are provided in each of these districts as it applies to the operations of Restaurant, Bars and Nightclubs, and limits music or entertainment to recorded music or one (1) entertainer.

The request is to amend the Zoning Ordinance to allow for Entertainment Activities which is defined as entertainment that may include but is not limited to live or piped music, disc jockeys, dancing, karaoke, or similar activities. Limitations on the number of entertainers is removed.

In an effort to further refine the Zoning Ordinance and provide regulations that are appropriate for each level of commercial zoning district throughout the Town, three subcategories are proposed with this amendment that address the three commercial categories within the Town. These categories include:

Commercial Zoning Districts (C-1, C-2, C-3): This includes commercially zoned property and developments throughout the Town.

The amendment will allow for entertainment activities beyond what is currently provided in the Zoning Ordinance, however limiting them to indoors only without time limitation and so long as noise is not heard beyond the property boundary. Outdoor entertainment activities beyond 10 p.m. would require a Conditional Use Permit subject to Council approval is required.

Mixed-Use Zoning (MU) and the Town Center District: The Mixed-Use Zoning category includes a single development located at the southwest corner of Ellsworth and Queen Creek roads. This site is special in the sense that the zoning blends both residential (high-density) and commercial in a development pattern that creates a walkable mixed-use environment. The Town Center is a special development area that encompasses approximately 850 acres in the core area of the Town that includes a variety of land-uses. The proposed amendment only applies to commercially zoned property within the Town Center.

The amendment will allow for entertainment activities beyond what is currently provided in the Zoning Ordinance, however limiting them to indoors only without time limitation. Outdoor entertainment is allowed until 11 p.m. so long as the outdoor entertainment activity is at least three-hundred (300) feet from existing single-family residential homes. If an arterial street or railroad separates the use from existing single-family residential development then the 300' separation buffer does not apply. If entertainment activities occur closer than 300' feet or beyond 11 p.m., a Conditional Use Permit subject to Council approval is required.

Downtown Core (DC): The Downtown Core encompasses approximately 70 acres located in the heart of Queen Creek and is envisioned as a destination area focusing on pedestrian oriented, compact development, that is integrated with specialty uses related to retail, dining, entertainment, services, residences, and recreation.

Planning Staff worked directly with the Economic Development team to draft language specifically for the Downtown Core given the uniqueness of the area and a desire to incentivize development within the core. Recent interest provided by restaurant/bar owner/operators has further pushed the desire to provide an update to the Town's Zoning Ordinance. The amendment will allow for entertainment activities beyond what is currently provided in the Zoning Ordinance, however limiting them to indoors only without time limitation. Outdoor entertainment is allowed until 11 p.m. Sunday through Thursday and 12 a.m. Friday and Saturday. A separation buffer is not required.

In addition to the above proposed changes, miscellaneous clean-up items are proposed addressing outdoor dining, patron dancing, and limitations on alcohol service in the Agritainment Zoning District.

Following the initial draft of the text amendment, Staff sought input from the development community. Staff received minimal comments from the development community, which were incorporated into the proposed text amendment.

**Attachment(s):**

1. [Zoning Ordinance - REDLINE.pdf](#)
2. [Proposed Permitted Use Table - REDLINE.pdf](#)
3. [Proposed Zoning Ordinance - CLEAN.pdf](#)
4. [Proposed Permitted Use Table - CLEAN.pdf](#)
5. [Ordinance 792-22.pdf](#)



# ARTICLE 4 – ZONING DISTRICTS

- b. Commercial deliveries shall be limited to not more than three (3) per day.
  - c. Home based day cares shall operate only between 6:00 a.m. and 9:00 p.m. and only on weekdays.
  - d. Outdoor play area should be provided in the rear yard, except within the required front yard fencing requirements shall comply with the requirements of Section 5.2 of this Ordinance.
  - e. Commercial trash pickup shall be prohibited on residential zoned property.
- 1) *Multi-Family Residential/ Multiple Dwelling.*
- a) Site shall provide shared access and connectivity to adjacent residential and non-residential properties.
  - b) Site shall provide screening and buffer setbacks (see Section 5.3) when adjacent to loading docks when located within shopping centers or large commercial projects.
- 2) *Schools.*
- a) Schools may be located in a residential zoning district provided that it is located on an arterial street or at the intersection of two (2) collector streets.
  - b) Schools adhere to the signage requirements of the C- 2 District when located in Single- Family Residential Districts
- 3) *Outdoor Sales.*
- a) Flea markets shall not derive access from a collector or local street which serves a residential district located within twelve-hundred feet (1,200') of the site.
  - b) Sanitary facilities shall be provided on site. No storage of items, other than those available for retail sale, may be stored on the premises unless for

vehicle sales display, indoors, or confined within an approved screened storage area.

4) *Restaurants/Bars.*

~~a) a) The outdoor dining area shall only be allowed if located on the same property as the restaurant; or if located adjacent to and connected to the same property as a restaurant within public right-of- way as an encroachment.~~

b) Patron dancing shall be permitted when conducted indoors only.

c) Commercial zoning districts:

~~b) The outdoor dining area shall not exceed twenty-five percent (25%) of the restaurant gross floor area.~~

~~i) Music or entertainment is~~ Entertainment activities are permitted so long as contained completely indoors and not heard beyond the property boundary and shall operate in accordance with all applicable noise ordinances with the exception that a time restriction is not imposed. ~~limited to recorded music or one (1) entertainer.~~ Other ~~live~~ entertainment activities shall be permitted only upon securing a Conditional Use Permit and site plan approval in accordance with Article 3 of this Zoning Ordinance. Entertainment activities may include music, disc jockeys, dancing, karaoke, or similar activity. If amplification is used, any speakers shall be positioned so that they face interior to the subject site.

~~e)-~~

ii) Outdoor dining areas should be placed away from off-site uses that are sensitive to noise and night-time activity. Restaurant seating in the pedestrian portion of the public right-of way is encouraged and may be conditionally permitted when not obstructing pedestrian traffic. Where space allows, outdoor dining areas should be used to help synergize plazas, courtyards, and street frontages. All outdoor dining areas that encroach into public right-of-way or pedestrian walkways, shall

# ARTICLE 4 – ZONING DISTRICTS

maintain a free and clear minimum width of five (5) feet.

~~d)~~

~~e) Consumption of only beer and wine in restaurants in Agritainment districts is permitted.~~

~~Restaurants with full services should have alcohol sales less than fifty percent (50%) of gross sales revenue.~~

d) For properties within the Town Center and Mixed Use Zoning District:

i. Entertainment activities are permitted so long as contained completely indoors and shall operate in accordance with all applicable noise ordinances.

ii. Outdoor entertainment activities are permitted until 11 p.m. so long as they are separated by a minimum of three hundred (300) feet from existing single-family residential homes. The three hundred (300) feet shall be measured from the area provided for the entertainment activities to the nearest residential property line. When the use is separated by a classified arterial street or railroad the three hundred (300) foot separation shall not be required. For entertainment activities to occur closer than three hundred (300) feet or beyond 11 p.m., a Conditional Use Permit subject to Council approval is required. If amplification is used, any speakers shall be positioned so that they face interior to the subject site.

iii. Outdoor dining areas should be placed away from off-site uses that are sensitive to noise and night-time activity. Restaurant seating in the pedestrian portion of the public right-of way is encouraged and may be conditionally permitted when not obstructing pedestrian traffic. Where space allows, outdoor dining areas should be used to help synergize plazas, courtyards, and street frontages. All outdoor dining areas that encroach into public

right-of-way or pedestrian walkways, shall maintain a free and clear minimum width of five (5) feet.

d) For properties within the Downtown Core zoning district:

i. Entertainment activities are permitted so long as activities are operating in accordance with all applicable noise ordinances.

ii.

~~f)~~ Outdoor entertainment activities are permitted until 11 p.m. Sunday through Thursday and 12 a.m. Friday and Saturday. If amplification is used, any speakers shall be positioned so that they face interior to the subject site.

iii. Outdoor dining areas should be placed away from off-site uses that are sensitive to noise and night-time activity. Restaurant seating in the pedestrian portion of the public right-of-way is encouraged and may be conditionally permitted when not obstructing pedestrian traffic. Where space allows, outdoor dining areas should be used to help synergize plazas, courtyards, and street frontages. All outdoor dining area that encroach into public right-of-way or pedestrian walkways, shall maintain a free and clear minimum width of five (5) feet.

## 5) Self-Storage Mini-Warehouse.

a) The facility shall provide an on-site manager to maintain the establishment.

b) The repair, construction, or reconstruction of any boat, engine,

## ARTICLE 4 – ZONING DISTRICTS

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motor vehicle, furniture, and the storage of any propane, gasoline engine, or storage tank is prohibited. No business activity other than rental of storage units shall be conducted on the premises.

- c) Driving lanes shall be at least twenty- six feet (26') wide when cubicles open onto one (1) side of the lane only and at least thirty feet (30') wide when cubicles open onto both sides of the lane.
- d) Parking requirements shall adhere to the standards set in Table 5.6-3 of this Ordinance.

# ARTICLE 4 – PERMITTED USE TABLE

**Table 4.6-1** Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts					Non-Residential Zoning Districts										
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 <sup>1</sup> R1-7 R1-6 <sup>1</sup> R1-5 R1-4	HDR/ MDR	AT	RC	DC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
<b>Institutional &amp; Civic (Continued)</b>																	
Utility, Basic	Utility Facilities and Utility Service Yards	P	P	P	P	P	P	--	--	P	P	P	P	P	P	P	P
	All other Utility, Basic	C	C	C	C	C	C	--	--	C	C	C	C	P	P	C	P
Utility Corridors	Utility Treatment, Production or Service Facilities	--	--	--	--	--	C	--	--	C	C	C	C	C	C	C	P
Detention Facilities	Jails, Reformatories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P
	Honor Camps	--	--	--	--	--	--	--	--	C	C	--	P	P	--	P	
Hospital/ Clinic	Clinics/Medical/Dental Offices (see section 4.6.D.4 )	--	--	--	--	--	W	W	W	W	P	P	P	C	--	--	--
	Adult Day Care	--	--	--	--	--	--	P	--	P	P	P	P	C	--	--	--
	Blood Bank or Plasma Center	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--
	Counseling Centers (non-resident)	--	--	--	--	--	--	P	--	P	C	P	P	C	C	--	--
	Counseling Centers (non-resident) for the treatment of drug abuse and / or alcohol	--	--	--	--	--	--	C	--	C	C	C	P	C	C	--	--
	Hospital/Mental Hospital	--	--	--	--	--	--	--	--	C	C	C	C	C	--	--	--
	Physical and Mental Rehabilitation (resident)	--	--	--	--	--	--	--	--	C	--	C	C	C	C	--	--
	All other medical facilities	--	--	--	--	--	--	--	--	C	--	C	C	C	C	--	--
<b>Commercial</b>																	
Eating and Drinking Establishments	Bars & Nightclubs (with or without live music and dancing) and Alcohol Sales, by the drink (primary use) (see section 4.6.D.11)	--	--	--	--	--	W	--	<u>P</u> W	W	<u>E</u> W	<u>E</u> W	<u>P</u> W	C	--	--	--
	Restaurant, limited service (see section 4.6.D.11)	--	--	--	--	--	P	C	P	P	P	P	P	P	P	--	--
	Breweries	--	--	--	--	--	P	--	P	P	C	P	P	P	P	--	--
	Restaurant, full service (see section 4.6.D.11)	--	--	--	--	--	W	--	P	P	P	P	P	P	P	--	--

# ARTICLE 4 – PERMITTED USE TABLE

**Table 4.6-1** Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts					Non-Residential Zoning Districts										
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 <sup>1</sup> R1-7 R1-6 <sup>1</sup> R1-5 R1-4	HDR/ MDR	AT	RC	DC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
<b>Commercial (Continued)</b>																	
Recreation and Entertainment Outdoor (Continued)	Miniature Golf	C	C	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Zoo	C	C	--	--	--	P	--	--	C	C	C	C	C	C	C	--
	Carnivals, Dances, Circuses	--	--	--	--	--	--	--	--	C	--	--	C	--	--	--	--
	All Other Outdoor Recreation	C	C	--	--	--	C	C	--	C	C	C	C	C	C	C	--
Recreation and Entertainment Indoor	Assembly/Auditorium	C	C	--	--	--		--	P	P	C	C	C	--	--	--	--
	Amusement Center	C	C	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Bowling Alley	--	--	--	--	--	C	--	--	--	P	P	--	--	--	--	--
	Commercial Amusement, Indoor	--	--	--	--	--	P	--	P	P	C	P	P	P	P	--	--
	Clubs, Lodges, Health Club, or Fitness Center	--	--	--	--	--	C	--	P	P	P	P	P	P	--	--	--
Retail Sales and Service	Alcohol sales, retail	--	--	--	--	--	P	--	P	P	P	P	P	C	--	--	--
	Alcohol sales, in restaurant	--	--	--	--	--	P	P	P	P	P	P	P	C	C	--	--
	Veterinary Hospitals, Kennels	--	--	--	--	--	P	--	C	P	--	C	P	C	C	--	--
	Animal Sales and Care	--	--	--	--	--	P	--	C	P	P	P	P	P	--	--	--
	Indoor, small animals	--	--	--	--	--	P	--	C	P	P	P	P	C	--	--	--
	Indoor, large animals	--	--	--	--	--	P	--	C	C	C	P	C	C	C	--	--
	Bed & Breakfast	C	C	--	--	--	P	P	P	--	--	--	--	--	--	--	--
	Outdoor Sales Operations (see Section 4.6.D.10)	--	--	--	--	--	P	--	--	W	W	W	W	W	W	--	--
	Arts, crafts and boutiques	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--
	Bakeries (small scale not factory or distribution warehousing)	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	--
	Bakeries (large scale, including distributors or warehousing)	--	--	--	--	--	P	--	--	--	--	--	--	P	P	--	--
	Banks (excluding drive-thru facilities)	--	--	--	--	--	C	--	P	P	P	P	P	P	--	--	--
	Bars & Nightclubs (with or without live music and dancing <a href="#">see section 4.6.D.11</a> )	--	--	--	--	--	P	--	<u>P_W</u>	<u>P_W</u>	<u>€_W</u>	<u>€_W</u>	<u>P_W</u>	--	--	--	--
	* Sexually Oriented Business	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--

# ARTICLE 4 – ZONING DISTRICTS

- b. Commercial deliveries shall be limited to not more than three (3) per day.
- c. Home based day cares shall operate only between 6:00 a.m. and 9:00 p.m. and only on weekdays.
- d. Outdoor play area should be provided in the rear yard, except within the required front yard fencing requirements shall comply with the requirements of Section 5.2 of this Ordinance.
- e. Commercial trash pickup shall be prohibited on residential zoned property.

1) *Multi-Family Residential/ Multiple Dwelling.*

- a) Site shall provide shared access and connectivity to adjacent residential and non-residential properties.
- b) Site shall provide screening and buffer setbacks (see Section 5.3) when adjacent to loading docks when located within shopping centers or large commercial projects.

2) *Schools.*

- a) Schools may be located in a residential zoning district provided that it is located on an arterial street or at the intersection of two (2) collector streets.
- b) Schools adhere to the signage requirements of the C- 2 District when located in Single- Family Residential Districts

3) *Outdoor Sales.*

- a) Flea markets shall not derive access from a collector or local street which serves a residential district located within twelve-hundred feet (1,200') of the site.
- b) Sanitary facilities shall be provided on site. No storage of items, other than those available for retail sale, may be stored on the premises unless for

vehicle sales display, indoors, or confined within an approved screened storage area.

4) *Restaurants/Bars.*

a) The outdoor dining area shall only be allowed if located on the same property as the restaurant; or if located adjacent to and connected to the same property as a restaurant within public right-of- way as an encroachment.

b) Patron dancing shall be permitted when conducted indoors only.

c) *Commercial zoning districts:*

- i) Entertainment activities are permitted so long as contained completely indoors and not heard beyond the property boundary and shall operate in accordance with all applicable noise ordinances with the exception that a time restriction is not imposed.. Other entertainment activities shall be permitted only upon securing a Conditional Use Permit in accordance with Article 3 of this Zoning Ordinance. Entertainment activities may include but are not limited to live or piped music, disc jockeys, dancing, karaoke, or similar activity. If amplification is used, any speakers shall be positioned so that they face interior to the subject site.
- ii) Outdoor dining areas should be placed away from off-site uses that are sensitive to noise and night-time activity. Restaurant seating in the pedestrian portion of the public right- of way is encouraged and may be conditionally permitted when not obstructing pedestrian traffic. Where space allows, outdoor dining areas should be used to help synergize plazas, courtyards, and street frontages. All outdoor dining areas that encroach into public right-of-way or pedestrian walkways, shall maintain a free and clear minimum width of five (5) feet.

## ARTICLE 4 – ZONING DISTRICTS

*d) For properties within the Town Center and Mixed Use Zoning District:*

- i) Entertainment activities are permitted so long as contained completely indoors and shall operate in accordance with all applicable noise ordinances.
- ii) Outdoor entertainment activities are permitted until 11 p.m. so long as they are separated by a minimum of three hundred (300) feet from existing single-family residential homes. The three hundred (300) feet shall be measured from the area provided for the entertainment activities to the nearest residential property line. When the use is separated by a classified arterial street or railroad the three hundred (300) foot separation shall not be required. For entertainment activities to occur closer than three hundred (300) feet or beyond 11 p.m., a Conditional Use Permit subject to Council approval is required. If amplification is used, any speakers shall be positioned so that they face interior to the subject site.
- iii) Outdoor dining areas should be placed away from off-site uses that are sensitive to noise and night-time activity. Restaurant seating in the pedestrian portion of the public right-of-way is encouraged and may be conditionally permitted when not obstructing pedestrian traffic. Where space allows, outdoor dining areas should be used to help synergize plazas, courtyards, and street frontages. All outdoor dining areas that encroach into public right-of-way or pedestrian walkways, shall maintain a free and clear minimum width of five (5) feet.

*d) For properties within the Downtown Core zoning district:*

- i) Entertainment activities are permitted so long as activities are operating in accordance with

all applicable noise ordinances.

- ii) Outdoor entertainment activities are permitted until 11 p.m. Sunday through Thursday and 12 a.m. Friday and Saturday. If amplification is used, any speakers shall be positioned so that they face interior to the subject site.
- iii) Outdoor dining areas should be placed away from off-site uses that are sensitive to noise and night-time activity. Restaurant seating in the pedestrian portion of the public right-of-way is encouraged and may be conditionally permitted when not obstructing pedestrian traffic. Where space allows, outdoor dining areas should be used to help synergize plazas, courtyards, and street frontages. All outdoor dining area that encroach into public right-of-way or pedestrian walkways, shall maintain a free and clear minimum width of five (5) feet.

5) *Self-Storage Mini-Warehouse.*

- a) The facility shall provide an on-site manager to maintain the establishment.
- b) The repair, construction, or reconstruction of any boat, engine,

## ARTICLE 4 – ZONING DISTRICTS

---

motor vehicle, furniture, and the storage of any propane, gasoline engine, or storage tank is prohibited. No business activity other than rental of storage units shall be conducted on the premises.

- c) Driving lanes shall be at least twenty- six feet (26') wide when cubicles open onto one (1) side of the lane only and at least thirty feet (30') wide when cubicles open onto both sides of the lane.
- d) Parking requirements shall adhere to the standards set in Table 5.6-3 of this Ordinance.



## ARTICLE 4 – PERMITTED USE TABLE

**Table 4.6-1** Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts					Non-Residential Zoning Districts										
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 <sup>1</sup> R1-7 R1-6 <sup>1</sup> R1-5 R1-4	HDR/ MDR	AT	RC	DC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
<b>Institutional &amp; Civic (Continued)</b>																	
Utility, Basic	Utility Facilities and Utility Service Yards	P	P	P	P	P	P	--	--	P	P	P	P	P	P	P	P
	All other Utility, Basic	C	C	C	C	C	C	--	--	C	C	C	C	P	P	C	P
Utility Corridors	Utility Treatment, Production or Service Facilities	--	--	--	--	--	C	--	--	C	C	C	C	C	C	C	P
Detention Facilities	Jails, Reformatories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P
	Honor Camps	--	--	--	--	--	--	--	--	C	C	--	P	P	--	P	
Hospital/ Clinic	Clinics/Medical/Dental Offices (see section 4.6.D.4 )	--	--	--	--	--	W	W	W	W	P	P	P	C	--	--	--
	Adult Day Care	--	--	--	--	--	--	P	--	P	P	P	P	C	--	--	--
	Blood Bank or Plasma Center	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--
	Counseling Centers (non-resident)	--	--	--	--	--	--	P	--	P	C	P	P	C	C	--	--
	Counseling Centers (non-resident) for the treatment of drug abuse and / or alcohol	--	--	--	--	--	--	C	--	C	C	C	P	C	C	--	--
	Hospital/Mental Hospital	--	--	--	--	--	--	--	--	C	C	C	C	C	--	--	--
	Physical and Mental Rehabilitation (resident)	--	--	--	--	--	--	--	--	C	--	C	C	C	C	--	--
	All other medical facilities	--	--	--	--	--	--	--	--	C	--	C	C	C	C	--	--
<b>Commercial</b>																	
Eating and Drinking Establishments	Bars & Nightclubs (with or without live music and dancing) and Alcohol Sales, by the drink (primary use) (see section 4.6.D.11)	--	--	--	--	--	W	--	W	W	W	W	W	C	--	--	--
	Restaurant, limited service (see section 4.6.D.11)	--	--	--	--	--	P	C	P	P	P	P	P	P	P	--	--
	Breweries	--	--	--	--	--	P	--	P	P	C	P	P	P	P	--	--
	Restaurant, full service (see section 4.6.D.11)	--	--	--	--	--	W	--	P	P	P	P	P	P	P	--	--

# ARTICLE 4 – PERMITTED USE TABLE

**Table 4.6-1** Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts					Non-Residential Zoning Districts										
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 <sup>1</sup> R1-7 R1-6 <sup>1</sup> R1-5 R1-4	HDR/ MDR	AT	RC	DC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
<b>Commercial (Continued)</b>																	
Recreation and Entertainment Outdoor (Continued)	Miniature Golf	C	C	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Zoo	C	C	--	--	--	P	--	--	C	C	C	C	C	C	C	--
	Carnivals, Dances, Circuses	--	--	--	--	--	--	--	--	C	--	--	C	--	--	--	--
	All Other Outdoor Recreation	C	C	--	--	--	C	C	--	C	C	C	C	C	C	C	--
Recreation and Entertainment Indoor	Assembly/Auditorium	C	C	--	--	--		--	P	P	C	C	C	--	--	--	--
	Amusement Center	C	C	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Bowling Alley	--	--	--	--	--	C	--	--	--	P	P	--	--	--	--	--
	Commercial Amusement, Indoor	--	--	--	--	--	P	--	P	P	C	P	P	P	P	--	--
	Clubs, Lodges, Health Club, or Fitness Center	--	--	--	--	--	C	--	P	P	P	P	P	P	--	--	--
Retail Sales and Service	Alcohol sales, retail	--	--	--	--	--	P	--	P	P	P	P	P	C	--	--	--
	Alcohol sales, in restaurant	--	--	--	--	--	P	P	P	P	P	P	P	C	C	--	--
	Veterinary Hospitals, Kennels	--	--	--	--	--	P	--	C	P	--	C	P	C	C	--	--
	Animal Sales and Care	--	--	--	--	--	P	--	C	P	P	P	P	P	--	--	--
	Indoor, small animals	--	--	--	--	--	P	--	C	P	P	P	P	C	--	--	--
	Indoor, large animals	--	--	--	--	--	P	--	C	C	C	P	C	C	C	--	--
	Bed & Breakfast	C	C	--	--	--	P	P	P	--	--	--	--	--	--	--	--
	Outdoor Sales Operations (see Section 4.6.D.10)	--	--	--	--	--	P	--	--	W	W	W	W	W	W	--	--
	Arts, crafts and boutiques	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--
	Bakeries (small scale not factory or distribution warehousing)	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	--
	Bakeries (large scale, including distributors or warehousing)	--	--	--	--	--	P	--	--	--	--	--	--	P	P	--	--
	Banks (excluding drive-thru facilities)	--	--	--	--	--	C	--	P	P	P	P	P	P	--	--	--
	Bars & Nightclubs (with or without live music and dancing see section 4.6.D.11)	--	--	--	--	--	P	--	W	W	W	W	W	--	--	--	--
* Sexually Oriented Business	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	

**ORDINANCE 792-22**

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, AMENDING ARTICLE 4 ZONING DISTRICTS, AS DESCRIBED IN EXHIBIT A ATTACHED HERETO AND IN ACCORDANCE WITH PLANNING CASE P22-0157.**

**WHEREAS, Arizona Revised Statutes § 9-802 provides a procedure whereby a municipality may enact the provisions of a code or public record by reference, without setting forth such provisions, providing that the adopting ordinance is published in full; and**

**WHEREAS, Article 3, ZONING PROCEDURES, Section 3.4 AMENDMENT AND REZONING, establishes the authority and procedures for amending the Zoning Ordinance; and**

**WHEREAS, a Public Hearing on this ordinance was heard before the Planning and Zoning Commission on July 27, 2022; and**

**WHEREAS, the Planning and Zoning Commission voted 7-0 in favor of this text amendment case;**

**NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, AS FOLLOWS:**

Section 1. The Queen Creek Zoning Ordinance – Article 4 Zoning Districts, is amended as set forth and referenced to as “Exhibit A”, and incorporated herein;

Section 2. If any section, subsection, clause, phrase or portion of this ordinance or any part of these amendments to the Zoning Ordinance is for any reason held invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**PASSED AND ADOPTED BY** the Mayor and Common Council of the Town of Queen Creek, Arizona, this 3rd day of August 2022.

FOR THE TOWN OF QUEEN CREEK:

ATTESTED TO:

\_\_\_\_\_  
Jeff Brown, Vice Mayor

\_\_\_\_\_  
Maria Gonzalez, Town Clerk

REVIEWED BY:

APPROVED AS TO FORM:

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John Kross, Town Manager

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Dickinson Wright PLLC  
Attorneys for the Town

## EXHIBIT 'A'

### ARTICLE 4 – ZONING DISTRICTS

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- b. Commercial deliveries shall be limited to not more than three (3) per day.
  - c. Home based day cares shall operate only between 6:00 a.m. and 9:00 p.m. and only on weekdays.
  - d. Outdoor play area should be provided in the rear yard, except within the required front yard fencing requirements shall comply with the requirements of Section 5.2 of this Ordinance.
  - e. Commercial trash pickup shall be prohibited on residential zoned property.
- 1) *Multi-Family Residential/ Multiple Dwelling.*
- a) Site shall provide shared access and connectivity to adjacent residential and non-residential properties.
  - b) Site shall provide screening and buffer setbacks (see Section 5.3) when adjacent to loading docks when located within shopping centers or large commercial projects.
- 2) *Schools.*
- a) Schools may be located in a residential zoning district provided that it is located on an arterial street or at the intersection of two (2) collector streets.
  - b) Schools adhere to the signage requirements of the C- 2 District when located in Single- Family Residential Districts
- 3) *Outdoor Sales.*
- a) Flea markets shall not derive access from a collector or local street which serves a residential district located within twelve-hundred feet (1,200') of the site.
  - b) Sanitary facilities shall be provided on site. No storage of items, other than those available for retail sale, may be stored on the premises unless for vehicle sales display, indoors, or confined within an approved screened storage area.
- 4) *Restaurants/Bars.*
- a) The outdoor dining area shall only be allowed if located on the same property as the restaurant; or if located adjacent to and connected to the same property as a restaurant within public right-of- way as an encroachment.
  - b) Patron dancing shall be permitted when conducted indoors only.
  - c) *Commercial zoning districts:*
    - i) Entertainment activities are permitted so long as contained completely indoors and not heard beyond the property boundary and shall operate in accordance with all applicable noise ordinances with the exception that a time restriction is not imposed.. Other entertainment activities shall be permitted only upon securing a Conditional Use Permit in accordance with Article 3 of this Zoning Ordinance. Entertainment activities may include but are not limited to live or piped music, disc jockeys, dancing, karaoke, or similar activity. If amplification is used, any speakers shall be positioned so that they face interior to the subject site.
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## ARTICLE 4 – ZONING DISTRICTS

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5) *Self-Storage Mini-Warehouse.*

- a) The facility shall provide an on-site manager to maintain the establishment.
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## ARTICLE 4 – ZONING DISTRICTS

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- c) Driving lanes shall be at least twenty- six feet (26') wide when cubicles open onto one (1) side of the lane only and at least thirty feet (30') wide when cubicles open onto both sides of the lane.
- d) Parking requirements shall adhere to the standards set in Table 5.6-3 of this Ordinance.

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

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<b>Institutional &amp; Civic (Continued)</b>																	
Utility, Basic	Utility Facilities and Utility Service Yards	P	P	P	P	P	P	--	--	P	P	P	P	P	P	P	P
	All other Utility, Basic	C	C	C	C	C	C	--	--	C	C	C	C	P	P	C	P
Utility Corridors	Utility Treatment, Production or Service Facilities	--	--	--	--	--	C	--	--	C	C	C	C	C	C	C	P
Detention Facilities	Jails, Reformatories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P
	Honor Camps	--	--	--	--	--	--	--	--	--	C	C	--	P	P	--	P
Hospital/ Clinic	Clinics/Medical/Dental Offices (see section 4.6.D.4 )	--	--	--	--	--	W	W	W	W	P	P	P	C	--	--	--
	Adult Day Care	--	--	--	--	--	--	P	--	P	P	P	P	C	--	--	--
	Blood Bank or Plasma Center	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--
	Counseling Centers (non-resident)	--	--	--	--	--	--	P	--	P	C	P	P	C	C	--	--
	Counseling Centers (non-resident) for the treatment of drug abuse and / or alcohol	--	--	--	--	--	--	C	--	C	C	C	P	C	C	--	--
	Hospital/Mental Hospital	--	--	--	--	--	--	--	--	C	C	C	C	C	--	--	--
	Physical and Mental Rehabilitation (resident)	--	--	--	--	--	--	--	--	C	--	C	C	C	C	--	--
All other medical facilities	--	--	--	--	--	--	--	--	--	C	--	C	C	C	C	--	--
<b>Commercial</b>																	
Eating and Drinking Establishments	Bars & Nightclubs (with or without live music and dancing) and Alcohol Sales, by the drink (primary use) (see section 4.6.D.11)	--	--	--	--	--	W	--	W	W	W	W	W	C	--	--	--
	Restaurant, limited service (see section 4.6.D.11)	--	--	--	--	--	P	C	P	P	P	P	P	P	--	--	--
	Breweries	--	--	--	--	--	P	--	P	P	C	P	P	P	P	--	--
	Restaurant, full service (see section 4.6.D.11)	--	--	--	--	--	W	--	P	P	P	P	P	P	P	--	--



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Table 4.6-1 Permitted Uses (Continued)

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<b>Commercial (Continued)</b>																	
Recreation and Entertainment Outdoor (Continued)	Miniature Golf	C	C	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Zoo	C	C	--	--	--	P	--	--	C	C	C	C	C	C	C	--
	Carnivals, Dances, Circuses	--	--	--	--	--	--	--	--	C	--	--	C	--	--	--	--
	All Other Outdoor Recreation	C	C	--	--	--	C	C	--	C	C	C	C	C	C	C	--
Recreation and Entertainment Indoor	Assembly/Auditorium	C	C	--	--	--	--	--	P	P	C	C	C	--	--	--	--
	Amusement Center	C	C	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Bowling Alley	--	--	--	--	--	C	--	--	--	P	P	--	--	--	--	--
	Commercial Amusement, Indoor	--	--	--	--	--	P	--	P	C	P	P	P	P	P	--	--
	Clubs, Lodges, Health Club, or Fitness Center	--	--	--	--	--	C	--	P	P	P	P	P	P	--	--	--
Retail Sales and Service	Alcohol sales, retail	--	--	--	--	--	P	--	P	P	P	P	P	C	--	--	--
	Alcohol sales, in restaurant	--	--	--	--	--	P	P	P	P	P	P	P	C	C	--	--
	Veterinary Hospitals, Kennels	--	--	--	--	--	P	--	C	P	--	C	P	C	C	--	--
	Animal Sales and Care	--	--	--	--	--	P	--	C	P	P	P	P	P	--	--	--
	Indoor, small animals	--	--	--	--	--	P	--	C	P	P	P	P	C	--	--	--
	Indoor, large animals	--	--	--	--	--	P	--	C	C	C	P	C	C	C	--	--
	Bed & Breakfast	C	C	--	--	--	P	P	P	--	--	--	--	--	--	--	--
	Outdoor Sales Operations (see Section 4.6.D.10)	--	--	--	--	--	P	--	--	W	W	W	W	W	W	--	--
	Arts, crafts and boutiques	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--
	Bakeries (small scale not factory or distribution warehousing)	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	--
	Bakeries (large scale, including distributors or warehousing)	--	--	--	--	--	P	--	--	--	--	--	--	P	P	--	--
	Banks (excluding drive-thru facilities)	--	--	--	--	--	C	--	P	P	P	P	P	P	--	--	--
	Bars & Nightclubs (with or without live music and dancing see section 4.6.D.11)	--	--	--	--	--	P	--	W	W	W	W	W	--	--	--	--
* Sexually Oriented Business	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	