

SCOTTSDALE AIRPORT ADVISORY COMMISSION MEETING NOTICE AND AGENDA



Wednesday, February 19, 2020
5:00 p.m.
Scottsdale Airport Aviation Business Center
Stearman/Thunderbird Meeting Room
15000 N. Airport Drive, Second floor
Scottsdale, AZ



AIRPORT ADVISORY COMMISSION

Larry Bernosky, Chair
Cory Little
Brad Berry
Liz Kaplan

John Berry
John Celigoy

Call to Order

Roll Call

Pledge of Allegiance

Aviation Director's Report

The public body may not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

Approval of Minutes

Regular Meeting: January 15, 2020

Public Comment

Citizens may complete one Request to Speak "Public Comment" card per night and submit it to Aviation Staff. Public Comment time is reserved for citizen comment regarding non-agendized items. No official action can be taken on these items. Public Comment is limited to a total of 15 minutes at the beginning and 15 minutes at the end of the meeting. **Speakers are limited to three minutes to address the Commission during "Public Comment."**

Persons with a disability may request a reasonable accommodation by contacting Airport Administration (480-312-2321). Requests should be made 24 hours in advance or as early as possible to allow time to arrange accommodation. For TTY Users, the Arizona Relay Service (1-800-367-8939) may contact the Aviation Department (480-312-2321).

REGULAR AGENDA

ITEMS 1-10

How the Regular Agenda Works: The Commission takes a separate action on each item on the Regular Agenda. If you wish to address the Commission regarding any or all of the items on the Regular Agenda, please complete a Comment Card for each topic you wish to address and submit it to Aviation Staff. Speakers will be given three minutes to speak per item. Additional time may be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together. **Comment cards must be submitted before public testimony has begun on any Regular Agenda or Public Hearing item.**

1. Election of Vice-Chair Office
Pursuant to By-laws of the Scottsdale Airport Advisory Commission, Section I. Organization paragraph 104. Vacancy. Should the office of Chair be vacated, the Vice-Chair shall succeed the Chair for the remaining term of office. At the next regular Commission meeting, a new election shall be held for the Vice-Chair's office. Should the Vice-Chair office be vacated, a new election shall be held at the next regular Commission meeting to elect a Vice-Chair.
Staff contact: Gary P. Mascaro, Aviation Director, 480-312-7735, gmascaro@scottsdaleaz.gov
2. Discussion and possible action regarding application for Airpark Aeronautical Business Permit for Fresh Aircraft Sales, LLC to conduct aircraft sales services at the Scottsdale Airpark
Staff contact: Carmen Williams, Aviation Finance & Administration Manager, 480-312-8475, cawilliams@scottsdaleaz.gov (TABLED FROM JANUARY 15, 2020 MEETING)
3. Discussion and Possible Action Regarding the Scottsdale General Plan Update and Citizen Review Committee Appointment, Taylor Reynolds, Project Coordination Liaison, will present an overview of the Scottsdale General Plan update process, and request the appointment of either the Chair or Vice Chair of the Airport Advisory Commission to serve on the Scottsdale General Plan Citizen Review Committee
Staff contact: Taylor Reynolds, Project Coordination Liaison, treynolds@scottsdaleaz.gov
4. Discussion and Possible Action to Recommend Adoption of Resolution No. 11695, authorizing construction manager at risk construction services Contract 2020-018-COS with Sun Eagle Corporation for a guaranteed maximum price of \$4,257,944.00 (GMP 1) for the Scottsdale Airport North General Aviation Executive Box Hangars. Staff contact: Chris Read, Assistant Aviation Director-Operations, 480-312-2674, cread@scottsdaleaz.gov
5. Discussion and input regarding Airport and Airpark Aeronautical Business Permit Additions, Cancellations, and Revocations, Staff contact: Carmen Williams, Aviation Finance & Administration Manager, 480-312-8475, cawilliams@scottsdaleaz.gov
6. Discussion and input regarding Monthly Operations Report for January
Staff contact: Chris Read, Assistant Aviation Director-Operations, 480-312-2674, cread@scottsdaleaz.gov
7. Discussion and input regarding Financial Report for December
Staff contact: Carmen Williams, Aviation Finance & Administration Manager, 480-312-8475, cawilliams@scottsdaleaz.gov

8. Discussion and input regarding Public Outreach Programs and Planning Projects
Staff contact: Sarah Ferrara, Aviation Planning & Outreach Coordinator, 480-312-8482,
sferrara@scottsdaleaz.gov
9. Administrative report from the Aviation Director, or designee, regarding the status of pending aviation-related items
Staff contact: Gary P. Mascaro, Aviation Director, 480-312-7735,
gmascaro@scottsdaleaz.gov
10. Discussion and possible action to modify the Airport Advisory Commission Meeting Schedule and Commission Item Calendar
Staff contact: Gary P. Mascaro, Aviation Director, 480-312-7735,
gmascaro@scottsdaleaz.gov

Public Comment

Citizens may complete one Request to Speak “Public Comment” card per night and submit it to Aviation Staff. Public Comment time is reserved for citizen comment regarding non-agendized items. No official action can be taken on these items. Public Comment is limited to a total of 15 minutes at the beginning and 15 minutes at the end of the meeting. **Speakers are limited to three minutes to address the Commission during “Public Comment.”**

Future Agenda Items

Discussion and possible action to add Commissioner requested item on a future agenda.

Adjournment



COMMISSION INFORMATION REPORT
APPROVAL OF MINUTES

Meeting Date: 02/19/20

Contact: Gary P. Mascaro,
Aviation Director

Phone: (480) 312-7735

ACTION

Approval of Minutes – Regular Meeting
January 15, 2020

Attachment(s): 1. Draft of minutes of the January 15, 2020 Regular Meeting

Action taken:



**SCOTTSDALE AIRPORT ADVISORY COMMISSION
PUBLIC MEETING**

**Scottsdale Airport Aviation Business Center
Stearman/Thunderbird Meeting Room
Second floor 15000 N. Airport Drive
Scottsdale, AZ
Wednesday, January 15, 2020**

DRAFT MINUTES

PRESENT:

Cory Little, Chair (telephonic)
Kevin Maxwell, Vice Chair (telephonic)
Larry Bernosky
Brad Berry
John Berry
John Celigoy

ABSENT: Liz Kaplan

STAFF: Gary Mascaro, Aviation Director
Sarah Ferrara, Aviation Planning & Outreach Coordinator
Carmen Williams, Aviation Finance & Administration Manager
Chris Read, Assistant Aviation Director - Operations

GUESTS: Allyn Caruso, Maine Aviation Aircraft Charter, LLC, dba MAC Jet Center
Dr. Lee McPheters, Arizona State University

CALL TO ORDER

Brad Berry called the meeting to order at 5:00 p.m.

ROLL CALL

A formal roll call confirmed the presence of Commissioners as noted above.

PLEDGE OF ALLEGIANCE

Commissioner Brad Berry led the meeting in the pledge of allegiance.

AVIATION DIRECTOR'S REPORT

Gary Mascaro, Aviation Director, discussed that Barrett-Jackson week is beginning.

1. Regular Meeting: November 20, 2019

Commissioner Brad Berry called for approval of the minutes.

COMMISSIONER CELIGOY MADE A MOTION TO APPROVE THE REGULAR MEETING MINUTES OF NOVEMBER 20, 2019 AS PRESENTED. COMMISSIONER BRAD BERRY SECONDED THE MOTION, WHICH CARRIED 6-0 WITH CHAIR LITTLE, VICE CHAIR MAXWELL, COMMISSIONERS BRAD BERRY, JOHN BERRY, CELIGOY AND BERNOSKY VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

PUBLIC COMMENTS

There were no public comments.

REGULAR AGENDA ITEMS 1 - 13

1. Election of Officers

Commissioner Brad Berry read the By-laws section regarding the requirement to elect a Chair and Vice Chair.

COMMISSIONER CELIGOY MADE A MOTION TO NOMINATE KEVIN MAXWELL AS CHAIR. COMMISSIONER BRAD BERRY SECONDED THE MOTION, WHICH CARRIED 6-0 WITH CHAIR LITTLE, VICE CHAIR MAXWELL, COMMISSIONERS BRAD BERRY, JOHN BERRY, CELIGOY AND BERNOSKY VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

COMMISSIONER CELIGOY MADE A MOTION TO NOMINATE LARRY BERNOSKY AS VICE CHAIR. COMMISSIONER BRAD BERRY SECONDED THE MOTION, WHICH CARRIED 6-0 WITH CHAIR LITTLE, VICE CHAIR MAXWELL, COMMISSIONERS BRAD BERRY, JOHN BERRY, CELIGOY AND BERNOSKY VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

It was noted that as newly elected Chair Maxwell was participating via teleconference, newly elected Vice Chair Bernosky would assume chairing the remainder of the meeting.

2. Discussion and Possible Action Regarding Airport Advisory Commission By-Laws

Mr. Mascaro stated that the Commission reviews the by-laws on an annual basis for any suggested changes, modifications or deletions. There were no suggested changes.

3. Discussion and Possible Action to Approve Airport Advisory Commission Annual Report

Mr. Mascaro stated that per City Council regulations and City code, the Commission prepares an annual report, which outlines the Commission's activities over the past year as well as anticipated future items that may be briefed. He welcomed suggested modifications, comments or recommendations.

COMMISSIONER CELIGOY MADE A MOTION TO APPROVE THE AIRPORT ADVISORY COMMISSION ANNUAL REPORT. COMMISSIONER BRAD BERRY SECONDED THE MOTION, WHICH CARRIED 6-0 WITH CHAIR MAXWELL, VICE CHAIR BERNOSKY, COMMISSIONERS BRAD BERRY, JOHN BERRY, CELIGOY AND LITTLE VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

4. Discussion and Possible Act Regarding Application for Airport Aeronautical Business Permit for Maine Aviation Aircraft Charter, LLC dba MAC Jet Center to Conduct Aircraft Charter Services at Scottsdale Airport

Carmen Williams, Aviation Finance & Administration Manager, stated that MAC Jet Center uses a Challenger 850 Jet for charters out of Ross Aviation's North Facility. Their headquarters is in Portland, Maine and they have been in operation since 1947. They have met all the requirements of the aeronautical business permit and have submitted all the proper documentation. Allyn Caruso of MAC Jet Center was present to answer questions. In response to a Commissioner question, Mr. Caruso confirmed that the Challenger aircraft is stationed at the Scottsdale Airport. Ms. Williams confirmed that MAC Jet Center conducts the charter operations for Set Jet. Mr. Caruso added that customers sign up with Set Jet, which is responsible for booking the flights, while MAC Jet operates the flights. Set Jet serves areas between Scottsdale and Southern California, including San Diego, Orange County, Los Angeles, Burbank and Las Vegas.

COMMISSIONER CELIGOY MADE A MOTION TO APPROVE THE AIRPORT AERONAUTICAL BUSINESS PERMIT FOR MAINE AVIATION AIRCRAFT CHARTER, LLC dba MAC JET CENTER TO CONDUCT AIRCRAFT CHARTER SERVICES AT SCOTTSDALE AIRPORT. COMMISSIONER JOHN BERRY SECONDED THE MOTION, WHICH CARRIED 6-0 WITH CHAIR MAXWELL, VICE CHAIR BERNOSKY, COMMISSIONERS BRAD BERRY, JOHN BERRY, CELIGOY AND LITTLE VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

5. Discussion and Possible Action Regarding Application for Airpark Aeronautical Business Permit for Fresh Aircraft Sales, LLC to Conduct Aircraft Sales Services at the Scottsdale Airpark

Ms. Williams stated that Fresh Aircraft Sales is not represented this evening and suggested the possibility of deferring this item to the next meeting. There was consensus to do so.

6. Discussion and Possible Action to Recommend to the City Council to Authorize and Approve Adjustments to the Scottsdale Airport/Airpark Rates and Fees, Modify Section 7-12, Airport Rental Care Concession Services in the Airport Minimum Operating Standards and Modify Section 511, Aircraft Fuel Storage Facility Requirements in the Airpark Rules and Regulations.

Mr. Mascaro stated that each year, all City departments review their rates and fee schedules to determine whether they are sufficient for operations of the facility. The Airport is also required to follow FAA guidelines, particularly policies and procedures governing use of airport revenues. This requires that all revenues collected at the Scottsdale Airport must remain at the Airport and may not be diverted. Based on staff's evaluation, some adjustments are proposed. The proposed rate changes impact Airport users only. There is no impact to the General Fund, nor to City taxpayers.

Collected fees are used to cover costs of debt service and provide for future capital needs, such as maintenance for runways, taxiways and parking. The Airport is essentially developed out, and has received significant grant funding over the years. One area of concern is maintenance of all of the grant funded capital projects. Maintenance of airfields, such as taxiways and runways are borne by the users operating the airfield. No federal dollars are authorized to maintain the airfield. There have not been holistic rates and fees adjustments in a number of years. After a comprehensive market analysis, it was decided to take a closer look. It was noted that several of the Airports rates and fees are below the average of Valley airports and other comparable airports. There are proposed adjustments to rates as well as the naming conventions on some of the rates and fee schedules.

Since 2002, The Airport/Airpark fuel flowage fee has been at 8 cents per gallon. A market analysis of 18 Arizona airports revealed that Scottsdale's rate is far below the State average of 11 cents per gallon. It is recommended that the rate be increased to 10 cents per gallon, which is still below the average market rate.

The transient parking fee includes rates for aircraft parked overnight, but not based at the Airport. The fees are based on category type, including helicopters. Since 2011, the transient fees have basically remained the same, with the exception of only two categories. A market analysis was conducted of 11 Arizona and other comparable airports. Some nomenclature was changed in order to mirror the U.S. Customs and Border Protection user fees. One new category was created and some rates were increased.

Commissioner John Berry inquired as to a landing fee. Mr. Mascaro confirmed that there is a landing fee, charged at a rate of \$1.50 per 1,000 pounds for transient operators. This fee was implemented in 2003. The charge is only for jets and larger aircraft.

Commissioner Celigoy asked how the fee is charged. Mr. Mascaro stated that the fee is charged through the FBO.

Mr. Mascaro discussed rental car concessions, with the Airport's current rate being 8 percent of gross sales. Based on market analysis of 13 Arizona and comparable airports, they are proposing an increase to 10 percent. The change is outlined in the actual code for the Airport minimum operating standards, Section 7.12.

The Airport hourly rate is suggested to be increased from \$46.96 to \$50.00.

Mr. Mascaro stated that several years ago, a number of businesses in the Airpark requested assistance in recouping costs for fuel farm operations and maintenance, as they are not allowed to sell fuel in the Airpark. FBOs are authorized to do so, under strict regulation imposed by the FAA. There was a lengthy discussion with several Airpark operators and FBOs, who support the ability to charge the cost of fuel plus up to 25 cents per gallon. Based on further discussion later, it was agreed that the number would be revised to 50 cents per gallon. A description of such fees and calculations is included in the Airpark rules and regulations.

In terms of nomenclature changes, the titles of several categories were changed from single engine to single piston, twin piston and turbo prop jet. There were clarifications to the rates and fees schedule concerning the Airport Property Special Event Fee to reflect the per day rate. The monthly ramp tie-down fee was clarified to reflect a monthly interval as opposed to a daily interval fee.

Mr. Mascaro reviewed the public outreach timeline. The public open house was held November 21st. Public comments closed on November 27th. Ten people attended the public meeting, with two comments submitted. Outreach was conducted to tenants through the access control system as well as the Airport property system (over 2,000 people). Information was posted to the website and subscription notices were also sent to over 2,000 people. There was also press coverage. Should the proposed fee adjustments receive Commission approval, they will go through the full budget process, along with all of the City's rates and fees.

In response to a question from Commissioner Celigoy, Mr. Mascaro confirmed that the tie-down parking is a fee based on a month to month permit. Commissioner Celigoy opined that non-flightworthy aircraft are taking advantage of the situation and asked whether there is a way to drive change towards getting derelict aircraft off the airfield. Mr. Mascaro said this is a slippery slope and that the Airport cannot be biased or discriminate, regardless of whether the aircraft is airworthy or not, if the fee is being paid appropriately. Airport staff does not determine airworthiness and certificates for airworthiness are not issued.

Commissioner Little inquired as to the estimated increase in revenue as a result of the fee changes. Mr. Mascaro stated that the difference is approximately \$400,000 in increased revenue per year.

COMMISSIONER CELIGOY MADE A MOTION TO APPROVE ADOPTION OF THE NEW FEE AND RATE SCHEDULE AS PRESENTED. COMMISSIONER JOHN BERRY SECONDED THE MOTION, WHICH CARRIED 6-0 WITH CHAIR MAXWELL, VICE CHAIR MAXWELL, COMMISSIONERS BRAD BERRY, JOHN BERRY, CELIGOY AND BERNOSKY VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

7. Discussion and Possible Action to Recommend Adoption of Resolution No. 11689, Authorizing a First Amendment to Contract No. 2018-193-COS-A1 and Consenting to the Assignment by Contract 2020-014-COS of the Lease to Jet Aviation of America, Inc., a Maryland Corporation; DBA Scottsdale Jet Center Real Estate, LLC.

Mr. Mascaro stated that no representative from Jet Aviation or Scottsdale Jet was present, as the company representatives got the meeting date confused. It is at the Commission's discretion to proceed without the representatives present or defer the item to the next meeting. In general, the

Amendment relates to expansion of the leasehold premises as well as assignment to provide more responsibility to Jet Aviation. There was consensus to proceed with the agenda item.

Ms. Williams stated that the original agreement with Scottsdale Jet Center Real Estate was executed in December of 2018 for the two Airport parcels. The amendment reflects an increase of 38,936 square feet of apron space with a revised base rent increase of \$1,232 per month. The additional apron space is needed as additional staging area, as the hangars front the apron space. The Lease Assignment, Assumption, Consent and Estoppel Contract will enable Jet Aviation of America to acquire 75 percent of the Assignor's assets starting in February of 2020. The remaining 25 percent acquisition will take place upon completion of the construction improvements, in approximately December of 2020.

Commissioner John Berry asked for staff's recommendation. Ms. Williams said staff's recommendation is to move forward with approving the lease amendment.

Commissioner Celigoy asked if a reconfiguration of the apron is expected and whether adjustments to taxiways will take place. Mr. Mascaro stated that the configuration can stay as shown. It will be changed, however, when they operate the new FBO. Customers in the Air Commerce Center will be taken care of by Jet Aviation, but there will be a reconfiguration.

In response to a question from Commissioner Celigoy, Mr. Mascaro stated that the vehicle parking will remain status quo. The additional requirement for the Apron is for the staging of equipment.

In response to a question from Vice Chair Bernosky, Mr. Mascaro confirmed that nothing will be done outside the red area until they operate. They are currently working on an operational plan.

In response to a question from Commissioner Brad Berry, Mr. Mascaro stated that as of now, the old Scottsdale Commerce Center building will stay. It will be refreshed with paint and improvements to the interior.

COMMISSIONER CELIGOY MADE A MOTION TO APPROVE ADOPTION OF RESOLUTION NO. 11689 AS PRESENTED. COMMISSIONER BRAD BERRY SECONDED THE MOTION, WHICH CARRIED 6-0 WITH CHAIR MAXWELL, VICE CHAIR MAXWELL, COMMISSIONERS BRAD BERRY, JOHN BERRY, CELIGOY AND BERNOSKY VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

8. Discussion and Input Regarding Economic Benefit Analysis Update

Sarah Ferrara, Aviation Planning & Outreach Coordinator, introduced Dr. Lee McPheters, Research Professor of Economics at Arizona State University, to present the item. Dr. McPheters stated that the presentation would entail an update of a study conducted a few years ago. The conclusions are based on data compiled for 2019.

Economic benefits of airports include:

- Facilitates travel (inbound and outbound)
- Facilitates commerce
- Improves quality of life
- Saves time

- Provides aspects of public safety, including traffic control and medical flights
- Catalyst for economic growth
- Create jobs and income

Total economic benefits of Scottsdale Airport/Airpark include:

- \$688 million total economic benefits
- Supported 3,979 total jobs with incomes of \$241 million
- Added \$37 million to local and state tax revenues
- Economic benefits of \$1.9 million created daily
- Catalytic nonaviation Airpark activity added benefits of \$10 billion

Economic benefits of the airport include:

- 70 private employers with revenues of \$162 million
- 801 aviation jobs with incomes of \$63 million
- Airport firms and agencies paid out \$42 million to local suppliers
- 485 average daily aircraft arrivals and departures

Economic benefits of the Airpark include:

- 63 aviation-related firms with revenues of \$202 million
- 903 aviation-related jobs with incomes of \$65 million
- Airpark firms and agencies paid out \$65 million to local suppliers
- 150 aircraft based in the Airpark, primarily business jets

Data relevant to visitors includes:

- Spending totals \$54 million in the region
- Spending supported 577 tourism industry jobs in the area
- Inject an average of \$149,000 into the local economy daily
- Overnight visiting travel party arriving by private jet will spend an average of \$6,237 during their stay in the Scottsdale area

Dr. McPheters noted that on-Airport employment is up 36 percent compared to 2014. Income has risen partly due to this increase (14.1 percent), consistent with recent mandated changes to the Arizona minimum wage, along with strong labor markets in recent years. The average income for on-Airport jobs is approximately \$78,000 and for the Airpark the average is \$72,000. Air visitor jobs average \$32,000. As a general financial picture, output is up 20 percent, income is up nearly 20 percent and employment is up 15 percent.

The Airpark is the second largest employment center in Arizona, providing an estimated \$10 billion in output as a catalytic or spinoff economic benefit. In response to a question from Vice Chair Bernosky, Dr. McPheters confirmed that this output is on an annual basis.

Commissioner Celigoy noted the growth of peer regional airports in the country and asked whether a growth trend exists. Dr. McPheters stated that general aviation air activity is on the way back from a flattening of activity during the recession. The onsite employment increase of over one-third in a five-year time period is very significant.

9. Discussion and Possible Action to Approve the Five-Year Airport Capital Improvement Program for Fiscal Years 20/21 through 24/25.

Ms. Williams stated that the Airport undergoes two separate capital planning processes each year. In the spring, the Airport meets with the FAA and the State Aeronautics Group to review the list of capital projects covering the next five years. These projects are eligible for grant funding. The Airport also goes through the City's capital program process in the summertime, during which time they are also looking into non-grant funded projects. These projects are covered by Aviation funds as well as any new projects the Airport would like to add to the list. Development of the five-year program considers several guiding documents, including the Airport Master Plan, which provides a 20-year blueprint as well as inventory and forecasting data. Planning consultants assist with developing the Plan. Other considerations include the City's General Plan, goals of the Mayor and City Council as well as guidance from the Airport Advisory Commission. Grant funding is vital to the capital program. For federally funded projects, the FAA share is 91.06 percent, the State share 4.47 percent and the Airport match is also 4.47 percent. For some State grant projects, the State offers a 90/10 split. The majority of existing projects were present on last year's list. Two new projects were added for FY 24/25. Any other changes include cost revisions or rescheduling.

Projects for FY 2021 include:

- Rehabilitation/reconstruction of main runway: \$11.1 million cost, likely to begin construction in summer, 2021 with an estimated closure of three weeks. The last overlay was completed in 2010/11. The first phase, electrical systems, was completed in 2018.
- Environmental assessment for four-acre land acquisition on the Airpark side: Eligible for grant funding at a cost of \$200,000 and expected to have a 1.5 year duration. The parcel would provide additional development area on the west side and allow addition of a new entry area.
- Rehab of perimeter service road: \$743,000 cost, includes design and construction at the south end of the Airport.
- Airport security fencing improvements: \$335,000, including locations at the south end as well as on the north near Greenway Hayden Loop, to include replacement of sections to the security chain link fencing.

For 21/22, there is one project slated, Kilo Ramp rehabilitation on the north end: \$2.1 million. The following year consists of two projects, including construction of three new taxiway Bravo exits at a cost of \$1.8 million as well as the acquisition of the four acre parcel, estimated to cost \$9.5 million. In 23/24, there are two planning projects: the Airport Master Plan update at a cost of \$400,000 and a wildlife hazard management plan at \$100,000. Both are eligible for FAA funding. For the last year of the program, there are two new projects: Taxiway Alpha connector and rehabilitation of Taxiway Alpha 4 connector.

Ms. Williams invited questions. There were none.

COMMISSIONER CELIGOY MADE A MOTION TO APPROVE ADOPTION OF THE FIVE YEAR AIRPORT CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2020/21 THROUGH 2024/25 AS PRESENTED. COMMISSIONER BRAD BERRY SECONDED THE MOTION, WHICH CARRIED 6-0 WITH CHAIR MAXWELL, VICE CHAIR MAXWELL, COMMISSIONERS BRAD BERRY, JOHN BERRY, CELIGOY AND BERNOSKY VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

10. Discussion and Input Regarding Quarterly Noise Complaint Summary Report

Ms. Ferrara noted that the report covers the time period from October through December, 2019. For that quarter, there were a total of 48 repeat complainants and 27 new complainants, for a total of 75. The total number of complaints for the total was down significantly (403) from the same period last year (821). For 2019, there was a total 1,919 complaints compared to a total of 4,431 in 2020.

11. Discussion and Input Regarding Airport and Airpark Aeronautical Business Permit Additions, Cancellations and Revocations.

Ms. Williams noted two new AVPs, Maine Aviation Charter and Fresh Aircraft Sales. There was one cancellation by Triple C Airpark Properties.

12. Discussion and Input Regarding Monthly Operations Report for November

Chris Read, Assistant Aviation Director-Operations, stated that based aircraft totals are up by 30 aircraft over last year, most being jets. Operations are up 12 percent or 20,000 operations over last year. Most consist of local operations, such as flight training. IFRs remained flat in terms of counts. However, in July of 2019, the tower began counting IFR operations differently, which brought the totals down. A good comparison will be available beginning next July. There was one Alert 3 involving a Beech 18 runway excursion with minor damage to the aircraft as well as damage to a distance remaining sign. Recorded incidents involved a number of fuel issues, predominantly due to aircraft malfunctions and pilots leaving switches in the wrong position.

For U.S. Customs, FYTD revenue totaled \$264,050 (up from \$247,705 last year) with 119 (up from 108 last year) uses for the month and 488 uses FYTD (up from 456 last year). U.S. visits in December included 16 flights. For PPRs over 75,000, the total for calendar year 2019 was 48.

13. Discussion and Input Regarding Financial Report for October and November of 2019.

Ms. Williams stated that revenues were just over \$1.9 million FYTD with \$1 million in expenses through November 30th. The monthly comparison for November of 2019 (\$462,000) was slightly ahead of last year at \$438,000. Expenses were higher this year at \$301,000 compared to \$205,000 in 2018. This was attributed to the timing for the Customs invoice for staffing. As of November, 2019, the Aviation Fund cash balance was just over \$9 million. For November, 2019, Airport Jet fuel was 65.4 percent of total fuel flowage, AVGAS was 3.5 percent and Airpark at 31.1 percent. Compared to last fiscal year, totals are up 5 percent overall.

14. Discussion and Input Regarding Public Outreach Programs and Planning Projects

In terms of the Next Gen Metroplex, Ms. Ferrara stated that the FAA has posted an update, stating that they were not going to take any action based on the step two meetings that were held. Any other course of action will be considered a new action.

The next quarterly Scottsdale Flight Schools work group meeting is scheduled for January 21st.

In terms of outreach, Commissioners Little and Maxwell attended a meeting with two residents from DC Ranch. For voluntary curfew outreach, 14 letters were sent out in November and 8 in December. Airport staff keeps track of projects occurring in the planning and zoning reports. Two are listed for November and five for December in the Airport Influence Area.

Staff intends to issue press releases and post on its website the encouraging data coming from the recently completed Airport economic benefit analysis.

For media, social media and listservs, staff issued notifications on the rates and fees changes and will send out additional listservs as needed.

Staff exhibited at the annual NBAA-BACE convention and photographs of the event were reviewed. Staff collected over 300 contacts over the course of the event. A brief video was played.

15. Administrative Report from the Aviation Director or Designee Regarding the Status of Pending Aviation-Related Items

Mr. Mascaro stated that the Ross lease agreement went to City Council yesterday and was approved.

In terms of the Seventh Day Adventist rezoning, they will be submitting an application soon that will be coming before the Commission.

16. Discussion and Possible Action to Modify the Airport Advisory Commission Meeting Schedule and Commission Item Calendar

There were no changes or additions.

PUBLIC COMMENT

There were no public comments.

FUTURE AGENDA ITEMS

No action taken.

ADJOURNMENT

With no further business to discuss, being duly moved by Vice Chair Bernosky and seconded by Commissioner Brad Berry, the meeting adjourned at 6:37 p.m.

AYES: Chair Little, Vice Chair Maxwell, Commissioners Bernosky, Brad Berry, John Berry and Celigoy

NAYS: None

SUBMITTED BY:

eScribers, LLC



COMMISSION ACTION REPORT

Election of Officers-Vice-Chair

Agenda Item No.: 1

Meeting Date: 02/19/20

Staff Contact: Gary P. Mascaro,
Aviation Director

Phone: (480) 312-7735

ACTION

Pursuant to By-Laws of the Scottsdale Airport Advisory Commission, Section I. *Organization paragraph 104. Vacancy.* "Should the office of Chair be vacated, the Vice-Chair shall succeed the Chair for the remaining term of office. At the next regular Commission meeting, a new election shall be held for the Vice-Chair's office. Should the Vice-Chair office be vacated, a new election shall be held at the next regular Commission meeting to elect a Vice-Chair."

PURPOSE

To elect a new Vice Chair in accordance with the By-Laws of the Scottsdale Airport Advisory Commission

KEY CONSIDERATIONS

Section 103, Vice Chair, of the By-Laws of the Scottsdale Airport Advisory Commission states, "The Vice Chair shall be the Acting Chair and shall perform all duties of the office whenever the Chair is absent."

Action Taken:

BY-LAWS OF THE SCOTTSDALE AIRPORT ADVISORY COMMISSION

I. ORGANIZATION

101. Elections

The Commission shall, in regular session following the first meeting of the calendar year, elect from its members a Chair and Vice-Chair. The term of office shall be one year and no officer shall succeed him or herself more than once.

102. Chair

The Chair shall preside at all meetings and hearings of the Commission, decide all points of order or procedure and perform all duties required by Section 5-109 of the Scottsdale Revised Code. The Chair may initiate motions, engage in protracted discussions, and vote on each issue.

103. Vice-Chair

The Vice-Chair shall be the Acting Chair and shall perform all duties of the office whenever the Chair is absent.

104. Vacancy

Should the office of Chair be vacated, the Vice-Chair shall succeed the Chair for the remaining term of office. At the next regular Commission meeting, a new election shall be held for the Vice-Chair's office. Should the Vice-Chair office be vacated, a new election shall be held at the next regular Commission meeting to elect a Vice-Chair.

105. Subcommittees

A subcommittee of the Commission may only be authorized by the City Council, in accordance with the Scottsdale Revised Code.

106. Legal Counsel

The City Attorney, or the City Attorney's designated representative, shall be the legal counsel for the Commission. Advice of counsel shall be received and entered in the minutes before disposition of any question of law or matter requiring legal interpretation or advice.

II. MEETINGS

201. Study Sessions

Study sessions of the Commission shall be held on the third Wednesday of each month at 4:00 p.m., unless otherwise scheduled by majority vote of its members.

202. Regular Meetings

Regular meetings of the Commission shall be held on the third Wednesday of each month immediately following the study session, unless otherwise scheduled by majority vote of its members. In the event the Commission desires not to hold the preceding study session, the

regular meeting shall begin at 5:00 p.m., unless otherwise scheduled by majority vote of its members.

203. Special Meetings

Special meetings may be held by the Commission on the majority vote of its members, or on the call of its Chair, which call shall be filed with the Aviation Director. The manner of the call shall be noted in the minutes of the special meeting, and at least twenty-four (24) hours notice of the meeting shall be given to each member. The Aviation Director shall receive forty-eight (48) hours notice and shall post meeting notices at least twenty-four (24) hours before any such meeting.

204. Executive Session

Executive sessions may be held before or after any regular or special meeting, or at any other time on call of the Chair, which shall be filed with the Aviation Director, or by majority vote of the members. The Aviation Director shall post meeting notices at least twenty-four (24) hours before any such meeting.

205. Quorum

A quorum necessary for the transaction of business shall consist of four (4) members of the Commission. The business of the Commission shall be transacted by the majority vote of members present, except as provided in Section 401.

206. Absence of the Chair and Vice-Chair

In the absence of the Chair and Vice-Chair, the senior Commission member present may convene the meeting.

207. Member Attendance

Commission members shall follow the attendance requirements in accordance with the Scottsdale Revised Code.

208. Public Comment, Presentations, Time Limitations

The Chair may provide additional time to members of the public, whether speaking on their own behalf or as a representative of an organization or group, over three (3) minutes on any matter.

209. Agenda Items

The Aviation Director will place items on the agenda with the concurrence of the Chair, or by a majority vote of the members of the Commission.

210. Conflict of Interest

All members of the Commission shall comply with the State Conflict of Interest Law, Title 38, Chapter 3, Article 8, Arizona Revised Statutes.

211. Abstention

Any member who may subjectively believe participating in discussion or voting on cases coming before the Commission could give the appearance to the general public of a conflict of interest may voluntarily abstain from participating in such cases.

III. OFFICIAL RECORDS

301. Definition

The official record shall include these by-laws, and the minutes of the Commission meetings, together with all applications, exhibits, correspondence, findings, decisions and other official actions or other items filed with or issued by the Commission.

302. Recording of Vote

Minutes shall be kept for all meetings of the Commission and shall show the vote of each member on every question on which the Commission is required to act, or shall indicate absence. Minutes shall also show records of all other official actions.

303. Retention of Files

All applications and other matters coming before the Commission shall be filed in the Aviation Department in accordance with that department's general file system. The Aviation Director shall keep a permanent file of all applications, exhibits, findings, correspondence, decisions and other official actions of the Commission. The tape recordings of the public hearings of the Commission, if any, shall be retained intact for not less than thirty (30) days after the City Council shall make a final decision in the specific subject on the tape. Original applications shall be retained as long as is required by standard City procedure.

304. Public Record

In accordance with Arizona public record law, all of the public records of the Commission shall be open to public inspection during normal business hours.

IV. RULES AND AMENDMENTS

401. Amendment Procedure

Amendments to these by-laws may be made by the Commission upon the affirmative vote of four (4) members, provided any such amendment is proposed at a preceding meeting, or is submitted in writing at a prior regular meeting of the Commission and is noted in the minutes of such meeting. Amendments adopted as above shall become effective at the next regular meeting of the Commission.

402. Copy of By-Laws

A certified copy of these by-laws and any amendments thereto shall be placed on record in the Aviation Department and the City Clerk within ten (10) days of the date of their adoption.

403. Robert's Rules of Order

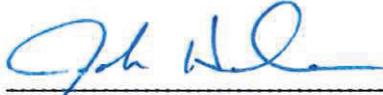
When any question of parliamentary procedure arises, it shall be decided on the basis of Robert's Rules of Parliamentary Procedure, unless otherwise specified in these by-laws of the Commission.

404. Written Communications

All written communications to outside groups shall be sent out over the signature of the Chair or Vice-Chair of the Commission.

405. Interpretation and Conflict

In the event that any Commission by-law shall be at variance with any State statute or any ordinance or resolution of the City of Scottsdale, the statute, ordinance, or resolution shall prevail. These by-laws are intended only to supplement such ordinance and resolutions and may not amend, annul or abrogate any ordinance or resolution of the City of Scottsdale.



John Celigoy, Chair
Airport Advisory Commission

3/21/18
Date



Gary P. Mascaro, C.M., C.A.E.
Aviation Director

3/21/18
Date

APPROVED AS TO FORM:



Bruce Washburn
City Attorney

4/19/18
Date

By Sherry Scott
Deputy City Attorney

Sec. 5-109. Airport Advisory Commission.

- (a) There is created a Scottsdale Airport Advisory Commission consisting of seven (7) members.
- (b) The Airport Advisory Commission shall establish bylaws to govern its affairs. The bylaws shall designate:
 - 1. Officers of the Airport Advisory Commission, the time and manner of their election, the term of office and the powers and duties of each officer.
 - 2. The time, place and manner of notice of all regular and special meetings.
 - 3. The manner of adoption, amendment and repeal of Airport Advisory Commission bylaws.
 - 4. Such other provisions as may be deemed necessary or desirable which are not contrary to the provisions of any ordinance or resolution, the charter or the laws of this state or the United States, to aid the Airport Advisory Commission in conducting its affairs.
- (c) The Airport Advisory Commission shall, with the assistance of the city staff, advise the City Council as necessary on:
 - 1. The Airport capital improvement program and financial plan.
 - 2. Rules, regulations, and minimum operating standards under this chapter.
 - 3. Environmental policies affecting Airport operations and Airport projects.
 - 4. Aviation-related development proposals at and surrounding the Airport or other development proposals in conflict with 14 C.F.R. Part 150, as amended, or other aviation-related laws, ordinances, rules, regulations or planning documents. In addition to advising the City Council, the Airport Advisory Commission may take action to inform the Planning Commission of such conflicts.
 - 5. Fees imposed by the city in connection with the Airport and the Airpark.
 - 6. Lease policies regarding city-owned property at the Airport.
 - 7. Land use policies at and surrounding the Airport in conflict with 14 C.F.R. Part 150, as amended, or other aviation-related laws, ordinances, rules, regulations or planning documents. In addition to advising the City Council, the Airport Advisory Commission may take action to inform the Planning Commission of such conflicts.
 - 8. The future role of the Airport as part of the statewide air transportation system.
 - 9. Safety matters under the jurisdiction of the Airport.

10. Such other matters as the City Council may direct.

- (d) At the request of the City Council, the Airport Advisory Commission shall submit a written report regarding Airport activities.
- (e) The Airport Advisory Commission shall perform such other duties as are imposed on the Airport Advisory Commission by this chapter.
- (f) The City Council shall have the right and prerogative to initiate review of any decision of the Airport Advisory Commission and shall uphold, modify, or overrule said decision.



COMMISSION ACTION REPORT

Discussion and possible action regarding application for Airpark Aeronautical Business Permit for Fresh Aircraft Sales, LLC to conduct Aircraft Sales Services (TABLED FROM JANUARY MEETING)

Agenda Item No.: 2

Meeting Date: 02/19/20

Staff Contact: Carmen Williams,
Finance & Administration Manager

Phone: (480) 312-8475

ACTION

Ratification of Airpark Aeronautical Business Permit for Fresh Aircraft Sales, LLC to conduct Aircraft Sales Services at the Scottsdale Airpark.

PURPOSE

Pursuant to Scottsdale Revised Code, Chapter 5, Article 3, commercial aeronautical activity conducted in the Airpark requires a valid Aeronautical Business Permit. In addition, the Airpark Minimum Operating Standards outlines the process for obtaining such a permit. Fresh Aircraft Sales, LLC has requested an Airpark Aeronautical Business Permit to conduct Aircraft Sales Services at the Scottsdale Airpark.

APPLICANT(S)

Fresh Aircraft Sales, LLC
John Calhoun
2818 Paddock Lane
Villa Hills, KY 41017

KEY CONSIDERATIONS

Fresh Aircraft Sales, LLC has provided the appropriate documentation as required in the Airpark Minimum Operating Standards.

Attachment(s): 1. Completed Airpark Aeronautical Business Permit
 2. Location Map

Action taken:

Staff Use Only

Application and documentation reviewed by: C Williams

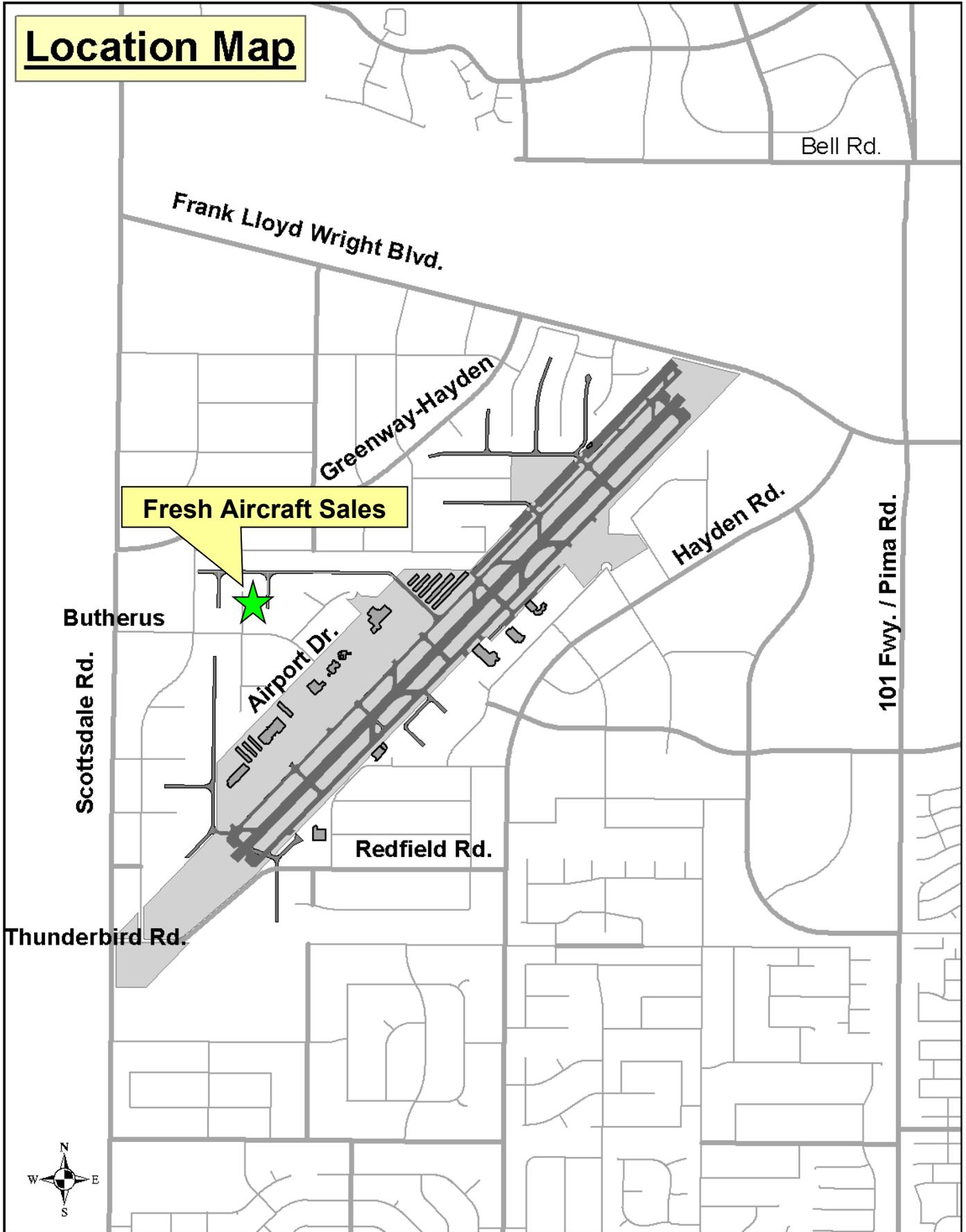
Aviation Director's Comments/Stipulations: _____

Approved by Aviation Director or designee: C Williams Date: 12/3/19

Date Ratified by the Airport Advisory Commission: _____

ABP Account Number: 2019-18

Location Map





COMMISSION INFORMATION REPORT

Agenda Item No.: 3

Meeting Date: Wednesday,
February 19, 2020

Contact: Taylor Reynolds, Project
Coordination Liaison, COS

Phone: 480-312-7924

ACTION

Request the appointment of either the Chair or Vice Chair of the Airport Advisory Commission to serve on the Scottsdale General Plan Citizen Review Committee.

BACKGROUND

The current Scottsdale General Plan was adopted in 2001 and ratified by the voters in 2002. The Plan defines the community's goals for growth, development, character, mobility and a variety of other community aspects. Per State Statute, the city is required to update and ratify the General Plan every ten (10) years. In June 2010, the Arizona Legislature passed House Bill 2145, extending the timeframe for cities and towns to adopt an updated or new General Plan by July 1, 2015. In March 2012, after three (3) years of public input, the Scottsdale City Council sent an updated 2011 General Plan to the voters. However, the measure was defeated (52% to 48%), and thus, the 2001 General Plan remains in effect until the city adopts and ratifies a new General Plan.

In January 2013, City Council again provided staff with direction on the public outreach, drafting and adoption/ratification timing associated with the process to update the Scottsdale General Plan. City Council unanimously directed staff to establish a citizen task force to oversee the drafting of a new plan.

At a March 2014 study session, the Scottsdale City Council provided direction on the preliminary draft General Plan, as created by the Task Force. Ultimately, unanimous council direction to the Task Force included extending public outreach efforts regarding the draft Plan into 2015. In a June 2014 study session, the Scottsdale City Council further directed that the Task Force continue the process of creating a draft General Plan for community, Planning Commission, and City Council consideration. Consequently, the General Plan Task Force continued working to draft a new General Plan through November 2014, at which time they released their final recommended draft General Plan 2035 to the Planning Commission. Upon the completion of their work, the Task Force ceased operating as a public body per the Council amended by-laws.

At a June 2015 public study session, the City Council discussed the community, and board and commission comments received about the draft 2035 Plan. City Council directed staff to continue public discussions with key community members to identify potential compromises to the plan that would be brought back for the City Council to review. Public outreach on the draft plan continued through January 2016, and a number of less substantive changes, along with larger, more substantive changes to the plan were suggested at a small, citizen group meeting (attendees included former Task Force and Coalition of Greater Scottsdale members) held in June 2016. In August 2016, Council directed staff to collect community input on the more substantive plan changes suggested during the small, citizen group meeting. During the Fall of 2016, public input was collected regarding changes to the Rural Neighborhood land use category, however, ultimately City Council did not support these suggested plan changes, in a December 2016 public meeting. Rather, Council directed staff to bring back an updated 2001 General Plan that incorporates all state mandated content, any necessary changes to the plan to update it to existing community conditions, and the community-created Art and Culture Element created as part of the draft General Plan 2035 process.

The first phase of this multiphase process in updating Scottsdale General Plan was completed on November 12, 2019. Phase two of the General Plan update, which will be more comprehensive, will begin early 2020 with a complete plan update via a Citizen Review Committee, with a targeted election date for voter ratification in November 2021.

GENERAL PLAN UPDATE PROCESS

As a result of the public input and process gathered to date, the foundation to the comprehensive update of the General Plan will be the draft 2035 General Plan. Staff is currently in the process of Phase 2, City Staff Technical Advisory Committee Review, and are preparing for the Citizen Review Committee phase to begin.

Phase 1. Data Collection and Analysis (completed): This is the initial stage of the process that includes reviewing related studies, plans, policies, and existing conditions.

Phase 2. City Staff Technical Advisory Committee Review (January - April 2020): During this phase, an interdepartmental city staff team is formed to review the draft plan. This team is made up of city staff who have expertise in subjects specific to a General Plan element. For example: city staff from Code Enforcement, Planning, Human Services and Office of Citizen Service make up the interdepartmental team who reviews the Housing and the Neighborhood Preservation & Revitalizations Elements.

Phase 3. Citizen Review Committee (March - December 2020): A General Plan citizen group made up of representatives from each of the General Plan relevant city board and commissions will be formed to review the draft 2035 General Plan.

Phase 4. State Statute Required Public Hearing Process and Adoption by City Council (1st and 2nd Quarter 2021): The draft 2035 General Plan as modified the Technical Advisory Committee, the Citizen Review Committee and public input, will be available for public review and comment. and then make its way through a six-month state required public hearing process that includes extensive public involvement along with multiple Planning Commission and City Council hearings. The General Plan will go before the City Council for adoption in the June of 2021.

Phase 5. Voter Ratification (November 2021): Per State Statute, the Council must place the General Plan on the next regular ballot to be ratified by the voters.

GENERAL PLAN CITIZEN REVIEW COMMITTEE

To ensure the General Plan represents the community at large, a Citizen Review Committee will be formed to provide feedback and ensure consistency of the Plan. The Citizen Review Committee will review each of the draft plan elements. This input will be incorporated into a final draft General Plan for community and Board and Commission review and ultimately for City Council review and action. This working group process is consistent with the 2001 and 2011 General Plan update processes.

The Citizen Review Committee will consist of thirteen (13) representatives, one member from each applicable city Board and Commission. Each applicable Board and Commission will appoint one member, preferably the Chair or Vice Chair, to the Citizen Review Committee Once all appointments have been made, it is anticipated that the Citizen Review Committee begin meeting twice per month, March through December 2020. All meetings will be conducted as public meetings—agendas will be posted, minutes will be taken and the public is welcome to attend. It will most likely be on the 1st and 3rd Monday of the month to avoid conflicts with existing board and commission meetings; however, the precise schedule will be determined based on the overall availability of the appointees.

NEXT STEPS

City staff is in the process of visiting each applicable Board and Commission to request their appointment to serve on the Citizen Review Committee. Once each appointment is received, the Citizen Review Committee will begin meeting in March. The Citizen Review Committee is a vital part of the General Plan update process as board and commission expertise will make the draft 2035 General Plan that much stronger.

STAFF RECCOMENDATION, DISCUSSION, AND POSSIBLE ACTION

Staff requests and recommends:

- A. Appointment of the Airport Advisory Commission Chair or Vice Chair to serve on the 2035 General Plan Update Citizen Review Committee, or

- B. If conflicts in the appointment of the Airport Advisory Commission Chair or Vice Chair exists, appointment of another member of the Airport Advisory Commission serve on the 2035 Citizen Review Committee, may be acceptable.

If at any time Airport Advisory Commission members have questions regarding the Scottsdale General Plan update, please feel free to contact:

- Erin Perreault, AICP, Long Range Planning Director,
eperreault@scottsdaleaz.gov/ (480) 312-7093
- Adam Yaron, Project Coordination Liaison
ayaron@scottsdaleaz.gov/ (480) 312-2761
- Taylor Reynolds, Project Coordination Liaison
treynolds@scottsdaleaz.gov/ (480) 312-7924

Action taken:



COMMISSION ACTION REPORT

Discussion and possible action to recommend to City Council, Adoption of Resolution No. 11695 authorizing construction manager at risk construction (CMAR) services Contract 2020-018-COS with Sun Eagle Corporation for a guaranteed maximum price of \$4,237,375 (GMP 1) for the Scottsdale Airport North General Aviation Executive Box Hangars.

Agenda Item No.: 4

Meeting Date: 02/19/20

Staff Contact: Chris Read,
Assistant Aviation Director -
Operations

Phone: (480) 312-2674

ACTION

The Airport Advisory Commission considers recommending to City Council, ADOPTION of Resolution No. 11695, authorizing CMAR construction phase services under Contract No. 2020-018-COS with Sun Eagle Corporation for GMP #1 at a cost of \$4,237,375.00 for the Scottsdale Airport North General Aviation Executive Box Hangar project.

PURPOSE

This contract will provide the services necessary to complete the construction phase work related to the first phase of the North General Aviation Executive Box Hangar project (Building A, seven (7) hangars).

KEY CONSIDERATIONS

- The Aviation Department worked in conjunction with the City of Scottsdale's Capital Projects Management staff to prepare the Request for Qualifications (RFQ) for qualified construction firms.
- Nine (9) firms submitted statements of qualification and five (5) of those firms were short-listed and subsequently interviewed.
- The RFQ Selection Committee included two (2) members of City staff, one (1) construction executive employed by a private construction firm, one (1) architect and one (1) professional construction inspector.
- Using a point/rank-based system, the selection committee concluded that Sun Eagle Corporation was the most qualified company to conduct this work.
- GMP 1 will consist of a single building that includes (7) seven 2,700 sq. foot (approximate) executive box hangars.
- GMP 2, second building of equal size and capacity, if economically feasible, will be brought forward to the Airport Advisory Commission at later date.
- The construction of GMP 1 will be complete in November 2020.

The City Council approved five (5) lease agreements for six (6) of the box hangars on June 25, 2019 (Resolution No. 11417). As a result, the revenues generated by the lease agreements shall cover the cost of the construction for GMP #1 over twenty (20) year life span of the hangar building.

Attachment(s):

1. Draft Resolution No. 11695
2. Draft Contract No. 2020-018-COS
3. Building rendering
4. Project area map

Action Taken:

RESOLUTION NO. 11695

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA, AUTHORIZING THE AWARD OF CONSTRUCTION MANAGER AT RISK CONSTRUCTION PHASE SERVICES CONTRACT NO. 2020-018-COS WITH SUN EAGLE CORPORATION, FOR THE AIRPORT NORTH GENERAL AVIATION HANGAR PROJECT.

WHEREAS, the City of Scottsdale desires to construct general aviation/executive hangars on the northern part of the Scottsdale Airport; and

WHEREAS, the City of Scottsdale approved contract no. 2019-090-COS with Sun Eagle Corporation for pre-construction services for this project on July 2nd, 2019; and

WHEREAS, Sun Eagle Corporation, has offered to provide to the City the requisite construction phase services necessary for construction the north general aviation/executive hangars; now, therefore

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

Section 1. That the Mayor of the City of Scottsdale is hereby authorized and directed to execute Agreement No. 2020-018-COS, GMP 1 in the amount of four million two hundred fifty-seven thousand nine hundred forty-four dollars (\$4,257,944.00) between the City and Sun Eagle Corporation, for construction manager at risk construction phase services in connection with the phase 1 of the north general aviation/executive hangar project (seven (7) hangars) at Scottsdale Airport.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Arizona, this 3rd day of March 2020.

ATTEST:

CITY OF SCOTTSDALE,
an Arizona municipal corporation

Carolyn Jagger, City Clerk

W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:

Sherry Scott, City Attorney
By: Eric C. Anderson
Senior Assistant City Attorney

17881779v1



CITY OF SCOTTSDALE

CONSTRUCTION MANAGER AT RISK

CONSTRUCTION SERVICES

PROJECT NAME: Scottsdale Airport North General Aviation Box Hangar Project

PROJECT NO: AF01

CONTRACT NO: 2020-018-COS

DRAFT

TABLE OF CONTENTS

RECITALS..... 1

ARTICLE 1 – CMAR’S SERVICES AND RESPONSIBILITIES 1

ARTICLE 2 – CITY’S SERVICES AND RESPONSIBILITIES.....14

ARTICLE 3 – CONTRACT TIME17

ARTICLE 4 – CONTRACT PRICE.....20

ARTICLE 5 – CHANGES TO THE CONTRACT PRICE AND TIME23

ARTICLE 6 – PROCEDURE FOR PAYMENT29

ARTICLE 7 – CLAIMS AND DISPUTES.....35

ARTICLE 8 – SUSPENSION AND TERMINATION40

ARTICLE 9 – INSURANCE AND BONDS41

ARTICLE 10 – INDEMNIFICATION.....50

ARTICLE 11 – GENERAL PROVISIONS52

ARTICLE 12 – DEFINITIONS64

EXHIBIT A - PROJECT DESCRIPTION SCOPE OF WORK

EXHIBIT B - PRECONSTRUCTION AGREEMENT

EXHIBIT C - CMAR’S GMP PROPOSAL

EXHIBIT D - STATUTORY PERFORMANCE BOND

EXHIBIT E - STATUTORY PAYMENT BOND

AFFIDAVIT REGARDING SETTLEMENT OF CLAIMS

CONTRACTOR’S NOTICE OF FINAL PAY ESTIMATE

CONTRACTOR’S NOTICE OF FINAL ACCEPTANCE

CITY OF SCOTTSDALE
CONSTRUCTION MANAGER AT RISK
CONSTRUCTION SERVICES

PROJECT NO: AF01
CONTRACT NO: 2020-018-COS

THIS CONTRACT, entered into this 3rd day of March, 2020, between the City of Scottsdale, an Arizona municipal corporation (the "CITY") and Sun Eagle Corporation, an Arizona Corporation("CONSTRUCTION MANAGER AT RISK" or "CMAR").

RECITALS

- A.** The Mayor of the City of Scottsdale is authorized by provisions of the City Charter to execute contracts for construction services.
- B.** The City intends to construct the Scottsdale Airport North General Aviation Box Hangar Project, located Scottsdale Airport and referred to in this Contract as the "Project".
- C.** The CMAR has represented to the City the ability to provide construction management services and to construct the Project. Based on this representation the City desires to engage Sun Eagle Corporation, to provide these services and construct the Project.
- D.** Contract No: 2019-090-COS has been executed previously between the City and CMAR for Preconstruction Design services. Those services may continue during the duration of this Contract.

FOR AND IN CONSIDERATION of the parties' mutual covenants and conditions, the City and the CMAR agree as follows:

ARTICLE 1 – CMAR'S SERVICES AND RESPONSIBILITIES

1.0 The CMAR shall furnish any and all labor, materials, equipment, transportation, utilities, services and facilities required to perform all Work for the construction of the Project located Scottsdale Airport , and to completely construct the Project and install the material in the Project for the City. The Work must be to the satisfaction of the City and strictly in accordance with all legal requirements and Project Contract Documents as modified. The services may not be required to be performed in the sequence in which they are described. This project may be constructed in two phases, thus resulting in a second Guaranteed Maximum Price.

1.1. GENERAL SERVICES

1.1.1. The CMAR's Representative must be reasonably available to the City and have the necessary expertise and experience required to supervise the Work. CMAR's Representative must communicate regularly with the City but not less than once a week and must be vested with the authority to act on behalf of the CMAR. The CMAR's Representative may be replaced only with the written consent of the City.

1.2. GOVERNMENT APPROVALS AND PERMITS

PROJECT NAME –SCOTTSDALE AIRPORT NORTH GENERAL AVIATION BOX HANGAR PROJECT

PROJECT No: AF01

- 1.2.1. Unless otherwise provided, the CMAR shall apply for and obtain or assist the City and the Design Team in obtaining all necessary permits, approvals and licenses required for the prosecution of the Work from any government or quasi-government entity having jurisdiction over the Project. The CMAR is specifically required to obtain the necessary environmental permits or file the necessary environmental notices. Any environmental permits and licenses will be paid by the City in accordance with the provisions of Article 2.4.
- 1.2.2. Copies of all necessary permits and notices must be provided to the Construction Coordinator and/or Contract Administrator before starting the permitted activity. This provision is not an assumption by the City of an obligation of any kind for violation of the permit or notice requirements.
- 1.2.3. The CMAR shall apply for and obtain permit(s) for building and demolition, but the fees will be paid by the City in accordance with Article 2.4. The CMAR will also obtain any necessary regulatory or permitting, reviews for grading and drainage, water, sewer and landscaping, but the fees for the permitting will be paid by the City in accordance with Article 2.4.
- 1.2.4. The CMAR shall be responsible for all other review and permit fees not specifically listed in Article 2.4 below or as qualified in Exhibit B.
- 1.2.5. The CMAR shall be responsible for the cost of construction-related water meter(s), water and sewer taps, fire lines and taps, and all water bills on the project meters until Substantial Completion of the Project. Arrangement for construction water is the CMAR's responsibility. Construction water does not include "test water" required to complete new water line pressure tests.
- 1.2.6. For purposes of this Contract, the Maricopa Association of Governments (M.A.G.) Standard Specification 107.12 is modified to read as follows: The CMAR, at its own expense, shall be responsible for the acquisition of any necessary temporary easements for construction purposes, storage, maintenance, and refuge haul-off as indicated upon the plans, which are required in addition to existing easements and right-of-way secured by the City.

1.3. PRECONSTRUCTION CONFERENCE

- 1.3.1. Before beginning any Work, the Contract Administrator will schedule a Preconstruction Conference. The City and the CMAR have entered into a separate written contract for Design Phase services establishing the fee the City will pay the CMAR for all Preconstruction services
- 1.3.2. The purpose of this conference is to establish a working relationship between the CMAR, utility firms, and various City agencies and staff. The agenda will include critical elements of the work schedule, submittal schedule, cost breakdown of major lump sum items, CMAR Payment Requests and processing, coordination with the involved utility firms and/or utility companies (i.e. APS, SRP, SW Gas, etc.), and emergency telephone numbers for all representatives involved in the construction.

- 1.3.3. The construction Notice to Proceed (NTP) date will be established at the Preconstruction conference.
- 1.3.4. The CMAR will provide a Baseline Project Schedule indicating duration, manpower and equipment resources required to complete all major work activities. The City and Design Team will review and comment on the Baseline Project Schedule. The CMAR will revise the Baseline Project Schedule to the satisfaction of the Construction Coordinator and Contract Administrator. No Work will begin until the City accepts the Baseline Project Schedule.
- 1.3.5. The CMAR will submit a Schedule of Values based on the work and bids accepted from selected Subcontractors. These Values must reflect the actual labor time, materials, profit and overhead for the Work.
- 1.3.6. CMAR attendees must include CMAR's Representative who is authorized to sign documents on behalf of the firm, the job superintendent, and the CMAR's safety officer.

1.4. CONTROL OF THE WORK

- 1.4.1. The CMAR must properly secure and protect all finished or partially finished Work, and is responsible for the Work until the entire contract is completed and accepted by the City. Any payment for completed portions of the Work will not release the CMAR from this responsibility; however, it must turn over the entire Work in full accordance with these specifications before final settlement will be made. In case of suspension of the Work for any cause, the CMAR shall take all precautions as necessary to prevent damage to the Project and shall erect any necessary temporary structures, signs, or other facilities at no cost to the City.
- 1.4.2. After all Work under the Contract is completed, the CMAR shall remove all loose concrete, lumber, wire, reinforcing, debris and other materials not included in the final Work from the Project site.
- 1.4.3. The CMAR must provide, through itself or Subcontractors, the necessary supervision, labor, inspection, testing, start-up, material, equipment, machinery, temporary utilities and other temporary facilities to permit the CMAR to complete the Work consistent with the Contract Documents, unless otherwise provided in the Contract Documents to be the responsibility of the City or a separate contractor.
- 1.4.4. The CMAR must perform all construction activities efficiently and with the requisite expertise, skill and competence to satisfy the requirements of the Contract Documents. The CMAR shall at all times exercise complete and exclusive control over the means, methods, sequences and techniques of construction.
- 1.4.5. Survey stakes and marks required for the completion of the construction shown on the plans and as described in the specifications shall be furnished by the CMAR.
- 1.4.6. Where the Contract Documents require that a particular product be installed and applied by an applicator approved by the manufacturer, the

CMAR shall ensure that the Subcontractor employed for this work is approved.

- 1.4.7.** The CMAR shall take field measurements and verify field conditions and shall carefully compare all field measurements and conditions and other information known to the CMAR with the Contract Documents before commencing activities. Errors, inconsistencies or omissions discovered shall be immediately reported to the City.
- 1.4.8.** Before ordering materials or conducting work, the CMAR and each Subcontractor must verify measurements at the Site. No extra charge or compensation will be allowed because of differences between actual dimensions and the dimensions indicated on the drawings; differences, which may be found, shall be submitted to the City for resolution before proceeding with the Work.
- 1.4.9.** The CMAR shall accurately establish, maintain and protect all building and construction grades, lines, levels, and bench marks. This work shall be performed or supervised by an Arizona licensed Surveyor.
- 1.4.10.** Any person employed by the CMAR or any Subcontractor who, in the opinion of the City, does not perform his work in a proper, skillful and safe manner or is intemperate or disorderly shall, at the written request of the City, be removed from the Work by the CMAR or the Subcontractor employing the person, and shall not be employed again in any portion of Work without the written approval of the City. The CMAR or Subcontractor shall hold the City harmless from damages or claims that may occur in the enforcement of this Article.
- 1.4.11.** The CMAR assumes responsibility for the proper performance of the Work of Subcontractors and any acts and omissions in connection with this performance. Nothing in the Contract Documents creates any legal or contractual relationship between the City and any Subcontractor or Sub-Subcontractor, including but not limited to any third-party beneficiary rights.
- 1.4.12.** The CMAR must coordinate the activities of all Subcontractors. If the City performs other work on the Project or at the Site with separate contractors under the City's control, the CMAR agrees to reasonably cooperate and coordinate its activities with those of the separate contractors so that the Project can be completed in an orderly and coordinated manner without unreasonable disruption.
- 1.4.13.** On a daily basis, the CMAR shall prepare a Contractor's Daily Report. The City's Construction Coordinator or its Capital Project Management (CPM) Inspector will provide a sample report format to the CMAR. The report must detail the activities that occurred during the course of the day, all equipment utilized and the number of hours operated, and all personnel on the site inclusive of Subcontractors. The Daily Reports shall be submitted to the Construction Inspector a daily basis, unless otherwise arranged. Failure to provide Daily Reports as arranged or requested above may result in the retention of monthly progress payments until the Reports are brought up to date.

1.4.14. In the event of noncompliance with this Article 1.4, the City may require the CMAR to stop or suspend the construction in whole or in part. Any suspension, due to the CMAR's noncompliance will not be considered a basis for an increase in the Contract Price or extension of the Contract Time.

1.5. CONTROL OF THE WORK SITE

1.5.1. Throughout all phases of construction, including any suspension of the Work, the CMAR must keep the Site reasonably free from debris, trash and construction waste to permit the performance of its construction services efficiently, safely and without interfering with the use of adjacent land areas. Upon Substantial Completion of the Work, or a portion of the Work, the CMAR will remove all debris, trash, construction wastes, materials, equipment, machinery and tools arising from the Work to permit the City to occupy the Project or a portion of the Project for its intended use.

1.5.2. Dust Control. The CMAR will take appropriate steps, procedures or means required to prevent abnormal dust conditions due to its construction operations. The dust control measures shall be maintained at all times during construction of the Project to the satisfaction of the City, in accordance with the requirements of the Maricopa County Health Department Air Pollution Control Regulations and City of Scottsdale Supplement to M.A.G. Standard Specifications together with applicable provisions of Federal and State Law.

1.5.3. Dust Control Coordinator. At any City construction site with greater than 1 acre of disturbed surface area, subject to a permit issued by a Control Officer requiring control of PM-10 emissions from dust generating operations, the CMAR must have at all times at the Site, at least one Dust Control Coordinator trained in accordance with the requirements of A.R.S. §49-474.05 during primary dust generating operations that is related to the purposes for which the Dust Control Permit was issued. The Dust Control Coordinator must have full authority to ensure that dust control measures are implemented at the Site, including authority to conduct inspections, deploy dust suppression resources, and modify or shutdown activities as needed to control dust. The Dust Control Coordinator must be responsible for managing dust prevention and dust control on the Site, including the use of leaf blowers and street sweeping equipment. The Dust Control Coordinator must have a valid Dust Training Certification Identification Card readily accessible on the Site while acting as the Dust Control Coordinator.

The requirements described in the above paragraph do not apply if CMAR can establish to the satisfaction of the Contract Manager that one of the exemptions under A.R.S. §49-474.05 applies.

A Subcontractor who is engaged in dust generating operations at a Site that is subject to a Dust Control Permit issued by a County Control Officer and that requires the control of PM-10 emissions from dust generating operations must register with the County Control Officer. The Subcontractor must have its registration number readily accessible on the Site while conducting any dust generating operations.

- 1.5.4.** If applicable, the CMAR shall maintain ADA and ANSI accessibility requirements during construction activities in an occupied building or facility. ADA and ANSI accessibility requirements must include, but not be limited to, parking, building access, entrances, exits, restrooms, areas of refuge, and emergency exit paths of travel. The CMAR shall coordinate all Work to minimize disruption to building occupants and facilities.
- 1.5.5.** Only materials and equipment used directly in the Work may be brought to and stored on the Site by the CMAR. When equipment is no longer required for the Work, it shall be removed promptly from the Site. Protection of construction materials and equipment stored at the Site from weather, theft, damage and all other adversity is solely the responsibility of the CMAR.
- 1.5.6.** Waste products shall become the property of the CMAR. At its expense, the CMAR shall dispose of all waste products and debris including excess earth material that will not be incorporated into the Work under this Contract at an appropriate off-site location in conformance with applicable Federal, State and Local Regulations.
- 1.5.7.** The CMAR shall supervise and direct the Work. The CMAR is solely responsible for the means, methods, techniques, sequences and procedures of construction. The CMAR shall employ and maintain on the Work a qualified supervisor or superintendent who has been designated in writing by the CMAR as the CMAR's representative at the Site. The representative must have full authority to act on behalf of the CMAR and all communications given to the representative will be as binding as if given to the CMAR. The representative must be present on the Site at all times as required to perform adequate supervision and coordination of the Work. Where appropriate, all Provisions of M.A.G., Section 105.5, will be applicable.
- 1.5.8.** In the event of abnormal weather conditions, such as windstorms, rainstorms, etc., the CMAR shall immediately inspect the Work Site and take all necessary actions to insure public access and safety are maintained.
- 1.5.9. Damage to Property at the Site.** The CMAR is responsible for any damage or loss to property at the Site, except to the extent caused by the acts or omissions of the City or its representatives, employees or agents and not covered by insurance. The costs and expenses incurred by the CMAR under this Article may be paid as a Cost of the Work to the extent that the costs and expenses are in excess of or are not covered by required insurance, and to the extent of any deductibles, but shall not increase the GMP.
- 1.5.10. Damage to Property of Others.** The CMAR shall avoid damage, as a result of the CMAR's operations, to existing sidewalks, curbs, streets, alleys, pavements, utilities, adjacent property, the work of Separate Contractors and the property of the City. The CMAR shall repair any damage caused by the operations of the CMAR, which costs will be paid as a Cost of the Work to the extent that these costs and expenses are in excess of or are not covered by required insurance, and to the extent of any deductible, but shall not increase the GMP.

1.5.11. Failure of CMAR to Repair Damage. If the CMAR fails to begin the repair of damage to property as required in Articles 1.5.9, and 1.5.10 and diligently pursue the repair, the City will give the CMAR 10-days written notice to begin repairs. If the CMAR fails to begin the repairs within the 10-day notice period, the City may elect to repair the damages with its own forces and to deduct from payments due or to become due to the CMAR amounts paid or incurred by the City in correcting the damage.

1.6. SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

1.6.1. When required, Shop Drawings, Product Data, Samples and similar submittals are to be forwarded to the Construction Coordinator and the Contract Administrator for review in order to demonstrate the way in which the CMAR proposes to conform to the information given and the design concept expressed in the Contract Documents.

1.6.2. The CMAR shall review, approve, and verify that all submittals meet the intent of the Contract documents. Six (6) hard copies of each Shop Drawing, Product Data, Sample, and similar submittal required by the Contract Documents will be delivered to the Construction Coordinator for review. Electronic submittals may be acceptable if approved by the Construction Coordinator. Submittals made by the CMAR, which are not required by the Contract Documents, may be returned without action.

1.6.3. The CMAR shall perform no portion of the Work requiring submittal and review of Shop Drawings, Product Data, Samples, or similar submittals until the necessary submittal has been approved by the City. All Work shall be in accordance with approved submittals. The CMAR shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals by the City's approval.

1.6.4. By approving, verifying and submitting Shop Drawings, Product Data, Samples and similar submittals, the CMAR represents that the CMAR has determined and verified materials, field measurements and related field construction criteria, or will do so, and has checked and coordinated the information contained within the submittals with the requirements of the Work and of the Contract Documents.

1.6.5. The CMAR shall not be relieved of responsibility for deviations from requirements of the Contract Documents by City approval of Shop Drawings, Product Data, Samples or similar submittals unless the CMAR has specifically informed the City in writing of the deviation at the time of submittal and the City has given written approval to the specific deviation.

1.6.6. Informational submittals upon which the City is not expected to take responsive action may be identified as informational submittals in the Contract Documents.

1.6.7. When professional certification of performance criteria of materials, systems or equipment is required by the Contract Documents, the City shall be entitled to rely upon the accuracy and completeness of the calculations and certifications.

1.7. QUALITY CONTROL, TESTING AND INSPECTION

- 1.7.1. Inspection.** The City's Construction Inspectors may be stationed on the Work Site. The Construction Inspector may direct the attention of the CMAR and report to the Construction Coordinator the progress of the Work, the manner in which Work is being performed, and whether it appears that material furnished or Work performed by the CMAR fails to fulfill the requirements of the specifications and this Contract, but the inspection will not relieve the CMAR from any obligation to furnish acceptable materials or to provide completed construction that is in compliance with the Contract Documents in every particular. The Construction Inspector's purpose is to assist the City's Representative and should not be confused with an inspector associated with a City regulatory agency or with an inspector from a City Laboratory under Article 1.8.
- 1.7.2.** In case of any dispute arising between the Construction Coordinator or Construction Inspector and the CMAR as to material furnished or the manner of performing the Work, the Construction Inspector will have the authority to reject materials or suspend the Work until the question and issue can be referred to and decided by the City. Construction Inspectors are not authorized to revoke, alter, enlarge, relax, or release any requirements of the specifications. Construction Inspectors will in no case act as or be considered as foremen or supervisors or perform other duties for the CMAR.
- 1.7.3.** The furnishing of any services for the City shall not make the City responsible for or give the City control over construction means, methods, techniques, sequenced procedures or for safety precautions or programs or responsibility for the CMAR's failure to perform the Work in accordance with Contract Documents.

1.8. MATERIALS TESTING

- 1.8.1.** All materials used in the Work must be new and unused, unless otherwise noted, and must meet all quality requirements of the Contract Documents.
- 1.8.2.** All construction materials to be used on the Work or incorporated into the Work, equipment, plant, tools, appliances or methods to be used in the Work may be subject to the inspection and approval or rejection of the City. Any material rejected by the City will be removed immediately and replaced in a manner acceptable to the City.
- 1.8.3.** The procedures and methods used to sample and test material will be determined by the City. Unless otherwise specified, samples and tests will be made in accordance with the following: The City of Scottsdale Material Testing Manual and the standard methods of American Association of State and Highway Transportation Off Roads (AASHTO) or American Society for Testing and Materials (ASTM), and Maricopa Association of Governments (MAG) supplements.
- 1.8.4.** The City may select a pre-qualified Independent Testing Laboratory and will pay for initial City Acceptance Testing.
1. When the first and subsequent tests indicate noncompliance with the Contract Documents, the cost associated with that noncompliance will

be paid for by the CMAR. Construction contingency cannot be utilized for the cost of re-testing.

2. When the first and subsequent tests indicate noncompliance with the Contract Documents, all retesting will be performed by the same testing agency.

1.8.5. The CMAR shall cooperate with the selected testing laboratory and all others responsible for testing and inspecting the Work and will provide them access to the Work at all times upon reasonable notice.

1.8.6. All soils and materials testing will be performed by the City's designated agent and payment for testing shall be paid for as outlined below. In coordination with the CMAR, the City will order tests and distribute test results for all construction areas. The City will distribute test results within 24 hours of receipt.

1. The City will pay for soils or materials testing through a separate contract.
2. Other material testing: When the first or subsequent tests indicate noncompliance with the Contract Documents, the cost associated with that noncompliance will be paid by the CMAR. The City's Project Contingency cannot be utilized for the cost of re-testing.

1.8.7. At the option of the City, materials may be approved at the source of supply before delivery is started.

1.8.8. Code compliance testing and inspections required by codes or ordinances or by a plan approval authority, and which are made by a legally constituted authority are the responsibility of and will be paid by the CMAR, unless otherwise provided.

1.8.9. The CMAR's quality control testing and inspections are the sole responsibility of the CMAR and paid by the CMAR.

1.9 PROJECT RECORD DOCUMENTS/AS-BUILTS

1.9.1 During the construction period, the CMAR shall maintain at the jobsite a set of blueline or blackline prints of the Construction Document drawings and Shop Drawings for Project Record Document purposes.

1. The CMAR shall mark these drawings to indicate the actual installation where the installation varies appreciably from the original Construction Documents. The CMAR shall give particular attention to information on concealed elements which are difficult to identify or measure and record later. Items required to be marked include but are not limited to:

Dimensional changes to the drawings
Revisions to details shown on drawings
Depths of foundations below first floor
Locations and depths of underground utilities
Revisions to routing of piping and conduits

Revisions to electrical circuitry
Actual equipment locations
Duct size and routing
Locations of concealed internal utilities
Changes made by Contract Amendments
Details not on original Contract Drawings

2. The CMAR shall mark completely and accurately Project Record Drawing prints of Construction Documents or Shop Drawings, whichever is the most capable of indicating the actual physical condition. Where Shop Drawings are marked they shall include cross-reference locations on the Construction Documents.
 3. The CMAR will mark Project Record Drawing sets with red erasable colored pencil.
 4. The CMAR will note Requests for Information (RFI) Numbers, Architects' Supplemental Information (ASI) Numbers and Contract Amendment Proposal Numbers, etc., as required to identify the source of the change to the Construction Documents.
 5. The CMAR will at the time of Substantial Completion, submit Project Record Drawing prints and Shop Drawings to the City or its representative for review and comment.
- 1.9.2** Immediately upon receipt of the reviewed Project Record Drawings from the City, the CMAR shall correct any deficiencies or omissions to the drawings and prepare the following for resubmission to the City:
1. A complete set of PDF electronic files of all Project Record Drawings clearly marked with "As-Built Document." Files shall be named consistent with the Plan Set Index.
 2. The PDF files will be converted from the CADD files of the Construction Documents provided by the City under Article 2.0 accurately bearing the CMAR's As-Built information from the Project Record Drawings in red and delivered to the City as part of the Project closeout.
 3. The CMAR's original redlined mark-up prints of the Project Record Drawings.

1.10 PROJECT SAFETY

- 1.10.1 CMAR Safety Program.** All Work will be performed in compliance with all applicable federal, state and local laws, ordinances, statutes, rules and regulations including Arizona Division of Occupational Safety and Health (ADOSH) policies and procedures. The CMAR is required to attend a City safety briefing session at the Preconstruction meeting. .

The CMAR will provide a safe jobsite and work environment for the safety and health of employees and members of the general public and will comply with all legal requirements including but not limited to the following:

Occupational Safety and Health Act (OSHA)
Electrical Safe Work Practices Standards
OSHA Personal Protective Equipment Standards
National Fire Protection Association (NFPA) 70E Standard for
Electrical Safety in the Workplace
OSHA Fall Protection Standards
OSHA Confined Space Entry

All other applicable requirements of OSHA and local codes and agencies having jurisdiction.

Contractors that violate these rules and regulations may be subject to job shutdown or removal from City facilities.

- 1.10.2 City Safety Rules and Expectations.** Risk Management Division makes available a packet that contains the City's OSHA compliance guidelines, emergency evacuation, the City's safety and health plan, and other safety information.
- 1.10.3 Contractor Safety Tailgate Meetings.** The CMAR shall conduct tailgate safety meetings regularly to ensure that safety on the job is given priority. The Sign-in sheet of the tailgate meeting must be given to the City Inspector within 48 hours after the meeting.
- 1.10.4 Accident/Injury Procedure.** The CMAR shall contact the Contract Administrator and Risk Management Department within 24 hours of the occurrence of an accident or injury arising out of the CMAR's work under this Contract.
- 1.10.5 Unsafe Acts.** The CMAR employees shall abate or remedy any unsafe act or condition which may arise in the course of CMAR's work under this Contract.
- 1.10.6 Safety Audits.** The City reserves the right to conduct safety audits at the job site and stop unsafe acts at any time. In addition, the Construction Coordinator or CPM Inspector must be notified should any OSHA inspections occur at a City job site.
- 1.10.7** The CMAR recognizes the importance of performing the Work in a safe manner so as to prevent damage, injury or loss to (i) all individuals at the Site, whether working or visiting, (ii) the Work, including materials and equipment incorporated into the Work or stored on-site or off-site, and (iii) all other property at the Site or adjacent to the Site.
- 1.10.8** The CMAR assumes responsibility for implementing, monitoring, and documenting all safety precautions and programs related to the performance of the Work.
- 1.10.9** The CMAR will, before beginning construction, designate a Safety Representative with the necessary qualifications and experience to supervise

the implementation and monitoring of all safety precautions and programs related to the Work. Unless otherwise required by the Contract Documents, the CMAR's Safety Representative will be an individual stationed at the Site who may have responsibilities on the Project in addition to safety.

- 1.10.10** The CMAR must provide OSHA 300A Summary log information including total recordable cases, total case rates, and lost workday incident rates for the past 2 calendar years. This information can be compared to Bureau of Labor Statistics (BLS) rates to determine whether a contractor has below average or above average accident/injury rates. Bureau of Labor Statistics information can be obtained through Risk Management. The Safety Representative will make routine daily inspections of the Site and will hold weekly safety meetings with CMAR's personnel, Subcontractors and others as applicable.
- 1.10.11** The CMAR will immediately report in writing any safety-related injury, loss, damage or accident arising from the Work to the Contract Administrator and, to the extent mandated by Legal Requirements, to all government or quasi-governmental authorities having jurisdiction over safety-related matters involving the Project or the Work.
- 1.10.12** The CMAR's responsibility for safety under this Article 1.10 is not intended in any way to relieve Subcontractors and Sub-Subcontractors of their own contractual and legal obligations and responsibility for (i) complying with all Legal Requirements, including those related to health and safety matters, and (ii) taking all necessary measures to implement and monitor all safety precautions and programs to guard against injury, losses, damages or accidents resulting from their performance of the Work.
- 1.10.13** The CMAR and Subcontractors must provide Material Safety Data Sheets for all substances that are delivered to the City, that come under the OSHA Toxic and Hazardous Substances – Hazard Communication Standard, 29 CFR 1910.1200, Hazard Communication (reference Occupational Safety and Health Standards, Subpart Z Toxic and Hazardous Substances – Hazardous Communication Standard).

The CMAR and all Subcontractors using chemicals on City property must use only the safest chemicals, with the least harmful ingredients. These chemicals must be approved for use by a City of Scottsdale representative before bringing them to the Project Site.

The CMAR and all Subcontractors will make every attempt to apply approved chemicals with highly volatile organic compounds, outside of normal working hours. Adequate ventilation must be used at all times during the application of these approved chemicals.

In conjunction with the Occupational Safety and Health Standards, Subpart Z Toxic and Hazardous Substances – Hazard Communication Standard, 29 CFR 1910.1200 Hazard Communication, the CMAR and Subcontractors are informed of the presence of (or possible presence of) chemicals in the area where the work requested will be performed. All selected Contractors shall contact the City for specific information relative

to the type of chemicals present and location of appropriate Material Safety Data Sheets.

Unless included in the Work, if the CMAR encounters on-site material which it reasonably believes to contain asbestos, polychlorinated biphenyl (PCB), or other hazardous substances or materials regulated by Public Health Laws, it will immediately stop work and report the condition to the City.

If the material is found to contain asbestos, PCB or other hazardous substances or materials regulated by Public Health Laws, the CMAR will not resume work in the affected area until the material has been abated or rendered harmless. The CMAR and the City may agree, in writing, to continue work in non-affected areas on-site. An extension of Contract Time may be granted in accordance with Article 5.

1.11 WARRANTY

1.11.1 The provisions of M.A.G. Section 108.8 shall apply with the following additional requirements:

1. Should the CMAR fail to begin repairs or corrective work within 14 calendar days after receipt of written notice from the City, the City may perform the necessary work and the CMAR shall reimburse the City for the actual cost.
2. The warranty period on any part of the work repaired or replaced is extended for a period of 1 year from the date of the repair or replacement.
3. This warranty does not apply to damage caused by normal wear and tear or by acts beyond the CMAR's control.

1.11.2 .

1.11.3 Nothing in this warranty is intended to limit any manufacturer's warranty which provides the City with greater warranty rights than provided in this Article 1.11 or the Contract Documents. The CMAR will provide the City with all manufacturers' warranties upon Substantial Completion.

1.11.4 The CMAR's warranty obligation will be the maximum allowed by the Arizona Registrar of Contractors

1.12 CORRECTION OF DEFECTIVE WORK

1.12.1 The CMAR agrees to correct any Work that is found to not be in conformance with the Contract Documents, including that part of the Work subject to Article 1.11 above within a period of 1 year from the date of Substantial Completion of the Work or any portion of the Work, or within any longer period, to the

extent required by the Contract Documents. A Progress Payment, or partial or entire use or occupancy of the Project by the City will not constitute acceptance of the Work if not in accordance with the Contract Documents.

- 1.12.2** The CMAR will take meaningful steps to begin correction of nonconforming Work subject to this Article 1.12. These measures include but are not limited to timely correction of the Work. If the CMAR fails to initiate necessary measures for this Work within 7 days of receipt of written notice from the City, the City, in addition to any other remedies provided under the Contract Documents, may provide CMAR with written notice that the City will commence correction of the nonconforming Work with its own forces.
- 1.12.3** If the City does perform this corrective Work, the CMAR will be responsible for all reasonable costs incurred by the City in performing this correction.
- 1.12.4** The CMAR will immediately respond to any nonconforming Work that creates an emergency.
- 1.12.5** The 1 year period referenced in this Article 1.12 applies only to the CMAR's obligation to correct nonconforming Work and is not intended to be a period of limitations for any other rights or remedies the City may have regarding the CMAR's other obligations under the Contract Documents.

1.13 SUBCONTRACTOR AND MAJOR SUPPLIER SELECTION

The Parties have entered into a Preconstruction Agreement that contains Subcontractor and Major Supplier provisions. In selecting Subcontractors and Major Suppliers, the CMAR will comply with the provisions in the Preconstruction Agreement. [For horizontal construction, as defined in A.R.S. §34-101(15), the CMAR must self perform not less than 45% of the Work as required by A.R.S. §34-605(G).]

ARTICLE 2 – CITY'S SERVICES AND RESPONSIBILITIES

- 2.0 DUTY TO COOPERATE.** The City will, throughout the performance of the Work, cooperate with the CMAR and perform its responsibilities, obligations and services in a timely manner to facilitate the CMAR's timely and efficient performance of the Work and so as not to delay or interfere with the CMAR's performance of its obligations under the Contract Documents. The City will furnish the CMAR a CADD file of the Construction Documents acceptable to the City, at no cost to the CMAR.

2.1 CONTRACT ADMINISTRATOR/CONSTRUCTION COORDINATOR

- 2.1.1** The Construction Coordinator will provide City-supplied information and approvals in a timely manner to permit the CMAR to fulfill its obligations under the Contract Documents.
- 2.1.2** The Construction Coordinator will promptly notify the CMAR if the Construction Coordinator observes any failure on the part of the CMAR to fulfill its contractual obligations, including any default or defect in the Project or non-conformance with the drawings and specifications.

- 2.1.3** The City may contract separately with a Design Team, and may include partial construction administration services for the Project. A copy of the Design Team's contract will be furnished to the CMAR.
- 2.1.4** Both the Contract Administrator and Construction Coordinator are responsible for construction administration of the Work. The Design Team, if authorized by the City, will review, approve or take other appropriate action upon the CMAR's submittals such as Shop Drawings, Product Data and Samples in accordance with Article 1.6. Communications by and with the Design Team will be through the Contract Administrator and Construction Coordinator.
- 2.1.5** The Contract Administrator or Construction Coordinator and the Design Professional will interpret and decide matters concerning performance under the requirements of the Contract Documents. The Design Professional's response to these requests will be made to the City. The City will timely forward the response to the CMAR.
- 2.1.6** The Contract Administrator has the authority to authorize Change Orders up to the limits permitted by the Procurement Code.
- 2.2 CITY'S SEPARATE CONTRACTORS.** The City is responsible for all Work performed on the Project or at the Site by separate contractors under the City's control. The City will contractually require its separate contractors to cooperate with, and coordinate their activities, so as not to interfere with the CMAR, in order to enable timely completion of Work consistent with the Contract Documents. The CMAR agrees to reasonably cooperate and coordinate its activities with those of the separate contractors so that the Project can be completed in an orderly and coordinated manner without unreasonable disruption.
- 2.3 PERMIT REVIEW AND INSPECTIONS.** Approving specific parts of the Building Permit is the responsibility of the City's Capital Project Management. The City of Scottsdale Plan Review Division issues Certificates of Occupancy.
- 2.4 FURNISHING OF SERVICES AND INFORMATION**
- 2.4.1** The City will be responsible for the payment or waiver of the following:
1. City review and permit(s) fees for building, encroachment, and demolition permits.
 2. City review fees for grading and drainage, water, sewer and landscaping.
 3. Utility design fees for permanent services.
 4. Obtaining Clean Water Act Nationwide 404 Permits.
 5. City Development Fees.
 6. Environmental Permits and Licenses.

2.4.2 Unless expressly stated to the contrary in the Contract Documents, the City will provide (at its own cost and expense) to the CMAR, the following information:

1. To the extent available, surveys describing the property, boundaries, topography and reference points for use during construction, including existing service and utility lines;
2. Temporary and permanent easements, zoning and other requirements and encumbrances affecting land use, or necessary to permit the proper design and construction of the Project and enable the CMAR to perform the Work;
3. A legal description and Street or Physical address of the Site;
4. To the extent available, as-built record and historical drawings of any existing structures at the Site;
5. To the extent available, environmental studies, environmental impact statements, reports and impact statements describing the environmental conditions (including hazardous materials) known to exist at the site;
6. Upon request, the City will provide all City standards and guidelines, supplementary conditions and special provisions that will be included in the plans and specifications for the Project. These may include but are not limited to: disposal of surplus material, special security provisions, investigation of underground facilities, traffic controls and regulations, special quality control testing and termite treatment requirements.

The City will secure and execute all necessary Contracts with adjacent land or property owners that are reasonably necessary to enable the CMAR to perform the construction. .

2.5 PROJECT MANAGEMENT SERVICES

2.5.1 The City may contract separately with one or more Technical Consultants to provide project management assistance to the Project. The Technical Consultant's contract as well as the contracts of other firms hired by the City will be furnished to the CMAR upon request. The CMAR will not have any right however, to limit or restrict any contract modifications that are mutually acceptable to the City and Technical Consultant.

2.5.2 The Technical Consultant services will augment the City staffing resources to effectively manage the objectives of the City and this Project with the goal of managing the key project communication, cost and time parameters.

2.5.3 The Technical Consultant may provide preprogramming and design standards.

2.5.4 The City may contract with the Technical Consultant to provide some or all of the following services during the performance of the construction:

1. Conduct Site visits at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the completed construction and to determine in general if the construction is being performed in accordance with the Construction Documents. The Technical Consultant will keep the City informed of progress of the construction and will endeavor to guard the City against defects and deficiencies in the construction. The Technical Consultant may have authority to reject construction which does not conform to the Construction Documents and to require additional inspection or testing of the construction in accordance with Articles 1.7 and 1.8;
2. Review and recommend approval of the CMAR's Payment Requests;
3. Interpret matters concerning performance under and requirements of the Contract Documents on written request of the City. The Technical Consultant's response to these requests will be made with reasonable promptness and within any time limits agreed upon;
4. Analyze, recommend and assist in negotiations of Change Orders;
5. Conduct inspections to determine Substantial Completion and Final Acceptance;
6. Receive and forward to the City for the City's review and records, written warranties and related documents required by the Contract Documents and assembled by the CMAR.

ARTICLE 3 – CONTRACT TIME

3.0 CONTRACT TIME

- 3.1** Contract Time will be 262 days as indicated in the Notice to Proceed (NTP).
 - 3.1.1** Contract Completion Time will start with the Notice to Proceed (NTP) and end with Substantial Completion. The City will issue a NTP letter establishing the mutually agreed upon NTP date for this Contract.
 - 3.1.2** Failure on the part of the CMAR to adhere to the Project Schedule may be the basis for termination of this Contract by the City.
 - 3.1.3** Each GMP amendment to this Contract will establish a separate construction NTP date, Performance Period and Substantial Completion date for the entire Project. The Performance Period(s) may be sequential or may run concurrently.
 - 3.1.4** The CMAR agrees to commence performance of the Work and achieve Performance Periods and the Contract Time.
 - 3.1.5** All of the times stated in this Article 3 are subject to adjustment in accordance with Article 5.

3.2 PUNCH LIST PREPARATION

A minimum of 30 days before Substantial Completion the CMAR, in conjunction with the City, will prepare a comprehensive list of Punch List items, which the City may edit and supplement. The CMAR will proceed promptly to complete and correct the Punch List items. Failure to include an item on the Punch List does not alter the responsibility of the CMAR to complete all Work in accordance with the Contract Documents. Warranties required by the Contract Documents will not commence until the date of Final Acceptance unless otherwise provided in the Contract Documents. Seven (7) days before the City issues its Final Acceptance Letter, the CMAR will deliver to the City all Operation and Maintenance Manuals necessary for the City to assume responsibility for the operation and maintenance of that portion of the Work.

3.3 LIQUIDATED DAMAGES

If Substantial Completion is not attained within the Contract Time as adjusted, the City will suffer damages which are difficult to determine and accurately specify. The CMAR agrees that if Substantial Completion is not attained within the Contract Time as adjusted, the CMAR will pay as liquidated damages the amounts specified in Section 108.9 of the M.A.G. Standard Specifications, incorporated in this Contract by reference. These amounts may be adjusted depending on the anticipated or actual loss caused by the delay and the difficulty of proof of loss.

3.4 PROJECT SCHEDULE CONSTRUCTION SCHEDULE. Each approved GMP proposal shall include a Project Schedule as prescribed in Article 3.5 with a Critical Path Method diagram construction schedule that will indicate the path of critical activities and establish the Performance Period encompassed by the GMP. The CMAR will maintain the construction schedule throughout the construction.

3.4.1 The Project Schedule will be initially submitted at the start of this Contract as required by Article 1 and updated and maintained throughout the Contract Services.

3.4.2 The Project Schedule will be revised as required by conditions and progress of the Contract Services, but any revisions will not relieve the CMAR of its obligations to complete the Contract Services within the Contract Time(s), as these dates may be adjusted in accordance with the Contract Documents.

3.4.3 An Updated Project Schedule will be submitted monthly to the City at least 5 days before the CMAR's monthly Payment Request.

1. The CMAR will provide the City with a monthly status report with each Project Schedule detailing the progress of Construction, including whether (i) the construction is proceeding according to schedule, (ii) discrepancies, conflicts, or ambiguities exist in the Contract Documents that require resolution, and (iii) other items that require resolution so as not to jeopardize the ability to complete the construction as presented in the GMP and within the Contract Time(s). The monthly status report and Project schedule shall be provided electronically to the Contract Administrator and Construction Coordinator no later than the 25th of each month.

2. With each Project Schedule submitted, the CMAR will include a transmittal letter including the following:
 - Description of problem tasks (referenced to field instructions, Requests for Information (RFIs), Change Order or claim numbers) as appropriate.
 - Current and anticipated delays not resolved by approved change orders, including:
 - Cause of the delay.
 - Corrective action and schedule adjustments to correct the delay.
 - Known or potential impact of the delay on other activities, milestones, and the date of Substantial Completion.
 - Changes in construction sequence.
 - Pending items and status including but not limited to:
 - Pending Change Orders.
 - Time extension requests.
 - Other items.
 - Substantial Completion date status:
 - If ahead of schedule, the number of days ahead.
 - If behind schedule, the number of days behind.
 - Other project or scheduling concerns.

3.4.4 The City's review of and response to the Project Schedule is only for general conformance with the scheduling requirements of the Contract Documents. The review will not relieve the CMAR from compliance with the requirements of the Contract Documents or be construed as relieving the CMAR of its complete and exclusive control over the means, methods, sequences and techniques for executing the Contract Services.

3.4.5 The Project Schedule will include a Critical Path Method diagram schedule that will show the sequence of activities, the interdependence of each activity and indicate the path of critical activities.

The Critical Path Method diagram schedule will be in days and indicate duration, earliest and latest start and finish dates, and will be presented in a time scaled graphical format for the Project as a whole.

1. The activities making up the schedule will be of sufficient detail to assure that adequate planning has been done for proper execution of the Work and provide an appropriate basis for monitoring and evaluating the progress of the Work.
2. The Critical Path Method diagram construction schedule will be based upon activities which would coincide with the Schedule of Values.

3. The Critical Path Method diagram schedule will show all submittals associated with each Work activity and the review time for each submittal.
4. The schedule will show milestones, including milestones for City-furnished information, and will include activities for City-furnished equipment and furniture, if any, when those activities are interrelated with the CMAR's activities.
5. The schedule will include a critical path activity that reflects anticipated rain delay during the performance of the Contract. The duration will reflect the average climatic range and usual industrial conditions prevailing in the locality of the Site. Weather data will be based on information provided by the National Weather Service or other approved source.

3.5 COST ESTIMATES

Provisions pertaining to cost estimates may be found in the GMP Proposal, attached as Exhibit C.

3.6 CONSTRUCTION MANAGEMENT PLAN

As a part of the Preconstruction Agreement, the City has required the CMAR to prepare a Construction Management Plan.

ARTICLE 4 – CONTRACT PRICE

4.0 The CMAR agrees to do all Work for the construction of the improvements and to completely construct the improvements and install the material, as called for by this Contract, 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 GMP, as may be amended from time to time, as set forth in the GMP Proposal, attached as Exhibit C, and by reference made a part of this Contract.

4.1 CONTRACT PRICE

- 4.1.1** The Contract Price is a not to exceed price of \$4,257,944.00, as stated in detail in the GMP Proposal, attached as Exhibit C.
- 4.1.2** The Contract Price is the sum of the GMP plus the City's Project Contingency defined in Article 12 and is subject to adjustments made in accordance with Article 5.
- 4.1.3** The CMAR is responsible for payment of all State of Arizona and City of Scottsdale transaction privilege (sales) taxes due on construction income, whether or not these taxes are specifically separated in the bid amount.
- 4.1.4** Unless otherwise provided in the Contract Documents, the Contract Price is to include all sales, use, consumer and other taxes throughout the term of this Contract, whether or not yet effective or merely scheduled to go into effect.

4.1.5 Any Contingencies and Allowances as agreed upon between the City and the CMAR will be in the GMP.

4.2 CMAR CONSTRUCTION FEE FOR CHANGES. If the GMP requires an adjustment due to changes in the Work, the cost of any changes will be determined under Article 5.

4.3 GUARANTEED MAXIMUM PRICE (GMP)

4.3.1 At the end of the design phase or at a time determined by the City, and as a part of the Work done under the Preconstruction Agreement, the City will request the CMAR to provide a GMP, or series of GMP's if the CMAR determines phased construction would be in the City's best interest. The approved GMP(s) is set forth in Exhibit C, attached to this Contract.

4.3.2 The CMAR guarantees to bring the completion of the construction of the Project within the GMP or the CMAR alone will be required to pay the difference between the actual cost and the GMP.

1. Buy out savings are any savings of the CMAR's GMP at the conclusion of the selection of Subcontractors. Buy out savings may be used during construction by the City as a City Project contingency. Unused savings will be returned to the City.
2. Any savings realized during construction may be incorporated into the construction of the Project to fund additional scope items. Unused savings will be returned to the City.

4.3.3 The GMP is composed of the Total Cost of the Work (Direct Costs) plus the CMAR's Indirect Costs which are not-to-exceed cost reimbursable, actual costs or fixed fee amounts defined as:

1. The Total Cost of the Work (Direct Costs) is a negotiated and not-to-exceed amount defined by the individual work items and their associated negotiated unit prices as part of the hard construction work as defined in Article I as performed by the CMAR through self-performed work, Sub-Contractors' work and any other third party as set forth in Article 1.13 requirements for selection of subcontractors and major suppliers. It includes the costs for all direct labor, materials and equipment incorporated in the completed construction, materials testing prescribed in Article 1.8 and warranty of the work.
2. The CMAR's Indirect Costs include the costs for General Conditions, Payment and Performance Bonds, Insurance, the CMAR Construction Fee and Taxes.
 - a. The General Conditions are costs for the negotiated amount of Project supervision and other indirect costs according to construction terms as defined in Article 12. These costs are not reflected in other GMP items. Costs may include, but are not limited to, the following: Project Manager, Superintendent, Full-time General Foremen, workers not included as direct labor costs engaged in Project support (e.g. loading/unloading, clean-up, etc.) and administrative office personnel. Other costs may include:

temporary office, fees not specifically listed in Articles 1.2 and 2.4 or as qualified in Exhibit B, fencing and other facilities, office supplies, office equipment, minor expenses, utilities, vehicles, fuel, sanitary facilities, and telephone services at the site.

- b. Payment Bonds, Performance Bonds and Insurance are actual costs applied to Cost of Work and General Conditions Costs as detailed in the GMP Proposal.
- c. The CMAR Construction Fee is a negotiated fixed fee that is proposed by the CMAR for management and related services of the CMAR Project. The fee includes the CMAR's profit and home office overhead, whether at the CMAR's principal or branch offices, including the administrative costs, home office costs and any limitations or exclusions that may be included in the General Conditions.
- d. Taxes include all sales, use, consumer and other taxes which are legally enacted when negotiations of the GMP were concluded, whether or not yet effective or merely scheduled to go into effect. Taxes are actual costs and are a not-to-exceed reimbursable amount.

4.3.4 The GMP is cumulative. The amount of any GMP amendment will be negotiated separately and will reflect the CMAR's risk from that point forward in the Project.

4.4 GMP PROPOSAL. The GMP Proposal will be that as provided in the Preconstruction Agreement, and the GMP Proposal is attached as Exhibit C.

4.5 GMP APPROVAL. The approval of the GMP will be in accordance with the provisions of the Preconstruction Agreement, attached to this Contract as Exhibit B.

4.6 TAX/LICENSE

The CMAR must secure and maintain, during the life of the Contract, State of Arizona and City of Scottsdale Transaction Privilege (sales) Tax Licenses.

To obtain a State of Arizona Privilege (Sales) Tax License Application, please go to the following website: http://www.revenue.state.az.us/ADOR_Forms/70-79/74-4002_fillable.pdf

To obtain a City of Scottsdale Transaction (Sales) Tax License Application, please go to the following website: <http://www.scottsdaleaz.gov/taxes/salestax.asp>

4.7 RESPONSIBILITY FOR PRIVILEGE (SALES) TAXES

The CMAR is responsible for payment of all applicable State of Arizona and City of Scottsdale transaction privilege (sales) taxes due on construction income whether or not these taxes are specifically separated in the bid amount. The taxes are to be reported on either a progressive billing (accrual) basis or cash receipts

basis, depending on the method chosen at the time application was made for the Privilege (sales) Tax License.

City Privilege (sales) tax exemptions/deductions may be applicable to certain projects. The CMAR is advised to consider this as it prepares its bid. Please review, in detail, Sections 415, 465, and 110 of the Scottsdale Revised City Code, Appendix C to determine if exemptions/ deductions are applicable. For tax guidance, please reference the City Code and other tax resources at the following website: <http://www.scottsdaleaz.gov/taxes/>

The State of Arizona has similar exemptions, please reference A.R.S. Title 42 at the following website:

<http://www.azleg.state.az.us/ArizonaRevisedStatutes.asp?Title=42>

For further questions regarding tax treatment, please contact the Arizona Department of Revenue at (602) 255-2060 and the City of Scottsdale Tax & Audit Section at (480) 312-2625.

ARTICLE 5 – CHANGES TO THE CONTRACT PRICE AND TIME

5.0 DELAYS TO THE WORK

5.1 DELAYS TO THE WORK

5.1.1 Delays may be compensable, concurrent, excusable or non-excusable as defined in Article 12.

5.1.2 If the CMAR is delayed in the performance of the Work due to acts, omissions, conditions, events, or circumstances beyond its control and due to no fault of its own or those for whom CMAR is responsible, the Contract Times for performance may be reasonably extended by Change Order.

5.1.3 The CMAR must request an increase in the Contract Time by written notice including an estimate of the probable effect of delay on progress of the Work. In the case of a continuing delay only one request is necessary.

1. Written notice shall be submitted within 14 days of the commencement of the cause of the delay.
2. If written notice is submitted more than 14 days after commencement of the cause of the delay, the period of delay will be considered to commence 14 days before the giving of the notice.

5.1.4 By way of example and subject to Article 11.7, events that may entitle the CMAR to an extension of the Contract Time include acts or omissions of the City or anyone under the City's control (including separate contractors), Acts of God or public enemy, changes in the Work, Differing Site Conditions, Hazardous Conditions, unusual delay in transportation, and excessive inclement weather conditions not reasonably anticipated, war or other national emergency making performance temporarily impossible or illegal, or strikes or labor disputes not brought about by any act or omission of the CMAR.

- 5.1.5** If excessive inclement weather conditions are the basis for a request for additional Contract Time, these requests will be documented by data substantiating that weather conditions were abnormal for the period of time and could not have been reasonably anticipated, and that weather conditions had an adverse effect on the scheduled construction.
- 5.1.6** Permitting the CMAR to proceed to complete any Work, or any part of the Work, after the date to which the time of completion may have been extended, will in no way act as a waiver on the part of the City of any of its legal rights under this Contract.
- 5.1.7** In the event that the CMAR claims damages as a result of expenses incurred by a delay for which the City is responsible, the CMAR and the City will negotiate to determine the amount of these damages as set forth in Arizona Revised Statutes Section 34-609 (E).
1. In addition to the CMAR's right to a time extension for those events stated in this Article 5.0, the CMAR may also be entitled to an appropriate adjustment of the Contract Price provided, however, that the Contract Price will not be adjusted for those events described in this Article that are beyond the control of both the CMAR and the City, including the events of war, acts of terrorism, floods, labor disputes (but not including CMAR's own work force and those of its subcontractors), earthquakes, epidemics, excessive inclement weather conditions not reasonably anticipated, and other acts of God.

5.2 DIFFERING SITE CONDITIONS

- 5.2.1** If the CMAR encounters a Differing Site Condition(s), the CMAR may be entitled to an adjustment in the Contract Price or Contract Time(s) to the extent the CMAR's cost or time of performance are the direct result of a Differing Site Condition(s).
- 5.2.2** Upon encountering a Differing Site Condition, the CMAR shall notify the Construction Coordinator or Contract Administrator of the condition within 7 days after the condition has been encountered. The CMAR must also give the City an opportunity to observe such condition before disturbing or altering the Differing Site conditions. The failure of the CMAR to give written notice and make the Claim as required by this Article and Article 7.1.5 shall constitute a waiver by the CMAR of any rights arising out of or relating to such Differing Site Conditions. . (Final costs must be submitted within thirty (30) days after notice is received by the City, unless extended by written agreement of the parties.)
- 5.2.3** In order for the CMAR to obtain any additional compensation or time extensions for Differing Site Conditions, the CMAR must demonstrate that it encountered a material difference at the Site, as defined in Article 12, that required it to expend additional cost or time. The CMAR must also establish that it actually and reasonably relied upon the representations found in the Contract Documents concerning the Site conditions.

5.3 APPLICATION FOR EXTENSION OF TIME

5.3.1 If performance by the CMAR is delayed for a reason set forth in Article 5, the CMAR may be allowed a reasonable extension of time in conformance with this Article. Before the CMAR's time extension request may be considered, the CMAR shall notify the City of the condition which allegedly has caused or is causing the delay, and shall submit a written application to the City identifying:

1. Liquidated damage assessment rate, as specified in the Contract;
2. Original total GMP;
3. The original Contract start date and completion date;
4. Any previous time extensions granted (number and duration);
5. The extension of time requested.

5.3.2 In addition, the application for extension of time shall set forth in detail;

1. The nature of each alleged cause of delay in completing the Work; and
2. The date upon which each such cause of delay began and ended and the number of dates attributable to each such cause; and
3. A statement that the CMAR waives all claims except for those delineated in the application, and the particulars of any claims which the CMAR does not agree to waive. For time extensions for Substantial Completion and final completion payments, the application shall include a detailed statement of the dollar amounts of each claim item reserved; and
4. A statement indicating the CMAR's understanding that the time extension is granted only for purposes of permitting continuation of Contract performance and payment for Work performed and that the City retains its right to conduct an investigation and assess liquidated damages as appropriate in the future.

5.4 ERRORS, DISCREPANCIES AND OMISSIONS

5.4.1 If the CMAR observes errors, discrepancies or omissions in the Contract Documents, it shall promptly notify the Construction Coordinator and request clarification. The CMAR shall also provide a copy of any notice to the City Contract Administrator.

5.4.2 If the CMAR proceeds with the Work affected by any errors, discrepancies or omissions, without receiving clarifications, it does so at its own risk. Adjustments involving these circumstances made by the CMAR before clarification by the Design Professional are at the CMAR's risk.

5.5 CITY REQUESTED CHANGE IN WORK. The City reserves the right to make, at any time during the progress of the Work, any alterations as may be found necessary or desirable.

5.5.1 Any alterations and changes shall not invalidate this Contract nor release the surety, and the CMAR agrees to perform the Work as altered, the same as if it had been a part of the original Contract Documents. The CMAR shall notify the surety of the changes and will assure that the alterations and changes are adequately covered by the surety bond.

5.5.2 Upon receipt of a request for Change in Work, the CMAR will prepare a proposal in significant detail according to Article 5.11. The CMAR's proposal will include a detailed description of any schedule impact.

5.5.3 Legal Requirements. The Contract Price or Contract Times will be adjusted to compensate the CMAR for the effects of any changes in the Legal Requirements enacted after the date of the Contract or the date of the GMP, affecting the performance of the Work.

5.6 CHANGE ORDERS

5.6.1 In accordance with Scottsdale Revised Code Section 2-200 and any related Rules and Procedures, the City and the CMAR will negotiate in good faith and as expeditiously as possible the appropriate adjustments for a Change Order. Upon reaching an agreement, the parties will prepare and execute an appropriate Change Order reflecting the terms of the adjustment. The change in the Work may or may not include an adjustment in the Contract Price or Contract Time.

5.6.2 All changes in the Work authorized by Change Orders will be performed under the conditions of the Contract Documents. The decision to issue Change Orders rests solely with the City and any decision to issue a Change Order must be promptly complied with by the CMAR, subject to the provisions of Article 5.4. The Contract Administrator has the authority to authorize Change Orders up to the limits permitted by the City's Procurement Code.

5.6.3 The execution of a Change Order by the CMAR shall constitute conclusive evidence of the CMAR's agreement to the ordered changes in work, this Contract as thus amended, the Contract Price, and the time for performance by the CMAR. The CMAR, by executing the Change Order, waives and forever releases any claim against the City for any additional time or compensation for matters relating to, arising out of, or resulting from the work included within or affected by the executed Change Order of which the CMAR knew or should have known.

5.6.4 The City may direct the CMAR to perform additional work under the contract by issuing a Construction Change Directive when time and/or cost of the work is not in agreement between the City and the CMAR. During the pendency of a resolution of the price and/or time adjustments between the City and the CMAR, the CMAR may not suspend work and will comply with the Construction Change Directive.

5.7 UNILATERAL DETERMINATION OF CHANGE ORDER VALUE

If no mutual agreement occurs between the City and the CMAR, the change in Contract Price, if any, shall be derived by determining the reasonable actual costs incurred or savings achieved, resulting from revisions to the Work. Such reasonable actual costs or savings shall include a component for direct job site overhead and profit, but shall not include home-office overhead or other indirect costs and components. The calculation of actual costs shall conform to Article 5.11.2 . Any such costs or savings shall be documented in the format and with such content and detail as the City requires. The CMAR shall promptly submit such documentation and other backup as the City may require in evaluating the actual costs incurred.

5.8 ADDITIONAL CHANGE ORDER COST REQUIREMENTS

The cost of all items listed in the CMAR's proposal shall be directly related to the Change Order. Indirect costs not specifically related to the Change Order shall not be considered. The CMAR's or Subcontractor's submittals shall include the cost of materials, sales tax, cost of all transport, equipment costs and any direct Project expenses. CMAR's or Subcontractor's Direct Labor Costs shall be limited to the hourly rate of directly involved workmen, employer contributions toward CMAR standard benefits, pensions, unemployment or social security (if any), and employer costs for paid sick and annual leave. CMAR's or Subcontractor's Indirect Costs may include license fees, bond premiums, supervision, and vehicle expense directly related to the Change order.

5.9 LIMITATION OF COMPENSABLE ITEMS

5.9.1 For Change Orders, the total cost or credit to the City shall be based on the following schedule:

1. CMAR's Materials Costs.
2. CMAR's Direct Labor Costs.
3. CMAR's Equipment Costs (includes owned/rented equipment).
4. Applicable Subcontractor Costs.
5. Subtotal of Costs to the CMAR.
6. CMAR's Overhead and Profit.
7. Total Cost or Credit to the City.

5.10 FIELD ORDERS

5.10.1 The City has authority to initiate Field Orders that do not materially and adversely affect the Work, including the design, quality, performance and workmanship required by the Contract Documents. Field Orders will be imposed by written

order and will be binding on the City and the CMAR. The CMAR will carry out any written orders promptly.

5.10.2 Field Orders will not involve an adjustment in the Contract Price or Contract Times unless or until an adjustment becomes a Change Order.

5.10.3 The CMAR may make minor changes in the Work, but the CMAR will promptly inform the City, in writing, of any changes and record the changes, if appropriate, on the Project Record Documents maintained by the CMAR.

5.11 CONTRACT PRICE ADJUSTMENTS

5.11.1 The increase or decrease in Contract Price resulting from a Change in the Work will be determined by one of the following methods stated in order of preference:

1. Using direct cost labor and material rates established in the contract documents as a basis of the Contract Price adjustment;
2. Using unit prices found in the Contract or as subsequently agreed between the parties;
3. A mutually agreed upon accepted, allowance, properly itemized and supported by sufficient substantiating data to permit evaluation by the City; and
4. A negotiated CMAR Construction Fee for the Change in Work equal to additional Indirect Costs resulting from the Change in the Work plus any negotiated profit.

5.11.2 If an increase or decrease cannot be agreed to as provided in Articles 5.7 and 5.8, the cost of the Change of the Work will be determined by the reasonable expense and savings in the performance of the Work resulting from the change, including a reasonable CMAR Construction Fee, according to the methodology used to establish the contract GMP. The CMAR will maintain a documented, itemized accounting evidencing the expenses and savings associated with the changes.

5.11.3 If unit prices are included in the Contract Documents or are subsequently agreed to by the parties, but application of the unit prices will cause substantial inequity to the City or the CMAR because of differences in the character or quantity of the unit items as originally contemplated, the unit prices will be equitably adjusted.

5.11.4 If the City and the CMAR disagree upon the amount to be paid, whether the CMAR is entitled to be paid for any services required by the City or if there other disagreements over the Scope of Work, proposed changes to the Work, or the time required to complete the Work, the City and the CMAR will resolve the dispute in accordance with Article 7.

1. As part of the negotiation process, the CMAR will furnish the City with a good faith estimate of the costs to perform the disputed services or

the additional time required in accordance with the City's interpretations.

2. If the parties are unable to agree and the City expects the CMAR to perform the services in accordance with the City's interpretations, the CMAR will proceed to perform the disputed services, conditioned upon the City issuing a written order to the CMAR (i) directing the CMAR to proceed and (ii) specifying the City's interpretation of the services that are to be performed.

5.11.5 Emergencies. In any emergency affecting the safety of persons or property, or both, the CMAR will act, at its discretion, to prevent threatened damage, injury or loss. Any change in the Contract Price or Contract Time(s), or both, resulting from emergency work will be determined as provided in this Article 5.

ARTICLE 6 – PROCEDURE FOR PAYMENT

6.0 For and in consideration of the faithful performance of the Work required to be done by the Contract Documents, and in accordance with the directions of the City and to its satisfaction, the City agrees to pay the CMAR the Cost of the Work performed and any applicable costs for general conditions, insurance, bonding, and taxes, but no more than the GMP as adjusted by any Change Orders and provisions of Article 5. Payment for the specific Work under this Contract will be made in accordance with payment provisions of this Article 6.0.

6.1 GMP PAYMENT REQUEST

6.1.1 At the Preconstruction conference described in Article 1.3, the CMAR will submit for the City's review and approval a Schedule of Values. The Schedule of Values will (i) be based on the bids accepted from the successful Subcontractors (ii) include values for all items comprising the GMP including any City allowances, and (iii) serve as the basis for monthly progress payments made to the CMAR throughout the Work.

6.1.2 At least 5 working days before the date established for a Payment Request, the CMAR will meet with the Contract Administrator to review the progress of the Work, as it will be reflected on the CMAR Payment Request. The CMAR Payment Request will constitute the CMAR's representation that the Work has been performed consistent with the Contract Documents, has progressed to the point indicated in the CMAR Payment Request, and that title to all the Work will pass to the City free and clear of all claims, liens, encumbrances, and security interests upon the incorporation of the Work into the Project.

6.1.3 The CMAR's Payment Request may request payment for equipment and materials not yet incorporated into the Project if construction progress is in reasonable conformance with the approved schedule.

1. For equipment and materials properly stored at the Site, the equipment and materials will be protected by suitable insurance and the City will receive the equipment and materials free and clear of all liens and encumbrances.

2. For materials and equipment stored off the Site, the City must approve the storage. The material and equipment must be stored within Maricopa County and be accessible for the City's inspection. Title to the materials and equipment will protect the City's interest and will include applicable insurance, bonding, storage and transportation to the Site.
 3. The City will be named as an Additional Insured on all insurance required for all stored materials or equipment.
- 6.1.4** The CMAR will submit a Payment Request in a format acceptable to the City on a date established by the City and the CMAR. The Payment Request will be submitted to the Contract Administrator as identified in Article 7.3. This submittal will include, at a minimum, a narrative description of the tasks accomplished during the billing period, a listing of any Deliverables submitted, and the Subcontractors' actual request for payment plus similar narrative and listing of their work.
- 6.1.5** Payments for these services negotiated as a fixed unit price will be made in accordance with actual measured quantities completed during the preceding month as itemized on the Schedule of Values and stated in Exhibit C. Payment for services negotiated as a lump sum will be made in accordance with the percentage of the services completed during the preceding month as itemized on the Schedule of Values in Exhibit C. Those services negotiated, as a not-to-exceed reimbursable sum will be paid in accordance with the actual costs of the service expended during the preceding month. The City will review Payment Requests and make recommendations for approval or denial within 7 days after the City's receipt of each properly submitted and accurate Construction Payment Request, but in each case less the total of payments previously made, and less amounts properly withheld as retention under Article 6.3. Payment Requests will be considered approved and certified for payment after 7 days unless before that time, the Contract Administrator issues a specific finding setting forth in detail those items in the Request for Payment that are not approved for payment.
- 6.1.6** The CMAR agrees at its own cost and expense, to perform all construction, as called for by this Contract 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 this Contract.
- 6.1.7** The Schedule of Values will be submitted as prescribed in this Contract, and subject to adjustment in accordance to this Contract and will serve as the basis for monthly progress payments made to the CMAR throughout the construction.
- 6.1.8** The CMAR will submit to the City on the monthly anniversary of the construction NTP date beginning with the first month after the construction NTP date the "Construction Payment Request".

6.2 PAYMENT OF GMP

6.2.1 The City will make payment in accordance with A.R.S. §34-609. Payment will be made no later than 14 days after the CMAR Payment Request is certified and approved by the City's Contract Administrator, less amounts properly retained under Article 6.3. The CMAR will pay all sums due to the subcontractors and suppliers for services and materials within 7 days after the CMAR has received payment from the City.

6.2.2 The City will pay the CMAR all amounts properly due. If the City determines that the CMAR is not entitled to all or part of a CMAR Payment Request, it will notify the CMAR in writing within 7 days after the date the CMAR Payment Request is received by the City. The notice will indicate the specific amounts the City intends to withhold, the reasons and contractual basis for the withholding, and the specific measures the CMAR must take to rectify the City's concerns. The CMAR and the City will attempt to resolve the City's concerns. If the parties cannot resolve these concerns, the CMAR may pursue its rights under the Contract Documents, including those under Article 7.

6.3 RETENTION OF GMP

6.3.1 The City will retain 10% of each CMAR Payment Request amount, provided, however, that when 50% of the Work has been completed by the CMAR, on CMAR's request one-half of the amount retained, including any substituted securities, will be paid to the CMAR if the CMAR is making satisfactory progress on the Contract, and there is no specific cause or claim requiring a greater amount to be retained. After the Contract is 50% completed, no more than 5% of the amount of any subsequent progress payments may be retained if the CMAR is making satisfactory progress on the Contract. If, however, the City determines that satisfactory progress is not being made on the Contract, the City may reinstate the 10% retention for all remaining progress payments.

6.3.2 In lieu of retention, the CMAR may provide an assignment of time certificates of deposit (CDs) from a bank licensed by the State of Arizona, securities guaranteed by the United States, securities of the United States, the State of Arizona, Arizona counties, Arizona municipalities, Arizona school districts, or shares of savings and loan institutions authorized to transact business in Arizona.

1. Securities deposited in lieu of retention must be deposited into a separate account with a bank having a branch located in the City of Scottsdale.
2. CDs and Securities will be assigned exclusively for the benefit of the City of Scottsdale in accordance with the City's form of Retainage Escrow Contract.

6.4 SUBSTANTIAL COMPLETION

6.4.1 Substantial Completion will be for the entire Project unless a partial Substantial Completion is identified in the approved GMP schedule and stated in the Notice to Proceed letter. Substantial Completion will be in accordance with its definition in Article 12, and with the criteria in the Notice to Proceed.

- 6.4.2** Before notifying the City as required in Article 6.4.3 below, the CMAR must inspect the Work and prepare and submit to the City a comprehensive list of items to be completed or corrected. The CMAR will proceed promptly to complete and correct items on the list. Failure to include an item on the list does not alter the responsibility of the CMAR to complete all Work in accordance with the Contract Documents.
- 6.4.3** The CMAR will notify the City when it believes the Work, or to the extent permitted in the Contract Documents, a portion of the Work, is substantially complete.
- 6.4.4** Within 5 days of the City's receipt of the CMAR's notice, the City and the CMAR will jointly inspect the Work to verify that it is substantially complete in accordance with the requirements of the Contract Documents.
- 6.4.5** If the Work is substantially complete, the City will prepare and issue a Certificate of Substantial Completion that will establish (i) the date of Substantial Completion of the Work or portion of the Work, (ii) the remaining items of Work that have to be completed within 30 calendar days before Final Acceptance, (iii) provisions (to the extent not already provided in the Contract Documents) establishing the City's and the CMAR's responsibility for the Project's security, maintenance, utilities and insurance pending Final Acceptance and (iv) an acknowledgment that warranties commence to run on the date of Substantial Completion, except as may otherwise be noted in the Certificate of Substantial Completion.
- 6.4.6** The City, at its option, may use a portion of the Work which has been determined to be substantially complete, provided, however, that (i) a Certificate of Substantial Completion has been issued for the portion of Work addressing the items in Article 6.4.5 above, (ii) the CMAR and the City have obtained the consent of their sureties and insurers, and to the extent applicable, the appropriate government authorities having jurisdiction over the Project, and (iii) the City and the CMAR agree that the City's use or occupancy will not interfere with the CMAR's completion of the remaining Work.
- 6.4.7 Substantial Completion.** Upon Substantial Completion of the entire Work or, if applicable, any portion of the Work, the City may release to the CMAR all retained amounts relating, as applicable, to the entire Work or completed portion of the Work, not to exceed two and one half times (2.5) the reasonable value of all remaining or incomplete items of Work as noted in the Certificate of Substantial Completion.

6.5 FINAL ACCEPTANCE

Upon receipt of written notice that the Work or identified portions of the Work are ready for final inspection and acceptance, the City and the CMAR will jointly inspect to verify that the remaining items of Work have been completed as described in Article 6.4. Upon verification that the items have been satisfactorily completed, the City will issue a Final Acceptance Letter.

6.6 FINAL PAYMENT

6.6.1 After receipt of a final CMAR Payment Request, and provided that the CMAR has completed all of the Work in conformance with the Contract Documents, the City will make final payment 14 days after the City has issued its Final Acceptance Letter.

6.6.2 At the time of submission of its final CMAR Payment Request, the CMAR will provide the following information:

1. An affidavit that there are no claims, obligations or liens outstanding or unsatisfied for labor, services, material, equipment, taxes or other items performed, furnished or incurred for or in connection with the Work which will in any way affect the City's interests;
2. An affidavit regarding settlement of claims executed by the CMAR waiving, upon receipt of final payment by the CMAR, all claims, except those claims previously made in writing to the City and remaining unsettled at the time of final payment; and
3. Consent of the CMAR's surety, if any, to final payment.

6.7 EXTENSION OF TIME FOR FINAL PERFORMANCE

In the event the CMAR is delayed in performing any task, which at the time of the delay is then critical, or which during the delay becomes critical, as the sole and exclusive result of any act or omission by the City, or someone acting on the City's behalf, or by City authorized Change Orders, unusually severe weather not reasonably anticipatable, fire, or other Acts of God, occurring without the fault or negligence of the CMAR, the date for achieving Substantial Completion, or, as applicable, final completion, will be appropriately adjusted by the City upon the written claim of the CMAR to the City filed in full compliance with the Contract Documents. A task is critical within the meaning of this Article if the task is on the critical path of the most recently approved Progress Schedule so that a Delay in performing the task will Delay the ultimate completion of the Project. ANY CLAIM FOR AN EXTENSION OF TIME BY THE CMAR MUST STRICTLY COMPLY WITH THE REQUIREMENTS OF ARTICLE 7 BELOW. IF THE CMAR FAILS TO MAKE SUCH CLAIM AS REQUIRED IN THIS ARTICLE, ANY CLAIM FOR AN EXTENSION WILL BE WAIVED AND SHALL BE DISMISSED.

6.8 PAYMENTS TO SUBCONTRACTORS OR SUPPLIER

6.8.1 The CMAR will pay its Subcontractors or suppliers within 7 calendar days after receipt of each progress payment from the City, unless otherwise agreed in writing by the CMAR and Subcontractor or supplier. The CMAR will pay for the amount of the Work performed or materials supplied by each Subcontractor or supplier as accepted and approved by the City with each progress payment. In addition, any reduction of retention by the City to the CMAR will result in a corresponding reduction to Subcontractors or suppliers who have performed satisfactory work. The CMAR will pay Subcontractors or suppliers the reduced retention within 7 calendar days of the payment of the reduction of the retention to the CMAR. No Contract between the CMAR and its Subcontractors and suppliers may materially alter the rights of any Subcontractor or supplier to receive prompt payment and retention reduction as provided in this Contract.

6.8.2 If the CMAR fails to make payments in accordance with these provisions, the City may take any of one or more of the following actions:

1. To hold the CMAR in default under this Contract;
2. Withhold future payments including retention until proper payment has been made to Subcontractors or suppliers in accordance with these provisions;
3. Reject all future offers to perform work for the City from the CMAR for a period not to exceed one year from Substantial Completion date of this project; or
4. Terminate this Contract.

6.8.3 If the CMAR's payment to a Subcontractor or supplier is in dispute, the CMAR and Subcontractor or supplier agree to submit the dispute to any one of the following dispute resolution processes within 14 calendar days from the date any party gives notice to the other: (a) binding arbitration; (b) a form of alternative dispute resolution (ADR) agreeable to all parties, or (c) a City of Scottsdale facilitated mediation. When a disputed claim is resolved through ADR or otherwise, the CMAR and Subcontractor or supplier agrees to implement the resolution within 7 calendar days after the resolution date.

6.8.4 Should the City fail or delay in exercising or enforcing any right, power, privilege, or remedy under this Article, this failure or delay will not be considered a waiver, release or modification of the requirements of this Article or of any of the terms or provisions of this Contract.

6.8.5 The CMAR will include these prompt payment provisions in every subcontract, including procurement of materials and leases of equipment for this Contract.

6.9 RECORD KEEPING AND FINANCE CONTROLS

6.9.1 Records of the CMAR's direct personnel payroll, reimbursable expenses pertaining to this Project and records of accounts between the City and the CMAR will be kept on a generally recognized accounting basis.

From the effective date of this Contract and until 3 years after the date of final payment by the City of Scottsdale to the CMAR, the City, its authorized representative, and the appropriate federal or state agencies, reserve the right to audit the CMAR's records to verify the accuracy and appropriateness of all pricing data, including data used to negotiate Contract Documents and any Change Orders or Contract Modifications. The City of Scottsdale or its authorized representative will have access, during normal working hours, to all necessary Contractor and Subcontractor facilities, and will be provided adequate and appropriate workspace, in order to conduct audits in compliance with the provisions of this Article. The City of Scottsdale will give the Contractor or Subcontractor reasonable advance notice of intended audits.

The City reserves the right to decrease the Contract Price or payments made on this Contract if, upon audit of the CMAR's records, the audit discloses the CMAR has provided false, misleading, or inaccurate cost and pricing data.

- 6.9.2** The CMAR will include similar provisions in all of its Contracts with Subconsultants and Subcontractors providing services under the Contract Documents to ensure the City, its authorized representative, and the appropriate Federal and State agencies, have access to the Subconsultants' and Subcontractors' records to verify the accuracy of cost and pricing data.
- 6.9.3** The City reserves the right to decrease Contract Price or payments, or both, made on this Contract if the above provision is not included in Subconsultant's and Subcontractor's contracts, and one or more Subconsultants or Subcontractors, or both, do not allow the City to audit their records to verify the accuracy and appropriateness of pricing data.
- 6.9.4** If an audit discloses overcharges, of any nature, by the CMAR to the City in excess of 1% of the total contract billings, the actual cost of the City's audit will be reimbursed to the City by the CMAR. Any adjustments or payments, or both, which must be made as a result of any audit or inspection of the CMAR's invoices and records will be made within a reasonable amount of time (not to exceed 90 days) after presentation of the City's findings to the CMAR.
- 6.9.5** This audit provision includes the right to inspect personnel records as required by Section 11.35.

ARTICLE 7 – CLAIMS AND DISPUTES

7.0 REQUESTS FOR CONTRACT ADJUSTMENTS AND RELIEF

7.1 REQUESTS FOR CONTRACT ADJUSTMENTS AND RELIEF

- 7.1.1** If either the CMAR or the City believes that it is entitled to relief against the other for any event arising out of or related to the Work, that party will provide written notice to the other party of the basis for its claim for relief. The claims shall set forth in detail all known facts and circumstances supporting the claim; final costs associated with any claim upon which notice has been given must be submitted in writing to the City within thirty (30) days after notice has been received.
- 7.1.2** That notice will, if possible, be made before incurring any cost or expense and in accordance with any specific notice requirements contained in applicable Articles of the Contract.
- 7.1.3** Written notice will be given within a reasonable time, not to exceed ten (10) days, after the occurrence giving rise to the claim for relief or after the claiming party reasonably should have recognized the event or condition giving rise to the request, whichever is later.

- 7.1.4 Notice must include sufficient information to advise the other party of the circumstances giving rise to the claim for relief, the specific contractual adjustment or relief requested and the basis of the request. ANY NOTICE OF CLAIM NOT FILED WITH THE CITY WITHIN SUCH TIME AND IN COMPLIANCE WITH THE PRECEEDING PROVISIONS SHALL BE CONSIDERED TO HAVE BEEN WAIVED AND SHALL BE DISMISSED.
- 7.1.5 In the event the Contractor seeks to make a claim for an increase in the Contract Price, as a condition precedent to any liability of the City therefore, unless emergency conditions exist, the CMAR shall strictly comply with the requirements of this section and such claim shall be made by the CMAR before proceeding to execute any work for which a claim is made. Failure to comply with this condition precedent shall constitute a waiver by the CMAR of any claims for compensation.
- 7.1.6 The CMAR must continue its performance under this contract regardless of the existence of any claims by the CMAR.
- 7.1.7 In a claim by the CMAR against the City for compensation in excess of the Contract sum, any liability of the City to the CMAR shall be strictly limited and computed in accordance with the Contract documents and shall in no event include indirect costs (such as home office overheads or consequential damages of the CMAR or any estimated costs or damages.

7.2 DISPUTE AVOIDANCE AND RESOLUTION

- 7.2.1 The parties are fully committed to working with each other throughout the Project and agree to communicate regularly with each other at all times so as to avoid or minimize disputes or disagreements. If disputes or disagreements do arise, the CMAR and the City each commit to resolving any disputes or disagreements in an amicable, professional and expeditious manner so as to avoid unnecessary losses, delays and disruptions to the Work.
- 7.2.2 The CMAR and the City will first attempt to resolve disputes or disagreements at the field level through discussions between the CMAR's Representative, the Project Manager and the Construction Coordinator.
- 7.2.3 If a dispute or disagreement cannot be resolved through the CMAR's Representative, and the City's Contract Administrator, the CMAR's Senior Representative and the City's Senior Representative, upon the request of either party, will meet as soon as conveniently possible, but in no case later than 30 days after the request is made, to attempt to resolve the dispute or disagreements.
- 7.2.4 Before any meetings between the Senior Representatives, the parties will exchange relevant information that will assist the parties in resolving their dispute or disagreements. Should the Parties' Senior Representatives be unable to resolve the dispute or disagreement, either party may proceed with any legal action authorized by law.
- 7.2.5 Duty to Continue Performance. Unless provided to the contrary in the Contract Documents, the CMAR will continue to perform the Work and the

City will continue to satisfy its payment obligations to the CMAR pending the final resolution of any dispute or disagreement between the CMAR and the City.

7.3 REPRESENTATIVES OF THE PARTIES

7.3.1 Contract Administrators

The City designates the individual listed below as its Senior Representative ("City's Senior Representative"), which individual has the authority and responsibility for avoiding and resolving disputes under Article 7.2:

City of Scottsdale

Gary P. Mascaro
Aviation Director
15000 N. Airport Drive – Suite 100
Scottsdale, AZ 85260
(480) 312-2321

The City designates the individual listed below as its Contract Administrator:

City of Scottsdale
Aviation Department
Chris Read, Contract Administrator
15000 N. Airport Drive, Suite 100
Scottsdale, Arizona 85260
(480) 312-2674

The City designates the individual listed below as its Construction Coordinator:

DWL Architects, Construction Admin Supervisor
2333 N. Central Ave.
Phoenix, Arizona 85004
(602) 264-9731

7.3.2 CMAR's Representatives

The CMAR designates the individual listed below as its Senior Representative ("CMAR's Senior Representative"), which individual has the authority and responsibility for avoiding and resolving disputes under Article 7.2:

Sun Eagle Corporation, CMAR Representative
Sun Eagle Corporation
461 N. Dean Ave.
Chandler, AZ 85526
480-961-0004

ARTICLE 8 – SUSPENSION AND TERMINATION

8.0 CITY'S RIGHT TO STOP WORK

The City may, at its discretion and without cause, order the CMAR in writing to stop and suspend the Work. Immediately after receiving this notice, the CMAR must discontinue advancing the Work specified in this Contract. The suspension may not exceed 180 consecutive days. If the City suspends the Work for 181 consecutive Days or more, the suspension will be a Contract termination for convenience.

The CMAR may seek an adjustment of the Contract Price or Contract Time, or both, if its cost or time to perform the Work has been adversely impacted by any suspension or stoppage of the Work by the City.

8.1 TERMINATION FOR CONVENIENCE

8.1.1 Upon receipt of written notice to the CMAR, the City has the right to terminate this Contract or abandon any portion of the Project for which services have not been performed by the CMAR.

1. The CMAR will estimate the value of the Work it has completed and submit its appraisal to the City for evaluation. The City will have the right to inspect the Work to appraise the Work completed.
2. The CMAR will receive compensation for services performed to the date of termination as provided in Article 6.5 of this Contract and the fee will be paid in accordance with Article 6.5.2, and will be an amount mutually agreed upon by the CMAR and the City. If there is no mutual agreement, the final determination will be made in accordance with Article 7.
3. The CMAR will not be entitled to anticipated profit or anticipated overhead, but is entitled to recover apportioned profit and overhead proportional to the amount of the Work completed. In no event will the fee exceed that stated in Article 8.1.4 of this Contract or as may be subsequently amended.
4. The City will make the final payment within 60 days after the CMAR has delivered the last of the partially completed items and the final fee has been agreed upon.
5. If the City terminates this Contract in accordance with the provisions of this Article and proceeds to construct the Project through its employees, agents or third parties, the City's rights to use the work product will be as provided in Article 8.3.

8.1.2 Upon any termination during construction services, the CMAR will proceed with the following obligations:

1. Stop Work as specified in the notice.
2. Place no further subcontracts or orders.
3. Terminate all subcontracts to the extent they relate to the Work terminated.

4. Assign to the City all right, title and interest of the CMAR under the subcontracts terminated, in which case the City will have the right to settle or to pay any termination settlement proposal arising out of those terminations.
5. Take any action that may be necessary for the protection and preservation of the property related to the Contract that is in the possession of the CMAR and to which the City has or may acquire an interest.
6. Comply with the requirements of Article 6.6.2 (1), (2) and (3).

8.1.3 The CMAR will submit complete termination inventory schedules no later than 60 days from the date of the notice of termination.

8.1.4 The City will pay CMAR the following:

1. The direct value of its completed Work and materials supplied as of the date of termination;
2. The reasonable costs and expenses attributable to any termination; and
3. The CMAR will be entitled to profit and overhead on completed Work only, but will not be entitled to anticipated profit or anticipated overhead. If it appears the CMAR would have sustained a loss on the entire Work had the Project been completed, the CMAR will not be allowed profit and the City will reduce the settlement to reflect the indicated rate of loss.

8.1.5 The CMAR will maintain all records and documents for 3 years after final settlement. These records will be maintained and subject to auditing as prescribed in Article 6.8.

8.2 CANCELLATION FOR CAUSE

The City may also cancel this Contract or any part of this Contract with 7 days notice for cause in the event of any default by the CMAR, or if the CMAR fails to comply with any of the terms and conditions of this Contract. Unsatisfactory performance despite a reasonable opportunity to cure as judged by the Contract Administrator, and failure to provide the City, upon request, with adequate assurances of future performance will all be causes allowing the City to cancel this Contract for cause. In the event of cancellation for cause, the CMAR will be entitled to amounts due and owing to the CMAR under this Contract for work performed, but will also be liable to the City for any and all damages available under the Contract sustained by reason of the default that gave rise to the cancellation.

8.3 CITY'S RIGHT TO PERFORM AND CANCEL FOR CAUSE

8.3.1 If the CMAR persistently fails to (i) provide a sufficient number of skilled workers, (ii) supply the materials required by the Contract Documents, (iii) comply with applicable Legal Requirements, (iv) timely pay, without cause, Subconsultants or Subcontractors, or both, (v) prosecute the Work with promptness and diligence to ensure that the Work is completed by the Contract Time, as these times may be adjusted, or (vi) perform material obligations under the Contract Documents, then the City, in addition to any

other rights and remedies provided in the Contract Documents or by law, has the rights stated in Articles 8.3.3, 8.3.4 and 8.3.5.

- 8.3.2** In the event the CMAR is in violation of any applicable Federal, State, County or City law, regulation or ordinance, the City may cancel this Contract immediately upon giving notice and a reasonable opportunity to cure to the CMAR. In the event the City cancels this Contract or any part of the services, the City will notify the CMAR in writing, and immediately upon receiving notice, the CMAR will discontinue advancing the Work under this Contract and proceed to close all operations.
- 8.3.3** If the City provides the CMAR with a written order to correct deficiencies, to provide adequate maintenance of traffic, adequate cleanup, adequate dust control, or to repair damage resulting from abnormal weather conditions, and the CMAR fails to comply within the time frame specified, the City may have work accomplished by other sources at the CMAR's expense.
- 8.3.4** Upon the occurrence of an event as stated in Article 8.3, the City may provide written notice to the CMAR that it intends to cancel the Contract unless the problem cited is cured, or commenced to be cured, within 7 days of the CMAR's receipt of notice.
- 8.3.5** If the CMAR fails to cure, or undertake reasonable efforts to cure the problem, then the City may give a second written notice to the CMAR of its intent to cancel within an additional 7 day period.
- 8.3.6** If the CMAR, within this second 7 day period, fails to cure, or undertake reasonable efforts to cure the problem, then the City may declare the Contract canceled for cause by providing written notice to the CMAR of this declaration.
- 8.3.7** Upon declaring the Contract canceled in accordance with Article 8.3.6, the City may enter upon the premises and take possession of all materials and equipment, for the purposes of completing the Work.
- 8.3.8** Upon cancellation or abandonment, the CMAR will deliver to the City all drawings, special provisions, field survey notes, reports, and estimates, entirely or partially completed, in any format, including but not limited to written or electronic media, together with all unused materials supplied by the City. Use of incomplete data will be the City's sole responsibility.
- 8.3.9** The CMAR will appraise the Work it has completed and submit its appraisal to the City for evaluation.
- 8.3.10** If through any cause, the CMAR fails to fulfill in a timely and proper manner its obligations under this Contract, or if the CMAR violates any of the covenants, agreements, or stipulations of this Contract, the City may withhold any payments to the CMAR for the purpose of setoff until such time as the exact amount of damages due the City from the CMAR is determined by a court of competent jurisdiction.
- 8.3.11** In the event of cancellation for cause, the CMAR will not be entitled to receive any further payments under the Contract Documents until the Work

is finally completed in accordance with the Contract Documents. At that time, the CMAR will only be entitled to be paid for Work performed and accepted by the City before its default.

- 8.3.12** If the City's cost and expense of completing the Work exceeds the unpaid balance of the Contract Price, then the CMAR will be obligated to pay the difference to the City. These costs and expense will include not only the cost of completing the Work, but also losses, damages, costs and expense, including attorneys' fees and expenses, incurred by the City in connection with the procurement and defense of claims arising from the CMAR's default.
- 8.3.13** If the City improperly cancels the Contract for cause; the cancellation for cause will be converted to a termination for convenience in accordance with the provisions of Article 8.1.

ARTICLE 9 – INSURANCE AND BONDS

9.0 INSURANCE REQUIREMENTS

9.1 INSURANCE REQUIREMENTS

- 9.1.1** At the same time as execution of this Contract, the CMAR will furnish the City of Scottsdale a certificate of insurance on a standard insurance industry ACORD form. The ACORD form must be issued by an insurance company authorized to transact business in the State of Arizona.
- 9.1.2** The CMAR, Subcontractors and Subconsultants must procure and maintain, until all of their obligations have been discharged, including any warranty periods under this Contract are satisfied, insurance against claims for injury to persons or damage to property, which may arise from or in connection with the performance of the Work by the CMAR, his agents, representatives, employees, or Subcontractors.
- 9.1.3** The insurance requirements are minimum requirements for this Contract and in no way limit the indemnity covenants contained in this Contract.
- 9.1.4** The City in no way warrants that the minimum limits contained in this Contract are sufficient to protect the CMAR from liabilities that might arise out of the performance of the Contract services under this Contract by the CMAR, his agents, representatives, employees, Subcontractors or Subconsultants and the CMAR is free to purchase any additional insurance as may be determined necessary.
- 9.1.5** Claims Made. In the event any insurance policies required by this Contract are written on a "claims made" basis, coverage shall continue uninterrupted throughout the term of this Contract by keeping coverage in force using the effective date of this Contract as the retroactive date on all "claims made" policies. The retroactive date for exclusion of claims must be on or before the effective date of this Contract, and can never be after the effective date of this Contract. Upon completion or termination of this Contract, the "claims made" coverage shall be extended for an additional three (3) years using the original retroactive date, either through purchasing an extended

reporting option; or by continued renewal of the original insurance policies. Submission of annual Certificates of Insurance, citing the applicable coverages and provisions specified herein, shall continue for three (3) years past the completion or termination of this Contract.

9.2 MINIMUM SCOPE AND LIMITS OF INSURANCE. The CMAR will provide coverage and with limits of liability not less than those stated below.

9.2.1 Commercial General Liability - Occurrence Form

Commercial General Liability: CMAR must maintain “occurrence” form Commercial General Liability insurance with a limit of not less than \$5,000,000 for each occurrence, \$5,000,000 Products and Completed Operations Annual Aggregate, and a \$5,000,000 operations, independent contractors, products completed operations, personal injury and advertising injury. If any Excess insurance is utilized to fulfill the requirements of this paragraph, the Excess insurance must be “follow form” equal or broader in coverage scope than underlying insurance.

9.2.2 Automobile Liability - Any Auto or Owned, Hired and Non-Owned Vehicles

Vehicle Liability: CMAR must maintain Business/Automobile Liability insurance with a limit of \$1,000,000 each accident on CMAR owned, hired, and non-owned vehicles assigned to or used in the performance of the CMAR’s work or services under this Contract. If any Excess insurance is utilized to fulfill the requirements of this paragraph, the Excess insurance must be “follow form” equal or broader in coverage scope than underlying insurance.

9.2.3 Workers Compensation and Employers Liability

Insurance: CMAR must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of CMAR employees engaged in the performance of work or services under this Contract and must also maintain Employers’ Liability insurance of not less than \$500,000 for each accident, \$500,000 disease for each employee and \$1,000,000 disease policy limit.

9.2.4 Professional Liability

Professional Liability: If the Contract is the subject of any professional services or work performed by the CMAR, or if the CMAR engages in any professional services or work adjunct or residual to performing the work under this Contract, the CMAR must maintain Professional Liability insurance covering errors and omissions arising out of the work or services performed by the CMAR, or anyone employed by the CMAR, or anyone whose acts, mistakes, errors and omissions the CMAR is legally liable, with a liability limit of \$1,000,000 each claim and \$2,000,000 all claims. In the event the Professional Liability insurance policy is written on a “claims made” basis, coverage will extend for 3 years past completion and acceptance of the work or services, and the CMAR, or its selected Design Professional will submit Certificates of Insurance as evidence the required

coverage is in effect. The Design Professional must annually submit Certificates of Insurance citing that the applicable coverage is in force and contains the required provisions for a 3 year period.

If there is no Professional Liability work or service as a part of this Contract, the City will waive the Professional Liability insurance requirement in writing.

9.2.5 Builders' Risk Insurance (Course of Construction). The CMAR bears all responsibility for loss to all Work being performed and to buildings under construction. Unless waived in writing by the City of Scottsdale, the CMAR will purchase and maintain in force Builders' Risk-Installation insurance on the entire Work until completed and accepted by the City. This insurance will be Special Causes of Loss or Open Perils policy form, for the completed value at replacement cost equal to the GMP and all subsequent modifications. The CMAR's Builders' Risk-Installation insurance must be primary and not contributory; and waive all rights of subrogation against the City of Scottsdale, its officer, officials and employees.

1. Builders' Risk-Installation insurance must name the City of Scottsdale, the CMAR and all tiers of Subcontractors as Insureds as respects their insurable interest at the time of loss. It must contain a provision that this insurance will not be canceled or materially altered without at least 30 days advance notice to the City. The CMAR is also required to give the City 30 days advance written notice of the coverage termination for this project. The City must also be named as a Loss Payee under Builders' Risk-Installation coverage.
2. Builders' Risk-Installation insurance must cover the entire Work including reasonable compensation for architects and engineers' services and expenses and other "soft costs" made necessary by an insured loss. Builders' Risk-Installation insurance must provide coverage from the time any covered property comes under the CMAR's control and or responsibility, and continue without interruption during course of construction, renovation and or installation, including any time during which any project property or equipment is in transit, off site, or while on site for future use or installation. Insured property must include, but not be limited to, scaffolding, false work, and temporary buildings at the site. This insurance must also cover the cost of removing debris, including demolition as may be legally required by operation of any law, ordinance, regulation or code.
3. The CMAR must also purchase and maintain Boiler and Machinery insurance with the same requirements as Builders' Risk-Installation insurance cited above if the Work to be performed involves any exposures or insurable property normally covered under a Boiler and Machinery insurance policy or made necessary as required by law or testing requirements in the performance of this Contract.

The CMAR will be responsible for any and all deductibles under these policies and the CMAR waives all rights of recovery and subrogation against the City under the CMAR-provided Builders' Risk-Installation insurance described above.

4. The Builders' Risk insurance must be endorsed so that the insurance will not be canceled or lapse because of any partial use or occupancy by the City. Builders' Risk Insurance must be maintained until whichever of the following first occurs: (i) final payment has been made; or, (ii) until no person or entity, other than the City, has an insurable interest in the property requires to be covered.
5. All rights of subrogation are, by this Contract, waived against the City of Scottsdale, its officers, officials, agents and employees.

9.3 SELF-INSURED RETENTIONS. Any self-insured retentions and deductibles must be declared and approved by the City. If not approved, the City may require that the insurer reduce or eliminate any self-insured retentions with respect to the City, its officers, officials, agents, employees, and volunteers.

9.4 OTHER INSURANCE REQUIREMENTS. The policies are to contain, or be endorsed to contain, the following provisions:

9.4.1 Coverage Terms and Required Endorsements.

1. The Commercial General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions: The City, its officers, officials, agents, and employees are additional insureds with respect to liability arising out of activities performed by, or on behalf of, the CMAR including the City's general supervision of the CMAR; Products and Completed operations of the CMAR; and automobiles owned, leased, hired, or borrowed by the CMAR.
2. The City, its officers, officials, agents, and employees must be additional insureds to the full limits of liability purchased by the CMAR even if those limits of liability are in excess of those required by this Contract.
3. The CMAR's insurance coverage must be primary insurance with respect to the City, its officers, officials, agents, and employees. Any insurance or self-insurance maintained by the City, its officers, officials, agents, and employees must be in excess of the coverage provided by the CMAR and must not contribute to it.
4. The CMAR's insurance must apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. Coverage provided by the CMAR must not be limited to the liability assumed under the indemnification provisions of this Contract.
6. The policies must contain a waiver of subrogation against the City, its officers, officials, agents, and employees, for losses arising from Work performed by the CMAR for the City.
7. The CMAR, its successors and or assigns, are required to maintain Commercial General Liability insurance as specified in this Contract for a minimum period of 3 years following completion and acceptance of the Work. The CMAR must submit a Certificate of Insurance

evidencing Commercial General Liability insurance during this 3 year period containing all the Contract insurance requirements, including naming the City of Scottsdale, its agents, representatives, officers, directors, officials and employees as Additional Insured as required.

9.4.2 Workers' Compensation and Employers Liability Coverage: The insurer must agree to waive all rights of subrogation against the City, its officers, officials, agents, employees, and volunteers for losses arising from Work performed by the CMAR for the City.

9.5 SUBCONSULTANT'S AND SUBCONTRACTOR'S INSURANCE. Unless the CMAR's Subconsultants and Subcontractors can provide the same level of coverage as detailed in Article 9.2 and name the City and the CMAR as Additional Insureds, the CMAR's certificates must include all Subcontractors and Subconsultants as insureds under its policies or the CMAR must maintain separate certificates and endorsements for each Subcontractor and Subconsultant. All coverages for Subcontractors and Subconsultants must be in the amounts shown in Article 9.2. Certificates must contain a provision that the insurance will not be canceled or materially altered without at least 30 days advance notice to the City. The City must also be named as a Loss Payee under the Builders' Risk-Installation coverage.

9.6 NOTICE OF CANCELLATION. If the CMAR receives notice that any of the required policies of insurance are materially reduced or cancelled, it will be the CMAR's responsibility to provide prompt notice to the Contract Administrator of same to the City, unless such coverage is immediately replaced with similar policies. Each insurance policy required by the insurance provisions of this Contract must provide the required coverage and must not be suspended, voided, canceled by either party, reduced in coverage or in limits except until after 30 days written notice has first been given, by certified mail, return receipt requested to:

City of Scottsdale
Aviation Department
15000 North Airport Drive, Suite 100
Scottsdale, Arizona 85260

9.7 ACCEPTABILITY OF INSURERS. Without limiting any obligations or liabilities of the CMAR, the CMAR must purchase and maintain, at its own expense, the required minimum insurance with duly licensed or approved non-admitted insurers in the State of Arizona with an A.M. Best rating of not less than B++6 with policies and forms satisfactory to City. Failure to maintain insurance as required may result in termination of this Contract at the City's option.

9.8 VERIFICATION OF COVERAGE

9.8.1 The CMAR must furnish the City Certificates of Insurance (ACORD form or equivalent approved by the City) and with original endorsements effecting coverage as required by this Contract. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

9.8.2 All certificates and endorsements are to be received and approved by the City before Work commences except for Builders' Risk Insurance, which

must be received and approved as provided in Article 9.2.5. Each insurance policy required by this Contract must be in effect at or before the earlier of commencement of Work under the Contract Documents or the signing of this Contract except for Builders' Risk Insurance which must be in effect before commencement of Work and remain in effect for the duration of the Project. Failure to maintain the insurance policies as required by this Contract or to provide evidence of renewal is a material breach of contract.

9.8.3 All certificates of insurance required by this Contract must be sent directly to the City of Scottsdale, Capital Project Management. **The project number and project description must be included on the Certificates of Insurance.** The City reserves the right to require complete certified copies of all insurance policies required by this Contract, at any time.

9.9 APPROVAL. Any modification or variation from the insurance requirements in this Contract must be approved by the Risk Management Division, whose decision is final. This action will not require a formal contract amendment, but may be made by administrative action.

9.10 BONDS AND OTHER PERFORMANCE SECURITY

9.10.1 Before execution of this Contract, the CMAR must provide a performance bond and a labor and materials bond, each in an amount equal to the full amount of the GMP. Bonds must be submitted in accordance with Title 34, Chapter 6 of the Arizona Revised Statutes and will be in substantially the same form as Exhibits C and D attached to this Contract.

9.10.2 Each bond must be executed by a surety company or companies holding a Certificate of Authority to transact surety business in the State of Arizona, issued by the Director of the Arizona Department of Insurance. A copy of the Certificate of Authority must accompany the bonds. The Certificate must have been issued or updated within 2 years before the execution of this Contract.

9.10.3 The bonds must be made payable and acceptable to the City of Scottsdale.

9.10.4 The bonds must be written or countersigned by an authorized representative of the surety and the bonds must have attached a certified copy of the Power of Attorney of the signing official.

1. If one Power of Attorney is submitted, it must be for twice the total GMP amount.
2. If two Powers of Attorney are submitted; each must be for the total GMP amount. Personal or individual bonds are not acceptable.

9.10.5 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract Documents, the CMAR must promptly furnish a copy of the bonds or permit a copy to be made.

9.10.6 All bonds submitted for this Project must be provided by a company which has been rated "A- or better" by the A.M. Best Company.

ARTICLE 10 – INDEMNIFICATION

10.0 CMAR'S GENERAL INDEMNIFICATION. To the fullest extent permitted by law, upon the assertion of a claim, the CMAR, its successors, assigns and guarantors, must defend, indemnify and hold harmless the City of Scottsdale, its agents, representatives, officers, directors, officials and employees from and against all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses, including but not limited to, attorney fees, court costs, and the cost of appellate proceedings, and all claim adjusting and handling expense, investigation and litigation, for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, related to, arising from or out of, or resulting from any act, omission, negligence, recklessness, or intentional wrongful conduct by the CMAR or any of its owners, officers, directors, agents, or employees performing work or services under this Contract, including but not limited to, any Subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable and any injury or damages by any of the CMAR employees. This indemnity includes any claim or amount arising out of, or recovered under, the Worker's Compensation Law or arising out of the failure of the CMAR to conform to any federal, state, or local law, statute, ordinance, rule, regulation, or court decree. . The CMAR will be responsible for primary investigation, defense, and judgment costs where this indemnification is applicable. In consideration of the award of this Contract, the CMAR agrees to waive all rights of subrogation against the City, its officers, agents, representatives, directors, officials, and employees for losses arising from the work performed by the CMAR for the City.

Insurance provisions in this Contract are separate and independent from the indemnity provisions of this Article and will not be construed in any way to limit the scope and magnitude of the indemnity provisions. The indemnity provisions of this paragraph will not be construed in any way to limit the scope and magnitude and applicability of the insurance provisions.

10.1 INTELLECTUAL PROPERTY

- 10.1.1** The CMAR must pay all royalties and license fees associated with its performance of services.
- 10.1.2** The CMAR must defend any action or proceeding brought against the City based on any claim that the Work, or any part of it, or the operation or use of the Work or any part of it, constitutes infringement of any United States patent or copyright, now or subsequently issued. The City will give prompt written notice to the CMAR of any action or proceeding and will reasonably provide authority, information and assistance in the defense of the action. The CMAR will indemnify and hold harmless the City from and against all damages, expenses, losses, royalties, profits and costs, including but not limited to attorneys' fees and expenses awarded against the City or the CMAR in any action or proceeding. The CMAR agrees to keep the City informed of all developments in the defense of these actions. The City may be represented by and actively participate through its own counsel in any suit or proceedings if it so desires.
- 10.1.3** If the City is enjoined from the operation or use of the Work, or any part of the Work, as the result of any patent or copyright suit, claim, or proceeding, the CMAR must at its sole expense take reasonable steps to procure the right to operate or use the Work. If the CMAR cannot procure the right

within a reasonable time, the CMAR must promptly, at the CMAR's option and at the CMAR's expense, (i) modify the Work so as to avoid infringement of any patent or copyright or (ii) replace the Work with Work that does not infringe or violate any patent or copyright.

10.1.4 Articles 10.1.2 and 10.1.3 above will not be applicable to the extent any suit, claim or proceeding based on infringement or violation of a patent or copyright (i) relating solely to a particular process or product of a particular manufacturer specified by the City and not offered or recommended by the CMAR to the City or (ii) arising from modifications to the Work by the City or its agents after acceptance of the Work, or (iii) relating to the copyrights of any specification, drawings, or any Design Documents provided by the City, the Design Professional, any consultant retained by the City, or by a Subcontractor or Supplier.

10.1.5 The obligations contained in this Article 10.1 will constitute the sole Contract between the parties relating to liability for infringement or violation of any patent or copyright.

ARTICLE 11 – GENERAL PROVISIONS

11.0 The CMAR is advised to contact the City of Scottsdale Development Services to determine the requirements for obtaining a permit for marshaling areas it proposes to use. Marshaling areas must be fenced. The CMAR must obtain written approval from the property owner for marshaling area use. This approval must contain any requirements which are a condition of this approval. Marshaling yard requirements according to M.A.G. Subsection 107.6.1 and the City of Scottsdale Supplemental Specifications will apply.

11.1 CONTRACT DOCUMENTS

11.1.1 Contract Documents are as defined in Article 12.

11.1.2 The Contract Documents form the entire Contract between the City and the CMAR. No oral representations or other Contracts have been made by the parties except as specifically stated in the Contract Documents.

11.1.3 In the event of any inconsistency, conflict, or ambiguity between or among the Contract Documents, the Contract Documents will take precedence in the order in which they are listed in the definition of Contract Documents in Article 12. As to drawings and plans, given dimensions will take precedence over scaled measurements, and large scale plans over small-scale plans. Contract specifications will take precedence over Contract plans.

11.1.4 The Contract Documents are intended to permit the parties to complete the Work and all obligations required by the Contract Documents within the Contract Time(s) for the Contract Price. The Contract Documents are intended to be complementary and interpreted in harmony so as to avoid conflict, with words and phrases interpreted in a manner consistent with construction and design industry standards.

11.1.5 This Contract, the Plans, Standard Specifications and Details, Special Provisions, Performance Bond, Payment Bond, Certificates of Insurance, and Change Orders (if any) are by reference made a part of this Contract.

11.1.6 Work Product

1. All work products (electronically or manually generated) including but not limited to: cost estimates, studies, design analyses, original mylar drawings, Computer Aided Drafting and Design (CADD) file diskettes, and other related documents which are prepared or procured in the performance of this Contract (collectively referred to as documents) are to be and remain the property of the City and are to be delivered to the City before the final payment is made to the CMAR. In the event these documents are altered, modified or adapted without the written consent of the CMAR or the Subconsultants, which consent the CMAR or the Subconsultants will not unreasonably withhold, the City agrees to hold the CMAR and the Subconsultants harmless to the extent permitted by law from the legal liability arising out of the City's alteration, modification or adoption of the documents.
2. The copyrights, patents, trade secrets or other intellectual property rights associated with the ideas, concepts, techniques, inventions, processes or works of authorship developed, created by the CMAR, its Subconsultants or personnel, during the course of performing this Contract or arising out of the Project will belong to the CMAR.

11.2 AMENDMENTS. The Contract Documents may not be changed, altered, modified, or amended in any way except in writing signed by a duly authorized representative of each party.

11.3 TIME IS OF THE ESSENCE. The City and the CMAR mutually agree that time is of the essence with respect to the dates and times contained in the Contract Documents.

11.4 MUTUAL OBLIGATIONS. The City and the CMAR commit at all times to cooperate fully with each other, and proceed on the basis of trust and good faith, to permit each party to realize the benefits afforded under the Contract Documents.

11.5 COOPERATION AND FURTHER DOCUMENTATION. The CMAR agrees to provide the documents, as the City will reasonably request to implement the intent of the Contract Documents.

11.6 ASSIGNMENT. Neither the CMAR nor the City will, without the written consent of the other assign, transfer or sublet any portion of this Contract or part of the Work or the obligations required by the Contract Documents.

11.7 FORCE MAJEURE. Neither party will be responsible for delays or failures in performance resulting from acts beyond their control. These acts will include, but not be limited to, riots, acts of war, acts of terrorism, epidemics, labor disputes not arising out of the actions of the CMAR, governmental regulations imposed after the fact, fire, communication line failures, or power failures.

11.8 FUNDS APPROPRIATION. If the City Council does not appropriate funds to continue this Contract and pay for required charges, the City may terminate this

Contract at the end of the current fiscal period. The City agrees to give written notice to the CMAR at least 30 days before the end of its current fiscal period and will pay the CMAR for all approved charges incurred through the end of this period.

- 11.9 CONSTRUCTION METHODS.** If the City provides the CMAR with a written order to provide adequate maintenance of traffic, clean-up, dust control or to correct deficiencies or damage resulting from abnormal weather conditions, and the CMAR fails to comply in the time frame specified, the City may have work accomplished by other sources at the CMAR's expense.
- 11.10 UTILITY RELOCATIONS FOR CONSTRUCTION METHODS.** If any utility is relocated or rebuilt to accommodate the CMAR's construction methods and available equipment, the expense will be borne by the CMAR.
- 11.11 DAMAGED UTILITIES DURING CONSTRUCTION.** Any utilities damaged during construction will be replaced at the CMAR's expense as required by the M.A.G. Standard Specifications.
- 11.12 THIRD PARTY BENEFICIARY.** The Contract Documents shall not be construed to give any rights or benefits to anyone other than the City and the CMAR, and all duties and responsibilities undertaken in accordance with the Contract Documents shall be for the sole and exclusive benefit of the City and the CMAR and not for the benefit of any other party.
- 11.13 GOVERNING LAW.** The Contract and all Contract Documents are considered to be made under, and will be construed in accordance with and governed by the laws of the State of Arizona without regard to the conflicts or choice of law provisions. Any action to enforce any provision of this Contract or to obtain any remedy under this Contract will be brought in the Superior Court, Maricopa County, Arizona. .
- 11.14 SEVERABILITY.** If any provision of the Contract Documents or the application of them to any person or circumstance is invalid, illegal or unenforceable to any extent, the remainder of the Contract Documents and their application will not be affected and are enforceable to the fullest extent permitted by law. In accordance with the provisions of ARS § 41-194.01, should the Attorney General give notice to the City that any provisions of the Contract violates state law or the Arizona Constitution, or that it may violate a state statute or the Arizona Constitution, and the Attorney General submits the offending provision to the Arizona Supreme Court, the offending provision(s) shall be immediately severed and struck from the Contract and the City and the CMAR shall, within 10 days after such notice, negotiate in good faith to resolve any issues related to the severed provision(s). If the parties are unable to negotiate a resolution to any issues related to the severed provision(s), the City may terminate this Contract in accordance with the provisions of Article 8 hereof.
- 11.15 LEGAL REQUIREMENTS.** The CMAR will perform all Work in accordance with all Legal Requirements and will provide all notices applicable to the Work as required by the Legal Requirements.
- 11.16 INDEPENDENT CONTRACTOR.** The CMAR is and will be an independent contractor and not an employee or agent of the City.

- 11.17 CITY'S RIGHT OF CANCELLATION.** All parties to this Contract acknowledge that it is subject to cancellation by the City of Scottsdale as provided by Section 38-511, Arizona Revised Statutes.
- 11.18 SURVIVAL.** All warranties, representations and indemnifications by the CMAR will survive the completion or termination of this Contract.
- 11.19 COVENANTS AGAINST CONTINGENT FEES.** The CMAR warrants that no person other than a bona fide employee working solely for the CMAR has been employed or retained to solicit or secure this Contract or any Contract or understanding for a commission, percentage, brokerage, or contingent fee. For breach or violation of this covenant, the City will have the right to annul this Contract without liability or at its discretion to deduct from the Contract Price or consideration, or otherwise recover the full amount of such commission, percentage, brokerage, or contingent fee, together with costs and attorney's fees.
- 11.20 SUCCESSORSHIP.** The CMAR and the City agree that the provisions of the Contract Documents are binding upon the parties, their employees, agents, heirs and assigns. This Contract extends to and is binding upon the CMAR, its successors and assigns, including any individual, company, partnership or other entity with or into which the CMAR merges, consolidates or is liquidated, or any person, corporation, partnership or other entity to which the CMAR sells its assets.
- 11.21 ATTORNEY'S FEES.** In the event either party brings any action for any relief, declaratory or otherwise, arising out of this Contract, or on account of any breach or default, the prevailing party will be entitled to receive from the other party an award of reasonable attorneys' fees and reasonable costs and expenses..
- 11.22 HEADINGS.** The headings used in this Contract, or any other Contract Documents, are for ease of reference only and will not in any way be construed to limit or alter the meaning of any provision.
- 11.23 NO WAIVER.** The failure of either party to enforce any of the provisions of the Contract Documents or to require performance of the other party of any of the provisions of this Contract will not be construed to be a waiver of those provisions, nor will it affect the validity of the Contract Documents, or the right of either party to enforce each and every provision.
- 11.24 NOTICE.** All notices or demands required to be given, in accordance with the terms of this Contract, will be given to the other party in writing, delivered by hand or registered or certified mail, at the addresses stated below, or to any other address the parties may substitute by written notice given in the manner prescribed in this paragraph. Notice given by facsimile or electronic mail (email) will not be considered adequate notice.

To City:	Chris Read, Contract Administrator City of Scottsdale Aviation Department 15000 N. Airport Drive, Suite 100 Scottsdale, Arizona 85260
To CMAR:	Sun Eagle Corporation, John Alvarez Sun Eagle Corporation

	461 N. Dean Ave. Chandler, AZ 85526
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- 11.25 EQUAL EMPLOYMENT OPPORTUNITY.** During the performance of this Contract the CMAR will comply with all provisions of Executive Order 11246 of September 24, 1965, and the rules, regulations and relevant orders of the Federal government's Affirmative Action guidelines to ensure that employees or applicants applying for employment will not be discriminated against because of race, color, religion, sexual orientation, gender identity, or national origin. The CMAR must include the terms of this provision in all contracts and subcontracts for Work performed under this Contract, including supervision and oversight. The CMAR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CMAR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- 11.26 NO PREFERENTIAL TREATMENT OR DISCRIMINATION:** In accordance with the provisions of Article II, Section 36 of the Arizona Constitution, the City will not grant preferential treatment to or discriminate against any individual or group on the basis of race, sex, color, ethnicity or national origin. **Additional City Rights Regarding Security Inquiries.** In addition to the foregoing, the City reserves the right to: (1) have an employee/prospective employee of the CMAR be required to provide fingerprints and execute other documentation as may be necessary to obtain criminal justice information pursuant to A.R.S. §41-1750(G)(4); (2) act on newly acquired information whether or not the information should have been previously discovered; (3) unilaterally change its standards and criteria relative to the acceptability of the CMAR's employees or prospective employees, or both; and, (4) object, at any time and for any reason, to an employee of the CMAR performing Work (including supervision and oversight) under this Contract.
- 11.26.1** Terms of this Provision Applicable to all of CMAR's Contracts and Subcontracts. The CMAR will include the terms of this provision for employee background and security checks and screening in all contracts and subcontracts for work performed under this Contract, including supervision and oversight.
- 11.26.2 Materiality of Security Inquiry Provisions.** The Security Inquiry provisions of this Contract are material to the City's entry into this Contract and any breach by the CMAR may, at the City's sole option and unfettered discretion, be considered to be a breach of contract of
- 11.26.3** sufficient magnitude to terminate this Contract. Termination will subject the CMAR to liability for its breach of contract.
- 11.27 HAZARDOUS MATERIALS.** Upon discovery of hazardous materials the CMAR will comply with all applicable laws/ordinances and regulations and take all appropriate health and safety precautions.

- 11.27.1** Unless included in the Work, if the CMAR encounters onsite or as material to be incorporated in the Work, any material which he reasonably believes to contain asbestos, polychlorinated biphenyl (PCB), or other hazardous substances or materials regulated by public health laws, he will immediately stop work and report the condition to the City.
- 11.27.2** If the material is found to contain asbestos, PCB or other hazardous substances or materials regulated by public health laws, the CMAR will not resume work in the affected area until the material has been abated or rendered harmless. The CMAR and the City may agree, in writing, to continue Work in non-affected areas onsite.
- 11.27.3** An extension of Contract Time may be granted in accordance with Article 6.
- 11.27.4** The CMAR will comply with all applicable laws/ordinances and regulations and take all appropriate health and safety precautions upon discovery.
- 11.27.5** Despite the provisions of this Article 11.27, the City is not responsible for Hazardous Conditions introduced to the Site by the CMAR, Subcontractors or anyone for whose acts they may be liable. The CMAR will indemnify, defend and hold harmless the City and the City's officers, directors, employees and agents from and against all claims, losses, damages, liabilities and expenses, including attorneys' fees and expenses, arising out of or resulting from those Hazardous Conditions introduced to the Site by the CMAR, Subcontractors or anyone for whose acts they may be liable.

11.28 TRAFFIC CONTROL

- 11.28.1** Complete street closures will not be permitted unless specified in the Special Provisions. The Traffic Engineering Director or designee must approve the timing and sequence of street closures at least 2 weeks before the closure. This approval is necessary to provide coordination with other roadway projects and special events.
- 11.28.2** Adequate barricades and lighted warning signs must be installed and maintained by the CMAR throughout the duration of the Project. All traffic control must be in accordance with the City of Phoenix Traffic Control Manual or the approved barricade plan unless otherwise specified in the Special Provisions.
- 11.28.3** The CMAR must submit a construction schedule and a barricade plan to the Construction Coordinator for approval or modification at least 72 hours before construction is initiated. After review, the Construction Coordinator will forward the construction schedule and barricade plan to the Right of Way Manager (Traffic Engineering). The Construction Coordinator will return the approved barricade plan to the Contractor or ask for additional information.
- 11.28.4** The CMAR will comply with all provisions of the City of Phoenix Traffic Barricade Manual and any other traffic control provisions as may be provided in the technical specifications or in the approved barricade plan.

- 11.28.5** The CMAR must insure that placement and maintenance of all temporary traffic control adheres to the City's Barricade Ordinance. Violations of the Ordinance are subject to fines set forth in the Ordinance.
- 11.29 MATERIAL SOURCE.** No material source has been designated by the City for use on this Project. MAG Specification, Section 106 will apply as will 2008 ADOT Standard Specifications, Section 106.1, 106.2, 106.7 & 106.8, which outline controls and Section 1001-1, -2, & -4, concerning approval of Contractor furnished material source and supplemental Contracts in regards to environmental analysis and the liability for materials testing costs.
- 11.29.1** A CMAR and Subcontractor furnished source will be defined as a material source, which is neither an A.D.O.T. furnished source nor a commercial source, as defined in this Contract.
- 11.29.2** A commercial source will be defined as a material source in which the owner or producer has been for at least one year regularly engaged during regular business hours on a continuous basis in the processing and selling of sand, rock, ready mixed Portland cement concrete, asphaltic concrete and other similar products normally produced and sold to all parties. The company will have an Arizona retail sales tax license.
- 11.29.3** The CMAR and Subcontractor furnished material sources situated in the 100-year flood plain of any stream or watercourse, and located within 1.0 mile upstream and 2.0 miles downstream of any highway structure or surfaced roadway crossing will not be allowed.
- 11.29.4** The location of any new material source or existing non-commercial material source proposed for use on this Project will be reviewed by the appropriate agency having flood plain management jurisdiction over the area of proposed source location. The CMAR and Subcontractor will obtain a letter from the agency addressed to the Contract Administrator certifying that the proposed source location conforms to the requirements of this Contract and applicable Standard Specifications as referenced.
- 11.30** The CMAR will familiarize itself with the nature and extent of the Contract documents, work to be performed, all local conditions, and Federal, State and Local laws, ordinances, rules and regulations that in any manner may affect cost, progress or performance of the work.
- 11.31** The CMAR will take whatever steps, procedures or means necessary to remove, move, displace and save all native plants within the contract work area in accordance with the City of Scottsdale's Ordinance No. 1438, Native Plants, and all applicable state and county statutes, ordinances, codes and other policy requirements and recognized methods, procedures, techniques and equipment for protection, salvage, and handling of all plants to be moved from the construction area. This is not a pay item unless specified upon the Schedule of Bid Items.
- 11.32 ENDANGERED HARDWOODS.** Any construction, building addition or alteration project which is financed by monies of this state or its political subdivisions will not use endangered tropical hardwood unless an exemption is granted by the Director of the State of Arizona, Department of Administration. The Director will only grant an exemption if the use of endangered tropical hardwood is considered necessary for historical restoration or to repair existing facilities and the use of any substitute

material is not practical. Any lease-purchase Contract entered into by this state or its political subdivisions for construction will specify that no endangered tropical hardwood may be used in the construction unless an exemption is granted by the Director. As used in this subsection, "endangered tropical hardwood" includes ebony, lauan, mahogany or teak hardwood.

11.33 HOURS OF WORK

11.33.1 All building construction and associated work will be restricted to the applicable summer or winter hours. Construction activity will include any work requiring the use of manually operated or power assisted tools or equipment and vehicles used to excavate, erect or deliver materials associated with construction. Summer hours begin April 1 and end on October 31. No work may begin before 6:00 a.m. or continue after 7:00 p.m., Monday through Friday. No work will begin on Saturday or Sunday before 7:00 a.m. or continue after 7:00 p.m. Sunday work may be conducted only if the CMAR demonstrates, in writing to the building official, justifiable cause for the Sunday work.

11.33.2 Winter hours begin November 1 and end on March 31. No work will begin before 7:00 a.m. or continue after 5:00 p.m., Monday through Friday. No work may begin on Saturday or Sunday before 8:00 a.m. or continue after 5:00 p.m. Sunday work may be conducted only if the CMAR demonstrates, in writing to the building official, justifiable cause for the Sunday work.

11.33.3 The City may establish other times of work as necessary based on the geographical location of the jobsite in relation to surrounding occupancies, buildings and structures.

11.33.4 The CMAR must submit a written request to the Building Official for a variance from the required work hours at least 7 days before the date for which the variance is desired. Variances will not be granted for more than 30 days at a time. A new application must be made for each additional variance. The CMAR must notify adjacent property owners of the intended work and the duration of the requested variance. Proof of notification must be presented to the building official before the variance can be granted.

1. The application for the variance must demonstrate justifiable cause why the work must be done outside the prescribed time period (e.g. pouring concrete during "summer hours"). A variance will not be granted based solely on convenience or for work that can be completed during daytime construction hours.
2. The application for a variance must state the construction permit number, the address of the work, type of work, time period of the work, and the duration of the variance.

11.34 COMPLIANCE WITH FEDERAL AND STATE LAWS. The CMAR understands and acknowledges the applicability to it of the American with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989. The CMAR agrees that the performance of this Work will be in accordance with these laws and to permit the City to verify compliance. The CMAR will also

comply with A.R.S. §34-301, "Employment of Aliens on Public Works Prohibited", and A.R.S. §34-302, as amended, "Residence Requirements for Employees". The CMAR will include the terms of this provision in all contracts and subcontracts for Work performed under this Contract, including supervision and oversight.

Under the provisions of A.R.S. §41-4401, the CMAR warrants to the City that the CMAR and all its subcontractors will comply with all Federal Immigration laws and regulations that relate to their employees and that the CMAR and all its subcontractors now comply with the E-Verify Program under A.R.S. §23-214(A).

A breach of this warranty by the CMAR or any of its subcontractors will be considered a material breach of this Contract and may subject the CMAR or Subcontractor to penalties up to and including termination of this Contract or any subcontract.

The City retains the legal right to inspect the papers of any employee of the CMAR or any subcontractor who works on this Contract to ensure that the CMAR or any subcontractor is complying with the warranty given above.

The City may conduct random verification of the employment records of the CMAR and any of its subcontractors to ensure compliance with this warranty. The CMAR agrees to indemnify, defend and hold the City harmless for, from and against all losses and liabilities arising from any and all violations of these statutes related to the performance of this Work.

The City will not consider the CMAR or any of its subcontractors in material breach of this Contract if the CMAR and its subcontractors establish that they have complied with the employment verification provisions prescribed by 8 USCA §1324(a) and (b) of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. §23-214(A). The "E-Verify Program" means the employment verification pilot program as jointly administered by the United States Department of Homeland Security and the Social Security Administration or any of its successor programs.

The provisions of this Article must be included in any contract the CMAR enters into with any and all of its subcontractors who provide services under this Contract or any subcontract. "Services" are defined as furnishing labor, time or effort in the State of Arizona by a contractor or subcontractor. Services include construction or maintenance of any structure, building or transportation facility or improvement to real property. The CMAR will take appropriate steps to assure that all subcontractors comply with the requirements of the E-Verify Program. The CMAR's failure to assure compliance by all its' subcontractors with the E-Verify Program may be considered a material breach of this Contract by the City.

11.34.1 Compliance with Americans with Disabilities Act

The CMAR acknowledges that, pursuant to the Americans with Disabilities Act (ADA), programs, services and other activities provided by a public entity to the public, whether directly or through a contractor, must be accessible to the disabled public. The CMAR will provide the services specified in this Contract in a manner that complies with the ADA and any and all other applicable federal, state and local disability rights legislation; provided, however, that the CMAR shall not be responsible

for violations that occur based on compliance with the drawings, specifications, or other Design Documents provided by City, the City's consultants, or the Design Professional. The CMAR agrees not to discriminate against disabled persons in the provision of services, benefits or activities provided under this Contract and further agrees that any violation of this prohibition on the part of the CMAR, its employees, agents or assigns will constitute a material breach of this Contract.

11.35 DATA CONFIDENTIALITY

- 11.35.1** As used in this Contract, data means all information, whether written or verbal, including plans, photographs, studies, investigations, audits, analyses, samples, reports, calculations, internal memos, meeting minutes, data field notes, work product, proposals, correspondence and any other similar documents or information prepared by or obtained by the CMAR in the performance of this Contract.
- 11.35.2** The parties agree that all data, including originals, images, and reproductions, prepared by, obtained by, or transmitted to the CMAR in connection with the CMAR's performance of this Contract is confidential and proprietary information belonging to the City.
- 11.35.3** Except for Subcontractors, Material and Equipment Suppliers, Consultants or other like parties necessary to complete the Work or as required by the City, the CMAR will not divulge data to any third party without first obtaining the written consent of the City. The CMAR will not use the data for any purposes except to perform the services required under this Contract. These prohibitions will not apply to the following data provided the CMAR has first given the required notice to the City:
1. Data, which is or becomes publicly available other than as a result of a violation of this Contract;
 2. Data, which was in the CMAR's possession legally and without restrictions before its performance under this Contract. unless the data was acquired in connection with the Work performed for the City;
 3. Data, which was acquired by the CMAR in its performance under this Contract and which was disclosed to the CMAR by a third party, who to the best of the CMAR's knowledge and belief, had the legal right to make any disclosure and the CMAR is not otherwise required to hold the data in confidence; or
 4. Data, which is required to be disclosed by virtue of law, regulation, or court order to which the CMAR is subject.
- 11.35.4** In the event the CMAR is required or requested to disclose data to a third party, or any other information to which the CMAR became privy as a result of any other contract with the City, the CMAR will first notify the City as required in this Article of the request or demand for the data. The CMAR will give the City sufficient facts so that the City can be given an opportunity to first give its consent or take the action that the City may consider appropriate to protect the data or other information from disclosure.

11.35.5 The CMAR, unless prohibited by law, shall promptly deliver, as stated in this Article a copy of all data in its possession and control to the City. All data will continue to be subject to the confidentiality requirements of this Contract.

11.35.6 The CMAR assumes all liability for maintaining the confidentiality of the data in its possession and agrees to compensate the City if any of the provisions of this Article are violated by the CMAR, its employees, agents or Subconsultants. Solely for the purposes of seeking injunctive relief, it is agreed that a breach of this Article will cause irreparable harm that justifies injunctive relief in court.

11.36 TAXES AND INDEMNIFICATION

The fee listed in this Contract includes any and all taxes applicable to the activities authorized by this Contract. The City will have no obligation to pay additional amounts for taxes of any type. CMAR and all subcontractors shall pay all Federal, state and local taxes applicable to its operation and any persons employed by the CMAR. CMAR shall, and require all subcontractors to hold the City harmless from any responsibility for taxes, damages and interest, if applicable, contributions required under Federal, and/or state and local laws and regulations and any other costs including transaction privilege taxes, unemployment compensation insurance, Social Security and Worker's Compensation.

11.37 CONFLICT OF INTEREST

11.37.1 To evaluate and avoid potential conflicts of interest, the CMAR will provide written notice to the City, as stated in this Article, of any work or services performed by the CMAR for third parties that may involve or be associated with any real property or personal property owned or leased by the City. The notice will be given 7 business days before commencement of the Project by the CMAR for a third party, or 7 business days before an adverse action as defined below. Written notice and disclosure will be sent to the City's Senior Representative identified in Article 7.3.

11.37.2 Actions that are considered to be adverse to the City under this Contract include but are not limited to:

1. Using data as defined in this Contract acquired in connection with this Contract to assist a third party in pursuing administrative or judicial action against the City;
2. Testifying or providing evidence on behalf of any person in connection with an administrative or judicial action against the City; and
3. Using data to produce income for the CMAR or its employees independently of performing the services under this Contract, without first obtaining the written consent of the City.

11.37.3 The CMAR represents that except for those persons, entities and projects identified to the City, the services to be performed by the CMAR under

this Contract are not expected to create an interest with any person, entity, or third party project that is or may be adverse to the interests of the City.

11.37.4 The CMAR's failure to provide a written notice and disclosure of the information as required in this Article on Conflicts of Interest will constitute a material breach of this Contract.

11.38 COMMENCEMENT OF STATUTORY LIMITATION PERIOD AND STATUTE OF REPOSE

11.38.1 Before Final Completion. As to acts or failures to act occurring before the relevant date of Final Completion, any applicable statute of limitations will commence to run and any alleged cause of action will have accrued in any and all events not later than the date of Final Completion.

11.38.2 Between Punch List Preparation and Final Completion. As to acts or failures to act occurring between the relevant date of Punch List Preparation and before Final Completion, any applicable statute of limitation will begin to run and any alleged cause of action will have accrued in any events not later than the date of Final Completion.

11.38.3 After Completion. As to acts or failures to act occurring after the date of Final Completion, any applicable statute of limitations will commence to run and any alleged cause of action will have accrued in any and all events not later than the date of any correction of the Work or failure to correct the Work by the CMAR, or the date of actual commission of any other act or failure to perform any duty or obligation by the CMAR or the City, whichever occurs last.

11.38.4 Statute of Repose. The time period for the applicable Statute of Repose will begin to run at the time specified in A.R.S §12-552 as it is amended or renumbered from time to time.

11.39 NO BOYCOTT OF ISRAEL

By entering into a contract with the City, the CMAR certifies that it is not currently engaged in and agrees for the duration of the Contract to not engage in a boycott of Israel as defined in A.R.S. § 35-393.

11.40 EXISTING WORK OCCURRING NEAR TRAFFIC SIGNAL EQUIPMENT

The CMAR will use due care when excavating at or near intersections where traffic signal underground conduit is located. The CMAR will notify the CPM Inspector, 48 hours in advance, of any work at the intersections. The CMAR will be responsible for the installation and maintenance of temporary overhead traffic signal cable as specified by the Streets Department when underground conduit is to be severed by excavations at the intersection. The Traffic Signals Supervisor will have all underground traffic conduit located and will provide the necessary City Traffic Signal Technicians to assist the CMAR in identifying wiring phases and direction of conduit runs upon 24 hours notice from the CMAR and at least 1 day before the CMAR's scheduled wiring and installation of temporary cables. The CMAR will be responsible for the wiring and connection of all temporary cable

within the pull boxes and terminal compartments. The Traffic Signals Supervisor will provide a City Traffic Signal Technician to assist the CMAR with connecting field wiring within the traffic signal control cabinet. The CMAR will provide, at his expense, 2 off-duty uniformed Police Officers to direct traffic while the traffic signal is turned off and the wiring is transferred. The CMAR will be responsible as specified by the Streets Department for the repair and restoration of all traffic signal overhead and underground items that have been damaged or modified. Intersections with communications or CCTV cameras will be restored to full functionality within 24 hours, if they are disturbed during construction. The CPM Inspector will contact the Traffic Management Center (TMC) (480) 312-7777, 24 hours in advance, to coordinate the outage. The City does not allow the splicing of Magnetic Detector Loops.

11.41 TEMPORARY TRAFFIC SIGNALS

The CMAR will provide and install temporary traffic signals if at any time during construction the alignment of the traffic lanes is such that two traffic signal indications for any movement are not within a 20 degree cone of vision from the driver's eye located ten feet behind the stop bar position as specified in Section 4D.15 of the MUTCD. The CMAR will submit a temporary traffic signal plan to the Construction Coordinator for approval at least 14 days in advance of installation of the temporary traffic signal equipment. For short durations, the CMAR may obtain approval from the Construction Coordinator to utilize a uniformed Police Officer to direct traffic through the intersection when the above criteria are not met. The Construction Coordinator shall be responsible for notifying the City of Scottsdale Intelligent Transportation Systems (ITS) division of any and all changes that will have an effect on the normal flow of traffic operation. (See TMC note above)

11.42 TEMPORARY VEHICLE DETECTION

For all construction projects in the City of Scottsdale within duration of 15 days or more, temporary vehicle detection will be required for all approaches at signalized intersections that currently have loop detection which will be disturbed by the construction. In addition, traffic signal communications (telephone or other) to the central signal computer and CCTV (if present) will be maintained continuously during the course of the project. Work under this item will consist of furnishing all labor, equipment and materials necessary to install temporary traffic signal detection, and maintain signal communications. The CMAR or sub-contractor through the life of the project will maintain the detection zones and communications by ensuring full functionality 24 hours a day, 7 days a week. The CMAR will be responsible for the ongoing operation of the detection equipment, which may require redeployment of detection zones as traffic barricading and lane use changes require.

The work will be performed as specified in Sections 11.38 – 11.40, herein and as directed by the Construction Coordinator, Traffic Engineering and Signal Maintenance Departments.

ARTICLE 12 – DEFINITIONS

“Addenda” – Written or graphic instruments issued before the submittal of the GMP Proposal(s), which clarify, correct, or change the GMP Proposal(s) requirements.

“Allowance” means an agreed amount by the City and the CMAR for items which may be required to complete the scope of work.

“Alternate Systems Evaluations” - Alternatives for design, means, and methods or other scope of work considerations that are evaluated using value engineering principles and have the potential to reduce construction costs while still delivering a quality and functional Project that meets City requirements.

“As-built Document” – “As-built in construction is equivalent to “as-is.” Drawings deemed “as-built” are final drawings that include all changes made during the actual construction process. These drawings represent the actual existing constructed conditions as opposed to designs or a proposed condition. The As-built Documents should be per Arizona Revised Statute 32-152.

“Blueline or Blackline Prints” – Prints that allows comparison of document versions to show what has been revised.

“Change Order” – means a written order to the CMAR executed by the City after execution of this Contract, directing a change in the Work. A Change Order may include a change in the Contract Price (other than a change attributable to damages to the CMAR for delay as provided in Article 5 hereof) or the time for the CMAR’s performance, or any combination thereof.

“City” (“Owner”) means the City of Scottsdale, Arizona, an Arizona municipal corporation. Regulatory activities handled by the City of Scottsdale Development Services, Planning and Fire Departments or any other City department are not subject to the responsibilities of the City under this Contract.

“City’s Project Contingency” is an allowance established solely by the City to be used at the sole discretion of the City to cover any increases in Project costs that result from City directed changes or unforeseen site conditions. The City’s Project Contingency will be added to the GMP amount provided by the CMAR, the sum of which will be the full contract price for construction. Taxes will be applied by the CMAR at the time that the City’s Project Contingency is used. Any CMAR Construction Fee on changes using the City’s Project Contingency will be determined under Article 5.

“City’s Senior Representative” means the person designated in Article 7.3.

“CMAR Construction Fee” is a negotiated fixed fee that is proposed by the CMAR for the project as defined in Article 4.3.

“Claim” means a written request for either payment of additional monies or extension of contract time, submitted in accordance with the terms of this Contract or applicable law.

“Clarifications and Assumptions List means a list prepared by the CMAR and accepted by the Contract Administrator. Generally the List identifies the CMAR’s means and methods used in developing the GMP and identifies unresolved construction or site issues that may impact construction progress. The List of Clarifications and Assumptions may need additional confirmation or study by the project design team to avoid cost impact to the GMP.

“Construction Change Directive” means an alternate mechanism for directing the CMAR to perform additional work under the Contract when time and/or cost of the work is not in

agreement between the City and the CMAR. Construction Change Directives must comply with the provisions of Rule 2-200.1 of the City's Procurement Code.

"Construction Coordinator" means a City employee who coordinates the daily construction activities with the contractor, and with their inspection staff that performs quality control inspections, enforces project plans and specifications and adopted City codes and ordinances.

"Construction Documents" means the plans; specifications and drawings prepared by the Design Professional after correcting for permit review requirements and incorporating addenda and approved change orders.

"Contract Administrator" means the person designated in Article 7.3.

"CMAR's Representative" means the person designated in Article 7.3.2.

"CMAR's Senior Representative" means the person designated in Article 7.3.2.

"Contract Documents" means the following items and documents in descending order of precedence executed by the City and the CMAR: (i) all written modifications, addenda and Change Orders; (ii) this Contract, including all exhibits and attachments; (iii) written Supplementary Conditions; (iv) Construction Documents; (v) GMP Plans and Specifications; and (vi) the Preconstruction Agreement.

"Contract Time(s)" means the Day(s) set forth in Article 3 subject to adjustment in accordance with this Contract.

"Cost of the Work" means the direct costs necessarily incurred by the CMAR in the proper performance of the Work as defined in Article 4.3.

"Day(s)" mean calendar days unless otherwise specifically noted in the Contract Documents.

"Delay" means an unanticipated event or interference with the progress of a critical path work activity being performed at the time that causes the completion date of the Project to be extended. Delays may be caused by the City, the CMAR, third parties or Force Majeure events. Delays may be excusable, compensable, non-compensable or concurrent.

"Delay, Compensable" means delay that results from the City's actions or inactions that entitle the CMAR to both a time extension and delay damages.

"Delay, Concurrent" means two or more delays, within the same timeframe, both of which would independently impact the Project's critical path. If one delay is caused by the City and the other by the CMAR, the CMAR will generally be entitled to an excusable, non-compensable time extension, to the degree the delays may "overlap."

"Delay, Excusable" means an unforeseeable delay caused by an event beyond the control and without the fault or negligence of the CMAR (including its suppliers and subcontractors). Excusable delays may be compensable or non-compensable, depending upon whether the terms of the Contract or the law allows recovery of delay costs. Unless otherwise shown, it will generally be presumed that these delays are non-compensable.

"Delay, Non-Excusable" means a delay within the control of the CMAR, its suppliers and subcontractors, or a delay resulting from a risk taken by the CMAR under the terms of the

Contract. The CMAR will not be due any time extension or delay damages, and may be responsible for paying to the City, actual or liquidated damages for the delay.

“Deliverables” means the work products prepared by the CMAR in performing the scope of work described in this Contract or required by the Project Team.

“Design Team” refers to licensed design professionals that have been selected to work on the Project by the City.

“Design Phase Services Agreement” means the Preconstruction Agreement entered into between the CMAR and the City as referenced in this Contract. This Agreement will contain the provisions associated with the development of the GMP Proposal by the CMAR. Wherever a conflict exists between this Contract and the Preconstruction Agreement, the terms of this Contract will control.

“Differing Site Conditions” - Comply with M.A.G Standard Specifications Subsection 102.4.

“Drawings” (“Plans”) - Documents which visually represent the scope, extent, and character of the Work to be furnished and performed by the CMAR during the construction phase and which have been prepared or approved by the Design Professional and the City. Drawings include documents that have reached a sufficient stage of completion and released by the Design Professional solely for the purposes of review or use in performing constructability or biddability reviews and in preparing cost estimates (e.g. conceptual design Drawings, preliminary design Drawings, detailed design Drawings at 30%, 60%, 90% or 100%), but “*not for construction*”. Drawings do not include shop drawings.

“Effective Date of this Contract” - The date specified in this Contract on which the Contract becomes effective, but if no date is specified, the date on which the City executes this Contract.

“Field Order” means a written field directive prepared and signed by the City, directing a change in work that may or may not include an adjustment in contract price or contract time.

“Final Acceptance” means the completion of all the Work as prescribed in Article 3.3.8.

“General Conditions” are negotiated indirect costs of the Work necessarily incurred by the CMAR as defined in Article 4.3.

“Guaranteed Maximum Price (GMP) Plans and Specifications” means the documents used to establish the GMP and made part of this Contract by reference.

“Guaranteed Maximum Price” or “GMP” means the sum of the maximum cost of the Work as given in the GMP proposal including the CMAR’s direct costs, indirect costs as defined in Article 4.3.

“Guaranteed Maximum Price (GMP) Proposal” - The offer or proposal of the CMAR submitted on the prescribed form stating the GMP prices for the entire Work or portions of the Work to be performed during the construction phase.

“Hazardous Substance” -_means:

- (a) Any substance designated pursuant to sections 311(b) (2) (A) and 307(a) of the clean water act.

- (b) Any element, compound, mixture, solution or substance designated pursuant to section 102 of CERCLA.
- (c) Any hazardous waste having the characteristics identified under or listed pursuant to section 49-922.
- (d) Any hazardous air pollutant listed under section 112 of the federal clean air act (42 United States Code section 7412).
- (e) Any imminently hazardous chemical substance or mixture with respect to which the administrator has taken action pursuant to section 7 of the federal toxic substances control act (15 United States Code section 2606).
- (f) Any substance which the director, by rule, either designates as a hazardous substance following the designation of the substance by the administrator under the authority described in subdivisions (a) through (e) of this paragraph or designates as a hazardous substance on the basis of a determination that such substance represents an imminent and substantial endangerment to public health.

“Indirect Costs” are the General Conditions, Payment and Performance Bonds, Insurance, Taxes, and Permitting and Licensing Fees as defined in Article 4.3.

“Informational Submittals” – Submittals are required (common with construction projects) for the architect and engineer to verify that the correct products and quantities will be installed on a project.

“Legal Requirements” means all applicable federal, state and local laws, codes, ordinances, rules, regulations, orders and decrees of any government or quasi-governmental entity having jurisdiction over the Project or Site, the practices involved in the Project, Site, or any Work.

“Liquidated Damages” means an amount the CMAR will pay as required in Article 3.4.

“Must” as used in this Contract is mandatory.

“Notice to Proceed” means a written notice given by the City to the CMAR fixing the date on which the CMAR will commence performance of the CMAR’s obligations under this Contract.

“Owner Agent,” “City’s Agent” or “Owner Representative” see “City’s Senior Representative.”

“Payment Request” means a monthly progress payment request that is based on a monthly estimate of the dollar value of the Work completed.

“Preconstruction Services” means advice given during the design phase. Preconstruction Services will be contracted for between the City and the CMAR in accordance with the provisions of Article 1.3.1, as required by A.R.S. §34-603(C) (1) (c). Services may include the following: design review, project scheduling, constructability reviews, alternate systems evaluation, cost estimates, GMP preparation, and subcontractor bid phase services.

“Preconstruction Agreement” means the Contract between the City and the CMAR for the services provided by the CMAR during the design phase which may include the following: design recommendations, project scheduling, constructability reviews, alternate systems evaluation, cost estimate, GMP preparation, and subcontractor bid phase services.

“Product Data” means illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the CMAR to illustrate materials or equipment for some portion of the Work.

“Professional Certification” – Professional certification is a designation which indicates that a person is qualified to perform a job or task. Professional certification can be trade certification or professional designation.

“Project” means the Work to be completed in the execution of this Contract as described in the Recitals and in Exhibit A attached.

“Project Record Documents” means the documents created pursuant to Article 1.6.

“Project Record Drawing Prints” – Set of current design drawings used by construction contractor for reference during construction. These drawings are typically marked up during the construction process, and are used to develop the subsequent “as-built” drawings.

“Project Team” – Consists of the Design Professional, the CMAR, the Contract Administrator, the City’s representatives and other stakeholders who are responsible for making decisions regarding the Project.

“Punch List” means those minor items of Work to be completed before Final Acceptance which do not prevent the Project from being used for the purpose for which it is intended and which will not prevent the issuance of a Certificate of Occupancy.

“Samples” means physical examples that illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

“Savings” means the difference between the Guaranteed Maximum Price and the Final Cost of the Work (including CMAR’s Fee). One Hundred Percent (100%) of Savings will accrue to the City, unless otherwise agreed in the itemization of the Guaranteed Maximum Price.

“Schedule of Values (SOV)” means the Document specified in the construction phase, which divides the Contract Price into pay items so that the sum of all pay items equals the Contract Price for the construction phase Work, or for any portion of the Work having a separate specified Contract Price. The SOV may or may not be output from the Progress Schedule depending on whether the Progress Schedule is cost-loaded or not.

“Shop Drawings” mean drawings, diagrams, schedules and other data specially prepared for the Work by the CMAR or a Subcontractor, Sub-subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.

“Site” means the land or premises on which the Project is located generally described as the following location: Scottsdale Airport, The CMAR will require all subcontractors to include the street address of the Project Site in their contracts.

“Specifications” means those sections of the Contract Documents for the construction phase consisting of written technical descriptions of materials, equipment, construction systems, standards and workmanship as applied to the Work and certain applicable administrative details.

“Subcontractor” means any person or entity retained by the CMAR as an independent contractor to perform a portion of the Work and must include material men and suppliers. All subcontractors must be selected in accordance with the selection plan stated in Article 1.13.

“Substantial Completion” means when the Work, or when an agreed upon portion of the Work is sufficiently complete so that the City can occupy and use the Project or a portion of it for its intended purposes. This may include, but is not limited to: (a) approval by the City Fire Marshall and local authorities (Certificate of Occupancy); (b) issuance of elevator permit; (c) demonstration to the City that all systems are in place, functional, and displayed to the City or its representative; (d) installation of all materials and equipment; (e) City review and acceptance of all systems; (f) City review and acceptance of draft O&M manuals and record documents; (g) City operation and maintenance training completed; (h) HVAC test and balance completed (provide minimum 30 days before projected substantial completion); (i) completed landscaping and site work; and (j) final cleaning.

“Supplier” means a manufacturer, fabricator, supplier, distributor, material man or vendor having a direct contract with the CMAR or any Subcontractor to furnish materials or equipment to be incorporated in the construction phase work by the CMAR or any Subcontractor.

“Work” means the entire completed construction or the various separately identifiable parts of the construction, required to be furnished during the construction phase. Work includes and is the result of performing or furnishing labor and furnishing and incorporating materials, resources and equipment into the construction, and performing or furnishing services and documents as required by the Contract Documents for the construction phase.

END OF CONTRACT - SIGNATURES ON NEXT PAGE.

DRAFT

THE CITY OF SCOTTSDALE

PROJECT NO. AF01, CONTRACT NO. 2020-018-COS

This Contract has been executed by the parties above named on the date and year written above, to be retained by the City Clerk.

The CMAR agrees that this Contract, as awarded, is for the stated work and understands that payment for the total work will be made on the basis of the indicated amount(s), under the terms and conditions of the Contract.

CONSTRUCTION MANAGER AT RISK:

John Alvarez, President

Firm Name

THE CITY OF SCOTTSDALE, an
Arizona Municipal Corporation

ATTEST:

W.J. "Jim" Lane, Mayor

Carolyn Jagger, City Clerk

RECOMMENDED:

Gary P. Mascaro
Aviation Director

Katherine Callaway
Risk Management Director

Chris Read, Contract Administrator

APPROVED AS TO FORM:

Sherry Scott, City Attorney
By: Eric C. Anderson
Senior Assistant City Attorney

**EXHIBIT A
PROJECT DESCRIPTION
SCOPE OF WORK**

The Scottsdale Airport North General Aviation Box Hangar Project GMP package 1 will involve the construction of a single building that will include 7 individual box hangars on the north part of the airport . Each hangar will be approximately 2,700 square feet in size and will be capable of housing small to medium propeller or jet aircraft.

DRAFT

**EXHIBIT B
PRECONSTRUCTION AGREEMENT**

PRECONSTRUCTION PHASE SERVICES CONTRACT

2019-090-COS

**IS ON FILE AT THE SCOTTSDALE CITY CLERK'S OFFICE
AND CAN BE FOUND AT THE BELOW LINK:**

<https://eservices.scottsdaleaz.gov/eservices/edm/viewer.aspx?n=15134230&e=.pdf>

DRAFT

**EXHIBIT C
SUBMITTAL REQUIREMENTS FOR THE GMP**

GMP submittal, one copy for review.

Two (2) copies will be requested by the Capital Project Management prior to contract execution.

GMP Cost Model Exhibit Contents:

1. Scope of Work
 2. Summary of the GMP
 3. Schedule of Values – Direct and Indirect cost summary: Unit prices and quantity take-offs using the City’s standard pay items; Details of all allowances and unit price work shown and specified in the detailed design documents; All fixed equipment, site improvements, and utility and equipment installations; Field Office overhead; Home Office overhead; Bonds, taxes, insurance; The CMAR Contractor’s fee (include fee allocated to self-performed work and subcontractor work).
 4. List of Plans and Specifications used for GMP Proposal
 5. List of clarification and assumptions
 6. Subcontractor Bids on Subcontractor Letterhead
 7. Project Schedule showing critical path construction items
- A. Scope of Work will consist of a brief description of the work to be performed by CMAR and major points that the CMAR and the City must be aware of pertaining to the scope. (normally one paragraph is sufficient.)
- B. A summary of the GMP with a total for each of the components of the GMP as listed in its definition in Article 1 as shown in the table below:
- C. Schedule of Values - spread sheet with the estimated bid or cost organized by subcontract categories, allowances, bid contingency, general conditions costs, taxes, bonds, insurances, and the CMAR’s construction phase fee. The supporting document for the spreadsheet must be provided in an organized manner that correlates with the schedule of values. The backup information shall consist of the request for bids, bids received, and clarification assumptions used for the particular bid item listed on the schedule of values, if applicable: Material costs, equipment costs, labor costs, hourly labor rates, and total cost. Labor costs shall include the employee classification, benefits, payroll taxes and other payroll burdens; The total cost for any portion of the work to be performed by subcontractors shall include subcontractor overhead and profit. Production rates, transportation and other facilities and services necessary for the proper execution of the work, whether temporary or permanent, and whether or not incorporated or to be incorporated into the work. Copies of quotations from subcontractors and suppliers; Memoranda, narratives, consultant’s reports and all other information used by the CMAR Contractor to arrive at the GMP. The GMP must include all assumptions, descriptions and a breakdown of all allowances.

EXHIBIT C

GMP SUMMARY			AMOUNT
	COST OF THE WORK - DIRECT COSTS	AMOUNT	
A	Sub-Contractors' Cost of the Work (Labor, Materials, Equipment, Warranty, Insurance, Profit)	\$3,300,397.00	
B	CMAR Self-Performed Cost of the Work (Labor, Materials, Equipment, Warranty)	\$0	
C	Total Cost of the Work (A+B)		\$ 3,300,397.00
	INDIRECT COSTS	AMOUNT	
D	General Conditions (Negotiated Amount)	\$268,225.00	
E	Total Cost of the Work + General Conditions (C+D)		\$3,568,622.00
F	Payment and Performance Bonds (On Cost of the Work + General Conditions)	\$43,180.00	
G	Insurance (Additional CMAR's Insurance not provided in the Total Cost of the Work)	\$35,330.00	
H	Subtotal Direct + Indirect Costs (E+F+G)		\$3,647,132.00
I	CMAR Construction Fee (Negotiated Fixed Fee)	\$214,117.00	
J	Project Subtotal (H+I)		\$3,861,249.00
K	Taxes (Actual Reimbursable limited by Not to Exceed)	\$231,675.00	
L	CMAR's GMP (Not to Exceed) (J+K)		\$4,092,924.00
M	CITY'S PROJECT CONTINGENCY (As determined by the City)		\$165,020.00
N	CONTRACT PRICE (Not to Exceed) (L+M)		\$4,257,944.00

- D. A list of the Plans and Specifications with latest issuance date including all addenda used in preparation of the GMP proposal. The plans used for the GMP must be date stamped and signed by CMAR, Design Consultant, and Project Manager using the format below.

Plans Used for Preparation of GMP No.	
CMAR	Date
Design Consultant	Date
Project Manager	Date

EXHIBIT C

- E. A list of the clarifications and assumptions made by the CMAR in the preparation of the GMP proposal, to supplement the information contained in the documents.
- F. All Subcontractor Bids for the project on the Subcontractor's Letterhead
- G. A Critical Path Method diagram construction schedule.

NOTE: The submittal package must be kept as simple as possible all on 8½ x 11 sheets. Color or shading must be kept to a minimum. If used, make sure the color or shading will not affect the reproduction of the submittal in black and white.

Final GMP submittal will consist of the following:

1. Two (2) Copies of the GMP (perforated as requested by Bids & Specifications) Velo or 3-hole punched.
2. One copy of the plans and technical specifications used to arrive at the GMP (signed by Design Consultant, CMAR and Project Manager).

DRAFT

**EXHIBIT D
STATUTORY PERFORMANCE BOND**

PURSUANT TO TITLE 34, CHAPTER 6,
OF THE ARIZONA REVISED STATUTES
(Penalty of this bond must be 100% of the Contract Amount)

KNOW ALL MEN BY THESE PRESENTS:

That, _____ (hereinafter called the Principal) as Principal, and _____, a corporation organized and existing under the laws of the State of _____ with its principal office in the City of _____, (hereinafter called the Surety), as Surety, are held and firmly bound unto the City of Scottsdale, County of Maricopa, State of Arizona in the amount of _____ Dollars (\$ _____), for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written contract with the City of Scottsdale, dated the _____ day of _____, 2020, for Bid No. (bid number), Project No. AF01, (Scottsdale Airport North General Aviation Box Hangar Project), which contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW THEREFORE, the condition of this obligation is such, that if the Principal faithfully performs and fulfills all of the undertakings, covenants, terms, conditions and Contracts of the contract during the original term of the contract and any extension of the contract, with or without notice to the surety, and during the life of any guaranty required under the contract, and also performs and fulfills all of the undertakings, covenants, terms, conditions and Contracts of all duly authorized modifications of the contract that may hereafter be made, notice of which modifications to the surety being hereby waived, the above obligation is void. Otherwise it remains in full force and effect.

PROVIDED HOWEVER, that this Bond is executed pursuant to the provisions of Title 34, Chapter 6, Arizona Revised Statutes, and all liabilities on this Bond shall be determined in accordance with the provisions of Title 34, Chapter 6, Arizona Revised Statutes, to the extent as if it were copied at length in this Contract. The prevailing party in a suit on this bond shall recover as part of the judgment reasonable attorney fees that may be fixed by a Judge of the Court. The performance under this bond is limited to the construction to be performed under the contract and does not include any design services, Preconstruction services, financial services, maintenance services, operations services or any other related services included in the contract.

WITNESS our hands the _____ day of _____, 2020.

PRINCIPAL

BY:

SURETY (SEAL)

AGENCY OF RECORD

AGENCY ADDRESS

PROJECT NAME – SCOTTSDALE AIRPORT NORTH GENERAL AVIATION BOX HANGAR PROJECT
PROJECT NO: AF01

**EXHIBIT E
STATUTORY PAYMENT BOND**

PURSUANT TO TITLE 34, CHAPTER 6,
OF THE ARIZONA REVISED STATUTES
(Penalty of this bond must be 100% of the Contract Amount)

KNOW ALL MEN BY THESE PRESENTS:

That, _____ (hereinafter called the Principal), as Principal, and _____ a corporation organized and existing under the laws of the State of _____, with its principal office in the City of _____ (hereinafter called the Surety), as Surety, are held and firmly bound unto the City of Scottsdale, County of Maricopa, State of Arizona, in the amount of _____ Dollars (\$_____), for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written contract with the City of Scottsdale dated the _____ day of _____, 2017, for Bid No. (bid number), Project No. AF01, (Scottsdale Airport North General Aviation Box Hangar Project), which contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, the condition of this obligation is such that if the Principal promptly pays all monies due to all persons supplying labor or materials to the Principal or the Principal's subcontractors in the prosecution of the work provided for in the contract, this obligation is void. Otherwise it remains in full force and effect.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Title 34, Chapter 6, of the Arizona Revised Statutes, and all liabilities on this bond shall be determined in accordance with the provisions, conditions and limitations of Title 34, Chapter 6, Arizona Revised Statutes, to the same extent as if they were copied at length in this Contract.

The prevailing party in a suit on this bond shall recover as a part of the judgment reasonable attorney fees that may be fixed by a Judge of the Court.

WITNESS our hands the _____ day of _____, 2020.

PRINCIPAL

BY:

SURETY (SEAL)

AGENCY OF RECORD

AGENCY ADDRESS

**CONTRACTOR'S NOTICE OF
FINAL ACCEPTANCE**

PROJECT NUMBER: AF01

PROJECT NAME: Scottsdale Airport North General Aviation Box Hangar Project

CONTRACTOR NAME: (Contractor)

FINAL CONTRACT AMOUNT:

Construction on the above project was completed on _____ and on _____ a final inspection was made of the subject improvements by this office. The work substantially conforms to the approved plans and specifications. We, therefore, accept those portions within the public right-of-way into our system for maintenance.

Approved By:

Contract Administrator

Construction Admin Supervisor

cc: City Clerk
Accounting Director
Risk Management Director
Tax Audit Manager



February 13, 2020

Chris Read
Contract Administrator
City of Scottsdale
Aviation Department
15000 North Airport Drive, Suite 100
Scottsdale, AZ 85260

Airport North General Aviation/Executive Hangar
Project No. AF01
SEC Job #370

Dear Mr. Read:

Enclosed, please find our **GMP Proposal Package** for the **Airport North general Aviation/Executive Hangar** project. Please review and approve as soon as possible.

Should you have any questions about this submittal package please feel free to contact me directly at 480-961-0004 or jmalvarez@suneaglecorporation.com.

Sincerely,

John Alvarez
President

Enclosures

**EXHIBIT B
HOURLY RATE SCHEDULE**

The schedule of hourly labor rates for employees of the CMAR and its Subconsultants follow and are based on the approved proposal submitted to the City on the 10th day of January, 2020.

<u>Title/Name</u>	<u>Direct Rate (\$/Hr)</u>	<u>Total Rate (\$/Hr)</u>
John Alvarez, Pre-Construction Manager	\$85/Hr	\$100/Hr
Randy Peterson, Project Manager	\$65/Hr	\$ 75/Hr
Gary Butler, Superintendent	\$60/Hr	\$ 70/Hr

Note: Any changes in Project Staffing will require City of Scottsdale approval.

Table of Contents

- 1. Scope of Work**
- 2. Summary of the GMP**
- 3. Schedule of Values**
- 4. List of Plans and Specifications used for the GMP Proposal**
- 5. List of Clarifications and Assumptions**
- 6. Subcontractor Bids on Subcontractor Letterhead**
- 7. Construction Schedule**

1. Scope of Work

Addresses:

Scottsdale Airport
15000 North Airport Drive
Scottsdale, AZ 85260

See Exhibit A on the following page.

Scottsdale Box Hangar Scope of Work



Overall Narrative – This projects intent is to build (2) hangar buildings with (7) hangars in each building along the North East border of the Airport Runway area.

Demolition/ Modifications to existing site – Existing pilots lounge, airplane hold downs, fencing, taxiway light poles, and area of taxi way will be removed to make space for new hangar buildings.

Site Improvements – New electrical and communications will be brought into the area from North of the building to supply the new buildings. The water supply, sewer, and storm drainage will tie into existing utilities at the South West corner of building A. Taxiway areas removed to allow for installation of 3" asphalt paving over 6" ABC.

Hangar Buildings – Hangar A and Hangar B buildings are copies of each other. Each hangar building is approximately 23,000sf with (7) self-serve-self storage hangars in each. Buildings are slab on grade construction with a mix of masonry and structural steel construction with steel bar joist supporting structural steel roof structure under TPO roofing system. Each unit will have a 2nd option of egress through a man door mounted in the bi fold hangar door.

Building Interiors - Building interior contains (1) restroom and (1) unconditioned storage room on the slab level. A second level air-conditioned storage room will also be available as an option. Hangar floors will slope to a floor drain in each hangar. Floor drains will connect to sand trap located in common area in front of hangars.

2. Summary of the GMP

Project Name: Airport North General Aviation Hangar Project

Project Number: AF01

Contract Number: 2019-090-COS

City of Scottsdale Contract Number: 19SQ010

See attached pages.

GMP SUMMARY			AMOUNT
	COST OF THE WORK - DIRECT COSTS	AMOUNT	
A	Sub-Contractors Cost of the Work (Labor, Materials, Equipment, Warranty, Insurance, Profit)	\$ 3,300,397.00	
B	CMAR Self-Performed Cost of the Work (Labor, Materials, Equipment, Warranty)	\$ -	
C	Total Cost of the Work (A+B)		\$ 3,300,397.00
	INDIRECT COSTS	AMOUNT	
D	General Conditions (Negotiated Amount)	\$ 268,225.00	
E	Total Cost of the Work + General Conditions Fee (C+D)		\$ 3,568,622.00
F	Payment and Performance Bonds (On Cost of the Work + General Conditions Fee)	\$ 43,180.00	
G	Insurance (Additional CMAR's Insurance not provided in the Total Cost of the Work)	\$ 35,330.00	
H	Subtotal Direct + Indirect Costs (E+F+G)		\$ 3,647,132.00
I	CMAR Construction Fee (Negotiated Fixed Fee)	\$ 214,117.00	
J	Taxable Project Subtotal (H+I)		\$ 3,861,249.00
K	Taxes (Actual Reimbursable limited by Not to Exceed)	\$ 231,675.00	
L	Project Subtotal (J+K)		\$ 4,092,924.00
M	CITY'S PROJECT CONTINGENCY (As determined by the City)		\$ -
N	TOTAL GMP (Not to Exceed) (L+M)		\$ 4,092,924.00

- D. A list of the Plans and Specifications with latest issuance date including all addenda used in preparation of the GMP proposal. The plans used for the GMP must be date stamped and signed by CMAR, Design Consultant, and Project Manager using the format below.

Plans Used for Preparation of GMP No.	
CMAR	Date
Design Consultant	Date
Project Manager	Date

3. Schedule of Values

See Attached pages.

PHASE A SUMMARY:
GMP PRICE PROPOSAL

2/13/2020



GENERAL CONDITIONS	\$268,225
BARRICADE ALLOWANCE	\$25,000
FULL TIME ONSITE STREET SWEEPER ALLOWANCE	\$70,000
PERMIT REVIEW COMMENT ALLOWANCE	\$140,000
SURVEYING	\$6,750
DEMOLITION	\$65,175
CONCRETE	\$286,525
MASONRY	\$214,004
STRUCTURAL STEEL	\$645,790
ROUGH CARPENTRY	\$11,980
WATERPROOFING / FIRESTOPPING / JOINT SEALANTS	\$18,894
THERMAL INSULATION	\$35,090
TPO ROOFING	\$122,000
METAL WALL PANELS	\$310,000
METAL DOORS & FRAMES & DOOR HARDWARE	\$29,134
HANGAR DOORS	\$192,815
GLASS	\$47,898
METAL STUD FRAMING & GYPSUM BOARD	\$92,960
CERAMIC TILE / RESINOUS FLOORING / RESILIENT BASE & ACCESSORIES / CONCRETE SEALING	\$89,447
MOISTURE BARRIER ALLOWANCE	\$40,000
ACOUSTICAL CEILINGS	\$2,100
FRP PANELS	\$12,950
PAINTING	\$42,300
TOILET ACCESSORIES / FIRE EXTINGUISHERS & CABINETS / CORNER GUARDS	\$3,790
SIGNAGE	\$3,883
FIRE SPRINKLERS	\$54,500
PLUMBING	\$82,570
H V A C	\$60,900
ELECTRICAL	\$338,200
FIRE ALARM	\$4,499
SITWORK & ASPHALT PAVING	\$138,520
SPOILS HAUL OFF ALLOWANCE	\$7,500
TERMITE CONTROL	\$1,100
SITE UTILITIES	\$101,483
FENCING	\$2,640
OVERHEAD & PROFIT	\$214,117
BONDS & INSURANCE	\$78,510
SALES TAX	\$231,675
TOTAL COST PHASE A	\$ 4,092,924

PROJECT DESCRIPTION:		BUILDING A						
Time:	01:06 PM							
Date:	13-Feb-20							
SPEC	DESCRIPTION	SUBCONTRACTOR OPTIONS						
PROJECT DURATION ----->		270 DAYS						
01000	GENERAL CONDITIONS							
	SUPERINTENDENT #1	\$100,800						
	PROJECT MANAGER (PART TIME)	\$60,000						
	STREET SWEEPER DRIVER / ASSISTANT SUPERINTENDENT	\$57,600						
	OFFICE TRAILER	\$4,650						
	PHONE HOOK-UP	\$250						
	PHONE MONTHLY	\$2,700						
	TEMPORARY WATER HOOK-UP	OWNER						
	WATER FEE	OWNER						
	ELECTRIC FEE	OWNER						
	TEMP ELECTRIC HOOK UP	OWNER						
	TEMP FENCE	\$7,375						
	BLUELINES + SPECS	\$2,250						
	BLDG/SITE CLEANUP (DAILY & FINAL)	\$4,600						
	DUMPSTERS	\$8,550						
	J-JOHNS	\$4,050						
	BUILDING PERMITS	OWNER						
	DUST CONTROL PERMIT	\$2,000						
	PHOTOGRAPHS	\$2,250						
	SCHEDULING	\$2,850						
	LAP TOP	\$700						
	COPY MACHINE	\$1,500						
	OFFICE TRAILER FURNITURE	\$900						
	JOBSITE OFFICE SUPPLIES	\$1,575						
	OSHA REQUIRED DRINKING WATER	\$1,350						
	SAFETY & TEMPORARY SIGNAGE	\$2,275						
	TOTAL G.C.'S	\$268,225						
			1	2	3	4	5	6
BARRICADE ALLOWANCE	ALLOWANCE	\$25,000	1 ALLOWANCE	\$25,000	\$0	\$0	\$0	\$0
			1	2	3	4	5	6
FULL TIME ONSITE STREET SWEEPER ALLOWANCE	ALLOWANCE	\$70,000	1 ALLOWANCE	\$70,000	\$0	\$0	\$0	\$0
			1	2	3	4	5	6

PHASE B SUMMARY:
GMP PRICE PROPOSAL

1/10/2020



GENERAL CONDITIONS	\$278,279
BARRICADE ALLOWANCE	\$20,000
SURVEYING	\$5,700
DEMOLITION	\$51,975
CONCRETE	\$278,843
MASONRY	\$214,004
STRUCTURAL STEEL	\$640,724
ROUGH CARPENTRY	\$11,980
WATERPROOFING / FIRESTOPPING / JOINT SEALANTS	\$17,962
THERMAL INSULATION	\$35,090
TPO ROOFING	\$122,000
METAL WALL PANELS	\$304,000
METAL DOORS & FRAMES & DOOR HARDWARE	\$23,934
HANGAR DOORS	\$197,099
GLASS	\$49,432
METAL STUD FRAMING & GYPSUM BOARD	\$93,840
CERAMIC TILE / RESINOUS FLOORING / RESILIENT BASE & ACCESSORIES / CONCRETE SEALING	\$89,447
MOISTURE BARRIER ALLOWANCE	\$40,000
FRP PANELS	\$12,950
PAINTING	\$36,600
TOILET ACCESSORIES / FIRE EXTINGUISHERS & CABINETS / CORNER GUARDS	\$3,790
SIGNAGE	\$3,535
FIRE SPRINKLERS	\$54,500
PLUMBING	\$72,983
H V A C	\$42,100
ELECTRICAL	\$258,700
FIRE ALARM	\$4,499
SITWORK & ASPHALT PAVING	\$113,334
SPOILS HAUL OFF ALLOWANCE	\$7,500
TERMITE CONTROL	\$1,250
SITE UTILITIES	\$68,852
OVERHEAD & PROFIT	\$189,294
BONDS & INSURANCE	\$78,873
SALES TAX	\$205,384
TOTAL COST PHASE B	\$ 3,628,453

SDL North General Aviation Box Hangars
GMP#1 Revisions - Delta 1 & 2 Change Narrative
Associated Costs

2/12/2020

Design No.	Added Cost	Summary
1	No Cost Impact	All of this information was included with our GMP Price
2	No Cost Impact	This clarification does not change any scope of work.
3	\$ (360.00)	This is an added cost for Painting (see PHP Painting proposal), added costs for Hollow Metal Frames (see American Direct proposal) and deduct cost for Aluminum Frames (see Demers Glass proposal)
4	No Cost Impact	All of this information was included with our GMP Price
5	No Cost Impact	This clarification does not change any scope of work.
6		The narrative describes a future drawing to be issued. Any changes with the future drawing will be priced once the future drawing is issued. The narrative does not include a description of what proposed changes are coming
7	No Cost Impact	All of this information was included with our GMP Price
8	\$ 3,200.00	See proposal from Sonora Drywall
9	No Cost Impact	All of this information was included with our GMP Price
10	No Cost Impact	All of this information was included with our GMP Price
11	No Cost Impact	All of this information was included with our GMP Price
12	No Cost Impact	All of this information was included with our GMP Price
13	No Cost Impact	All of this information was included with our GMP Price
14	No Cost Impact	All of this information was included with our GMP Price
15	No Cost Impact	All of this information was included with our GMP Price
16	No Cost Impact	All of this information was included with our GMP Price
17	No Cost Impact	All of this information was included with our GMP Price
18	No Cost Impact	All of this information was included with our GMP Price
19	No Cost Impact	All of this information was included with our GMP Price

20	No Cost Impact	All of this information was included with our GMP Price
21		The narrative describes a future drawing to be issued. Any changes with the future drawing will be priced once the future drawing is issued. The narrative does not include a description of what proposed changes are coming
22	No Cost Impact	All of this information was included with our GMP Price
23	No Cost Impact	All of this information was included with our GMP Price
24	\$ 1,037.00	See proposal from Cruz Concrete (Installation of Bollards) and proposal from Lochert Steel (Furnishing of Bollards)
25	\$ 17,142.00	See proposal from AP Contracting (Perforated Drain Line behind Building A)
26	No Cost Impact	All of this information was included with our GMP Price
	\$ 2,245.00	Wood Framing Changes from Wood Preservative Treated Materials per specification to Fire Rated Lumber. See proposal from KS Building
	\$ 5,516.00	Upsize the hangar drain and pipe from 4" to 6". See proposal from Fiesta Plumbing
	\$ 37,137.00	Added Insulation per IECC requirements (City Review Comment). See proposal from Building Performance Specialist
	\$ 18,212.00	Added costs per City Review Comments (Civil Item #6 and #9). Changing from PVC to DIP and increasing sewer line size to 6". See proposal from AP Contracting.
	\$ -	City Comment Architectural #1. There is no design or narrative provided to resolve this issue. The variance will need to be applied for by the Design Team
	\$ 4,907.00	Sheet A555 Detail #4 - stair tread grating has been reduced to 1/2" Max opening. See proposal from Lochert Steel.
	\$ 25,750.00	Electrical changes per ASI#3. See proposal from EF Charles
	\$ 6,900.00	Changing the Interior Windows Frames from Hollow Metal (\$1,996.00) to Aluminum Thermally Broken Frames \$8,896.00 with upgraded Glass to be 1" Clear Insulated Low E
Subtotal	\$ 121,686.00	
	\$ 18,314.00	City Requested Increase
TOTAL	\$ 140,000.00	

PROJECT DESCRIPTION:	BUILDING B								
Time:	04:20 PM								
Date:	10-Jan-20								
SPEC	DESCRIPTION		SUBCONTRACTOR OPTIONS						
PROJECT DURATION ----->	270 DAYS								
01000	GENERAL CONDITIONS								
	SUPERINTENDENT #1	\$108,000							
	PROJECT MANAGER (PART TIME)	\$60,000							
	STREET SWEEPER DRIVER / ASSISTANT SUPERINTENDENT	\$57,600							
	OFFICE TRAILER	\$5,300							
	PHONE HOOK-UP	\$250							
	PHONE MONTHLY	\$2,700							
	TEMPORARY WATER HOOK-UP	OWNER							
	WATER FEE	OWNER							
	ELECTRIC FEE	OWNER							
	TEMP ELECTRIC HOOK UP	OWNER							
	TEMP FENCE	\$7,375							
	BLUELINES + SPECS	\$1,350							
	BLDG/SITE CLEANUP (DAILY & FINAL)	\$5,400							
	DUMPSTERS	\$8,550							
	J-JOHNS	\$4,050							
	BUILDING PERMITS	OWNER							
	DUST CONTROL PERMIT	\$2,000							
	PHOTOGRAPHS	\$3,024							
	SECURITY	\$0							
	SCHEDULING	\$3,175							
	LAP TOP	\$850							
	COPY MACHINE	\$1,650							
	OFFICE TRAILER FURNITURE	\$1,100							
	JOB SITE OFFICE SUPPLIES	\$1,755							
	OSHA REQUIRED DRINKING WATER	\$1,575							
	SAFETY & TEMPORARY SIGNAGE	\$2,575							
	TOTAL G.C.'S	\$278,279							
			1	2	3	4	5	6	
BARRICADE ALLOWANCE	ALLOWANCE	1 ALLOWANCE							
	\$20,000	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			1	2	3	4	5	6	
SURVEYING	EPS GROUP	1 EPS GROUP	MS DEVELOPMENT	HARVEY LAND	HERSEY AERNI	KILO GEOMATIX			
	\$5,700	\$5,700	\$6,750	\$10,000	\$11,500	\$14,500			\$0

083416	HANGAR DOORS	MIDLAND DOOR	1	MIDLAND DOOR	RALPH WILKENS	COOKSON DOOR	DH PACE		
		\$197,099		\$197,099	\$214,842	\$229,256	\$245,803	\$0	\$0
				1	2	3	4	5	6
	GLASS	DEMERS GLASS	1	DEMERS GLASS	JO NIC GLASS	ARIZONA GLASS	J26 GLASS	SIERRA GLASS	
		\$49,432		\$49,432	\$50,950	\$55,000	\$61,000	\$64,500	\$0
				1	2	3	4	5	6
054000	COLD FORMED METAL FRAMING	SONORA DRYWALL	1	SONORA DRYWALL	EXTREME DRYWALL	SILVER STAR	ALL STATE	SIERRA DRYWALL	
092216	NON STRUCTURAL METAL FRAMING	\$93,840		\$93,840	\$99,005	\$121,000	\$124,000	\$125,000	\$0
092916	GYPNUM BOARD								
				1	2	3	4	5	6
093013	CERAMIC TILING	WHOLESALE FLOORS	1	WHOLESALE FLOORS	IFS FLOORING	EXPRESS FLOORING	INTERIOR WORX	ENVISION FLOORING	
096723	RESINOUS FLOORING	\$89,447		\$89,447	\$92,115	\$94,023	\$100,340	\$364,810	\$0
096513	RESILIENT BASE & ACCESSORIES								
033900	CONCRETE SEALING								
				1	2	3	4	5	6
	MOISTURE BARRIER ALLOWANCE	ALLOWANCE	1	ALLOWANCE					
		\$40,000		\$40,000	\$0	\$0	\$0	\$0	\$0
				1	2	3	4	5	6
097720	FIBERGLASS REINFORCED WALL PANELS	NW FLOOR	1	NW FLOOR	PARTITIONS & ACCESSORIES				
		\$12,950		\$12,950	\$27,034	\$0	\$0	\$0	\$0
				1	2	3	4	5	6
098100	PAINTING	PHP PAINTNG	1	PHP PAINTNG	GANADO PAINTING	CROUT & HELLER	ALL STATE	SILVER STAR	
071900	WATER REPELLENTS	\$36,600		\$36,600	\$41,400	\$35,585	\$45,000	\$42,500	\$0
				1	2	3	4	5	6
102800	TOILET & BATH ACCESSORIES	ARIZONA WASHROOM	1	ARIZONA WASHROOM	BEACH PRODUCTS	PARTITIONS & ACCESSORIES			
088300	MIRRORS	\$3,790		\$3,790	\$4,355	\$5,921	\$0	\$0	\$0
104413	FIRE EXTINGUISHERS								
102800	WALL & DOOR PROTECTION								
				1	2	3	4	5	6
	SIGNAGE	SMITHCRAFT	1	SMITHCRAFT	AIRPARK SIGNS	PRECISE SIGNS	SIGNSOURCE		
		\$3,535		\$3,535	\$3,900	\$4,000	\$4,350	\$0	\$0
				1	2	3	4	5	6
	FIRE SPRINKLERS	USA FIRE	1	USA FIRE	RYAN FIRE	ARIZONA FIRE	WESTERN STATES	SUMMIT	
		\$54,500		\$54,500	\$58,950	\$65,500	\$79,800	\$78,600	\$0
				1	2	3	4	5	6
220000	PLUMBING	FIESTA PLUMBING	1	FIESTA PLUMBING	JW CLARK PLUMBING	ABOVE ALL	KARBER CORPORATION	RYAN MECHANICAL	
		\$72,983		\$72,983	\$82,310	\$99,720	\$118,907	\$128,170	\$0
				1	2	3	4	5	6
230000	H V A C	ARCTIC AIR	1	ARCTIC AIR	DESERT BREEZE	SWISHER AC	NORTHERN AZ	JD SUN	CALAWAY HEATING

089000	LOUVERS & VENTS	\$42,100	\$42,100	\$51,300	\$44,587	\$69,883	\$77,100	\$91,031
			1	2	3	4	5	6
260000	ELECTRICAL	EF CHARLES \$258,700	1 EF CHARLES \$258,700	HAWKEYE \$255,510	EFFICIENT ELECTRIC \$276,000	RURAL ELECTRIC \$341,200	ALVARADO ELECTRIC \$246,304	
			1	2	3	4	5	6
284600	FIRE ALARM	SAN TAN \$4,499	1 SAN TAN \$4,499	SIGNAL ONE \$10,200	JOHNSON CONTROLS \$13,565	LVC COMPANIES \$26,036	A F S \$30,000	\$0
			1	2	3	4	5	6
	SITework & ASPHALT PAVING	S&S PAVING \$113,334	1 S&S PAVING \$113,334	YOUNG SWENSON \$150,897	ACE ASPHALT \$159,620	MARK'S VALLEY GRADING \$161,114	GRAEF CONSTRUCTION \$174,417	\$0
			1	2	3	4	5	6
	SPOILS HAUL OFF ALLOWANCE	ALLOWANCE \$7,500	1 ALLOWANCE \$7,500		\$0	\$0	\$0	\$0
			1	2	3	4	5	6
	TERMITE CONTROL	INDUSTRIAL TERMITE \$1,250	1 INDUSTRIAL TERMITE \$1,250	BIO CHEM \$1,450	CONTRACTOR'S TERMIT \$1,837	BILL'S TERMITE \$2,090	\$0	\$0
			1	2	3	4	5	6
	SITE UTILITIES	AP CONTRACTING \$68,852	1 AP CONTRACTING \$68,852	REDPOINT CONTRACTING \$70,339	JUAREZ CONTRACTING \$122,985	B&F CONTRACTING \$78,950	APACHE PIPELINES \$82,175	\$0
	DIRECT COST	\$3,154,902						
	OVERHEAD & PROFIT	\$189,294						
	BONDS & INSURANCE	\$78,873						
	SALES TAX	\$205,364						
	TOTAL PHASE B	\$3,628,453						

4. List of Plans and Specifications used for the GMP Proposal

- 1.) Plans: Plans issued by DWL Architects for this GMP proposal are based on the drawing index on the following page.
- 2.) Specifications: Specifications used for the GMP are dated December 12, 2019 from DWL Architects.
- 3.) No Addenda were issued by the City of Scottsdale for this project.

DRAWING INDEX

Exhibit C, page 22 of 359

△REV.	ISSUE DATE	SHEET	GENERAL	△REV.	ISSUE DATE	SHEET	STRUCTURAL
	12/12/19	G000	COVER SHEET		12/12/19	S000	GENERAL NOTES
	12/12/19	G001	PROJECT NARRATIVES		12/12/19	S100	PARTIAL FOUNDATION PLAN
	12/12/19	G002	DRAWING INDEX & PROJECT INFORMATION		12/12/19	S101	PARTIAL FOUNDATION PLAN
	12/12/19	G003	SYMBOLS AND ABBREVIATIONS		12/12/19	S102	PARTIAL FOUNDATION PLAN
	12/12/19	G004	CODE ANALYSIS		12/12/19	S103	PARTIAL FOUNDATION PLAN
	12/12/19	G005	CODE ANALYSIS		12/12/19	S104	PARTIAL FOUNDATION PLAN
	12/12/19	G006	CODE PLANS		12/12/19	S105	PARTIAL FOUNDATION PLAN
	12/12/19	G007	CODE SITE PLAN		12/12/19	S200	PARTIAL SECOND FLOOR FRAMING PLAN
			SITE UTILITIES		12/12/19	S201	PARTIAL SECOND FLOOR FRAMING PLAN
	12/12/19	WS1	COVER SHEET		12/12/19	S202	PARTIAL SECOND FLOOR FRAMING PLAN
	12/12/19	WS2	INDEX SHEET		12/12/19	S203	PARTIAL SECOND FLOOR FRAMING PLAN
	12/12/19	WS3	WATER & SEWER PLAN		12/12/19	S204	PARTIAL SECOND FLOOR FRAMING PLAN
	12/12/19	WS4	WATER & SEWER PLAN		12/12/19	S205	PARTIAL SECOND FLOOR FRAMING PLAN
	12/12/19	WS5	WATER & SEWER PLAN		12/12/19	S300	PARTIAL ROOF FRAMING PLAN
	12/12/19	APS-1	APS PRIMARY DETAIL		12/12/19	S301	PARTIAL ROOF FRAMING PLAN
	12/12/19	COMM-1	COMMUNICATION DETAIL		12/12/19	S302	PARTIAL ROOF FRAMING PLAN
			CIVIL		12/12/19	S303	PARTIAL ROOF FRAMING PLAN
	12/12/19	G-021	SURVEY CONTROL PLAN		12/12/19	S304	PARTIAL ROOF FRAMING PLAN
	12/12/19	G-081	CONSTRUCTION SAFETY & PHASING PLAN		12/12/19	S305	PARTIAL ROOF FRAMING PLAN
	12/12/19	B-051	SOIL BORING LOG		12/12/19	S400	ENLARGED PLANS
	12/12/19	B-052	SOIL BORING LOG		12/12/19	S401	ENLARGED PLANS AND BUILDING SECTIONS
	12/12/19	C-021	EROSION CONTROL PLAN		12/12/19	S500	SCHEDULES, SECTIONS AND DETAILS
	12/12/19	C-051	DEMOLITION PLAN GMP 1		12/12/19	S501	SECTIONS AND DETAILS
	12/12/19	C-052	DEMOLITION PLAN GMP 2		12/12/19	S502	SECTIONS AND DETAILS
	12/12/19	C-101	GRADING AND DRAINAGE PLAN GMP 1		12/12/19	S503	SECTIONS AND DETAILS
	12/12/19	C-102	GRADING AND DRAINAGE PLAN GMP 2		12/12/19	S504	SECTIONS AND DETAILS
	12/12/19	C-103	GMP 1 TRANSITION PLAN		12/12/19	S505	SECTIONS AND DETAILS
	12/12/19	C-201	PAVEMENT ELEVATION PLAN GMP 1		12/12/19	M-000	MECHANICAL NOTES AND SYMBOLS
	12/12/19	C-202	PAVEMENT ELEVATION PLAN GMP 2		12/12/19	M-100	MECHANICAL SCHEDULES
	12/12/19	C-301	TYPICAL SECTIONS		12/12/19	M-201	MECHANICAL BUILDING A FLOOR PLANS SECTOR 1 & 2
	12/12/19	C-900	CROSS SECTION LAYOUT PLAN		12/12/19	M-202	MECHANICAL BUILDING A/B FLOOR PLANS SECTOR 3 & 4
	12/12/19	C-901	PROFILE SHEET		12/12/19	M-203	MECHANICAL BUILDING B FLOOR PLAN SECTOR 5 & 6
	12/12/19	C-902	PROFILE SHEET		12/12/19	M-211	MECHANICAL BUILDING A FLOOR PLANS SECTOR 1 & 2
	12/12/19	C-903	CROSS SECTIONS GMP 1		12/12/19	M-212	MECHANICAL BUILDING A/B FLOOR PLANS SECTOR 3 & 4
	12/12/19	C-904	CROSS SECTIONS GMP 2		12/12/19	M-213	MECHANICAL BUILDING B FLOOR PLANS SECTOR 5 & 6
			ARCHITECTURAL		12/12/19	M-221	MECHANICAL BUILDING A ROOF PLANS SECTOR 1 & 2
	12/12/19	A002	EXISTING BUILDING DEMOLITION PLANS		12/12/19	M-222	MECHANICAL BUILDING A/B ROOF PLANS SECTOR 3 & 4
	11/07/19	A003	EXISTING BUILDING MODIFICATION PLANS		12/12/19	M-223	MECHANICAL BUILDING B ROOF PLANS SECTOR 5 & 6
	12/12/19	A004	EXISTING BUILDING MODIFICATION		12/12/19	M-400	MECHANICAL DETAILS
	12/12/19	A020	OVERALL ARCHITECTURAL SITE PLAN				
	12/12/19	A050	ENLARGED ARCHITECTURAL SITE PLANS				
	12/12/19	A110	OVERALL BUILDING A REFERENCE PLANS				
	12/12/19	A120	ENLARGED UNIT APRON LEVEL FLOOR PLAN				
	12/12/19	A121	ENLARGED UNIT SECOND LEVEL FLOOR PLAN		12/12/19	E-001	ELECTRICAL COVER SHEET
	12/12/19	A122	ENLARGED UNIT REFLECTED CEILING PLAN		12/12/19	E-201	ELECTRICAL BUILDING A POWER PLANS SECTOR 1 & 2
	12/12/19	A123	ENLARGED UNIT ROOF PLAN		12/12/19	E-202	ELECTRICAL BUILDING A/B POWER PLANS SECTOR 3 & 4
	12/12/19	A124	ENLARGED UNIT EXTERIOR ELEVATIONS		12/12/19	E-203	ELECTRICAL BUILDING B POWER PLAN SECTOR 5 & 6
	12/12/19	A200	APRON LEVEL PLAN-SECTORS 1 & 2		12/12/19	E-211	ELECTRICAL BUILDING A ROOF PLANS SECTOR 1 & 2
	12/12/19	A201	APRON LEVEL PLAN-SECTORS 3 & 4		12/12/19	E-212	ELECTRICAL BUILDING A/B ROOF PLANS SECTOR 3 & 4
	12/12/19	A202	APRON LEVEL PLAN-SECTORS 5 & 6		12/12/19	E-213	ELECTRICAL BUILDING B ROOF PLANS SECTOR 5 & 6
	12/12/19	A203	SECOND LEVEL PLAN-SECTORS 1 & 2		12/12/19	E-301	ELECTRICAL BUILDING A LIGHTING PLAN SECTOR 1 & 2
	12/12/19	A204	SECOND LEVEL PLAN-SECTORS 3 & 4		12/12/19	E-302	ELECTRICAL BUILDING A/B LIGHTING PLANS SECTOR 3 & 4
	12/12/19	A205	SECOND LEVEL PLAN-SECTORS 5 & 6		12/12/19	E-303	ELECTRICAL BUILDING B LIGHTING PLANS SECTOR 5 & 6
	12/12/19	A220	ROOF PLAN-SECTORS 1 & 2		12/12/19	E-401	ELECTRICAL BUILDING A MEZZANINE LEVEL PLANS
	12/12/19	A221	ROOF PLAN-SECTORS 3 & 4		12/12/19	E-501	ELECTRICAL SCHEDULES AND DETAILS
	12/12/19	A222	ROOF PLAN-SECTORS 5 & 6		12/12/19	E-502	ELECTRICAL BUILDING A - PANELBOARD SCHEDULES
	12/12/19	A240	WALL/FLOOR/CEILING ASSEMBLIES		12/12/19	E-503	ELECTRICAL BUILDING B - PANELBOARD SCHEDULES
	12/12/19	A241	WALL ASSEMBLIES		12/12/19	E-601	ELECTRICAL ONE-LINE DIAGRAM AND CALCULATIONS
	12/12/19	A300	REFLECTED CEILING PLAN-SECTORS 1 & 2				
	12/12/19	A301	REFLECTED CEILING PLAN-SECTOR 3 & 4				
	12/12/19	A302	REFLECTED CEILING PLAN-SECTORS 5 & 6				
	12/12/19	A400	FRONT ELEVATION-SECTORS 1, 2 & 3				
	12/12/19	A401	FRONT ELEVATION-SECTORS 4, 5 & 6		12/12/19	FP-001	FIRE PROTECTION COVER SHEET
	12/12/19	A402	BACK ELEVATION-SECTORS 1, 2 & 3		12/12/19	FP-201	FIRE PROTECTION BUILDING A SECTOR 1 & 2
	12/12/19	A403	BACK ELEVATION-SECTORS 4, 5 & 6		12/12/19	FP-202	FIRE PROTECTION BUILDING A/B SECTOR 3 & 4
	12/12/19	A404	EAST & WEST END ELEVATIONS-SECTORS 1, 3 & 6		12/12/19	FP-203	FIRE PROTECTION BUILDING B SECTOR 5 & 6
	12/12/19	A500	BUILDING SECTIONS & ELEVATIONS		12/12/19	FP-204	FIRE PROTECTION BUILDINGS A MEZZANINE LEVEL PLANS
	12/12/19	A501	BUILDING SECTIONS & ELEVATIONS				
	12/12/19	A502	BUILDING SECTIONS				
	12/12/19	A550	PLAN & SECTION DETAILS				
	12/12/19	A551	PLAN & SECTION DETAILS				
	12/12/19	A552	PLAN & SECTION DETAILS				
	12/12/19	A553	BUILDING DETAILS				
	12/12/19	A554	BUILDING DETAILS				
	12/12/19	A555	STAIR DETAILS				
	12/12/19	A650	ENLARGED RESTROOM PLANS & ELEVATIONS				
	12/12/19	A670	ENLARGED STOREROOM PLANS				
	12/12/19	A680	FINISHES AND STORAGE ELEVATION				
	12/12/19	A701	DOOR & WINDOW DETAILS				

Specifications
DWL Architects Project No. 1723.00
dated 12/12/19

5. List of Clarifications and Assumptions

See Attached pages.

Clarifications:

1. This proposal was priced with Level 4 smooth textured drywall finish.
2. This proposal was priced with wall type P3 metal stud framing with 1.5" hat channel @ 5' on center in lieu of 1.5"x1.5" CEE stud above wall panels.
3. The Fire alarm system was priced based off an email from Mark Fulks dated January 8, 2020. The system is monitoring the riser only with no devices thru out the buildings.
4. This proposals includes the (25) RFIs submitted and answered.
5. This proposal excludes any water meters.
6. This proposal excludes any Building Permit or Development fees.
7. This proposal excludes any hard dig conditions.
8. This proposal excludes any new landscaping or landscape repairs.
9. This proposal excludes any barricades other than the low-profile type called out in the specifications and plans and proposed as 4' between each and (1) light on each.
10. This proposal excludes any slurry backfill of utilities.
11. This proposal includes a \$25,000 allowance for all temporary barricades required for the project. Any unused portion of this allowance will be returned to the City of Scottsdale.
12. This proposal includes a \$70,000 allowance for a full time rental of a street sweeper. Any unused portion of this allowance will be returned to the City of Scottsdale.
13. This proposal includes a \$140,000 allowance for any permit review comments. Any unused portion of this allowance will be returned to the City of Scottsdale.
14. This proposal includes a \$40,000 allowance for a moisture barrier if the moisture content exceeds the manufacturer's requirements at the time of application for the Resinous Flooring. Any unused portion of this allowance will be returned to the City of Scottsdale.
15. This proposal includes the Southwest Epoxy product (see attached specifications) in lieu of the basis or design product "Diamond Stone".
16. This proposal includes Daltile 2"x2" proposed as for Daltile 3"x3" is not available.
17. This proposal excludes any permanent fall arrest / restraint protection on the roof.
18. This proposal excludes sheet WSI keynotes 16, 17 & 21.
19. Plan sheet WS1 calls for (4) fire hydrants but only shows (2) to be installed. This proposal includes (2) – (1) for Building A and (1) for Building B.
20. This proposal includes erosion control as shown on sheet C-021 only.
21. Any equipment called out to be salvaged on sheet C-051 will be stockpiled onsite for the City of Scottsdale. No relocation is included.
22. This proposal excludes any asbestos abatement or hazardous materials removal.
23. This proposal excludes removing the existing restroom floor shown on sheet A002.
24. This proposal excludes any new work inside the existing restrooms or wash bay.
25. This proposal excludes any materials testing or special structural inspections.
26. This proposal excludes any duct smoke detectors.
27. This proposal includes a Street Sweeper onsite.
28. This proposal excludes any pipe drainage as shown on sheet A550 detail #1.
29. This proposal includes Rain gutter collector, rain gutters and down spouts proposed as 24 gauge galvanized with 20yr Kynar standard finish.

30. This proposal excludes the removal of unknown underground, abandoned conduits, utilities, duct banks, vaults, or structures found during excavation.
31. This proposal includes the 2' insulated wall panels proposed as 24 gauge outside & 26 gauge inside.
32. This proposal includes solid grouting the masonry walls in lieu of using core fill insulation.
33. This proposal excludes removing & replacing any asphalt pavement other than what is shown on sheets C051 & C052.
34. All Temporary Power and Water will be supplied by the City of Scottsdale at no expense.
35. This proposal includes Midland Hangar Doors folds in-lieu of Schweiss Hangar Doors.
36. This proposal includes setting the Construction Trailer just west of the existing bay wash.
37. This proposal includes all Roof top units proposed as Trane in lieu of Goodman.
38. This proposal includes Split systems proposed as .75-ton units.
39. This proposal includes all Ceiling grid / tile proposed as Armstrong Cortege tile # 749 2'x4' in white grid.
40. This proposal includes Apron lights shown to be removed but power maintained on sheets C051 & C052 per email dated 12-31-19 these lights will be off for the duration of construction.
41. This proposal includes door and window frames 16 gauge fully welded frames.
42. This proposal includes door panels to be 18 gauge cold rolled steel honeycomb cores.
43. This proposal includes door hardware to be BEST levers.
44. This proposal excludes any electrified hardware.
45. This proposal requires that all CAD files be provided to Sun Eagle at no expense.
46. This proposal includes re-striping of disturbed striping, no restriping of existing undisturbed striping.

SDL North General Aviation Box Hangars
GMP#1 Revisions - Delta 1 & 2 Change Narrative
Associated Costs

2/12/2020

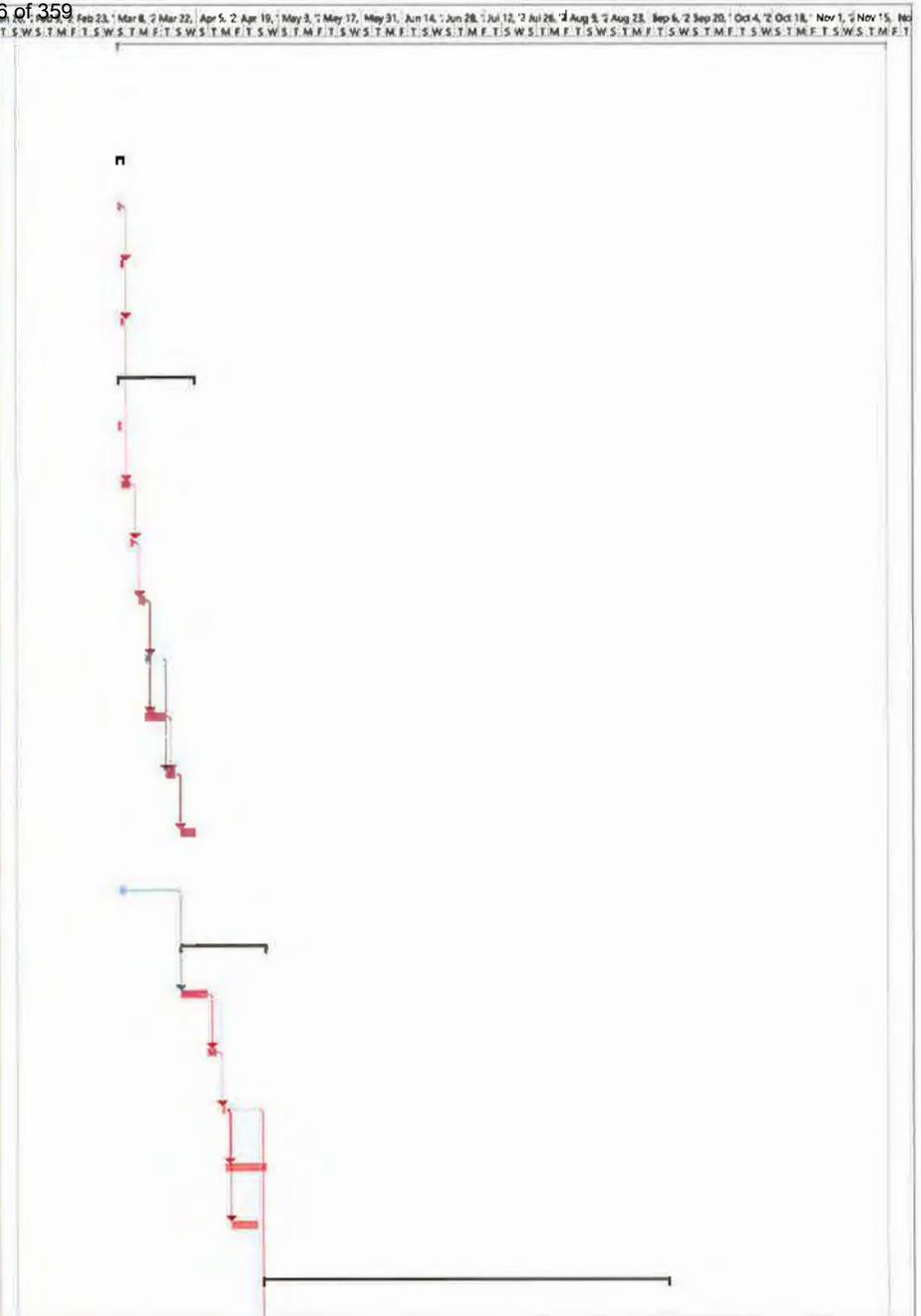
Design No.	Added Cost	Summary
1	No Cost Impact	All of this information was included with our GMP Price
2	No Cost Impact	This clarification does not change any scope of work.
3	\$ (360.00)	This is an added cost for Painting (see PHP Painting proposal), added costs for Hollow Metal Frames (see American Direct proposal) and deduct cost for Aluminum Frames (see Demers Glass proposal)
4	No Cost Impact	All of this information was included with our GMP Price
5	No Cost Impact	This clarification does not change any scope of work.
6		The narrative describes a future drawing to be issued. Any changes with the future drawing will be priced once the future drawing is issued. The narrative does not include a description of what proposed changes are coming
7	No Cost Impact	All of this information was included with our GMP Price
8	\$ 3,200.00	See proposal from Sonora Drywall
9	No Cost Impact	All of this information was included with our GMP Price
10	No Cost Impact	All of this information was included with our GMP Price
11	No Cost Impact	All of this information was included with our GMP Price
12	No Cost Impact	All of this information was included with our GMP Price
13	No Cost Impact	All of this information was included with our GMP Price
14	No Cost Impact	All of this information was included with our GMP Price
15	No Cost Impact	All of this information was included with our GMP Price
16	No Cost Impact	All of this information was included with our GMP Price
17	No Cost Impact	All of this information was included with our GMP Price
18	No Cost Impact	All of this information was included with our GMP Price
19	No Cost Impact	All of this information was included with our GMP Price

20	No Cost Impact	All of this information was included with our GMP Price
21		The narrative describes a future drawing to be issued. Any changes with the future drawing will be priced once the future drawing is issued. The narrative does not include a description of what proposed changes are coming
22	No Cost Impact	All of this information was included with our GMP Price
23	No Cost Impact	All of this information was included with our GMP Price
24	\$ 1,037.00	See proposal from Cruz Concrete (Installation of Bollards) and proposal from Lochert Steel (Furnishing of Bollards)
25	\$ 17,142.00	See proposal from AP Contracting (Perforated Drain Line behind Building A)
26	No Cost Impact	All of this information was included with our GMP Price
	\$ 2,245.00	Wood Framing Changes from Wood Preservative Treated Materials per specification to Fire Rated Lumber. See proposal from KS Building
	\$ 5,516.00	Upsize the hangar drain and pipe from 4" to 6". See proposal from Fiesta Plumbing
	\$ 37,137.00	Added Insulation per IECC requirements (City Review Comment). See proposal from Building Performance Specialist
	\$ 18,212.00	Added costs per City Review Comments (Civil Item #6 and #9). Changing from PVC to DIP and increasing sewer line size to 6". See proposal from AP Contracting.
	\$ -	City Comment Architectural #1. There is no design or narrative provided to resolve this issue. The variance will need to be applied for by the Design Team
	\$ 4,907.00	Sheet A555 Detail #4 - stair tread grating has been reduced to 1/2" Max opening. See proposal from Lochert Steel.
	\$ 25,750.00	Electrical changes per ASI#3. See proposal from EF Charles
	\$ 6,900.00	Changing the Interior Windows Frames from Hollow Metal (\$1,996.00) to Aluminum Thermally Broken Frames \$8,896.00 with upgraded Glass to be 1" Clear Insulated Low E
Subtotal	\$ 121,686.00	
	\$ 18,314.00	City Requested Increase
TOTAL	\$ 140,000.00	

7. Construction Schedule

See Attached pages.

ID	Critical	Task Name	Duration	Start	End
0	Yes	CP Scottsdale Airport North General Aviation Box Hangars Construction Schedule 370 01.08.2020		Mon 3/9/20	Wed 11/25/20
1	Yes	Mobilization	2 days	Mon 3/9/20	Tue 3/10/20
2	Yes	Set up Site Office (Trailers)	1 day	Mon 3/9/20	Mon 3/9/20
3	Yes	Install Temporary Power	1 day	Tue 3/10/20	Tue 3/10/20
4	Yes	Install Temporary Water	1 day	Tue 3/10/20	Tue 3/10/20
5	Yes	Demolition	20 days	Mon 3/9/20	Fri 4/3/20
6	Yes	Survey Asphalt Demo	1 day	Mon 3/9/20	Mon 3/9/20
7	Yes	Make Safe Pilots Lounge for demo	3 days	Tue 3/10/20	Thu 3/12/20
8	Yes	Install SWPPP	1 day	Fri 3/13/20	Fri 3/13/20
9	Yes	Demo Pilots Lounge	2 days	Mon 3/16/20	Tue 3/17/20
10	No	Demo Tie downs and light poles with bases	2 days	Wed 3/18/20	Thu 3/19/20
11	Yes	Demo Fencing and Gunnite	5 days	Wed 3/18/20	Tue 3/24/20
12	Yes	Demo asphalt and haul off	3 days	Wed 3/25/20	Fri 3/27/20
13	Yes	Demo Sewerline demo complete	5 days	Mon 3/30/20	Fri 4/3/20
14	No	Set Temp Fencing	2 days	Mon 3/9/20	Tue 3/10/20
15	Yes	Utilities	21 days	Mon 3/30/20	Mon 4/27/20
16	Yes	Rough grade site over excavate and fill back up	7 days	Mon 3/30/20	Tue 4/7/20
17	Yes	Haul in top 12 inches good dirt	3 days	Wed 4/8/20	Fri 4/10/20
18	Yes	Building Pad Complete	1 day	Mon 4/13/20	Mon 4/13/20
19	Yes	Install Wet Utilities	10 days	Tue 4/14/20	Mon 4/27/20
20	Yes	Install APS and Comm	7 days	Thu 4/16/20	Fri 4/24/20
21	Yes	Concrete and Masonry	102 days	Mon 4/27/20	Fri 9/11/20



Project: CP Scottsdale Airport North General Aviation Box

Task: Sp/R Milestone

Summary: Project Summary Inactive Task

Inactive Milestone: Inactive Summary Menu Task

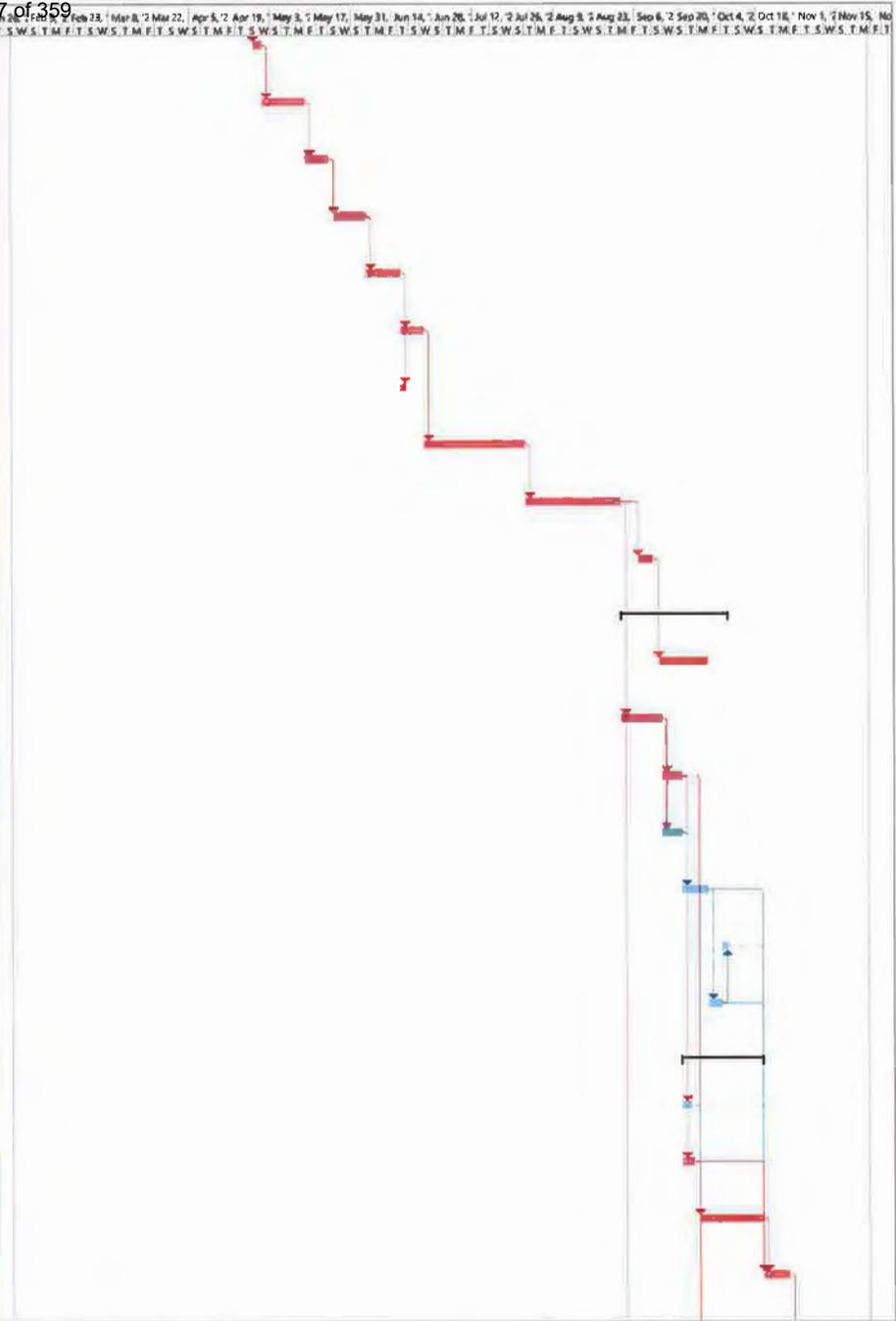
Duration-only: Manual Summary Rollup Manual Summary

Start-only: Finish-only External Task

External Milestone: Deadline Critical

Critical Split: Progress Manual Progress

ID	Critical	Task Name	Duration	Start	End
22	Yes	Dig Footers	3 days	Mon 4/27/20	Wed 4/29/20
23	Yes	Rebar install / inspect and pour footers	11 days	Thu 4/30/20	Thu 5/14/20
24	Yes	Masonry Stem Wall inspect and grout	6 days	Fri 5/15/20	Fri 5/22/20
25	Yes	Underground Plumbing and Electric	9 days	Mon 5/25/20	Thu 6/4/20
26	Yes	Prep and Pour floor slabs	9 days	Fri 6/5/20	Tue 6/16/20
27	Yes	Floor Slab Cure Time	7 days	Wed 6/17/20	Wed 6/24/20
28	Yes	Deliver Door Frames	2 days	Wed 6/17/20	Thu 6/18/20
29	Yes	Masonry Walls	5 wks	Thu 6/25/20	Wed 7/29/20
30	Yes	Electric in masonry walls	23 days	Thu 7/30/20	Mon 8/31/20
31	Yes	Plumbing in walls	5 days	Mon 9/7/20	Fri 9/11/20
32	Yes	Interior Steel Structures	27 days	Tue 9/1/20	Wed 10/7/20
33	Yes	Red Iron Columns and Beams	2.6 wks	Mon 9/14/20	Wed 9/30/20
34	Yes	Building Trusses	2 wks	Tue 9/1/20	Mon 9/14/20
35	Yes	Sheet Roof	5 days	Tue 9/15/20	Mon 9/21/20
36	No	Detail Red Iron / install stairs and handrails	5 days	Tue 9/15/20	Mon 9/21/20
37	No	Frame Interior Walls	7 days	Tue 9/22/20	Wed 9/30/20
38	No	Sheet Mezzanine Floors	2 days	Tue 10/6/20	Wed 10/7/20
39	No	Pour Mezzanine Floors	3 days	Thu 10/1/20	Mon 10/5/20
40	Yes	Roof	20 days	Tue 9/22/20	Mon 10/19/20
41	No	Roof Penetrations	3 days	Tue 9/22/20	Thu 9/24/20
42	Yes	Wood Backing on Roof	4 days	Tue 9/22/20	Fri 9/25/20
43	Yes	Roofing	16 days	Mon 9/28/20	Mon 10/19/20
44	Yes	Install Bi-Fold Doors	7 days	Tue 10/20/20	Wed 10/28/20



Project: CP Scottsdale Airport North General Aviation Bldg

Task Spine: Task Summary: Inactive Milestone: Inactive Summary: Manual Task: Duration-only: Manual Summary: Start-only: Finish-only: External Task: External Milestone: Deadline: Critical: Critical Split: Progress: Manual Progress:

ID	Critical	Task Name	Duration	Start	End
45	No	Exterior Painting	7 days	Tue 9/1/20	Wed 9/9/20
46	Yes	Drywall and taping	6 days	Thu 10/8/20	Thu 10/15/20
47	Yes	Sheet building front	10 days	Thu 10/29/20	Wed 11/11/20
48	Yes	Insulate walls and ceilings	8 days	Mon 9/28/20	Wed 10/7/20
49	Yes	Sheet interior dividing walls	2 days	Thu 10/8/20	Fri 10/9/20
50	Yes	Set windows and frames in Bi-fold Doors	2 days	Thu 10/29/20	Fri 10/30/20
51	Yes	Set Louvers in Bi-fold doors	2 days	Thu 10/29/20	Fri 10/30/20
52	Yes	Finishes	25 days	Fri 10/16/20	Thu 11/19/20
53	Yes	Interior Painting	10 days	Fri 10/16/20	Thu 10/29/20
54	No	Install tile in bathrooms	10 days	Fri 10/16/20	Thu 10/29/20
55	No	FRP Install	5 days	Fri 10/30/20	Thu 11/5/20
56	Yes	Epoxy Flooring	15 days	Fri 10/30/20	Thu 11/19/20
57	No	Electrical Trim	8 days	Fri 10/30/20	Tue 11/10/20
58	No	Plumbing Trim	5 days	Fri 10/30/20	Thu 11/5/20
59	No	HVAC Trim	5 days	Fri 10/30/20	Thu 11/5/20
60	No	Hang Doors and Hardware	2 days	Fri 10/30/20	Mon 11/2/20
61	No	Paint Doors	2 days	Tue 11/3/20	Wed 11/4/20
62	No	Grade, ABC, and Pave	5 days	Thu 9/10/20	Wed 9/16/20
63	Yes	Final Inspections	3 days	Fri 11/20/20	Tue 11/24/20
64	Yes	Punch List	1 day	Wed 11/25/20	Wed 11/25/20



Project: CP Scottsdale Airport North General Aviation Bldg

Task Split Milestone

Summary Project Summary Inactive Task

Inactive Milestone Inactive Summary Manual Task

Duration-only Manual Summary Manual Summary

Start-only Finish-only External Tasks

External Milestone Deadline Critical

Critical Split Progress Manual Progress



**AIRPORT GENERAL AVIATION
EXECUTIVE BOX HANGAR
PROJECT LOCATION**





COMMISSION ACTION REPORT

Discussion and input regarding Airport and Airpark Aeronautical Business Permit Additions, Cancellations, and Revocations

Agenda Item No.: 5

Meeting Date: 02/19/20

Staff Contact: Carmen Williams,
Aviation Finance & Administration
Manager

Phone: (480) 312-8475

INFORMATION

Review of Airport and Airpark permittees and major tenant Aeronautical Business Permit additions, cancellations, and revocations.

PURPOSE

Per the request of the Airport Advisory Commission, a report will be provided as needed indicating additions, cancellations, and revocations of Aeronautical Business Permits.

KEY CONSIDERATIONS

- Attached are the current lists of Airport and Airpark permittees.
- List provides what type of aeronautical activity the business is conducting and the contact information.
- Any additions, cancellations, suspensions, and revocations will be highlighted on the list.

Attachment(s):
1. Current Airport Permittee List by Category
2. Current Airpark Permittee List by Category

AIRPORT AERONAUTICAL BUSINESS PERMITS & TENANTS

FEBRUARY 2020

AIRCRAFT CHARTER, SALES & MANAGEMENT					
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE	FAX
ALANTE AIR CHARTER	AIRCRAFT CHARTER/MANAGEMENT	RASC	RYAN HAMILTON	605-593-8960	
AMERICAN FLIGHT SUPPORT, LLC	AIRCRAFT CHARTER BROKERAGE	RASC	MIKE AABY JR.	888-245-4017	701-540-0234
ASI CHARTER INC. dba PEAK MEDEVAC INTL	AIRCRAFT CHARTER	RASC	EUGENE HAGGAN	720-649-0600	720-649-0800
AVIATION RESOURCE GROUP dba AERODYNE FLIGHT CENTER	AIRCRAFT SALES	ACC	DOUG COX	480-359-7979	
BUSINESS AIRCRAFT MANAGEMENT dba EXECUTIVE AIRCRAFT SERVICES	AIRCRAFT CHARTER/SALES/MANAGEMENT	SFS	GORDON JOHNSON	480-905-8659	480-905-9365
ELITE FLIGHT JETS	AIRCRAFT CHARTER	SFS	CHARLES LAPMARDO	480-305-0911	
EMPIRE AVIATION	AIRCRAFT SALES	ACC	GARY WRIGHT	480-659-0808	480-659-0363
FLY DENALI dba ALASKAZONA ADVENTURES	AIRCRAFT CHARTER	RA	ERIC ROVEY	623-203-7580	
GEMINI AIR GROUP	AIRCRAFT CHARTER/MANAGEMENT	GEM	TIMOTHY CARPAY	480-991-5387	480-991-3373
G.G.R. AVIATION	AIRCRAFT MANAGEMENT	SFS	GUY MILANOVITS	480-614-1166	
J&S AVIATION	AIRCRAFT MANAGEMENT	MOBILE	SEAN FOWLER	480-241-9437	623-780-8484
JET FLEET, LLC	AIRCRAFT SALES	ABC	STEVE GAGE	480-286-0029	
JET PROS, LLC	AIRCRAFT CHARTER/BROKERAGE/MANAGEMENT	MOBILE	MARGARET PIONTEK	480-444-2452	480-575-9920
JOHN HOPKINSON & ASSOCIATES	AIRCRAFT SALES	SFS	CHRISTINA HOPKINSON	403-637-2250	
MAINE AVIATION AIRCRAFT CHARTER, LLC dba MAC JET CENTER	AIRCRAFT CHARTER	RANC	ALYSAN CARUSO	207-780-1811	
ROSS AVIATION - CHARTER	AIRCRAFT CHARTER	RASC	RICK WIELEBSKI	480-948-2400	480-948-3874
PACIFIC AIR CENTER	AIRCRAFT SALES	RASC	BRIAN MACKIN	562-513-5222	
SAWYER CHARTER SERVICE	AIRCRAFT CHARTER/SALES	RANC	CHAD VERDAGLIO	480-922-2723	480-922-5653
SCOTT AIR, LLC dba ISLAND AIR EXPRESS	AIRCRAFT CHARTER	RASC	SCOTT CURRIER	602-274-4370	602-285-9295
SET JET	AIRCRAFT CHARTER/BROKERAGE	RANC	WILLIAM SMITH	480-264-6500	
VERNON AVIATION	AIRCRAFT CHARTER	RASC	CHRIS RILEY	505-564-9464	

AIRCRAFT RENTAL, LEASING & FLIGHT TRAINING					
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE	FAX
AMERICAN FLYERS, INC.	FLIGHT TRAINING	RANC	STEVEN DAUN	954-784-2122	
AVIATION RESOURCE GROUP (AERODYNE)	AIRCRAFT RENTAL/FLIGHT TRAINING	ACC	DOUG COX	480-359-7979	
ELITE FLIGHT TRAINING	AIRCRAFT RENTAL/LEASING/FLIGHT TRAINING	SFS	CHARLES LAPMARDO	480-305-0911	
LEGACY FLIGHT TRAINING	FLIGHT TRAINING	ACC	WILLIAM INGLIS	772-539-0420	
PLUS 5 SPORT AERO	FLIGHT TRAINING	RANC	BUD DAVIDSON	602-971-3991	602-971-3896
SAWYER AVIATION	AIRCRAFT RENTAL/FLIGHT TRAINING	RANC	CHAD & MARY VERDAGLIO	480-922-5221	480-922-5653
SCOTTSDALE EXECUTIVE FLIGHT TRAINING	AIRCRAFT RENTAL/FLIGHT TRAINING	SFS	GUY MILANOVITS	480-614-1166	
SDL HOLDINGS - ATP	FLIGHT TRAINING	RASC	JIM KOZIARSKI	904-273-3018	904-273-1511
SIERRA CHARLIE AVIATION	AIRCRAFT RENTAL/FLIGHT TRAINING	SFS	SCOTT CAMPBELL	480-390-2346	
SOUTHWEST FLIGHT CENTER	AIRCRAFT RENTAL/FLIGHT TRAINING	ACC	GARY LEWIN	480-991-2880	480-991-2968
UNIVERSAL HELICOPTERS, INC.	FLIGHT TRAINING/LEASING/PHOTOGRAPHY	RASC	GORDON JIROUX	480-951-6283	480-951-6285
VERTICAL WORKS	FLIGHT TRAINING	RANC	CHARLES CHADWICK	732-865-1610	

WRIGHT FLIGHT AVIATION, LLC	FLIGHT TRAINING	RASC	ROBERT HAYES JR.	480-798-5849	
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AIRCRAFT MAINTENANCE & REPAIR					
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE	FAX
ACROPRO LLC	MOBILE AIRCRAFT MAINTENANCE	MOBILE	PIKE KELLY	805-268-4962	
ARIZONA AIRCRAFT INTERIOR DESIGN	SPECIALIZED AIRCRAFT REPAIR	SFS	MICHAEL BRYANT	480-832-1330	480-832-1186
AVSOURCE, LLC	AIRCRAFT MAINTENANCE	RASC	KEVIN CRAMER	951-963-5389	
AZ JET SERVICES	AIRCRAFT MAINTENANCE	SFS	DAVE FERNEAU	602-380-5555	
CESSNA AIRCRAFT COMPANY	AIRCRAFT MAINTENANCE	MOBILE	RANDALL SOUTIERE	480-840-9430	
CONSTANT AVIATION, LLC	AIRCRAFT MAINTENANCE	SFS	NATHAN ROMNEY	469-323-4081	
DALLAS AIRMOTIVE	AIRCRAFT MAINTENANCE	SFS	DAVID HUTCHISON	214-477-9033	
DUNCAN AVIONICS	AIRCRAFT MAINTENANCE	SFS	JIM DAVIS	480-922-3575	480-951-9234
GEMINI AIR GROUP	AIRCRAFT MAINTENANCE	GEM	TIMOTHY CARPAY	480-991-5387	480-991-3373
G.G.R. AVIATION	MOBILE AIRCRAFT MAINTENANCE	SFS	GUY MILANOVITS	480-614-1166	
LEARJET/BOMBARDIER INC.	AIRCRAFT MAINTENANCE	SFS	SEBASTIAN MOORE	520-746-5100	
PDR SERVICES	SPECIALIZED AIRCRAFT REPAIR	SFS	PHILIP CHAPMAN	480-202-2908	
PREMIER AIR CENTER dba WEST STAR AVIATION	AIRCRAFT MAINTENANCE	SFS	RODGER RENAUD	618-258-8020	618-259-0809
SOUTHWEST FLIGHT CENTER	MOBILE AIRCRAFT MAINTENANCE	ACC	GARY LEWIN	480-991-2880	480-991-2968

AIRCRAFT WASHING & DETAILING					
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE	FAX
AERO PANACHE	AIRCRAFT WASHING	MOBILE	TODD PUCKETT	602-531-5505	
APPEARANCE GROUP	AIRCRAFT WASHING	MOBILE	DONALD HENRY	480-580-1658	
CLASSIC AIR AVIATION	AIRCRAFT WASHING	MOBILE	JON MARPLE	602-574-5376	440-664-3568
JB'S EXECUTIVE DETAILING	AIRCRAFT WASHING	MOBILE	JEFFREY BURROWS	480-808-4229	
TIME FOR SALE	AIRCRAFT WASHING	MOBILE	CAROLYN NELSON	602-295-7181	
WEST COAST WASH STATION	AIRCRAFT WASHING	MOBILE	MIKE ADAMS	480-443-7320	

AUTO RENTAL COMPANIES					
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE	FAX
ALAMO/NATIONAL CAR RENTAL	OFF-AIRPORT RENTAL CAR	OFF	MIKE ROLLINS	480-948-4884	480-948-7444
AVIS RENT-A-CAR SYSTEMS	OFF-AIRPORT RENTAL CAR	OFF	PETER SERENA	480-948-4993	602-273-3215
ENTERPRISE RENT-A-CAR	RENTAL CAR	SFS	ERIC BULLIS	480-315-8051	480-315-1938
GO RENTALS	RENTAL CAR	RA	KAVOUS GITIBIN	480-991-0117	949-222-1909
HERTZ RENT-A-CAR	OFF-AIRPORT RENTAL CAR	OFF	STEPHEN BLUM	239-301-7794	

FIXED BASE OPERATORS					
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE	FAX
ROSS AVIATION	FIXED BASE OPERATOR	RA	RICK WIELEBSKI	480-948-2400	480-948-3874
SIGNATURE FLIGHT SUPPORT	FIXED BASE OPERATOR	SFS	GREG GIBSON	480-951-2525	

HANGAR, SHADE & OFFICE LEASING SERVICES					
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE	FAX
GEMINI AIR GROUP	HANGAR LEASING	GEM	TIMOTHY CARPAY	480-991-5387	480-991-3373

ROSS AVIATION SOUTH COMPLEX	HANGAR/OFFICE LEASING	RASC	RICK WIELEBSKI	480-948-2400	480-948-3874
SCOTTSDALE JET CENTER REAL ESTATE, LLC	HANGAR/SHADE LEASING	ACC, GRNWX	TROY PADILLA	505-780-4455	

IN-FLIGHT CATERING SERVICES					
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE	FAX
AIR CULINAIRE WORLDWIDE, LLC	IN-FLIGHT CATERING	MOBILE	CHRIS EVANS	1-800-247-2433	
BASHAS INC. dba AJ'S FINE FOODS	IN-FLIGHT CATERING	MOBILE	MICHAEL BASHA	480-940-6731	480-940-2245
BRUNCH CAFÉ	IN-FLIGHT CATERING	MOBILE	KEVIN RASMUS	480-398-7174	
EMILY'S EVENTS LLC	IN-FLIGHT CATERING	MOBILE	EMILY GARNER	480-361-1800	
LIVE RICH PROJECT, LLC dba JETFARE CATERING	IN-FLIGHT CATERING	MOBILE	NORA SNELLING	1-800-353-3327	
VOLANTI PRIVATE JET CATERING	IN-FLIGHT CATERING	MOBILE	DEE DEE MAZA	480-636-1722	

U.S. GOVERNMENT					
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE	FAX
FAA CONTROL TOWER	SDL AIR TRAFFIC CONTROL	TOWER	STEVE RAULSTON	480-609-7585	480-922-4982
U.S. CUSTOMS	U.S. CUSTOMS	OPS	OFF. KENNEDY/ARVIZU	480-312-8483	480-312-8485

LEGEND:

Green = New Permit
Yellow = Recently Cancelled Permit
Orange = Suspension/Pending Revocation
Red = Permit Revoked

ACC = Air Commerce Center; 14605 N. Airport Drive, Scottsdale, AZ 85260

APK = Various locations in Airpark

RA = Ross Aviation; 14600 N. Airport Drive, Scottsdale, AZ 85260

RASC = Ross Aviation South Complex; 14700 N. Airport Drive, Scottsdale, AZ 85260

SFS = Signature Flight Support; 15290 N. 78th Way, Scottsdale, AZ 85260

RANC = Ross Aviation North Complex; 15115 N. Airport Drive, Scottsdale, AZ 85260

TOWER = FAA Air Traffic Control Tower; 14960 N. 78th Way, Scottsdale, AZ 85260

GRNWX = Greenway Hangars and Shades; 15135 N. Airport Drive, Scottsdale, AZ 85260

AIRPARK AERONAUTICAL BUSINESS PERMITS & TENANTS

FEBRUARY 2020

AIRCRAFT CHARTER, SALES & MANAGEMENT & SPECIALTY SERVICES				
BUSINESS NAME	ACTIVITY	CONTACT	TELEPHONE	FAX
AEROCARE MEDICAL TRANSPORT SYSTEMS, INC.	AIRCRAFT CHARTER	JOSEPH CECE	630-466-0800	630-466-1336
ARIZTAR dba POCKET JETS	AIRCRAFT CHARTER/MANAGEMENT	EDDIE OCHOA	480-600-8004	480-553-8667
COPPER STATE TURBINE ENGINE CO.	AIRCRAFT ENGINE OVERHAUL SERVICES	JIM NORDSTROM	480-500-6677	480-991-3067
DELTA PRIVATE JETS	AIRCRAFT CHARTER/MANAGEMENT	REX BEVINS	859-534-4314	859-334-6547
FRESH AIRCRAFT SALES, LLC	AIRCRAFT SALES	JOHN CALHOUN	602-717-2336	480-820-2566
EXECUTIVE JET MANAGEMENT	AIRCRAFT MANAGEMENT	CHRISTINE LEBER	513-979-6709	
GEMINI AIR GROUP	AIRCRAFT MANAGEMENT	TIMOTHY CARPAY	480-991-5387	480-991-3373
JET LINX SCOTTSDALE	AIRCRAFT CHARTER/MANAGEMENT	JON HULBURD	866-538-5469	888-398-3189
PINNACLE AIR GROUP	AIRCRAFT CHARTER/MANAGEMENT/SALES	SCOTT GUETTI	480-998-8989	480-998-7993
PRIME JET	AIRCRAFT CHARTER/MANAGEMENT	CHERYL JANKE	310-486-2088	303-648-4685
SCOTTSDALE HANGAR ONE	AIRCRAFT MANAGEMENT	ANDY SHAFER	480-624-9000	480-659-6051
THE COFFMAN COMPANIES	AIRCRAFT MANAGEMENT	JEFF COFFMAN	480-393-0770	480-393-7774
VAERUS AVIATION, INC.	AIRCRAFT MANAGEMENT	PATRICK TRAUL	785-246-5403	

HELICOPTER RENTAL, LEASING & FLIGHT TRAINING				
BUSINESS NAME	ACTIVITY	CONTACT	TELEPHONE	FAX
SUNSTATE HELICOPTERS	SPECIAL COMMERCIAL FLYING	CHRIS DOBKINS	602-469-3182	
WESTERN SKY HELICOPTERS	SPECIAL COMMERCIAL FLYING	VANESSA CLIFTON	480-416-6415	

HANGAR, SHADE & OFFICE LEASING SERVICES				
BUSINESS NAME	ACTIVITY	CONTACT	TELEPHONE	FAX
15220 N. 75TH ST., LLC	HANGAR/SHADE LEASING	JOHN CAUVIN	480-435-3163	
AEROCARE MEDICAL TRANSPORT SYSTEMS, INC.	HANGAR/SHADE LEASING	JOSEPH CECE	630-466-0800	630-466-1336
AIRE LANE	HANGAR/SHADE LEASING	MOSHE BAR	480-483-8107	480-483-8172
AIRPARK LAND, LLC	HANGAR/SHADE LEASING	CRAIG JACKSON	480-421-6694	
ASTOR AIRPARK HOLDINGS	HANGAR/SHADE LEASING	REG COOPER	480-483-1999	480-443-7776
AVALON ONE	HANGAR/SHADE LEASING	SAMIR KANUGA	480-718-2412	
BATES FAMILY TRUST	HANGAR/SHADE LEASING	AUSTIN BATES	480-443-8287	480-443-8385
BCO	HANGAR/SHADE LEASING	LYNN BABCOCK	480-922-0490	480-922-0839
BUILDING D	HANGAR/SHADE LEASING	SCOTT LYON	480-367-6200	

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s1 "Airpark"

CENTRAL IMPLEMENT	HANGAR/SHADE LEASING	PERRY CASE	480-998-8989	
CC OFFICE LLC	HANGAR/SHADE LEASING	JOSEPH ODDO	480-998-1444	480-951-1392
CWIE MANAGEMENT RESOURCES	HANGAR/SHADE LEASING	FRANK CADWELL	480-449-7751	480-449-8814
DEVELOPMENT SERVICES OF AMERICA	HANGAR/SHADE LEASING	RICHARD WILSON	480-927-4888	480-927-4889
GRAYSTAR CORPORATION	HANGAR/SHADE LEASING	JOHN MEYER	480-483-1985	480-483-1726
GREAT AMERICAN HANGAR	HANGAR/SHADE LEASING	MARK BOSCO	916-391-5000	916-391-5001
HANGAR THREE	HANGAR/SHADE LEASING	JIM KEELEY	480-596-9000	480-948-0502
JET LINX SCOTTSDALE	HANGAR/SHADE LEASING	JON HULBURD	866-538-5469	888-398-3189
JON VESELY REVOCABLE TRUST	HANGAR/SHADE LEASING	JOHN MEYER	480-483-1985	480-483-1726
LARRY COFFEY	HANGAR/SHADE LEASING	LARRY COFFEY	480-607-0140	
LOOKOUT PEAK, LLC	HANGAR/SHADE LEASING	MOSHE BAR	480-483-8107	480-483-8172
MOBILE INN ASSOCIATES	HANGAR/SHADE LEASING	MARTIN DEHAAN	480-483-1985	480-483-1726
PACIFIC MARINE MANAGEMENT	HANGAR/SHADE LEASING	AL CHITTENDEN	360-653-4266	360-659-4216
PALIO HOLDINGS, LLC	HANGAR/SHADE LEASING	JOHN KNIGHT		
CRAIG/KRISTEN POTTS	HANGAR/SHADE LEASING	CRAIG POTTS		
ROSS AVIATION	HANGAR/SHADE LEASING	RICK WIELEBSKI	480-948-2400	480-443-7227
SCOTTSDALE HANGAR ONE	HANGAR/SHADE LEASING	ANDY SHAFER	480-624-9000	480-659-6051
SKY HARBOR LEASING, LLC	HANGAR/SHADE LEASING	REG COOPER	480-483-1999	
SKY PEAK	HANGAR/SHADE LEASING	TONYA COLE	480-483-8107	480-483-8172
SOUTHWEST JET CENTER	HANGAR/SHADE LEASING	GARY DAICHENDT	949-254-3027	
WALLACE HOLDINGS	HANGAR/SHADE LEASING	BOB WALLACE	480-998-8861	480-998-0388
WATTS INVESTMENTS, LLC	HANGAR/SHADE LEASING	CHRIS NUTE	602-761-4571	302-275-3346
7689, LLC	HANGAR/SHADE LEASING	JOHN MEYER	480-289-5715	480-751-1559

LEGEND:

Green = New Permit
Yellow = Recently Cancelled Permit
Orange = Suspension/Pending Revocation
Red = Permit Revoked



COMMISSION INFORMATION REPORT

Discussion and input regarding Operations Report for January 2020

Agenda Item No.: 6

Meeting Date: 02/19/20

Staff Contact: Chris Read,
Asst. Aviation Director-Operations

Phone: (480) 312-2674

INFORMATION

Airport Monthly Operations Update for January 2020.

PURPOSE

The purpose of this item is to keep the Airport Advisory Commission informed as to the operational status of the Airport.

BASED AIRCRAFT

	<u>Helicopter</u>	<u>Single Engine</u>	<u>Twin Engine</u>	<u>Jet</u>	<u>Total</u>
Current Month	29	236	38	179	482
January 2019	31	229	37	150	446

OPERATIONS

	<u>January 2019</u>	<u>January 2020</u>	<u>% Δ</u>	<u>2019 YTD</u>	<u>2020 YTD</u>	<u>% Δ</u>
Total	16,324	17,355	6.3	16,324	17,355	6.3
IFR	5,144	5,206	1.2	5,144	5,206	1.2

ALERTS

<u>Date</u>	<u>Type</u>	<u>Description</u>
1/01/20	1	Cessna 172R, electrical problems
1/03/20	2	Diamond DA-42, faulty gear indication
1/23/20	2	Cessna 172, student pilot on first solo lost confidence, eventually landed safely
1/24/20	1	Cirrus SR-20, rough running engine

Commission Information Report
 Airport Monthly Operations Update for January 2020

Agenda Item No.: 6

INCIDENTS

<u>Date</u>	<u>Description</u>
1/01/19	Cirrus SR-22, flat tire upon landing
1/07/19	Maintenance related fluid leak on Gemini ramp
1/13/19	Beech B-60, fuel leak due to overfilling, Ross Aviation ramp
1/26/19	Cessna 210, fuel leak due to pilot error
1/26/19	Raytheon T-6, fuel leak due overfilling, Ross Aviation ramp
1/28/19	Fuel leak, Ross Aviation overfilled aircraft tug

ENFORCEMENT ACTIONS

<u>Date</u>	<u>Violation</u>	<u>Enforcement Method Used</u>	<u>Comments</u>
1/15/19	Failure to wait for vehicle gate to close	Verbal	1 st Violation

U.S. CUSTOMS

<u>*Revenue (FYTD)</u>	<u>Total Uses Month</u>	<u>Total Uses (FYTD)</u>	<u>U.S. Visit Uses (flights/current month)</u>	<u>Comments</u>
\$340,950	138	626	21	U.S. Visit Summary 33 Mexican, 2 Australian, 2 British, 4 French, 1 Italian, 2 New Zealanders, 8 Swiss, 1 Tongan, 1 German, 1 Brazilian

<u>*Revenue (FYTD)</u>	<u>Total Uses Month</u>	<u>Total Uses (FYTD)</u>
2019/20 \$340,950	JANUARY 2020 138	2019/20 626
2018/19 \$326,230	JANUARY 2019 146	2018/19 602

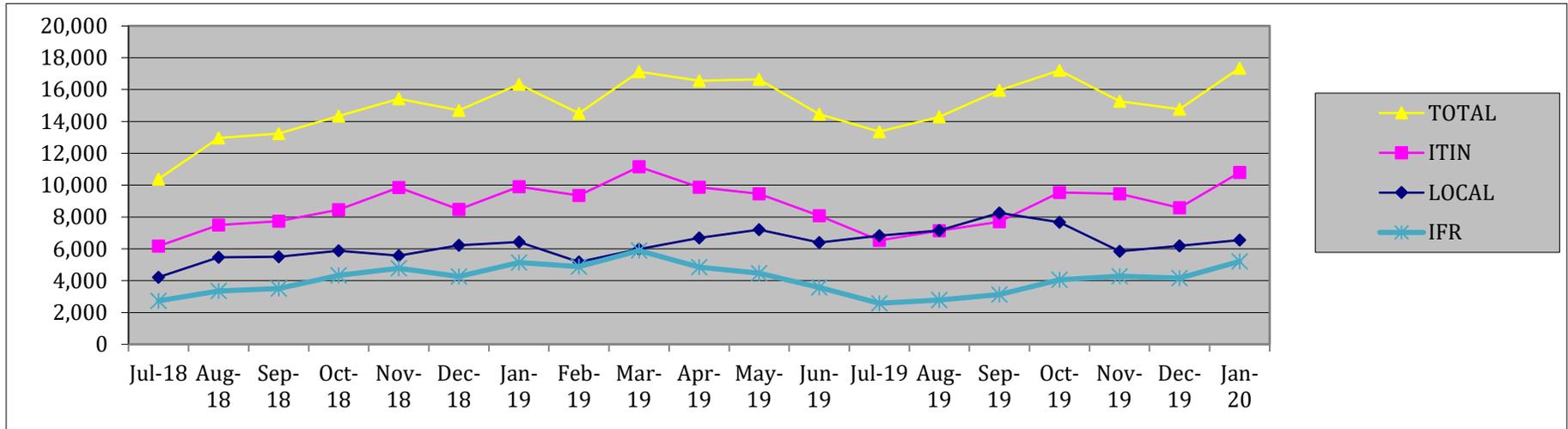
*Revenue = User Fees and Overtime Fees Charged to Users
 75,000 lbs. + PPR = 6 (calendar year 2020)

Attachment(s): 1. Scottsdale Airport Operations Counts 2018-2020

SCOTTSDALE AIRPORT OPERATIONS 2018-2020



	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
ITIN	6,170	7,499	7,737	8,461	9,852	8,475	9,901	9,350	11,151	9,868	9,451	8,077	6,535	7,133	7,707	9,548	9,452	8,580	10,804
LOCAL	4,218	5,458	5,499	5,877	5,561	6,222	6,423	5,166	5,980	6,694	7,199	6,388	6,831	7,145	8,255	7,660	5,839	6,181	6,551
IFR	2,730	3,350	3,505	4,323	4,772	4,265	5,144	4,884	5,888	4,848	4,469	3,571	2,579	2,777	3,133	4,064	4,271	4,159	5,206
TOTAL	10,388	12,957	13,236	14,338	15,413	14,697	16,324	14,516	17,131	16,562	16,650	14,465	13,366	14,278	15,962	17,208	15,261	14,761	17,355





COMMISSION INFORMATION REPORT

Discussion and Input Regarding Monthly
Financial Reports for December 2019

Agenda Item No.: 7

Meeting Date: 02/19/20

Staff Contact: Carmen Williams,
Aviation Finance & Administration Manager

Phone: (480) 312-8475

AVIATION OPERATING BUDGET FISCAL YEAR 2018/19

	FY 2019/20	FY 2019/20	FY 2019/20 Year to Date (through December 2019)			
	Adopted Budget	Approved Budget	Approved Budget	Actual	Dollar Variance	% Variance
Revenue	\$5,211,124	\$5,211,124	\$2,247,226	\$2,459,615	\$212,389	9%
Expenses	\$2,463,410	\$2,443,393	\$1,375,213	\$1,199,484	-\$175,729	-13%
Net	\$2,747,714	\$2,767,731	\$872,013	\$1,260,131	\$388,118	

AVIATION FUND CASH BALANCE

	Operating	CIP Funds	Total
As of 12/31/19	\$9,727,124	-\$486,281	\$9,240,843
As of 12/31/18	\$8,528,647	\$1,576,704	\$10,105,351

MONTHLY REVENUE AND EXPENDITURE COMPARISON (ACTUALS)

	December 2018	December 2019	Dollar Variance	% Variance
Revenue	\$400,062	\$495,008	\$94,946	24%
Expenses	\$137,867	\$193,103	\$55,236	40%
Net	\$262,195	\$301,905	\$39,710	

ACCOUNTS RECEIVABLE AGING REPORT

Aging Report Data as of 1/6/2020

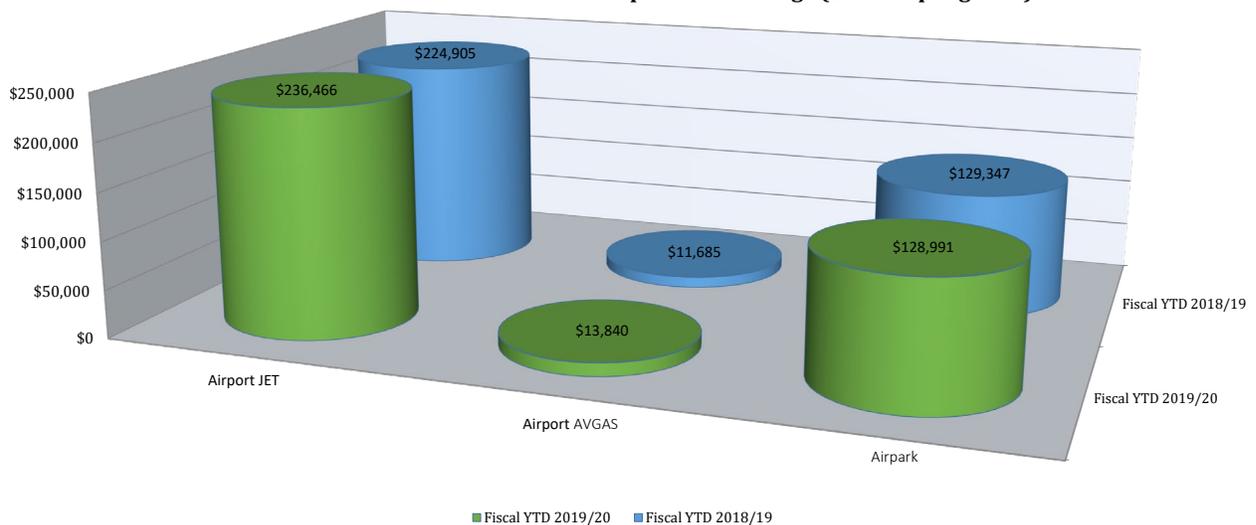
	Current	1-30 Days	31-60 Days	61-90 Days	91-120 Days	>120 Days	Total Amt Due
All Accounts	160,289.51	220.91	168.32	-215.90	-16.77	-204.33	160,241.74

Fuel Flowage (@ \$0.08 per gallon)

	December 2018			December 2019			% Change From Last Yr
	Revenue	Gallons	% Total	Revenue	Gallons	% Total	
Airport JET	\$62,353	779,409	77.9%	\$56,795	709,937	71.9%	-8.9%
Airport AVGAS	\$2,500	31,251	3.1%	\$2,416	30,197	3.1%	-3.4%
Airpark	\$15,152	189,405	18.9%	\$19,763	247,034	25.0%	30.4%
Total	\$80,005	1,000,065	100.0%	\$78,973	987,167	100.0%	-1.3%

	Fiscal YTD 2018/19			Fiscal YTD 2019/20			% Change From Last Yr
	Revenue	Gallons	% Total	Revenue	Gallons	% Total	
Airport JET	\$224,905	2,811,313	61.5%	\$236,466	2,955,828	62.3%	5.1%
Airport AVGAS	\$11,685	146,061	3.2%	\$13,840	172,995	3.6%	18.4%
Airpark	\$129,347	1,616,843	35.3%	\$128,991	1,612,383	34.0%	-0.3%
Total	\$365,937	4,574,217	100.0%	\$379,296	4,741,206	100.0%	3.7%

Scottsdale Airport Fuel Flowage (@ \$0.08 per gallon) - Fiscal Year-to-Date





COMMISSION INFORMATION REPORT

Discussion and Input Regarding
Public Outreach Programs and Planning Projects

Agenda Item No: 8

Meeting Date: 02/19/20

Staff Contact: Sarah Ferrara,
Aviation Planning & Outreach
Coordinator

Phone: (480) 312-8482

INFORMATION

Monthly update of the marketing, community, planning and pilot outreach programs at Scottsdale Airport.

PURPOSE

The purpose of this item is to keep the Airport Advisory Commission informed of the airport’s marketing, outreach and planning projects efforts.

Noise Program Outreach		
Description	Purpose	Status
Next Gen/Phoenix Metroplex	Scottsdale hired Covington & Burlington to help seek remedies to flight path issue. But the FAA released a statement early this month that they will not adjust the flight paths proposed in Step 2. City Council extended Covington & Burlington’s contract and is exploring whether to file a petition for review of FAA action related to flight routes or seek other legal remedies.	In progress
Noise Outreach	Outreach conducted as necessary.	Completed
Pilot Outreach		
Description	Purpose	Status
Pilot Briefing & Outreach	The FAA’s quarterly Scottsdale Flight Schools workgroup meeting was held; trying to encourage more participation.	In progress
Voluntary Curfew Outreach (10:00 p.m. – 6:00 a.m.)	The Voluntary Curfew Program is designed to respond to a complaint received for an operation between 10 p.m. and 6 a.m. If a flight can be confirmed, a letter is sent out to the operator to ask them for their cooperation in flying outside these hours when possible. There were eight voluntary curfew letters sent out in January.	Completed
Planning Projects		
Description	Purpose	Status
Monitor property development through the Planning Department	Working with the Planning Department to protect the airspace and development uses near Scottsdale Airport. The Planning and Zoning reports listed four projects in November within the Airport Influence Area.	In progress
Community Outreach and Marketing		

Description	Purpose	Status
Media, social media & list serves	Continue to post photos and information on social media. Worked to get press on economic benefit update figures, sent press release, list serves, website and social media. Several outlets ran the article.	Completed
Brochures, flyers, other print materials & videos	Updating information with latest economic update figures and airport's ranking as busiest single runway general aviation airport in the nation and second busiest single runway after San Diego.	In progress
Community outreach, presentations and events	Preparing to exhibit at the NBAA – Schedulers and Dispatchers Convention in North Carolina this March.	In progress



COMMISSION INFORMATION REPORT

Administrative report from the Aviation Director, or designee, regarding the status of pending aviation-relative items

Agenda Item No: 9

Meeting Date: 02/19/20

Staff Contact: Gary P. Mascaro,
Aviation Director

Phone: (480) 312-7735

INFORMATION

Discussion regarding status of the Airport Advisory Commission's items to City Council, and aviation-related items approved by Planning Commission, Design Review Board, or City Council.

Attachment(s):

1. Airport Advisory Commission Items to City Council.
2. Aviation-related items to Planning Commission, Design Review Board, or City Council.
3. City Council Meeting Calendar.

**AIRPORT ADVISORY COMMISSION AVIATION ITEMS TO CITY COUNCIL
2020**

AIRPORT COMMISSION DATE	APPROVED	ITEM DESCRIPTION	CITY COUNCIL DATE	APPROVED
11/20/19	7-0	<p>Amendment to the existing Ross lease agreement Adopt Resolution No. 11617 approving and authorizing contract No. 2010-166-COS-A3 for SDL AZ Holdings, LLC dba Ross Aviation, LLC.</p>	1/14/20	Approved on consent
01/15/20	6-0	<p>Lease to Jet Aviation of America Discussion and Possible Action to Recommend Adoption of Resolution No. 11689, authorizing a first amendment to Contract No. 2018-193-COS-A1 and consenting to the assignment by Contract No. 2020-014-COS of the lease to Jet Aviation of America, Inc., a Maryland Corporation; DBA Scottsdale Jet Center Real Estate, LLC.</p>	2/18/20	?
01/15/20	6-0	<p>Scottsdale Airport/Airpark Rates and Fees Recommend to the City Council to authorize and approve adjustments to the Scottsdale Airport/Airpark Rates and Fees, modify Section 7-12, Airport Rental Car Concession Services, in the Airport Minimum Operating Standards, and modify Section 511. Aircraft Fuel Storage Facility Requirements, in the Airpark Rules and Regulations</p>	03/03/20	?
02/19/20	?	<p>North General Aviation Executive Box Hangars Recommend to the City Council adoption of Resolution No. 11695, authorizing construction manager at risk construction services Contract 2020-018-COS with Sun Eagle Corporation for a guaranteed maximum price for the Scottsdale Airport North General Aviation Executive Box Hangars.</p>	03/03/20	

**AVIATION-RELATED ITEMS TO PLANNING COMMISSION, DESIGN REVIEW BOARD OR CITY COUNCIL
(Projects that may be on airport, have taxi lane access, have height implications, or have sensitive noise uses)
2020**

AIRPORT COMMISSION DATE	APPROVED	ITEM DESCRIPTION	PLANNING, DRB, OR CITY COUNCIL AGENDA DATE	APPROVED
?	?	<p>Seventh Day Adventist Rezoning</p> <p>The Seventh Day Adventists are proposing to rezone their property consistent with the Great Airpark Character Area Plan (GACAP) Future Land Use Map. The GACAP Land Use Map designates this property with a combination of Airpark Mixed Use (AMU), Airpark. 14-ZN-2019 & 5-TA-2019</p>	?	?
?	?	<p>TCC- Raintree</p> <p>Near Raintree Drive and Northsight Blvd. Request to rezone from Airpark Mixed Use (AMU) to Airpark Mixed Use- Residential (AMU-R) to allow for a three-story office building with a five-story parking structure and a five-story, 190-unit apartment building on a 9.64 acre site. 7-GP-2019 and 19-ZN-2019</p>	?	?
N/A	N/A	<p>Silver King Office and Car Storage</p> <p>Request approval of the site plan, landscape plan, and building elevations for a new two-story office building with vehicle storage (adjacent to taxilane) 55-DR-2019</p>	?	?
?	?	<p>Acoma Property - Taxiway Improvements</p> <p>Request for taxiway improvements and structuring payback agreement (Gate 2). 604-PA-2019</p>	?	?
N/A	N/A	<p>Tenacious Adventures</p> <p>Request by owner for approval of the site plan, landscape plan, and building elevations for a new corporate office and hangar development on a +/- 1.3-acre site with Industrial Park (I-1) zoning, located at 15904 N. 81st St. 439-PA-2018</p>	?	?

N/A	N/A	<p>Bahia Live Work Play Project</p> <p>Request approval of site plan, building elevations and landscape plan for a new 5-story condominium building on a +/- 5-acre site, zoned Planned Community District, Airpark Mixed-Use Residential, Planned Airpark Core (P-C AMU-R PCP) 57-DR-2019</p>	?	?
N/A	N/A	<p>Cavasson Hilton Hotel</p> <p>Near Hayden Road and Cavasson Blvd. Request approval of site plan, landscape plan, and building elevations for a new full-service hotel, consisting of approximately 230 hotel rooms and 15,000 sq. ft of conference space. 5-DR-2020</p>	?	?
N/A	N/A	<p>One Scottsdale Planning Unit III Master Site Plan</p> <p>Request by owner for approval of a site plan, building elevations and a landscape plan for a new 123 room Home 2 Suites by Hilton hotel, along with a revised to previous approved conceptual master site plan (61-DR-2015), conceptual master landscape plan, and phasing plan for a new multi-phase development consisting of approximately 420,000 square feet of office located in two (2) multi-story buildings, 38, 300 square feet of retail located in four (4) single-story future building pad sites, along with two (2) multiple level parking structures, on a 21.6-acre site with Planned Regional Center and Planned Community District (PRC PCD). 61-DR-2015</p>	?	?

2020 City Council Meeting Calendar

JANUARY						
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Key

- Council Meetings
- Optional Additional Mtg and/or Study Session
- General Plan
- Events
- City of Scottsdale Holidays
- Election
- No meetings will be scheduled
- Strategic Planning Workshop
- Agenda Review Meeting

- Jan: 16 - MLK Dinner
28 - Waste Management Phoenix Open Party
- Feb:
- Mar: 8-11 - NLC Conference
- Apr: 16 - State of the City Address
- May: 5 - Tentative Budget Adoption
- June: 2 - Final Budget Adoption
9 - Charter Officer Reviews

- Aug: 4 - Primary Election
- Sep: 1-4 - AZ League Conference (Glendale)
- Oct:
- Nov: 3 - General Election
18-21 - NLC Summit
- Dec: 1-2 - Major General Plan Amendments and Reg Council Mtgs
3 - Optional Meeting Date for Regular and GP items, if needed



COMMISSION ACTION REPORT

Discussion and possible action to modify the Airport Advisory Commission meeting schedule and Commission item calendar

Agenda Item No: 10

Meeting Date: 02/19/20

Staff Contact: Gary P. Mascaro,
Aviation Director

Phone: (480) 312-7735

ACTION

Review Airport Advisory Commission meeting schedule

Attachment(s):

1. Airport Advisory Commission meeting schedule

Action taken:

AIRPORT ADVISORY COMMISSION SCHEDULE OF MEETINGS - 2020
(Including anticipated topics and timeline for discussion)

JANUARY						
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- * Election of Officers
- * By-Laws Review
- * Quarterly Noise Program Update
- * 5-year CIP program for FY 20/21 thur FY 24/25

FEBRUARY						
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- * Quarterly Noise Program Update
- * Aviation Enterprise Fund Five-Year Financial Plan

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- * Chamber Update

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- * Quarterly Noise Program Update

SEPTEMBER						
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- * Risk Management Update

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- * Quarterly Noise Program Update
- * Experience Scottsdale Update

NOVEMBER						
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- * AZ Business Aviation Assn. Update

DECEMBER						
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