

**CITY OF BUCKEYE  
Regular Council Meeting  
COUNCIL ACTION REPORT**

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|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b> 03/03/26                                                                       | <b>AGENDA ITEM:</b> 4.I. PMO – CIP No. 109080 – Verrado Marketplace Buckeye PD Substation TI - Job Order Contract with Haydon Companies, LLC |
| <b>DATE PREPARED:</b> 02/26/26                                                                      | <b>DISTRICT NO.:</b> 6                                                                                                                       |
| <b>STAFF LIAISON:</b> James Braveboy Jr., Project Manager, jbraveboyjr@buckeyeaz.gov (480) 489-6293 |                                                                                                                                              |
| <b>DEPARTMENT:</b> Program Management Office                                                        | <b>AGENDA ITEM TYPE:</b> Consent Agenda Items / New Business                                                                                 |

**ACTION/MOTION:** (This language identifies the formal motion to be made by the Council)  
Council to take action to preauthorize the City Manager to approve construction actions and contract amendments for Capital Improvement Program (CIP) Project No. 109080 – Verrado Marketplace Buckeye PD Substation TI, in an amount not to exceed the remaining approved construction budget of \$875,000, to allow phased implementation of the Project; approve Delivery Order No. 1 to the Job Order Contract (JOC No. 2025086) between the City of Buckeye, an Arizona municipal corporation, and Haydon Companies, LLC, an Arizona limited liability company, for CIP Project No. 109080, Verrado Marketplace Buckeye PD Substation TI, in the amount of \$577,651, which represents the first phase of construction; and authorize the City Manager to execute and deliver said Agreements and to take all actions necessary to carry out the purpose and intent of this authorization on behalf of the City of Buckeye.

**GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:**

Infrastructure

**SUMMARY**

**PROJECT DESCRIPTION:**

The Verrado Marketplace PD Substation TI project includes the interior build-out of a commercial space to create a fully operational public safety facility. The project will support enhanced police presence, response capability, and community access within the Verrado area. Improvements include architectural construction, mechanical, electrical, plumbing, fire protection, and life safety systems. The facility will be designed to meet City standards and applicable building codes, ensuring a safe and efficient operational environment for officers and staff. Upon completion, the substation will strengthen service delivery and improve public safety coverage for the surrounding community.

Staff requests City Council approval to preauthorize the City Manager to execute contracts and administer construction activities for CIP Project No. 109080 – Verrado Marketplace Buckeye PD Substation Tenant Improvements, up to the remaining approved construction budget of \$875,000.00, thereby allowing the project to be delivered as planned.

The Verrado Marketplace Buckeye Police Department Substation Tenant Improvement Project will convert a commercial shell into a fully operational, public-facing public safety facility for the City of Buckeye. Located in Building J, Suite 110, within the Verrado Marketplace, the substation will provide a permanent police presence to enhance public safety, improve response times, and increase accessibility for community members.

The project includes a complete interior tenant improvement build-out, including architectural, mechanical, electrical, plumbing, fire protection, and life-safety systems. Additional improvements

include low-voltage infrastructure pathways, security features, roof access enhancements, and required signage. Construction will be completed in accordance with 100 percent construction documents prepared by GH2 Architects. The suite is expected to be available for a period of twenty years to the city as part of an agreement with Vestar. Upon completion, the facility will be fully code-compliant and ready to support ongoing police operations.

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**BENEFITS:**

Approval of this request would provide the City with the flexibility to efficiently manage and deliver the improvements to the Verrado Marketplace PD Substation within the remaining \$875,000.00 in approved construction budget.

The Verrado Marketplace Police Department Substation will enhance public safety by establishing a permanent police presence within a high-activity commercial and residential area. The facility will improve response times, increase visibility, and strengthen community engagement between officers and residents. Locating the substation within the marketplace enables faster deployment and more efficient coverage of surrounding neighborhoods. The project also supports proactive policing efforts and improves operational efficiency for patrol and community-based services. Overall, the substation will contribute to a safer environment and improved quality of life for the Verrado community.

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**FUTURE ACTION:**

Upon City Council approval, the City will execute the construction contract and issue a Notice of Award to proceed with the construction as well as any other contract necessary for completion within the approved construction budget. City staff will coordinate with the contractor, design team, and internal departments to monitor progress, ensure compliance, and conduct inspections throughout construction. Final inspections and closeout activities will support facility acceptance and occupancy. The project will be completed once all contractual requirements are met and the substation is fully operational.

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**FINANCIAL IMPACT STATEMENT:**

The CIP Project is programmed under account 50212121 - 543253 in Fiscal Year (FY) 26 with a total remaining approved construction budget of \$875,000.00. Staff is requesting City Council to preauthorize the City Manager to approve construction actions and contract amendments for the project up to this amount.

The proposed JOC (Contract No. 2025086) with Haydon Companies, LLC., is not to exceed \$577,651.00 and represents the first construction phase. Sufficient funds are available within the approved CIP budget, and no additional appropriation is anticipated. The remaining \$297,349.00 in funding is projected to be used for Furniture, Fixture, and Equipment, Information Technology, signage, and contingency costs.

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**CURRENT FISCAL YEAR TOTAL COST:**

The CIP Project is programmed under account 50212121 - 543253 in Fiscal Year (FY) 26 with a total remaining approved construction budget of \$875,000.00. Staff is requesting City Council to preauthorize the City Manager to approve construction actions and contract amendments for the project up to this amount.

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**BUDGETED:**

Yes

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**FISCAL YEAR:**

FY 26

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**FUND/DEPARTMENT:**

50212121-543253

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**Items related to a project or facility location must include an attached vicinity map for Council Review.**

**ATTACHMENTS:**

[Contract No. 2025086.pdf](#)

[3726\\_CIP109080\\_Vicinity Map.pdf](#)