



Streets Pavement Maintenance Program



The Big Picture

- Chandler maintains $\approx 2,090$ lane miles (LM) of streets
- Current overall Pavement Quality Index (PQI) = 65.8 (out of 100)
- Aspirational goal = 70 Baseline = 65
- Higher funding is needed to hold the line and/or improve



How We Measure Pavement Condition

Rating system is Pavement Quality Index (PQI)

PQI Scale 1–100 (100 = best)

PQI calculation criteria:

- Surface Distress Index (SDI) → PCI* equivalent

- Ride Comfort Index (RCI)

- Structural Adequacy Index (SAI)

Measured every 4-5 years by consultant

Most recent survey completed Nov. 2023 for FY 2024-25



*PQI is stricter than the common Pavement Condition Index (PCI) scale used by most cities

Where Chandler Stands Today (2025)

Chandler: PQI analyzes the quality and performance of roadway sections
Another Measurement: PCI concentrates heavily on the surface condition

Category	PQI Range	Lane Miles	%
Excellent/Good	76–100	620	30%
Fair	41–75	1,355	65%
Poor/Very Poor	≤40	120	5%
Chandler’s overall average PQI today = 65.8 Chandler’s SDI (PCI equivalent) overall average = 74.7			

*PQI is stricter than the common Pavement Condition Index (PCI) scale used by most cities

Chandler vs. Neighboring Cities

City	Rating Type	Score	Lane Miles
Chandler	PQI	65.8	2,090
Tempe	PQI	65	1,321
Scottsdale	PQI	62	2,902
Mesa	PCI	81.7	3,735
Gilbert	PCI	72.7	900 – CLM

*Pavement Condition Index (PCI) scores look better because the scale is less strict

Typical Lifecycle of Chandler Roadway Sections

The untreated life expectancy of a roadway is 20-25 years

Can be impacted by construction quality, traffic loads, weather, oxidation & sun

Year 0 → New construction or full repave (+ ADA upgrades)

Year 1–3 → Rejuvenator coat

Year 3–7 → 1st Seal coat

Year 8–14 → Slurry seals (every 5–7 years)

Year 15–25+ → Continued preservation or major repave again

Goal  Intervene early and often to avoid expensive reconstruction

Treatment Toolbox & Triggers

PQI Range	Recommended Treatment	Typical Cost/LM
76–100	Rejuvenator or Surface Seal	\$15k – \$40k
41–75	Slurry Seal or Asphalt Patch	\$30k – \$60k
≤40	Asphalt Repave (Mill & Overlay) + ADA	\$150k – \$250k+



Asphalt Repave + ADA



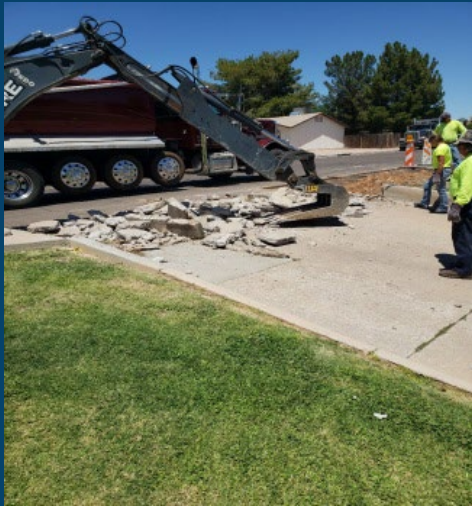
Slurry Seal and/or Asphalt Patch



Rejuvenator or Surface Seal

What Drives the Highest Costs?

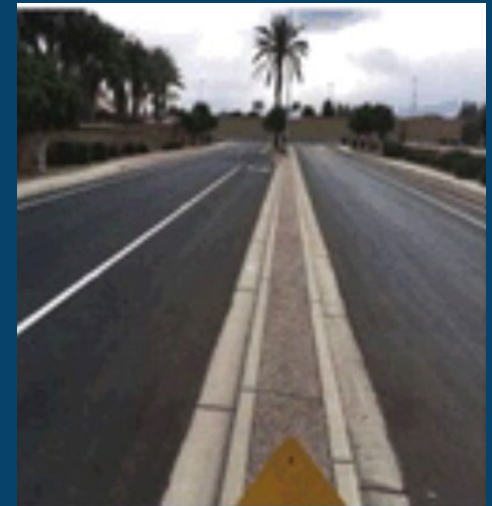
- ADA - Mandated curb ramp & sidewalk upgrades are required on every Mill & Overlay project
- ADA now consumes ~ 1/3 of the repaving budget
- Typical split (FY 2023-24 actuals):



ADA Improvements
Annual Cost \$10M



Mill and Overlay
Annual Cost \$21M
(Varies based on RoadMatrix data scenario)



Annual Preservation Treatments

FY 2024-25 Averages – These low-cost treatments keep good roads good



Slurry Seal

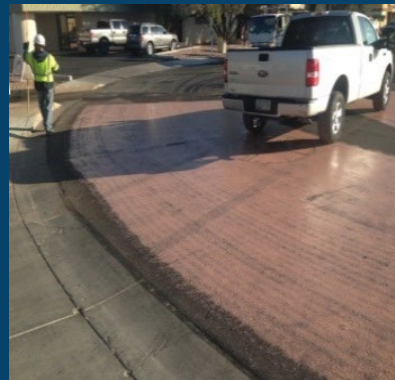
\$1.0M (approx. 32 LM)

Crack Seal

\$0.66M (approx. 900K linear ft)

Emulsion Surface Seal

\$1.0M (approx. 29 LM)



Rejuvenator Seal
\$0.4M (approx. 24 LM)

The Inflation Challenge

Lane miles treated per year with budget

Fiscal Year	Lane Miles Treated	Budget
2021-22	139	\$8.3 M
2022-23	125	\$9.1 M
2023-24	152	\$21.0 M
2024-25	121	\$17.0 M
2025-26	TBD	\$15.0 M

Costs have roughly doubled since 2021
Same dollars buy far fewer lane miles





Recent Progress

PQI Trend (3-year rolling average)

2016 → 59 (low point)

2019 → 69.5 (peak)

2023 → 61.0

2024 → 64.5

2025 → 65.8 ↑

\$30M in one-time General Fund additions
(FY 2023–2026) has moved the needle



Path Forward

To maintain or enhance current PQI (65.8):
→ Need approximately \$5M/year
General Fund support on top of existing
Bonds and HURF in CIP

To reach and hold aspirational PQI 70:
→ Requires sustained higher investment
(HURF + Bonds + General Fund)

2025 Voter Approved Street Bond program =
\$12.1 M per/year — a strong start

In Summary

- Chandler's roads are fair (PQI 65.8) but will decline without more funding
- Early preservation is 5–10× cheaper than reconstruction
- ADA requirements and inflation have significantly raised costs
- Recent funding increases are helping — continued investment is critical



Thank you!



Questions?