

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATIONS**

CC: 18R  
Amend No. \_\_\_\_\_

Date prepared: October 29, 2008

Council Meeting Date: December 2, 2008

**TO:** Carl Swenson, City Manager

**THROUGH:** Susan Daluddung, Deputy City Manager *SD*

**FROM:** Andrew Granger, P. E., City Engineer *AG*

**THROUGH:** Dan Nissen, P. E., City Engineer

**PREPARED BY:** Geoffrey Zinnecker, P. E., Civil Engineer

**SUBJECT:** Individual Job Order Contract award to J. Banicki Construction Inc., for the Lake Pleasant Mobile Home Estates Street Reconstruction (Project No. P-0807)

**RECOMMENDATION:**

Discussion and possible action to award an individual Job Order Contract (JOC) to J. Banicki Construction Inc. for pavement construction in the amount of \$862,936.54 for the Lake Pleasant Mobile Home Estates Street Reconstruction, Project No. P-0807.

**SUMMARY:**

The Lake Pleasant Mobile Home Estates is a subdivision located at the southwest corner of 107<sup>th</sup> Avenue and Palm Tree Drive and is bounded by 109<sup>th</sup> Avenue on the west. Paradise Resort Travel/Trailer Park and commercial development are located to the south, and Ventana Lakes South Bay Unit 2 and Bay Point Unit 2 are located to the north. The subdivision was platted in 1967, developed in the County, and was annexed into the City in 1984.

According to the Public Works Department's Pavement Maintenance Program, the existing condition of the roadway pavement has deteriorated to a point that routine maintenance, such as a slurry seal, is no longer a viable option. New surfacing or total rehabilitation is required to bring the streets to standard City conditions. The City

**CITY CLERK USE ONLY:**

- Consent Agenda
- Carry Over to Date: \_\_\_\_\_
- Approved
- Unfinished Business (Date heard previous: \_\_\_\_\_)
- New Business
- Public Hearing: No Action Taken

ORD. # \_\_\_\_\_ RES. # \_\_\_\_\_  
*A* CON# 55108PI LIC. # \_\_\_\_\_  
Action Date: \_\_\_\_\_

selected a consultant to review existing conditions of the streets and perform a pavement evaluation; prepare construction plans, specifications and a cost estimate for reconstruction of the streets and alley within the Lake Pleasant Mobile Home Estates subdivision. Such streets include:

- Palm Tree Drive from 107<sup>th</sup> Avenue to 109<sup>th</sup> Avenue
- 109<sup>th</sup> Avenue from Sack Drive to Palm Tree Drive
- Pierson Road from Sack Drive to Palm Tree Drive
- Dinero Road from Sack Drive to Palm Tree Drive
- Michael Drive from 109<sup>th</sup> Avenue to Pierson Road
- Josie Drive from 109<sup>th</sup> Avenue to Pierson Road
- Mark Lane from Dinero Road to Dinero Road
- Carnation Drive from Sack Drive to the north and Tract B

As part of the geotechnical analysis the structural section of the roadways within the subdivision were evaluated. The analysis recommended that the roadways be milled, a two-inch overlay be applied, and that several drainage features be constructed including concrete valley gutters and reshaping of the roadway sections to improve directing storm runoff flows to designated outlets. The condition of the concrete curbs in the subdivision were also evaluated and certain sections will be removed and replaced by this project.

Currently, the existing 107<sup>th</sup> Avenue half-street improvements; pavement, curb, gutter, sidewalk, street lights and landscape and irrigation system, adjacent to the Lake Pleasant Mobile Home Estates have not been constructed. This project includes the construction of an eight-foot wide temporary asphalt sidewalk. The sidewalk is considered to be temporary because the City has identified a future CIP project, which is currently unfunded, to install drainage improvements and widen 107<sup>th</sup> Avenue between Union Hills Drive and Beardsley Road.

Other work performed by the consultant was the evaluation of the existing condition of the utilities under the roadway. This is necessary to ensure that the work in the roadway does not crush water services, or cause damage to other utilities. Measures will be taken by J. Banicki Construction Inc. to make sure that the utilities are not damaged.

Finally, J. Banicki Construction Inc. will coordinate with the community to ensure construction of the proposed improvements can occur while still allowing bus, mail, and trash service to continue, as well as to maintain access to the citizens' properties. A public meeting will be conducted to explain the construction process and schedule and address citizen concerns into the final plan.

Council Communication  
Lake Pleasant Mobile Home Estates Reconstruction  
December 2, 2008  
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**FISCAL NOTE:**

Payment will be from the GO Bond Street System Account, 4220-4220-543001-CIPST-EN00237CO.

**ATTACHMENT:**

1. Vicinity Map



Overlay streets

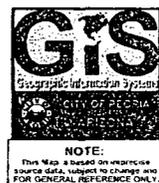
Lake Pleasant Mobile Home Park Estates

UNION HILLS RD

107TH AVE



City of Peoria  
**Lake Pleasant Mobile Home Park Estates  
Street Overlay**





# City of Peoria, Arizona

## Individual Job Order Contract



Purchasing Job Number: P08-0096AP1

Project Number: P-0807, EN00273

Job Description: Reconstruction of the streets within Lake Pleasant Estates Mobile Home Park.

Project Name: Lake Pleasant Mobile Home Estates Reconstruction

**\*Per attached Scope of Work and Fee Schedule**

Location: City of Peoria, Materials Management

Contact: Christine Finney, CPPB

Mailing Address: 8314 W. Cinnabar St., Peoria, AZ 85345

Phone: (623) 773-7115

### OFFER

Contractor's License Number: 091410 A-

**J. Banicki Construction, Inc.**

Job Order Contractor Name

Authorized Signature for Offer

**6423 South Ash Ave**

Address

**Jerry Banicki**

Printed Name

**Tempe,**

**AZ**

**85283**

**CEO**

City

State

Zip Code

Title

**(480) 921-8016**

**(480) 921-9456**

**jbanicki@banicki.com & tchamberlain@banicki.com**

Telephone

Facsimile

E-mail

### ACCEPTANCE OF OFFER AND CONTRACT AWARD (For City of Peoria Use Only)

Your offer is hereby accepted. The Contractor is now bound to sell the construction services listed by the attached award notice based upon the solicitation, including all terms conditions, specifications, amendments, etc., of the contract and the Contractor's offer as accepted by the City. The Contractor is hereby cautioned not to commence any billable work or provide any material, service or construction under this contract until Contractor receives an executed Notice to Proceed and Purchase Order.

Attested by:

City of Peoria, Arizona.

Mary Jo Kief, City Clerk

Eff. Date: \_\_\_\_\_

Approved as to form:

Stephen M. Kemp, City Attorney

18R 120208  
CC

Awarded on \_\_\_\_\_

ACON55108PI

Contract Number

City Seal

Official File

Carl Swenson, City Manager