



April 26, 2017

Town of Chino Valley
Public Works Department
1982 Voss Drive
Chino Valley, Arizona 86323

**Subject: Preliminary Traffic Assessment for Apartment's at SR-89 and Road 2 North
3122.21310.00**

Dear Mr. Richard Straub, P.E.:

We appreciate this opportunity to submit a proposal to provide traffic engineering services related to the development of two apartment complexes near the intersection of SR-89 and Road 2 North in the Town of Chino Valley (Town). The two apartment complexes to be analyzed are also known as Village North and The Hawksnest at Chino Valley (Hawksnest).

It is our understanding that the Village North complex will be developed approximately 1,200 feet east of the SR-89 and Road 2 North intersection. Village North will be developed over three phases on 9.22 acres with the 154 total units at the ultimate build-out. It is our understanding the Hawksnest complex will be developed approximately 800 feet west of the SR-89 and Road 2 North intersection. Hawksnest will be developed over two phases on 15 acres with a total of 224 units at the ultimate build-out. We will rely on you to provide us with the most current design parameters related to total number units, number of units per phase, size of units per phase, and proposed access points to the surrounding roadway network.

The SR-89 and Road 2 North intersection is one of the highest volume intersections in the Town. Large retail stores have been developed at the intersection and include Safeway, Walgreens, and the Post Office among others. Del Rio Elementary School and Heritage Middle School are located less than a mile to the west of the intersection at the intersection of Road 1 West and Road 2 North. The SR-89 and Road 2 North intersection is a four-legged signalized intersection with dedicated left and right turn lanes for the northbound, southbound, and westbound legs. The eastbound leg has a dedicated left turn lane and a shared through/right turn lane.

We understand that each apartment complex will be preparing a traffic impact analysis for their development. However, the Town would like to have an independent assessment completed guide the Town's requirements for the Developer's. We have the capabilities and are prepared to complete this assessment. We understand that we will be working directly for the Town and that you will be our primary contact for this project. We look forward to working with you and the other team members to bring the project forward successfully, on time and within budget.

SCOPE OF WORK

Based upon our understanding of your goals for this project and the assumptions listed below, we propose to prepare a Preliminary Traffic Assessment for the Village North and Hawksnest apartment complexes by performing the following tasks:

- ◆ **Initial Data Collection:** We will use town provided traffic counts (if available) and the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 8th Edition; we will develop an estimated number of trips accessing the driveways between the intersection and the proposed developments. We will also determine the existing speed limits, roadway/lane widths, lane configurations, and other existing pertinent data.
- ◆ **Trip Generation and Distribution:** Using the ITE Trip Generation Manual, 8th Edition, we will determine the expected number of vehicle trips entering the existing the proposed apartment complexes for each proposed construction phase.
- ◆ **Capacity Analysis:** Using the existing traffic data and the expected trips calculated from the ITE Trip Generation Manual, 8th Edition, we will model the SR-89 and Road 2 North intersection with the significant driveways along Road 2 North. The model will identify if the intersection and/or driveways should be improved to improve level of service. We will also review adjacent major intersections affected by the proposed developments where improvements could improve safety or capacity; however, these intersections will not be modeled.
- ◆ **Develop Recommendations:** Based on the above analyses, we will prepare a list of recommendations to be made to the Chino Valley roadway network to improve traffic capacity and safety around the proposed developments. We will also describe additional analyses that the Developer's should complete to further understand their impact on the roadway network.

COMMUNICATIONS

DOWL's Project Manager will be Eric Neal, P.E and the Engineer of Record will be Nicholas J. Westphal, P.E. Eric will be your primary point of contact on all engineering matters concerning this project. Abbreviated verbal status reports will be given to you at occasional intervals. The report will inform you of any anticipated changes in project scope, fees, or schedules, and any foreseeable problems associated with the design and/or construction of the project. If you have any questions or concerns, please feel free to call or email Eric at eneal@dowl.com.

We believe we have reasonably described the scope of services involved. However, it is always possible for unanticipated conditions to arise during the work that could indicate a change in the scope or budget may be necessary. If that should occur, we would discuss it with you at that time and obtain the Client's agreement for an equitable adjustment to our contract. Revisions to work completed, or in progress requested by the owner or the owner's agents, through no fault of Consultant, will be considered extra services for which additional compensation is due.

ASSUMPTIONS

This proposal is based on the following assumptions and qualifications. If further investigation into the project discloses conditions other than those assumed, we will advise you and assist in making appropriate adjustments to the scope of work and budget:

- ◆ The Town will provide the most up to date development plans for the apartment complexes with breakouts of the apartment sizes and number of units per phase.
- ◆ The Town will provide any available traffic county data for the roadways affected by the developments.
- ◆ The ITE Trip Generation Manual, 8th Edition will be used to estimate trips from the existing commercial developments and calculate expected trips from the proposed apartment complexes.
- ◆ One traffic model will be prepared based on existing traffic volumes and trip volumes from the proposed developments.

DELIVERABLE PRODUCTS

- ◆ Preliminary Traffic Assessment.

SCHEDULE

We understand that you want to start immediately on this project. We have personnel available to begin immediately. In order to complete the project in a timely manner, we should begin work as soon as possible. No delays, lengthy reviews, or changes can be allowed. We will make every effort to meet a reasonable schedule.

FEE PROPOSAL

We propose to furnish the above-described services for a total lump sum fee of **\$4,960.00**.

The proposed Lump Sum fee does not include reimbursable direct project expenses. A monthly statement will be provided showing the approximate percentage completion of each of these phases. Payment will be expected within 30 days.

We trust this provides adequate information for evaluating our proposal and we look forward to working with you on this project. If you have any questions concerning this proposal, please don't hesitate to contact our office.

Sincerely,
DOWL

Eric Neal, P.E.
Project Manager