

CITY COUNCIL REPORT



Meeting Date: June 09, 2026
General Plan Element: **Public Services and Facilities**
General Plan Goal: **Provide city service facilities to meet the governmental, administrative, public safety, emergency, social, human, cultural, informational, and maintenance needs of the community.**

ACTION

WESTWORLD BAHIA STORM DRAIN PROJECT Adopt Resolution No. 13681 to accept Low Bid Contract for Bid Number 26IFB063 WestWorld Bahia Storm Drain Project, a construction services contract with Blucor Contracting, Inc. not to exceed \$3,358,920.28 for the construction of the city's WestWorld Bahia Storm Drain Project.

BACKGROUND

The purpose of this action is to award a contract for the construction of the WestWorld Bahia Drive Storm Drain Project.

The WestWorld Bahia Drive Drainage Improvements includes construction of a 96-inch storm drainpipe extending southeast from the intersection of 94th Street and Bahia Drive southeast connecting with the Reata Wash Channel. The project provides better flood protection and drainage improvements around the South Road, equestrian amenities and facility buildings of WestWorld. The new 96-inch storm drainpipe replaces the existing undersized Bahia channel providing improved capacity for both offsite and onsite drainage conveyance to the Reata Wash.

Project design was initiated in October 2025 with bid solicitation for construction on March 27th, 2026. The city received one (1) responsive bid at the April 28th bid opening. The lowest responsive bid was submitted by Blucor Contracting, Inc. in the amount of \$3,358,920.28.

A Construction Estimate provided by our on-call design firm Kimley Horn & Associate estimated the cost of this project at \$6,694,923.31. The Blucor Contracting, Inc. bid is approximately 49.8% less than the engineers' estimate.

ANALYSIS & ASSESSMENT

Recent Staff Action

Through Ordinance 4707, Council authorized the execution and delivery of a loan agreement with the Water Infrastructure Finance Authority of Arizona (WIFA) from its Clean Water State Revolving Fund Program for an amount not to exceed \$11,000,000, with a portion of the loan to include forgivable principal, to construct the WestWorld drainage improvements.

Significant Issues to be Addressed

Significant flooding events have occurred over the years in and around the WestWorld event area. Two impactful events include the flooding of 94th Street in October of 2018 and flooding of WestWorld Way in August of 2022. The storm drain improvements also address previous flooding issues along 94th Street. The proposed improvements provide improved storm water conveyance along and across 94th street with increased capacity along Bahia Drive to the Reata Wash.

RESOURCE IMPACTS

Available funding

Funding through a WIFA loan for this construction contract is currently available in CIP project PD2601 – WestWorld - Bahia Drive Offsite Drainage Management.

Staffing, Workload Impact

The contract administrator responsible for enforcement of all provisions of the contract is Eric Waldo, Principal Project Manager, Transportation and Infrastructure.

Maintenance Requirements

The completed project(s) will be maintained by WestWorld staff in a like manner to other WestWorld drainage infrastructure.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach

Adopt Resolution No. 13681 authorizing contract No. 26IFB063, a construction contract with Blucor Contracting, Inc. in an amount not to exceed \$3,358,920.28 for construction of the city’s WestWorld Bahia Storm Drain Project.

Proposed Next Steps

Following Council’s approval of the contract, Blucor Contracting, Inc. will proceed with construction. Anticipated construction duration is 6 months.

RESPONSIBLE DEPARTMENT(S)

Transportation and Infrastructure

STAFF CONTACT(S)

Eric Waldo, Principal Project Manager, 480-312-7245, ewaldo@scottsdaleaz.gov

APPROVED BY

City Council Report | WESTWORLD BAHIA STORM DRAIN PROJECT

Alison Tymkiw

Alison Tymkiw, Senior Director – City Engineer,
Transportation and Infrastructure
480-312-7760, ATymkiw@scottsdaleaz.gov

5/26/26

Date

Scott Selin

Scott Selin, Budget Director
(For Financial Policies Compliance and Budget Appropriation)
480-312-2603, SSelin@scottsdaleaz.gov

5/24/26 20:19 MST

Date

Judy Doyle

Judy Doyle, Deputy City Manager
480-312-2691, JDoyle@scottsdaleaz.gov

5/22/26 17:05 MST

Date

Greg Caton

Greg Caton, City Manager,
480-312-7759, GCaton@scottsdaleaz.gov

5/22/26 16:36 MST

Date

ATTACHMENTS

1. Resolution 13681
2. Location Map
3. Contract No. 26IFB063

RESOLUTION NO. 13681

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING CONSTRUCTION CONTRACT NO. 26IFB063 WITH BLUCOR CONTRACTING, INC. IN AN AMOUNT NOT TO EXCEED \$3,358,920.28 FOR THE CONSTRUCTION OF CAPITAL PROJECT PD2601 - WESTWORLD BAHIA DRIVE OFFSITE DRAINAGE MANAGEMENT

WHEREAS, the City wishes to construct Capital Project PD2601 - Westworld Bahia Drive Offsite Drainage Management, and associated amenities located at 94th Street and Bahia Drive at Westworld;

WHEREAS, Blucor Contracting, Inc. has been selected by the City through a competitive process (Solicitation 26IFB063) to provide the necessary construction services; and

WHEREAS, Blucor Contracting, Inc. is qualified to render the services desired by the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Scottsdale as follows:

Section 1. The Mayor is authorized and directed to execute Contract No. 26IFB063 a Construction Contract between the City and Blucor Contracting, Inc., in an amount not to exceed Three Million Three Hundred Fifty-Eight Thousand Nine Hundred Twenty and 28/100 dollars (\$3,358,920.28).

Section 2. The City Manager, or designee, and the City Treasurer, or designee, are hereby authorized to execute any other documents and take such other actions as are necessary to carry out the intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Scottsdale this ____ day of _____ 2026.


ATTEST:

CITY OF SCOTTSDALE,
an Arizona municipal corporation

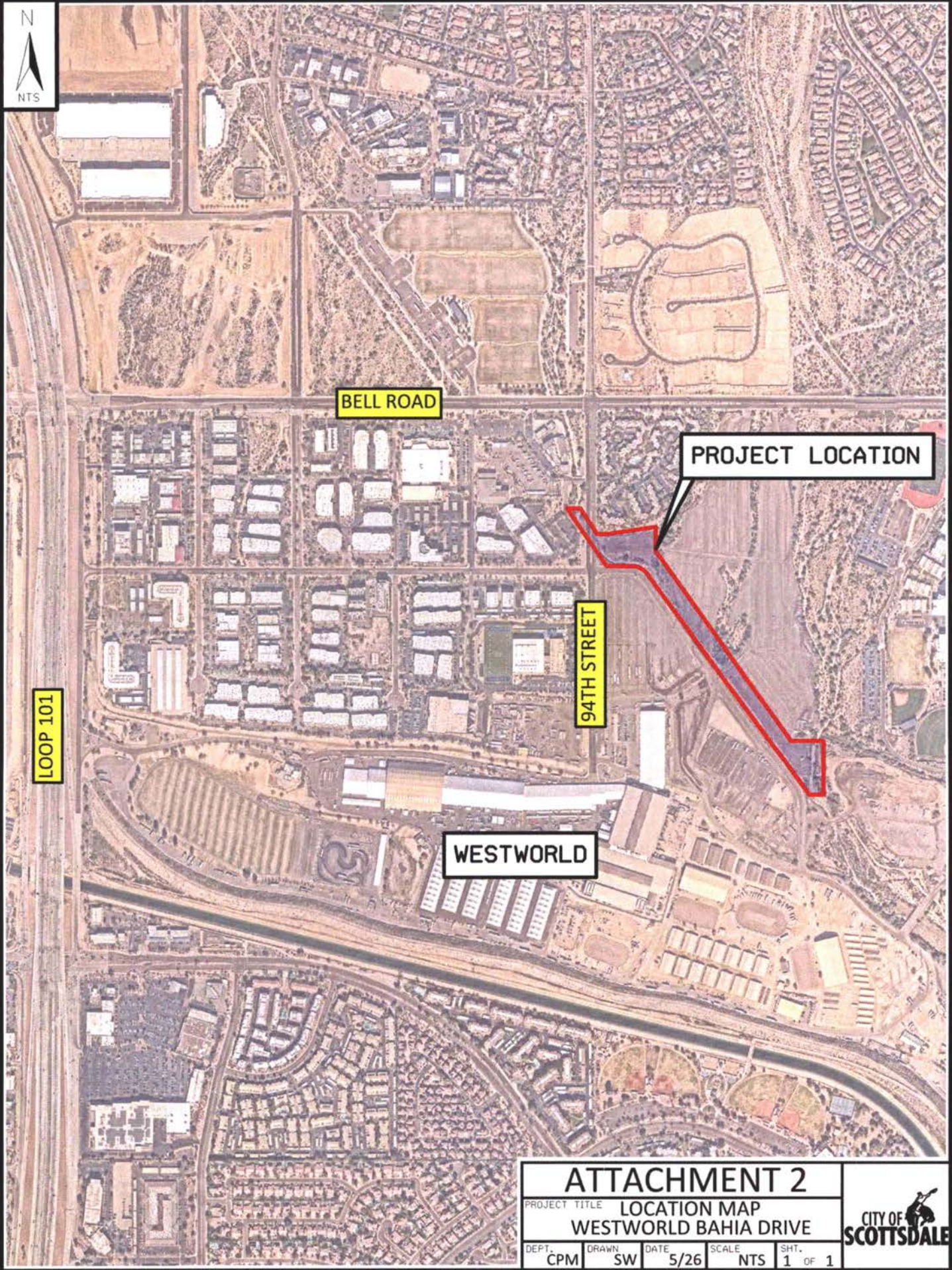
Ben Lane, City Clerk

Lisa Borowsky, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Luis E. Santaella, City Attorney
By: Lydia Tulin, Assistant City Attorney



BELL ROAD

PROJECT LOCATION

LOOP 101

94TH STREET

WESTWORLD

ATTACHMENT 2					
PROJECT TITLE LOCATION MAP					
WESTWORLD BAHIA DRIVE					
DEPT.	DRAWN	DATE	SCALE	SHT.	
CPM	SW	5/26	NTS	1 OF 1	



BID NUMBER: 26IFB063

FEDERAL PROJECT NUMBER: CW 011-20026

PROJECT NAME: WESTWORLD BAHIA DRIVE DRAINAGE IMPROVEMENTS



**CITY OF SCOTTSDALE
CONSTRUCTION CONTRACT**

THIS CONTRACT, entered into this ____ day of _____, 20____, between Blucor Contracting, Inc., an Arizona corporation (the "Contractor") and the City of Scottsdale, an Arizona municipal corporation (the "City").

WITNESSETH:

The Contractor, in consideration of the sum to be paid Contractor by the City, in the manner and at the time provided, and of the other covenants and agreements contained in this Contract and under the penalties expressed in the bonds provided, agrees, for itself, its heirs, executors, administrators, successors, and assigns as follows:

SECTION 1 - SCOPE OF WORK: The Contractor will furnish any and all labor, materials, equipment, transportation, utilities, services and facilities required to perform all work for Bid No. 26IFB063, Federal Project No. CW 011-20026 and to completely and totally construct the project and install the material in the project for the City, in a good workmanlike and substantial manner to the satisfaction of the City and under the oversight of the City, or other properly authorized agents and strictly in accordance with the Plans and Specifications prepared for the City, and with any modifications of the Plans and Specifications and other documents that may be made by the City or other properly authorized agents, as provided in this Contract.

The Contractor agrees that this Contract, as awarded, in the amount of \$3,358,920.28 is for Bid No. 26IFB063, Federal Project No. CW 011-20026, titled Westworld Bahia Drive Drainage Improvements and located in the City of Scottsdale in the general vicinity along 94th St. between Bell Rd. & Bahia Dr. and along Bahia Dr. to Reata Wash, and understands that payment for the total work will be made on the basis of the indicated amount(s), as bid in the Bid Form.

SECTION 2 - CONTRACT DOCUMENTS: The Contract Documents consist of this Contract and any exhibits hereto, the Invitation for Bid, Bid No. 26IFB063, Plans, Standard Specifications and Details, Project Manuals, General and Special Provisions, Addenda, Attachments, if any, and Contractor's Bid, as accepted by the Mayor and Council. Performance Bond, Payment Bond, Certificates of Insurance, and Change Orders, if any, are by this reference made a part of this Contract.

SECTION 3 - TIME OF COMPLETION: The Contractor further covenants and agrees at its own proper cost and expense, to do all work as required for the construction of the improvements and to completely construct the project and install the materials, as called for by the Contract Documents

BID NUMBER: 261FB063

FEDERAL PROJECT NUMBER: CW 011-20026

PROJECT NAME: WESTWORLD BAHIA DRIVE DRAINAGE IMPROVEMENTS

free and clear of all claims, liens, and charges whatsoever, in the manner and under the conditions specified within the time, or times, stated in the bid documents.

SECTION 4 - PAYMENTS: In consideration of the faithful performance of the work as stated in the Contract Documents, which have been made a part of this Contract by reference, and in accordance with the directions of the City, through its Contract Administrator or other properly authorized agent and to City's satisfaction, the City agrees to pay the Contractor the amount earned, computed from actual quantities of work performed and accepted or materials furnished at the unit bid and/or lump sum price on the Bid Form. Any progress payments made must be in accordance with the General Terms and Conditions as stated in the Contract Documents and final payment will be made within sixty (60) days after final inspection and acceptance of the work.

SECTION 5 - CONTRACT ADMINISTRATOR IS: Eric Waldo or designee.

SECTION 6 – Under the provisions of A.R.S. §41-4401 and Exhibit A, attached hereto, Contractor warrants to the City that Contractor and all its Subcontractors will comply with all Federal Immigration laws and regulations that relate to its employees and that Contractor and all its Subcontractors now comply with the E-Verify Program under A.R.S. §23-214(A).

IN WITNESS WHEREOF, two (2) identical counterparts of this contract, each of which are for all purposes considered an original, have been duly executed by the parties on the date and year first above written.

CITY OF SCOTTSDALE

ATTEST:

By: _____
Lisa Borowsky, Mayor

By: _____
Ben Lane, City Clerk

CONTRACTOR:

REVIEWED BY:


Blucor Contracting, Inc., an Arizona corporation
6939 E. Parkway Norte
Mesa, Arizona 85212

George Woods
Safety & Risk Management Director

(printed awardee name / title)

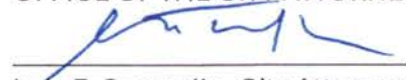
Jenn Myers, MPA, CPPO, NIGP-CPP, CPPB
Purchasing Director

By: _____
(signature of authorized representative)



Eric Waldo
Contract Administrator

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Luis E. Santaella, City Attorney
By: Lydia Tulin, Assistant City Attorney



EXHIBIT A

CONTRACTOR E-VERIFY COMPLIANCE WARRANTY

Contract Title/Number ("Contract"): Westworld Bahia Drive Drainage Improvements #26IFB063

Contractor (Legal Name): Blucor Contracting, Inc.

E-Verify Company ID#: 81325

Date of Enrollment: 5/12/26

The undersigned contractor ("Contractor") hereby represents, warrants, and certifies to the City of Scottsdale that:

The Contractor has employees that will be providing services within the State of Arizona and agrees with the following:

1. The Contractor complies with all federal immigration laws.
2. The Contractor is registered with and actively uses the federal E-Verify system to verify employment eligibility of all newly hired employees in Arizona, as required by Arizona Revised Statutes § 41-4401 and § 23-214(A).
3. The Contractor does not employ unauthorized aliens for the performance of services related to the Contract.
4. The Contractor shall retain records demonstrating E-Verify compliance and will produce such records upon request from the City.
5. The Contractor will require all subcontractors who perform work under the Contract within the State of Arizona to comply with these requirements.

The Contractor and any of its subcontractors do not have employees within the State of Arizona or employees that will be providing services for the Contract in the State of Arizona.

A breach of this warranty is considered a material breach of contract, subject to penalties up to and including termination of the contract. The undersigned represents and warrants that he or she is duly authorized to execute this warranty on behalf of Contractor.

Contractor (Legal Name): Blucor Contracting, Inc

Authorized Representative Signature: 

Name: Tyler Bluth

Title: Project Manager

Date: 5/12/26