



Jacobson, Robert <rjacobson@laveeneld.org>

RE: 2501888-LPRN Laveen ESD New School #10 - TIA has been uploaded

1 message

Christopher Kowalsky <chris.kowalsky@phoenix.gov>

Thu, Jul 31, 2025 at 4:15 PM

To: Sue Gray <sgray@bwsarchitects.com>, Jesse Ross <jross@bwsarchitects.com>, Mike M Melero <mike.melero@phoenix.gov>

Cc: "Jacobson, Robert" <rjacobson@laveeneld.org>, Steve McKnight <smcknight@bwsarchitects.com>, Alma R Quintana <alma.r.quintana@phoenix.gov>, "sarah@unitedcivilgroup.com" <sarah@unitedcivilgroup.com>, Anup Shabad <ashabad@bowman.com>, Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>, Whitney Bunn <whitneybunn@coreconstruction.com>, Jairo Saragoza <jairosaragoza@coreconstruction.com>, Doug Osborn <dosborn@bowman.com>, Susan A Boyles <susan.boyles@phoenix.gov>

Sue,

Based upon the updated % contribution the escrow fee would be **\$ 447,360.00**

Please work with Susan Boyles cc on this email to set up the escrow account and deposit.

We will work on getting you out an approval letter for the TIS, but wanted to expedite the escrow amount in order to move forward.

Table 11: Proportionate Share of Signal Costs

Traffic Volume	Major Approach (left turns)	Minor Approach (all movements)	Percent Contribution by Peak Hour	Percent Contribution
59th Avenue/Dobbins Road				
AM Peak Hour Site Generated Traffic	77	9	14.0%	14.0%
AM Peak Hour Total Traffic 2031	230	385		
PM Peak Hour Site Generated Traffic	14	3	4.7%	
PM Peak Hour Total Traffic 2031	115	244		
57th Avenue/Dobbins Road				
AM Peak Hour Site Generated Traffic	26	116	24.5%	24.5%
AM Peak Hour Total Traffic 2031	84	495		
PM Peak Hour Site Generated Traffic	10	55	15.8%	
PM Peak Hour Total Traffic 2031	115	296		
55th Avenue/Dobbins Road				
AM Peak Hour Site Generated Traffic	8	9	3.5%	3.5%
AM Peak Hour Total Traffic 2031	120	371		
PM Peak Hour Site Generated Traffic	2	2	1.4%	
PM Peak Hour Total Traffic 2031	102	178		
59th Avenue/Olney Avenue				
AM Peak Hour Site Generated Traffic	80	94	27.9%	27.9%
AM Peak Hour Total Traffic 2031*	245	377		
PM Peak Hour Site Generated Traffic	0	49	18.1%	
PM Peak Hour Total Traffic 2031*	65	206		

Thanks,

Chris Kowalsky

Deputy Director
Office of the City Engineer
chris.kowalsky@phoenix.gov
Phone: 602-534-7105
200 w. Washington Street, 5th
floor
Phoenix, AZ, 85003



From: Sue Gray <sgray@bwsarchitects.com>

Sent: Wednesday, July 30, 2025 11:45 AM

To: Jesse Ross <jross@bwsarchitects.com>; Mike M Melero <mike.melero@phoenix.gov>; Christopher Kowalsky <chris.kowalsky@phoenix.gov>

Cc: Jacobson, Robert <rjacobson@laveeneld.org>; Steve McKnight <smcknight@bwsarchitects.com>; Alma R Quintana <alma.r.quintana@phoenix.gov>; sarah@unitedcivilgroup.com; Anup Shabad <ashabad@bowman.com>; Mohamad Z Al-kahlout <Mohamad.Al-kahlout@phoenix.gov>; Anup Shabad <ashabad@bowman.com>; Whitney Bunn <whitneybunn@coreconstruction.com>; Jairo Saragoza <jairosaragoza@coreconstruction.com>; Doug Osborn <dosborn@bowman.com>

Subject: RE: 2501888-LPRN Laveen ESD New School #10 - TIA has been uploaded

Importance: High

Hello Mike, Chris,

We wanted to let you know the TIA has been uploaded this morning.

It was updated based on our meeting on Monday morning and the direction you provide in the afternoon.

As soon as you have LESD's proportional fee calculated, please send us the cost.

Robert Jacobson has indicated the district will have the check cut and BWS will need to schedule an appointment to deliver it to the city.

Thank you,

sue

SUE GRAY AIA, LEED AP
PRINCIPAL | 602.370.0949

bws | ARCHITECTS

From: Jesse Ross <jross@bwsarchitects.com>

Sent: Monday, July 28, 2025 8:25 AM

To: Mike M Melero <mike.melero@phoenix.gov>

Cc: Sue Gray <sgray@bwsarchitects.com>; Jacobson, Robert <rjacobson@laveeneld.org>; Steve McKnight <smcknight@bwsarchitects.com>; Alma R Quintana <alma.r.quintana@phoenix.gov>

Subject: RE: 2501888-LPRN Resubmittal and 3rd Review fee Letter

Mike,

We appreciate the understanding and the \$1,050 reduced fees have been paid as of a few minutes ago.

The task on Project Dox still reads "Applicant Resubmit" perhaps due to the outstanding fee...

Should I do anything to kick it back into city's court or do you have what you need from here?

Thank you.

JESSE ROSS

ASSOCIATE, ARCHITECT | 520.505.3889

bws | ARCHITECTS

From: Mike M Melero <mike.melero@phoenix.gov>

Sent: Friday, July 25, 2025 1:07 PM

To: Jesse Ross <jross@bwsarchitects.com>

Cc: Sue Gray <sgray@bwsarchitects.com>; Jacobson, Robert <rjacobson@laveeneld.org>; Steve McKnight <smcknight@bwsarchitects.com>; Alma R Quintana <alma.r.quintana@phoenix.gov>

Subject: RE: 2501888-LPRN Resubmittal and 3rd Review fee Letter

Jesse,

The fee was adjusted to \$1050. If payment can be made by 3:30p today the plans will be routed. Otherwise, a task in EPR will be sent for when ready to be paid.

Thank you,

Mike Melero

Acting Team Lead, Major Commercial/TM2



Planning and Development Department

[200 W. Washington St.](#), 3rd Floor, Phoenix, Az 85003

PH: 602-495-7445

mike.melero@phoenix.gov

From: Mike M Melero

Sent: Friday, July 25, 2025 12:23 PM

To: Jesse Ross <jjross@bwsarchitects.com>

Cc: Sue Gray <sgray@bwsarchitects.com>; Jacobson, Robert <rjacobson@laveeneld.org>; Steve McKnight <smcknight@bwsarchitects.com>

Subject: RE: 2501888-LPRN Resubmittal and 3rd Review fee Letter

Jesse,

The 3rd review cycle fees can't be waived but I can see what I can do about reducing them. In addition to time spent on review, there is also plan intake, routing, admin support, and overall coordination. A lot of time repeat and duplicate comments is because they aren't being address properly or easily identifiable. I will take a closer look.

I'm aware of the meeting Monday which I won't be able to attend but will be provided an update. Hopefully, the TIA items get resolved before the 3rd review cycle is completed.

Thank you and have a good weekend as well.

Mike Melero

Acting Team Lead, Major Commercial/TM2



Planning and Development Department

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mike.melero@phoenix.gov

From: Jesse Ross <[jross@bwsarchitects.com](mailto:ross@bwsarchitects.com)>

Sent: Friday, July 25, 2025 11:59 AM

To: Mike M Melero <mike.melero@phoenix.gov>

Cc: Sue Gray <sgray@bwsarchitects.com>; Jacobson, Robert <rjacobson@laveeneld.org>; Steve McKnight <smcknight@bwsarchitects.com>

Subject: 2501888-LPRN Resubmittal and 3rd Review fee Letter

Good morning, Mike –

Thank you for the continued communication on the 3rd submittal on the Laveen K-8 #10 School project.

We have resubmitted 2501888-LPRN with all affected documents to Project Dox and completed the task.

We also have a meeting scheduled for Monday morning with the traffic department to hopefully find final resolution on our Traffic Impact Study and fees.

In addition, we would like to request that the 3rd submittal review fees be waived for this project.

We have prepared the attached letter, which I also included in the "SUPPORTING DOCUMENTS" on Project Dox.

If this letter needs to go to a different department or contact for review, please let us know.

Thank you and I hope you have a great weekend!

JESSE ROSS
ASSOCIATE, ARCHITECT



bws | ARCHITECTS

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