

City Council Regular Meeting

Thursday, April 9, 2026
6:00 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER arizona
Community of Innovation



Back row
Councilmember Matt Orlando, Councilmember OD Harris, Councilmember Jane Poston, Councilmember Jennifer Hawkins

Front row
Councilmember Christine Ellis, Mayor Kevin Hartke, Vice Mayor Angel Encinas

Our Vision

We are a world class City that provides an exceptional quality of life.

Our Brand

A safe, diverse, equitable and inclusive community that connects people, chooses innovation and inspires excellence.

Innovative Focus

Innovation is the lifeblood of our community. The introduction of new ideas and methods is rooted in Chandler's culture and heritage. This thread of innovation embodies how we connect, plan and serve our city to be a contemporary, financially responsible and safe place to live and work.

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a REGULAR MEETING open to the public on Thursday, April 9, 2026, at 6:00 p.m., in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk’s office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.



Regular Meeting Agenda

City Council Strategic Framework Focus Areas: Legend

- Community Safety
- Neighborhoods
- Quality of Life
- Sustainability and Technology
- Connectivity
- Economic Vitality

Call to Order

Roll Call

Invocation — Caronwyn Wester, Arizona Market Director of Spiritual Care

Pledge of Allegiance

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the governing body, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

Proposed Motion: Move to approve the Consent Agenda of the April 9, 2026, Regular Meeting, Items 1 - 16.



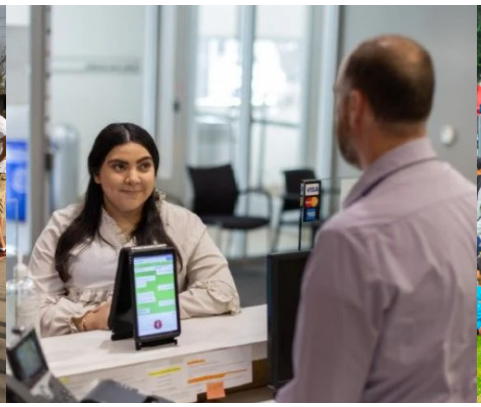
City Clerk

1. **Approval of Minutes**

Move City Council approve the Council meeting minutes of the City Council Special Meeting Budget Workshop #2 held on March 23, 2026, the City Council Regular Meeting held on March 23, 2026, the City Council Study Session held on March 23, 2026, the Special Meeting Budget Workshop #3 held on March 26, 2026, and the City Council Regular Meeting held on March 26, 2026.

2. **Boards and Commissions Member Appointment**

Move City Council approve the Board and Commission appointments as recommended.


City Manager

3. **Introduction and Tentative Adoption of Ordinance No. 5160 Authorizing an Electric Franchise for Arizona Public Service Company; Adoption of Resolution No. 5999 Placing the Question to Grant an Electric Franchise for Arizona Public Service Company on the November 3, 2026 General Election Ballot**

Move City Council introduce and tentatively adopt Ordinance No. 5160, authorizing a franchise for Arizona Public Service Company to construct, maintain, and operate its electric system in public rights-of-way and City-owned property for the purpose of supplying electric energy to the City and its residents; pass and adopt Resolution No. 5999, placing on the November 3, 2026 General Election ballot, and submitting to the voters of the City, the question of whether the electric franchise shall be granted to Arizona Public Service Company.

Council Focus Area(s):



Community Services

4. **Tumbleweed Park Multi-Use field Construction Contract with Hunter Contracting Co.**

   Move City Council award Job Order Project Agreement No. PR2505.401 to Hunter Contracting Co., pursuant to Job Order Master Agreement No. JOC2419.401, for the Tumbleweed Park Multi-Use Field Lighting Upgrade and Cricket Pitch, in an amount not to exceed $607,417.25.

   Council Focus Area(s):



Development Services

5. **Final Adoption of Ordinance No. 5156, Rezoning, The Townsite Rezoning**

   Move City Council adopt Ordinance No. 5156 approving PLH25-0040 The Townsite, Rezoning from AG-1 to PAD for single-family residential, generally located south of the southeast corner of Ocotillo Road and Basha Road, subject to the conditions as recommended by Planning and Zoning Commission.

   Council Focus Area(s):

6. **Introduction and Tentative Adoption of Ordinance No. 5157, Rezoning and Preliminary Development Plan, The Bower Dobson**

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 5157 approving PLH25-0028 The Bower Dobson, Rezoning from Planned Area Development (PAD) for specialty retail to PAD for single-family residential, generally located ¼ mile east and south of the southeast corner of Dobson Road and Chandler Boulevard, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PLH25-0028 The Bower Dobson for subdivision layout and housing product for a 23-lot single-family subdivision, generally located ¼ mile east and south of the southeast corner of Dobson Road and Chandler Boulevard, subject to the conditions as recommended by Planning and Zoning Commission.

Council Focus Area(s):

7. **Use Permit, Move Human Performance**

Move City Council approve, PLH26-0003 Move Human Performance, Use permit time extension to continue to allow an existing sports therapy and training facility in a Planned Industrial zoning district within a Planned Area Development Overlay (I-1/PAD) located at 375 E Elliot Rd, Suite 7, subject to the conditions recommended by Planning and Zoning Commission.

Council Focus Area(s):






Economic Development

8. **Agreement No. ED2-918-4422, Amendment 4 with 2060 Digital, LLC, for Digital Marketing Services to Reach Visitors, Businesses, and Residents**

Move City Council approve Agreement No. ED2-918-4422, Amendment 4, with 2060 Digital, LLC, for digital marketing services, in an amount not to exceed $300,000, for the period of one year, beginning March 1, 2026, through February 28, 2027.

Council Focus Area(s):



Law

9. **Introduction and Tentative Adoption of Ordinance No. 5159, Regarding Drink or Food Tampering**

   Move City Council introduce and tentatively adopt Ordinance No. 5159, amending the Code of the City of Chandler, Chapter 11, by adding Section 11-20, Drink or Food Tampering.

Council Focus Area(s):



Management Services

10. **License Series 13, Domestic Farm Winery License Application for Alison Marie Buckler, Agent, Valley & Vine, LLC, DBA Down Time Wines**

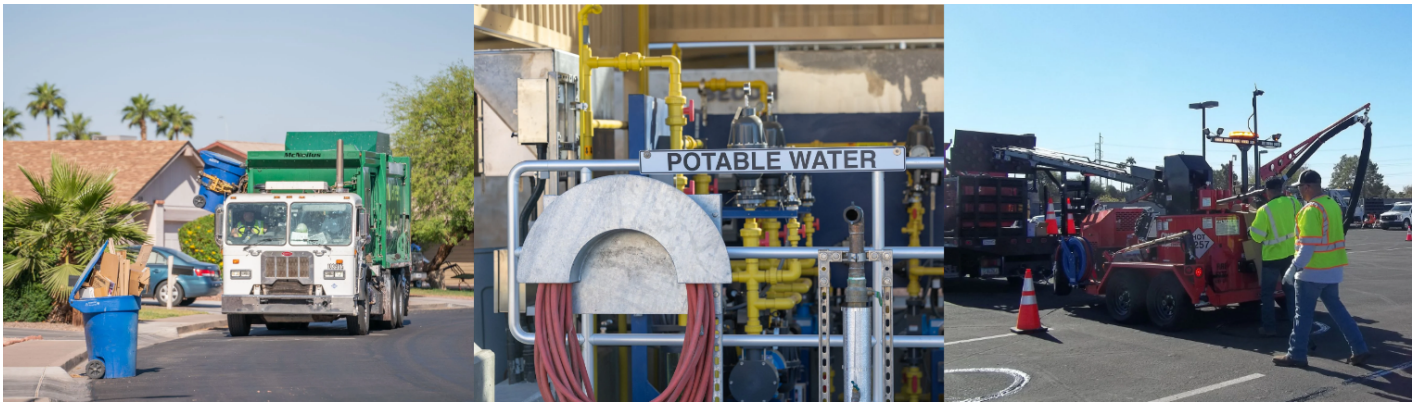
    Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 381836, a Series 13, Domestic Farm Winery License, for Alison Marie Buckler, Agent, Valley & Vine, LLC, DBA Down Time Wines, located at 393 W. Warner Road, Suite 109, and approval of the City of Chandler, Series 13, Domestic Farm Winery License No. 311496.

Council Focus Area(s):

11. **License Series 11, Hotel/Motel Liquor License Application for Andrea Dahlman Lewkowitz, Agent, Ocotillo Lodging, LLC, DBA Holiday Inn Phoenix-Chandler**

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 380844, a Series 11, Hotel/Motel Liquor License, for Andrea Dahlman Lewkowitz, Agent, Holiday Inn Phoenix-Chandler, located at 1200 W. Ocotillo Road, and approval of the City of Chandler, Series 11, Hotel/Motel Liquor License No. 311099.

Council Focus Area(s):



Public Works and Utilities

12. **Final Adoption of Ordinance No. 5155 Approving the Abandonment of Temporary Drainage Easement at the Northeast Corner of Gilbert and Queen Creek Roads**

Move City Council adopt Ordinance No. 5155 approving the abandonment of Temporary Drainage Easement No. 2, located on the Rockefeller Group Chandler Crossroads property at the northeast corner of Gilbert and Queen Creek roads that is no longer needed for public use.

Council Focus Area(s):

13. **Resolution No. 5996, Intergovernmental Agreement Between the City of Chandler, the City of Mesa, and the Town of Gilbert for a Downstream Impact Study Related to the SRP/CAP Interconnection Facility**

Move City Council pass and adopt Resolution No. 5996 authorizing an Intergovernmental Agreement between the City of Chandler, the City of Mesa, and the Town of Gilbert for a Downstream Impact Study related to the SRP/CAP Interconnection Facility.

Council Focus Area(s):

14. **Professional Services Agreement, with Dibble CM, LLC, for the Arrowhead Meadows Water Main Replacement Construction Management Services Located at Arrowhead Meadows near Chandler Boulevard and Alma School Road**

Move City Council award Professional Services Agreement No. WA2203.452, to Dibble CM, LLC for the Arrowhead Meadows Water Main Replacement Construction Management Services, in an amount not to exceed $558,437.

Council Focus Area(s):

15. **Professional Services Agreement with GHD, Inc., for the Arrowhead Meadows Water Main Replacement Post-Design Services Located at Arrowhead Meadows near Chandler Boulevard and Alma School Road**

Move City Council award Professional Services Agreement No. WA2203.272, to GHD, Inc. for the Arrowhead Meadows Water Main Replacement Post-Design Services, in an amount not to exceed $143,420.

Council Focus Area(s):

16. **Construction Agreement with Lincoln Constructors Inc., for the Arrowhead Meadows Water Main Replacement Located at Arrowhead Meadows near Chandler Boulevard and Alma School Road**

Move City Council award Construction Agreement No. WA2203.402, to Lincoln Constructors Inc. for the Arrowhead Meadows Water Main Replacement, in an amount not to exceed $4,198,165.50.

Council Focus Area(s):

Informational

17. **Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved**

Unscheduled Public Appearances

Current Events

1. Mayor's Announcements
2. Council's Announcements
3. City Manager's Announcements

Adjourn

ITEM 1

CHANDLER arizona
Community of Innovation

City Council Memorandum City Clerk's Office Memo No.

Date: April 09, 2026
To: Mayor and Council
From: Jennifer Ekblad, City Clerk
Subject: Approval of Minutes

Proposed Motion:

Move City Council approve the Council meeting minutes of the City Council Special Meeting Budget Workshop #2 held on March 23, 2026, the City Council Regular Meeting held on March 23, 2026, the City Council Study Session held on March 23, 2026, the Special Meeting Budget Workshop #3 held on March 26, 2026, and the City Council Regular Meeting held on March 26, 2026.

Attachments

Minutes of the Special Meeting Budget Workshop #2 held on March 23, 2026
Minutes of the Regular Meeting held on March 23, 2026
Minutes of the Study Session held on March 23, 2026
Minutes of the Special Meeting Budget Workshop #3 held on March 26, 2026
Minutes of the Regular Meeting held on March 26, 2026

Meeting Minutes
City Council Special Meeting

March 23, 2026 | 4:00 p.m.
Council Chambers Conference Room
88. Chicago St., Chandler, AZ

Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:01 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
*Vice Mayor Angel Encinas
Councilmember Christine Ellis
Councilmember Jane Poston
Councilmember Matt Orlando
**Councilmember OD Harris
Councilmember Jennifer Hawkins

Appointee Attendance

John Pombier, Acting City Manager
Kelly Schwab, City Attorney
Jennifer Ekblad, City Clerk

*Vice Mayor Encinas attended virtually and arrived in person at 4:48 p.m.
**Councilmember Harris arrived at 4:03 p.m.

Staff in Attendance

Tadd Wille, Assistant City Manager
Dawn Lang, Deputy City Manager / Chief Financial Officer
Leah Powell, Neighborhood Resources Director
Ryan Peters, Strategic Initiatives Director
Matt Dunbar, Budget & Policy Director
Thomas Dwiggins, Fire Chief
Mike Hollingsworth, Facilities and Fleet Manager
Kristi Smith, Management Services Director
Bryan Chapman, Police Chief
Emelia Krajewski, Community Engagement Specialist
Micah Miranda, Economic Development Director
Jeremy Abbott, Public Works and Utilities Director

Matt Burdick, Communications and Public Affairs Director
John Sefton, Community Services Director
Marge Zylla, Strategic Initiatives Director
Tawn Kao, Deputy City Attorney
Keith Hargis, Assistant Fire Chief

Discussion

1. Budget Workshop #2, Fiscal Year 2026-27
    1. Opening Remarks
    2. FY 2026-27 Budget Overview and General Fund Operating Budget Update
    3. Proposed 5-Year One-Time General Fund Balance Update
    4. Assessed Valuation and Property Tax Update
    5. Key Budget Dates and Questions

JOHN POMBIER, City Manager, introduced the discussion item.

DAWN LANG, Deputy City Manager/CFO, presented the following presentation.

- FY 2026-27 Budget Theme “Adding sense to dollars”
- Chandler Budget Process Timeline
    - Adding Sense to Dollars
    - New Fiscal Year 2026-27 starts 7/1/2026
- Strategic Framework Guides Our Decision Making
    - Focus Areas
        - Economic Vitality
        - Community Safety
        - Quality of Life
        - Connectivity
        - Neighborhoods
        - Sustainability and Technology

MATT DUNBAR, Budget & Policy Director, presented the following slides.

- FY 2026-27 Budget Overview and General Fund Operating Budget Update
- Preparing for the FY 2026-27 Budget
    - Review selected Departments/Divisions using Modified Zero-Based Budget (MZBB)
    - Goal: To ensure adequate funding of core services and efficient use of resources prior to requesting funding
    - MZBB Process
        - Review three years of expenditures
        - Confirm funding is adequate for each base budget account based on historical trends
        - Focus review on core service delivery items

        - Make budget adjustment recommendations based on findings
        - Ensure departments have sufficient base budget to cover annual operational needs
- Annual Budget Evaluation 2025-26 Modified Zero-Based Budget (MZBB) Results
    - For all departments reviewed, reallocations between lines were made to better reflect spending, including redistribution across cost centers within a department to reduce future budget requests by repurposing existing budget
    - Reviewed in FY 2025-26:
        - City Manager
        - Connections and Impact
        - Transportation Policy
        - Law
        - Human Resources: Shifted some costs to Self-Insurance Funds based on actual work
        - Neighborhood Resources: Identified budget adjustments needed for Professional/Contact Services and Other Charges & Services under the Neighborhood Preservation and Housing & Redevelopment areas
    - Over last 3-years of MZBB reallocations of $523k have been implemented with $81k of recommended budget adjustments
- FY 2026-27 Budget Drivers Balancing slowing revenue growth with service and infrastructure needs
    - Revenue Environment
        - FY 2025-26 budget actual results are in alignment leading to more predictable FY 2026-27 projections
        - One-time revenues narrowing causing ongoing % to climb
        - State shared revenue adjustments (San Tan & Conformity)
        - Adding revenue generating or cost reducing positions
        - Monitoring federal grant funding closely
        - Major Revenues: 53.1% Local TPT and 31.9% State Shared
    - Infrastructure & Capital
        - Continuing investment in aging infrastructure replacements, saving on maintenance in the long run
        - Maintaining current planned improvements while cost increases continue
        - Planning for future O&M on new capital
        - Delivering on promises to maintain infrastructure and advance capital projects
    - Service & Workforce Needs
        - Adding new ambulance service FTR & budget appropriation, with revenue offset
        - Costs continue to increase just to maintain existing service levels
        - Adding front line positions to maintain parks, buildings, and fleet, as well as continue strong customer service
    - Financial Strategy & Savings
        - Maintaining PSPRS funded status to lower ongoing pension costs

        - Completing solar investment to generate ongoing savings
        - Continuously looking for grant funding and partnership opportunities
        - Prioritizing revenue generating or cost reducing positions to help future proof operations
- Ongoing/One-Time Local Sales Tax (TPT) Proposed Revenues
    - 53.1%of FY 2026-27 General Fund revenue
    - Sales tax revenues fluctuate due to economic volatility, including increases or decreases in development, inflation and consumer confidence

COUNCILMEMBER ORLANDO stated that it had previously been difficult to quantify the impact of the flat tax due to the transition period but noted that cities such as Phoenix and Tempe were later able to determine that it resulted in a revenue loss. He asked whether the city can now perform a similar analysis.

MR. DUNBAR responded that, based on prior projections and current performance, revenues are tracking along the same anticipated trajectory. He noted that a temporary increase was identified as one-time revenue and excluded from ongoing totals, and that current and projected figures align with expectations absent the flat tax.

COUNCILMEMBER ORLANDO added that the other cities' analyses may have accounted for inflation and additional factors and expressed interest in how they determined their reported revenue loss.

MR. DUNBAR stated that staff could follow up for more information but reiterated that the city's revenues remain consistent with earlier projections.

COUNCILMEMBER HARRIS asked which sectors or businesses contribute most to the city's shared revenues.

MR. DUNBAR explained that the city reports revenues in aggregate and does not disclose individual business contributions. He stated that retail sales, including home improvement stores, merchandisers, and auto dealers, represent the largest category, followed by construction contracting, which has declined in recent years.

COUNCILMEMBER HARRIS asked whether sectors such as manufacturing, financial institutions, healthcare, or retail contribute most significantly.

MR. DUNBAR clarified that while some of those sectors generate transaction privilege tax revenue, it is often indirect. He explained that manufacturing is generally not taxable at the wholesale level, though related economic activity still benefits the city.

COUNCILMEMBER HARRIS asked whether the city receives revenue from online sales.

MR. DUNBAR explained that under the current law, sales tax is collected at the point of delivery, meaning purchases delivered to Chandler generate tax revenue for the city. He added that potential legislative changes have been discussed, but the city supports maintaining the current system.

COUNCILMEMBER HARRIS asked whether monitoring of shared revenues is handled at the state level.

MR. DUNBAR confirmed that it is.

MAYOR HARTKE stated that, while legislative changes remain possible, it appears the point-of-delivery system will remain in place for the near term.

MR. DUNBAR continued the presentation.

- State Shared Revenue (in Millions) 31.9% General Fund for FY 2026-27
    - State Shared Sales Tax
    - Urban Revenue Sharing
    - Vehicle License Tax
- Ongoing Funding Options
    - Maintain existing service levels within core programs and strategic focus areas including contract and other increases
    - Ensure sufficient ongoing funding for facilities and infrastructure including technology and security
    - Convert successful one-time programs/personnel to ongoing funding
    - Build the strength of our workforce to meet evolving resident expectations
    - New enhancements or additions, considering the option of one-time pilot programs first
- FY 2026-27 Ongoing Decision Package Recommendations (All Funds)
    - Recommendations to future proof Chandler
        - Adds Ambulance services personnel and related O&M
        - Adds maintenance costs related to new capital amenities
        - Adds inflationary increases to maintain services
        - Adds Public Safety Real Time Operations Center programs
        - Supports transit services
        - Surface water delivery increases
        - Ongoing utility & chemical increases
        - 77% of new positions have a revenue or re-allocation of expense offset
    - All Funds $29M in ongoing requests (PY $16.7M) $11.6M recomm. Net offsets (PY $9.5M)
    - General Fund (GF) $23.1M in ongoing requests (PY $13.8M) $5.4M recomm. net of offsets (PY$7.1M)
- FY 2026-27 Proposed Budget Positions

- Investing in People Who Serve Our Community
- General Fund Keeping pace with our growing city and keeping promises
- Revenue or Reallocation Offset Meeting service needs with limited budget impact to help future proof

JOHN POMBIER, City Manager, presented the following slides.

- General Funded Positions 13.5 FTE "Keeping Pace With Our Growing City and Promises Delivered"
  - Buildings & Facilities
    - Custodial Superintendent
    - Fleet Services Sr. Technician
    - Facilities Maintenance Sr. Technician
    - Clean public facilities + operational city vehicles
  - City Manager
    - City Manager
    - Management Assistant
    - AI Officer
    - CAPA
    - Broadcast Engineer
    - Efficient operations + responsible tech adoption
  - Community Services
    - Urban Forestry Technician
    - Parks Maintenance Sr. Technician
    - Safe trees + clean, welcoming parks
  - Fire
    - Fire Warehouse & Supply Tech
    - 2 Firefighter Rovers
    - Equipment readiness + response time coverage
  - Police
    - Hiring Unit Supervisor (Civilianization)
    - Improves capacity + reduces sworn cost
  - Management Services
    - Procurement Officer Sr.
    - .5 Env. Services Sr. Tech
    - Cost savings, compliance, risk reduction

COUNCILMEMBER HAWKINS asked whether the city currently has a broadcast engineer position.

MR. POMBIER explained that the city relies on a contracted individual who could retire at any time, leaving no permanent support. He noted that without an engineer, technical failures during meetings could halt operations and that the city lacks the in-house expertise to fully utilize and maintain its systems.

MAYOR HARTKE asked whether a departing public information staff member would be replaced.

MATT BURDICK, Communications and Public Affairs Director, responded that the public information team is already lean and confirmed that the position will be filled. He emphasized the need for a broadcast engineer, noting that most cities have such roles in-house and that relying on an aging contractor poses risks, especially given the complexity of the city's systems.

COUNCILMEMBER HARRIS asked whether the AI officer role could be handled within the IT department.

MR. POMBIER explained that many cities are separating AI from IT functions, as AI serves all departments and requires dedicated focus. He added that the city is evaluating best practices to determine the appropriate structure while ensuring data protection.

COUNCILMEMBER HARRIS asked whether implementing AI would involve additional costs.

MR. POMBIER stated that some funding has already been allocated for software, but not all recommendations may be funded immediately. He noted that the city plans to take a phased approach, starting with one position.

DAWN LANG, Deputy City Manager/CFO, added that a future work session will provide a more detailed discussion on AI.

COUNCILMEMBER ORLANDO commented that the AI officer position could lead to cost savings and efficiencies, such as reducing time spent on reports. He also noted that adding firefighter rover positions could reduce overtime costs.

THOMAS DWIGGINS, Fire Chief, confirmed that rover positions offset costs when utilized above a certain threshold and are currently exceeding that level.

MR. POMBIER added that beyond financial efficiency, these positions also support employee well-being by reducing overwork.

COUNCILMEMBER ORLANDO asked about the custodial and fleet service's needs.

MR. POMBIER explained that fleet demands have grown and that contracting services are often more expensive than hiring full-time staff. He added that vacancies provide opportunities to reassess positions for efficiency and effectiveness.

COUNCILMEMBER ORLANDO asked about the role of the community services urban technician.

MR. POMBIER explained that the position focuses on urban forestry, noting that maintaining trees is more cost-effective than replacing them and helps preserve community amenities such as shade and green spaces.

COUNCILMEMBER ORLANDO asked about the procurement officer position.

MR. POMBIER stated that the city currently has an exceptionally strong procurement officer who is planning to retire in the coming years. He explained that the city is hiring an additional staff member at the deputy level to support training and succession planning, ensuring continuity of service. He noted that while the team will temporarily expand, staffing levels may be reevaluated after the transition.

COUNCILMEMBER ORLANDO commented if adding this position would help accelerate procurement timelines, it could be a helpful addition to the city to improve overall efficiency.

MAYOR HARTKE asked how anticipated efficiencies, particularly from AI, may impact staffing levels over the next five years, noting that past technological advancements have not necessarily reduced workforce size. He expressed concern about long-term sustainability and the need to remain prepared for potential economic downturns while being thoughtful about adding new positions.

MR. POMBIER responded that while efficiency may not always reduce total staffing, it allows the city to do more with existing resources. He explained that AI is intended to enhance employee productivity, enabling staff to take on additional responsibilities rather than be replaced. He added that the city aims to maintain high service levels while controlling overall staffing growth.

MAYOR HARTKE emphasized the importance of cautious hiring, acknowledging that personnel costs are the largest budget item and expressing concern about future economic uncertainty. He noted the need for flexibility and careful planning to remain adaptable.

COUNCILMEMBER HARRIS commented that the city's continued growth will likely require additional staffing to maintain service levels. He stressed the importance of balancing responsible growth with thoughtful budgeting.

COUNCILMEMBER ORLANDO asked whether the budget evaluation process was approached differently this year.

MR. POMBIER explained that the process began earlier and included an initial review to assess the scope of requests. He noted that leadership was more directly involved throughout, with detailed discussions and greater transparency across departments. He added that directors were given visibility into citywide decisions, and that greater focus was placed on efficiency, long-term planning, and preparing for potential budget reductions.

MR. POMBIER continued the presentation.

- Cost considerations – New FTE
    - 13.5 Positions Costs
    - Ongoing: $2,108,093
    - One-time: $684,292
- Revenue-Funded & Offset Positions 44.3 FTE These Pay for Themselves and Help Future Proof Operations
    - 44.3 FTE Fully or Significantly Offset by Revenue, Reallocation, or Savings
    - ~76.6% of all proposed positions
    - Net General Fund impact is a fraction of gross cost
    - Fiscal Responsibility Built In

MAYOR HARTKE asked whether any changes to Medicare, Medicaid, or other factors have affected the ambulance service model and its goal of being revenue neutral.

THOMAS DWIGGINS, Fire Chief, responded that there have been no changes to rates and that projections remain the same. He noted a reduction in pension costs, which slightly improved the financial outlook, and added that some existing positions will shift from the general fund to the enterprise fund, creating additional savings.

COUNCILMEMBER ORLANDO asked for the amount associated with those position shifts.

CHIEF DWIGGINS stated it is approximately $800,000.

COUNCILMEMBER POSTON commented that the approach resembles private-sector practices and asked about the stability of grant-funded positions, expressing concern about long-term employee security.

MR. POMBIER explained that if grant funding ends, staff would return to Council to determine whether to continue the program. He added that the city prioritizes retaining strong employees and would seek to place them in other roles if possible.

COUNCILMEMBER POSTON asked specifically about the senior housing recreation specialist position.

LEAH POWELL, Deputy City Manager, responded that the role is currently funded through community development funds but will also be supported by future revenue tied to housing developments. She noted that alternative funding sources have been identified if grant funding changes.

COUNCILMEMBER POSTON asked if there is some long-term funding stability.

MS. POWELL confirmed that there is.

COUNCILMEMBER HARRIS said the city has had a recent focus on fully staffing public safety positions. He shared gratitude for the new positions to support the new ambulance service under the Fire Department. He asked about the expected positive effects of the ambulance service.

CHIEF DWIGGINS explained that the municipalities that border Chandler operate their own ambulance system. Traditionally, Chandler has had to rely on agreements with private contract companies to offer ambulance services. This new service will allow Chandler the opportunity to enter into agreements with other municipalities to provide comprehensive ambulance support on calls, offering redundancy within the system. There will also be two firefighters on each ambulance that can quickly respond to incidents. The Chandler Fire Department does in house training for paramedics, one of the few departments in the country that is accredited for their medical programs, and the department ensures they can provide top-level training. This ambulance program will also allow for flexibility in coverage of calls across Chandler.

COUNCILMEMBER HARRIS asked about the Business Compliance Inspector and Specialist FTE position.

MR. POMBIER responded this position will help generate business tax revenue, which can help cover their positions. This will be supported by revenue generated by the position, and the city will collect data on the efficacy of the position. These will be in Tax and License under Management Services.

COUNCILMEMBER HARRIS asked about the Closed Circuit TV Analysts FTE positions.

MR. DUNBAR explained that currently, this role is completed by contractors. Converting this position, which scopes sewer connections will save money by doing it in-house.

MR. POMBIER added that bringing these positions in-house will also cause contractors to be more competitive in their pricing and quality of work.

MR. ABBOTT agreed and noted that in-house positions will be able to meet the city's demand and availability needs. This will allow the city to inspect more miles of sewer line at a lesser cost than currently possible with contracted services.

COUNCILMEMBER HARRIS asked about the performance measures of the program.

MR. ABBOTT said currently the city can inspect less than 90 miles of sewer line in a year, which is about one-tenth of the current sewer system. With the new FTEs, the goal is to inspect 180 miles of sewer system each year.

COUNCILMEMBER HAWKINS asked for a follow up in six months after these cost savings employees are added as FTEs.

MR. POMBIER said yes, as soon as data is collected.

MR. POMBIER continued the presentation.

- Cost considerations – Revenue Offset FTE
    - Revenue Offset Net Impact by Fund
- Additional Positions for Consideration
    - Can generate revenue or save expenditures to further align strategic plan set by council
        - (1) Economic Development Project Manager (Retail) ($170,866 ongoing cost is equal to $720k in monthly taxable sales generated)
        - (1) Firefighter Rover (avoids mandatory overtime)
        - (1) Information Technology Contractor supporting ongoing technology (by converting to FTE, would save approximately $100K one-time costs)
        - (1) Senior Utility Maintenance Technician (reduced water loss)
        - (1) Metering Services Technician (faster meter replacements for better billing accuracy)

MAYOR HARTKE asked if there were firefighter rovers hired previously.

CHIEF DWIGGINS explained that in a previous fiscal year, firefighter rovers were hired and with the addition of those positions, the department saved additional overtime. He explained rovers will be used at an 89% weight, where the position will be offset and reduce the overtime budget.

COUNCILMEMBER POSTON asked if the ambulance FTEs would be able to fulfill the rover role.

CHIEF DWIGGINS said no and explained that the ambulance FTEs are being assigned to positions on the ambulances which are not free to move. The rover position moves from station to station to cover time off, sick leave, and vacation from other firefighters.

COUNCILMEMBER ELLIS asked about the Economic Development Project Manager position.

MR. POMBIER shared an example where a retailer in Chandler generates a certain amount of tax revenue. This position would cover the ongoing cost by generating aggregate tax revenue. This position would focus on bringing new commercial and retail companies to Chandler.

COUNCILMEMBER ELLIS asked what other partners will this position work with.

MR. POMBIER said this position will work with the Chandler Chamber of Commerce, to look at how we can partner more effectively to not only bring business in but keep them and maximize businesses going forward.

COUNCILMEMBER ELLIS asked about the positions related to water.

MR. POMBIER explained the Senior Utility Maintenance Technician is a position that will be offered as an entry level technician with the hopes of creating a pathway from entry level to senior maintenance technician. The position will focus on preventative maintenance on approximately 50 sites.

COUNCILMEMBER POSTON asked about the Economic Development Project Manager position and asked where the $170,866 ongoing cost is equal to $720k in monthly taxable sales generated figure comes from.

MR. DUNBAR explained that the $720,000 multiplied by the current tax rate at 1.5% it would generate enough on a monthly basis enough tax to cover the estimated $170,866 ongoing cost.

COUNCILMEMBER POSTON confirmed this position would need to generate $720,000 in monthly revenue to be self-revenue generated.

MR. POMBIER said it would be taxable revenue within the community. He affirmed that economic development is a focus of the city, and this position ask is easy to quantify.

COUNCILMEMBER POSTON shared concerns about reaching $720k in monthly taxable sales.

MR. POMBIER said it would depend on the type of stores. This position would be set up in a way that works for Chandler, meets Council vision, and sets the city up for revenue success.

VICE MAYOR ENCINAS asked for the scope of focus of the Economic Development Project Manager.

MR. POMBIER said the focus will be driven by Council's vision and target the infrastructure that the city can support.

COUNCILMEMBER ORLANDO asked for more data on the Economic Development Project Manager position before approval. He asked about the firefighter rovers working at 89%.

CHIEF DWIGGINS said the firefighter rovers are currently working at 89%. These are all independent positions. He shared that 104 times last year, there was no availability for a firefighter to work overtime, so coverage had to be pulled from firefighters off of work or from those who were already on a shift.

COUNCILMEMBER ORLANDO asked for additional information on the firefighter rover position. He asked what the Information Technology Contractor position is expected to do.

MR. POMBIER said this conversion will save the city approximately $100,000 yearly in onetime costs.

COUNCILMEMBER ORLANDO asked for more information on the two utilities positions, he wanted to see more on how this could generate revenue or save expenditures.

MR. POMBIER explained the revenue generation here is by the cost savings done by doing preventative maintenance service.

MAYOR HARTKE emphasized these positions are up for Council consideration but will be voted on at a later time.

COUNCILMEMBER HARRIS said he wanted more information about the Economic Development Project Manager and how projects will be considered. He mentioned the Senior Utility Maintenance Technician would be doing preventative maintenance on utility systems around the city.

MAYOR HARTKE asked for some comparisons to other cities' FTE counts.

MR. POMBIER continued the presentation.

- Peer Comparison – Adopted FTE per 1,000 in pop. FY 2025-26
    - 93% Of recommended positions are Frontline Service Positions
    - Ensures continued excellent service delivery while maintaining the lowest sales tax rate, lowest utility rates, and lowest overall cost burden to resident in the valley
    - East Valley Average 9.1 FTE per 1,000 Residents Includes Mesa, Scottsdale, Tempe, Gilbert & Queen Creek
    - Chandler Arizona 6.6 FTE per 1,000 Residents Includes recommended FTE
- General Fund Ongoing Forecast
    - Ongoingrevenueisincreasingatamoregradualpacethanexpenditures.Modestwagechangesareestimatedforyears2-5oftheforecast.Ongoingrevenuesandexpenditureswillneedrefinementovernexttwoyearstoensurestructuralbalancecontinues.
- Proposed 5-Year One-Time General Fund Balance Update

MR. DUNBAR continued the presentation.

- One-Time Dollar Funding Options
    - Maintain reserves sufficient to meet financial policies including PSPRS fully funded status
    - Reinvest in existing aging infrastructure, systems, including projects that generate ongoing savings
    - New initiatives and capital that generate sustainable ongoing financial savings
    - Focus operating & capital spending to move forward strategic focus area action items

MS. LANG said the city's payment has decreased by $12.3 million per year in ongoing through payroll for sworn officers, which is the impact of the investments in paying down unfunded liability.

MR. DUNBAR continued the presentation.

- 2026-27 One-Time Decision Package recommendations (All Funds)
    - Significant Recommendations
        - Citywide Technology Projects, Cyber Security & ERP
        - Primary and General Elections
        - Enhanced Citywide Marketing
        - Continued Transit Services
        - One-time contracted services
        - Ambulance equipment and supplies
        - Human Services allocations, Heat Relief and Operation Open Door
        - Water conservation Program
        - One-time Utility Chemical Increases (GAC/PAC)
    - All Funds $18.2M in one-time requests (PY $22.5M) $19M recommended net of offsets (PY $17.6M)
    - General Fund (GF) $10.5M in one-time requests (PY $16.9M) $13.9M recommended net of offsets (PY $14.6M)
- Maintain Funded Status of PSPRS to Ensure Unfunded Liability Does not Grow
    - Police 94.6% to 98.0%
    - Fire 94.1% to 100.2%
    - Total 94.4% to 98.8%
    - Note: FY 2025-26 $15M payment not yet reflected
    - No planned FY 2026-27 additional payment
    - Supports use of additional one-time funds to payoff any remaining unfunded liability on an annual basis
    - Note: PSPRS has not released the modeler to confirm effect of actual rate of return to show impact to liability
- 5-Year One-Time General Fund Balance Forecast
    - Beginning Fund Balance (estimate)
    - Additional One-Time Revenue/Savings
    - Total Addl' One-Time Revenue/Savings
    - Total One-Time Funds Available
    - Projected One-Time Expenditures/Transfers Out
    - Total Economic Development/Capital Projects
    - Total One-Time Operating
    - Total One-Time Expenditures/Trans Out
    - Ending Fund Balance
    - Appropriated 15% Contingency ($55.8M of Fund balance), Council Contingency $425K ($350K one-time & $75K ongoing), and other reserves

- Proposed 5-Year One-Time General Fund Balance Forecast

COUNCILMEMBER ORLANDO asked if this includes one-time dollars coming in as well.

MR. DUNBAR said yes, they are planned for in the revenue, the portion considered one-time is in the top line.

MR. DUNBAR continued the presentation.
- Assessed Valuation and Property Tax Update

MR. POMBIER said nothing presented today will require an increase in property tax. His recommendation is to keep property tax rates flat.

MR. DUNBAR continued the presentation.
- Property Valuation and Tax Rate History
    - Tax rate was increased during declining values, and decreased during periods of increasing values
- Property Tax Rate Comparison
    - Per $100 of Assessed Value
- Breakdown of $1 of Typical Chandler Property Tax Bill
    - Public Schools and Community College Districts 69 cents
    - Maricopa County & Special Districts 20 cents
    - City of Chandler 11 cents
    - *Based on 2025 Tax Bill information, exact split will vary depending on the school district and any other special taxing districts on the bill
- Levy with Rates Unchanged
    - Fiscal Year/Property Categories
    - Limited Property Value
    - Change in Limited Property Value
    - Tax Rate
    - Projected Levy (Primary + Secondary)
    - +2.9% Appreciation
    - +0.9% New Property
- Impact to Median Value Homeowner
    - $0.01change to Property Tax Rate equals $427,959
    - FY 2026-27 budget draft assumes primary tax rate remains flat, allowing for capture of ongoing revenue which will require a Truth-in-Taxation process
    - Notes: FY 2009-10 was last time Truth-in-Taxation process was required. There have been 10 consecutive years of primary rate reductions.

MAYOR HARTKE suggested keeping the property tax rate flat for this fiscal year.

COUNCILMEMBER HARRIS shared concerns about international conflict and how inflation could affect Chandler.

MS. LANG said there are a lot of safeguards built into the budget this year, along with the 15% contingency that can be used.

VICE MAYOR ENCINAS requested information on a possible property tax rate reduction.

MS. LANG explained that a $0.01 change to the property tax rate results in a change of $427,959.

MR. DUNBAR continued the presentation.

- Key Budget Dates
- Questions

Public Comment

None.

Adjourn

The meeting was adjourned at 5:41 pm.

ATTEST: _____ _____

City Clerk Mayor

Approval Date of Minutes: April 9, 2026

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the City Council of Chandler, Arizona, held on the 23rd day of March 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of April 2026.

_____

City Clerk

Meeting Minutes
City Council Regular Meeting

March 23, 2026 | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

Call to Order
The meeting was called to order by Mayor Kevin Hartke at 6:02 p.m.

Roll Call
Council Attendance
Mayor Kevin Hartke
Vice Mayor Angel Encinas
Councilmember Christine Ellis
Councilmember Jane Poston
Councilmember Matt Orlando
Councilmember OD Harris
Councilmember Jennifer Hawkins

Appointee Attendance
John Pombier, City Manager
Kelly Schwab, City Attorney
Jennifer Ekblad, City Clerk

Invocation
The invocation was given by Mayor Hartke.

Pledge of Allegiance
The Pledge of Allegiance was led by Councilmember Ellis.

Scheduled Public Appearances
MAYOR HARKE invited Vice Mayor Encinas to join him for the scheduled public appearances.

1. Proclamation: Valley Bike Month
MAYOR HARTKE read the proclamation and invited Jason Crampton, Transportation Planning Manager, and Nancy Jackson, Senior Transportation Planning Program Coordinator, to accept.

MS. JACKSON thanked Mayor and Council and the community for their support of the Annual Chandler Family Bike Ride. The 18th Annual Chandler Family Bike Ride event will take place on

Saturday, April 11, beginning at 7:30 a.m. at the Chandler Park & Ride on Hamilton Street and Germann Road.

2. Proclamation: Library Week

VICE MAYOR ENCINAS read the proclamation and invited Rachelle Kuyzk, Library Senior Manager, and Jo-el Miller, Library Manager, to accept.

MS. KUYZK thanked Mayor and Council for their support of the Chandler Public Libraries. She welcomed the community to visit the new Discovery Library Bookmobile and the renovated Hamilton Library. She announced that April 1 is Library Giving Day, and information about supporting the Chandler Public Library can be found at chandlerlibrary.org.

3. Service Recognitions

SANDIP DHOLAKIA, Chief Information Officer, recognized Terson Delva, Information Technology Systems Analyst, for his 10 years of service with the City of Chandler.

MAYOR HARTKE recognized Alexis Apodaca, Mayor & Council Public Affairs Senior Manager, for her last meeting with City Council.

4. Retirement Recognitions

MATT BURDICK, Communications and Public Affairs Director, recognized Jennifer Honea, Public Information Officer, for her 25 years of service with the City of Chandler and her retirement.

JEREMY ABBOTT, Public Works & Utilities Director, recognized Liz Denning, Public Works Financial Services Supervisor, for her 25 years of service with the City of Chandler and her retirement.

Consent Agenda and Discussion

City Clerk

1. Approval of Minutes

   Move City Council approve the Council meeting minutes of the City Council Work Session held on February 23, 2026, the City Council Special Meeting held on February 23, 2026, the City Council Study Session held on February 23, 2026, the City Council Special Meeting held on February 26, 2026, the City Council Work Session held on February 26, 2026, the City Council Regular Meeting held on February 26, 2026, and the City Council Special Meeting-Home Rule held on February 26, 2026.

Public Works & Utilities

2. Final Adoption of Ordinance No. 5153, Approving the Abandonment of a Temporary Drainage Easement Located on the West Side of Lot 3, in the Chandler Airport Business Park that is no Longer Needed for Public Use

Move City Council adopt Ordinance No. 5153 approving the abandonment of a temporary drainage easement located on the west side of Lot 3, in the Chandler Airport Business Park that is no longer needed for public use.

Consent Agenda Motion and Vote

Councilmember Orlando moved to approve the Consent Agenda of the March 23, 2026, Regular City Council Meeting; Seconded by Vice Mayor Encinas.

Motion carried unanimously (7-0).

Adjourn

The meeting was adjourned at 6:23 p.m.

ATTEST: _____ _____

City Clerk Mayor

Approval Date of Minutes: April 9, 2026

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the City Council of Chandler, Arizona, held on the 23rd day of March 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of April, 2026.

_____

City Clerk

Meeting Minutes
City Council Study Session

March 23, 2026 | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

Call to Order
The meeting was called to order by Mayor Kevin Hartke at 6:24 p.m.

Roll Call
Council Attendance
Mayor Kevin Hartke
Vice Mayor Angel Encinas
Councilmember Christine Ellis
Councilmember Jane Poston
Councilmember Matt Orlando
Councilmember OD Harris
Councilmember Jennifer Hawkins

Appointee Attendance
John Pombier, City Manager
Kelly Schwab, City Attorney
Jennifer Ekblad, City Clerk

Consent Agenda and Discussion
Discussion was held on items 4, 12, 24, 25, and 27.

City Clerk
1. Boards and Commissions Member Appointments
   Move City Council approve the Board and Commission appointments as recommended.

City Manager
2. Job Order Project Agreement No. TP2203.401 with DBA Construction, Inc, Pursuant to Job Order Master Agreement No. JOC2405.401 for the Ashley Trail and Paseo Trail Connection Located at the intersection of Cooper Road and Ashley Trail
   Move City Council award Job Order Project Agreement No. TP2203.401 to DBA Construction, Inc., Pursuant to Job Order Master Agreement No. JOC2405.401, for the Ashley Trail and Paseo Trail Connection, in an amount not to exceed $815,589.69.

3. Purchase of Concrete Repair and Maintenance Services for Various Departments
   Move City Council approve Agreement No. CS1-745-4293, Amendment No. 4, with Degan Construction, LLC, Precision Concrete Cutting, Inc., Temcon Concrete Construction, LLC, and W.L. Emshoff, LLC, for concrete repair and maintenance services, in a combined amount not to exceed $1,405,000, for a one-year term, May 1, 2026, through April 30, 2027.

Community Services

4. Resolution No. 5987, Supporting the Naming of a United States Naval Vessel the USS Chandler
   Move City Council pass and adopt Resolution No. 5987, supporting the naming of a United States Naval vessel the USS Chandler; and authorizing the Mayor and/or the City Manager to take all action necessary or appropriate to carry out the purposes of this resolution.

COREY POVAR, Community Services Assistant Director, explained that this item is regarding the naming of a naval vessel by securing support from Council to advance the effort. He noted that there is no clearly defined process for such a request but emphasized that this is a formal step in the request. The effort began with a unanimous vote from the commission, whose chair and vice chair were present, and now represents the second step, obtaining official support from city leadership. This support would enable the commission and staff to prepare a formal letter to the Secretary of the Navy, ensuring that "USS Chandler" is considered for future ships.

COUNCILMEMBER ORLANDO commended the committee on the idea and their work he expressed his support. He also suggested coordinating with government affairs to send letters to the state's delegation and the governor's office to help champion the effort.

MR. POVAR agreed, adding that building local support is a key component of the broader strategy, and reiterated that this step represents the second phase of the process.

5. Construction Manager at Risk (CMAR) Construction Services Agreement No. PR2401.401 with Hunter Contracting Co., for the Mesquite Groves Park GMP 1 Located at the Northwest Corner of Val Vista Drive and Riggs Road
   Move City Council award CMAR Construction Services Agreement No. PR2401.401 to Hunter Contracting Co., for the Mesquite Groves Park GMP 1, in an amount not to exceed $5,050,058.17.

Cultural Development

6. Resolution No. 5991, Downtown Chandler Enhanced Municipal Services District: Assessment Modification, Expense Statement, and Public Hearing Notice
   Move City Council pass and adopt Resolution No. 5991 authorizing modification of the assessment diagram for the Downtown Chandler Enhanced Municipal Services District; making a statement and estimate of expenses for the district; completing the assessment; setting the date for the hearing on the assessment; and ordering the giving of notice of such hearing.

Development Services

7. Introduction and Tentative Adoption of Ordinance No. 5156, Rezoning and Preliminary Development Plan, The Townsite Rezoning

   Move City Council introduce and tentatively adopt Ordinance No. 5156 approving PLH25-0040 The Townsite, Rezoning from AG-1 to PAD for single-family residential, generally located south of the southeast corner of Ocotillo Road and Basha Road, subject to the conditions as recommended by Planning and Zoning Commission.

   Preliminary Development Plan

   Move City Council approve Preliminary Development Plan PLH25-0040 The Townsite for subdivision layout and housing product approval for a 12-lot single-family subdivision, generally located south of the southeast corner of Ocotillo Road and Basha Road, subject to the conditions as recommended by Planning and Zoning Commission.

8. Resolution No. 5961, Authorizing a License Agreement between Vexus Fiber, LLC, dba Metronet, and the City of Chandler for the Use of Public Property for the Establishment of Class 4 and Class 5 Telecommunications Systems

   Move City Council pass and adopt Resolution No. 5961, authorizing the Mayor to execute the license agreement between Vexus Fiber, LLC, dba Metronet, and the City of Chandler for the use of facilities in the city's rights-of-way and public places to establish Class 4 and Class 5 Telecommunications Systems and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.

9. Use Permit, Round1

   Move City Council approve Use Permit, PLH25-0043 Round1, to continue to allow a Series 6 Bar Liquor License within an existing bowling alley and arcade located at 3177 W Chandler Boulevard, Suite 100, in the Chandler Fashion Center, subject to the conditions recommended by Planning and Zoning Commission.

10. Use Permit, Happy Pets Palace & Playground

    Move City Council approve Use Permit time extension PLH25-0033 Happy Pets Palace & Playground to continue to allow outdoor dog play yards to operate together with a dog daycare, overnight boarding, and training facility located at 1080 E Pecos Rd, Suite 16, subject to the conditions as recommended by Planning and Zoning Commission.

11. Entertainment Use Permit, San Tan Brewing

    Move City Council approve Entertainment Use Permit, PLH25-0022 San Tan Brewing to continue to allow live indoor and outdoor entertainment located at 495 E Warner Road (approximately 1/2 mile east of the southeast corner of Arizona Avenue and Warner Road), subject to the conditions recommended by Planning and Zoning Commission.

Economic Development

12. Purchase of Signage for Uptown Chandler Employment Corridor

Move City Council approve the purchase of signage for Uptown Chandler, from YESCO, LLC, utilizing the City of Peoria Contract No. ACON35025, in the amount of $254,393.

COUNCILMEMBER ORLANDO asked whether existing Uptown Chandler signage was being replaced or enhanced.

MICAH MIRANDA, Economic Development Director, explained that the previous pole-mounted signs in the corridor had been removed due to aging, though the hardware remains in place. He noted that the proposed signage represents the next phase in the corridor's development.

COUNCILMEMBER ORLANDO asked if the new signs would be more durable.

MR. MIRANDA confirmed, adding that they would be similar to the monument-style signage installed in the Airpark Area West and the West Chandler Employment Corridor.

COUNCILMEMBER ORLANDO advised staff to ensure clear lines of sight in the right of way, referencing prior adjustments made to signage near the airport.

MR. MIRANDA acknowledged his point.

Facilities and Fleet

13. Purchase of OEM Auto Parts and Service
    Move City Council approve Agreement No. FD5-060-4882, Amendment No. 1, with Earnhardt Chrysler Dodge Jeep Ram, Earnhardt Chandler Cadillac, Earnhardt Chevrolet, Earnhardt Ford, Earnhardt Queen Creek Chrysler Dodge Jeep Ram, and San Tan Ford, for OEM auto parts and service, for a period of one year, April 1, 2026, through March 31, 2027, in a combined total amount not to exceed $350,000.

14. Purchase of Facility Condition Assessment Services
    Move City Council approve the purchase of facility condition assessment services, from Terracon Consultants, Inc., utilizing the State of Arizona Contract No. CTR060202, in an amount not to exceed $149,300.

Fire Department

15. Resolution No. 5992, Authorizing the Approval of a Subrecipient Grant Agreement with the Arizona Department of Homeland Security
    Move City Council pass and adopt Resolution No. 5992, authorizing the approval of a subrecipient grant agreement with the Arizona Department of Homeland Security (AZDOHS) for the Chandler Rapid Response Team (RRT) for training in the amount of $36,000.

Information Technology

16. SQL Server Replacement

Move City Council approve the purchase of information technology infrastructure and consulting services for replacement of the City's SQL database servers, from The Redesign Group, utilizing the State of Arizona Contract No. CTR06889, in an amount not to exceed $210,033.

17. Purchase of Proofpoint Network Security Software
Move City Council approve the purchase of Proofpoint network security software, from SHI International, Inc., utilizing the Omnia Partners Contract No. 2024056-02, in the amount of $264,918.08, for the period of one year, April 11, 2026, through April 10, 2027.

Law

18. Settlement in Leon vs. City of Chandler, et al.
Move City Council approve the settlement of $33,500 in the matter of Leon vs. City of Chandler, et al., CV2025-012857, in full and final satisfaction of all claims asserted without admitting liability, and further authorize the City Attorney to sign any necessary documents in such forms as are approved by the City Attorney to effectuate the terms and conditions of settlement of this matter.

Management Services

19. License Series 12, Restaurant Liquor License Application for Jared Michael Repinski, Agent, Tap N Taco Ch1, LLC, DBA, Tap N Taco
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 379615, a Series 12, Restaurant Liquor License, for Jared Michael Repinski, Agent, Tap N Taco Ch1, LLC, DBA, Tap N Taco, located at 141 S. Arizona Avenue, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 309493.

20. License Series 12, Restaurant Liquor License Application for George Albert Aplicano, Agent, Mexico Magico Cantina & Restaurant, LLC, DBA Mexico Magico Cantina & Restaurant
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 377397, a Series 12, Restaurant Liquor License, for George Albert Aplicano, Agent, Mexico Magico Cantina & Restaurant, LLC, DBA Mexico Magico Cantina & Restaurant, located at 474 W. Ray Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 310757.

21. License Series 12, Restaurant Liquor License Application for Chandana Devagudi, Agent, Indi Foods Chandler, LLC, DBA Biryani Pot
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 381654, a Series 12, Restaurant Liquor License, for Chandana Devagudi, Agent, Indi Foods Chandler, LLC, DBA Biryani Pot, located at 2820 S. Alma School Road, Suite 15, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 311222.

22. Purchase of Office Supplies

Move City Council approve the purchase of office supplies, from Staples Business Advantage, utilizing the Sourcewell Contract No. 070924-SCC, for the period of February 3, 2026, through February 2, 2027, in an amount not to exceed $165,000.

Mayor and Council

23. Fiscal Year (FY) 2025-26 Budget Amendments

Move City Council approve as presented the two new one-time FY 2025-26 budget amendments totaling $12,000 using Council Contingency and authorize staff to transfer appropriation from the Non-Departmental Council Contingency to the respective departments.

Police Department

24. Resolution No. 5971, Pertaining to the Acceptance of a Grant from the State of Arizona through its Department of Public Safety (DPS) in the Amount of $302,598.86

Move City Council pass and adopt Resolution No. 5971, pertaining to the acceptance of funds from the State of Arizona through its Department of Public Safety in the amount of $302,598.86 to support drug trafficking enforcement initiatives and forensic laboratory equipment; and authorize the Chief of Police, as designated by the City Manager, to conduct all negotiations and to execute and submit all documents necessary in connection with such grant.

BRYAN CHAPMAN, Police Chief, explained this item is for the city to accept a $302,000 grant from the Arizona Department of Public Safety to support forensic laboratory upgrades and drug trafficking enforcement efforts. He noted that the funding is well-timed as the city prepares to construct a new forensic facility that requires new equipment. He explained that $227,000 of the grant will be used to purchase new equipment, including a mass spectrometer for identifying illicit drugs and precision scales for weighing evidence, expenses that would have otherwise required future Council approval. The remaining $75,000 will fund approximately 800 hours of overtime for narcotics detectives working to combat drug activity. He noted that the grant funding will expire on June 30, 2027.

COUNCILMEMBER ORLANDO asked whether the grant funds must be spent within the designated timeframe and if any unspent funds would be forfeited.

CHIEF CHAPMAN confirmed that the department does not anticipate any difficulty utilizing the funds, noting the grant period begins July 1 and that expenditures will be closely monitored, including a review at the six-month mark.

COUNCILMEMBER ORLANDO acknowledged that this was the first time he had seen funding from this particular source and commended Chief Chapman and his team for proactively seeking alternative funding to support their efforts.

COUNCILMEMBER HARRIS inquired about the origin of the drugs seized.

CHIEF CHAPMAN responded that the majority enters the United States through Mexico, adding that more than half of the fentanyl seized nationwide in the previous year was intercepted in Arizona, indicating a strong regional correlation.

COUNCILMEMBER HARRIS noted Chandler's proximity to Mexico and confirmed that such drugs still make their way into the city.

CHIEF CHAPMAN agreed.

COUNCILMEMBER HARRIS emphasized the importance of continued collaboration with law enforcement to keep drugs off the streets.

25. Resolution No. 5989, Pertaining to the agreement between City of Chandler and the State of Arizona regarding Technical Operations Task Force
    Move City Council pass and adopt Resolution No. 5989, pertaining to the agreement between the City of Chandler and the State of Arizona through the Department of Public Safety to enhance law enforcement services and investigations through the use of electronic surveillance equipment through the cooperative efforts of the parties to this agreement.

MELISSA DEANDA, Assistant Police Chief, explained this item is an intergovernmental agreement (IGA) between the Arizona Department of Public Safety and the Chandler Police Department to participate in a Technical Operations Task Force. She explained that the task force is a regional collaboration led by DPS's Major Crimes Unit, currently including DPS and the Gilbert Police Department, with plans to expand to additional East Valley agencies. She stated that the task force would provide specialized technical investigative support for high-profile or sensitive cases, critical incidents requiring a technical response, and joint law enforcement operations. Detectives assigned to the task force would receive advanced training, certifications, and access to specialized equipment at no cost to the city, helping ensure personnel remain current with evolving technology and best practices. She noted that Chandler currently has only two technical surveillance detectives supporting the entire department, and demand for their services continues to increase, making the partnership beneficial.

COUNCILMEMBER ORLANDO inquired about the matter's origin, noting that it appears limited to just two cities, and asked how it initially started.

ASSISTANT CHIEF DEANDA explained that the initiative, developed over two years, involves partnership with the Arizona Department of Public Safety. She noted that after Gilbert joined the task force, the task force began collaborating with the Tempe Police Department. She added that multiple agencies working together strengthen training, resources, and public safety in the East Valley.

COUNCILMEMBER ORLANDO asked whether the initiative would be housed in the tech center or a similar facility.

ASSISTANT CHIEF DEANDA confirmed that the Arizona Department of Public Safety has an off-site facility where the operation would be housed.

COUNCILMEMBER ORLANDO asked whether the location would be in Chandler.

ASSISTANT CHIEF DEANDA clarified that it would not be in Chandler but elsewhere in the East Valley.

COUNCILMEMBER ORLANDO asked while it is a collaborative effort, if it would be located outside the city.

ASSISTANT CHIEF DEANDA confirmed.

COUNCILMEMBER ORLANDO added that the initiative sounds promising, noting that any opportunity to create a force multiplier is beneficial to residents, especially at no cost to the city.

COUNCILMEMBER ELLIS asked whether the task force would involve coordination with federal agencies such as ICE.

ASSISTANT CHIEF DEANDA clarified that the unit has no affiliation with ICE and is focused solely on supporting local investigations, special operations, and community events.

COUNCILMEMBER HARRIS requested clarification on the types of technical resources used, including cameras and communication equipment.

ASSISTANT CHIEF DEANDA explained that during downtown special events, the team deploys event cameras to support public safety. She added that the team also equips undercover units with specialized communication tools to assist their operations.

COUNCILMEMBER HARRIS expressed concerns raised by community members regarding facial recognition technology and long-range audio surveillance and asked whether this initiative includes or would use such capabilities.

ASSISTANT CHIEF DEANDA explained that the tools would be used only for specific investigations, not for capturing general conversations, and that any audio recorded would involve undercover officers and targeted suspects for evidence. She added that camera use would be limited to event safety and targeted crime areas and would not involve facial recognition.

COUNCILMEMBER HARRIS expressed concerns about public privacy, noting that community members were worried the cameras could be perceived as “spy-like” devices focused on neighbors and residents.

ASSISTANT CHIEF DEANDA explained that the cameras are only deployed for specific investigations or operational events, not to monitor community members. She emphasized that department policies and regulations prohibit any misuse, and that the cameras are used only when suspects have been identified or are being investigated, or to support event safety.

26. Resolution No. 5993, Pertaining to the Submission of Projects for Consideration in Arizona's 2027 Highway Safety Plan
    Move City Council pass and adopt Resolution No. 5993, authorizing the Chandler Police Department to submit projects for consideration in Arizona's 2027 Highway Safety Plan; and authorizing the Chief of Police to conduct all negotiations and to execute and submit all documents necessary with such grant.

27. Photo Enforcement
    Move City Council approve Agreement No. PD5-961-3521, Amendment No. 2, with American Traffic Solutions, Inc., dba Verra Mobility, for photo enforcement, in a total amount not to exceed $1,500,000, for the period of three years, beginning April 1, 2026, through March 31, 2029.

JASON SIECZKOWSKI, Assistant Police Chief, presented the following presentation.

- Photo Enforcement Services Agreement; Verra Mobility
- Program Purpose and History
    - Program History
        - Launched FY 2006-07 — over 20 years of community safety data
        - Current agreement with Verra Mobility (formerly ATS) approved by Council — September 2015
        - 5-year term + 1-year extension — both fully exercised
    - Tonight’s Action
        - Requesting a 3-year contract extension with Verra Mobility
        - Provides continuity while Arizona’s photo enforcement legislative landscape stabilizes
    - Program Scope & Philosophy
        - 12 intersections | 17 cameras | Speed & red-light enforcement
        - “Safety over profit” — revenue-neutral; surplus funds reinvested in traffic safety
- Locations
- Governing Policies and Framework
    - Legal Authority
        - Operates under Arizona Revised Statutes (ARS) and City of Chandler traffic code

        - All citations are civil violations — due process rights fully preserved, including right to contest
        - Amendment #2 allows contract modifications to comply with AZ legislative or Supreme Court directives
    - Operational Controls
        - Camera installation, relocation, or removal requires written mutual agreement
        - Verra Mobility provides expert testimony for contested citations at no cost to the City
- Data Ownership and Human Review
    - Human Review & Data Controls
        - Every citation is reviewed by trained Chandler PD personnel before issuance
        - Images and video captured solely for traffic violation documentation
        - Data processed under strict contract controls — not shared with third parties for non-enforcement purposes
    - System Integrity & Due Process
        - Regular calibration, preventative and corrective maintenance on all equipment
        - All calibration and maintenance records retained for evidentiary purposes and accessible to the City
        - Recipients retain full right to contest — no vehicle boots, no warrants — strictly civil process
- Safety Outcomes and Program Effectiveness
    - 5-Year Collision Reduction at Photo Enforced Intersections
        - Injury collisions: down 37.6%
        - Non-injury collisions: down 9.5%
        - Citywide all collisions: down 4.2%
    - Fiscal Accountability
        - FY 2024-25: Program revenue fully covered contract costs — net positive of ~$23,000
        - All surplus funds reinvested into roadway safety programs
    - Photo enforcement is a proven tool to reduce collisions and save lives in Chandler.
- Fiscal Impact and Contract Terms
    - Contract Value
        - Total ceiling: $1,500,000 over 3 years — consistent with prior contract terms
    - Termination Provisions
        - City may terminate for convenience; compensates only for non-amortized installation costs
        - No punitive termination fees
    - Why 3 Years?
        - Maintains program continuity without long-term commitment while Arizona's legislative environment evolves
- Questions?

COUNCILMEMBER HARRIS asked why the city had not sought additional competitive bids for the contract.

ASSISTANT CHIEF SIECZKOWSKI responded that two companies submitted proposals, including one out-of-state firm, but it was not advantageous. He stated that Verra Mobility offered better customer service, responsiveness, and cost. He added that, given uncertainty in state legislation regarding photo enforcement, the city opted to extend the current contract to maintain continuity until more clarity is available.

COUNCILMEMBER HARRIS asked about enforcement mechanisms in the event of a data breach.

ASSISTANT CHIEF SIECZKOWSKI deferred to the City Attorney, noting the contract requires immediate breach notification.

KELLY SCHWAB, City Attorney, explained that the contract includes protections such as insurance coverage and indemnification, as well as required protocols to minimize the risk of data breaches. She stated the city is as protected under the agreement.

COUNCILMEMBER HARRIS raised concerns about privacy and whether the devices record or capture data on pedestrians.

ASSISTANT CHIEF SIECZKOWSKI confirmed the cameras do record video, but only when a violation is triggered, and not for general surveillance or facial recognition.

COUNCILMEMBER HARRIS asked if the system is quota-based.

ASSISTANT CHIEF SIECKOWSKI clarified that it is not and that it focuses solely on observed violations, aiming to remain revenue neutral. He added that fines are handled similarly to other traffic citations.

COUNCILMEMBER HARRIS confirmed that if any fines are issued it does not include any fees related to the photo enforcement service cost.

ASSISTANT CHIEF SIECZKOWSKI said yes. Similar to any traffic citation, a person would be assessed a fine based on the court's fine schedule and that would be the total cost.

COUNCILMEMBER HARRIS asked about prior data breaches involving the company.

ASSISTANT CHIEF SIECZKOWSKI said he did not have that information.

COUNCILMEMBER HARRIS expressed concerns about privacy protections, contract details, maintenance, calibration of equipment, and the need to review additional information before

moving forward. He asked the City Manager for guidance on the current status and the proposed plan, noting his concerns.

JOHN POMBIER, City Manager, stated that the contract can be terminated for convenience with only the unamortized amount owed and no penalty. He said staff would provide the requested information by Thursday and added that, based on his 19 years of working with the company, he was not aware of any data breaches. He noted that the company is based in Arizona and is committed to improving street safety, and that staff would gather additional information to help address Councilmember Harris's concerns.

COUNCILMEMBER HARRIS expressed concerns about resident privacy, noting that the system involves a third-party collecting information, filtering it, and sending it back to the city, raising questions about how that data is handled and protected. He emphasized that he is worried about resident information being collected without permission and questioned how the city ensures proper safeguards.

MR. POMBIER responded that only data related to individuals who are in violation of the law is collected and forwarded to the city. He explained that while video is recorded, only relevant images such as the vehicle and license plate involved in a violation are retained for use, and other passing vehicles are not included in the data sent to the city.

COUNCILMEMBER HARRIS reiterated his concern, emphasizing the importance of ensuring residents feel safe and that their privacy is fully protected, particularly given the involvement of third-party systems and the evolving technologies such as AI.

COUNCILMEMBER ELLIS asked how long the city has been doing business with the company.

ASSISTANT CHIEF SIECZKOWSKI responded that the relationship has been in place since February 2007.

COUNCILMEMBER ELLIS noted that, based on that long-standing relationship, any data breach would have likely been known if one had occurred. She then asked whether the city was extending an existing contract rather than entering a new one.

ASSISTANT CHIEF SIECZKOWSKI confirmed that it is an extension of the current agreement, which has already been in place for 10 years, including a five-year term and a five-year extension, with the proposed addition of three more years.

COUNCILMEMBER ELLIS stated that the contract has been reviewed multiple times over the years and asked whether there have been any complaints from residents who were not in violation but believed their information was taken.

ASSISTANT CHIEF SIECZKOWSKI said he was not aware of any such complaints and noted that over 11,000 violation notices were issued in 2025. He explained that these notices are used when the driver may not be the registered owner, and in such cases, staff review the information and may issue a warning instead of a citation to ensure accuracy.

COUNCILMEMBER POSTON asked for clarification on whether the cost of a red-light camera ticket differs from that of a ticket issued by an officer, and whether the process for addressing the ticket is the same.

ASSISTANT CHIEF SIECZKOWSKI deferred the question to Presiding City Magistrate Alicia Skupin for further explanation, noting that the fine is believed to be the same.

ALICIA SKUPIN, Presiding City Magistrate, confirmed that the fines are identical whether the citation is issued in person or through the photo enforcement system. She added that the fines will remain unchanged for the next fiscal year and have been consistent for several years.

COUNCILMEMBER ORLANDO asked how many additional officers would be needed to provide the same level of traffic control that the technology offers, especially considering the city's growth.

ASSISTANT CHIEF SIECZKOWSKI estimated that it would require hundreds of additional officers. He explained that photo enforcement systems can continuously capture violations at an intersection, whereas a single officer can only handle one stop at a time, making the technology far more efficient for ongoing traffic monitoring.

COUNCILMEMBER ORLANDO responded that, even with fewer officers, he would prefer to allocate personnel to other priorities such as cybercrime and violent offenses. He emphasized that the city's use of this technology aligns with its focus on innovation and safety, noting that it helps reduce accidents and can lower insurance costs by fostering a safer community.

COUNCILMEMBER HARRIS said his concerns focus on the contract's language, privacy protections, and data security, not the service outcomes. He emphasized the need to ensure resident information is protected when handled by a third party and that the contract clearly limits how the data is used. He asked Council to review the contract carefully, noting that it has not been fully revisited in detail for many years and should reflect current privacy standards.

MAYOR HARTKE noted that Councilmember Harris was on Council when the issue was last addressed about five years ago.

COUNCILMEMBER HARRIS responded that he was on Council at that time and emphasized that the matter now involves a new contract, which should be reviewed and updated to reflect current privacy standards.

MAYOR HARTKE stated that the item can be revisited on Thursday for further Council discussion.

Public Works and Utilities

28. Introduction and Tentative Adoption of Ordinance No. 5155 Approving the Abandonment of Temporary Drainage Easement
    Move City Council introduce and tentatively adopt Ordinance No. 5155 approving the abandonment of Temporary Drainage Easement No. 2, located on the Rockefeller Group Chandler Crossroads property at the northeast corner of Gilbert and Queen Creek roads that is no longer needed for public use.

29. Resolution No. 5892, Authorizing the City of Chandler to Increase the Amount of Its Cost Share for the Feasibility Study of Bartlett Dam Modification Alternatives
    Move City Council pass and adopt Resolution No. 5892 authorizing the City of Chandler to increase the amount of its cost share under the agreement to share costs for the feasibility study of Bartlett Dam Modification Alternatives from $400,000 to $688,000.

30. Resolution No. 5969, SRP Land Use License for Underground Waterline Access, McQueen & Queen Creek Roads
    Move City Council pass and adopt Resolution No. 5969 accepting a Land Use License from SRP to Provide Access to its property to operate and maintain a turnout structure serving the city's Reclaimed Water Interconnect Facility (RWIF) located on the west side of McQueen Road, south of Queen Creek Road.

31. Professional Services Agreement with Dibble & Associates Consulting Engineers, Inc., for the Sewer Assessment and Rehabilitation Program
    Move City Council award Professional Services Agreement No. WW2601.201, to Dibble & Associates Consulting Engineers, Inc., for the Sewer Assessment and Rehabilitation Program, in an amount not to exceed $486,761.

32. Purchase of Refuse and Recycling Containers
    Move City Council approve Agreement No. SW2-100-4480, Amendment No. 4, with Sierra Container Group, LLC, for refuse and recycling containers, in an amount not to exceed $550,000, for the period of one year, beginning May 16, 2026, through May 15, 2027.

33. Purchase of Laboratory Testing Services for the Water Quality, Wastewater Quality, Environmental Management, Solid Waste Services, and Ocotillo Brine Reduction Facility Divisions
    Move City Council approve the purchase of laboratory testing services, from Aquatic Consulting & Testing, Inc., Eurofins Environment Testing Southwest, Eurofins Eaton Analytical, and Legend Technical Services, utilizing City of Mesa Contract No. 2021181, in a combined amount not to exceed $676,000, for a one-year term, April 1, 2026, through March 31, 2027.

34. Purchase of Street Repair and Maintenance Services

Move City Council approve Agreement No. PW5-745-4851, Amendment No. 2, with M.R. Tanner Development and Construction, Inc., for street repair and maintenance services, increasing the spending limit by $1,180,599, for a revised amount not to exceed $2,670,599.

35. Purchase of Street Sweeper
Move City Council approve the purchase of a street sweeper, from Nescon, LLC, utilizing Maricopa County Contract No. 2400076-S, in the amount of $399,340.92.

36. Purchase of Streetlights, Signals, and Intelligent Transportation Systems (ITS) Components
Move City Council approve the purchase of streetlights, signals, and ITS components, from CS Construction, Inc., utilizing Town of Gilbert Contract No. 323000238, in an amount not to exceed $711,295.83.

37. Purchase of Concrete Repair and Maintenance Services
Move City Council approve Agreement No. PW5-745-4850, Amendment No. 2, with Temcon Concrete Construction, LLC, for concrete repair and maintenance services, increasing the spending limit by $394,758, for a revised amount not to exceed $7,094,758.

Informational

38. Contracts and Agreements Administratively Approved, Month of February 2026

Mayor And Councilmember Comments

MAYOR HARTKE recognized Alexis Apodaca, Mayor and Council Public Affairs Senior Manager, for her service to the city.

VICE MAYOR ENCINAS thanked Alexis for her professionalism and service to the city, noting her contributions in government affairs and as the main staff person supporting Council.

COUNCILMEMBER ELLIS shared pride in Alexis's growth over the years, recalling her early work with the city and expressing confidence in her future endeavors.

COUNCILMEMBER POSTON congratulated her, calling it "Arizona's gain" and encouraging her to stay in touch.

COUNCILMEMBER ORLANDO praised her growth and maturity, affirming his continued faith in her and welcoming her back anytime.

COUNCILMEMBER HARRIS commended her solution-oriented mindset, energy, and dedication, encouraging her to take her experience to the next level while trusting in God's guidance.

COUNCILMEMBER HAWKINS expressed excitement for her future, highlighting her impact over the past year and wishing her success at the state level.

MAYOR HARTKE noted the advantage of having a city insider in the governor's office and expressed support and excitement for her future opportunities.

Adjourn

The meeting was adjourned at 7:12 p.m.

ATTEST: _____ _____

City Clerk Mayor

Approval Date of Minutes: April 9, 2026

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Chandler, Arizona, held on the 23rd day of March 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of April, 2026.

_____

City Clerk

Meeting Minutes
City Council Special Meeting

March 26, 2026 | 4:00 p.m.
Council Chambers
88 E Chicago St., Chandler, AZ

Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:01 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
Vice Mayor Angel Encinas
*Councilmember Christine Ellis
Councilmember Jane Poston
Councilmember Matt Orlando
**Councilmember OD Harris
Councilmember Jennifer Hawkins

Appointee Attendance

John Pombier, Acting City Manager
Kelly Schwab, City Attorney
Jennifer Ekblad, City Clerk

*Councilmember Ellis attended virtually.
**Councilmember Harris attended virtually and arrived in person at 4:52 p.m.

Staff in Attendance

Tadd Wille, Assistant City Manager
Dawn Lang, Deputy City Manager / Chief Financial Officer
Leah Powell, Deputy City Manager
Ryan Peters, Deputy City Manager
Bryan Chapman, Police Chief
Mike Hollingsworth, Facilities & Fleet Manager
Ryan Reeves, Airport Manager
Corey Povar, Community Services Assistant Director
Tom Dwiggins, Fire Chief
Jeremy Abbott, Public Works & Utilities Director
Dan Haskins, Capital Projects Manager
Matt Dunbar, Budget & Policy Director

Niki Tapia, Cultural Development Assistant Director
Kim Moyers, Cultural Development Director
Keith Hargis, Assistant Fire Chief
Tawn Kao, Deputy City Attorney
Matt Burdick, Communications & Public Affairs Director
Micah Miranda, Economic Development Director
Marge Zylla, Strategic Initiatives Director

Discussion

1. Budget Workshop #3, Fiscal Year 2026-27
    1. Opening Remarks
    2. Capital and Infrastructure Overview
    3. Current Capital Improvement Program Updates
    4. Proposed 10-Year Capital Improvement Program (CIP)
    5. Water and Wastewater Utility Rate Update and Major Projects
    6. Key Budget Dates and Questions

JOHN POMBIER, City Manager, introduced the item.

DAWN LANG, Deputy City Manager / CFO, presented the following presentation.

- FY 2026-27 Budget Workshop #3 Capital Project Focus
- FY 2026-27 Budget Theme “Adding sense to dollars”
- Chandler Budget Process Timeline
- Strategic Framework Guides Our Decision Making

MATT DUNBAR, Budget & Policy Director, presented the following slides.

- Capital and Infrastructure Overview and Progress
- Capital Projects Historical View
- Continued Focus on Chandler’s Aging Infrastructure
- Capital Plan Inflation Impacts
- Bond Authorization

COUNCILMEMBER ORLANDO thanked staff for their efforts in achieving continued resident support for bond authorization.

MS. LANG agreed and commented that they are able to keep the tax rate even. The current expectation is to get six years managing the bond program as instructed by Mayor and Council.

MR. DUNBAR continued the presentation.

- Capital Projects Completed or Underway
- Airport
    - Taxiway B

    - Hanger Area Pavement Project
- Cultural Development
    - Dr. AJ Chandler Park
    - Wall Street
- Building & Facilities
    - 7 Fire Alarm systems were replaced across city facilities
    - 7 Painting projects completed (i.e., interior and exterior work at City Hall, public safety buildings, recreation facilities, and historic properties)
    - 2 Flooring projects completed at Tumbleweed Rec center and PD.
    - 13 HVAC maintenance projects citywide
    - Various electrical and structural enhancements citywide
- Parks and Recreation
    - Brooks Crossing Park Refurbishment
    - Tumbleweed Multi-Gen Expansion and Pickleball Courts
    - Discovery Library Bookmobile
    - Gazelle Meadows
    - Mesquite Groves Park Phases I, II
- Police and Fire
    - Fire Station 2 Rebuild
    - Fire Dispatch Equipment Refresh
    - Body-worn cameras
    - Forensic Facility Design
- Public Works Streets & Transportation Policy
    - Chandler Heights – Gilbert Rd to Val Vista Dr – Phase 3
    - Lindsay Road – Ocotillo Road to Hunt Highway
    - Frye Road Bike Lanes
- Public Works Utilities
    - Pecos SCADA Upgrade
    - Reclaimed Water Conveyance Improvement Pump Install
    - 66” Sanitary Sewer Rehabilitation
    - Water Main Replacements (Tyson and Sunset Manors)

MAYOR HARTKE asked about the progress on the Price Corridor Road project.

JEREMY ABBOTT, Public Works & Utilities Director, explained that the relining of pipes along Price Corridor is complete. Currently, the surface pavement treatment is being applied to bring it up to standard prior to construction. They expect the project to conclude in a month.

MR. DUNBAR continued the presentation.

- Proposed 10-Year Capital Improvement Program (CIP)
- Current 10-Year CIP Council Guidelines
    - Maintain secondary property tax rate flat

- Re-imagine resident amenities scheduled for replacement
- Prioritize aging infrastructure and plan for redevelopment
- Continue planned construction of streets, parks, fiber and utility systems
- Prior to adding capital, ensure related ongoing O&M can be supported
- Utilize master plans to guide long-term capital investment
- Manage bond authorization to complete projects desired by residents
- Balance timely completion and coordination of capital projects with impacts to neighborhoods and businesses

MAYOR HARTKE asked about the bullet point "Manage bond authorization to complete projects desired by residents" and asked how feedback is collected from residents.

MR. DUNBAR explained that input is collected through the budget survey and outreach from the bond election.

MAYOR HARTKE confirmed that the resident input is directly tied to bond projects.

MR. DUNBAR agreed.

COUNCILMEMBER ORLANDO asked how projects desired by residents are grouped and prioritized. He also asked how economic growth opportunities fit into this model, referring to a previous presentation about the potential for developing Arizona Avenue as a housing corridor.

MS. LANG explained that staff have a process used in preparing the CIP, which is updated annually. A CIP coordination team is comprised of department directors or their designee. The CIP is studied in totality, and then each department decides their priorities if they do not balance within that tax rate. Each department determines priority and ranking of each project, which can include phases to work within the tax rate on an annual basis. Regarding the economic growth opportunities, the Economic Development and Public Works & Utilities departments are in communication regarding growth related projects, so if there is an area under consideration for more development, street and utility infrastructure can be considered in advance.

COUNCILMEMBER ORLANDO asked if there are any objective criteria on prioritizing CIP projects. He asked if the Arizona Avenue housing corridor consideration fits into this discussion.

MS. LANG said that it was discussed between departments to prepare for future growth.

MR. ABBOTT explained that the departments look at what capacity is currently available within the sewer system to accommodate higher density residential structures. It was determined that some areas in Chandler had additional capacity to allow growth to occur. A new process of the utility master plan being developed this year is to look at unused capacity and where system capacities that are underutilized.

COUNCILMEMBER ORLANDO emphasized being prepared for economic growth and cross-departmental collaboration as it relates to the development of additional housing on Arizona Avenue. The city must balance new growth and maintenance and upgrades for existing infrastructure.

MR. DUNBAR said in the next budget year, the infrastructure improvement plan and land use assumption update will be updated. If there are no programs already identified in the plan, then SDF or impact fees are not able to be charged. This will help ensure that future developments will be invested in improvements that are needed.

COUNCILMEMBER ORLANDO asked if some infrastructure improvements are not under impact fees.

MS. LANG said yes, some infrastructure improvements are not under impact fees. She explained that conversations regarding development on Arizona Avenue are underway, as the city has identified areas with additional capacity and have shared that information with Economic Development to encourage growth in those areas.

COUNCILMEMBER ORLANDO requested follow up on the strategy and time frame looking at housing on Arizona Avenue.

MAYOR HARTKE asked if there is sewer capacity in north Chandler.

MR. ABBOTT confirmed there is sewer capacity in north Chandler.

MAYOR HARTKE asserted there is sewer capacity in north Chandler currently which could allow for some development.

MR. ABBOTT answered there are a few large diameter collection mains in CIP years 4-5 for upsizing to accommodate future growth.

COUNCILMEMBER ORLANDO said sewer line expansions would be under infrastructure improvement. Some improvements or upgrades will need to go forward before development can be considered.

MAYOR HARTKE added it is a similar conversation in power and electricity infrastructure capacities.

MS. LANG thanked Council and staff for bringing this up.

COUNCILMEMBER HARRIS brought up Arizona Avenue and the four corners plan and how the city can look at economic growth in preparation for the future. He suggested more community outreach in these economic development areas to get feedback.

MR. POMBIER said the city has to have conversations with the developers and residents to determine need in the areas under consideration. This collaboration helps Chandler plan for infrastructure improvements and redevelopment. They have started this process with the development community to get their opinions and needs, so feasible locations can be determined.

COUNCILMEMBER HARRIS commented on businesses on Arizona Avenue being affected by the opening and use of surrounding freeways, 202 and 60. He requested more information on the future development direction of Arizona Avenue.

MR. POMBIER asked if Council is requesting urgency to see movement on development infrastructure on Arizona Avenue.

COUNCILMEMBER HARRIS said yes, he would like to see urgency regarding strategic movement for development on Arizona Avenue.

MAYOR HARTKE said conversation regarding Arizona Avenue can come back to Council later.

MR. DUNBAR continued the presentation.

- One-Time Dollar Funding Options
    - Maintain reserves sufficient to meet financial policies including PSPRS fully funded status
    - Reinvest in existing aging infrastructure, systems, including projects that generate ongoing savings
    - New initiatives and capital that generate sustainable ongoing financial savings
    - Focus operating & capital spending to move forward strategic focus area action items

COUNCILMEMBER ORLANDO asked if there is a more updated point rather than “maintain reserves sufficient to meet financial policies including PSPRS fully funded status” as PSPRS is mostly fully funded.

MR. DUNBAR said it can be updated. There is an annual financial policy to maintain that fully funded status as required by Arizona Revised Statutes.

COUNCILMEMBER ORLANDO said it may make more sense to have something else other than PSPRS financial policies. He requested further conversation on aging infrastructure and prioritization of development needs.

MS. LANG said new projects are considered when prioritizing aging infrastructure projects. The one-time dollar funding options were set by Mayor and Council in the budget workshops, and all the points are taken into consideration when making decisions regarding one-time funding.

COUNCILMEMBER ORLANDO requested information on how new revenue is used.
MS. LANG said one example of using one-time dollars to create ongoing savings was buying equipment to scope sewer lines in house which created significant savings.

MAYOR HARTKE added that the solar panel installation was a revenue project that reduced electrical expenses.

MS. LANG said she will follow up with a more appropriate example.

COUNCILMEMBER ORLANDO clarified he was looking for how ongoing revenue fits into the city's CIP strategy.

MR. DUNBAR continued the presentation.

- 10-Year CIP Overview
    - 2027-2036 CIP total is $2,951,458,398
    - 73.1% of projects are funded with bonds
    - Updated to reflect continued inflationary pressures
    - Continued focus on aging infrastructure
    - Includes $1.43B in key infrastructure projects for water and wastewater
    - Maintained a balanced CIP even as levy growth came in lower at +3.77% versus +4%
- 10-Year CIP Comparison by Department

MAYOR HARTKE commented that streets and wastewater significantly influence the percentage difference.

MR. DUNBAR agreed and said some large streets and wastewater projects have been incorporated into the CIP.

MR. DUNBAR continued the presentation.

- 10-Year CIP by Focus Area
- Debt Service and Tax Levy – Proposed CIP
- CIP Projects Comprehensive Map
- Review List of Projects in the Proposed 10-year Capital Improvement Program (CIP) (Handout)
- Summary of Proposed Key General Government Capital Projects in the 1st 5-Years
    - Airport
        - Taxiway B Construction
        - Operations Garage

        - Armory Apron Reconstruction
    - Buildings & Facilities
        - Building Renovations and Repairs
        - Building Security Enhancements
    - Community/Regional Park Improvements
        - A.J. Chandler Park Improvements
        - Existing Community and Neighborhood Park Imp
        - Mesquite Groves Phases I & II
        - Folley Pool Renovation
        - Lantana Ranch Park Site
        - Tumbleweed Ranch
        - Desert Breeze Park Renovation
    - Development Services
        - Citywide Fiber Upgrades
        - Traffic Signal Additions
    - Fire
        - Emergency Vehicle Replacements
        - Public Safety Training Center
        - Self Contained Breathing Apparatus Replacements
        - Rebuild Fire Station #284 and Design of Station #12
    - Technology
        - ERP Modernization, Network Upgrade
    - Police
        - Forensic Services Facility
        - Police Main Station Renovations
        - Radio Communication Equipment
    - Street/Transportation Projects
        - Street Repaving Program ($135.7M in first 5-years)
        - Washington Street Improvements
        - Kyrene Road (Chandler Blvd to San Tan 202)
        - Arizona Avenue/Warner Road Intersection
        - Chandler Boulevard (Price Rd to Dobson Rd)
        - McQueen Road Improvements (Warner Rd to Pecos Rd)

MAYOR HARTKE commented that this is a high-level overview if a project is not included on the list, that does not mean it will not occur.

MR. DUNBAR noted that the List of Projects in the Proposed 10-year Capital Improvement Program (CIP) (handout) had all projects, regardless of funding. The slide displayed shows a high-level overview.

MS. LANG pointed out that a page in the handout shows the actual funding sources. Impact fees, grants, highway user revenue, bonds, and general operating funds are some of the funding sources that fund capital projects, with bonds being the highest funding source. Balancing secondary property tax rate pays the debt service for general obligation bonds and the utility rate analysis that funds the ETRO bonds is critical in balancing the ten-year CIP.

MAYOR HARTKE requested to review the handout one department at a time.

Council reviewed the handout and discussed several projects.

VICE MAYOR ENCINAS asked about City Manager, Building and Facilities Capital item 6BF670 - Space Utilization Improvements.

MS. LANG explained that the item is funding for a study on the transportation and development building to better utilize the space in the upcoming year. There has been significant investment in the building including spending on HVAC and cooling systems. There are some additional funds for areas where remodels and additional furniture is needed.

COUNCILMEMBER ORLANDO asked about City Manager, Economic Development Capital 6GG620 - Infill Incentive Plan.

MS. LANG explained this is incentives for developers using older strip malls and older properties to encourage development of these areas.

MICAH MIRANDA, Economic Development Director, said in 2023, Council expanded the infill incentive area to include everything north of the 202 freeway. These funds are used for city infrastructure improvements on these projects, where it could be challenging to get other funding for the infrastructure needed. He noted the Bella Grace apartments on Warner Road and Arizona Avenue used this incentive.

COUNCILMEMBER ORLANDO explained this could be an example of a revenue generator that he had mentioned earlier.

COUNCILMEMBER ORLANDO asked if there are any CIP plans for Orangetree Park.

MR. POMBIER said the city is working on a two-phase approach for this park program, seeking resident input and then working it into the CIP.

VICE MAYOR ENCINAS asked about Community Services, Parks Capital 6PR634 - Fitness Equipment.

MS. LANG said the fund is used for the replacement of fitness equipment due to use, which can be between five to seven years per item.

MAYOR HARTKE asked if there is any master plan involved in the Cultural Development 6CA551 - Center for the Arts Facilities Improvements.

MS. LANG stated that the plan is not incorporated in the CIP yet.
KIM MOYERS, Cultural Development Director, said the Chandler Center for the Arts has been working with the Chandler Cultural Foundation and the school district regarding the needs for improvements. A plan has not been created for this year, but staff anticipate having a plan in place by next year to address immediate issues before the next bond authorization.

MAYOR HARTKE encouraged that Council stays involved and engaged in Chandler Center for the Arts improvements.

COUNCILMEMBER ORLANDO pointed out that this was another example of a revenue generator.

VICE MAYOR ENCINAS asked what parks are next for older park improvement and redevelopment.

MR. POMBIER said that it will be provided.

VICE MAYOR ENCINAS clarified he would like to see the list of parks considered beyond the ten-year CIP.

COREY POVAR, Community Services Assistant Director, said he will follow up with that information after referencing the parks strategic master plan.

COUNCILMEMBER POSTON asked about what kinds of items would fall under 6CA619 - Downtown Redevelopment outside of park improvement.

MS. MOYERS explained that sidewalk cleaning, lighting, and supporting colonnade in the downtown area were covered under this CIP item. The amount was increased this year due to the large area under consideration, on Arizona Avenue from Chandler Boulevard down to Pecos Road. Any carryforward is used for larger projects.

COUNCILMEMBER POSTON asked if the use of the area is that high to warrant the cost of care.

MS. MOYERS said yes and explained that consistent cleaning and care in the downtown area is important. Trash and debris accumulate quickly.

COUNCILMEMBER POSTON asked about the statistics of visitors to downtown Chandler.
MS. MOYERS said she will follow up with that information.

COUNCILMEMBER HARRIS noted that in one study, about four million people visited the downtown area.

TOM DWIGGINS, Fire Chief, announced that the fire department earned their certificate of necessity issued by the Arizona Department of Health Services, which is the license that will allow them to operate ambulances in the state.
COUNCILMEMBER ORLANDO asked how much of this will be in the enterprise fund.

MR. DUNBAR clarified this is general fire capital improvements. Enterprise funds will be discussed under that section.

MAYOR HARTKE asked if once the ambulance service is up and running, items like personal protective equipment and other ambulance equipment will come out of the enterprise funds.

CHIEF DWIGGINS said the enterprise fund will support the expenses of individuals assigned to the ambulance, including personal protective equipment and uniforms.

MS. LANG clarified this project does not include any of those future purchases.

MAYOR HARTKE asked what kind of shades will be used on the Police 6PD194 - Parking Shade Structures project.

MS. LANG said she will follow up.

COUNCILMEMBER ORLANDO asked if Police 6PD653 - Police Main Station Renovations will start this current year.

MS. LANG said design will begin this year. This is part of the strategy of space utilization where some staff will be housed in the new forensic facility. These renovations will ensure there is enough room for future growth at the Main Station.

MR. POMBIER added that bond authorization for the Main Station renovation will be forward thinking and anticipate future needs.

COUNCILMEMBER ORLANDO commented that the city took extra time on the forensic lab to conduct studies to ensure there is enough space for growth.

MR. POMBIER said a common theme through the CIP is creating better early design to forecast growth and inflation before putting in bond projects and ensuring initial projections are accurate.
VICE MAYOR ENCINAS asked if Police 6PD658 - Body Worn Cameras is funding replacement or new cameras.

MR. DUNBAR said these are replacements. Police body worn cameras are replaced on a cyclical basis, once every five years. Each year new cameras are distributed as replacement for five-year-old cameras.

VICE MAYOR ENCINAS asked how many cameras are replaced each year.

MR. POMBIER estimated that around 72 cameras were replaced each year.

MS. LANG said staff will provide more information on this program.

MAYOR HARTKE asked for information on Police 6PD669 - Drone Program.

MR. POMBIER explained that drones are used in the first responder system, giving a quick response on scene and allowing officers to be aware of the situation. This project is under testing currently to improve officer safety.

MAYOR HARTKE asked how many drone sites there are.

MR. POMBIER said there are currently two sites, as the program continues the city will evaluate if there is the need to add additional drone sites and the best locations for that.

TADD WILLE, Assistant City Manager, added that the amount in the CIP could also be used for replacement and equipment for existing drones.

MAYOR HARTKE shared concerns about keeping up with public works, streets, and utilities maintenance needs. He asked if the dollar amount addresses the concerns and gives the city more capacity.

MS. LANG said yes. This initial section being discussed is for streets projects, and through a previous work session on street quality, it is believed this funding will be sufficient to maintain Chandler's pavement and street quality.

COUNCILMEMBER ORLANDO asked what the Public Works & Utilities Streets Capital 6ST747 - Alma School Road (Germann Rd to Queen Creek Rd) item involves.

MR. ABBOTT explained that it is the widening of the road of Alma School Road, from Germann Road to Queen Creek Road.

COUNCILMEMBER ORLANDO confirmed the timing of the project would begin after the conclusion of other street projects in the area to allow for the flow of traffic.

MR. ABBOTT said yes.

COUNCILMEMBER ORLANDO asked about Public Works & Utilities Streets Capital 6ST787 - Turf to Xeriscape Program.

MR. ABBOTT said current projects are grant funded.

MS. LANG said this program is in addition to the current grant-funded projects, and the new project will be bond funded.

COUNCILMEMBER POSTON asked why the Turf to Xeriscape Program is under both Streets and Parks.

MR. ABBOTT explained that the original turf to xeriscape program identified many turf retention basins in Chandler. In Phase I, the city was only able to complete some retention basins, this will provide funding for future conversions.

COUNCILMEMBER POSTON asked about opportunities for resident input.

MR. ABBOTT said staff learned a lot from Phase I, as they go through design of Phase II they will incorporate more opportunities for input.

COUNCILMEMBER POSTON asked where turf to xeriscape conversion is occurring in parks.

MR. POVAR said there are several areas identified in parks for turf to xeriscape conversion, staff is reviewing to analyze underutilized turf to optimize water usage in park spaces. Most of the turf to xeriscape conversions currently are in the right of ways.

COUNCILMEMBER POSTON asked for confirmation that Council will learn about further turf to xeriscape conversions.

MS. LANG confirmed.

COUNCILMEMBER HARRIS asked if there is any consideration for the widening of Hunt Highway in the CIP.

MR. POMBIER said staff will follow up with information.

COUNCILMEMBER ORLANDO asked if a study was conducted on the efficacy of turf to xeriscape conversions on the residential or city-owned properties.

MS. LANG said the best way to move forward with water conservation is a holistic approach involving residents, commercial businesses, and city-owned property. Council recently approved

funds towards a conservation program to help with subsidies for homeowners who are converting turf to xeriscape.

COUNCILMEMBER ORLANDO asked if there are enough funds to fund resident conversion rebates.

MS. LANG explained that Phase II is funded by bonds, and said staff will look into the funding of resident rebates.

MAYOR HARTKE confirmed the city analyzes how to constantly improve water conservation.

MS. LANG said yes.

COUNCILMEMBER HARRIS requested more information on the four corners development and Arizona Avenue.

COUNCILMEMBER POSTON asked if the Airport 6AI755 - Operations Garage is a new build.

RYAN REEVES, Airport Manager, said it is a new build, this project also includes the repaving of the tower parking lot and installing an airport observation area.

MS. LANG added that some airport funding comes through the FAA.

MS. LANG continued the presentation.

- Summary of Proposed Key General Government Capital Projects in the 2nd 5-Years
    - Airport
        - Airport Taxi Way Fillet Improvements
        - Holding Aprons Construction
        - Annual Pavement Maintenance Management
    - Buildings & Facilities
        - Building Renovations and Repairs
        - Building Security Enhancements
    - Community/Regional Park Improvements
        - Existing Neighborhood Park Improvements
        - Mesquite Groves Phase III
        - Tumbleweed Multi-Gen Expansion -Gym
        - Tumbleweed Ranch
    - Development Services
        - Citywide Fiber Upgrades
        - Traffic Signal Additions
    - Fire
        - Fire Emergency Vehicle Replacements

        - Fire Station #12 (SDF reimbursable)
        - Fire Fleet Building Replacement
        - Ambulance Emergency Vehicles (Enterprise)
    - Police
        - Body Worn Cameras
        - Radio Communication Equipment
    - Street/Transportation Projects
        - Street Repaving
        - Traffic Signals Improvements and Repairs
        - Warner Road (Price Rd. to Arizona Ave.)
        - Ray Road/Kyrene Road
        - Appleby Road/Railroad Crossing
        - Ocotillo Road Shared Use Path
- Chandler Water & Wastewater Utilities: Major Projects & Rates
- 5-Year Enterprise Fund Balance Projections & Rates

MAYOR HARTKE commented that this information is before rate analysis which will give the details of users and quantities used.

MS. LANG said that is correct. They are starting with some known information about how projects connect with rate changes, but there will be future discussion on rate changes. This information is preliminary based on current data.

MS. LANG continued the presentation.

- Major Drivers - Water
    - Operating increases for personnel, chemicals, utilities, and equipment
    - Debt service and cash funded Water Treatment Production Facilities, Mains, and Water Purchases
    - Upcoming CIP projects in FY 2026-27 include:
        - Water Production Facility Improvements ($10.7M)
        - Water Treatment Plant Improvements ($131M)
        - Main and Valve Replacements ($8.5M)
- Water Utility Rate Allocation
- Improved Infrastructure – Pecos Water Plant Improvements

COUNCILMEMBER HARRIS asked about the previous infrastructure bill where chemicals were taxed to fund infrastructure. He asked if Chandler received any of these funds and asked if the tax is still applied to the purchase of chemicals.

MS. LANG said she is unaware of any additional funds Chandler has received due to chemical tax. She said the actual base cost of the chemicals may have increased due to tariffs.

COUNCILMEMBER HARRIS asked about the impact of tariffs on chemical costs.

MS. LANG said the city purchases chemicals on contract with suppliers.

COUNCILMEMBER HARRIS asked to confirm if tariff costs still affect chemical costs.

MS. LANG said she will confirm and come back with more information.

COUNCILMEMBER POSTON asked if there is any collective effort from municipalities for cleaner water.

MAYOR HARTKE confirmed that she asked if water providers could provide better quality water, as some of the quality decrease is due to forest fires.

COUNCILMEMBER POSTON said the water providers should provide better quality water. Municipalities have been receiving worse quality water and paying a higher price.

MS. LANG said it has been brought up before.

MR. ABBOTT explained SRP is responsible for their watershed. They are increasing their forest management program to alleviate future forest fires which affect water quality.

MAYOR HARTKE said the available amount of CAP water has decreased. He asked if this figure is accurate if Chandler changes water sources.

MR. ABBOTT said this allows for Chandler to treat water regardless of the source. The source that feeds this plant is primarily SRP water.

COUNCILMEMBER ORLANDO noted that groundwater is treated differently.

MS. LANG continued the presentation.

- New infrastructure – Water Purchases
    - Bartlet Dam Expansion Partnership
        - Increases reservoir storage on the Verde River by raising the dam height (alternatives up to ~100 feet)
        - Captures and stores additional runoff during wet winters
        - Improves regional drought resilience and long-term water supply reliability
        - Creates hundreds of thousands of acre-feet of additional capacity depending on the final design shared with all partners
        - Federal feasibility study and environmental review are underway.
        - $49.5M in proposed CIP (+$24M) is our anticipated share of design and assessment costs

- Aging Infrastructure – Water Production Facilities
    - The use and maintenance of ground wells is critical to Chandler's water portfolio
    - Booster station failures have become more of an issue, and the cost for rehabilitation is higher if earlier remediation is not done
    - Average age of these remote facilities is 25 years with the newest being 5-years and the oldest 41-years
- Aging Infrastructure – Watermains

COUNCILMEMBER ORLANDO asked if fire hydrants are considered under this section.

MR. ABBOTT said any fire hydrants and ancillary valves or fittings would be addressed when the watermain is replaced.

COUNCILMEMBER ORLANDO asked if fire hydrants are tested.

MR. ABBOTT said fire hydrants are tested periodically.

COUNCILMEMBER ORLANDO asked if the 9% of moderate risk infrastructure will be addressed in the next year.

MS. LANG said the 9% of moderate risk infrastructure will be addressed over the next three years.

MS. LANG continued the presentation.

- Major Drivers – Wastewater
    - Operating increases for personnel, chemicals, utilities, and equipment
    - Debt service and cash funded Wastewater and Reclaimed Facilities, Distribution, and Sewer Rehab
    - Upcoming CIP projects in FY 2026-27 include:
        - Continuation of the 66" line under Loop ($40.6)
        - Water Reclamation Facility Improvements ($45M)
        - Sewer Assessment and Rehabilitation ($10.7M)
- Wastewater Utility Rate Allocation
- Improved Infrastructure – Wastewater Treatment
    - A total of $249.3M is being proposed in the new 10-year CIP for improvements to Wastewater and Reclaimed Facilities

MAYOR HARTKE suggested initiating a study on the future efficient use of wastewater, to answer the question is the city maximizing use of wastewater. He wanted to know about the distribution and allocation of wastewater at different sites around the city such as HOAs and golf courses.

MR. POMBIER said yes.

- Aging Infrastructure – Wastewater Mains/Manholes

MAYOR HARTKE confirmed that recent FTEs would contribute to working on wastewater mains and manhole replacement at an advanced pace.

MS. LANG said yes.

COUNCILMEMBER HARRIS asked if the 7,000 manholes are in critical condition.

MS. LANG said there is 7,000 total manholes with known issues.

MR. ABBOTT agreed, the recommended replacement plan is to address all 7,000 manholes with known issues over the next 30 years.

COUNCILMEMBER HARRIS asked about the speed of repair.

MR. ABBOTT explained that the goal is to repair 350 manholes per year.

COUNCILMEMBER HARRIS asked what the lifespan of a manhole is.

MR. ABBOTT said it depended on how the manhole was created, the estimate is a 50-year lifespan.

MR. DUNBAR continued the presentation.
- Residential Cost Impact
- Multi-Family / Non-Residential Cost Impact
- Key Budget Dates
- Questions?

COUNCILMEMBER ORLANDO thanked staff for the presentation. He asked when the costing study will be completed.

MR. DUNBAR answered the cost service study will kick off in July of the next fiscal year and will take eight to nine months to complete. The results will be brought to Council for the rate change after next to show the redesign of how it will be attributed across the classification.

COUNCILMEMBER ORLANDO asked how long the study takes.

MR. DUNBAR said in total, it is a nine to twelve month process with both the study and Council's review

COUNCILMEMBER HARRIS asked if the city has an infill incentive program.

MS. LANG said yes.

COUNCILMEMBER HARRIS thanked staff.

Public Comment

None.

Adjourn

The meeting was adjourned at 5:50 pm.

ATTEST: _____ _____

City Clerk Mayor

Approval Date of Minutes: April 9, 2026

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the City Council of Chandler, Arizona, held on the 26th day of March 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of April, 2026.

_____

City Clerk

Meeting Minutes
City Council Regular Meeting

March 26, 2026 | 6:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

Call to Order
The meeting was called to order by Mayor Kevin Hartke at 6:01 p.m.

Roll Call
Council Attendance
Mayor Kevin Hartke
Vice Mayor Angel Encinas
*Councilmember Christine Ellis
Councilmember Jane Poston
Councilmember Matt Orlando
Councilmember OD Harris
Councilmember Jennifer Hawkins

Appointee Attendance
John Pombier, City Manager
Kelly Schwab, City Attorney
Jennifer Ekblad, City Clerk

*Councilmember Ellis attended virtually.

Invocation
The invocation was given by Minister Keith Shepherd, Alma School Road Church of Christ.

Pledge of Allegiance
The Pledge of Allegiance was led by Councilmember Harris.

Consent Agenda and Discussion
City Clerk
1. Boards and Commissions Member Appointments
   Move City Council approve the Board and Commission appointments as recommended.

MAYOR HARTKE recognized Board and Commission appointees in attendance.

City Manager

2. Job Order Project Agreement No. TP2203.401 with DBA Construction, Inc, Pursuant to Job Order Master Agreement No. JOC2405.401 for the Ashley Trail and Paseo Trail Connection Located at the intersection of Cooper Road and Ashley Trail
   Move City Council award Job Order Project Agreement No. TP2203.401 to DBA Construction, Inc., Pursuant to Job Order Master Agreement No. JOC2405.401, for the Ashley Trail and Paseo Trail Connection, in an amount not to exceed $815,589.69.

3. Purchase of Concrete Repair and Maintenance Services for Various Departments
   Move City Council approve Agreement No. CS1-745-4293, Amendment No. 4, with Degan Construction, LLC, Precision Concrete Cutting, Inc., Temcon Concrete Construction, LLC, and W.L. Emshoff, LLC, for concrete repair and maintenance services, in a combined amount not to exceed $1,405,000, for a one-year term, May 1, 2026, through April 30, 2027.

Community Services

4. Resolution No. 5987, Supporting the Naming of a United States Naval Vessel the USS Chandler
   Move City Council pass and adopt Resolution No. 5987, supporting the naming of a United States Naval vessel the USS Chandler; and authorizing the Mayor and/or the City Manager to take all action necessary or appropriate to carry out the purposes of this resolution.

5. Construction Manager at Risk (CMAR) Construction Services Agreement No. PR2401.401 with Hunter Contracting Co., for the Mesquite Groves Park GMP 1 Located at the Northwest Corner of Val Vista Drive and Riggs Road
   Move City Council award CMAR Construction Services Agreement No. PR2401.401 to Hunter Contracting Co., for the Mesquite Groves Park GMP 1, in an amount not to exceed $5,050,058.17.

Cultural Development

6. Resolution No. 5991, Downtown Chandler Enhanced Municipal Services District: Assessment Modification, Expense Statement, and Public Hearing Notice
   Move City Council pass and adopt Resolution No. 5991 authorizing modification of the assessment diagram for the Downtown Chandler Enhanced Municipal Services District; making a statement and estimate of expenses for the district; completing the assessment; setting the date for the hearing on the assessment; and ordering the giving of notice of such hearing.

Development Services

7. Introduction and Tentative Adoption of Ordinance No. 5156, Rezoning and Preliminary Development Plan, The Townsite Rezoning
   Move City Council introduce and tentatively adopt Ordinance No. 5156 approving PLH25-0040 The Townsite, Rezoning from AG-1 to PAD for single-family residential, generally

located south of the southeast corner of Ocotillo Road and Basha Road, subject to the conditions as recommended by Planning and Zoning Commission.
Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH25-0040 The Townsite for subdivision layout and housing product approval for a 12-lot single-family subdivision, generally located south of the southeast corner of Ocotillo Road and Basha Road, subject to the conditions as recommended by Planning and Zoning Commission.

8. Resolution No. 5961, Authorizing a License Agreement between Vexus Fiber, LLC, dba Metronet, and the City of Chandler for the Use of Public Property for the Establishment of Class 4 and Class 5 Telecommunications Systems
Move City Council pass and adopt Resolution No. 5961, authorizing the Mayor to execute the license agreement between Vexus Fiber, LLC, dba Metronet, and the City of Chandler for the use of facilities in the city's rights-of-way and public places to establish Class 4 and Class 5 Telecommunications Systems and authorizing the City Manager or designee to execute other documents as needed to give effect to the agreement.

9. Use Permit, Round1
Move City Council approve Use Permit, PLH25-0043 Round1, to continue to allow a Series 6 Bar Liquor License within an existing bowling alley and arcade located at 3177 W Chandler Boulevard, Suite 100, in the Chandler Fashion Center, subject to the conditions recommended by Planning and Zoning Commission.

10. Use Permit, Happy Pets Palace & Playground
Move City Council approve Use Permit time extension PLH25-0033 Happy Pets Palace & Playground to continue to allow outdoor dog play yards to operate together with a dog daycare, overnight boarding, and training facility located at 1080 E Pecos Rd, Suite 16, subject to the conditions as recommended by Planning and Zoning Commission.

11. Entertainment Use Permit, San Tan Brewing
Move City Council approve Entertainment Use Permit, PLH25-0022 San Tan Brewing to continue to allow live indoor and outdoor entertainment located at 495 E Warner Road (approximately 1/2 mile east of the southeast corner of Arizona Avenue and Warner Road), subject to the conditions recommended by Planning and Zoning Commission.

Economic Development

12. Purchase of Signage for Uptown Chandler Employment Corridor
Move City Council approve the purchase of signage for Uptown Chandler, from YESCO, LLC, utilizing the City of Peoria Contract No. ACON35025, in the amount of $254,393.

Facilities and Fleet

13. Purchase of OEM Auto Parts and Service

Move City Council approve Agreement No. FD5-060-4882, Amendment No. 1, with Earnhardt Chrysler Dodge Jeep Ram, Earnhardt Chandler Cadillac, Earnhardt Chevrolet, Earnhardt Ford, Earnhardt Queen Creek Chrysler Dodge Jeep Ram, and San Tan Ford, for OEM auto parts and service, for a period of one year, April 1, 2026, through March 31, 2027, in a combined total amount not to exceed $350,000.

14. Purchase of Facility Condition Assessment Services
Move City Council approve the purchase of facility condition assessment services, from Terracon Consultants, Inc., utilizing the State of Arizona Contract No. CTR060202, in an amount not to exceed $149,300.

Fire Department

15. Resolution No. 5992, Authorizing the Approval of a Subrecipient Grant Agreement with the Arizona Department of Homeland Security
Move City Council pass and adopt Resolution No. 5992, authorizing the approval of a subrecipient grant agreement with the Arizona Department of Homeland Security (AZDOHS) for the Chandler Rapid Response Team (RRT) for training in the amount of $36,000.

Information Technology

16. SQL Server Replacement
Move City Council approve the purchase of information technology infrastructure and consulting services for replacement of the City's SQL database servers, from The Redesign Group, utilizing the State of Arizona Contract No. CTR06889, in an amount not to exceed $210,033.

17. Purchase of Proofpoint Network Security Software
Move City Council approve the purchase of Proofpoint network security software, from SHI International, Inc., utilizing the Omnia Partners Contract No. 2024056-02, in the amount of $264,918.08, for the period of one year, April 11, 2026, through April 10, 2027.

Law

18. Settlement in Leon vs. City of Chandler, et al.
Move City Council approve the settlement of $33,500 in the matter of Leon vs. City of Chandler, et al., CV2025-012857, in full and final satisfaction of all claims asserted without admitting liability, and further authorize the City Attorney to sign any necessary documents in such forms as are approved by the City Attorney to effectuate the terms and conditions of settlement of this matter.

Management Services

19. License Series 12, Restaurant Liquor License Application for Jared Michael Repinski, Agent, Tap N Taco Ch1, LLC, DBA, Tap N Taco

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 379615, a Series 12, Restaurant Liquor License, for Jared Michael Repinski, Agent, Tap N Taco Ch1, LLC, DBA, Tap N Taco, located at 141 S. Arizona Avenue, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 309493.

20. License Series 12, Restaurant Liquor License Application for George Albert Aplicano, Agent, Mexico Magico Cantina & Restaurant, LLC, DBA Mexico Magico Cantina & Restaurant
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 377397, a Series 12, Restaurant Liquor License, for George Albert Aplicano, Agent, Mexico Magico Cantina & Restaurant, LLC, DBA Mexico Magico Cantina & Restaurant, located at 474 W. Ray Road, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 310757.

21. License Series 12, Restaurant Liquor License Application for Chandana Devagudi, Agent, Indi Foods Chandler, LLC, DBA Biryani Pot
Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 381654, a Series 12, Restaurant Liquor License, for Chandana Devagudi, Agent, Indi Foods Chandler, LLC, DBA Biryani Pot, located at 2820 S. Alma School Road, Suite 15, and approval of the City of Chandler, Series 12, Restaurant Liquor License No. 311222.

22. Purchase of Office Supplies
Move City Council approve the purchase of office supplies, from Staples Business Advantage, utilizing the Sourcewell Contract No. 070924-SCC, for the period of February 3, 2026, through February 2, 2027, in an amount not to exceed $165,000.

Mayor and Council

23. Fiscal Year (FY) 2025-26 Budget Amendments
Move City Council approve as presented the two new one-time FY 2025-26 budget amendments totaling $12,000 using Council Contingency and authorize staff to transfer appropriation from the Non-Departmental Council Contingency to the respective departments.

Police Department

24. Resolution No. 5971, Pertaining to the Acceptance of a Grant from the State of Arizona through its Department of Public Safety (DPS) in the Amount of $302,598.86
Move City Council pass and adopt Resolution No. 5971, pertaining to the acceptance of funds from the State of Arizona through its Department of Public Safety in the amount of $302,598.86 to support drug trafficking enforcement initiatives and forensic laboratory equipment; and authorize the Chief of Police, as designated by the City Manager, to conduct all negotiations and to execute and submit all documents necessary in connection with such grant.

25. Resolution No. 5989, Pertaining to the agreement between City of Chandler and the State of Arizona regarding Technical Operations Task Force
Move City Council pass and adopt Resolution No. 5989, pertaining to the agreement between the City of Chandler and the State of Arizona through the Department of Public Safety to enhance law enforcement services and investigations through the use of electronic surveillance equipment through the cooperative efforts of the parties to this agreement.

26. Resolution No. 5993, Pertaining to the Submission of Projects for Consideration in Arizona's 2027 Highway Safety Plan
Move City Council pass and adopt Resolution No. 5993, authorizing the Chandler Police Department to submit projects for consideration in Arizona's 2027 Highway Safety Plan; and authorizing the Chief of Police to conduct all negotiations and to execute and submit all documents necessary with such grant.

27. Photo Enforcement
Move City Council approve Agreement No. PD5-961-3521, Amendment No. 2, with American Traffic Solutions, Inc., dba Verra Mobility, for photo enforcement, in a total amount not to exceed $1,500,000, for the period of three years, beginning April 1, 2026, through March 31, 2029.

Public Works and Utilities

28. Introduction and Tentative Adoption of Ordinance No. 5155 Approving the Abandonment of Temporary Drainage Easement
Move City Council introduce and tentatively adopt Ordinance No. 5155 approving the abandonment of Temporary Drainage Easement No. 2, located on the Rockefeller Group Chandler Crossroads property at the northeast corner of Gilbert and Queen Creek roads that is no longer needed for public use.

29. Resolution No. 5892, Authorizing the City of Chandler to Increase the Amount of Its Cost Share for the Feasibility Study of Bartlett Dam Modification Alternatives
Move City Council pass and adopt Resolution No. 5892 authorizing the City of Chandler to increase the amount of its cost share under the agreement to share costs for the feasibility study of Bartlett Dam Modification Alternatives from $400,000 to $688,000.

30. Resolution No. 5969, SRP Land Use License for Underground Waterline Access, McQueen & Queen Creek Roads
Move City Council pass and adopt Resolution No. 5969 accepting a Land Use License from SRP to Provide Access to its property to operate and maintain a turnout structure serving the city’s Reclaimed Water Interconnect Facility (RWIF) located on the west side of McQueen Road, south of Queen Creek Road.

31. Professional Services Agreement with Dibble & Associates Consulting Engineers, Inc., for the Sewer Assessment and Rehabilitation Program
Move City Council award Professional Services Agreement No. WW2601.201, to Dibble & Associates Consulting Engineers, Inc., for the Sewer Assessment and Rehabilitation Program, in an amount not to exceed $486,761.

32. Purchase of Refuse and Recycling Containers
Move City Council approve Agreement No. SW2-100-4480, Amendment No. 4, with Sierra Container Group, LLC, for refuse and recycling containers, in an amount not to exceed $550,000, for the period of one year, beginning May 16, 2026, through May 15, 2027.

33. Purchase of Laboratory Testing Services for the Water Quality, Wastewater Quality, Environmental Management, Solid Waste Services, and Ocotillo Brine Reduction Facility Divisions
Move City Council approve the purchase of laboratory testing services, from Aquatic Consulting & Testing, Inc., Eurofins Environment Testing Southwest, Eurofins Eaton Analytical, and Legend Technical Services, utilizing City of Mesa Contract No. 2021181, in a combined amount not to exceed $676,000, for a one-year term, April 1, 2026, through March 31, 2027.

34. Purchase of Street Repair and Maintenance Services
Move City Council approve Agreement No. PW5-745-4851, Amendment No. 2, with M.R. Tanner Development and Construction, Inc., for street repair and maintenance services, increasing the spending limit by $1,180,599, for a revised amount not to exceed $2,670,599.

35. Purchase of Street Sweeper
Move City Council approve the purchase of a street sweeper, from Nescon, LLC, utilizing Maricopa County Contract No. 2400076-S, in the amount of $399,340.92.

36. Purchase of Streetlights, Signals, and Intelligent Transportation Systems (ITS) Components
Move City Council approve the purchase of streetlights, signals, and ITS components, from CS Construction, Inc., utilizing Town of Gilbert Contract No. 323000238, in an amount not to exceed $711,295.83.

37. Purchase of Concrete Repair and Maintenance Services
Move City Council approve Agreement No. PW5-745-4850, Amendment No. 2, with Temcon Concrete Construction, LLC, for concrete repair and maintenance services, increasing the spending limit by $394,758, for a revised amount not to exceed $7,094,758.

Consent Agenda Motion and Vote

Councilmember Orlando moved to approve the Consent Agenda of the March 26, 2026, Regular City Council Meeting; Seconded by Councilmember Poston.

Motion carried unanimously (7-0), with the exception of Item 27 which passed by majority (6-1), Councilmember Harris dissenting.

Informational

38. Contracts and Agreements Administratively Approved, Month of February 2026

Unscheduled Public Appearances

NOAH JAMES MARKHAM, Tempe, shared concerns with sewage odors in Chandler. He suggested providing light rail for transportation in Chandler, as it is a transportation option for people with disabilities.

COUNCILMEMBER HARRIS requested follow up on this item, which could involve manhole repair which was discussed previously.

JOHN POMBIER, City Manager, said staff is working on this item and it is a high priority.

BROOK BEALL, 85 W Teakwood Pl. Chandler, spoke regarding property law, where owners of property have certain rights regarding criminal trespass. He explained that the use of electric bikes on the canal is illegal and should be enforced as a matter of criminal trespass.

Current Events

Mayor's Announcements

MAYOR HARTKE shared that the For Our City Day event held on Saturday, March 21 in the Tradition East neighborhood was a success, consisting of 700 volunteers, 2,800 volunteer hours, and 38 projects. He thanked the event's sponsors and volunteers for making a difference in the community.

MAYOR HARTKE announced the Family Easter Celebration to be held on Friday, April 3 beginning at 5:30 p.m. at Dr. A.J. Chandler Park. This community tradition brings together families for an evening of fun including the 24 Karrot Trail, live entertainment, and games.

Council's Announcements

COUNCILMEMBER POSTON announced the Chandler Public Housing waitlist will open on Friday, April 3 at noon, for more information, visit applychandlerhousing.com.

COUNCILMEMBER POSTON mentioned Police Criminal Justice Career Week is scheduled for June 8 through June 11, registration will open in April. Visit chandlerazpd.gov for more information.

VICE MAYOR ENCINAS recognized the Noche Iluminada event held on Friday, March 20 where the community joined together to honor culture, art, and connection. He thanked members of Council that were able to attend. The event honored Alberto Esparza, whose lifelong dedication to serving

the community and uplifting others left a lasting impact across the city and beyond and the Chandler Education Foundation.

COUNCILMEMBER HARRIS thanked Congressman Greg Stanton for his work on securing critical funding to strengthen Arizona's water infrastructure and energy resilience. This investment is vital to maintaining the infrastructure needed to ensure a reliable and sustainable water supply.

COUNCILMEMBER HARRIS announced he had the opportunity to attend the Big Brothers Big Sisters Gala which generates funds to support Big Brother Big Sister of Central Arizona. He commended the organization for their work in the Chandler community.

COUNCILMEMBER HARRIS said nominations for his teacher appreciation initiative will open soon with more information to come later.

COUNCILMEMBER HAWKINS wished students and teachers a happy spring break and reminded everyone to stay safe and hydrated in the warm spring weather.

City Manager's Announcements

MR. POMBIER thanked Council for attending the Police Public Safety Awards and recognizing the work in the community to fight crime.

Adjourn

The meeting was adjourned at 6:22 p.m.

ATTEST: _____ _____

City Clerk Mayor

Approval Date of Minutes: April 9, 2026

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of Regular Meeting of the City Council of Chandler, Arizona, held on the 26th day of March 2026. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of April, 2026.

_____

City Clerk

ITEM #36

Purchase of Streetlights, Signals, and Intelligent Transportation Systems (ITS) Components

I was unsure if this agenda item and the associated funding request was limited to traffic signal maintenance, or if it also included the purchase of new and/or replacement LED streetlights.

If the scope does include LED streetlights, and in particular streetlights for Chandler residential neighborhoods, I would like to request that the City pause any additional purchases until the relevant stakeholders have had a chance to review the specifications for LED street lighting in the Chandler Engineering & Design Standards Manual.

This section has not been significantly updated since 2015, does not take advantage of newer LED lighting technologies, is out-of-sync with all other Valley cities, and has created resident concerns related to glare, light trespass, and sky glow.

I would be happy to share specific feedback related to Chandler's residential neighborhood streetlights, as well as alternatives that will actually reduce ongoing expenses.

Randy Aksamit

1090 W Canary Way

Chandler, AZ 85286

480-203-0365

Unscheduled Public Appearances
Submitted by Brent Weinberger
March 26, 2026 Regular Meeting

From: City of Chandler
To: CityClerksOffice; Tera Scherer
Subject: Webform Submission From: City Council Meeting Public Comment
Date: Thursday, March 26, 2026 3:09:25 PM

This Message Is From an External Sender
This message came from outside your organization.

Report Suspicious

Submitted on Thu, 03/26/2026 - 03:09 PM

Submitted by: Anonymous

Submitted values are:

Name
Brent Weinberger

Address
2807 West El Alba Way
Chandler, Arizona. 85224

Phone Number
(602) 326-3086

Support/Oppose
Oppose

Comments
Dear City of Chandler,I am requesting that this statement be entered into the official public record regarding the Citys requirement that property owners outside City limits sign the Agreement to Extend Utility Service Outside City Limits as a condition of moving forward with development, utility service, or permitting.I am a property owner located within a county island in the Chandler area. My property is currently served by an existing 34-inch water line and meter. I am seeking to upgrade to a 1-inch service line to support modern residential fire protection and ensure adequate water availability for the safety of my family and property.I have been informed that in order to proceednot only with this water service upgrade, but also to move forward with my building permit and begin constructionI am required to sign the Citys utility service agreement.As it stands today, I am otherwise ready to begin building. However, I am unable to proceed unless I agree to and sign this document.After reviewing the agreement, I have serious concerns.The agreement requires property owners to consent to future annexation and accept long-term obligations that run with the land and bind future owners . These are significant, permanent commitments that extend far beyond the scope of basic utility service.This creates a situation where access to:Building permitsUtility serviceFire protection improvementsis effectively conditioned on agreeing to future annexation.This raises a critical concern regarding public safety and reasonable access to essential water service.Water service is fundamental to:Fire protectionLife safetyProtection of propertyRequiring agreement to annexation in order to obtain adequate water capacity for fire

safety or to proceed with permitted construction places property owners in an extremely difficult positionforcing a choice between moving forward with safe, compliant development or preserving their current jurisdictional status.In my case, my family is rebuilding a home due to circumstances outside of our control following contractor failure. We are attempting to move forward responsibly and safely, yet are now unable to proceed with construction unless we agree to terms that include future annexation.I respectfully request:1.Clarification on whether this agreement is required for all permitting and utility-related activities, including projects that are otherwise fully approved2.The legal and policy basis for requiring consent to future annexation as a condition of building permit issuance or water service access3.Consideration of alternative pathways that allow property owners to proceed with permitted construction and necessary safety improvements without being required to agree to annexation4.That this issue be reviewed with consideration of its impact on public safety, property rights, and county island residentsDue to scheduling constraints, I am unable to attend the council meeting in person and respectfully request that this statement be included in the official record.Thank you for your time and consideration.Sincerely, Brent Weinberger

ITEM 2

CHANDLER arizona
Community of Innovation

City Council Memorandum **City Clerk's Office** **Memo No.**

Date:	April 09, 2026
To:	Vice Mayor and City Council
From:	Mayor Kevin Hartke
Subject:	Boards and Commissions Member Appointment

Proposed Motion:

Move City Council approve the Board and Commission appointments as recommended.

Library Board
Appoint Melanie Dykstra

Attachments

Application for New Appointment

From: City of Chandler
To: BdCommGroup
Subject: Webform Submission From: Application for Chandler Boards and Commissions
Date: Friday, January 16, 2026 5:21:43 PM

This Message Is From an External Sender
This message came from outside your organization.

Report Suspicious

Submitted on Fri, 01/16/2026 - 04:55 PM

Submitted by: Anonymous

Submitted values are:

Contact Information

Select the board(s) that you wish to be considered for

Selection 1
Library Board

Selection 2
Human Relations Commission

Selection 3
Housing and Human Services Commission

Name
Melanie Dykstra

Phone

Email

Address

Chandler, Arizona. 85286

Profession
Volunteer and Community Resources Manager

Employer
Town of Gilbert

How many years have you lived in Chandler
13

Are you registered to vote?
Yes

Boards and Commissions Info

Professional Experience
I have 30 years of public sector experience, working in the City of Mesa, Gilbert Public Schools, and the last 14 years with the Town of Gilbert. I have served in the Town Manager's Office, Community Resources, and Parks and Recreation. In my current role, I coordinate major recognition programs such as the MVP Community Volunteer Awards and Town Volunteer Appreciation Breakfast, serve as staff liaison to For Our Town Gilbert, manage the Native American Management Internship Program, provide leadership and direction to the Community Initiatives Coordinator in developing the action plan for implementing Community Engagement Task Force (CETF) recommendations, assist in the management of non-profit funding, coordinate homeless solutions and have served on multiple committees, including Vice Chair of the Human Services Initiative Committee, MAG Local Jurisdiction Committee, and currently serve on the Dignity Health Benefits Committee, Domestic Violence Committee, and as co-chair of the East Valley Resource Coalition.

Board/Committee Experience
Vice Chair, Chandler Parks Recreation Board (Current- term ends in April); Secretary, Valley Christian School Board -6 years (term ended June 2025), Gilbert Parks, Recreation Library Services Advisory Board - 6 years; President, Chandler Christian School PTO- 6 years; Secretary, Chandler Christian Academy School Board- 9 years Chair, Gilbert Citizen General Plan Committee

Briefly explain why you would like to serve on the board / commission
I am interested in serving on a board or commission because I care deeply about strengthening community connections and supporting the programs that enrich the lives of Chandler residents. The Library Board is my first choice, as I have a lifelong passion for reading and a strong appreciation for the role libraries play in learning, creativity, and community engagement. As I term off the Parks Board, I would welcome the opportunity to remain involved in the ongoing Recreation and Library Strategic Master Plan, ensuring continuity and supporting the long-term vision that ties these services together. I am particularly interested in helping the community better understand, utilize, and celebrate the full range of library resources available to them. From early literacy to lifelong learning, libraries are a cornerstone of an informed and connected community, and I would value the chance to help expand awareness and engagement. I am also open to serving on other boards or commissions. Many of them align closely with my professional experience and my commitment to public service. I enjoy learning from others, sharing best practices, and contributing to collaborative solutions that benefit the community. Serving in this capacity would allow me to continue supporting Chandler's mission, values, and strategic priorities while bringing my background in community resources, recreation, and civic leadership to the table.

Referred By
Erika Berry

Please check the box to the left to indicate that you have read the above statement.
Yes

CHANDLER arizona
Community of Innovation

City Council Memorandum City Manager's Office Memo No.

Date: April 09, 2026
To: Mayor and Council
Thru: John Pombier, City Manager
From: Ryan Peters, Deputy City Manager
Subject: Introduction and Tentative Adoption of Ordinance No. 5160 authorizing an Electric Franchise for Arizona Public Service Company; Adoption of Resolution No. 5999 Placing the Question on the November 3, 2026 General Election Ballot

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Proposed Motion:

Move City Council introduce and tentatively adopt Ordinance No. 5160, authorizing a franchise for Arizona Public Service Company to construct, maintain, and operate its electric system in public rights-of-way and City-owned property for the purpose of supplying electric energy to the City and its residents; pass and adopt Resolution No. 5999, placing on the November 3, 2026 General Election ballot, and submitting to the voters of the City, the question of whether the electric franchise shall be granted to Arizona Public Service Company.

Background:

Arizona Public Service Company (APS) currently operates an electric utility system within a designated service area of the City, generally the downtown area, to provide service to the City and the residents within that area. The attached map shows the approved designated service area of APS. Under the Arizona Constitution, a private utility company seeking the use of public rights-of-way to construct, maintain, and operate its system must secure a franchise for a term not to exceed 25 years, and it must be approved by a majority of all voters within the city. The existing APS franchise was approved in 2002 and will expire on November 5, 2026. This franchise will functionally operate until a new franchise is approved. If approved by voters on November 3, 2026, the new franchise will have a 25-year term that begins January 1, 2027, and expire on December 31, 2051.

Discussion:

The proposed franchise reflects negotiated updates and clarifications to the existing franchise agreement between the City and APS. While many provisions remain consistent with the current franchise, several key terms have been added or modified to address current operational, legal, and policy considerations.

The proposed franchise clarifies that APS may install and operate telecommunications infrastructure within the public rights-of-way for its own internal use related to the delivery of electric service. The agreement expressly does not authorize the provision of telecommunications, video, or wireless services without separate City approval, which is a clarification from the existing franchise. The proposed franchise strengthens requirements related to restoration of public rights-of-way and public property, ensuring that any disturbance caused by APS must be repaired or replaced in accordance with current City standards. In addition, the agreement includes enhanced indemnification and insurance provisions to provide greater protection to the City, reflecting updated risk management practices. The relocation provisions have been further defined to clarify when APS is responsible for the cost of relocating its facilities. Under the proposed franchise, APS is responsible for relocation costs associated with City governmental function projects, including water utility and urban renewal projects, which clarifies the existing framework.

The proposed franchise also includes new administrative and coordination provisions intended to improve long-term planning and reduce conflicts. These include requirements for regular coordination meetings between the City and APS and the sharing of the City's five-year capital improvement plan. The agreement also includes a new provision granting the City limited rights to utilize APS poles and towers for municipal purposes, subject to specified conditions.

Overall, the proposed franchise maintains the core structure of the existing agreement while incorporating targeted updates that provide greater clarity, improved coordination, and enhanced protections.

Financial Implications:

One-time fees and costs: If approval of the franchise is the sole item on the City's November 3 election ballot, APS must pay all the City's election costs. If approval of the franchise is not the sole item on the City's election ballot, APS must pay half of the City's election costs. APS must also pay publication costs associated with the election. The City Clerk will send an invoice to APS for payment of these election costs when the City Clerk receives the invoice from Maricopa County. In

addition, the City has received APS's application and customary application fee in the amount of $3,000 to cover part of the City's costs to grant this new franchise.

Ongoing fees, costs, and taxes: Under the terms of the franchise, APS must pay a franchise fee equal to two percent (2%) of the gross revenues collected from customers within the corporate limits of the City for use of the public rights-of-way. APS will also pay: (a) general ad valorem property taxes; (b) transaction privilege and use tax authorized by City ordinance; (c) other charges, taxes, or fees levied upon businesses generally throughout the City; and (d) other applicable fees.

Attachments

Ordinance 5160

Resolution 5999

Franchise Agreement

APS Service Area

ORDINANCE NO. 5160

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, GRANTING TO ARIZONA PUBLIC SERVICE COMPANY ITS SUCCESSORS AND PERMITTED ASSIGNS, THE RIGHT AND PRIVILEGE TO CONSTRUCT, MAINTAIN, AND OPERATE ITS ELECTRICAL SYSTEM AND ELECTRICAL SYSTEM FACILITIES UPON, OVER, ACROSS, AND UNDER THE PRESENT AND FUTURE PUBLIC RIGHTS-OF-WAY OF THE CITY OF CHANDLER FOR THE PURPOSE OF SUPPLYING ELECTRIC ENERGY TO THE CITY, ITS SUCCESSORS, INHABITANTS, AND ALL INDIVIDUALS AND ENTITIES, EITHER WITHIN OR BEYOND THE LIMITS THEREOF, FOR ALL PURPOSES, PRESCRIBING CERTAIN RIGHTS, DUTIES, TERMS, AND CONDITIONS IN RESPECT TO THIS FRANCHISE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR SEVERABILITY.

WHEREAS**,** Arizona Public Service Company, an Arizona corporation, has submitted a proposed franchise to be granted to Arizona Public Service Company, its successors and permitted assigns, by the City of Chandler for the purpose to construct, maintain, and operate its electric energy system and electric energy system facilities upon, over, across, and under the present and future public rights-of-way of the City of Chandler for the purpose of supplying electric energy to the City, its successors, inhabitants, and all individuals and entities, either within or beyond the limits thereof, for all purposes; and

WHEREAS**,** the Constitution and laws of the State of Arizona and the Charter of the City of Chandler provide for and require the submission of the proposed franchise to the qualified electors of the City of Chandler for their approval or disapproval.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler as follows:

Section 1. Grant of Franchise.

That, subject to approval by the qualified electors of the City of Chandler, there is hereby granted to Arizona Public Service Company, an Arizona corporation, its successors and permitted assigns, the right and privilege to construct, maintain, and operate its electric energy system and electric system facilities upon, over, across, and under the present and future public rights-of-way of the City of Chandler for the purpose of supplying electric energy to the City, its successors, the inhabitants thereof, and all individuals and entities, either within or beyond the limits thereof, for all purposes as described and prescribed by the terms and conditions of that certain document titled "Franchise Agreement Between Arizona Public Service Company and the City of Chandler, Arizona" attached as Exhibit A.

Section 2. Effective Date.

The provisions of this Ordinance shall be effective January 1, 2027.

Section 3. Providing for Repeal of Conflicting Ordinances.
All ordinances or parts of ordinances in conflict with the provisions of this ordinance, or any parts hereof, are hereby repealed.

Section 4. Providing for Severability.
If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2026.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of _____, 2026.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 5160 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2026, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY JMB

PUBLISHED:

FRANCHISE AGREEMENT BETWEEN ARIZONA PUBLIC SERVICE COMPANY AND THE CITY OF CHANDLER, ARIZONA

City Clerk Document No. _____
City Council Meeting Date: _____

SECTION 1. GRANT OF FRANCHISE

1.1 The City of Chandler, Arizona, an Arizona municipal corporation ("City"), hereby grants to Arizona Public Service Company, an Arizona corporation ("Grantee"), its successors and permitted assigns, a franchise to construct, maintain, and operate its electrical system, as defined herein, upon, over, along, across, and under existing and future public rights-of-way. These existing and future public rights-of-way include, but are not limited to, streets, alleys, ways, highways, bridges, and other public places located within the City's corporate boundaries (collectively "City public rights-of-way"). Grantee's electrical system includes, but is not limited to, electric power lines together with all necessary or desirable appurtenances, poles, towers, wires, cables, conduits, transmission lines, transformers, switches, and communication lines for its own use (collectively "electrical system"). This Franchise is for Grantee's (including Grantee's officers, employees, agents, affiliates, and contractors) use of City public rights-of-way to supply and deliver electric energy to City, its successors and assigns, residents, and persons and entities located within or beyond City corporate boundaries for all purposes related to the supply and delivery of electric energy.

1.2 Services and electric energy for streetlights furnished by Grantee to City, or to any streetlight improvement district located within City, are governed by a separate agreement and are not governed by this Franchise.

1.3 This Franchise includes the right by Grantee to use City public rights-of-way to install, operate, and maintain telecommunication service lines and appurtenances owned and operated by Grantee for Grantee's own purposes incidental to supply electric energy (collectively "Grantee's telecommunication infrastructure"). This Franchise does not grant Grantee the right to use City public rights-of-way to directly or indirectly provide telecommunication services, as defined in Arizona Revised Statutes ("A.R.S.") §§ 9-581 et. seq., as amended, or wireless services as defined in A.R.S. §§ 9-591 et. seq., as amended, or video services, as defined in A.R.S. §§ 9-1401 et. seq., as amended, to Chandler residents, persons, or entities. Grantee agrees that Grantee and Grantee's lessee or assignee must apply for and obtain separate lawful authorization and licenses from City if Grantee uses, leases, or assigns Grantee's telecommunication infrastructure, in whole or in part, for any purpose other than incidental to supply electric energy.

SECTION 2. CONSTRUCTION

Grantee will perform all construction under this Franchise in accordance with established industry standards, permit requirements, and City ordinances including, but not limited to, the Chandler City Code, as amended. This construction must be completed within a reasonable time. Except for an emergency, before Grantee makes any installations in City public rights-of-way, Grantee must apply for and obtain the permit or permits as are required by City for other similar construction or work in City public rights-of-way. For any construction under this Franchise, Grantee must comply with the public notice requirements set forth in City Policy DSP-201 (2025), as amended.

SECTION 3. RESTORATION OF PUBLIC RIGHTS-OF-WAY

3.1 If Grantee damages or disturbs the surface, subsurface, or public improvements located in, on, or adjacent to City public rights-of-way, Grantee must restore, repair, or replace the damage or disturbance within a reasonable amount of time and at Grantee's own cost. Unless otherwise agreed

to by City and Grantee or as provided in this Franchise, Grantee's responsibility under this Section will be deemed satisfied if the damage or disturbance is restored, repaired, or replaced: (i) with comparable materials in the same or as good condition and quality as those that existed prior to the damage or disturbance; and (ii) as required by City codes, regulations, and standards in effect at the time.

3.2 If Grantee's restoration, repair, or replacement is not completed within a reasonable time or fails to satisfy City's codes, regulations, or standards, as amended, City may, after prior written notice and reasonable time for Grantee to cure, perform the necessary restoration, repair, or replacement either through City's own forces or through a City hired contractor. In this event, Grantee agrees to reimburse the City for the City's reasonable costs within 30 days after Grantee's receipt of the City's invoice. As used in this Section 3.2,"reasonable costs" include, but are not limited to, identifiable administrative costs and employee wages and benefits costs incurred by the City to perform such restoration, repair, or replacement. City may amend City's construction standards from time to time, but such amendments will not retroactively apply to Grantee's restoration, repair, replacement, or Grantee's other construction activities approved by the City before the amendment.

SECTION 4. INDEMNIFICATION; INSURANCE

4.1. Solely related to Claims (as defined herein) arising from Grantee's exercise of this Franchise, Grantee must indemnify, defend, save, and hold harmless the City, its officials, officers, agents, employees, contractors, and representatives (collectively "Indemnitee') from any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation, and litigation) (collectively "Claims") to the extent caused or alleged to be caused, in whole or in part, by the negligent, reckless, or willful act, error, or omission of Grantee, or its officers, employees, agents, or representatives, or any of its contractors while acting within the scope of their agency ("Grantee Parties"), or arising out of the failure by Grantee Parties to comply with any federal, state, or local law, statute, ordinance, regulation, or court decree in connection with Grantee's exercise of this Franchise. Grantee's must comply with the obligations under this Section except to the extent a Claim is the result of any negligent, reckless, or willful act, error, or omission of any Indemnitee. For the avoidance of doubt, the Parties agree this Section 4.1 must be interpreted in accordance with A.R.S. §§ 12-2501 et. seq. (2025) (Arizona Uniform Contribution Among Tortfeasors Act) as amended. City must provide full, complete, and prompt notice to Grantee of any and all Claims as indemnified hereunder. Grantee's obligations under this provision survive the termination or expiration of this Franchise with respect to any Claim accruing prior to such termination or expiration for a period not to exceed 1 year.

4.2 The provisions of this Section do not impose any liabilities on the City not imposed by other law, nor waive any immunity the City may have under federal or state law. Grantee may not settle any Claim identified above that contains an admission of liability or imposes a monetary obligation on the City without the City's prior written consent, which consent will not be unreasonably withheld or delayed. Grantee's failure to inform the City of any such settlement constitutes a breach of this Franchise and the City may seek any redress available to it against Grantee under this Franchise or any municipal, state, or federal law. The City's exercise of or failure to exercise all rights under any provision of this Franchise does not affect in any way the right of the City to subsequently exercise any such rights or any other right of the City under this Franchise or any other rule, regulation, or law. Further, nothing in this Franchise may impede or otherwise limit a party's statutory rights under A.R.S. §40-423 or A.R.S. §§ 12-820 et. seq.

4.3 All rights of the City, pursuant to indemnification or insurance as provided for by this Franchise, are in addition to all other rights the City may have under this Franchise or any other rule, regulation, or law.

4.4 Grantee must procure and maintain as provided in Subsection 4.4.1 below, insurance or self-insurance against claims for injury to persons or damage to property which may arise from or in connection with Grantee's obligations under this Franchise and Grantee's activities, including but not limited to the installation, construction, relocation, removal, repair, operation, and maintenance of the electrical system by Grantee, its agents, representatives, employees, or contractors. The insurance requirements herein are minimum requirements for this Franchise and in no way limit the indemnity covenants contained in this Franchise. The City in no way warrants that the minimum limits contained

herein are sufficient to protect Grantee from liabilities that might arise out of this Franchise by Grantee, its agents, representatives, employees, or contractors, and Grantee is free to purchase such additional insurance as may be determined necessary.

4.4.1 Grantee must provide coverage in the form of insurance, self-insurance, or combination thereof, with limits of liability not less than those stated below. An excess liability or umbrella liability policy may be used to meet the minimum liability requirements provided that such excess liability or umbrella liability policy provides coverage at least as broad as the primary policy.

4.4.1.1 Commercial General Liability – Claims Made Form
Policy must include bodily injury, property damage, and broad form contractual liability coverage. Policy must provide a retroactive date as of the date of this Franchise.

Products – Completed Operations Aggregate	$10,000,000
Each Occurrence	$5,000,000

The policy may not exclude the explosion/collapse/underground (“cu”) hazard.

4.4.1.2 Automobile Liability – bodily injury and property damage for any owned, hired, and non-owned vehicles operated by Grantee or its authorized agents and used in the performance of work under this Franchise.

Combined Single Limit (CSL)	$2,000,000

The policy must contain an “MCS-90” endorsement providing for clean-up of pollution conditions arising from transported product, if the work performed under the Franchise requires the transportation of any hazardous substances by motor vehicle.

4.4.1.3 Worker's Compensation and Employers' Liability

Workers' Compensation	Statutory
Employers' Liability	
Each Accident	$1,000,000
Disease – Each Employee	$1,000,000
Disease – Policy Limit	$1,000,000

4.4.1.4 Pollution Liability:

Per Occurrence	$5,000,000
Annual Aggregate	$10,000,000

(i) Coverage may be provided under Grantee’s commercial general liability or other policy.

(ii) The policy must include coverage for: Cleanup of sudden or accidental pollution conditions arising from the electrical system, as defined in the Franchise; cleanup of new conditions arising from Grantee’s operations and use of the public rights-of-way under this Franchise; and third-party claims for on and off-site bodily injury and property damage.

(iii) Grantee represents and agrees that any retroactive date under the policy must precede the effective date of this Franchise; and that either continuous coverage will be maintained, or an extended discovery period will be exercised for a period of 2 years beginning at the time work under this Franchise is completed.

4.4.2 The policies are to contain, or be endorsed to contain, the following provisions. Grantee’s insurance coverage must be primary insurance and non-contributory with respect to the obligations that Grantee has undertaken under this Franchise. Grantee’s commercial general liability policy must contain a standard severability of interest clause, and Grantee’s workers compensation policy must contain a waiver of subrogation against the City, its officials, officers, agents, and employees. The City, including its officials, officers, agents, representatives, and employees, must be included as an additional insured under Grantee’s commercial general liability, automobile liability, and pollution

liability policy(ies) with right to coverage limited to and not to exceed the extent of Grantee's indemnification obligations set forth in Section 4.1 of this Franchise and further subject to the terms, conditions, and limits of such policies.

4.4.3 Each insurance policy required by the insurance provisions of this Franchise must provide the required coverage and must not be canceled or materially changed except with prior written notice to the City. Such notice must be sent directly to the addresses listed below and must be sent by certified mail, return receipt requested:

City of Chandler
Attention: Development Services Department
P.O. Box 4008, Mail Stop 405
Chandler, Arizona 85244-4008
Phone: (480) 782-3000
Email: tuf@chandleraz.gov

With a copy to: Office of the City Attorney
Attention: Risk Management
P.O. Box 4008, Mail Stop 602
Chandler, Arizona 85244-4008
Phone: (480) 782-4640 Fax: (480) 782-4652
Email: legal.notices@chandleraz.gov

4.4.4 Insurance is to be placed with insurers duly licensed or approved unlicensed companies in the State of Arizona and with an "A.M. Best" rating of not less than A- VII. The City in no way warrants that the above-required minimum insurer rating is sufficient to protect Grantee from potential insurer insolvency.

4.4.5 Grantee must furnish the City with certificates of insurance (ACORD form or equivalent approved by the City) or a letter evidencing self-insurance as required by this Franchise. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by the City on or before the effective date of this Franchise. Each insurance policy or self-insurance coverage required by this Franchise must be in effect at or prior to commencement of work under this Franchise and remain in effect for the duration of the Franchise. Grantee's failure to maintain the insurance policies or self-insurance as required by this Franchise or to provide evidence of renewal is a material breach of this Franchise. All certificates required by this Franchise must be sent directly to the City of Chandler Development Services Department with a copy to Risk Management as the addresses listed above. The Franchise number and description are to be noted on the certificate of insurance. At the City's request, Grantee must make certified copies of all insurance policies required by this Franchise available for the City's review through a representative and at a time and location within Maricopa County, Arizona designated by Grantee upon the City's execution of a commercially reasonable non-disclosure and confidentiality agreement.

4.4.6 Grantee must require all contractors to maintain separate insurance as determined by Grantee; however, contractor's limits of liability must not be less than $1,000,000 per occurrence, $2,000,000 aggregate.

4.4.7 Any material modification or variation from the insurance requirements in this Franchise must have prior approval from the Office of the City Attorney, whose decision will be final. Such action will not require a formal contract amendment but may be made by administrative action.

4.4.8 Prior to each 5-year anniversary date, City reserves the right, interest, and privilege to review and modify the insurance policies and amounts required under this Franchise in the City's sole discretion. City will notify Grantee of any changes under this Section 4 no less than 90 days prior to each 5-year anniversary date. Grantee must comply and provide City with any new policies or amounts by each 5-year anniversary date.

SECTION 5. FRANCHISE FEE

5.1 In consideration of the grant of this Franchise, Grantee must pay to City a sum equal to 2% of the gross revenues from Grantee's sale or delivery of electric energy for all purposes to Grantee's customers within the corporate limits of City as shown by Grantee's most current billing records ("Franchise Fee"). Grantee's gross revenues are defined as those revenues derived from Grantee's Commodity Charge and Basic Service Charge, as provided in the Grantee's Arizona Electric Services Tariff on file with the Arizona Corporation Commission, as amended, from Grantee's customers described in this Section ("Gross Revenues"). Grantee's payments are due and payable to the City 30 days after the end of the calendar quarter and deemed late if payment is not received by the City within 30 days of the due date.

5.2 If Grantee or City determine that Grantee over collected or under collected the required amount of Franchise Fees from its customers, Grantee will immediately adjust its Franchise Fee collections to ensure that no more or no less is collected from its customers as is required to be remitted to the City.

5.3 Grantee will pay Franchise Fees under the terms of the former franchise between Grantee and City through December 31, 2026. Beginning January 1, 2027, payment as described in the preceding paragraphs will be payable in quarterly amounts within 30 days after the end of each calendar quarter.

5.4 In addition to the foregoing Franchise Fees, Grantee must pay the charges, taxes, and fees as described in Section 6 of this Franchise.

SECTION 6. ADDITIONAL FEES AND TAXES

Notwithstanding any provision to the contrary and in addition to the payment provided in Section 5, Grantee agrees to pay the following charges, taxes, and fees as established in a code or ordinance properly adopted by the City: (i) general ad valorem property taxes; (ii) transaction privilege and use tax authorized by City ordinance and billed by Grantee from users and consumers of electric energy within the corporate limits of the City, without reduction or offset; and (iii) other charges, taxes, or fees levied upon businesses generally through the City provided said charge, tax or fee is a flat fee per year and that the annual amount of such fee does not exceed the amount of similar fees paid by any other business operated within City.

SECTION 7. RELOCATION OF FACILITIES

7.1 Representatives of the City and Grantee may, during the entire term of this Franchise, meet at least once in each calendar year, or more often, if necessary, to review any projects that involve the construction or modification of City public rights-of-way. The City will annually provide the Grantee with City's 5-year capital improvement plan to permit both parties to adequately plan and budget for such actions and to determine the extent of work required of Grantee, if any, for such projects. Neither party may finalize the design of any facility without providing the other party notice as set forth in Section 11 below, and a reasonable opportunity to comment. If either party identifies a potential conflict between the party's existing facilities and the other party's proposed facilities, the party will immediately notify the other party of such conflict, and the parties will use their best efforts to resolve such conflict.

7.2 The City reserves its prior superior right to use the City public rights-of-way and City property, including the surface areas, for all City projects constituting a governmental function. Except as provided in Section 7.3, by the City's written request, Grantee must relocate at Grantee's sole cost any of Grantee's electrical system that directly and physically conflicts with City facilities that will be installed as part of a City project constituting a governmental function. Grantee's electrical system will be considered to directly and physically conflict with City facilities to be installed as part of a City governmental function project if they are located within 1 foot vertically or 1 foot horizontally from the location of the City facilities to be installed as part of the City governmental project as identified in final approved design plans. A governmental function is defined as one that primarily benefits and promotes the public health, safety, and welfare of the general public and is not proprietary in nature, and includes, but is not limited to, the following activities: (i) Any and all improvement to right-of-way,

streets, alleys, roadways, avenues, or other public infrastructure, or any and all City-owned property; (ii) Establish, install, operate, repair, or maintain City-owned storm drains, sewer lines, effluent lines, water wells, water or wastewater treatment facilities or any other related City-owned facilities or infrastructure; (iii) Establish, install, operate, repair, or maintain City parks, parking, parkways, pedestrian malls, or grass, shrubs, trees, or other vegetation for the purpose of landscaping City-managed or City-owned property; (iv) Police, fire protection, or other function related to public health, safety, and welfare; (v) public transportation; (vi) City-provided water utility systems; and (vii) the exercise of the City's police power for urban renewal. Grantee must relocate its electrical system to a new location agreeable to both parties.

7.3 If Grantee claims prior rights to a subject location, Grantee must submit information to the City's reasonable satisfaction to support Grantee's claim.

7.4 The City will bear the reasonable cost to relocate Grantee's electrical system when: (i) Grantee's electrical system does not directly and physically conflict with a City project constituting a governmental function; (ii) the relocation of Grantee's electrical system is required by the City for a project or activity where the City exercises a proprietary function; or (iii) Grantee's electrical system enjoy prior rights to the City's interests.

7.5 If City participates in the cost to relocate Grantee's electrical system for any reason, the City's costs are limited to those reasonable costs incurred by Grantee in accordance with City ordinances and applicable industry standards. Costs to the City for relocation of Grantee's facilities must not include any upgrade, betterment, or improvement to Grantee's electrical system when compared to the condition of Grantee's electrical system that existed prior to relocation. Prior to payment by City, Grantee must provide City with an itemization of such costs.

7.6 The City will pay for the costs to relocate Grantee's electrical system if Grantee is required to relocate any of its electrical system within 1 year from the date of the Certificate of Final Acceptance for a project or activity where Grantee previously paid for the relocation of its electrical system.

7.7 If the City requires Grantee to relocate Grantee's electrical system that are located in an existing private easement owned by Grantee, the City will pay the costs to purchase a new private easement with substantially similar interests and rights for the area where Grantee's electrical system will be relocated and the associated relocation costs. After Grantee's receipt from the City of a new private easement and relocation of Grantee's electrical system, Grantee must, to the extent permissible, transfer to the City Grantee's rights and interests in and to that portion of the existing private easement that encumbers the area in which Grantee's electrical system was previously located.

7.8 If the relocation of any of Grantee's electrical system is required or requested by or for the benefit of a party other than the City, the other party will be responsible for the reasonable costs to relocate Grantee's electrical system. Under these circumstances, Grantee is not required to begin relocation of its electrical system until the other party pays Grantee for the reasonable relocation costs in a form and manner acceptable to Grantee.

7.9 City will not exercise its rights to require Grantee's electrical system to be relocated in an unreasonable or arbitrary manner.

7.10 All underground abandoned lines will continue to remain Grantee's property unless Grantee otherwise agrees in writing and the abandoned lines are accepted by the City. At the City's request, Grantee must remove at Grantee's sole cost any abandoned lines when Grantee's electrical system directly and physically conflicts with a City project or activity constituting a governmental function. Grantee must comply with Arizona Blue Staking laws and identify the location of any known abandoned lines.

SECTION 8. TERM

The Effective Date for this Franchise is January 1, 2027. This Franchise will continue and remain in full force and effect for a period of 25 years from the Effective Date. Unless terminated earlier by written agreement of the parties, this Franchise will expire on December 31, 2051.

SECTION 9. NO TRANSFER WITHOUT CONSENT OF CITY

The right, privilege, and franchise hereby granted may not be transferred in whole or in part by Grantee, its successors and assigns, without the prior written consent of the City and the Arizona Corporation Commission, which will not be unreasonably withheld by City. No prior consent will be required in connection with an assignment made as security pursuant to a mortgage or deed of trust or in connection with subsequent transfer made pursuant to any such instrument. Notwithstanding the prior sentence, Grantee must provide written notice to City within 30 days of execution when any such security instrument involves the transfer of this Franchise.

SECTION 10. FRANCHISE NON-EXCLUSIVE

This Franchise is non-exclusive, and nothing contained herein will be construed to prevent City from granting similar rights or privileges to any other person, firm, or business organization.

SECTION 11. NOTICES

Any notice required or permitted to be given hereunder must be in writing, unless otherwise expressly permitted or required, and will be deemed effective either: (i) upon hand delivery to the person then holding the office shown on the attention line of the address below or if such office is vacant or no longer exists, to a person holding a comparable office; or (ii) on the third business day following its deposit with the United States Postal Service, first class and certified or registered mail, return receipt requested, postage prepaid, addressed as follows:

To the City:	Chandler City Manager's Office 175 S. Arizona Avenue Mail Stop 605 P.O. Box 4008 Chandler, Arizona 85244-4008
With a copy to:	Chandler City Attorney's Office 175 S. Arizona Avenue Mail Stop 602 P.O. Box 4008 Chandler, Arizona 85244-4008
To Grantee:	Arizona Public Service Company Office of the Corporate Secretary 400 N 5th Street, Mail Station 8602 Phoenix, Arizona 85004

SECTION 12. VOTER APPROVAL

This Franchise is subject to the approval of the qualified electors of the City. If Grantee's franchise is the sole item in the City's ballot for the election, Grantee must pay all the election costs. If Grantee's franchise is not the sole item on City's ballot for the election, Grantee must pay half of the election costs. Grantee must pay all publication costs associated with the franchise election.

SECTION 13. INDEPENDENT PROVISIONS

If any section, paragraph, clause, phrase, or provision of this Franchise is determined to be invalid or unconstitutional, the subject section, paragraph, clause, phrase, or provision will not affect the validity of this Franchise as a whole or any part of this Franchise other than the part of the Franchise that is adjudged invalid or unconstitutional.

SECTION 14. DEFAULT; DISPUTE RESOLUTION

14.1 Failure or unreasonable delay by either party to perform any term or provision of this Franchise for a period of 10 days after written notice from the other party will constitute a default under this Franchise. If the default is not capable of cure within 10 days, the party must begin the cure within 10 days and diligently pursue the cure until completed. The notice of default must specify the nature of

the alleged default and how the default may be satisfactorily cured. In the event of a default by any party, the non-defaulting party is entitled to all remedies at both law and in equity, including, without limitation, specific performance.

14.2 To promote the parties' cooperation and to help implement this Franchise, the parties will each designate and appoint a representative to serve as liaison between the City and Grantee. The City Manager's designee will serve as the City's initial representative and Grantee's Project Manager will serve as Grantee's initial representative. The parties' representatives will be available at all reasonable times to discuss and review the parties' performance under this Franchise.

SECTION 15. AUDIT RIGHTS

15.1 City has the authority, at City's cost, to conduct an audit of the Grantee at any time during the duration of this Franchise. The City's audit will be conducted in a way to minimize any disruption to Grantee's business operations and will be performed in accordance with generally acceptable auditing standards. All pertinent books and records related to this Franchise are subject to an audit conducted by the City or its representatives. The City may determine the scope of each audit conducted; however, the period that may be audited will not exceed 36 months prior to the date the notice is received by the Grantee. An audit will not be required more than once in a single 12-month period.

15.2 Grantee must pay City within 45 days of written notice any amounts that are due and payable to the City as determined by any audit. Reimbursement for underpayment because of audit findings will be identified as late payments and are subject to late payment interest of 1.5% per month. If Grantee has underpaid the City by 5% or more of amounts due (excluding penalties and interest), Grantee must reimburse the City for reasonable and full costs of the audit. If Grantee has overpaid the City by 5% or more of amounts due (excluding penalties & interest), the City must reimburse the Grantee as mutually agreed to by the parties.

SECTION 16. NO WAIVER OR LIMITATION OF POWERS OF EMINENT DOMAIN/RIGHT TO PURCHASE

City reserves the right and power to condemn and purchase Grantee's plant and distribution facilities that are located within the City's corporate limits, or any additions, as provided by law during the term of the Franchise or upon its expiration.

SECTION 17. LICENSE FOR CITY USE OF GRANTEE'S POLES AND TOWERS

In consideration of this Franchise and the rights granted hereby, Grantee grants City a license and right to place, maintain, and operate on Grantee's poles and towers located in, on, or adjacent to public rights-of-way any and all wires and appurtenances (other than steps or climbing devices) related to streetlights and City's fire alarm, police telephone, or other municipal communication services utilized for or related to governmental functions (collectively "City facilities"). This license is granted subject to the following conditions: (i) City must notify Grantee in writing of City's intended use of Grantee's poles and towers; (ii) City must, to the fullest extent permitted by law, defend, indemnify, and hold Grantee harmless from any reasonable claims, costs, damages, expenses and losses including, but not limited to, reasonable attorney fees and court costs (collectively "Claims") to the extent that such Claims arise out of, or are alleged to have been caused by the City's use of Grantee's poles and towers; provided however, that such Claims are not the result of Grantee's willful misconduct or negligent acts or omissions; (iii) City's facilities and the installation and maintenance thereof must comply with the applicable requirements of the Occupational Safety and Health Act, the National Electrical Safety Code, and all other applicable rules and regulations as amended; (iv) If City does not comply with all applicable laws, ordinances, and regulations, or if City's facilities create an immediate safety hazard, Grantee retains the right to remove or correct City's facilities at City's cost; (v) City's facilities and the installation and maintenance thereof must not cause Grantee's poles and towers and the installation and maintenance thereof to be out of compliance with all applicable requirements of the Occupational Safety and Health Act and the National Electrical Safety Code and all other applicable rules and regulations as amended; (vi) City's facilities must not interfere with Grantee's use of Grantee's poles and towers; and (vii) subject to City's prior review, agreement to, and receipt of written notice 90 days prior to Grantee's assessment of such costs, City will be

responsible for reasonable incremental costs incurred by Grantee directly and solely caused by City's use of Grantee's poles and towers.

PASSED AND ADOPTED by the Council of the City of Chandler, Arizona, this ___ day of _____, 20___.

CITY OF CHANDLER, ARIZONA,
an Arizona municipal corporation

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:

By: _____
City Clerk

ARIZONA PUBLIC SERVICE COMPANY,
an Arizona corporation

By: _____

Its: _____

RESOLUTION NO. 5999

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, COUNTY OF MARICOPA, STATE OF ARIZONA, FINDING AND DECLARING THAT THE CITY COUNCIL DEEMS THE GRANTING OF AN ELECTRICAL SYSTEM AND ELECTRICAL SYSTEM FACILITIES FRANCHISE BENEFICIAL FOR THE CITY OF CHANDLER; PLACING ON THE NOVEMBER 3, 2026, SPECIAL ELECTION BALLOT, AND SUBMITTING TO THE VOTERS OF THE CITY THE QUESTION OF WHETHER OR NOT THE ELECTRICAL SYSTEM AND ELECTRICAL SYSTEM FACILITIES FRANCHISE SHALL BE GRANTED TO ARIZONA PUBLIC SERVICE COMPANY.

WHEREAS, the City Council of the City of Chandler deems the granting of a franchise to Arizona Public Service Company to be beneficial for the City of Chandler; and providing for the giving of notice of the election.

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

Section 1. That the Mayor and City Council of the City of Chandler deem the granting of a franchise to Arizona Public Service Company to be beneficial for the City of Chandler.

Section 2. That a special franchise election is hereby ordered to be held in and for the City on November 3, 2026, for the purpose of submitting to the vote of the qualified electors of the municipality the question as to whether to grant a franchise to Arizona Public Service Company. The special franchise election shall be held in conjunction with the City's general election, which is to be conducted on November 3, 2026.

Section 3. The form attached hereto as Exhibit A is hereby incorporated herein by reference.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ___ day of _____, 2026.

ATTEST:

_____ _____

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5999 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ___ day of _____, 2026, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY JWB

EXHIBIT A

FORM OF OFFICIAL BALLOT

CITY OF CHANDLER
GENERAL ELECTION
NOVEMBER 3, 2026

QUESTION 1

Shall a franchise be granted to Arizona Public Service, an Arizona Corporation, its successors and assigns, to construct, maintain and operate, across and under City rights-of-way, an electric energy supply system in the City of Chandler, Arizona and future additions thereto, in accordance with Ordinance No. 5160, submitted by the Mayor and City Council of the City of Chandler, Arizona to the qualified electors of said City?

TEXT OF THE BALLOT
Shall a franchise be granted to Arizona Public Service for a term of 25 years to begin January 1, 2027, through December 31, 2051, in accordance with Ordinance No. 5160 submitted by the Mayor and City Council of the City of Chandler, Arizona?

FOR THE FRANCHISE___

AGAINST THE FRANCHISE___

FRANCHISE AGREEMENT BETWEEN ARIZONA PUBLIC SERVICE COMPANY AND THE CITY OF CHANDLER, ARIZONA

City Clerk Document No. _____
City Council Meeting Date: _____

SECTION 1. GRANT OF FRANCHISE

1.1 The City of Chandler, Arizona, an Arizona municipal corporation ("City"), hereby grants to Arizona Public Service Company, an Arizona corporation ("Grantee"), its successors and permitted assigns, a franchise to construct, maintain, and operate its electrical system, as defined herein, upon, over, along, across, and under existing and future public rights-of-way. These existing and future public rights-of-way include, but are not limited to, streets, alleys, ways, highways, bridges, and other public places located within the City's corporate boundaries (collectively "City public rights-of-way"). Grantee's electrical system includes, but is not limited to, electric power lines together with all necessary or desirable appurtenances, poles, towers, wires, cables, conduits, transmission lines, transformers, switches, and communication lines for its own use (collectively "electrical system"). This Franchise is for Grantee's (including Grantee's officers, employees, agents, affiliates, and contractors) use of City public rights-of-way to supply and deliver electric energy to City, its successors and assigns, residents, and persons and entities located within or beyond City corporate boundaries for all purposes related to the supply and delivery of electric energy.

1.2 Services and electric energy for streetlights furnished by Grantee to City, or to any streetlight improvement district located within City, are governed by a separate agreement and are not governed by this Franchise.

1.3 This Franchise includes the right by Grantee to use City public rights-of-way to install, operate, and maintain telecommunication service lines and appurtenances owned and operated by Grantee for Grantee's own purposes incidental to supply electric energy (collectively "Grantee's telecommunication infrastructure"). This Franchise does not grant Grantee the right to use City public rights-of-way to directly or indirectly provide telecommunication services, as defined in Arizona Revised Statutes ("A.R.S.") §§ 9-581 et. seq., as amended, or wireless services as defined in A.R.S. §§ 9-591 et. seq., as amended, or video services, as defined in A.R.S. §§ 9-1401 et. seq., as amended, to Chandler residents, persons, or entities. Grantee agrees that Grantee and Grantee's lessee or assignee must apply for and obtain separate lawful authorization and licenses from City if Grantee uses, leases, or assigns Grantee's telecommunication infrastructure, in whole or in part, for any purpose other than incidental to supply electric energy.

SECTION 2. CONSTRUCTION

Grantee will perform all construction under this Franchise in accordance with established industry standards, permit requirements, and City ordinances including, but not limited to, the Chandler City Code, as amended. This construction must be completed within a reasonable time. Except for an emergency, before Grantee makes any installations in City public rights-of-way, Grantee must apply for and obtain the permit or permits as are required by City for other similar construction or work in City public rights-of-way. For any construction under this Franchise, Grantee must comply with the public notice requirements set forth in City Policy DSP-201 (2025), as amended.

SECTION 3. RESTORATION OF PUBLIC RIGHTS-OF-WAY

3.1 If Grantee damages or disturbs the surface, subsurface, or public improvements located in, on, or adjacent to City public rights-of-way, Grantee must restore, repair, or replace the damage or disturbance within a reasonable amount of time and at Grantee's own cost. Unless otherwise agreed

to by City and Grantee or as provided in this Franchise, Grantee's responsibility under this Section will be deemed satisfied if the damage or disturbance is restored, repaired, or replaced: (i) with comparable materials in the same or as good condition and quality as those that existed prior to the damage or disturbance; and (ii) as required by City codes, regulations, and standards in effect at the time.

3.2 If Grantee's restoration, repair, or replacement is not completed within a reasonable time or fails to satisfy City's codes, regulations, or standards, as amended, City may, after prior written notice and reasonable time for Grantee to cure, perform the necessary restoration, repair, or replacement either through City's own forces or through a City hired contractor. In this event, Grantee agrees to reimburse the City for the City's reasonable costs within 30 days after Grantee's receipt of the City's invoice. As used in this Section 3.2,"reasonable costs" include, but are not limited to, identifiable administrative costs and employee wages and benefits costs incurred by the City to perform such restoration, repair, or replacement. City may amend City's construction standards from time to time, but such amendments will not retroactively apply to Grantee's restoration, repair, replacement, or Grantee's other construction activities approved by the City before the amendment.

SECTION 4. INDEMNIFICATION; INSURANCE

4.1. Solely related to Claims (as defined herein) arising from Grantee's exercise of this Franchise, Grantee must indemnify, defend, save, and hold harmless the City, its officials, officers, agents, employees, contractors, and representatives (collectively "Indemnitee') from any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation, and litigation) (collectively "Claims") to the extent caused or alleged to be caused, in whole or in part, by the negligent, reckless, or willful act, error, or omission of Grantee, or its officers, employees, agents, or representatives, or any of its contractors while acting within the scope of their agency ("Grantee Parties"), or arising out of the failure by Grantee Parties to comply with any federal, state, or local law, statute, ordinance, regulation, or court decree in connection with Grantee's exercise of this Franchise. Grantee's must comply with the obligations under this Section except to the extent a Claim is the result of any negligent, reckless, or willful act, error, or omission of any Indemnitee. For the avoidance of doubt, the Parties agree this Section 4.1 must be interpreted in accordance with A.R.S. §§ 12-2501 et. seq. (2025) (Arizona Uniform Contribution Among Tortfeasors Act) as amended. City must provide full, complete, and prompt notice to Grantee of any and all Claims as indemnified hereunder. Grantee's obligations under this provision survive the termination or expiration of this Franchise with respect to any Claim accruing prior to such termination or expiration for a period not to exceed 1 year.

4.2 The provisions of this Section do not impose any liabilities on the City not imposed by other law, nor waive any immunity the City may have under federal or state law. Grantee may not settle any Claim identified above that contains an admission of liability or imposes a monetary obligation on the City without the City's prior written consent, which consent will not be unreasonably withheld or delayed. Grantee's failure to inform the City of any such settlement constitutes a breach of this Franchise and the City may seek any redress available to it against Grantee under this Franchise or any municipal, state, or federal law. The City's exercise of or failure to exercise all rights under any provision of this Franchise does not affect in any way the right of the City to subsequently exercise any such rights or any other right of the City under this Franchise or any other rule, regulation, or law. Further, nothing in this Franchise may impede or otherwise limit a party's statutory rights under A.R.S. §40-423 or A.R.S. §§ 12-820 et. seq.

4.3 All rights of the City, pursuant to indemnification or insurance as provided for by this Franchise, are in addition to all other rights the City may have under this Franchise or any other rule, regulation, or law.

4.4 Grantee must procure and maintain as provided in Subsection 4.4.1 below, insurance or self-insurance against claims for injury to persons or damage to property which may arise from or in connection with Grantee's obligations under this Franchise and Grantee's activities, including but not limited to the installation, construction, relocation, removal, repair, operation, and maintenance of the electrical system by Grantee, its agents, representatives, employees, or contractors. The insurance requirements herein are minimum requirements for this Franchise and in no way limit the indemnity covenants contained in this Franchise. The City in no way warrants that the minimum limits contained

herein are sufficient to protect Grantee from liabilities that might arise out of this Franchise by Grantee, its agents, representatives, employees, or contractors, and Grantee is free to purchase such additional insurance as may be determined necessary.

4.4.1 Grantee must provide coverage in the form of insurance, self-insurance, or combination thereof, with limits of liability not less than those stated below. An excess liability or umbrella liability policy may be used to meet the minimum liability requirements provided that such excess liability or umbrella liability policy provides coverage at least as broad as the primary policy.

4.4.1.1 Commercial General Liability – Claims Made Form
Policy must include bodily injury, property damage, and broad form contractual liability coverage. Policy must provide a retroactive date as of the date of this Franchise.

Products – Completed Operations Aggregate	$10,000,000
Each Occurrence	$5,000,000

The policy may not exclude the explosion/collapse/underground (“cu”) hazard.

4.4.1.2 Automobile Liability – bodily injury and property damage for any owned, hired, and non-owned vehicles operated by Grantee or its authorized agents and used in the performance of work under this Franchise.

Combined Single Limit (CSL)	$2,000,000

The policy must contain an “MCS-90” endorsement providing for clean-up of pollution conditions arising from transported product, if the work performed under the Franchise requires the transportation of any hazardous substances by motor vehicle.

4.4.1.3 Worker's Compensation and Employers' Liability

Workers' Compensation	Statutory
Employers' Liability	
Each Accident	$1,000,000
Disease – Each Employee	$1,000,000
Disease – Policy Limit	$1,000,000

4.4.1.4 Pollution Liability:

Per Occurrence	$5,000,000
Annual Aggregate	$10,000,000

(i) Coverage may be provided under Grantee’s commercial general liability or other policy.

(ii) The policy must include coverage for: Cleanup of sudden or accidental pollution conditions arising from the electrical system, as defined in the Franchise; cleanup of new conditions arising from Grantee’s operations and use of the public rights-of-way under this Franchise; and third-party claims for on and off-site bodily injury and property damage.

(iii) Grantee represents and agrees that any retroactive date under the policy must precede the effective date of this Franchise; and that either continuous coverage will be maintained, or an extended discovery period will be exercised for a period of 2 years beginning at the time work under this Franchise is completed.

4.4.2 The policies are to contain, or be endorsed to contain, the following provisions. Grantee’s insurance coverage must be primary insurance and non-contributory with respect to the obligations that Grantee has undertaken under this Franchise. Grantee’s commercial general liability policy must contain a standard severability of interest clause, and Grantee’s workers compensation policy must contain a waiver of subrogation against the City, its officials, officers, agents, and employees. The City, including its officials, officers, agents, representatives, and employees, must be included as an additional insured under Grantee’s commercial general liability, automobile liability, and pollution

liability policy(ies) with right to coverage limited to and not to exceed the extent of Grantee's indemnification obligations set forth in Section 4.1 of this Franchise and further subject to the terms, conditions, and limits of such policies.

4.4.3 Each insurance policy required by the insurance provisions of this Franchise must provide the required coverage and must not be canceled or materially changed except with prior written notice to the City. Such notice must be sent directly to the addresses listed below and must be sent by certified mail, return receipt requested:

City of Chandler
Attention: Development Services Department
P.O. Box 4008, Mail Stop 405
Chandler, Arizona 85244-4008
Phone: (480) 782-3000
Email: tuf@chandleraz.gov

With a copy to: Office of the City Attorney
Attention: Risk Management
P.O. Box 4008, Mail Stop 602
Chandler, Arizona 85244-4008
Phone: (480) 782-4640 Fax: (480) 782-4652
Email: legal.notices@chandleraz.gov

4.4.4 Insurance is to be placed with insurers duly licensed or approved unlicensed companies in the State of Arizona and with an "A.M. Best" rating of not less than A- VII. The City in no way warrants that the above-required minimum insurer rating is sufficient to protect Grantee from potential insurer insolvency.

4.4.5 Grantee must furnish the City with certificates of insurance (ACORD form or equivalent approved by the City) or a letter evidencing self-insurance as required by this Franchise. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by the City on or before the effective date of this Franchise. Each insurance policy or self-insurance coverage required by this Franchise must be in effect at or prior to commencement of work under this Franchise and remain in effect for the duration of the Franchise. Grantee's failure to maintain the insurance policies or self-insurance as required by this Franchise or to provide evidence of renewal is a material breach of this Franchise. All certificates required by this Franchise must be sent directly to the City of Chandler Development Services Department with a copy to Risk Management as the addresses listed above. The Franchise number and description are to be noted on the certificate of insurance. At the City's request, Grantee must make certified copies of all insurance policies required by this Franchise available for the City's review through a representative and at a time and location within Maricopa County, Arizona designated by Grantee upon the City's execution of a commercially reasonable non-disclosure and confidentiality agreement.

4.4.6 Grantee must require all contractors to maintain separate insurance as determined by Grantee; however, contractor's limits of liability must not be less than $1,000,000 per occurrence, $2,000,000 aggregate.

4.4.7 Any material modification or variation from the insurance requirements in this Franchise must have prior approval from the Office of the City Attorney, whose decision will be final. Such action will not require a formal contract amendment but may be made by administrative action.

4.4.8 Prior to each 5-year anniversary date, City reserves the right, interest, and privilege to review and modify the insurance policies and amounts required under this Franchise in the City's sole discretion. City will notify Grantee of any changes under this Section 4 no less than 90 days prior to each 5-year anniversary date. Grantee must comply and provide City with any new policies or amounts by each 5-year anniversary date.

SECTION 5. FRANCHISE FEE

5.1 In consideration of the grant of this Franchise, Grantee must pay to City a sum equal to 2% of the gross revenues from Grantee's sale or delivery of electric energy for all purposes to Grantee's customers within the corporate limits of City as shown by Grantee's most current billing records ("Franchise Fee"). Grantee's gross revenues are defined as those revenues derived from Grantee's Commodity Charge and Basic Service Charge, as provided in the Grantee's Arizona Electric Services Tariff on file with the Arizona Corporation Commission, as amended, from Grantee's customers described in this Section ("Gross Revenues"). Grantee's payments are due and payable to the City 30 days after the end of the calendar quarter and deemed late if payment is not received by the City within 30 days of the due date.

5.2 If Grantee or City determine that Grantee over collected or under collected the required amount of Franchise Fees from its customers, Grantee will immediately adjust its Franchise Fee collections to ensure that no more or no less is collected from its customers as is required to be remitted to the City.

5.3 Grantee will pay Franchise Fees under the terms of the former franchise between Grantee and City through December 31, 2026. Beginning January 1, 2027, payment as described in the preceding paragraphs will be payable in quarterly amounts within 30 days after the end of each calendar quarter.

5.4 In addition to the foregoing Franchise Fees, Grantee must pay the charges, taxes, and fees as described in Section 6 of this Franchise.

SECTION 6. ADDITIONAL FEES AND TAXES

Notwithstanding any provision to the contrary and in addition to the payment provided in Section 5, Grantee agrees to pay the following charges, taxes, and fees as established in a code or ordinance properly adopted by the City: (i) general ad valorem property taxes; (ii) transaction privilege and use tax authorized by City ordinance and billed by Grantee from users and consumers of electric energy within the corporate limits of the City, without reduction or offset; and (iii) other charges, taxes, or fees levied upon businesses generally through the City provided said charge, tax or fee is a flat fee per year and that the annual amount of such fee does not exceed the amount of similar fees paid by any other business operated within City.

SECTION 7. RELOCATION OF FACILITIES

7.1 Representatives of the City and Grantee may, during the entire term of this Franchise, meet at least once in each calendar year, or more often, if necessary, to review any projects that involve the construction or modification of City public rights-of-way. The City will annually provide the Grantee with City's 5-year capital improvement plan to permit both parties to adequately plan and budget for such actions and to determine the extent of work required of Grantee, if any, for such projects. Neither party may finalize the design of any facility without providing the other party notice as set forth in Section 11 below, and a reasonable opportunity to comment. If either party identifies a potential conflict between the party's existing facilities and the other party's proposed facilities, the party will immediately notify the other party of such conflict, and the parties will use their best efforts to resolve such conflict.

7.2 The City reserves its prior superior right to use the City public rights-of-way and City property, including the surface areas, for all City projects constituting a governmental function. Except as provided in Section 7.3, by the City's written request, Grantee must relocate at Grantee's sole cost any of Grantee's electrical system that directly and physically conflicts with City facilities that will be installed as part of a City project constituting a governmental function. Grantee's electrical system will be considered to directly and physically conflict with City facilities to be installed as part of a City governmental function project if they are located within 1 foot vertically or 1 foot horizontally from the location of the City facilities to be installed as part of the City governmental project as identified in final approved design plans. A governmental function is defined as one that primarily benefits and promotes the public health, safety, and welfare of the general public and is not proprietary in nature, and includes, but is not limited to, the following activities: (i) Any and all improvement to right-of-way,

streets, alleys, roadways, avenues, or other public infrastructure, or any and all City-owned property; (ii) Establish, install, operate, repair, or maintain City-owned storm drains, sewer lines, effluent lines, water wells, water or wastewater treatment facilities or any other related City-owned facilities or infrastructure; (iii) Establish, install, operate, repair, or maintain City parks, parking, parkways, pedestrian malls, or grass, shrubs, trees, or other vegetation for the purpose of landscaping City-managed or City-owned property; (iv) Police, fire protection, or other function related to public health, safety, and welfare; (v) public transportation; (vi) City-provided water utility systems; and (vii) the exercise of the City's police power for urban renewal. Grantee must relocate its electrical system to a new location agreeable to both parties.

7.3 If Grantee claims prior rights to a subject location, Grantee must submit information to the City's reasonable satisfaction to support Grantee's claim.

7.4 The City will bear the reasonable cost to relocate Grantee's electrical system when: (i) Grantee's electrical system does not directly and physically conflict with a City project constituting a governmental function; (ii) the relocation of Grantee's electrical system is required by the City for a project or activity where the City exercises a proprietary function; or (iii) Grantee's electrical system enjoy prior rights to the City's interests.

7.5 If City participates in the cost to relocate Grantee's electrical system for any reason, the City's costs are limited to those reasonable costs incurred by Grantee in accordance with City ordinances and applicable industry standards. Costs to the City for relocation of Grantee's facilities must not include any upgrade, betterment, or improvement to Grantee's electrical system when compared to the condition of Grantee's electrical system that existed prior to relocation. Prior to payment by City, Grantee must provide City with an itemization of such costs.

7.6 The City will pay for the costs to relocate Grantee's electrical system if Grantee is required to relocate any of its electrical system within 1 year from the date of the Certificate of Final Acceptance for a project or activity where Grantee previously paid for the relocation of its electrical system.

7.7 If the City requires Grantee to relocate Grantee's electrical system that are located in an existing private easement owned by Grantee, the City will pay the costs to purchase a new private easement with substantially similar interests and rights for the area where Grantee's electrical system will be relocated and the associated relocation costs. After Grantee's receipt from the City of a new private easement and relocation of Grantee's electrical system, Grantee must, to the extent permissible, transfer to the City Grantee's rights and interests in and to that portion of the existing private easement that encumbers the area in which Grantee's electrical system was previously located.

7.8 If the relocation of any of Grantee's electrical system is required or requested by or for the benefit of a party other than the City, the other party will be responsible for the reasonable costs to relocate Grantee's electrical system. Under these circumstances, Grantee is not required to begin relocation of its electrical system until the other party pays Grantee for the reasonable relocation costs in a form and manner acceptable to Grantee.

7.9 City will not exercise its rights to require Grantee's electrical system to be relocated in an unreasonable or arbitrary manner.

7.10 All underground abandoned lines will continue to remain Grantee's property unless Grantee otherwise agrees in writing and the abandoned lines are accepted by the City. At the City's request, Grantee must remove at Grantee's sole cost any abandoned lines when Grantee's electrical system directly and physically conflicts with a City project or activity constituting a governmental function. Grantee must comply with Arizona Blue Staking laws and identify the location of any known abandoned lines.

SECTION 8. TERM

The Effective Date for this Franchise is January 1, 2027. This Franchise will continue and remain in full force and effect for a period of 25 years from the Effective Date. Unless terminated earlier by written agreement of the parties, this Franchise will expire on December 31, 2051.

SECTION 9. NO TRANSFER WITHOUT CONSENT OF CITY

The right, privilege, and franchise hereby granted may not be transferred in whole or in part by Grantee, its successors and assigns, without the prior written consent of the City and the Arizona Corporation Commission, which will not be unreasonably withheld by City. No prior consent will be required in connection with an assignment made as security pursuant to a mortgage or deed of trust or in connection with subsequent transfer made pursuant to any such instrument. Notwithstanding the prior sentence, Grantee must provide written notice to City within 30 days of execution when any such security instrument involves the transfer of this Franchise.

SECTION 10. FRANCHISE NON-EXCLUSIVE

This Franchise is non-exclusive, and nothing contained herein will be construed to prevent City from granting similar rights or privileges to any other person, firm, or business organization.

SECTION 11. NOTICES

Any notice required or permitted to be given hereunder must be in writing, unless otherwise expressly permitted or required, and will be deemed effective either: (i) upon hand delivery to the person then holding the office shown on the attention line of the address below or if such office is vacant or no longer exists, to a person holding a comparable office; or (ii) on the third business day following its deposit with the United States Postal Service, first class and certified or registered mail, return receipt requested, postage prepaid, addressed as follows:

To the City:	Chandler City Manager's Office 175 S. Arizona Avenue Mail Stop 605 P.O. Box 4008 Chandler, Arizona 85244-4008
With a copy to:	Chandler City Attorney's Office 175 S. Arizona Avenue Mail Stop 602 P.O. Box 4008 Chandler, Arizona 85244-4008
To Grantee:	Arizona Public Service Company Office of the Corporate Secretary 400 N 5th Street, Mail Station 8602 Phoenix, Arizona 85004

SECTION 12. VOTER APPROVAL

This Franchise is subject to the approval of the qualified electors of the City. If Grantee's franchise is the sole item in the City's ballot for the election, Grantee must pay all the election costs. If Grantee's franchise is not the sole item on City's ballot for the election, Grantee must pay half of the election costs. Grantee must pay all publication costs associated with the franchise election.

SECTION 13. INDEPENDENT PROVISIONS

If any section, paragraph, clause, phrase, or provision of this Franchise is determined to be invalid or unconstitutional, the subject section, paragraph, clause, phrase, or provision will not affect the validity of this Franchise as a whole or any part of this Franchise other than the part of the Franchise that is adjudged invalid or unconstitutional.

SECTION 14. DEFAULT; DISPUTE RESOLUTION

14.1 Failure or unreasonable delay by either party to perform any term or provision of this Franchise for a period of 10 days after written notice from the other party will constitute a default under this Franchise. If the default is not capable of cure within 10 days, the party must begin the cure within 10 days and diligently pursue the cure until completed. The notice of default must specify the nature of

the alleged default and how the default may be satisfactorily cured. In the event of a default by any party, the non-defaulting party is entitled to all remedies at both law and in equity, including, without limitation, specific performance.

14.2 To promote the parties' cooperation and to help implement this Franchise, the parties will each designate and appoint a representative to serve as liaison between the City and Grantee. The City Manager's designee will serve as the City's initial representative and Grantee's Project Manager will serve as Grantee's initial representative. The parties' representatives will be available at all reasonable times to discuss and review the parties' performance under this Franchise.

SECTION 15. AUDIT RIGHTS

15.1 City has the authority, at City's cost, to conduct an audit of the Grantee at any time during the duration of this Franchise. The City's audit will be conducted in a way to minimize any disruption to Grantee's business operations and will be performed in accordance with generally acceptable auditing standards. All pertinent books and records related to this Franchise are subject to an audit conducted by the City or its representatives. The City may determine the scope of each audit conducted; however, the period that may be audited will not exceed 36 months prior to the date the notice is received by the Grantee. An audit will not be required more than once in a single 12-month period.

15.2 Grantee must pay City within 45 days of written notice any amounts that are due and payable to the City as determined by any audit. Reimbursement for underpayment because of audit findings will be identified as late payments and are subject to late payment interest of 1.5% per month. If Grantee has underpaid the City by 5% or more of amounts due (excluding penalties and interest), Grantee must reimburse the City for reasonable and full costs of the audit. If Grantee has overpaid the City by 5% or more of amounts due (excluding penalties & interest), the City must reimburse the Grantee as mutually agreed to by the parties.

SECTION 16. NO WAIVER OR LIMITATION OF POWERS OF EMINENT DOMAIN/RIGHT TO PURCHASE

City reserves the right and power to condemn and purchase Grantee's plant and distribution facilities that are located within the City's corporate limits, or any additions, as provided by law during the term of the Franchise or upon its expiration.

SECTION 17. LICENSE FOR CITY USE OF GRANTEE'S POLES AND TOWERS

In consideration of this Franchise and the rights granted hereby, Grantee grants City a license and right to place, maintain, and operate on Grantee's poles and towers located in, on, or adjacent to public rights-of-way any and all wires and appurtenances (other than steps or climbing devices) related to streetlights and City's fire alarm, police telephone, or other municipal communication services utilized for or related to governmental functions (collectively "City facilities"). This license is granted subject to the following conditions: (i) City must notify Grantee in writing of City's intended use of Grantee's poles and towers; (ii) City must, to the fullest extent permitted by law, defend, indemnify, and hold Grantee harmless from any reasonable claims, costs, damages, expenses and losses including, but not limited to, reasonable attorney fees and court costs (collectively "Claims") to the extent that such Claims arise out of, or are alleged to have been caused by the City's use of Grantee's poles and towers; provided however, that such Claims are not the result of Grantee's willful misconduct or negligent acts or omissions; (iii) City's facilities and the installation and maintenance thereof must comply with the applicable requirements of the Occupational Safety and Health Act, the National Electrical Safety Code, and all other applicable rules and regulations as amended; (iv) If City does not comply with all applicable laws, ordinances, and regulations, or if City's facilities create an immediate safety hazard, Grantee retains the right to remove or correct City's facilities at City's cost; (v) City's facilities and the installation and maintenance thereof must not cause Grantee's poles and towers and the installation and maintenance thereof to be out of compliance with all applicable requirements of the Occupational Safety and Health Act and the National Electrical Safety Code and all other applicable rules and regulations as amended; (vi) City's facilities must not interfere with Grantee's use of Grantee's poles and towers; and (vii) subject to City's prior review, agreement to, and receipt of written notice 90 days prior to Grantee's assessment of such costs, City will be

responsible for reasonable incremental costs incurred by Grantee directly and solely caused by City's use of Grantee's poles and towers.

PASSED AND ADOPTED by the Council of the City of Chandler, Arizona, this ___ day of _____, 20___.

CITY OF CHANDLER, ARIZONA,
an Arizona municipal corporation

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:

By: _____
City Clerk

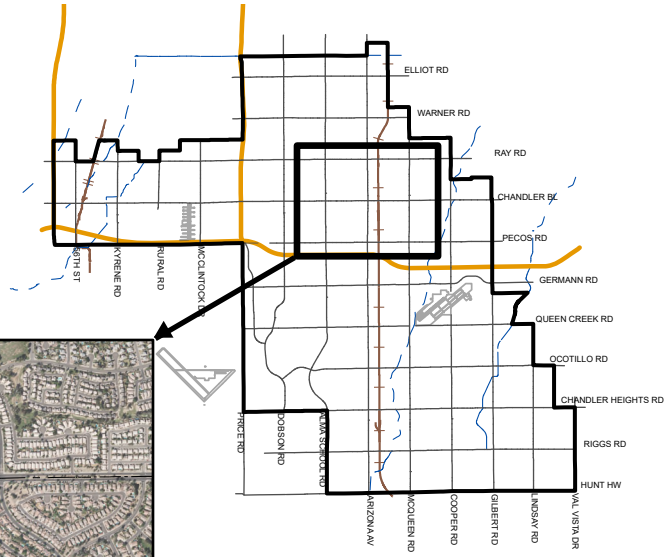
ARIZONA PUBLIC SERVICE COMPANY,
an Arizona corporation

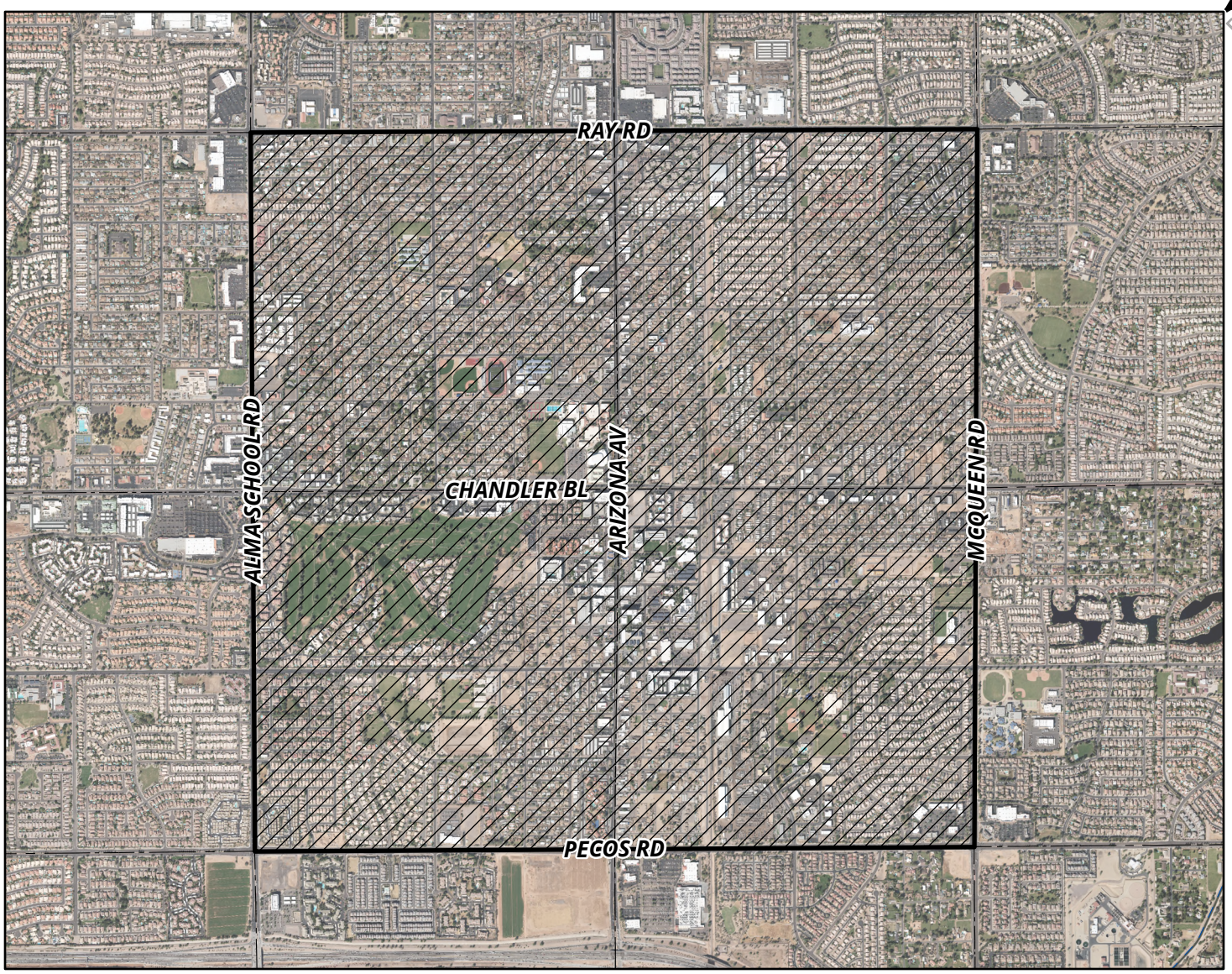
By: _____

Its: _____

CHANDLER
arizona

APS SERVICE AREA





APS SERVICE AREA

NTS

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CHANDLER arizona
Community of Innovation

City Council Memorandum Community Services Memo No. CP26-073

Date: April 09, 2026
To: Mayor and Council
Thru: John Pombier, City Manager
Ryan Peters, Deputy City Manager
John Sefton, Community Services Director
Daniel Haskins, Capital Projects Division Manager
From: Alyssa Siqueiros, Construction/Design Project Manager
Subject: Tumbleweed Park Multi-Use field Construction Contract with Hunter Contracting Co.

Proposed Motion:

Move City Council award Job Order Project Agreement No. PR2505.401 to Hunter Contracting Co., pursuant to Job Order Master Agreement No. JOC2419.401, for the Tumbleweed Park Multi-Use Field Lighting Upgrade and Cricket Pitch, in an amount not to exceed $607,417.25.

Background/Discussion:

In response to a growing number of resident requests for additional cricket facilities in Chandler, staff evaluated existing multi-use fields to identify locations that could be adapted to support this expanding recreational need. The two multi-use fields located west of the Tumbleweed Recreation Center were selected due to their suitability for an amateur cricket practice space and the minimal infrastructure work required.

In July 2025, the City contracted with J2 Engineering & Environmental Design to prepare construction plans for the necessary lighting and field improvements. The scope of work includes reorienting the existing sports lighting to accommodate cricket while maintaining flexibility for multiple sports, including soccer and flag football programming. As part of this project, the current lighting system will be converted to high-efficiency LED fixtures. This conversion will reduce long-term energy consumption, decrease maintenance costs, and improve overall lighting quality for users of all ages. This project aligns with the 2025 approved bond

priorities and is planned within the Tumbleweed Regional Park CIP Program.

These improvements will allow the City to improve play availability for an increasing community demand, enhance recreational access for a diverse and growing population, and ensure the long-term sustainability of the fields. The contract timeline for design completion is 120 calendar days following the Notice to Proceed.

Evaluation:

The selection process was conducted in accordance with city policy and procedure and state law. The costs proposed for this project have been evaluated by staff and determined to be reasonable.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
401.4580.6611.6PR044	General Govt Capital Projects	Tumbleweed Regional Park	$607,417.25	Y

Attachments

Contract
Location Map

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

CITY OF CHANDLER
JOB ORDER PROJECT AGREEMENT

TUMBLEWEED PARK CRICKET FIELD
PROJECT NO. PR2505.401

COUNCIL DATE: APRIL 9, 2026

This JOB ORDER PROJECT AGREEMENT ("Job Order") is made this _____ day of _____ 2026 ("Effective Date"), by and between the City of Chandler, an Arizona municipal corporation, ("City") and Hunter Contracting Co., an Arizona corporation, ("JOC Contractor") and is entered into pursuant to Job Order Master Agreement No. JOC2419.401 ("JOC Master Agreement"). City and JOC Contractor may be referred to individually as "Party" or collectively as "Parties").

City and JOC Contractor, in consideration of the mutual covenants herein set forth, agree as follows:

RECITALS

A. On or about February 13, 2024, the Parties entered into the JOC Master Agreement, which terms and conditions are made a part of and incorporated into this Job Order Project Agreement by this reference.

B. City proposes to engage JOC Contractor for construction services as more fully described in Article 1 and **Exhibit "A"**, which is attached to and made a part of this Job Order by this reference.

C. JOC Contractor is ready, willing, and able to provide the services described in **Exhibit "A"** for the compensation and fees set forth and as described in **Exhibit "B"**, which is attached to and made a part of this Agreement by this reference.

ARTICLE 1. DESCRIPTION OF WORK

The Parties enter into this Job Order Project Agreement for the Tumbleweed Park Cricket Field, Project Number PR2505.401 The scope of work consists of modifying the existing sports field lighting to accommodate cricket to be played. The existing light fixtures will be converted to LED. Minimal landscaping will be required to restore the previous pole locations in the center of the field, as well as new electrical trench locations, all as more particularly set forth in **Exhibit "A"** attached hereto and incorporated herein by reference.

The JOC Contractor will not accept any change of scope, or change in Agreement provisions, unless issued in writing, as an Agreement amendment or change order and signed by the authorized signatories for each party.

Performance and Payment Bonds, as set forth in **Exhibit "C"** and **Exhibit "D"** respectively attached hereto and incorporated herein by reference, will be due prior to execution of each Job Order Project Agreement in the full amount of each Job Order.

At project completion, JOC Contractor must complete Contractor's Affidavit Regarding Settlement of Claims and Certificate of Completion, as set forth in **Exhibit "E"** and **Exhibit "F"** respectively attached hereto and incorporated herein by reference.

ARTICLE 2. PROJECT PRICE

City will pay JOC Contractor for completion of the Work in accordance with the JOC Master Agreement a fee not to exceed the Guaranteed Maximum Price of $607,417.25 Dollars determined and payable as set forth in JOC Master Agreement and **Exhibit "B"** attached hereto and made a part hereof by reference.

ARTICLE 3. AGREEMENT TIME & SCHEDULE

JOC Contractor agrees to complete all Construction within 120 calendar days from the Notice to Proceed (NTP) Date.

ARTICLE 4. JOB ORDER CONTACTS

The following parties serve in the capacity below for this Job Order Project.

CITY:	Construction Project Manager: Jason Garcia	
	Phone:	480-782-3453
	Email:	Jason.Garcia@chandleraz.gov
JOC CONTRACTOR:	Hunter Contracting Co.	
	701 North Cooper Road, Gilbert, AZ 85233	
	JOC Contractor Representative: Dig Karki	
	Phone:	480-892-0521
	Email:	Digk@huntercontracting.com

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

ARTICLE 5. FORCED LABOR OF ETHNIC UYGHURS PROHIBITED

By entering into this Agreement, Contractor certifies and agrees Contractor does not currently use and will not use for the term of this Agreement: (i) the forced labor of ethnic Uyghurs in the People's Republic of China; or (ii) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; or (iii) any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China

SIGNATURE PAGE TO FOLLOW

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

IN WITNESS WHEREOF, the Parties have executed this Job Order as of the Effective Date.

"CITY"
CITY OF CHANDLER

Mayor

RECOMMENDED BY:

Daniel Haskins March 11, 2026
Daniel Haskins, P.E.
CIP City Engineer

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk Seal

"JOC CONTRACTOR"
HUNTER CONTRACTING CO.

Dig Karki March 11, 2026
Signature Date

Dig Karki
Print Name

Sr. Vice President
Title

digk@huntercontracting.com
Signer Email Address

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

EXHIBIT A
SCOPE OF WORK

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

701 N. Cooper Rd, Gilbert, AZ 85233
6930 N. Camino Martin, Tucson, AZ 85741
3580 W. Ina Rd, Ste170, Tucson, AZ 85741
www.huntercontracting.com

EXHIBIT "A"

JOB ORDER COST PROPOSAL
Tumbleweed Park Cricket Field
SCOPE OF WORK

Project Manager:	Alyssa Siqueiros	
Agreement Title:	Tumbleweed Park Cricket Field	
Agreement No.:	PR2505.401	
Contractor:	Hunter Contracting Co.	
Address:	701 N. Cooper Road	**City/State/Zip:** Gilbert/AZ/85233
JOC Rep. Name:	Michael Gonzales	
Email:	michaelg@huntercontracting.com	**Phone:** 602.541.0671
Documents:	**Plans -**Tumbleweed Park Cricket Field - J2 plans dated 12/23/2025	
	Specs - None	
	Geotech - None	
Description of Services:	This project includes the removal of two musco poles, existing foundations hammered 2 feet below grade, and relocation of poles, elctrical conduit to the new pole locations. Landscape restoration from removed poles and scope in J2 plans dated 12/23/2025.	
Special Terms/Notes:	*The fields and a staging area in the parking lot will need to be closed during construction. * This price represents scope covered in plans dated 12/23/25 . * The City of Chandler will be responsible for the striping of the cricket pitch. * The work associated with this proposal is performed and paid based off proposal quanties gathered from plans dated 12/23/25 . This not to exceed price is shown on Exhibit B. * Furnish and install of wickets and stumps are the responsibility of whatever team is playing per note 2, detail 2. on sheet HS-301	
Excluded Items:	* City Permit costs * Furnishing and Installation of wickets * Restoration of landscape not called out on the plans * Any concrete repair or restoration * Striping of Cricket Pitch; to be completed by City	

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

EXHIBIT B
FEE SCHEDULE

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

Hunter CONTRACTING CO.
701 N. Cooper Rd, Gilbert, AZ 85233
6930 N. Camino Martin, Tucson, AZ 85741
3580 W. Ina Rd, Ste170, Tucson, AZ 85741
www.huntercontracting.com

EXHIBIT "B"

JOB ORDER COST PROPOSAL
PR2505.401 - Tumbleweed Park Cricket Field
SUMMARY SHEET
Not to Exceed

Negotiated Prices	**Tumbleweed Park Cricket Field**			
	Price of Subcontractor(s)		$	440,043.00
	Price of Subconsultant(s)			
	General Conditions		$	50,383.60
	Preconstruction Labor (if applicable)		$	-
	Construction Labor (if applicable)		$	19,553.64
	SUBTOTAL (NEGOTIATED PRICES):		**$**	**509,980.24**
Overhead and Profit (Coefficient per Job Order Master Agreement)		**9.50%**	**$**	**48,448.12**
	TOTAL (NEGOTIATED PRICES + OVERHEAD & PROFIT):		**$**	**558,428.36**
Insurance, Bonds, & Taxes				
	Sales Tax Percentage (Current Tax Rate) **ENTER TAX % HERE:**	**5.07%**	$	28,312.32
	General Liability Insurance Percentage (Actual Cost per Job Order)		$	6,074.17
	Builder's Risk Insurance Percentage (Actual Cost per Job Order)		$	302.49
	Payment Bond (Actual Cost per Job Order)		$	4,299.90
	Performance Bond (Actual Cost per Job Order)		$	-
	SUBTOTAL (INSURANCE, BONDS, & TAXES):		**$**	**38,988.88**
	COMBINED TOTAL (TOTAL + INSURANCE, BONDS, & TAXES):		**$**	**597,417.25**
Owner Contingency			**$**	**10,000.00**
	TOTAL JOB ORDER:		**$**	**607,417.25**

Per the Job Order Master Agreement - This Fee Table includes all fees, costs, insurance and bond premiums, allowances, construction contingency, and taxes of any type necessary to fully, properly and timely perform and construct the Work. Also per the Job Order Master Agreement - For any portion of the Work which, either through this Contract, Change Order or otherwise, is performed and paid for on a cost, or time and materials basis, the costs may be reimbursed to JOC Contractor and chargeable against the Contract Price will be determined as set forth in MAG 109.5.

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

EXHIBIT "B.2"

JOB ORDER COST PROPOSAL
PR2505.401 - Tumbleweed Park Cricket Field
SCHEDULE OF VALUES

Date: 3/4/26

Bid Item	Description	Bid Qty	UM	Unit Cost	Total Cost
1	**Electrical**	**1**	**LS**		**$ 373,000.00**
1.1	Electrical Work - Musco Heads, Condiut, Conductors	1	LS	$ 373,000.00	$ 373,000.00
					$ -
2	**Landscape**	**1**	**LS**		**$ 31,122.00**
2.1	Landscape Mobilization	1	LS	$ 1,025.00	$ 1,025.00
2.1	Water compacted DG	1	LS	$ 4,251.00	$ 4,251.00
2.2	Sod Restoration	1	LS	$ 10,846.00	$ 10,846.00
2.3	**Irrigation Restoration Allowance**	**1**	**LS**	**$ 15,000.00**	**$ 15,000.00**
3	**Project Requirements**	**1**	**LS**	**$ 55,474.64**	**$ 55,474.64**
3.1	Fixed Costs	1	LS	$ 7,821.77	$ 7,821.77
	MCAQ Permit & Trackout install/removal	1	LS	$ 4,098.82	$ 4,098.82
	Clean-up	1	LS	$ 2,513.89	$ 2,513.89
	Project Sign	1	LS	$ 1,209.06	$ 1,209.06
3.2	Mobilization/ Project & Yard Setup/ Private Locate	1	LS	$ 10,877.56	$ 10,877.56
3.3	Survey	1	LS	$ 3,000.00	$ 3,000.00
3.4	Quality Control Testing	1	LS	$ 4,000.00	$ 4,000.00
3.5	SWPP Plan, NOI, BMP Install	1	LS	$ 8,168.12	$ 8,168.12
3.6	Duration Driven Costs (By Month)(Fence Rental, J-Johns, Dumpster, Water, Site Ma	1.5	MO	$ 14,404.79	$ 21,607.19
	SUBTOTAL - COST			**$**	**459,596.64**

4	**Supervision**	**2**	**MO**	**$ 33,589.07**	**$ 50,383.60**
4.2	Project Manager	40	HR	$116.75	$4,670.00
4.3	Project Engineer	120	HR	$77.23	$9,267.60
4.4	Project Superintendent	264	HR	$110.75	$29,238.00
4.5	Truck, Pick Up	424	HR	$17.00	$7,208.00
	SUBTOTAL - GENERAL CONDITIONS			**$**	**50,383.60**

	GRAND TOTAL - COST	**$ 509,980.24**

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

EXHIBIT C

PERFORMANCE BOND

ARIZONA STATUTORY PERFORMANCE BOND
PURSUANT TO TITLES 28, 34, AND 41, ARIZONA REVISED STATUTES
(Penalty of this bond must be 100% of the Agreement amount)

KNOW ALL MEN BY THESE PRESENTS THAT:_____

(hereinafter "Principal"), and _____ (hereinafter "Surety"), a corporation organized and existing under the laws of the State of _____ with its principal office in the City of _____, holding a certificate of authority to transact surety business in Arizona issued by the Director of Insurance pursuant to Title 20, Chapter 2, Article 1, as Surety, are held and firmly bound unto _____(hereinafter "Obligee") in the amount of _____ (Dollars) ($_____), for the payment whereof, 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 Agreement with the Obligee, dated

the _____ day of _____, 20___ for construction of **Tumbleweed Park Cricket Field PR2505.401,** which Agreement is hereby referred to and made a part hereof as fully and to the same extent as if copies at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal faithfully performs and fulfills all the undertakings, covenants, terms, conditions and agreements of the Agreement during the original term of the Agreement and any extension of the Agreement, with or without notice of the Surety, and during the life of any guaranty required under the Agreement, and also performs and fulfills all the undertakings, covenants, terms, conditions, and agreements of all duly authorized modifications of the Agreement 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 2, Article 2, Arizona Revised Statutes, and all liabilities on this bond will be determined in accordance with the provisions of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, to the same extent as if it were copied at length in this Agreement.

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

Witness our hands this _____ day of _____, 20__.

_____
PRINCIPAL SEAL

_____
AGENT OF RECORD

By _____

_____
SURETY SEAL

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

EXHIBIT D

PAYMENT BOND

ARIZONA STATUTORY PAYMENT BOND
PURSUANT TO TITLES 28, 34, AND 41, OF THE ARIZONA REVISED STATUTES
(Penalty of this Bond must be 100% of the Agreement amount)

KNOW ALL MEN BY THESE PRESENTS THAT:_____

(hereinafter "Principal"), as Principal, and _____(hereinafter "Surety"), a corporation organized and existing under the laws of the State of _____ with its principal office in the City of _____, holding a certificate of authority to transact surety business in Arizona issued by the Director of the Department of Insurance pursuant to Title 20, Chapter 2, Article 1, as Surety, are held and firmly bound unto _____ (hereinafter "Obligee") in the amount of _____ (Dollars) ($_____), for the payment whereof, the 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 Agreement with the Obligee, dated the _____ day of _____, 20___ for construction of **Tumbleweed Park Cricket Field PR2505.401,** which Amendment 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 moneys 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 said Agreement, 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 2, Article 2 Arizona Revised Statutes, and all liabilities on this bond will be determined in accordance with the provisions, conditions and limitations of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, to the same extent as if it were copied at length in this Agreement.

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

Witness our hands this _____ day of _____, 20__.

_____
PRINCIPAL SEAL

_____
AGENT OF RECORD

By _____

_____
SURETY SEAL

_____
AGENT ADDRESS

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

EXHIBIT E

CONTRACTOR'S AFFIDAVIT REGARDING SETTLEMENT OF CLAIMS

_____, Arizona

Date _____

Project: **Tumbleweed Park Cricket Field**
Project No.: **PR2505.401**

To the City of Chandler, Arizona

Gentlemen:

This is to certify that all lawful claims for materials, rental of equipment and labor used in connection with the construction of the above project, whether by subcontractor or claimant in person, have been duly discharged.

The undersigned, for the consideration of $_____, as set out in the final pay estimate, as full and complete payment under the terms of the Agreement, hereby waives and relinquishes any and all further claims or right of lien under, in connection with, or as a result of the above described project. The undersigned further agrees to indemnify and save harmless the City of Chandler against any and all liens, claims or liens, suits, actions, damages, charges and expenses whatsoever, which said City may suffer arising out of the failure of the undersigned to pay for all labor performances and materials furnished for the performance of said installation.

Signed and dated at _____, this _____ day of _____ 20____.

_____
CONTRACTOR

By _____

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

The foregoing instrument was subscribed and sworn to before me this _____ day of _____ 20 _____.

_____
Notary Public

_____
My Commission Expires

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

EXHIBIT F

CERTIFICATE OF COMPLETION

Project: **Tumbleweed Park Cricket Field**
Project No.: **PR2505.401**

(TO BE COMPLETED BY CONTRACTOR)

I HEREBY CERTIFY THAT ALL GOODS AND/OR SERVICES REQUIRED BY CITY OF CHANDLER PROJECT NO. Tumbleweed Park Cricket Field HAVE BEEN DELIVERED IN ACCORDANCE WITH THE AGREEMENT DOCUMENTS AND BID SPECIFICATIONS AND ALL ACTIVITIES REQUIRED BY THE CONTRACTOR UNDER THE AGREEMENT HAVE BEEN COMPLETED AS OF _____.
(Date)

FIRM NAME: _____

PRINCIPAL: _____
(Name)

_____
(Signature)

_____ DATE: _____
(Title)

CERTIFIED BY ENGINEER/CONSULTANT (*IF APPLICABLE*):

_____ DATE: _____
(Signature)

_____
(Firm Name)

PROJECT ACCEPTED BY USER DEPARTMENT

_____ DATE: _____
(Signature)

_____
(Dept. /Div.)

_____ Date of Final Walk-Through

_____ Date As-Built Received

_____ City As-Built Number

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

EXHIBIT G

SUBCONTRACTOR DOCUMENTS WITH JOC CONTRACTOR

Any subcontractor assumptions, clarifications, exclusions, terms & conditions, signature blocks, etc. included are strictly between the JOC Contractor and their subcontractors, and do not apply to the Agreement between the JOC Contractor and the City.

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

SiteWorks

No price change from 95% plans - verified no change on 1/7/2025

2915 W. Fairview Street
Chandler, Arizona 85224
P: 480-820-1600
F: 480-820-1606

To:	Hunter Contracting, Inc.	**Contact:**	Michael Gonzales
Address:	701 N. Cooper Rd.	**Phone:**	(480) 632-4926
	Gilbert, AZ 85233	**Fax:**	
Project Name:	Tumbleweed Cricket	**Bid Number:**	10/14/25
Project Location:		**Bid Date:**	10/14/2025

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	Mobilization	1.00	LS	$1,025.00	$1,025.00
	105	Excavation	1.00	LS	$1,155.00	$1,155.00
	110	Fine Grading	1.00	LS	$950.00	$950.00
	115	Dust Control	2.00	DY	$596.00	$1,192.00
	120	Water D.G. Compacted @ 2" Depth **NOTE: Short Load**	1,000.00	SF	$2.50	$2,500.00
	125	Sod-Installed Non Overseeded: Add $.06 Sf For O/S	10,000.00	SF	$0.93	$9,300.00

Total Bid Price: $16,122.00

Notes:

- Excludes all line painting, cricket furnishings
- SiteWorks will recieve the site, clean, free of construction debris and at required subgrade elevation, ready to receive topsoil or mulch layer. All other areas shall be received within 1/10' of finish grade.
- The jobsite shall be readily accessible to our construction equipment.
- This proposal is limited to the items clearly identified on this bid form. Any other specific items not identified herein should be deemed excluded.
- Electrical supply (120v) to the location and final hookup of the automatic irrigation controller to be furnished by others
- No removal, repair, replacement or protection of exsisting landscape or irrigation is included in this proposal.
- This proposal includes excavating equipment equal to a John Deere 310 backhoe or a 40hp trencher. If a hard dig situation is encountered, Such material shall be removed and charged for on a T & M basis with larger equipment.
- All harscape elements to be installed by others.
- No import, export or translocation of soil is included in this proposal. All planting excavation to be spread onsite.
- No water meter or water meter fees are included in this proposal.
- This proposal is based on all work being performed in one continuous move. Any additional moves may require an additional mobilization fee.
- All permits and fees are excluded from the scope of this proposal.
- Siteworks will have access to the site prior to paving or wall construction to allow for the installation of sleeves. No cutting or patching of concrete or asphalt paving is included. No boring, jacking or jetting under pavements is included.
- Traffic and pedestrian control measures, if required are to be set up and maintained by others.
- SiteWorks is not responsible for underground utilities not buried to specific depth or clearly marked.
- All costs for water during construction and throughout the maintenance period are excluded.
- All work under this proposal to be performed during regular working hours.
- Due to current backlog, a further understanding of schedule would be required before acceptance of contract.
- Material pricing good for 30 days. Any material cost increases between now and actual start of landscape to be passed onto owner without markup.

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **SiteWorks Landscape Development** **Authorized Signature:** _____ **Estimator:**

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

Kimbrell Electric, Inc.
7593 North 73rd Drive
Glendale, AZ 85303
(602) 265-2111 Fax: (623) 931-9963

PROPOSAL

8.14.2025

To: Hunter Contracting
Address:

Ph: 602.541.0671
Email: michaelg@huntercontracting.com
Attn: Michael

Job Name/Location:

Chandler Tumbleweed Park

We hereby submit specifications and estimates for: **Electrical, per the following Plan(s) and Sheet(s) Numbers;**
Engineer: _____ **Sheet(s) No.:** _____ **Plan Date:** _____

Scope:

Price below represents the cost to provide and install the Musco system and underground per plan sheets 6-10 dated 9.18.25.

No price change from 95% plans -
verified no change on 1/5/2025

Upon your Acceptance, All Terms and Conditions as Outlined In this Proposal, become a Part Of or an Attachment To the Contract.
Please Note Our Exclusions, below.

Exclusions: Unless Otherwise Noted Above
Taxes, Bond, Permits, Atypical Insurance, Testing, Engineering Fees, Utility Charges, Painting, Saw Cutting, Allowance, Striping, Concrete & Asphalt Repair, Landscape Repair, Temporary Power, Patching, Foundation Removal, Survey, Non Electrical Sleeves, Private Utility locating, Hard dig or Rock Excavation, Spoil Removal & Haul Off, Traffic Control, Off Duty Police Officer, & Special Systems Wire, Trench Plates, Trench Protection, Charges for Powerline or De-Energizing Lines, Construction Water, Dust Control, Track Out, Staging Yard, Signage, Weekend or Overtime.

All Material Secured on site to be paid with Progress Payments.

We hereby propose to furnish material and labor - complete in accordance with the above specifications for the sum of: **$373,000.00**

Note: **This proposal is based on prices quoted for concrete, electrical conduit, wiring and other electrical products as of the date of this proposal. Due to rapidly rising prices in concrete, steel and copper, this proposal is subject to increase if products increase prior to the execution of a written agreement, by the amount of increases quoted by our intended suppliers and/or subcontractors. (We will provide proof of any increase, upon request)**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Ins.

Authorized Signature _____

Austin Kimbrell

Note: This proposal may be withdrawn by Kimbrell Electric, Inc., if not accepted within **15** days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

_____ _____
Signature ***Date***

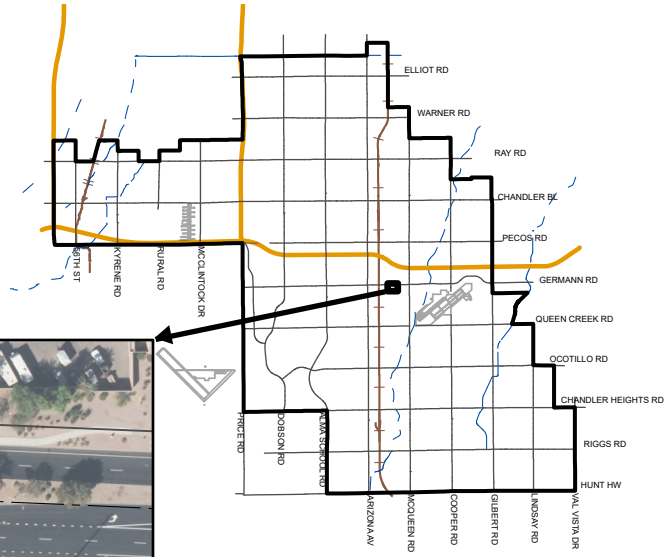
"The Bitterness of Poor Quality, Lingers Long After the Sweet Low Price is Forgotten"

Docusign Envelope ID: E141814E-3BDF-4499-8819-306E97826E33

EXHIBIT H

BUILDERS RISK INSURANCE

CITY OF CHANDLER TUMBLEWEED PARK CRICKET FIELD
PR2505.401





MEMO NO. CP26-073

PROJECT LOCATION

NTS

ChanGIS

F:\ENGINEER\GENSERV_ArcGISPro_Shared\Map Requests\Capital Projects\2026\CP26-073\CP26-073\CP26-073.aprx 1/14/2026 LaceyP

CHANDLER arizona
Community of Innovation

City Council Memorandum Development Services Memo No. 26-012

Date:	April 09, 2026
To:	Mayor and Council
Thru:	John M. Pombier, City Manager Leah Powell, Deputy City Manager Kevin Mayo, Acting Development Services Director
From:	Mikayela Liburd, City Planner
Subject:	PLH25-0040 The Townsite Final Adoption of Ordinance No. 5156
Request:	Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential
Location:	South of the southeast corner of Ocotillo Road and Basha Road
Applicant:	Brennan Ray, Ray Law Firm

Proposed Motion:

Rezoning

Move City Council adopt Ordinance No. 5156 approving PLH25-0040 The Townsite, Rezoning from AG-1 to PAD for single-family residential, generally located south of the southeast corner of Ocotillo Road and Basha Road, subject to the conditions as recommended by Planning and Zoning Commission.

Background Data:

- Subject site is zoned Agricultural District (AG-1)
- Subject site is approximately 3.04 net acres
- General Plan designates the site as Neighborhoods
- A single-family home and a residential daycare currently exist on site
- Site was annexed into the city in 1983
- Site is part of what was once known as the Goodyear Townsite, established in 1916 when the Southwest Cotton Company began leasing land for cotton cultivation to support tire production during World War I.

Surrounding Land Use Data:

North	Single-family residential	South	Vacant land
East	Single-family residential	West	Basha Road

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods	No change
Fulton Ranch Area Plan	Not part of any area plan. Mentioned as exempt from the Fulton Ranch Area Plan	No change

Proposed Development

	Single-Family Subdivision
Number of Lots	12
Proposed Density	3.94 du/ac
Building Setbacks (min)	Front: • 20 feet to the garage door of a forward-facing garage • 10 feet to a livable area • 10 feet to a porch or side-entry garage Side: • Min. 5 feet on each side Rear: • 15 feet for single-story • 20 feet for two-story
Typical Lot Size	55ft by 100ft
Max. Building Height	Max 30 feet (Mix of 1 and 2-story homes)
Max. Lot Coverage	60%
Proposed Architecture Themes	Santa Barbara Contemporary, Modern Desert Prairie, Modern Farmhouse
Number of Floor Plans	4

Review and Recommendation

Planning staff finds that the proposal is consistent with policies of the General Plan which call for a variety of housing choices and a mix of compatible housing types within the Neighborhood designation. The request for 3.94 dwelling units per acre falls under the Medium-Density Residential category within the Neighborhoods section of the General Plan, which may be considered for infill parcels in areas located between land use intensities. The site is bounded by Basha Road to the west, Fulton Ranch on the north and existing single-family homes to the east and south, providing density gradation.

The proposed development offers a "for sale" housing product that will bring more "missing middle" housing options to the market. Porchlight Homes is the developer for The Townsite and is proposing housing product that consists of four floor plans with three different architectural styles including Santa Barbara Contemporary, Modern Desert Prarie and Modern Farmhouse. As a nod to the city's design standards requiring four-sided architecture, staff requested the window muntins and mullions on all elevations match those on the front facade. The applicant has agreed to incorporate this standard as reflected in the Development Booklet. Amenities are not required for the site due to its proximity to Snedigar Park.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on January 12, 2026. Five (5) residents attended in addition to city staff and the applicant.
- As of writing this memo, Planning staff is aware of one resident who is opposed to the proposal. Another resident has voiced concerns about the City's vision for Basha Rd. as the adjacent parcels continue to develop. A third resident also shared concerns about lots 11 and 12 of the development, citing concerns about setbacks, landscaping and building heights. The resident also shared concerns about sight distance compliance for the site (see attached letters).

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting February 18, 2026.
Motion to Approve.

In Favor: 6 Opposed: 0 Abstain: 1 (Schwarzer)

During the Planning and Zoning Commission study session, the Chairman noted the site's historical significance and requested that the applicant incorporate an

on-site monument to commemorate it. Preliminary Development Plan stipulation 11 was added to address this request.

Recommended Conditions of Approval

This ordinance was introduced and tentatively adopted by City Council on March 26, 2026

Rezoning

Planning staff finds the request is in compliance with the General Plan. Planning and Zoning Commissions recommends City Council approve the Rezoning from AG-1 to PAD for a single-family subdivision, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled "The Townsite" and kept on file in the City of Chandler's Planning Division, in the file PLH25-0040, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

2. Completion of construction of all required off-site improvements including, but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

3. The landscaping in all open spaces shall be maintained by the property owner or property owners' association and shall be maintained at a level consistent with or better than at the time of planting.

4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owner's association.

5. The developer shall be required to install landscaping in the adjacent public street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current city standards.

6. Right-of-way dedications to achieve full widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

7. Minimum setbacks shall be provided below and further detailed in the development booklet:

Front yard setback	20 feet to the garage door of a forward facing garage 10 feet to a livable area 10 feet to a porch or side-entry garage
Side yard setbacks	5 feet
Rear Yard setbacks	15 feet for single-story 20 feet for two-story

---

Attachments

PLH25-0040 Ordinance 5156

PLH25-0040 Vicinity Maps

PLH25-0040 Development Booklet

PLH25-0040 Letters of Opposition

ORDINANCE NO. 5156

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) DISTRICT TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL IN CASE PLH25-0040 (THE TOWNSITE) LOCATED SOUTH OF THE SOUTHEAST CORNER OF OCOTILLO AND BASHA ROADS WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of the time, place, and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to the public hearing; and

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:

EXHIBIT 'A'

Said parcel is hereby rezoned from AG-1 to PAD for single-family homes, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled "The Townsite" and kept on file in the City of Chandler Planning Division, in file No. PLH25-0040, modified by such conditions included at the time the Booklet was approved by the City of Chandler Council and/or as thereafter amended, modified, or supplemented by Chandler City Council.

2. Completion of the construction of all required off-site street improvements including, but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

3. The landscaping in all open spaces shall be maintained by the property owner or property owners' association and shall be maintained at a level consistent with or better than at the time of planting.

4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

5. The developer shall be required to install landscaping in the adjacent public street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current city standards.

6. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the Chandler Transportation Plan.

7. Minimum setbacks shall be provided below and further detailed in the development booklet:

Front yard setback	20 feet to the garage door of a forward facing garage 10 feet to a livable area
Side yard setbacks	5 feet
Rear yard setbacks	15 feet for a single-story 20 feet for two-story

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any

court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2026.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2026.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No.5156 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2026, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY TA

Published:

Exhibit A
Legal Description

That portion of West half of Section 21, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at found brass cap in hand hole marking the Northwest corner of said Section 21, from whence a found chiseled "+" marking the West quarter comer of said Section 21 bears South 00 degrees 00 minutes 00 seconds West a distance of 2649.14 feet;

Thence South 00 degrees 00 minutes 00 seconds West, along the West line of the Northwest quarter of said Section 21, a distance of 915.66 feet to a point on the South line of the Final Plat for Fulton Ranch Parcel 1, as recorded in Book 816 of Maps, Page 41, records of Maricopa County, Arizona and the **Point of Beginning;**

Thence along the South line of said Fulton Ranch Parcel 1, South 89 degrees 59 minutes 15 seconds East, a distance of 380.00 feet;

Thence South 00 degrees 00 minutes 00 seconds West, a distance of351.12 feet to the Northwest corner of Lot 1 of Bogle Farms Back, a Minor Land Division Map as recorded in Book 1818 of Maps, Page 50, records of Maricopa County, Arizona;

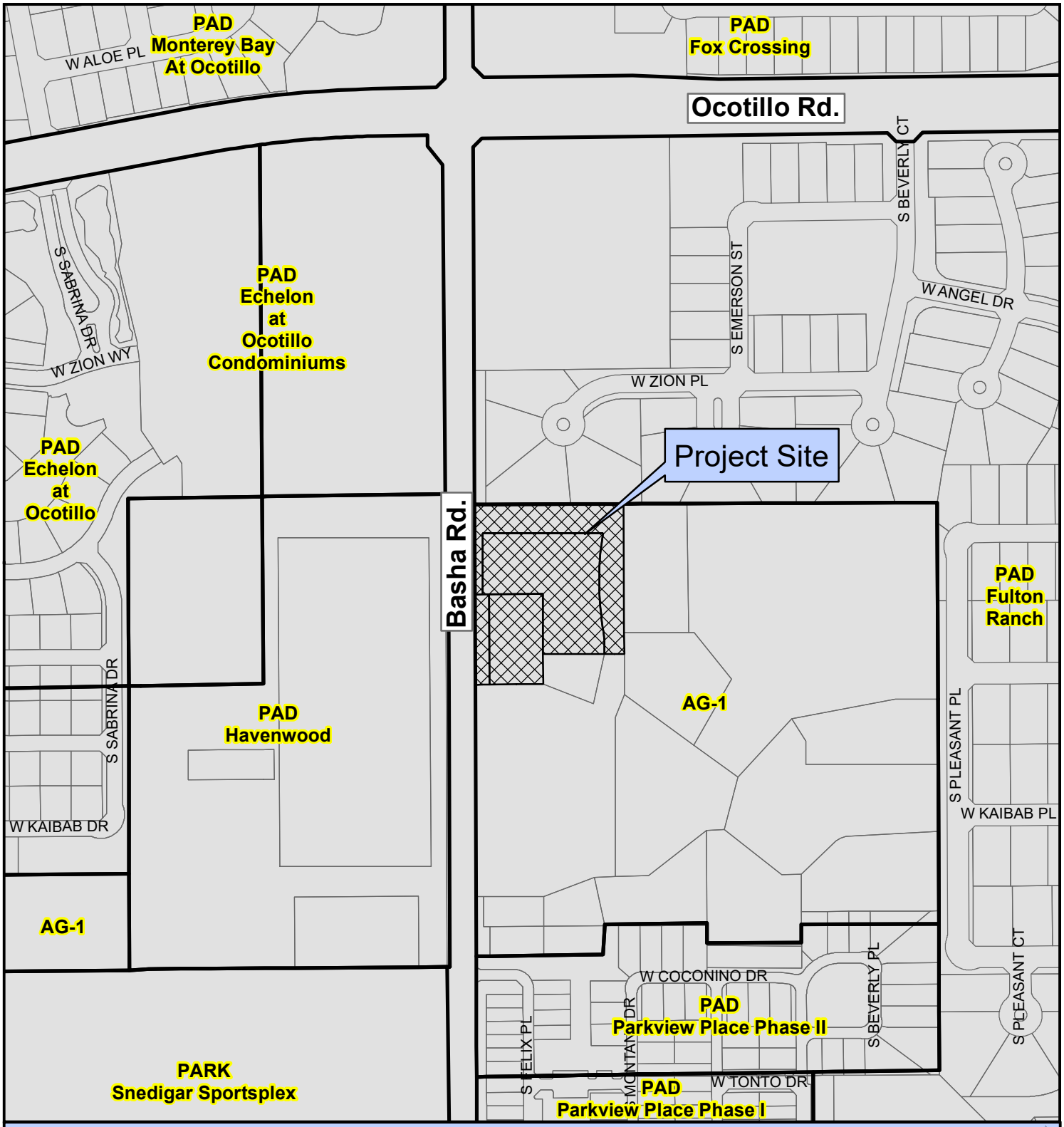
Thence South 00 degrees 00 minutes 00 seconds West, a distance of 189.00 feet;

Thence South 00 degrees 00 minutes 00 seconds East, a distance of 69.94 feet to a point on the North line of said Lot 1 of Bogle Farms Back;

Thence along said North line, South 00 degrees 00 minutes 00 seconds West a distance of 191.00 feet to a point on said East line of the Northwest quarter of Section 21;

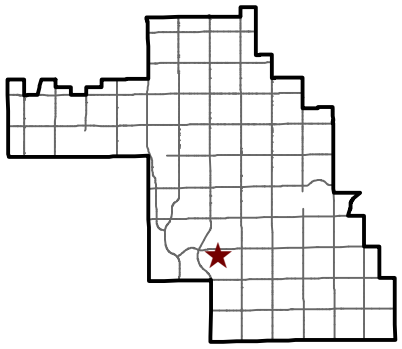
Thence along said East line, North 00 degrees 00 minutes 00 seconds East, a distance of 421.14 feet to the **Point of Beginning.**

Note: The above described parcel contains 146,798 square feet or 3.3700 acres, more or less



PLH25-0040 The Townsite

Proposed Project Details
Request: Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan approval for subdivision on layout and housing product approval for a 12-lot single-family subdivision



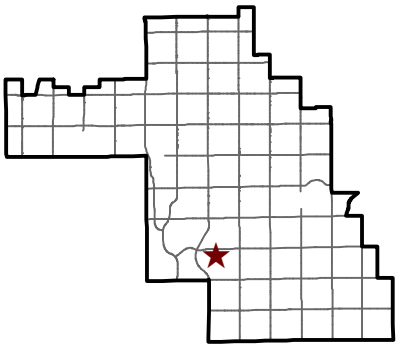
CHANDLER arizona

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning



PLH25-0040 The Townsite

Proposed Project Details
Request: Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan approval for subdivision on layout and housing product approval for a 12-lot single-family subdivision



CHANDLER arizona

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

Planned Area Development,

Preliminary Development Plan,

and

Preliminary Plat

for

The Townsite

4421 S. Basha Road

by:

Porchlight Homes

Case No.: _____

Submitted: October 21, 2025

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E. Walls and Entry Monumentation 2
F. Subdivision Diversity Elements 2
G. Architectural Diversity Elements 3
H. Development Standards 3
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IV. Preliminary Plat 4

V. Project Team 4

VI. Conclusion 4

TABLE OF EXHIBITS

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1	Aerial Map
2	Site Plan
3	Conceptual Landscape Plan
4	Elevations and Floor Plans
5	Colors & Materials Palette
6	Wall Plan & Details
7	Entry Monument
8	Preliminary Grading & Drainage
9	Preliminary Plat

THE TOWNSITE

I. INTRODUCTION

Continuing to build on their reputation of developing high-quality communities, Porchlight Homes ("Porchlight") is the proposed developer of a single-family residential community, known as "The Townsite," on 3.37± gross (3.04± net) acres at 4421 S. Basha Road (the "Site"). Porchlight is a locally owned homebuilder that is well known and respected for building beautiful homes and residential communities. The Site is part of what was once known as the Goodyear Townsite. The Goodyear Townsite is a historic area located in the Ocotillo region, south of Ocotillo Road along Basha Road. It was established in 1916 when the Southwest Cotton Company, a subsidiary of the Goodyear Tire Company, began leasing land for cotton cultivation to support tire production during World War I. The community was improved between 1917 and 1922, providing amenities such as a general store, theatre, school, paved roads, and electric lights, making it a model of small-town development for that era. The Goodyear Townsite is thus a notable part of Chandler's heritage, illustrating the city's transition from a rural cotton-growing operation to a modern urban center, and stands as a reminder of the city's innovative and industrious past. Building on the Goodyear Townsite heritage, the Townsite will contain 12 single-family lots that echoes what once existed on the Site. To achieve this, Porchlight requests the Site be zoned Planned Area Development (PAD) for Residential uses, along with Preliminary Development Plan (PDP) and Preliminary Plat approvals.

II. SITE AND SURROUNDING AREA

An ***Aerial Map*** of the Site is attached as ***Exhibit 1***. The Site is bounded by Basha Road and the Echelon residential community on the west, Fulton Ranch on the north, and existing single-family homes to the east and south. The Site has residential homes on it and Mona's County Day School and Childcare. The City's General Plan designates the Site as Residential.

III. PROPOSED PAD AND PDP

A. PAD and PDP Overview

One of the objectives of PAD zoning is "to provide for a coordinated and compatibly arranged variety of land uses through innovative site planning." Another objective is "to provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities." The intent of this PAD is to accomplish those objectives by rezoning the Site to PAD Residential. The proposed PAD Residential accomplishes the PAD zoning objectives.

B. Site Layout

The Townsite will consist of 12 lots, with a minimum lot size of 55 ft. x 100 ft., a density of approximately 3.94 du/net acre. ***See Exhibit 2, Site Plan***. Consistent with the original intent of the Goodyear Townsite, a looped private drive is provided around the perimeter of the Site. Ten (10) lots are located within the looped drive, with two others located on the south between two open space/retention areas. No on-site amenities will be provided as the City of Chandler's Snedigar Park is within walking distance of the Site.

C. Landscaping

The proposed landscape character will utilize a theme appropriate for the architectural character of the community. ***See Exhibit 3, Conceptual Landscape Plan***. The landscaping theming creates a sustainable, colorful, and approachable plant palette, featuring an ample

hierarchy of plant material, patterning to arrange a mixture of textures, colors, and seasonal blooming materials to provide a year-round quality appearance. The selected plant material chosen, will be low water use and selected from the Arizona Department of Water Resources (ADWR) "Low Water Use Plant List."

D. Building Elevations

Porchlight is known for the distinctiveness, variety, diversity, and quality of the elevations on its homes. The Townsite will contain 4 different floor plans each with 3 different elevation choices per floor plan: Santa Barbara Contemporary, Modern Desert Prairie and Modern Farmhouse. ***See Exhibit 4, Elevations and Floor Plans***.

- **Santa Barbara Contemporary** – this elevation will include several arched windows, window overhang affixed with metal rods for a contemporary look, modern front door with a pop of color, sand stucco finish and a "S" profile rood tile.
- **Modern Desert Prairie** – this elevation will include low pitched hip roofs, extended eaves, contemporary ledgestone, modern window overhangs, decorative pop outs, covered front porches and a low-profile flat roof tile with straight edge.
- **Modern Farmhouse** – this elevation will include brick, siding, modern window overhangs, window pop outs, covered front porches and a low-profile flat roof tile with straight edge.

Nine (9) distinct color schemes will be provided which include three schemes per elevation. Three (3) distinctive roof tiles colors are provided. Exterior accent materials consisting of thin brick, cultured stone and contemporary ledge stone provided as standard materials per elevation. A sand finish stucco texture will be offered within the community. No additional texture is required. ***See Exhibit 5, Colors & Materials Palette***.

E. Walls and Entry Monumentation

The theme walls, view fencing, and entry monuments have been designed to be consistent with the home elevations and landscaping theme. ***See Exhibit 6, Wall Plan and Details, and Exhibit 7, Entry Monument***. The walls and entry monument are designed to provide a quality appearance through materials, color, and design details. Quality materials are proposed including smooth and split face CMU, brick cap, with the columns cladded in a wood-like Trex Composite material. The entry monument utilizes a combination of materials and finishes to emphasize uniqueness and contrast. Additionally vertical massing and horizontal scale is used to create a focus at the arrival point.

F. Subdivision Diversity Elements

The conventional criteria of single-family detached housing do not lend themselves to describing the subdivision layout for a small, infill Site. The Townsite has been planned as a PAD residential subdivision reflecting the character and uses the City is striving to achieve for this area, including the Goodyear Townsite. Additionally, the City's Residential Subdivision Diversity Standards were devised without considering development on relatively small, infill properties. Nevertheless, The Townsite is designed to meet the spirit and intent of many of the City's Residential Subdivision Diversity Standards.

G. Architectural Diversity Elements

The Townsite is designed to meet the goals of the City's Residential Architectural Diversity Standards. Porchlight has created a unique housing product line designed to fit perfectly into the community. The housing product consists of 4 floor plans and will feature all the modern looks, comforts and amenities sought after in today's discerning housing market. Floor plans and elevations for each home are shown in ***Exhibit 4, Building Elevations and Floor Plans***. Like the Subdivision Diversity Standards, The Townsite is designed to meet the spirit and intent of many of the Architectural Diversity Standards.

H. Development Standards

Porchlight is proposing the following development standards for all lots within The Townsite:

Regulation	Development Standard
Front Yard Setback [a, b]	20 feet to the garage door of a forward-facing garage 10 feet to a livable area component 10 feet to a porch or side-entry garage
Rear Yard Setback [c]	15 feet for single-story 20 feet for two-story
Side Yard Setback [b, d]	5 and 5 feet
Minimum Lot Area	5,500 square feet
Minimum Lot Width	55 feet
Maximum Lot Coverage	60%
Maximum Wall Height	7 feet

a. For forward-facing garages, front setbacks shall be a minimum twenty (20) feet measured to the face of the garage door to the back of sidewalk. For side-loaded garages, livable area forward living areas, front porches and front courtyards the front setback shall be a minimum of ten (10) feet so long as the twenty (20) feet to forward-facing garage is maintained.

b. Architectural elements and/or projections shall be permitted to encroach up to twelve (12) inches into front and side yard setbacks.

c. Architectural elements, fireplaces, entertainment centers, bay windows, architectural popouts, and living space extensions may encroach into the rear setback area up to five (5) feet provided the encroachment does not exceed more that 50% of the building's width.

d. HVAC units and refuse receptacles will be allowed in the side yards, but no closer than two (2) feet from the property line.

I. Grading and Drainage

The ***Preliminary Grading and Drainage Map*** is attached as ***Exhibit 8***. The Site will be graded to convey storm water to the retention basins. All drainage systems will be designed and constructed per City standards.

IV. PRELIMINARY PLAT

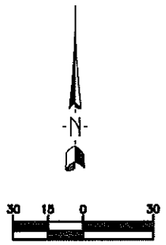
The proposed ***Preliminary Plat*** is attached as ***Exhibit 9***.

V. PROJECT TEAM

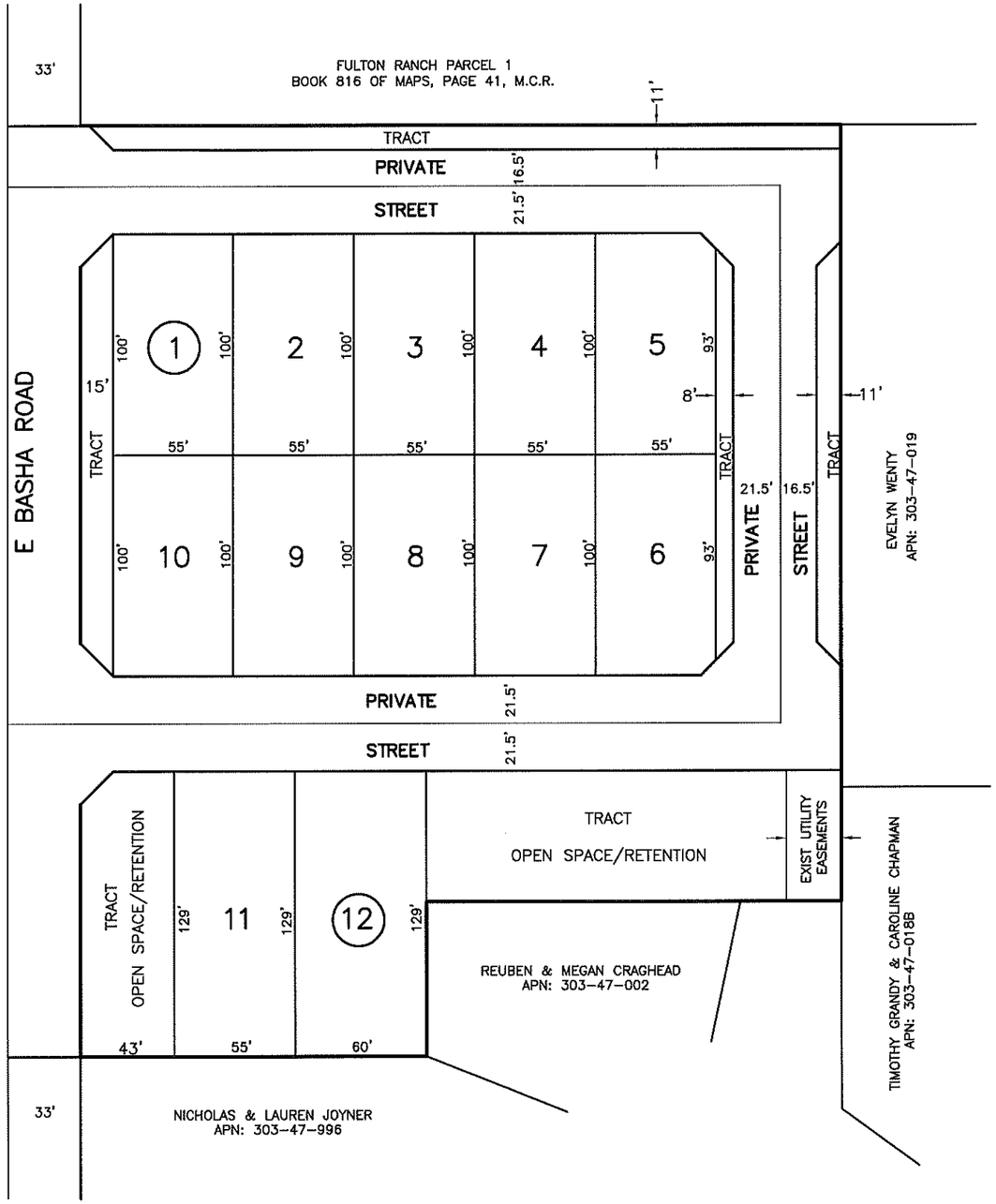
Developer:	Porchlight Homes Attn: Scott Peterson Ryan Larsen 2915 E Baseline, Rd., Suite 118 Gilbert, Arizona 85234
Landscape:	Thomas + Crowley Attn: Paul Thomas Criag Crowley 1150 N. Country Club Dr., Suite 11 Mesa, Arizona 85201
Civil Engineer:	Clouse Engineering Attn: Jeff Giles 2010 E. Shea Blvd., #110 Scottsdale, Arizona 85254
Zoning:	Ray Law Firm Attn: Brennan Ray 2325 E. Camelback Rd., Suite 400 Phoenix, Arizona 85016 Phone: (602) 558-9934

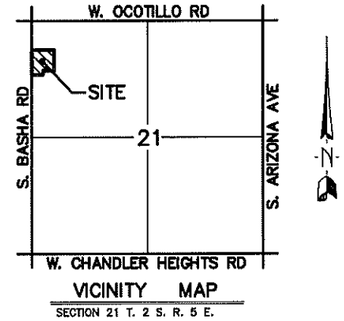
VI. CONCLUSION

Approval of The Townsite will allow for the development of a high quality and distinctive residential community that adds to the character and quality of the surrounding area. The design and layout of The Townsite honors the heritage of the Goodyear Townsite. The Townsite makes good land use sense on this Site, will be compatible with neighboring developments, and will provide an attractive presence in the area. We request your approval.



SCALE 1" = 30'





VICINITY MAP
SECTION 21 T. 2 S. R. 5 E.

SITE DATA

GROSS ACRES: 3.37 ACRES
TOTAL LOTS: 12
DENSITY: 3.56 D.U. PER ACRE
TYPICAL LOT SIZE: 55' x 100'

DEVELOPER
PORCHLIGHT HOMES
2915 E. BASELINE ROAD, STE 118
GILBERT, ARIZONA 85234
(480) 213-1324
CONTACT: RYAN LARSON

ENGINEER
CLOUSE ENGINEERING, INC.
5010 E SHEA BLVD, #110
SCOTTSDALE, AZ 85254
(602) 395-9300
CONTACT: JEFF GILES

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
5010 E. Shea Blvd. Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

BASHA ROAD & OCOTILLO ROAD

CHANDLER ARIZONA

Revised
.

Date
7-23-2025
As-Built
.
Job No.
250705



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPE SETBACK LINE
- SIGHT VISIBILITY LINE
- 84 EXISTING CONTOUR LINE
- 84 PROPOSED CONTOUR LINE
- FIRE HYDRANT SEE CIVIL ENG. PLANS

PROJECT TEAM

OWNER / DEVELOPER
PORCHLIGHT HOMES
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GILBERT, AZ 85234
PH: (480) 813.1324

CONTACT: RYAN LARSEN
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LANDSCAPE ARCHITECT
THOMAS + CROWLEY LLC
1150 N. COUNTRY CLUB DRIVE, STE 11
MESA, AZ 85201
P: (480) 878.4708

CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

LANDSCAPE DATA

TOTAL LS AREA:	26,390 S.F. (0.605 AC)
OFFSITE LS AREA:	204 S.F. (0.005 AC)
ONSITE LS AREA:	26,186 S.F. (0.600 AC)
TOTAL TURF AREA:	5,034 S.F. (.120 AC)
TURF % OF LS AREA:	19.08%

KEYED NOTES (X)

X.X EXISTING
- **X.1** EXISTING SIDEWALK AND CURB, DO NOT DISTURB
- **X.2** EXISTING RAMP, DO NOT DISTURB
- **X.3** EXISTING FIRE HYDRANT, DO NOT DISTURB

C.X CIVIL
- **C.1** CONCRETE CURB, SEE CIVIL PLANS
- **C.2** CONCRETE SIDEWALK, SEE CIVIL PLANS
- **C.3** RAMP, SEE CIVIL PLANS
- **C.4** UTILITIES, SEE CIVIL PLANS
- **C.5** FIRE HYDRANT, SEE CIVIL PLANS
- **C.6** STORM DRAIN PIPE, SEE CIVIL PLANS
- **C.7** HEADWALL, SEE CIVIL PLANS
- **C.8** GROUTED RIP RAP, SEE CIVIL ENG. PLANS SEE LANDSCAPE SCHEDULE FOR COLOR
- **C.9** SCUPPER, SEE CIVIL ENG. PLANS
- **C.10** BUBBLE UP BOX, SEE CIVIL PLANS
- **C.11** DRYWELL, SEE CIVIL PLANS

L.X LANDSCAPE
- **L.1** 30' x 30' SVTE
- **L.2** STABILIZED GRANITE, SEE LANDSCAPE SCHEDULE

W.X WALLS / MONUMENTS
- **W.1** ENTRY MONUMENT, SEE SHEET L3

SE.X SITE EQUIPMENT
- **SE.1** 6'-0" LONG BENCH WITH BACK

LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
TREES			
	PISTACIA X 'RED PUSH' RED PUSH CHINESE PISTACHE - STANDARD TRUNK	24" BOX	18
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK - STANDARD TRUNK	24" BOX	29
	ULMUS PARVIFOLIA 'SIMPERVIRENS' CHINESE EVERGREEN ELM	24" BOX	6
SHRUBS			
	DODONEA VISCOSA GREEN HOPSEED BUSH	5 GAL.	123
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.	102
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	51
	EROMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL.	43
	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EREMOPHILA	5 GAL.	94
GROUNDCOVER			
	EROMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	118
	ROSEMARINUS OFFICIONALIS 'PROSTRATUS' TRAILING ROSEMARY	1 GAL.	8
TURF			QTY
	TURF GRASS CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS (SOD)		5,034 S.F.
TOP DRESSING			QTY
	DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: MOHAGANY BY ROCK PROS USA (OR EQUAL) 2" DEEP MINIMUM		20,178 S.F.
	DECORATIVE RIP RAP COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) 6" DEEP MINIMUM		1,059 S.F.
	GROUTED RIP RAP COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) SEE CIVIL FOR DEPTH		119 S.F.
	STABILIZED GRANITE SIZE: 1/4" MINUS WITH STABILIZER COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) 3" DEEP MINIMUM		156 S.F.

HARDSCAPE SCHEDULE

KEY	SYMBOL	MATERIAL	QTY
CO		**REGULAR CONCRETE** COLOR: REGULAR GRAY WITH MEDIUM BROOM FINISH	150 S.F.
HE1		**CONCRETE TURF HEADER** SIZE: 6" x 6" COLOR: REGULAR GRAY	255 L.F.
HE2		**CONCRETE HEADER AT ENDS OF COLUMNS** SIZE: 6" x 6" COLOR: REGULAR GRAY	104 L.F.

THOMAS+CROWLEY
LANDSCAPE ARCHITECTURE + PLANNING + SITE DESIGN + CONSTRUCTION MANAGMENT

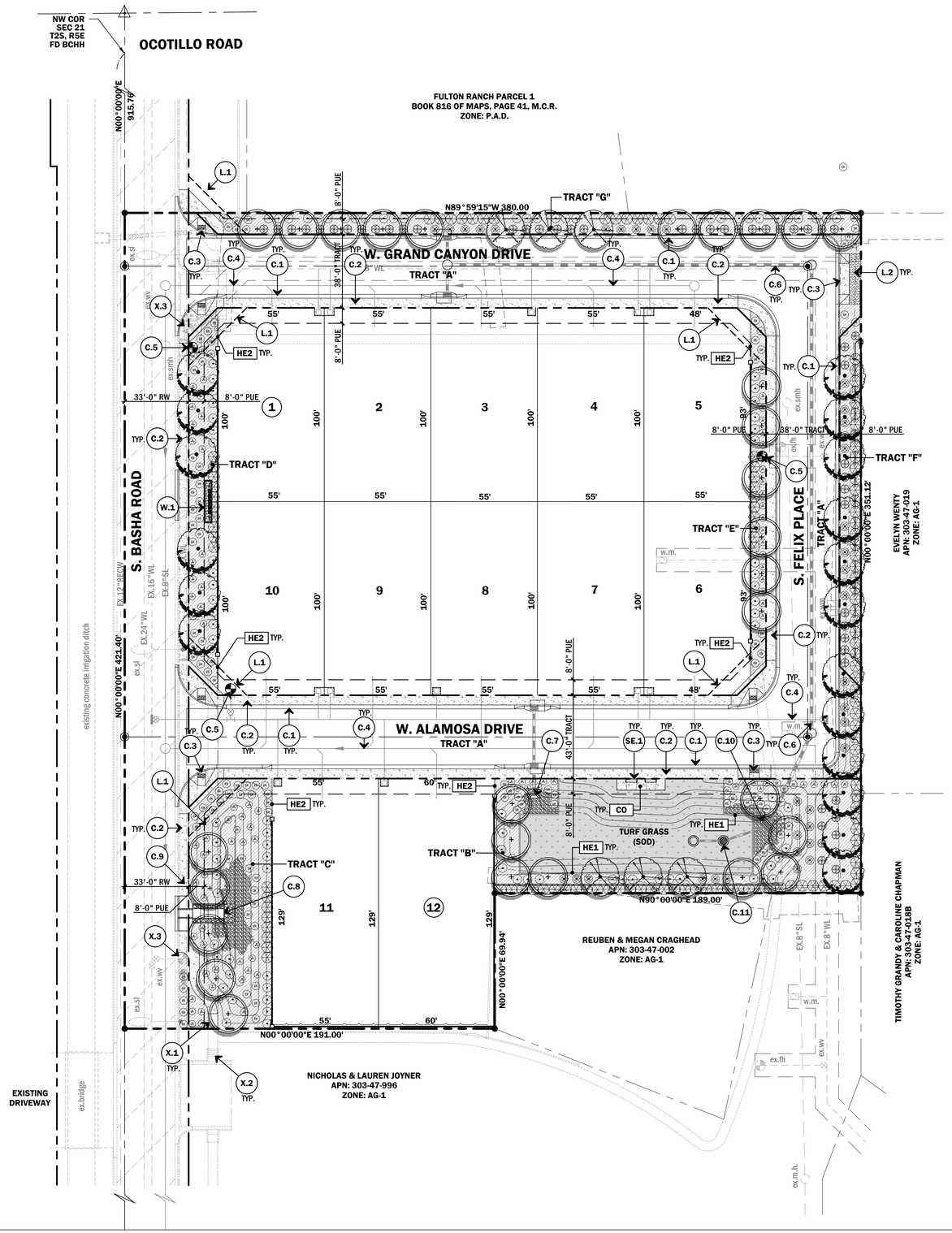
SEAL
55248
CRAIG M. CROWLEY
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 55248
ARIZONA, U.S.A.
EXPIRES 12/31/28

PROJECT
THE TOWNSITE
CHANDLER, ARIZONA

EXHIBIT
PRELIMINARY LANDSCAPE PLAN

EXHIBIT #
L1

DATE: 02.02.2026



SCALE: 1" = 30'

0" 15' 30' 60'

N

LEGEND

- PROPERTY LINE
- EASEMENT LINE
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- SIGHT VISIBILITY LINE
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C.8 GROUTED RIP RAP, SEE CIVIL ENG. PLANS
SEE LANDSCAPE SCHEDULE FOR COLOR

C.9 SCUPPER, SEE CIVIL ENG. PLANS

C.10 BUBBLE UP BOX, SEE CIVIL PLANS

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L.1 30' x 30' SVTE

L.2 STABILIZED GRANITE, SEE LANDSCAPE SCHEDULE

W.X WALLS / MONUMENTS

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SE.X SITE EQUIPMENT

SE.1 6'-0" LONG BENCH WITH BACK

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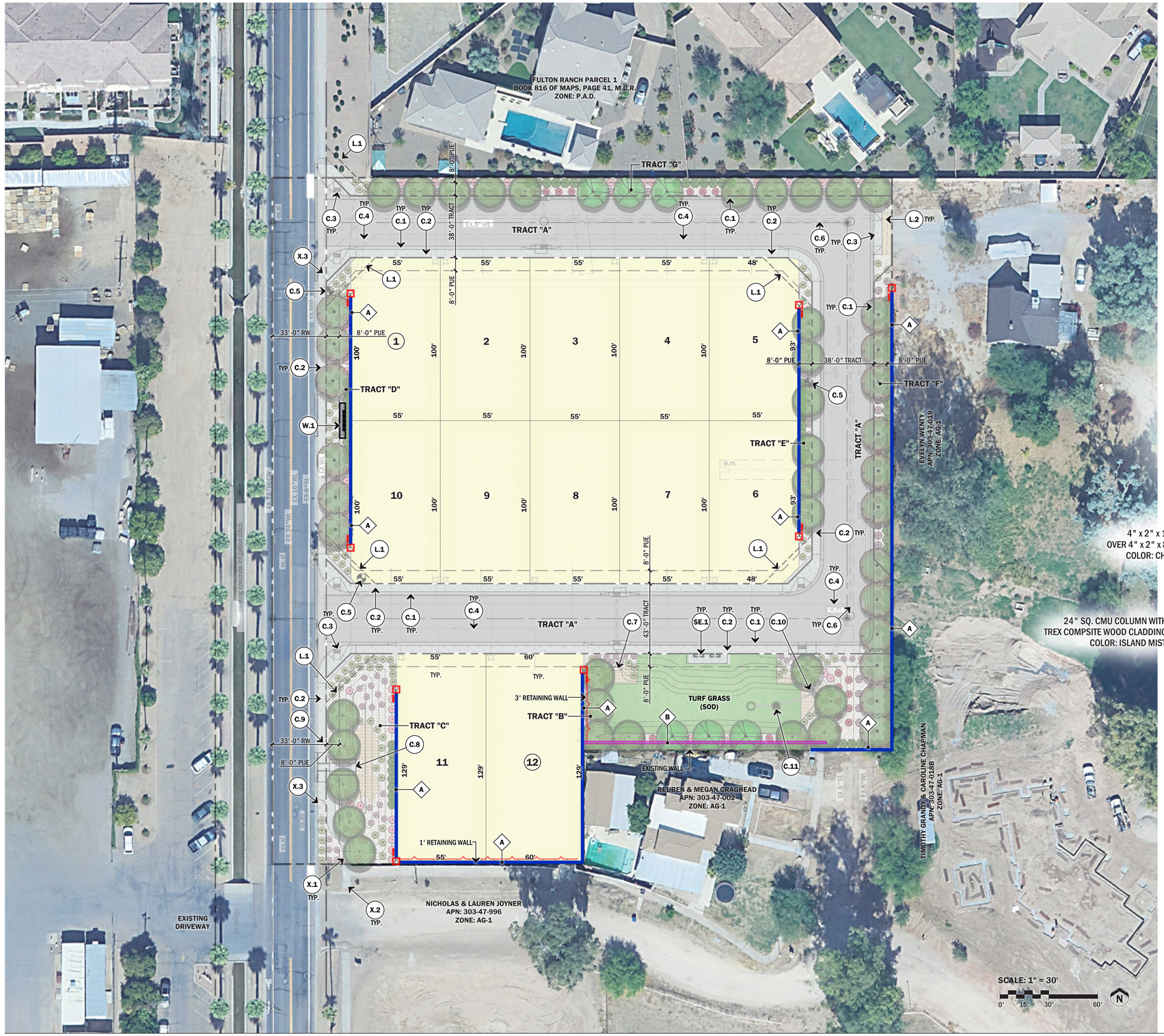

LEGEND

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- LANDSCAPE SETBACK LINE
- SIGHT VISIBILITY LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- FIRE HYDRANT SEE CIVIL ENG. PLANS

WALL LEGEND

- A — THEME WALL — INDICATES COLUMN & ACCENT TRELLIS LOCATION
- B — RETAINING WALL INDEPENDENT SEE CIVIL PLANS FOR HEIGHTS
- RETAINING WALL EXTENSION OF WALL ABOVE SEE CIVIL PLANS FOR HEIGHTS

KEYED NOTES (X)

X.X	**EXISTING**
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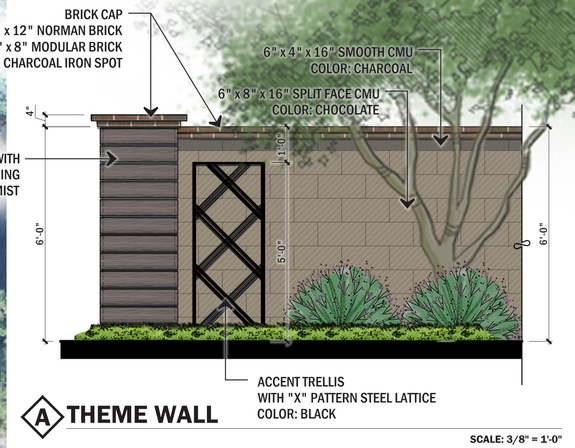
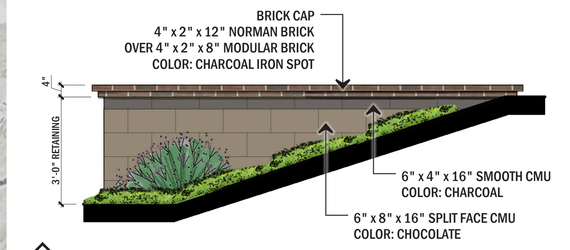
L.X	**LANDSCAPE**
L.1	30' x 30' SVTE
L.2	STABILIZED GRANITE, SEE LANDSCAPE SCHEDULE
W.X	**WALLS / MONUMENTS**
W.1	ENTRY MONUMENT, SEE SHEET L3
SE.X	**SITE EQUIPMENT**
SE.1	6'-0" LONG BENCH WITH BACK



A THEME WALL

SCALE: 3/8" = 1'-0"



B RETAINING WALL

SCALE: 3/8" = 1'-0"

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2026 Arizona, U.S.A.
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PROJECT

THE TOWNSITE

CHANDLER, ARIZONA

EXHIBIT

PRELIMINARY WALL PLAN & WALL DETAILS

EXHIBIT #

L2

DATE: 02.02.2026



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THE TOWNSITE

CHANDLER, ARIZONA

EXHIBIT

PRELIMINARY ENTRY MONUMENT

EXHIBIT #

L3

DATE: 02.02.2026



PLAN 4511
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4521
ELEVATION B - DESERT PRAIRIE

PLAN 4512
ELEVATION D - MODERN FARMHOUSE

PLAN 4522
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4511
ELEVATION B - DESERT PRAIRIE

PLAN 4521
ELEVATION D - MODERN FARMHOUSE

Front Elevation Streetscape



PLAN 4511
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4521
ELEVATION B - DESERT PRAIRIE

PLAN 4512
ELEVATION D - MODERN FARMHOUSE

PLAN 4522
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4511
ELEVATION B - DESERT PRAIRIE

PLAN 4521
ELEVATION D - MODERN FARMHOUSE

Rear Elevation Streetscape



PLAN 4512
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4522
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION D - MODERN FARMHOUSE

PLAN 4521
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4512
ELEVATION B - DESERT PRAIRIE

PLAN 4522
ELEVATION D - MODERN FARMHOUSE

Front Elevation Streetscape



PLAN 4512
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4522
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION D - MODERN FARMHOUSE

PLAN 4521
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4512
ELEVATION B - DESERT PRAIRIE

PLAN 4522
ELEVATION D - MODERN FARMHOUSE

Rear Elevation Streetscape

THE TOWNSITE

PORCHLIGHT HOMES

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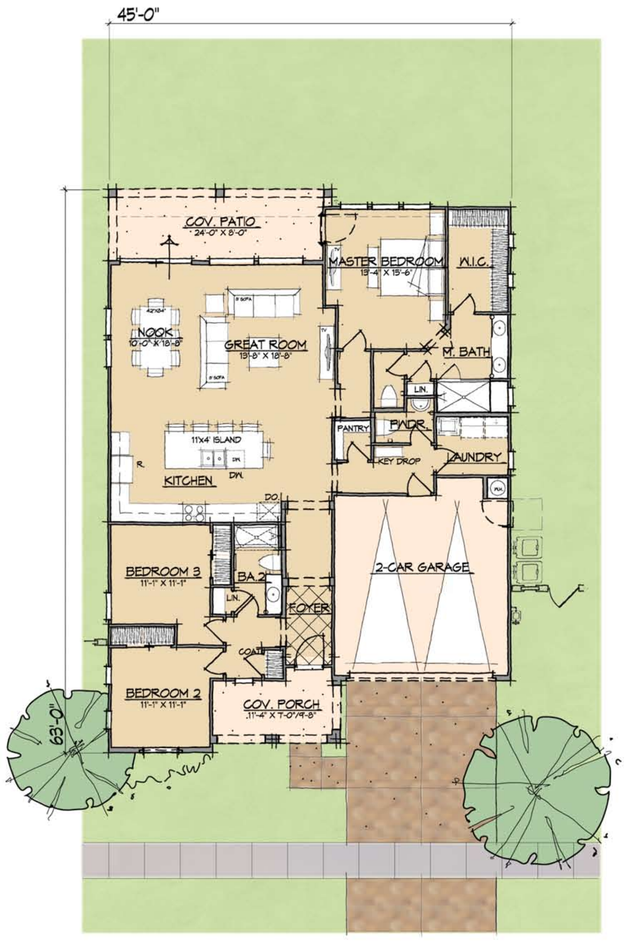
ELEVATION STREETSCAPES

LINDEROTH ASSOCIATES ARCHITECTS



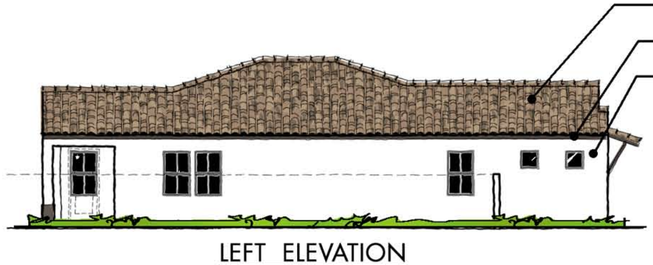
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

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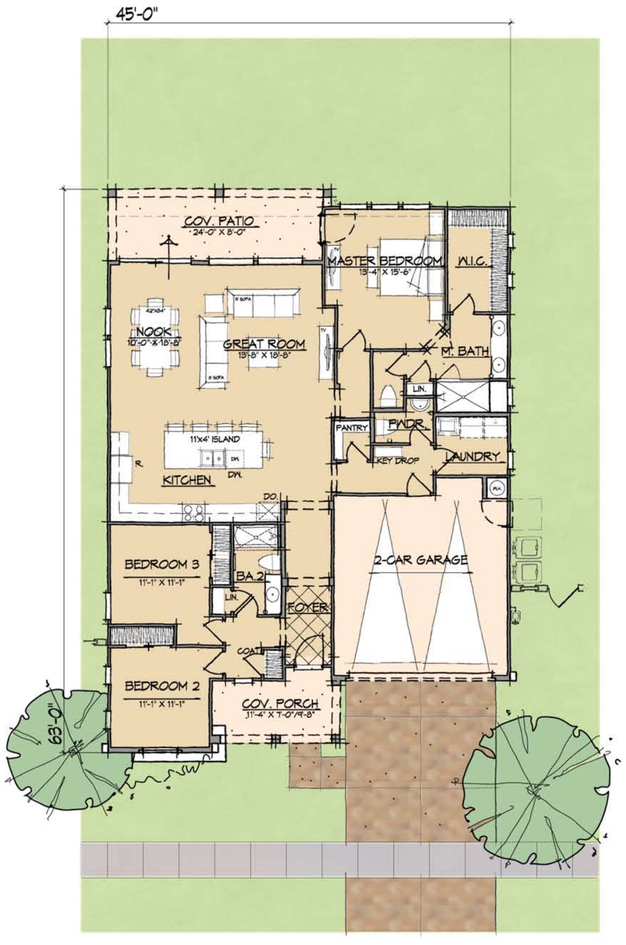
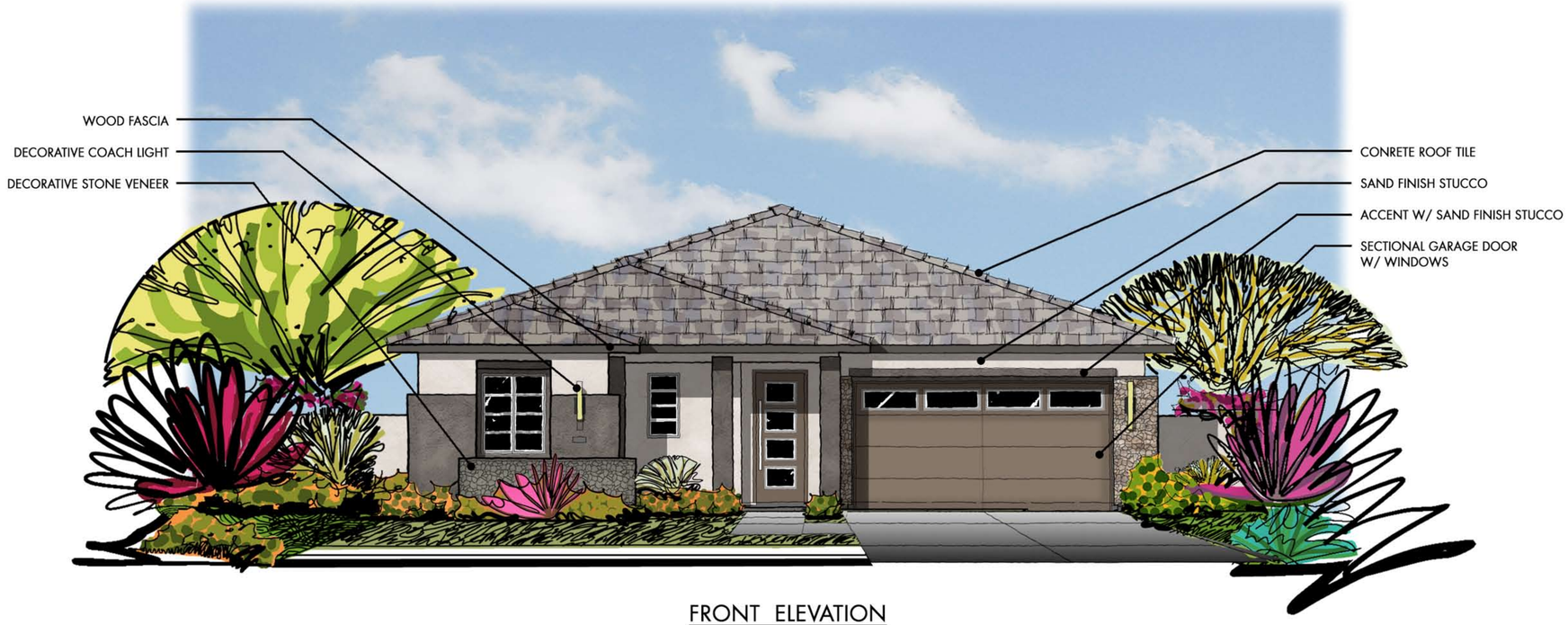
PLAN 4511
1,901 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

LINDEROTH ASSOCIATES ARCHITECTS



FLOOR PLAN



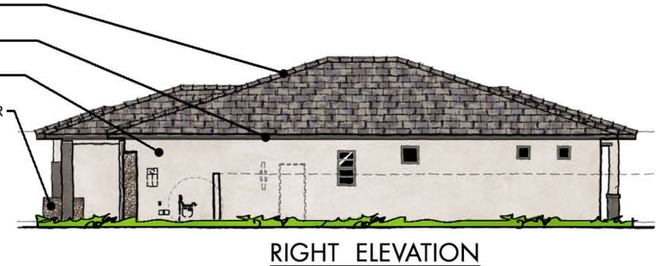
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

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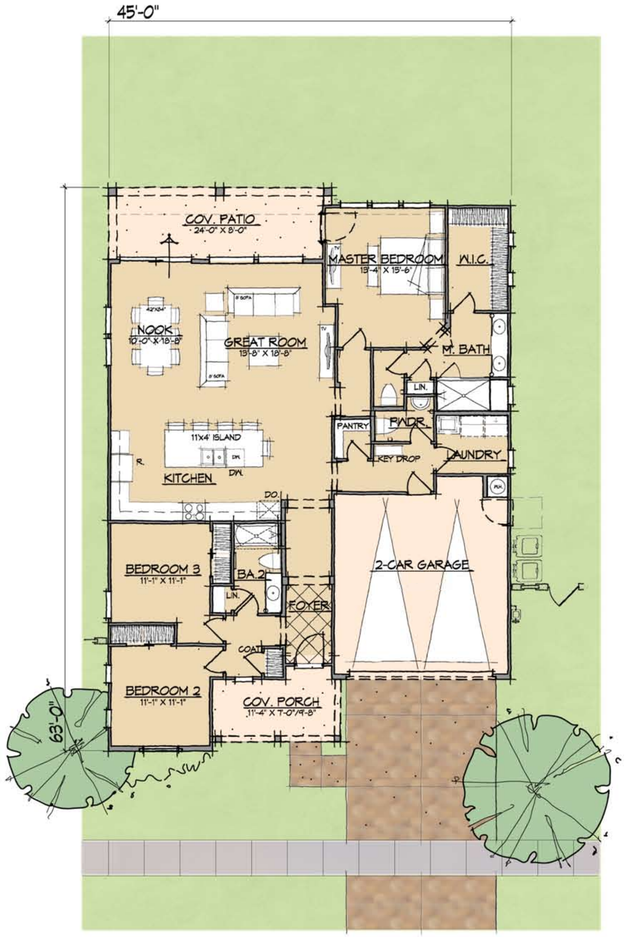
PLAN 4511
1,901 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS



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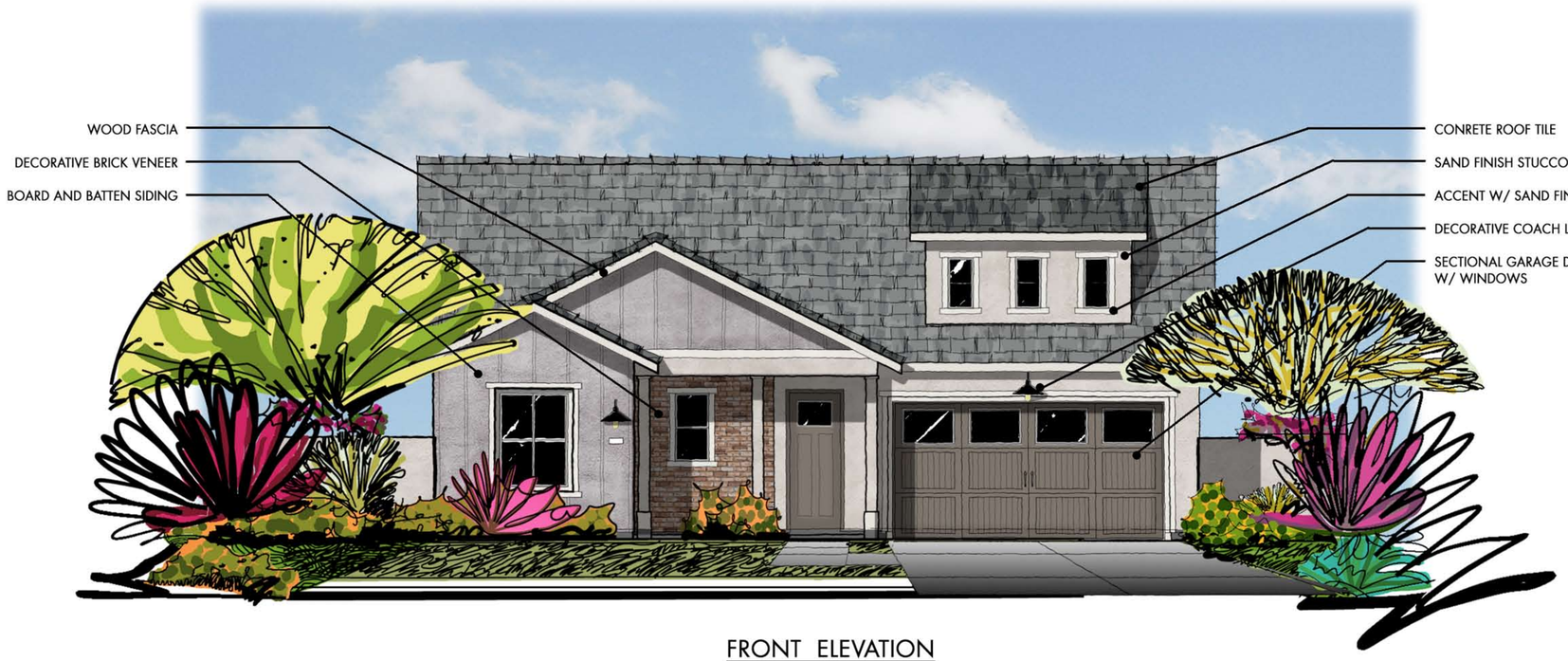
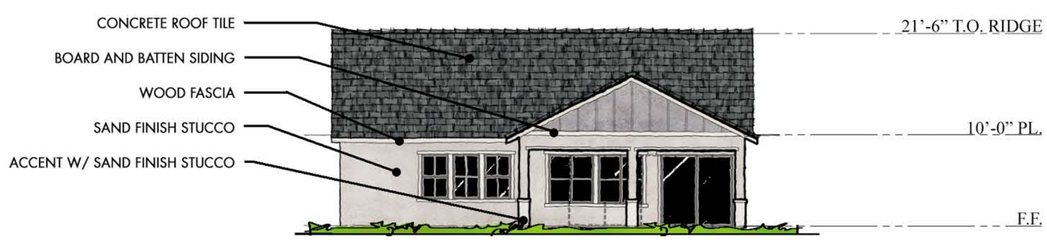


FRONT ELEVATION



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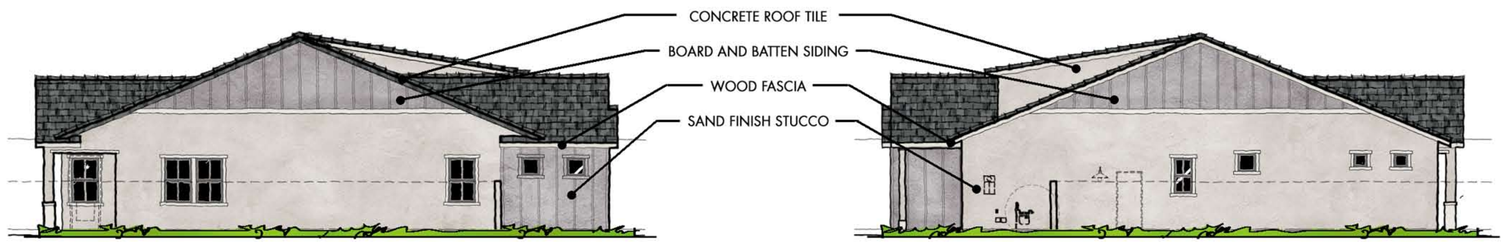

LEFT ELEVATION

RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

PLAN 4511
1,901 S.F.
ELEVATION D - MODERN FARMHOUSE

LINDEROTH ASSOCIATES ARCHITECTS

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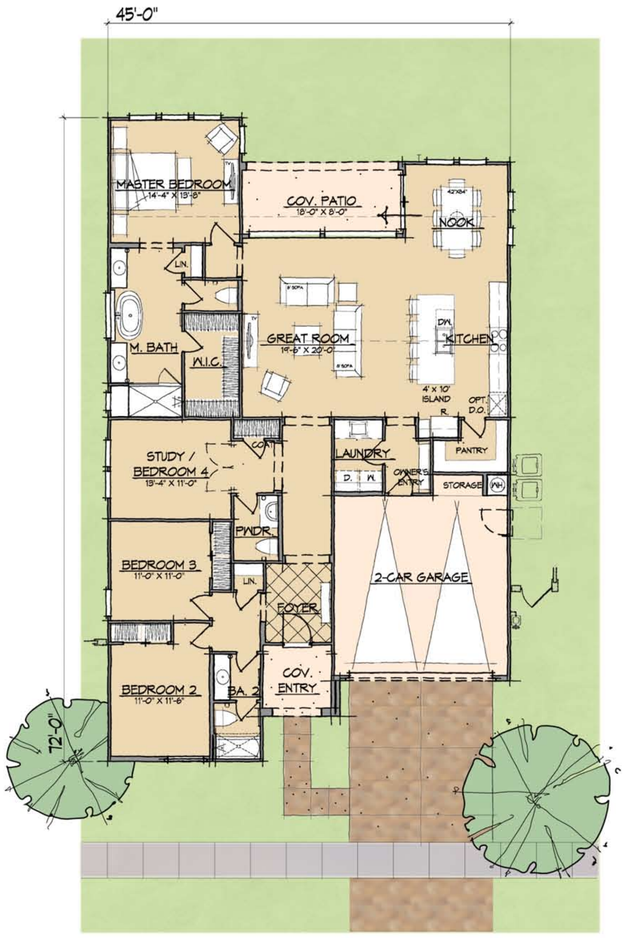
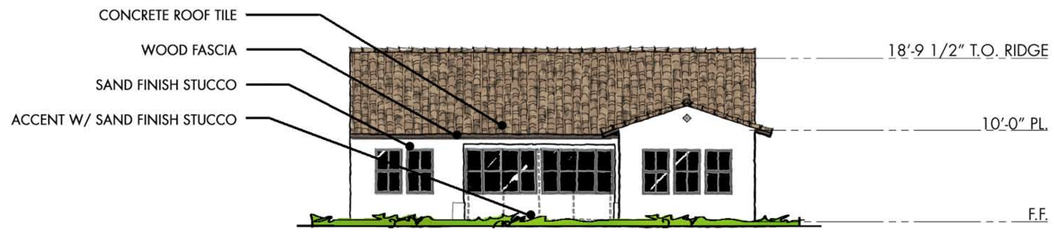


FLOOR PLAN



FRONT ELEVATION



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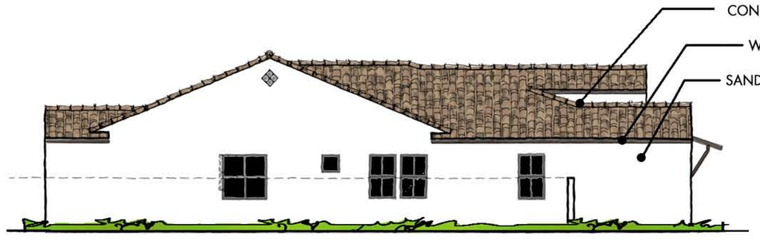
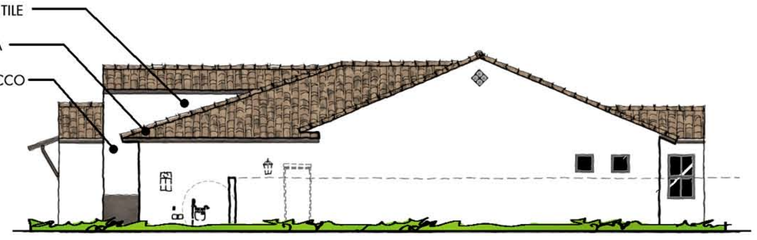


LEFT ELEVATION



RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

PLAN 4512
2,245 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

LINDEROTH ASSOCIATES ARCHITECTS

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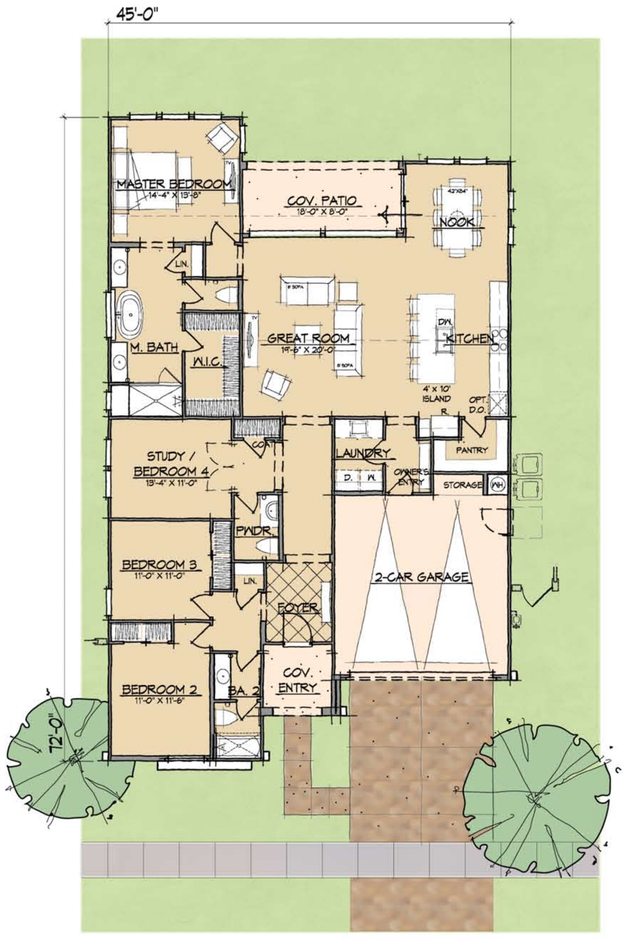
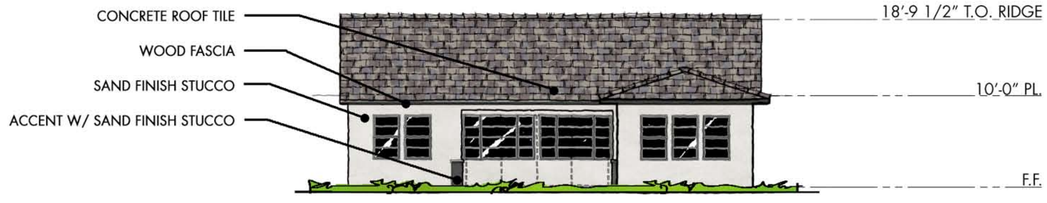


FLOOR PLAN



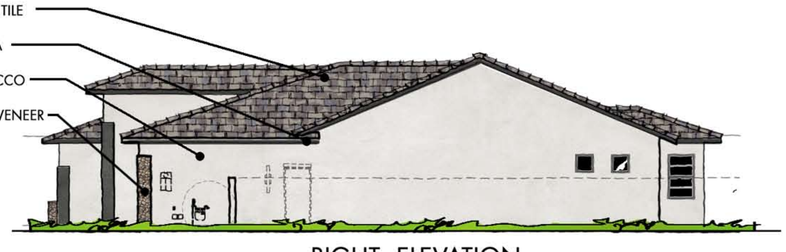
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

PLAN 4512
2,245 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS

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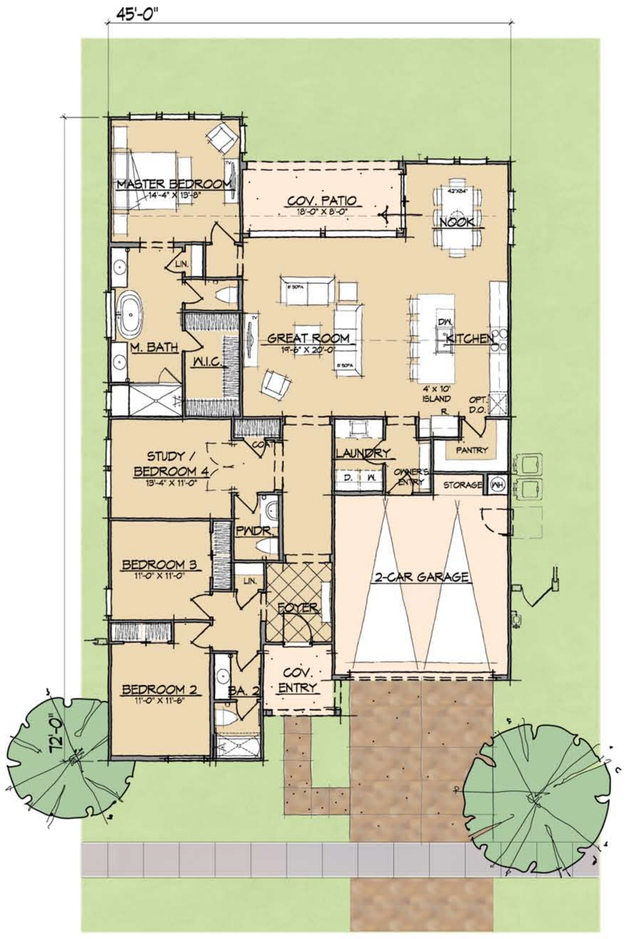
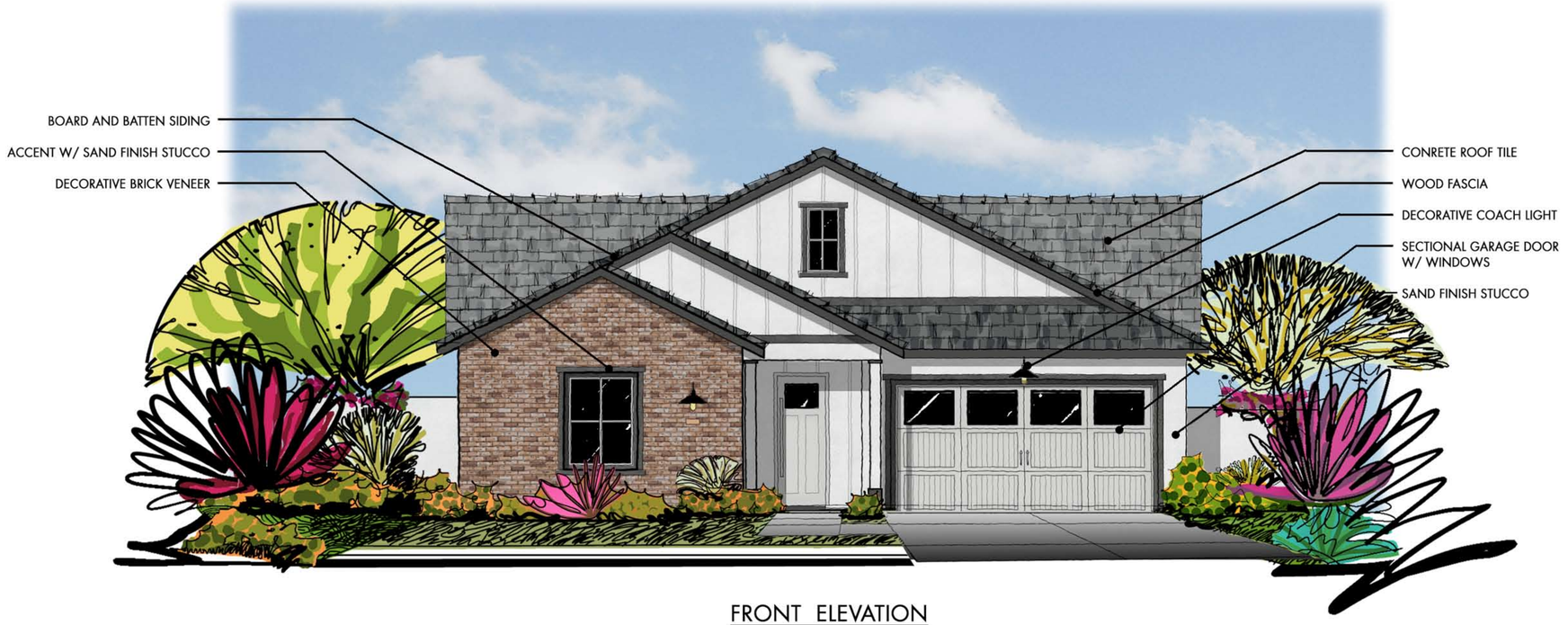


FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

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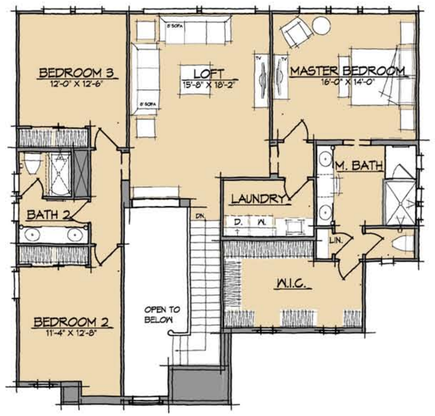
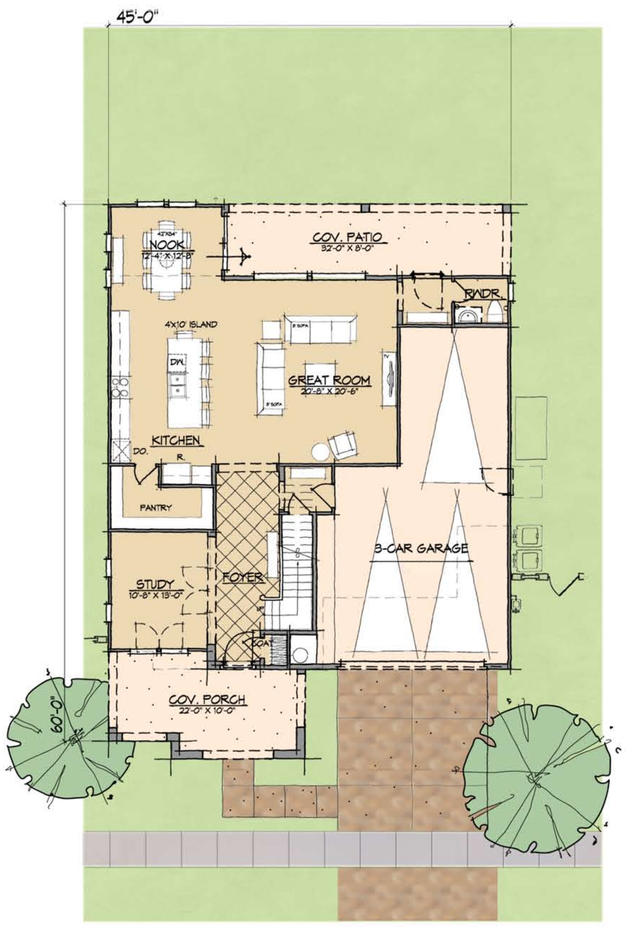
PLAN 4512
2,245 S.F.
ELEVATION D - MODERN FARMHOUSE

LINDEROTH ASSOCIATES ARCHITECTS



UPPER FLOOR PLAN



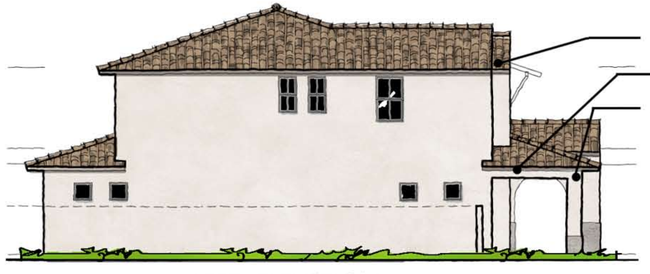
FLOOR PLAN



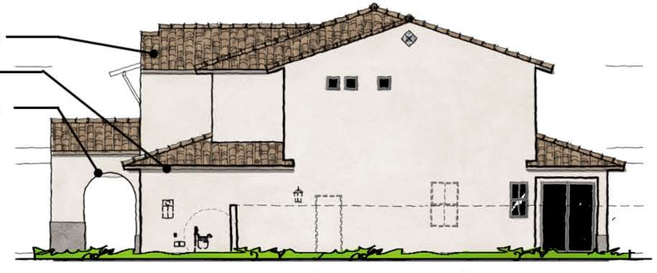
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

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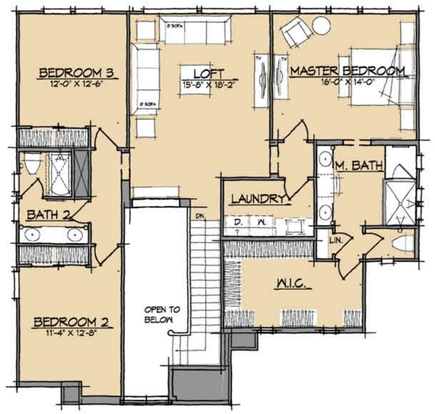
PLAN 4521
2,887 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

LINDEROTH ASSOCIATES ARCHITECTS



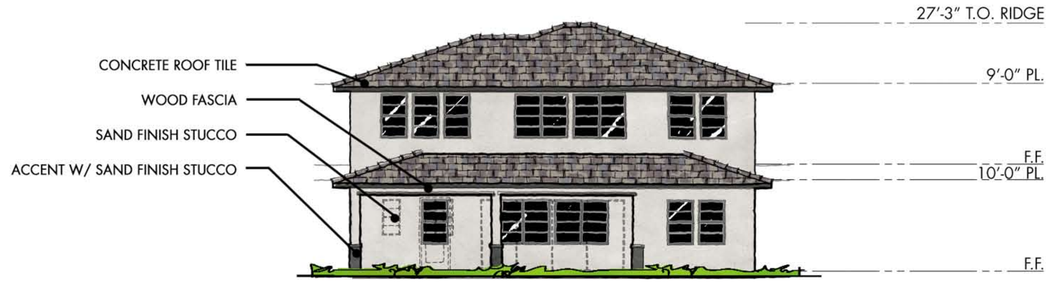
UPPER FLOOR PLAN



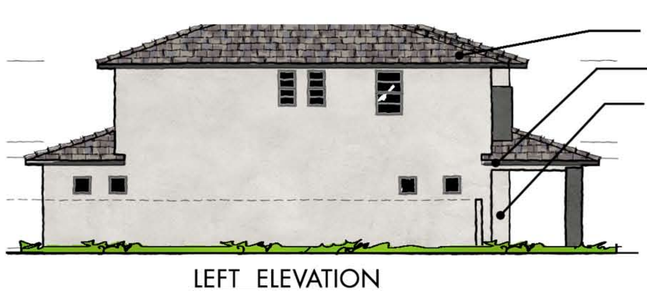
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

PLAN 4521
2,887 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS

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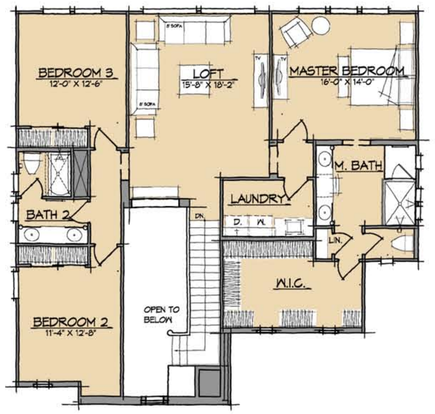

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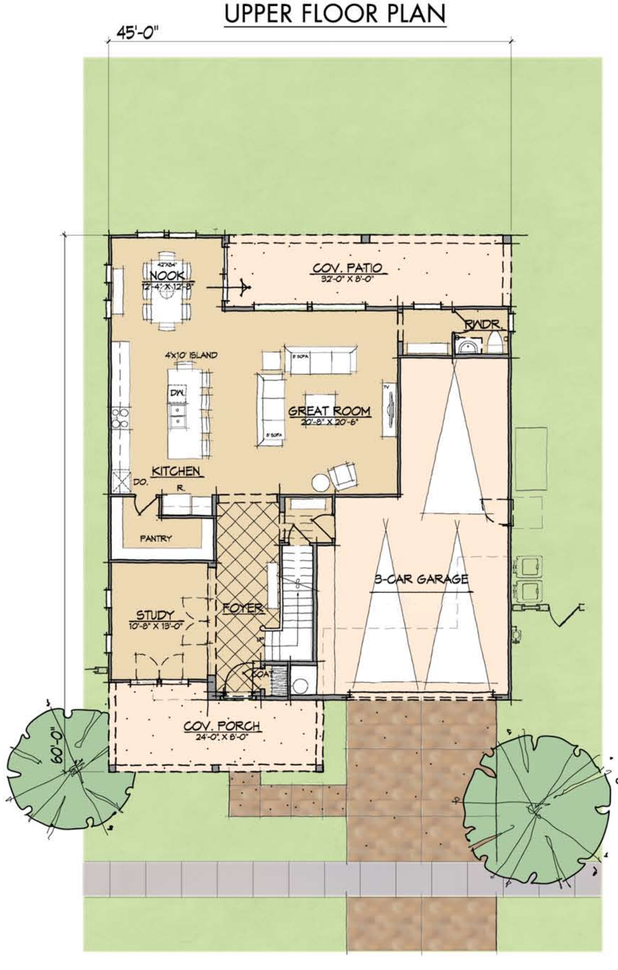
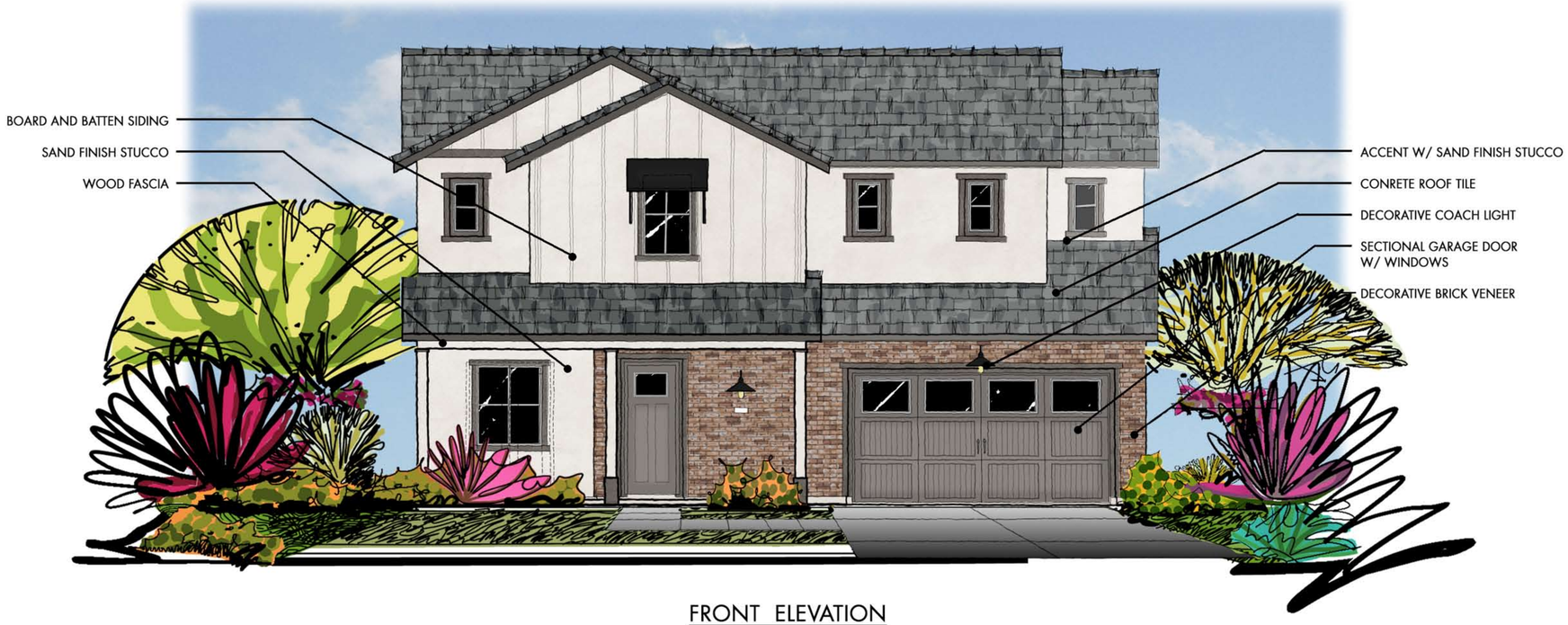


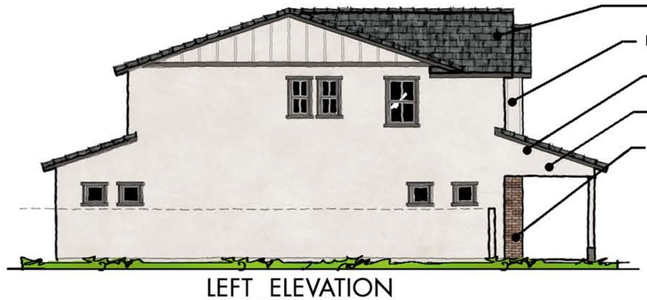
FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

PLAN 4521
2,887 S.F.
ELEVATION D - MODERN FARMHOUSE

LINDEROTH ASSOCIATES ARCHITECTS

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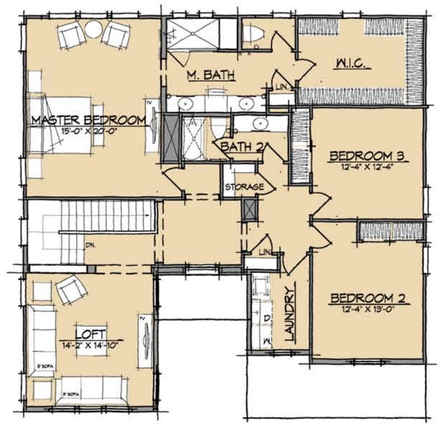

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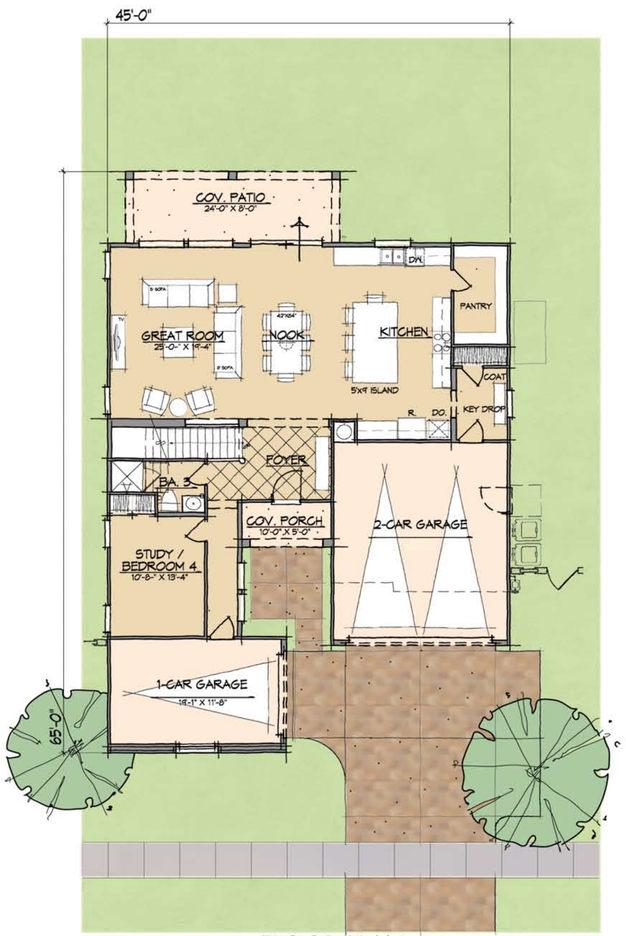


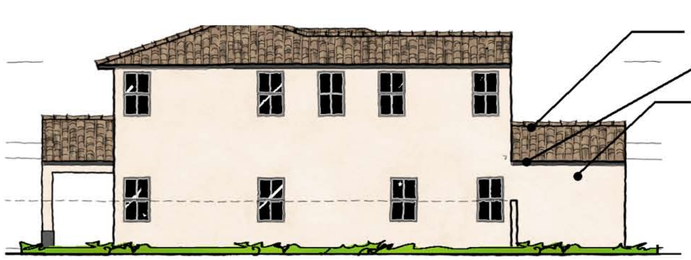
FLOOR PLAN



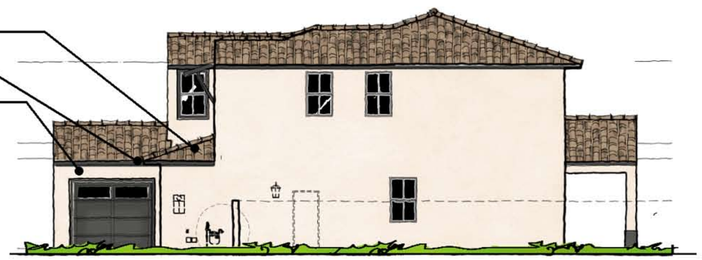
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

PLAN 4522
3,047 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

LINDEROTH ASSOCIATES ARCHITECTS

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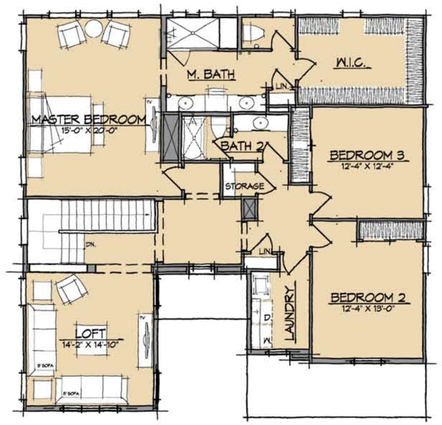
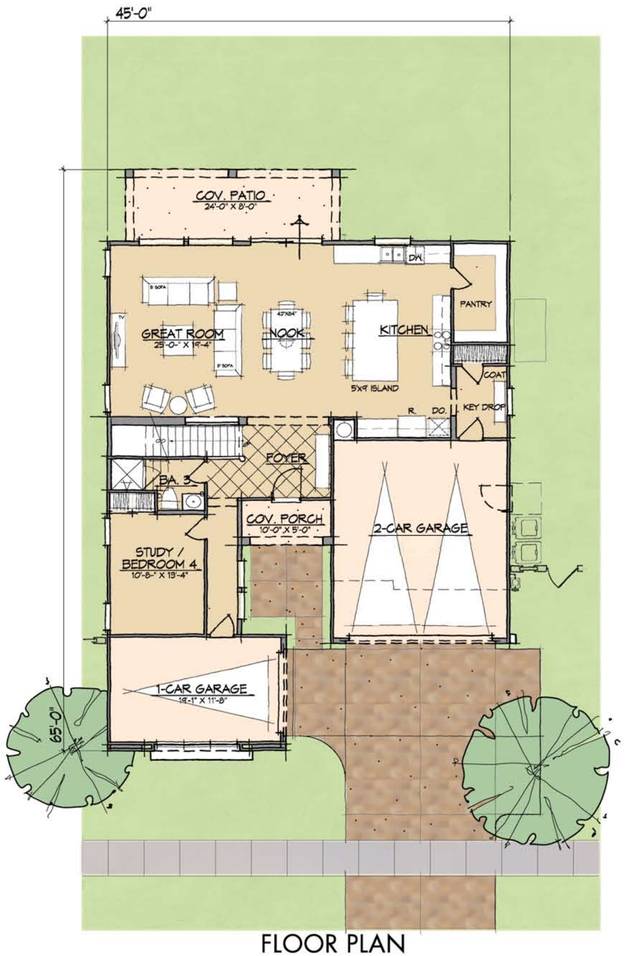


UPPER FLOOR PLAN

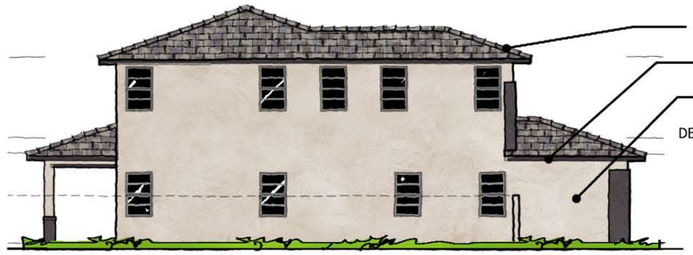


FLOOR PLAN

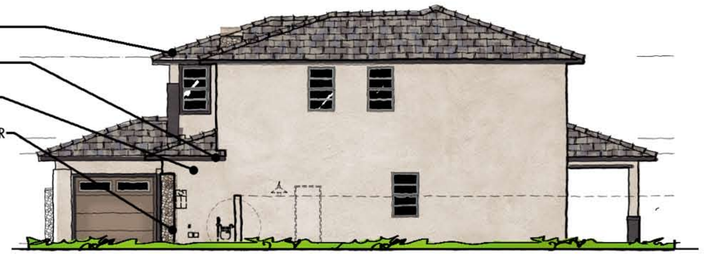


FRONT ELEVATION

REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

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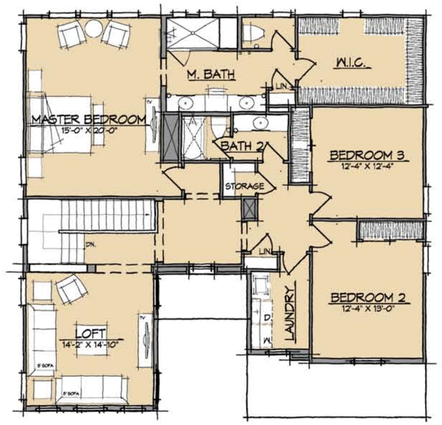
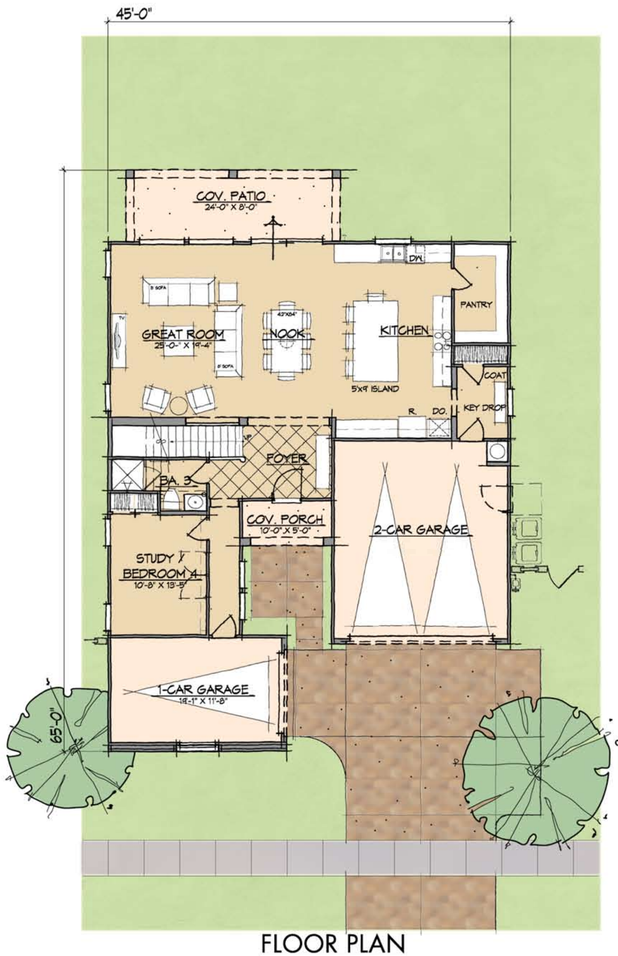
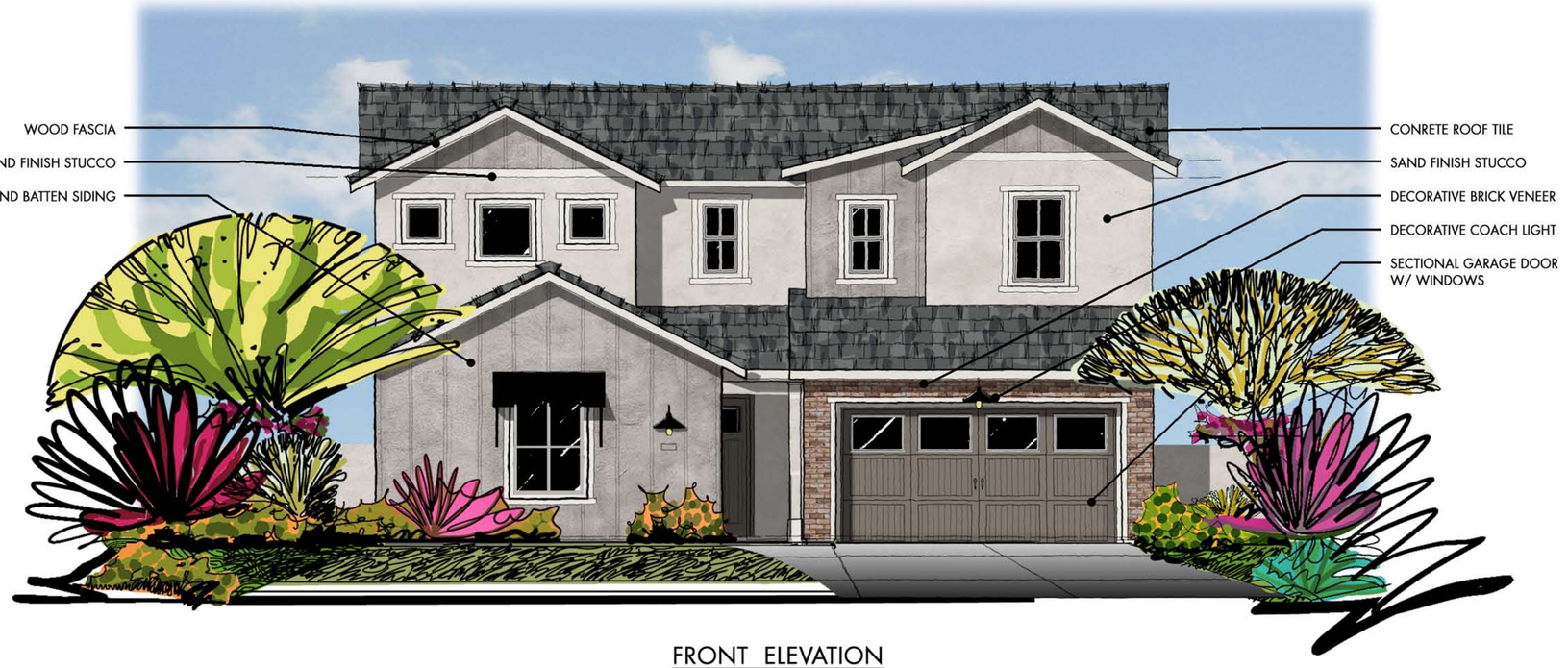
PLAN 4522
3,047 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS

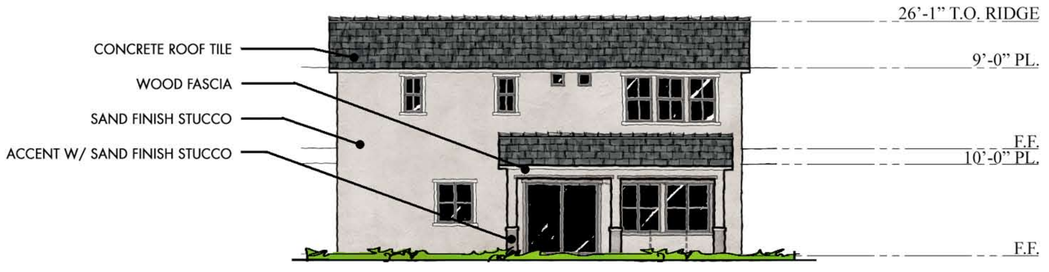




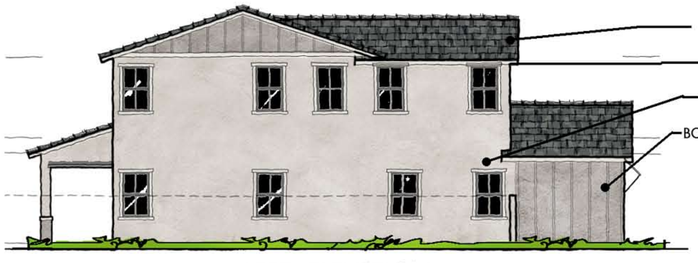
FLOOR PLAN



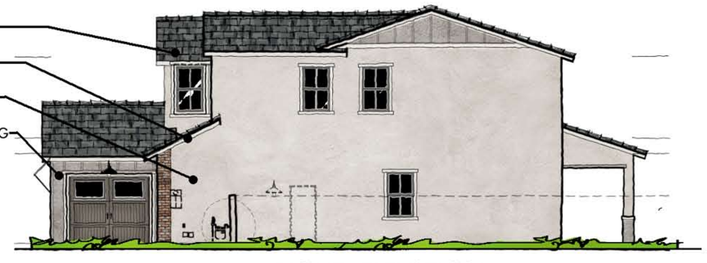
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

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PLAN 4522
3,047 S.F.
ELEVATION D - MODERN FARMHOUSE

LINDEROTH ASSOCIATES ARCHITECTS

ELEVATION A
SANTA BARBARA

ELEVATION B
DESERT PRAIRIE

ELEVATION D
MODERN FARMHOUSE

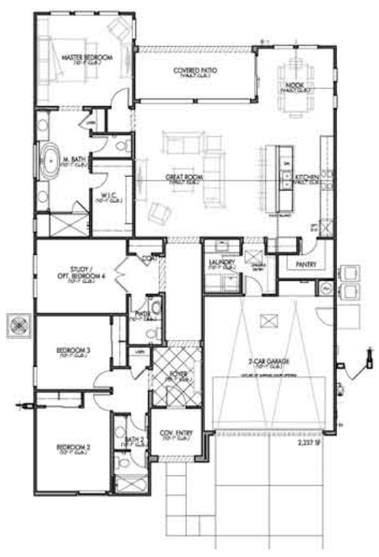
PLAN 1

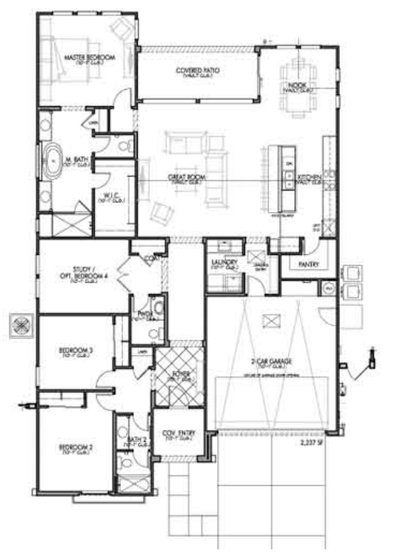


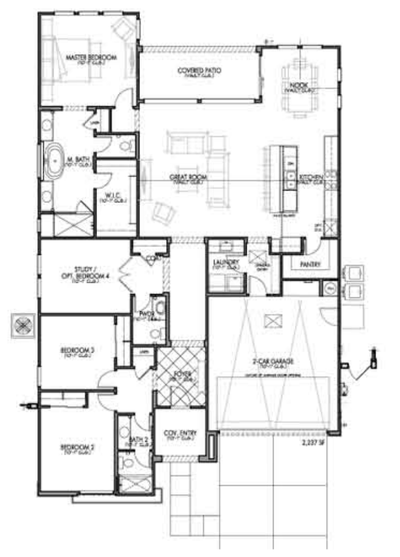




PLAN 2







PLAN 3







PLAN 4







PLAN 4

THE TOWNSITE

FLOOR PLAN MATRIX

PORCHLIGHT HOMES

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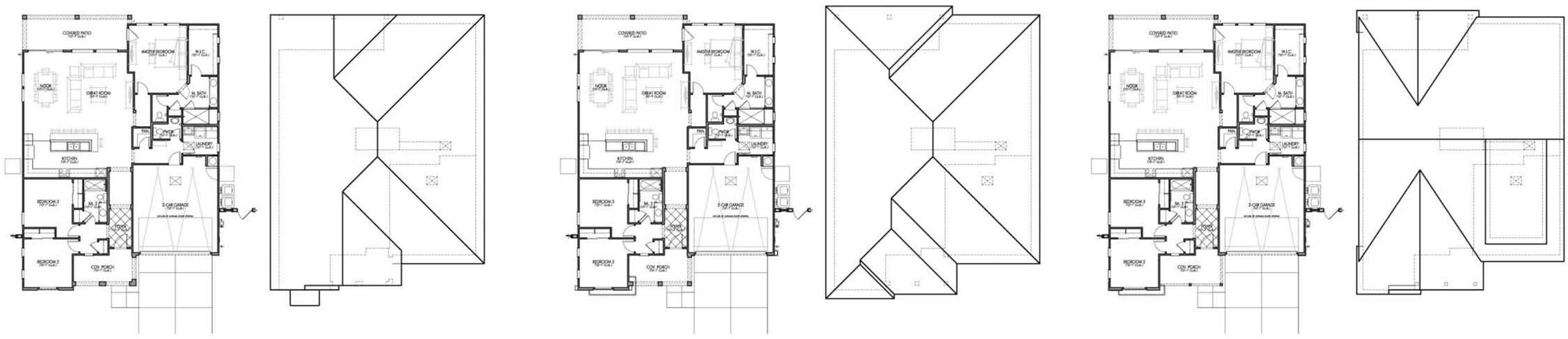
LINDEROTH ASSOCIATES ARCHITECTS

ELEVATION A
SANTA BARBARA

ELEVATION B
DESERT PRAIRIE

ELEVATION D
MODERN FARMHOUSE

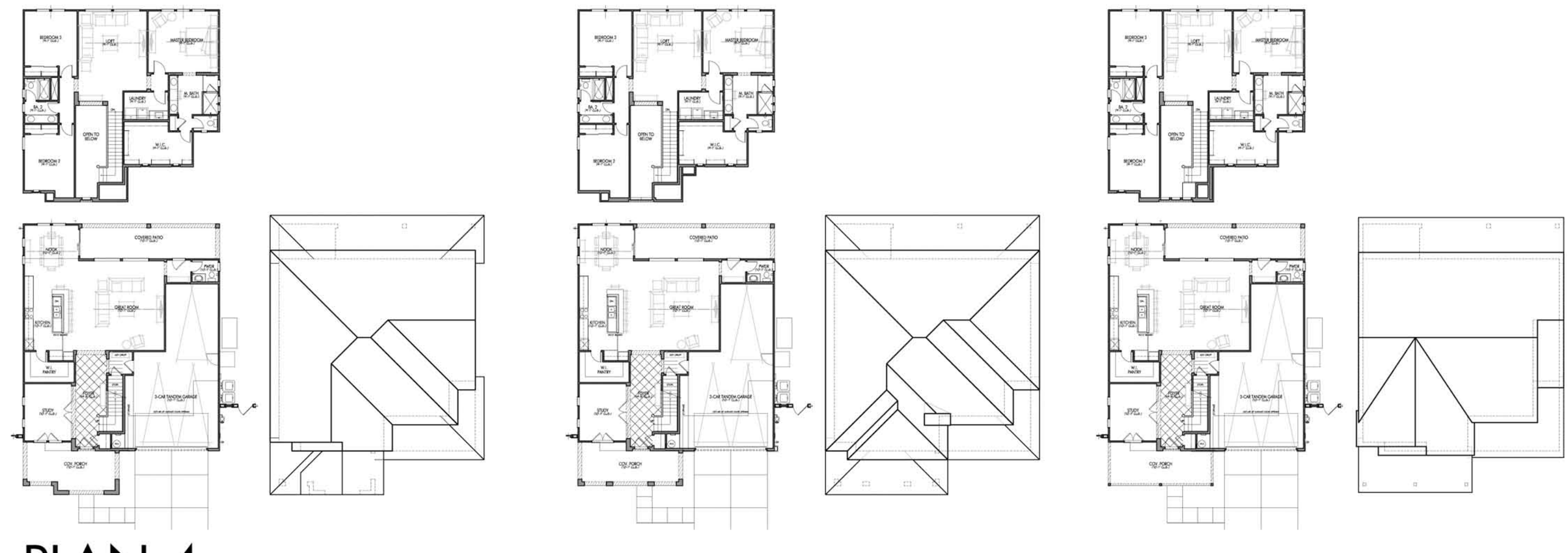
PLAN 1



PLAN 2

PLAN 3

PLAN 4



THE TOWNSITE

FLOOR PLAN MATRIX

PORCHLIGHT HOMES

LINDEROTH ASSOCIATES ARCHITECTS

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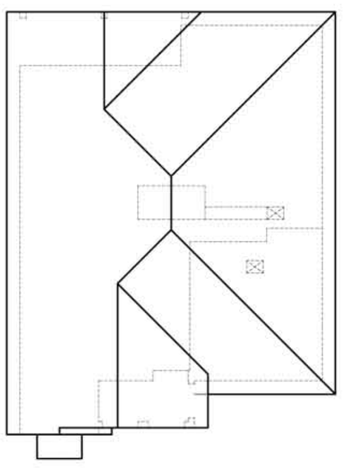
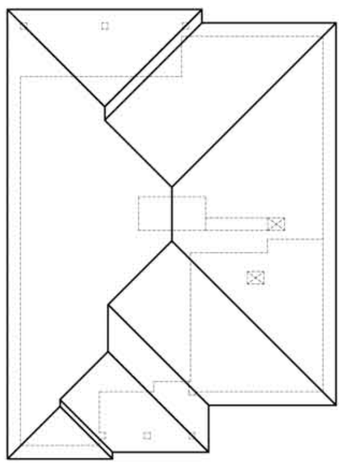
ELEVATION A
SANTA BARBARA

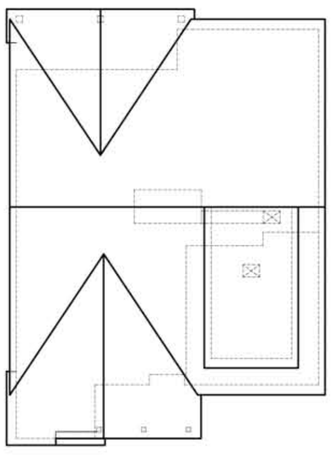
ELEVATION B
DESERT PRAIRIE

ELEVATION D
MODERN FARMHOUSE

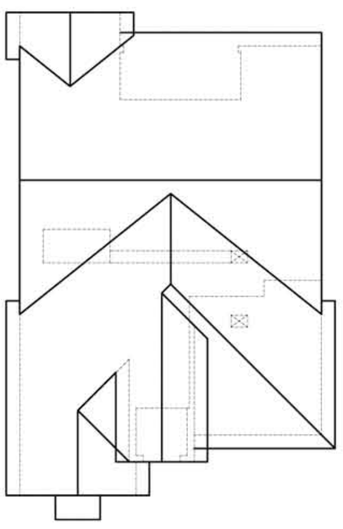
PLAN 1

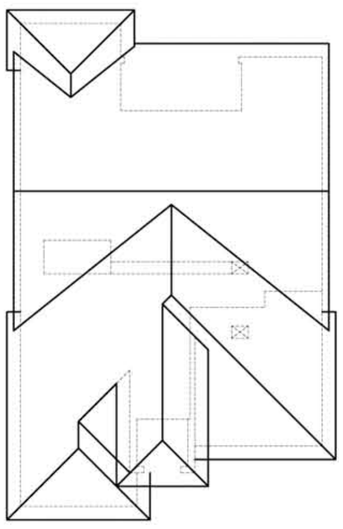


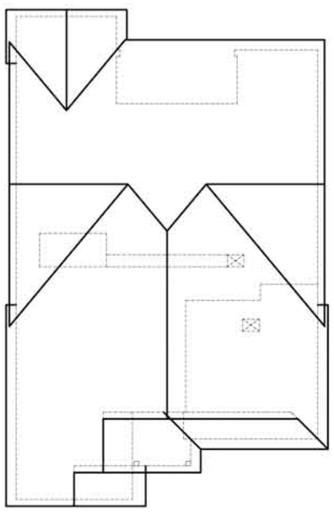




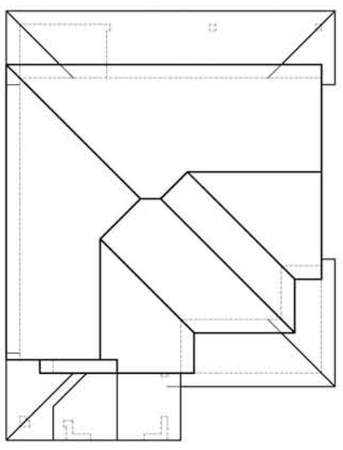
PLAN 2

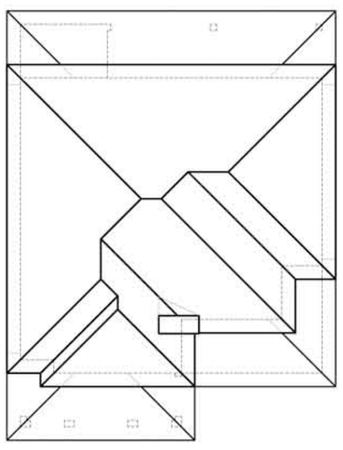


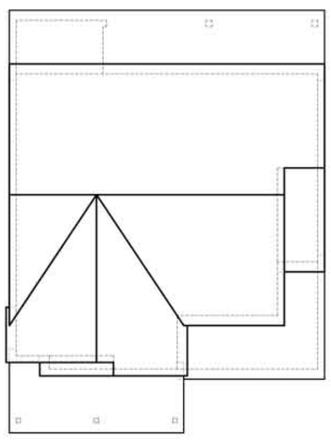




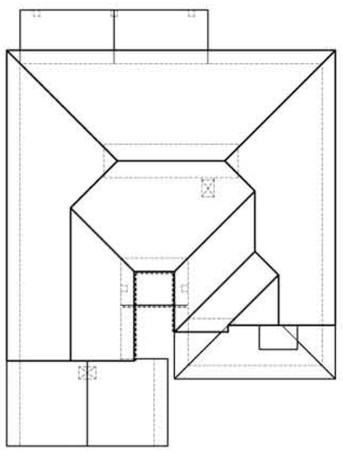
PLAN 3

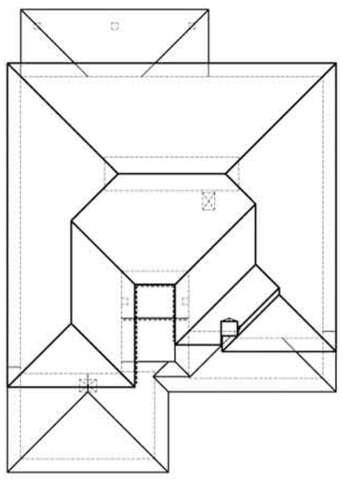


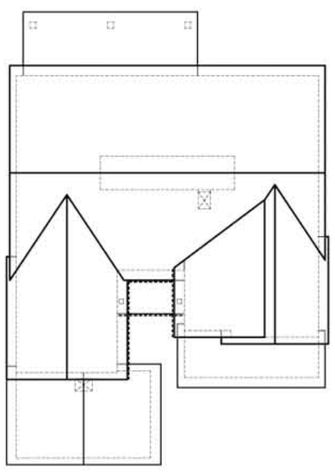




PLAN 4







THE TOWNSITE

PORCHLIGHT HOMES

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ROOF PLAN MATRIX

LINDEROTH ASSOCIATES ARCHITECTS

	Santa Barbara Contemporary		
	Scheme A-1	Scheme A-2	Scheme A-3
Roof Tile: Eagle Roofing Capistrano	3646 Sunset Blend	3646 Sunset Blend	3646 Sunset Blend
Stucco Body	SW 7636 Origami White	SW 7035 Aesthetic White	SW 6378 Crisp Linen
Popout/ Recesses/ Fascia/ Trim	SW 7675 Sealskin	SW 7018 Dovetail	SW 7069 Iron Ore
Garage Door	SW 7675 Sealskin	SW 7018 Dovetail	SW 7069 Iron Ore
Entry Door	SW 6472 Composed	SW 6230 Rainstorm	SW 6327 Bold Brick

	Desert Prairie		
	Scheme B-1	Scheme B-2	Scheme B-3
Roof Tile: Eagle Roofing Bel Air	4687 Brown Gray Range	4687 Brown Gray Range	4502 Arcadia Canyon Brown
Stucco Body	SW 7632 Modern Gray	SW 7015 Repose Gray	SW 9173 Shitake
Popout/ Recesses/ Fascia/ Trim	SW 7048 Urbane Bronze	SW 7069 Iron Ore	SW 9175 Deep Forest Brown
Garage Door/ Entry Door & Shutters	SW 7040 Smokehouse	SW 7019 Gauntlet Gray	SW 7509 Tiki Hut
Masonry (Creative Mines)	Craft Split Modular Sea Pearl	Craft Split Modular Sea Pearl	Craft Split Modular Sea Pearl

	Modern Farmhouse		
	Scheme D-1	Scheme D-2	Scheme D-3
Roof Tile: Eagle Roofing Bel Air	49595 Dark Charcoal	49595 Dark Charcoal	49595 Dark Charcoal
Stucco Body	SW 7641 Colonade Gray	SW 7070 Site White	SW 7631 City Loft
Siding Body	SW 7018 Dovetail	SW 7070 Site White	SW 7631 City Loft
Popout/ Recesses/ Fascia/ Trim	SW 7048 Nuance	SW 7069 Iron Ore	SW 7048 Urbane Bronze
Garage Door/ Entry Door & Shutters	SW 7047 Porpoise	SW 7064 Passive	SW 7019 Gauntlet Gray
Thin Brick (General Shale)	Peppermill	Peppermill	Peppermill
Grout: OBP	Gray	Gray	Gray

PROJECT NOTES

* TRIM: INCLUDES ANY WOOD FASCIA, TAILS, OR BRACES, OVERHANG, CORBELS. ALL HEADERS, SILLS, SURROUNDS & RECESSES AT ALL WINDOWS, DOORS AND GARAGES. ALSO INCLUDES POP-OUT CAPS ON STONE AND BRICK VENEER.

ALL WINDOWS TO BE WHITE

BRICK INSTALLATION: BRICK SHOULD BE INSTALLED WITH RELATIVELY TIGHT AND SLIGHTLY RECESSED JOINTS. ALLOW GROUT TO SET UP SLIGHTLY, THEN WIPED WITH A WET SPONGE TO EXPOSE THE SAND. BEING CAREFUL TO STAY IN GROUT LINE AND NOT OBSCURE THE BRICK FACES WITH GROUT.

STONE INSTALLATION: STONE TO BE SET TIGHT, JOINTS TO BE RECESSED, WITH GROUT ALLOWED TO SETUP SLIGHTLY THEN SPONGED TO REVEAL SAND.

O'HAGIN ROOF VENTS: PAINT TO MATCH DEEPER EDGE OF ROOF BLEND

SHAKE ROOF TILE SHOULD BE DETAILED WITHOUT THE USE OF GABLE-END PIECES.

COLORS ARE SHERWIN WILLIAMS, PER CLIENT'S DESIGNATION.

THE TOWNSITE

COLOR MATRIX

PORCHLIGHT HOMES

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LINDEROTH ASSOCIATES ARCHITECTS

Outlook

The Townsite proposal

From Matt Trink <matttrink@yahoo.com>
Date Wed 1/14/2026 10:49 PM
To Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Report Suspicious

Hi Mikayela:

I was unable to attend the January 12th meeting regarding the proposed development across from my home, but I want to formally voice my opposition. I live in the agricultural area directly across the open pasture. Please let me know the appropriate person to contact to ensure my concerns are entered into the record.

It appears the same attorney representing the Basha's development is now pushing what is essentially a duplicate project across the street. The community already rejected 114 homes there — now we are being asked to absorb 12 more in an area specifically zoned to prevent this type of density.

What is the actual benefit to the community here? These agricultural zones exist to protect land use, spacing, and quality of life. Many of us bought here specifically because of the lot sizes and open land. Reclassifying this property undermines that promise.

Traffic is already strained during sports seasons. Adding more homes will only make it worse.

This is exactly why the Planning Division exists — to protect neighborhoods from inappropriate development. Please do not allow pressure from developers or attorneys to override what is best for the residents who live here every day.

I would appreciate an explanation for why this and the previous development are being easily allowed to proceed with community objection. There are far fewer homes and homeowners in the area because of the current spacing. That should not be taken as there is low opposition.

Thank you,

Matt Trink

Outlook

Webform Submission From: Planning and Zoning Commission Public Comment Form

From City of Chandler <no-reply@chandleraz.gov>
Date Thu 2/5/2026 4:06 PM
To David De La Torre <David.DeLaTorre@chandleraz.gov>; POD <POD@chandleraz.gov>

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

Submitted on Thu, 02/05/2026 - 04:06 PM

Submitted by: Anonymous

Submitted values are:

Name
John Vair

Address
4490 S. Montana Drive
Chandler, Arizona. 85248

Phone Number
(206) 218-3649

Agenda Item No.
Wednesday, February 18 - PLH25-0040 The Townsite

Comments
This proposed development comes at about the same time as the development of PLH25-0016-0017 along S. Basha road. There are also some nearby vacant lots that could be proposed for development in the near future. I would like to understand the Planning and Zoning Commission's vision for this area between Snedigar Sportsplex and W. Ocotillo Rd. With the number of families and children that use the Sportsplex, Basha Elementary and this area, it seems important to have a vision for development that provides a safe speed-mitigated road, wide bicycle and pedestrian paths, as well as visual appeal. Thank you!

Attn: City of Chandler, Development Services Department Planning Division

I am writing to submit comments regarding Case No. PLH24-0040 (Townsite Project) for inclusion in the project record and staff review. I live in close proximity to the project site and am also a licensed landscape architect practicing in the Valley. I currently serve on the Chandler Planning and Zoning Commission and will formally recuse myself from any involvement in this case if deemed necessary by the City. These comments are submitted solely in my capacity as a nearby resident and design professional.

To summarize, the following are my primary concerns:

1. South Boundary Condition and Dissimilar Land Uses
2. Edge Design and Wall Treatment
3. Transition Lots and Building Height Considerations
4. Grading and Cross-Section Concerns
5. Collector Street Access and Sight Distance Compliance

1) South Boundary Condition and Dissimilar Land Uses - My primary concern relates to the south boundary of the project, which abuts AG-1 zoned property. Agricultural and single-family subdivision uses are distinct land-use categories under the Chandler Zoning Code, with materially different intensity and impact profiles. Section 35-1903 addresses perimeter landscape strips and landscape buffer areas where dissimilar land uses abut. In reviewing the current plan, it appears that this edge relies largely on a minimum-width landscape strip and a continuous CMU wall. Given the sensitivity of this boundary, I ask that staff carefully evaluate whether the proposed treatment fully meets the intent of Section 35-1903 with respect to buffering, screening, and providing an appropriate transition.

2) Edge Design & Wall Treatment - the south edge currently reads as a long, uninterrupted CMU wall with limited landscape depth. Chandler's design standards emphasize quality and compatibility, and generally discourage extended, unvaried boundary conditions. I believe this interface presents an opportunity for stronger architectural articulation and more substantial landscape layering than what is currently shown.

3) Transition Lots and Building Height Considerations - Lots 11 and 12 are substantially deeper than the remainder of the subdivision (129' lot depth) indicating that this boundary is already being recognized as a sensitive interface. However, increased lot depth alone does not function as a landscape buffer. I request staff evaluate whether additional transition measures are appropriate along this edge, including potential increased buffer/easement, dedicated landscape tracts, and building height limitations on lots backing the south boundary, to ensure long-term compatibility. As a neighbor on this southern edge, I would prefer to see single story homes over two story homes.

4) Grading and Cross-Section Concerns - During the neighborhood meeting, potential grading challenges along the south boundary were mentioned. I believe it would be helpful for staff to review cross-sections showing existing grades, proposed finished grades, wall heights, and finished floor elevations. That information will be important in confirming that the south edge does not result in excessive wall heights, drainage issues, or unintended visual and privacy impacts.

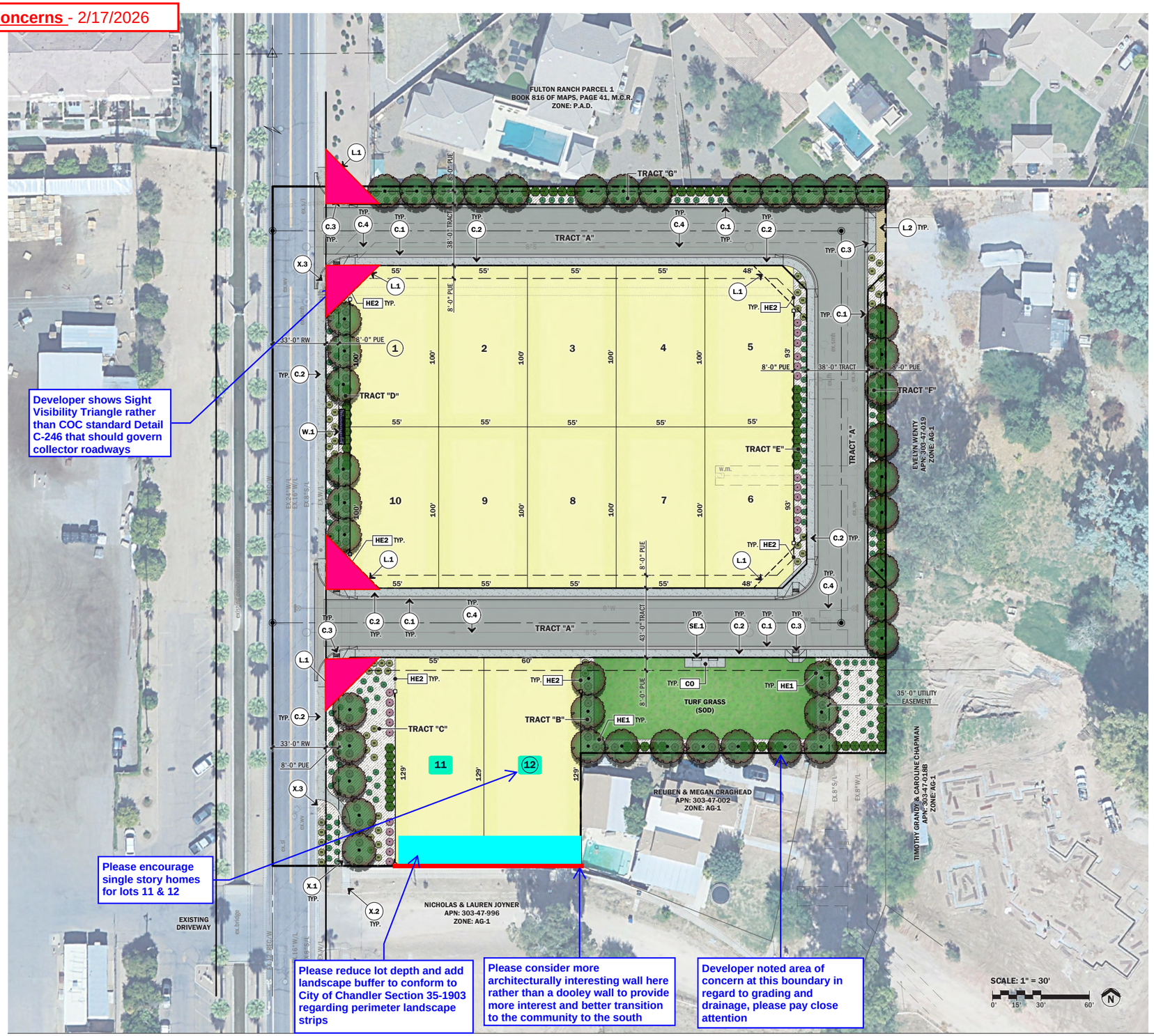
5) Collector Street Access and Sight Distance Compliance - Finally, Basha Road functions as a collector roadway. City of Chandler Standard Detail C-246 governs sight distance requirements for arterial and collector streets. While the current exhibits show sight visibility triangles, it is not clear that the required D-distance corridors tied to posted speed have been fully demonstrated. I request confirmation that all access points comply with C-246 and that walls, landscaping, and grading do not encroach into the required sight distance envelopes.

In closing, I appreciate the opportunity to submit these comments for staff consideration. I respectfully request that the above items be evaluated as part of the ongoing review process and that any necessary revisions be incorporated to ensure consistency with Chandler's zoning, landscape, design, and engineering standards.

Kind regards,

Ryan Schwarzer, PLA
Email: ryan@rsladesign.com
Phone: (951) 514-9018
Address: 4471 S Basha Rd, Chandler, AZ 85248

Neighbor Concerns - 2/17/2026



Developer shows Sight Visibility Triangle rather than COC standard Detail C-246 that should govern collector roadways

Please encourage single story homes for lots 11 & 12

Please reduce lot depth and add landscape buffer to conform to City of Chandler Section 35-1903 regarding perimeter landscape strips

Please consider more architecturally interesting wall here rather than a dooley wall to provide more interest and better transition to the community to the south

Developer noted area of concern at this boundary in regard to grading and drainage, please pay close attention

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPE SETBACK LINE
- SIGHT VISIBILITY LINE
- 84 EXISTING CONTOUR LINE
- 84 PROPOSED CONTOUR LINE
- FIRE HYDRANT SEE CIVIL ENG. PLANS

PROJECT TEAM

OWNER / DEVELOPER

PORCHLIGHT HOMES

2915 E. BASELINE ROAD, SUITE 118
GILBERT, AZ 85234
PH: (480) 813.1324

CONTACT: RYAN LARSEN
EMAIL: RLARSEN@PORCHLIGHTHOMES.COM

CIVIL ENGINEER

CLOUSE ENGINEERING

5010 E. SHEA BLVD., SUITE 110
SCOTTSDALE, AZ 85254
PH: (602) 395.9300

CONTACT: JEFF GILES
EMAIL: JGILES@CLOUSEAZ.COM

LANDSCAPE ARCHITECT

THOMAS + CROWLEY LLC

1150 N. COUNTRY CLUB DRIVE, STE 11
MESA, AZ 85201
P: (480) 878.4708

CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

LANDSCAPE DATA

TOTAL LS AREA:	26,809 S.F. (0.615 AC)
OFFSITE LS AREA:	204 S.F. (0.005 AC)
ONSITE LS AREA:	26,605 S.F. (0.610 AC)
TOTAL TURF AREA:	6,757 S.F. (.155 AC)
TURF % OF LS AREA:	25.2%

KEYED NOTES (X)

X.X EXISTING

X.1 EXISTING SIDEWALK AND CURB, DO NOT DISTURB

X.2 EXISTING RAMP, DO NOT DISTURB

X.3 EXISTING FIRE HYDRANT, DO NOT DISTURB

C.X CIVIL

C.1 CONCRETE CURB, SEE CIVIL PLANS

C.2 CONCRETE SIDEWALK, SEE CIVIL PLANS

C.3 RAMP, SEE CIVIL PLANS

C.4 UTILITIES, SEE CIVIL PLANS

L.X LANDSCAPE

L.1 33' x 33' SVTE

L.2 STABILIZED GRANITE, SEE LANDSCAPE SCHEDULE

W.X WALLS / MONUMENTS

W.1 ENTRY MONUMENT, SEE SHEET L3

SE.X SITE EQUIPMENT

SE.1 6'-0" LONG BENCH WITH BACK

LANDSCAPE LEGEND

SYMBOL	*BOTANICAL NAME* COMMON NAME	SIZE	QTY
TREES			
	PISTACIA X 'RED PUSH' RED PUSH CHINESE PISTACHE · STANDARD TRUNK	24" BOX	45
SHRUBS			
	DODONEA VISCOSA GREEN HOPSEED BUSH	5 GAL.	105
	NERIUM OLEANDERU 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.	104
	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EREMOPHILA	5 GAL.	180
GROUNDCOVER			
	EROMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	96
	ROSEMARINUS OFFICIONALIS 'PROSTRATUS' TRAILING ROSEMARY	1 GAL.	8
TURF			QTY
	TURF GRASS CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS (SOD)		6,757 S.F.
TOP DRESSING			QTY
	DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: MOHAGANY BY ROCK PROS USA (OR EQUAL) 2" DEEP MINIMUM		19,895 S.F.
	STABILIZED GRANITE SIZE: 1/4" MINUS WITH STABILIZER COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) 3" DEEP MINIMUM		156 S.F.

HARDSCAPE SCHEDULE

KEY	SYMBOL	MATERIAL	QTY
CO		**REGULAR CONCRETE** COLOR: REGULAR GRAY WITH MEDIUM BROOM FINISH	150 S.F.
HE1		**CONCRETE TURF HEADER** SIZE: 6" x 6" COLOR: REGULAR GRAY	239 L.F.
HE2		**CONCRETE HEADER AT ENDS OF COLUMNS** SIZE: 6" x 6" COLOR: REGULAR GRAY	116 L.F.

THOMAS+CROWLEY
LANDSCAPE ARCHITECTURE + PLANNING + SITE DESIGN + CONSTRUCTION MANAGMENT

SEAL
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
55248
CRAIG M. CROWLEY
ARIZONA, U.S.A.
EXPIRES 12/31/25

PROJECT

THE TOWNSITE

CHANDLER, ARIZONA

EXHIBIT

PRELIMINARY LANDSCAPE PLAN

EXHIBIT #

L1

DATE: 10.14.2025

CHANDLER arizona
Community of Innovation

City Council Memorandum Development Services Memo No. 26-011

Date: April 09, 2026
To: Mayor and Council
Thru: John M. Pombier, City Manager
Leah Powell, Deputy City Manager
Kevin Mayo, Acting Development Services Director
From: Taylor Manemann, City Planner
Subject: PLH25-0028 The Bower Dobson
Introduction and Tentative Adoption of Ordinance No. 5157
Request: Rezone from Planned Area Development (PAD) for specialty retail to PAD for single-family residential

Preliminary Development Plan (PDP) approval for subdivision layout and housing product for a 23-lot single-family subdivision
Location: Generally located ¼ mile east and south of the southeast corner of Dobson Road and Chandler Boulevard
Applicant: Jon Gillespie, Rose Law Group

Proposed Motion:

Rezoning
Move City Council introduce and tentatively adopt Ordinance No. 5157 approving PLH25-0028 The Bower Dobson, Rezoning from Planned Area Development (PAD) for specialty retail to PAD for single-family residential, generally located ¼ mile east and south of the southeast corner of Dobson Road and Chandler Boulevard, subject to the conditions as recommended by Planning and Zoning Commission.

Preliminary Development Plan
Move City Council approve Preliminary Development Plan PLH25-0028 The Bower Dobson for subdivision layout and housing product for a 23-lot single-family subdivision, generally located ¼ mile east and south of the southeast corner of Dobson Road and Chandler Boulevard, subject to the conditions as recommended by Planning and Zoning Commission.

Background Data:

- Zoned Planned Area Development (PAD) for specialty retail uses in 1986
- Subject site approximately 4.13 acres
- General Plan designates the site as Neighborhoods
- Subject site currently vacant
- Applicant is proposing 23 single-family lots totaling 5.57 du/ac

Surrounding Land Use Data:

North	Medical office, automobile services, and retail; then Chandler Blvd	South	Commonwealth Ave, then single-family residential and multi-family residential
East	Self-storage facility	West	Pennington Dr, then Chandler Elks Lodge and vacant land

General Plan and Area Plan Designations:

	Existing	Proposed
General Plan	Neighborhoods	No Change

Proposed Development

	Single-family Subdivision
Number of Lots	23
Building Setbacks (min)	Front: 10ft to livable and porches from property line 20ft to face of garage from back of sidewalk Sides: 5ft each Rear: 10ft to livable 5ft to patios and accessory structures
Typical Lot Size	3,120 sq ft - 4,894 sq ft 40ft x 78ft
Building Height (max)	30ft (2 stories)
Total Lot Coverage (max)	55%
Proposed Architectural Themes	Four (Desert Contemporary, Spanish Modern, Mid-century Modern, and Modern Prairie)
Number of Floor Plans	Three

Parking Provided	Each lot provides a two-vehicle garage and a driveway with sufficient space for parking two additional vehicles On-street parking is provided on both sides

Review and Recommendation

The proposed development is a 23-lot single-family detached subdivision with a total density of 5.57 du/ac. This density is considered "medium-density residential" under the General Plan. Such density types can be considered for infill parcels in areas located between land uses of different intensities and may be located along arterial roads and adjacent to employment and commercial.

To the north, west, and east, the adjacent properties are primarily commercial in nature, including retail, medical offices, and storage uses. To the south, the land transitions to residential with established single-family residential to the southwest and multi-family residential to the southeast. The proposed single-family subdivision fits well within this setting and serves as a natural land use transition between the commercial corridor along Chandler Boulevard and the existing residential to the south.

The first iterations of the proposal included a private street with parking on only one side. Due to the proposed subdivision consisting of only 23-lots, staff encouraged the applicant to provide a public street to relieve the future homeowners of the financial burden of maintaining the internal road. The applicant was successfully able to rework retention areas to fit a public road constructed to city standards with parking on both sides. The applicant was able to achieve this without having to reduce the number of lots provided in the proposal.

The proposed development offers a "for sale" housing product that will bring more "missing middle" housing options to the market. Arcadia Communities is the developer for The Bower Dobson and is proposing housing product that consists of three floor plans with four different architectural styles including Desert Contemporary, Spanish Modern, Mid-century Modern, and Modern Prairie. Amenities are not required for the site due to its proximity to Maggio Ranch Park.

Staff finds that the proposed single-family subdivision is a compatible land use with the surrounding area and the General Plan Land Use designation. As such, the Planning and Zoning Comission recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on January 29, 2026. In addition to the applicant and planning staff, a total of five (5) neighbors attended the meeting. Attendees initially had concerns regarding additional traffic and privacy concerns related to the 2-story housing product. The applicant provided additional information regarding the quality of site design which includes a public street with parking on both sides. Additionally, the landscape buffer on the south side of the proposal, combined with the width of Commonwealth Ave, will work together to provide separation between the proposed and existing residences.
- As of the writing of this memo, Planning staff is not aware of any opposition.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting March 18, 2026
Motion to Approve

In Favor: 7 Opposed: 0

Recommended Conditions of Approval

Rezoning

Planning and Zoning Commission recommends the City Council approve the Rezoning from PAD for specialty retail to PAD for single-family subdivision, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled “The Bower Dobson” and kept on file in the City of Chandler Planning Division, in File No. PLH25-0028, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by Chandler City Council.

2. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements, and street lighting to achieve conformance with City codes, standard details, and design manuals.

3. The landscaping in all open spaces shall be maintained by the property owner or property owners’ association and shall be maintained at a level

consistent with or better than at the time of planting.

4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

6. Maximum lot coverage shall be 55%.

7. Minimum setbacks shall be as provided below and further detailed in the development booklet:

Front yard setbacks	10ft to livable and porches from property line 20ft to face of garage from back of sidewalk
Side yard setbacks	5ft each
Rear yard setbacks	10ft to livable 5ft to patios and accessory structures

Preliminary Development Plan
Planning and Zoning Commission recommends the City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled “The Bower Dobson” and kept on file in the City of Chandler Planning Division, in File No. PLH25-0028, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by Chandler City Council.

2. The same elevation shall not be built side-by-side or directly across the street from one another.

3. The site shall be maintained in a clean and orderly manner.

4. Landscaping (including for open spaces, rights-of-way, and other street medians) and perimeter walls shall be approved by the Planning

Administrator.

5. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

6. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements and utility pedestals, so as not to create problems with sign visibility or prompt removal of required landscape materials.

7. Each garage shall be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment.

8. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Primary Development Plan shall apply.

Attachments

Ordinance No. 5157
Vicinity Maps
Development Booklet

ORDINANCE NO. 5157

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR SPECIALTY RETAIL TO PAD FOR SINGLE-FAMILY RESIDENTIAL IN CASE PLH25-0028 (THE BOWER DOBSON) LOCATED APPROXIMATELY 1/4 MILE EAST AND SOUTH OF THE SOUTHEAST CORNER OF DOBSON ROAD AND CHANDLER BOULEVARD WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an application for rezoning certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of the time, place, and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to the public hearing; and

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:

EXHIBIT 'A'

Said parcel is hereby rezoned from PAD for specialty retail to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled "The Bower Dobson" and kept on file in the City of Chandler Planning Division, in File No. PLH25-0028, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by Chandler City Council.

2. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements, and street lighting to achieve conformance with City codes, standard details, and design manuals.

3. The landscaping in all open spaces shall be maintained by the property owner or property owners' association and shall be maintained at a level consistent with or better than at the time of planting.

4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

6. Maximum lot coverage shall be 55%.

7. Minimum setbacks shall be as provided below and further detailed in the development booklet:

Front yard setback	• 10 feet to livable and porches from property line • 20 feet to face of garage from back of sidewalk
Side yard setback	• 5 feet each
Rear yard setbacks	• 10 feet to livable • 5 feet to patios and accessory structures

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of

competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2026.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2026.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5157 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2026, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

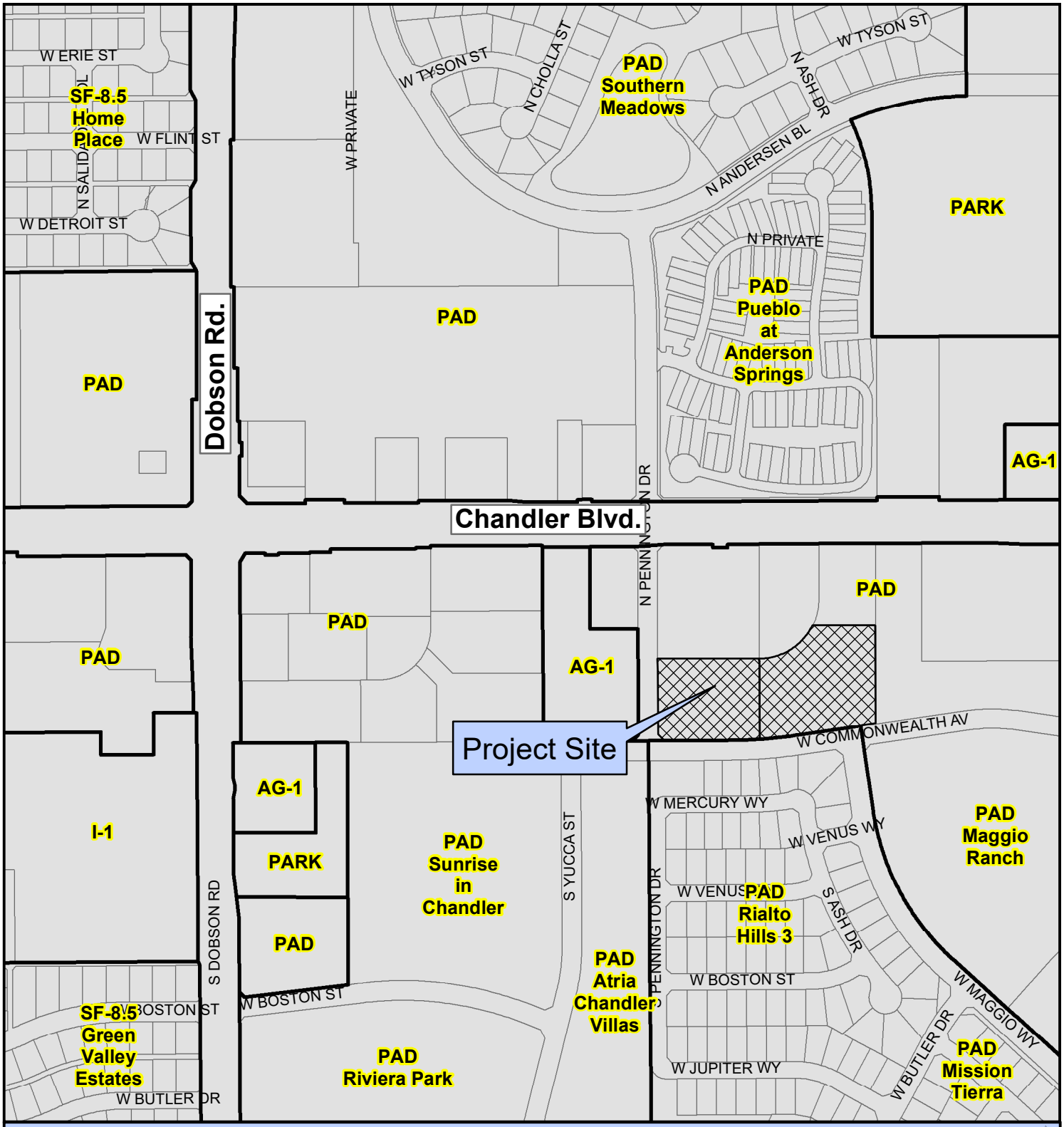
_____
CITY ATTORNEY TA

Published

Exhibit A
Legal Description

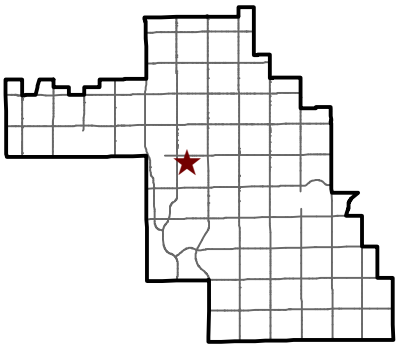
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lots 4 and 5, LOT 1 A, MAGGIO RANCH AMENDED according to Book 357 of Maps, Page 29 records of Maricopa County, Arizona,



PLH25-0028 The Bower Dobson

Proposed Project Details
Rezone from Planned Area Development (PAD) for specialty retail to PAD for single-family residential and Preliminary Development Plan (PDP) approval for subdivision layout and housing product for a 23-lot single-family subdivision



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For more information visit:
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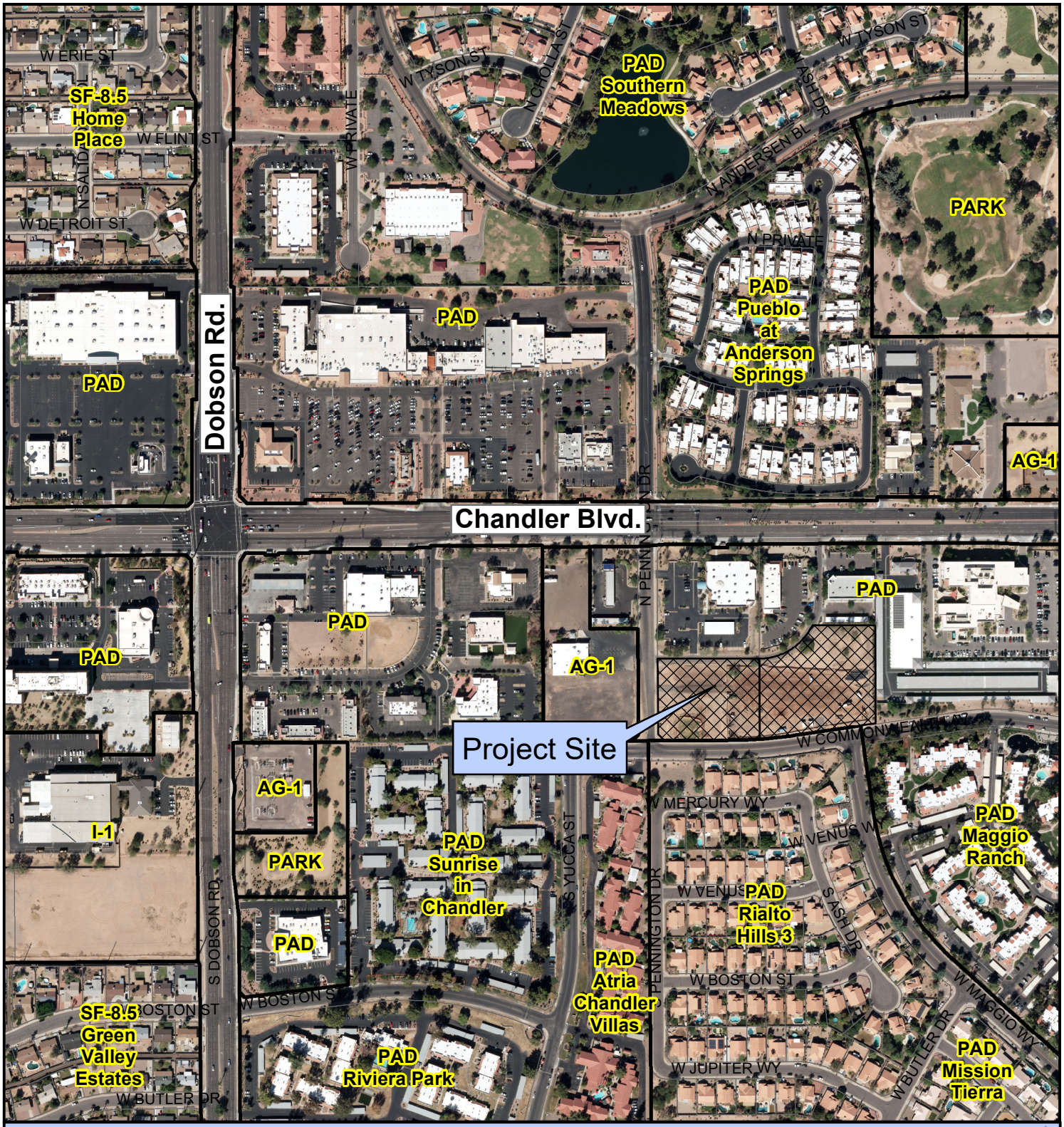

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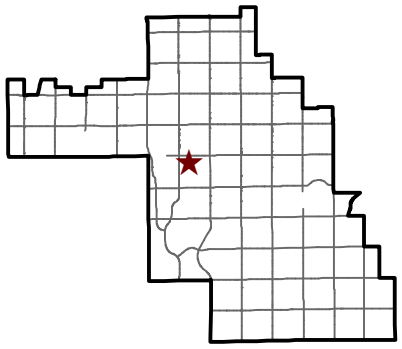

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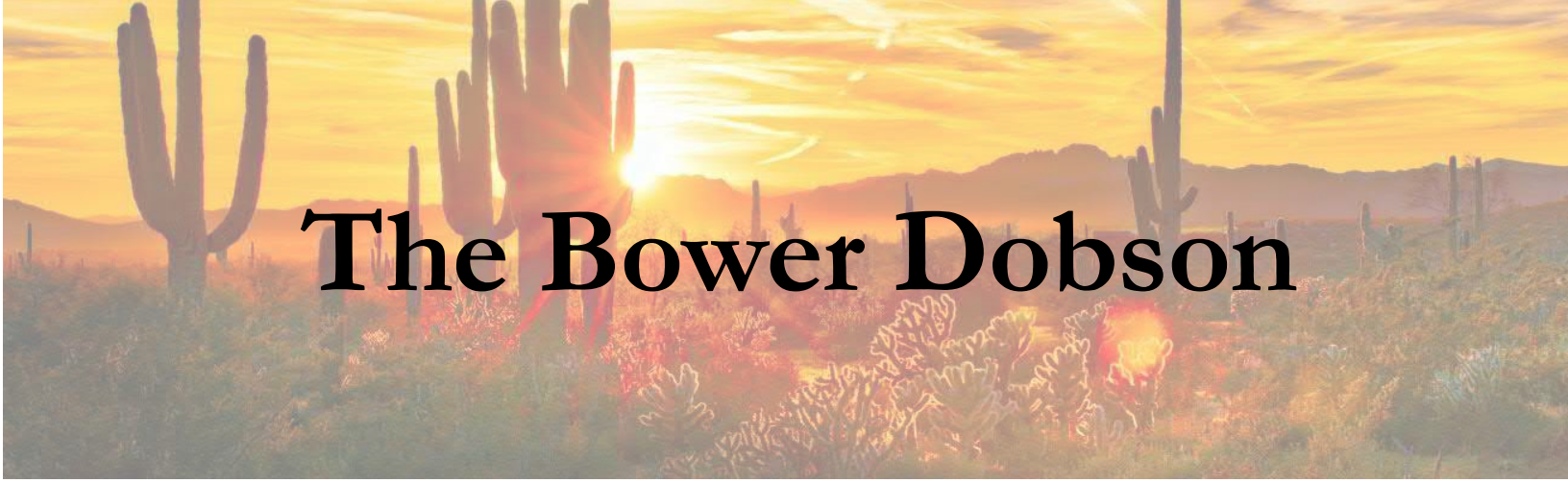

The Bower Dobson

PAD Amendment
& Proposed Development Plan

Case# PLH25-0028

Single Family Residential Community at NEC of Pennington Drive and Commonwealth Street

Submitted to

City of Chandler
January 13, 2026

Project Team

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Project Overview / Introduction

This approximately 4.13-acre vacant infill property is located at the northeast corner of Pennington Drive and Commonwealth Street in the City of Chandler (identified as APNs 303-23-982 and 303-23-983). This application proposes an amendment to the existing PAD and approval of a Preliminary Development Plan (PDP) to allow the development of a 23-lot single-family residential subdivision with detached two-story homes (5.57 dwelling units per gross acre). This community is designed with large perimeter landscaped tracts along the northern and southern edges, with vehicular access being provided from Commonwealth Street.

The property was zoned PAD in 1986 and designated for specialty retail uses such as restaurant, retail, and financial institutions. However, the site has proven to not be viable for commercial development and has most recently been used as a storage yard for construction equipment.

The proposed development aligns with the site's General Plan designation of "Neighborhoods," which allows for a variety of residential housing types and densities.

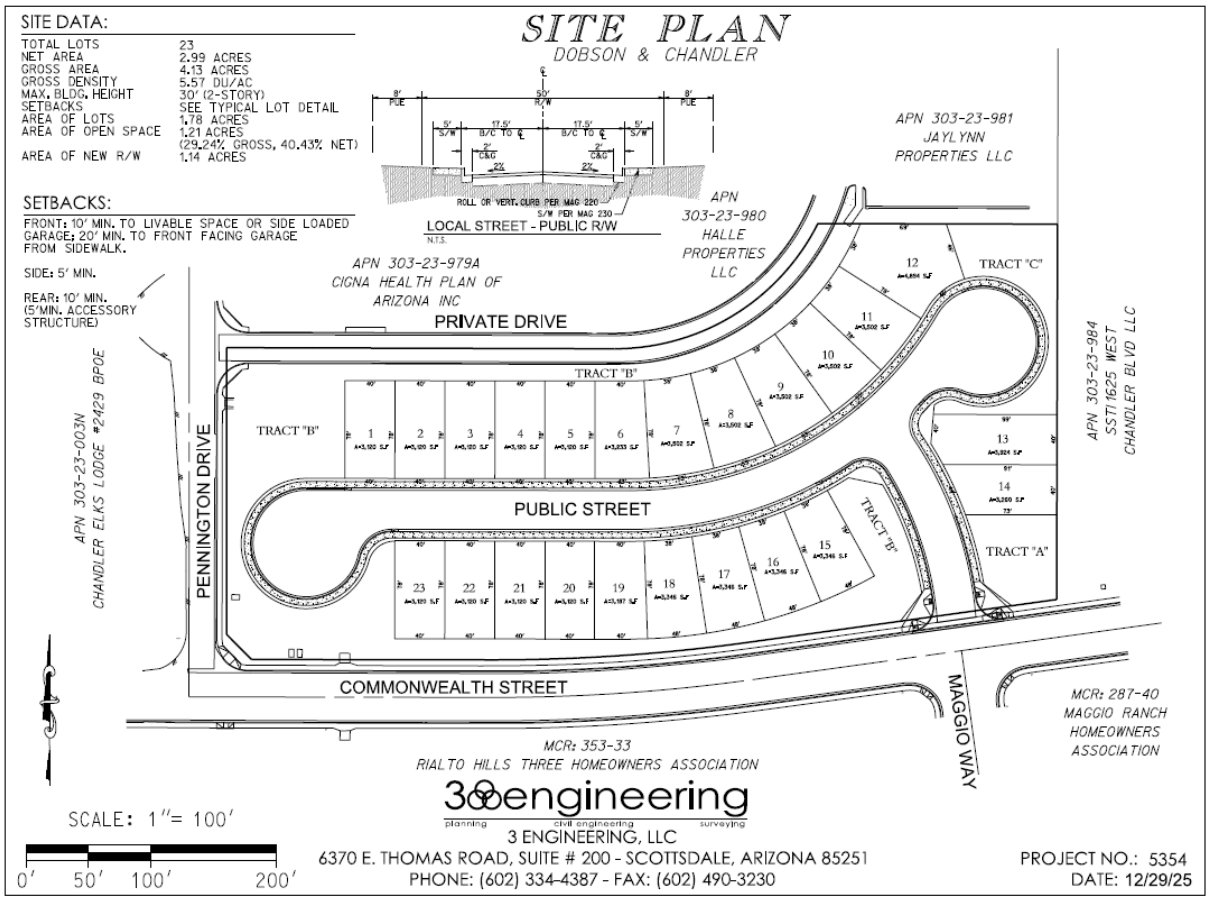
The site's location, shown on Exhibit 1 below, is within an established area of Chandler and its proximity to neighborhood amenities and employment centers make it well-positioned for infill residential development that can contribute to the vitality of the surrounding community.

Exhibit 1: Site Location Map



On the next page is the proposed layout for the community with Maggio Way connecting into a cul-de-sac street that creates a strong sense of cohesion for residents.

Exhibit 2: Conceptual Site Plan



Surrounding Context & Compatibility

The property is located in a diverse, mixed-use area of Chandler and is surrounded by a combination of commercial and residential development. To the north, west, and east, the adjacent properties are primarily commercial in nature, including neighborhood retail, medical offices, and storage uses. These sites are generally zoned PAD to support a flexible mix of commercial activity. To the south, the land transitions to residential use. Directly to the southwest and southeast are established single-family and multifamily residential neighborhoods, also within PAD-zoned districts.

The proposed single-family subdivision fits well within this setting. It serves as a natural land use transition between the active commercial corridor along Chandler Boulevard and the quieter residential neighborhoods to the south. The project reinforces the area's mixed-use character while respecting nearby homes through thoughtful design and appropriate density.

Table 1: Surrounding Zoning and Uses

Direction	Existing Zoning	Existing Use
North	PAD	Office, Discount Tires, Dentist and Beauty shop
South	PAD	Rialto Hills III; Single Family Residential
East	PAD	ExtraSpace Storage
West	AG-1	Elks Lodge

General Plan Conformance

The project site is currently designated as "Neighborhoods" under the Chandler 2026 General Plan, which supports a mix of residential housing types and densities. The proposed 23-lot subdivision, at a density of 5.57 dwelling units per acre, falls well within the intended range for this land use category and complements the surrounding neighborhood fabric. Thus, no amendment to the General Plan is needed.

The existing General Plan land use category encourages reinvestment in underutilized or vacant parcels, especially those within mature areas of the city. Converting this former storage yard into a high-quality single-family community reflects that goal and contributes to Chandler's vision of maintaining vibrant, well-connected neighborhoods and provides diversity in housing opportunities.

The proposed subdivision has been thoughtfully designed with landscaped buffers and point of access to ensure compatibility with surrounding properties. The site's location near existing infrastructure, employment, and community amenities further supports the City's strategy of directing growth to areas that are already well served.

Overall, the proposed development represents a logical and desirable use of the property that aligns with the City's land use policies and long-term planning goals.

PAD Zoning & Permitted Uses

The site will be developed as a detached single-family residential community in alignment with the intent of the SF-8.5 Zoning District (Urban Single-Family Residential) except for the tailoring of certain development standards through the PAD which is provided to suit the unique characteristics of the site.

Permitted Uses

1. Single-family dwellings
2. One (1) accessory building, in accordance with Article XXII, section 35-2202
3. Home occupations as defined in accordance with Article XXII, section 35-2215.
4. Storage shed, in accordance with Article XXII, section 35-2203

5. Signs in accordance with the Chandler Sign Code [Chapter 39]
6. Fences, walls, and landscape screens not exceeding seven (7) feet in height adjacent or contiguous to rear and side yard lines and not to exceed three (3) feet in height adjacent or contiguous to the front yard lines
7. Swimming pools, private, in accordance with Article XXII, section 35-2205
8. Accessory dwelling units, in accordance with Article XXII, section 35-2202.2

PAD Development Standards

The proposed PAD establishes development standards with minor deviations from the City's base SF-8.5 zoning district to better accommodate the site's infill context, provide a range of architectural styles, and promote an efficient yet high-quality single-family neighborhood layout.

The PAD allows for reduced lot widths and modified setbacks while maintaining overall compatibility with surrounding development and meeting the intent of the City's residential design guidelines. Table 2 below describes the proposed development standards with deviations from the SF-8.5 provided in bold.

Table 2: Proposed Development Standards

Development Standard	SF-8.5	Proposed with PAD
Minimum Lot Size	8,500sf	**3,120sf**
Minimum Lot Width	70ft	**40ft**
Minimum Lot Depth	121ft	**80ft**
Maximum Height	30ft	30ft (2 stories)
Front setback	Same as AG-1 Range from 20-50ft	10ft to building from the property line 20ft from back of sidewalk to face of garage
Rear setback	10ft	10ft (to primary building) 5ft to rear patio/accessory structure
Side setback (Interior Lots)	5ft and 10ft (15ft total between both side yards)	**5ft (10ft total between both side yards)**
Side setback (Corner Lots)	5ft interior; street side shall be ½ as required for the front yard setback	**No Lots Designated as Corner Lots**

Maximum Lot Coverage	40%	**55% (inclusive of covered patio/porch)**

While these standards establish the minimum requirements, the site plan is intentionally designed with a variety of home styles, entry configurations, and architectural features that result in deeper setbacks and greater separation on many lots. This variation enhances visual interest, improves curb appeal, and meets the City's expectations for four-sided architecture and neighborhood character.

These deviations are necessary to allow a more compact lot configuration appropriate for infill development while still providing functional yards, privacy, and quality design throughout the community.

Design Features

The community will incorporate a variety of architectural styles to ensure visual interest and compatibility with surrounding development. Styles include Desert Contemporary, Modern Spanish, Mid-Century Modern, and Modern Prairie. Each style is delivered with three plan options creating a total of 12 building options for this 23-lot community. Ranging in size from 1,807 square feet to 2,214 square feet, each home design offers 3-4 bedrooms in a 2-story configuration. Enhanced design treatments will be used on corner lots, including deeper setbacks and additional landscaping. All homes will feature four-sided architecture and consistent streetscape elements. Landscaped entry features and open space areas will contribute to a cohesive and high-quality neighborhood environment. Each architectural style brings its own hallmark features, contributing to a visually rich yet cohesive community identity:

- **Desert Contemporary** homes embrace the local environment through natural materials and muted earth tones. Hip roofs, stucco and stone facades.

- **Spanish Modern** architecture adds warmth and elegance through stucco finish, vertical siding accents, contemporary interpretations of classic clay roof forms and prominent stone features.

- **Mid-century Modern** designs showcase clean lines, 'wood' tile accents and stacked brick elements.

- **Modern Prairie** elevations emphasize strong horizontal lines, hip roofs, wide eaves, and low-slung rooflines, evoking a sense of stability and harmony with the land.

Together, these styles create an inviting, forward-looking neighborhood that feels rooted in place. The development enhances Chandler's existing fabric by reflecting its appreciation for innovation & architectural diversity. With homes designed for today's lifestyles but inspired by the region's history and natural beauty, this community will stand as a thoughtful, enduring addition to Chandler's evolving landscape.

Exhibit 3: Conceptual Elevations



elevationA - DESERT CONTEMPORARY



elevationB - MODERN SPANISH



elevationC - MID-CENTURY MODERN



elevationD - MODERN PRAIRIE



Preliminary Development Plan (PDP)

The Preliminary Development Plan (PDP) establishes the development framework and site design standards for the proposed 23-lot single-family subdivision. While the exhibits are conceptual in nature, they illustrate the intended character, quality, and functionality of the neighborhood and will serve as the basis for detailed site and building review during the permitting process.

All future plans for the site will be consistent with the general intent of the approved site plan and architectural guidelines submitted with this application. Final building elevations and landscape plans will be reviewed administratively by City planning staff to ensure compliance with the PAD and PDP.

Site Layout

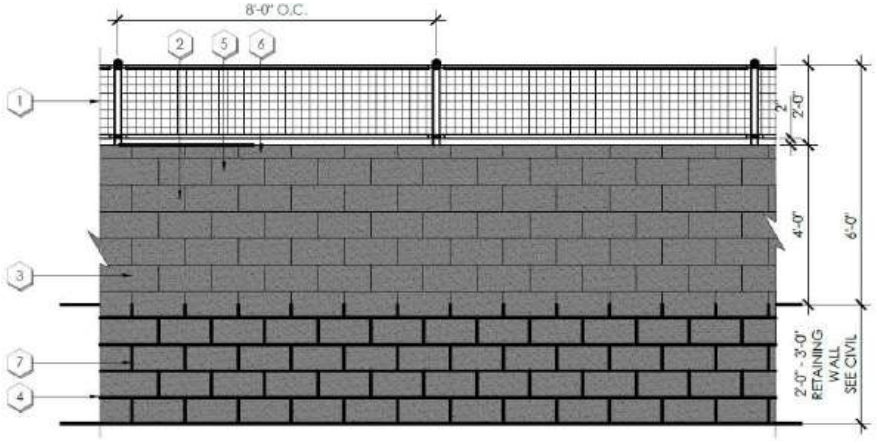
The subdivision is designed with an internal public street providing access directly from Commonwealth Street. The site plan incorporates perimeter landscape buffers along the boundaries, contributing to an appropriate transition between adjacent commercial and residential uses.

The lots are arranged in a conventional configuration to maximize functionality, ensure adequate separation between homes, and create a cohesive neighborhood layout. Open space tracts are strategically placed within the community to soften the street grid and offer visual relief and recreational opportunities.

Walls and Fencing

The community is designed as a small infill neighborhood with open access (not gated). A 6 foot theme wall will enclose residential lots consisting of undulating concrete block. A partial view wall will enclose retention areas. Retaining walls will be utilized in retention basins and a 4-foot retaining wall height is proposed in limited locations where additional wall is not provided on top of the retaining wall.

Exhibit 4: View Wall depiction



All of the walls will comply with the City's code requirements except for the following deviations:

Lot 1 western boundary:
2-3-ft retaining wall
4-5-ft block wall
2-ft view fence
(Maximum 9-ft on basin side and 7-ft on lot side)

Lot 12 northern and eastern boundary:
2-3-ft retaining wall
4-5-ft block wall
2-ft view fence
(Maximum 9-ft on basin side, 7-ft on commercial side, and 7-ft on lot side)

Vehicular Access and Circulation

Primary vehicular access into this community will be provided from Commonwealth Street aligned with Maggio Way immediately south. The entrance is designed with 2 large landscaped areas on either side of the street to provide an enhanced sense of arrival. The internal circulation system is designed to be efficient and neighborhood-scaled, with reduced speeds and clear visibility throughout. Emergency vehicle access and refuse collection routes will be accommodated per City standards.

The design maintains full access for public services and integrates well with surrounding infrastructure. The layout provides 2 cul-de-sacs designed for sufficient refuse turnaround capacity.

Pedestrian Connectivity

The PDP includes sidewalks on both sides of the street with additional pathways integrating the neighborhood, allowing safe and convenient pedestrian access to open space areas and connections to the surrounding community and the public park to the south.

Open Space and Amenities

Several usable common open space tracts have been distributed across the site to support neighborhood livability and meet City requirements. These areas will include landscaping, bench or wall seating, shade trees, and dog waste disposal stations. The site also includes sufficient 3:1 slope retention basins to ensure adequate stormwater retention on site. The open space tracts surround the homes and provide landscaped buffers between the future homes and the public streets to the west and south and the private street within the adjacent commercial to the north. Open Space tracts will be owned and managed by the community.

Maggio Ranch Park is located 0.3 miles south of this neighborhood that residents can easily walk to for recreation. The entire site layout is designed with 1.21 acres or 40.43% net common open space which will provide a pleasant visual appearance to passersby.

Landscape Design and Theme

The landscape design for this community emphasizes privacy, shade, and sustainability, using plant material and layout strategies that are well-suited to Arizona's desert climate. The streetscape and open space areas will feature a layered palette of trees, shrubs, and groundcover to soften views, provide privacy between homes, and reduce the visual scale of buildings from the street.

Native and low-water-use species will be prioritized throughout the site to promote long-term sustainability, reduce irrigation demands, and create a landscape that reflects the regional setting. Tree placement will focus on providing meaningful shade over walkways, driveways, and yard areas to reduce heat retention and improve comfort for residents and pedestrians. Buffer landscaping along the perimeter will provide screening from adjacent commercial uses while reinforcing a green, walkable edge to the community.

Homes with reduced setbacks will be balanced by landscape treatments that maintain privacy through strategic planting, including trees and tall shrubs between units and in side yard areas. Common areas and amenity spaces will incorporate shade trees and flowering native species to create inviting outdoor environments with year-round color and texture.

Final landscape plans will meet or exceed City of Chandler standards and reflect a consistent, cohesive neighborhood theme based on high-quality, desert-adapted materials.

Exhibit 5: Conceptual Landscape Plan



Conclusion

This amendment will allow for the development of an underutilized and challenging infill site with

an additional housing product for the City of Chandler. The site has sat vacant, used as a construction yard storage site, for many years and approval of this amendment will bring a fresh new housing community to this area. The Bower Dobson development is designed to complement the character of the surrounding community while introducing a fresh, elevated architectural vision.

LEGAL DESCRIPTION
FOR
Dobson & Chandler

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lots 4 and 5, LOT 1 A, MAGGIO RANCH AMENDED according to Book 357 of Maps, Page 29 records of Maricopa County, Arizona,



3engineering
planning civil engineering surveying
6370 E. Thomas Road, Suite #200, Scottsdale, Arizona 85251
Phone (602) 334-4387 · Fax (602) 490-3230 · www.3engineering.com
3 engineering job # 5354 · Date: June 17, 2025

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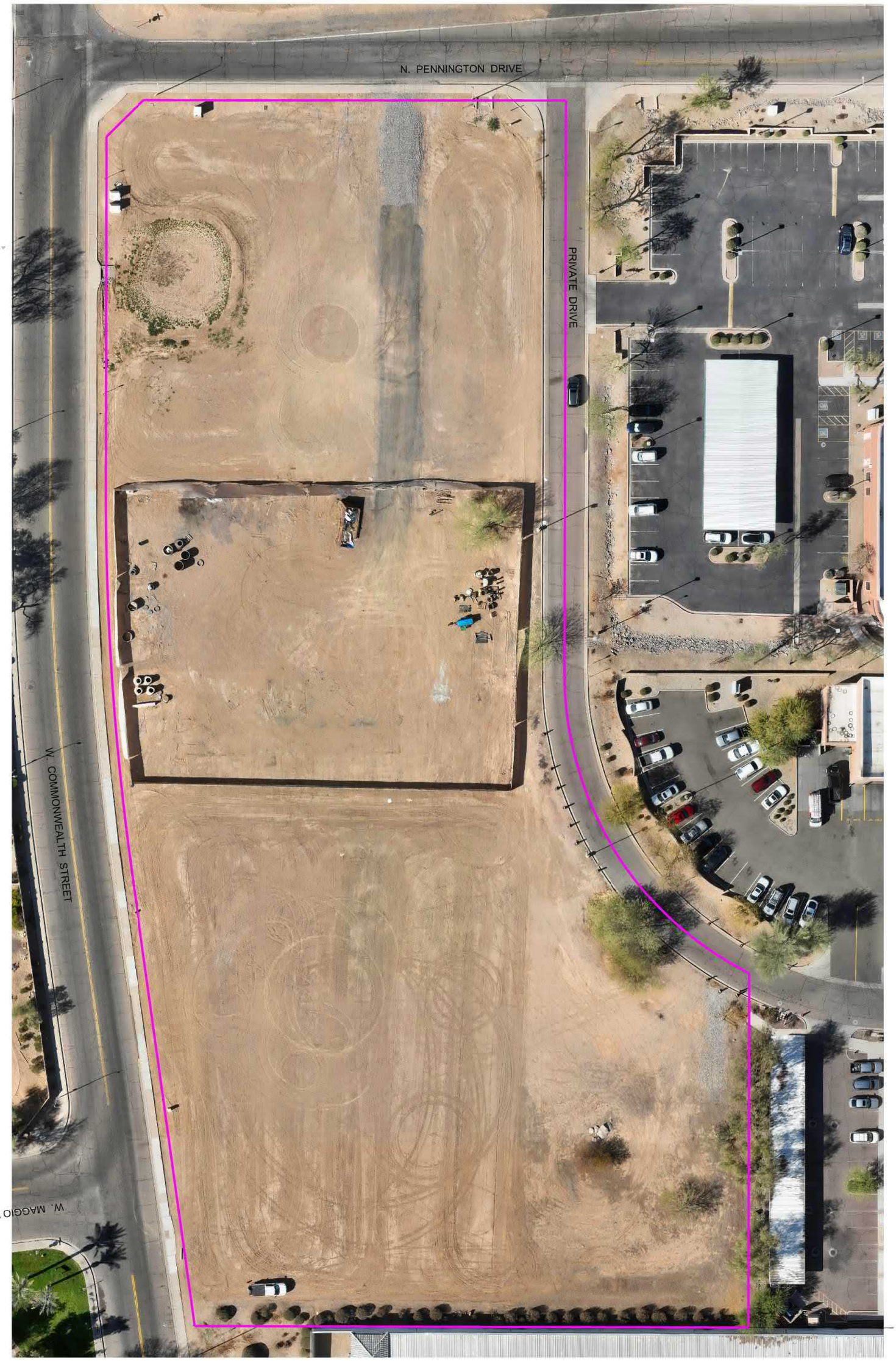


1"=50

DOBSON & CHANDLER

AERIAL MAP

3 engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD, SUITE # 200 - SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387 - FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE:	PROJECT NO.
5/2/25	5354

SITE PLAN

DOBSON & CHANDLER

SITE DATA:

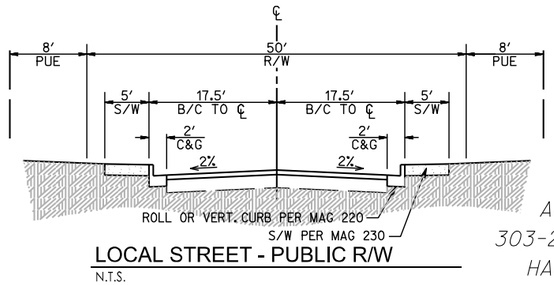
TOTAL LOTS	23
NET AREA	2.99 ACRES
GROSS AREA	4.13 ACRES
GROSS DENSITY	5.57 DU/AC
MAX. BLDG. HEIGHT	30' (2-STORY)
SETBACKS	SEE TYPICAL LOT DETAIL
AREA OF LOTS	1.78 ACRES
AREA OF OPEN SPACE	1.21 ACRES (29.24% GROSS, 40.43% NET)
AREA OF NEW R/W	1.14 ACRES

SETBACKS:

FRONT: 10' MIN. TO LIVABLE SPACE OR SIDE LOADED GARAGE; 20' MIN. TO FRONT FACING GARAGE FROM SIDEWALK.

SIDE: 5' MIN.

REAR: 10' MIN. (5'MIN. ACCESSORY STRUCTURE)



LOCAL STREET - PUBLIC R/W

N.T.S.

SCALE: 1"= 100'

0' 50' 100' 200'

3 engineering
planning civil engineering surveying

3 ENGINEERING, LLC

6370 E. THOMAS ROAD, SUITE # 200 - SCOTTSDALE, ARIZONA 85251

PHONE: (602) 334-4387 - FAX: (602) 490-3230

PROJECT NO.: 5354

DATE: 12/29/25

SUBDIVISION - PENNINGTON & COMMONWEALTH

project consultants

owner:
ARCADIA CAPITAL LLC
7600 E DOUBLETREE RANCH ROAD, SUITE 220
SCOTTSDALE, ARIZONA
CONTACT: CHRIS BROWN
PHONE: 602.478.0662
EMAIL: cbrown@acadiacapitallic.com

civil engineer:
3 ENGINEERING
6370 EAST THOMAS ROAD
SCOTTSDALE, ARIZONA 85251
CONTACT: MATT MANCINI
PHONE: 602.334.4387
EMAIL: matt@3engineering.com

landscape architecture:
DESIGN ETHIC, LLC
7525 EAST 6th AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaul@designethic.net

site data

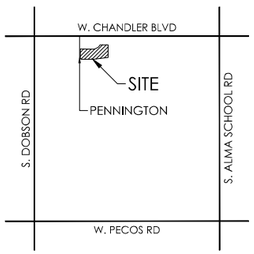
NET AREA:	4.13 AC.
GROSS AREA:	4.13 AC.
PROPOSED LOTS:	23
LANDSCAPE AREA PROVIDED:	55,264 S.F.

sheet index

SHEET	TITLE
L0.01	COVER SHEET & NOTES
L2.00	OVERALL PLANTING PLAN
L2.01 - L2.02	PLANTING PLAN
L4.01 - L4.02	WALL PLAN & DETAILS
L5.01	AMENITIES PLAN & DETAILS

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF THE PUBLIC STREET CURB.

REGISTERED LANDSCAPE ARCHITECT — DATE: 01.12.2026



vicinity map — NORTH — not to scale

city of chandler notes

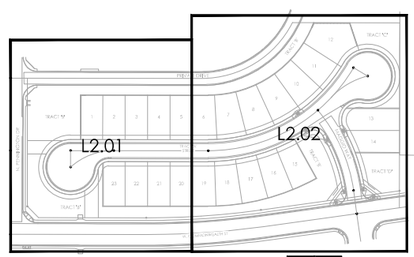
1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. NO OBSTRUCTIONS TO VIEW SHALL BE ERECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6' CURB ELEVATION. ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".
3. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY.ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
4. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
5. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.SEE SECTION 1902 (6)(H).
6. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'. SEE SECTION 1903(6)(C)(4).
7. ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH, ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(11), ZONING CODE.
8. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS-WAYS.SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, PIV, OR FDC. SEE SECTION 1903(6)(J)(1), ZONING CODE.)
9. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR IN COMPLIANCE WITH THE ZONING CODE.SEE SECTION 1903(6)(H), ZONING CODE.
10. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED AND/OR CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
11. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
12. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

landscape area data sheet

PLANT QUANTITIES	REQUIRED	PROVIDED
SINGLE-FAMILY COMMON OPEN SPACE		
OPEN SPACE SQUARE FEET: 16,633 L.F.		
TREES: 1 PER 1000 S.F.	27 TREES	36 TREES
SHRUB: 6 PER 1000 S.F.	160 SHRUBS	418 SHRUBS
% TOTAL COVERAGE OF SHRUBS AND GROUND COVER (50% MIN AT MATURITY)	50 %	53.32 %
STREET FRONTAGE LANDSCAPE		
LANDSCAPED AREA ALONG SINGLE FAMILY & COLLECTOR STREET R.O.W		
FRONTAGE LINEAR FEET = 1,344 L.F.		
TREES: 1 PER 30 L.F.	45 TREES	51 TREES
SHRUB: 6 PER 30 L.F.	269 SHRUBS	649 SHRUBS
36 BOX - 50%:	22	22
24 BOX - 50%:	23	28
% TOTAL COVERAGE OF SHRUBS AND GROUND COVER (50% MIN AT MATURITY)	50 %	50.05 %

project site data

TOTAL SITE AREA (CONSTRUCTION LIMITS):	179,859 S.F. (4.13 AC)
TOTAL LANDSCAPE AREA:	54,522 S.F. / 179,859 S.F. = 30.3 %
TOTAL TURF AREA:	0 S.F. / 179,859 S.F. = 0.0 %
SHRUBS / GROUND COVERS:	25,111 S.F. / 179,859 S.F. = 14.0 %
INORGANIC / GRANITE:	52,980 S.F. / 179,859 S.F. = 29.4 %



key map — NORTH — not to scale

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251
480.225.7077

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

PROJECT: DOBSON & CHANDLER SUBDIVISION
N. PENNINGTON DR & W. COMMONWEALTH DR
CHANDLER, ARIZONA

SHEET TITLE: COVER SHEET & NOTES

JOB NO:	25-047
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	01.12.2026
REVISED:	

SHEET
L0.01
1 of 7



DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251
480.225.7077

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'-0"

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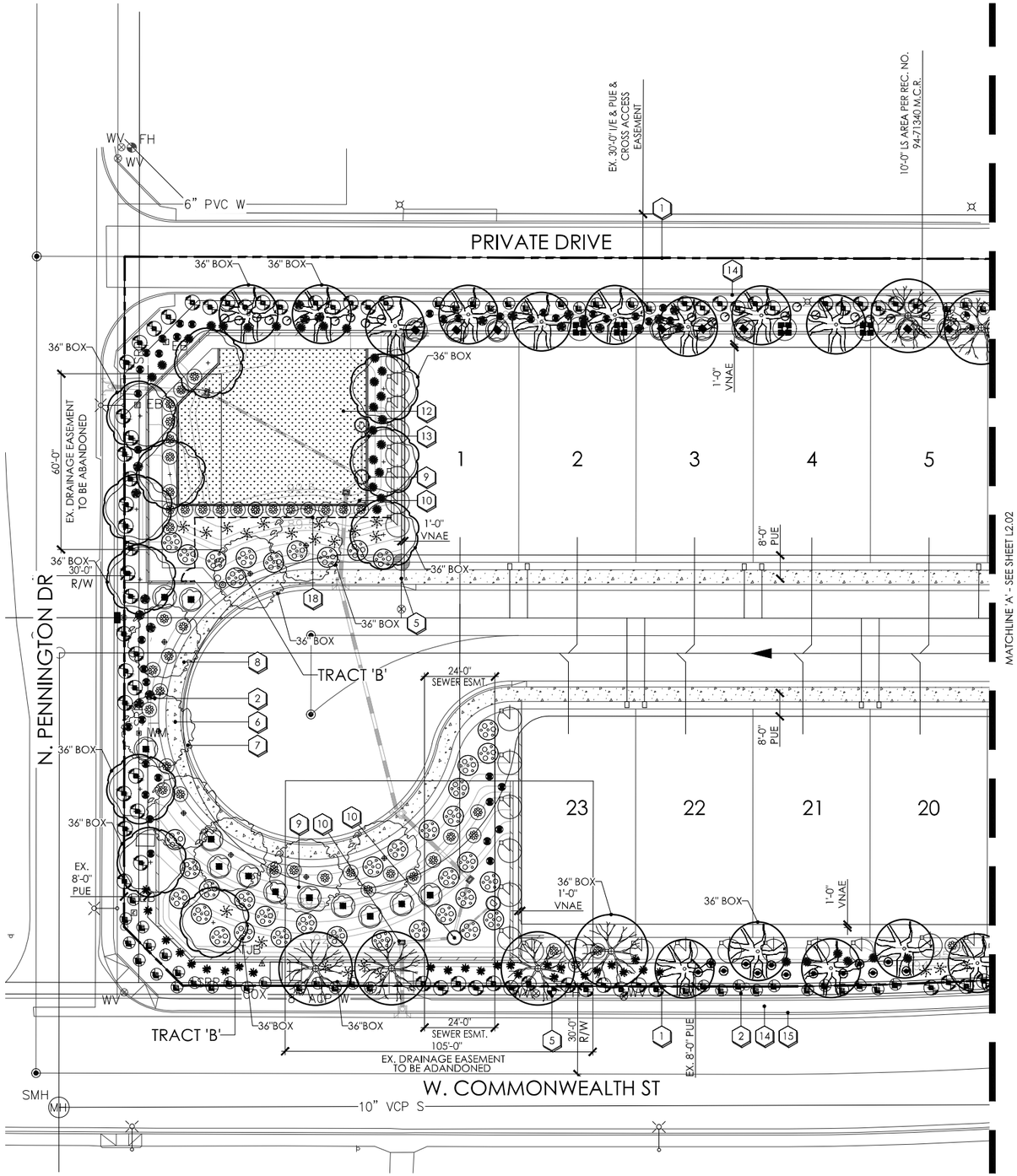
ARIZONA811
Call 811 or click Arizona811.com

PROJECT:
DOBSON & CHANDLER SUBDIVSION
N. PENNINGTON DR & W. COMMONWEALTH DR
CHANDLER, ARIZONA

SHEET TITLE:
OVERALL PLANTING PLAN

JOB NO:	25-047
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	01.12.2026
REVISED:	

SHEET
L2.00

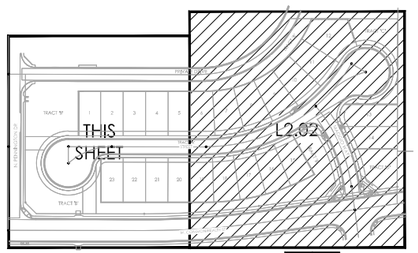


plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(5 @ 1.0 GPH)	24" BOX 36" BOX	25 7	7.0H., 2.5W., 1.0 CAL. 9.0H., 4.0W., 1.75 CAL. STAKE IN PLACE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	(5 @ 1.0 GPH)	24" BOX 36" BOX	7 7	7.0H., 3.0W., 1.0 CAL. 10.0H., 5.0W., 1.75 CAL. STAKE IN PLACE
	TIPUANA TIPU TIPU TREE	(6 @ 2.0 GPH)	24" BOX 36" BOX	10 4	7.0H., 3.0W., 1.0 CAL. 9.0H., 5.0W., 1.75 CAL. STAKE IN PLACE
	ULMUS PARVIFOLIA EVERGREEN ELM	(6 @ 2.0 GPH)	24" BOX 36" BOX	13 4	7.0H., 3.0W., 1.0 CAL. 10.0H., 6.0W., 1.75 CAL. STAKE IN PLACE
shrubs					
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	71	
	DODONAEA VISCOSA HOPSEED BUSH	(1 @ 1.0 GPH)	5 GAL.	20	
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	32	
	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	12	
	RUELLIA BRITTONIANA MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	42	
	RUSSELIA EQUISETIFORMIS CORAL FOUNTAIN	(1 @ 1.0 GPH)	5 GAL.	68	
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	24	
	TECOMA STANS 'GOLD STAR' 'GOLD STAR' YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	45	
accents					
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	63	
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	28	
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	54	
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	122	
	MUHLENBERGIA CAPILLARIS 'PINK MUHLY' REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	30	
	YUCCA PALLIDA PALE LEAF YUCCA	(1 @ 1.0 GPH)	5 GAL.	32	
groundcovers					
	ACACIA REDOLENS DESERT CARPET	(1 @ 1.0 GPH)	1 GAL.	61	
	EREMOPHILA HYGROPHANA 'BLUE BELLS' EMU	(1 @ 1.0 GPH)	1 GAL.	96	
	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	1 GAL.	201	
	SPHAGNETICOLA TRILOBATA YELLOW DOT	(1 @ 1.0 GPH)	1 GAL.	28	
12	TURF - HYBRID BERMUDA - SOD			3,233 S.F.	
inerts					
2	DECOMPOSED GRANITE ROCK PROS - CARMEL		3/4" SCREENED	46,961 S.F.	2" MINIMUM DEPTH IN ALL PLANTERS
13	CONCRETE HEADER EXTRUDED CONCRETE		6" x 6"	179 L.F.	

planting key notes

1. PROPERTY LINE / RIGHT OF WAY LINE.
2. DECOMPOSED GRANITE IN ALL PLANTING AREAS.
3. SIGHT VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES.
4. ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
5. FIRE HYDRANT - 3'-0" CLEAR OF ALL PLANT MATERIAL.
6. SIDEWALK. SEE CIVIL ENG. PLANS.
7. CURB. SEE CIVIL ENG. PLANS.
8. P.U.E. SEE CIVIL ENG. PLANS.
9. STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
10. DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
11. STREET LIGHT. SEE CIVIL ENG. PLANS.
12. BERMUDA TURF
13. 6"X6" CONCRETE HEADER
14. EXISTING SIDEWALK.
15. EXISTING CURB.
16. CLUSTER MAILBOX LOCATION
SEE SHEET L4.01 - DETAIL 'B'
17. CMU BENCH SEAT
SEE SHEET L5.01 - DETAIL 'B'
18. WROUGHT IRON FENCE WITH VIEW GATE.
SEE SHEET L4.02 - DETAIL 'E'



key map

not to scale

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251
480.225.7077

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER J. WINTER
ARIZONA, U.S.A.

NORTH

0' 20' 40' 60'

SCALE: 1" = 20'-0"

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

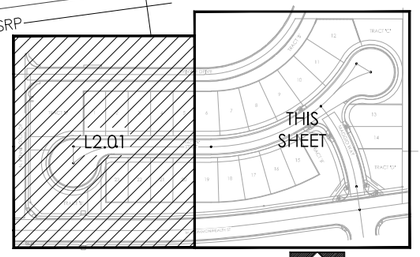
PROJECT:
DOBSON & CHANDLER SUBDIVSION
N. PENNINGTON DR & W. COMMONWEALTH DR
CHANDLER, ARIZONA

SHEET TITLE:
PLANTING PLAN

JOB NO:	25-047
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	01.12.2026
REVISED:	

SHEET
L2.01
3 of 7





key map

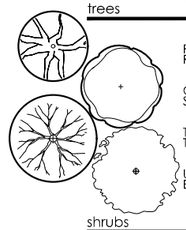
NORTH

not to scale

plant legend

botanical name
common name

trees



- PISTACIA X. RED PUSH — RED PUSH PISTACHE
- QUERCUS VIRGINIANA — SOUTHERN LIVE OAK
- TIPUANA TIPU — TIPU TREE
- ULMUS PARVIFOLIA — EVERGREEN ELM

shrubs

- BOUGAINVILLEA 'TORCH GLOW' — TORCH GLOW BOUGAINVILLEA
- DODONAEA VISCOSA — HOPSEED BUSH
- LEUCOPHYLLUM CANDIDUM — THUNDER CLOUD
- LEUCOPHYLLUM FRUTESCENS — GREEN CLOUD SAGE
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accents

- ASCLEPIAS SUBULATA — DESERT MILKWEED
- DASYLIRION WHEELERI — DESERT SPOON
- HESPERALOE FUNIFERA — GIANT HESPERALOE
- HESPERALOE PARVIFLORA — RED YUCCA
- MUHLENBERGIA CAPILLARIS 'PINK MUHLY' — REGAL MIST
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groundcovers

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- SPHAGNETICOLA TRILOBATA — YELLOW DOT
- 12 TURF - HYBRID BERMUDA - SOD

inerts

- 2 DECOMPOSED GRANITE — ROCK PROS - CARMEL
- 13 CONCRETE HEADER — EXTRUDED CONCRETE

planting key notes

1. PROPERTY LINE / RIGHT OF WAY LINE.
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6. SIDEWALK. SEE CIVIL ENG. PLANS.
7. CURB. SEE CIVIL ENG. PLANS.
8. P.U.E. SEE CIVIL ENG. PLANS.
9. STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
10. DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
11. STREET LIGHT. SEE CIVIL ENG. PLANS.
12. BERMUDA TURF
13. 6"X6" CONCRETE HEADER
14. EXISTING SIDEWALK.
15. EXISTING CURB.
16. CLUSTER MAILBOX LOCATION SEE SHEET L4.01 - DETAIL 'B'
17. CMU BENCH SEAT SEE SHEET L5.01 - DETAIL 'B'
18. WROUGHT IRON FENCE WITH VIEW GATE. SEE SHEET L4.02 - DETAIL 'E'

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251
480.225.7077

REGISTERED LANDSCAPE ARCHITECT — BRIAN D. PAUL — 58251 — ARIZONA, U.S.A.

NORTH

0' 20' 40' 60'

SCALE: 1" = 20'-0"

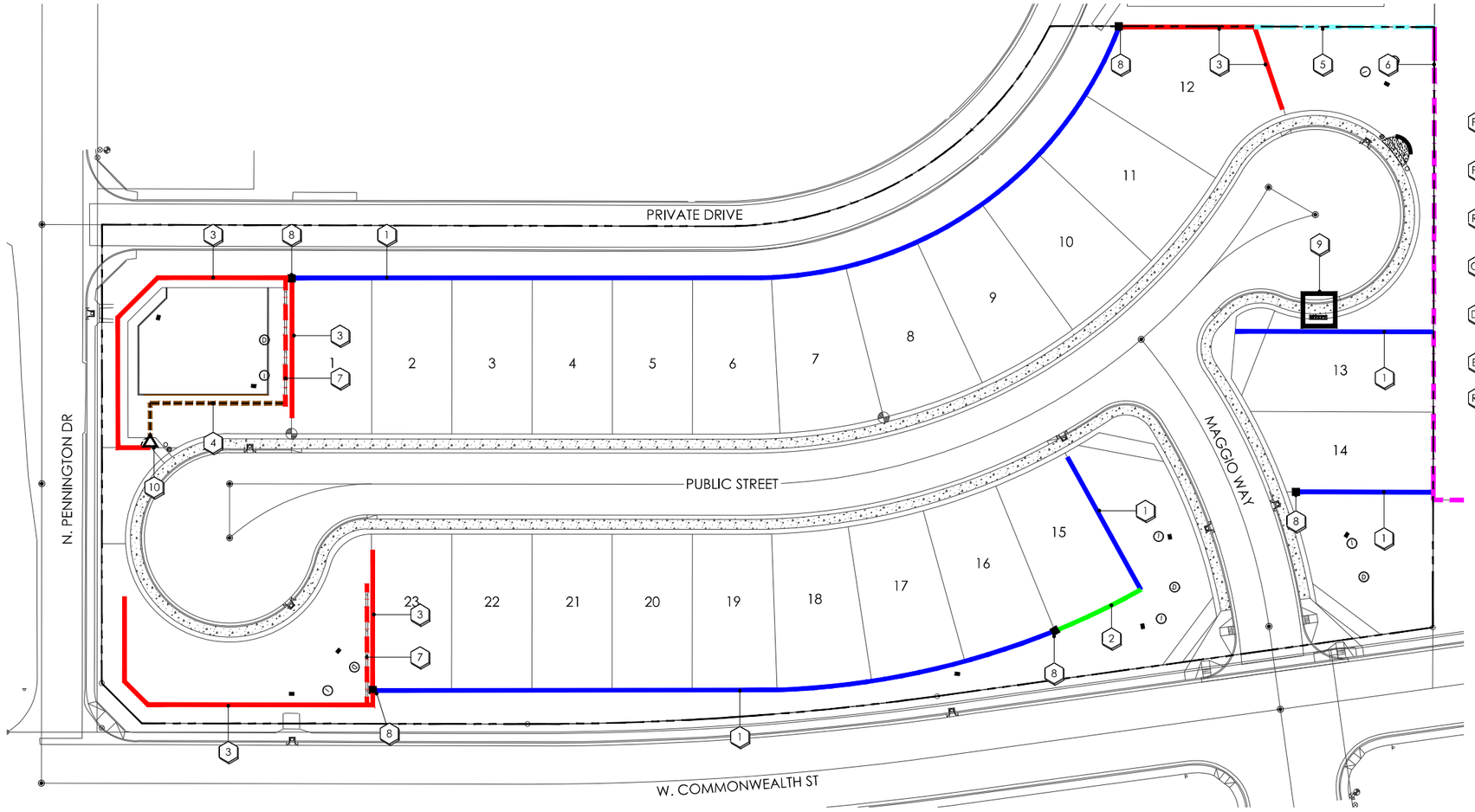
Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

PROJECT:
DOBSON & CHANDLER SUBDIVISION
N. PENNINGTON DR & W. COMMONWEALTH DR
CHANDLER, ARIZONA

SHEET TITLE:
PLANTING PLAN

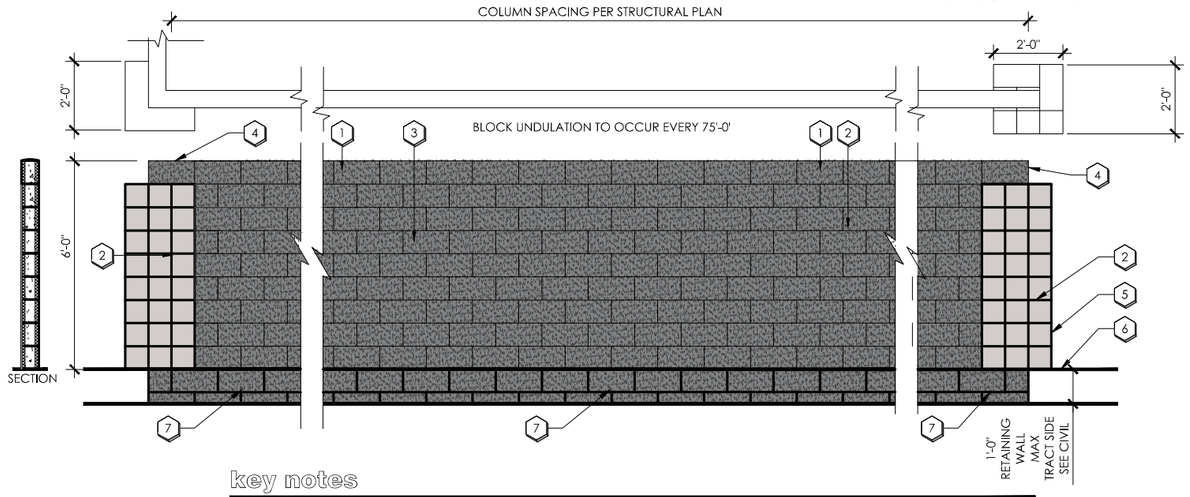
JOB NO:	25-047
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	01.12.2026
REVISED:	

SHEET
L2.02
4 of 7



wall key notes

- P1 — 1 — 6' HIGH PERIMETER THEME WALL. SEE SHEET L4.01, DETAIL 'A'. 1,050 L.F. TOTAL
- P2 — 2 — 6' HIGH ENTRY WALL. SEE SHEET L4.02, DETAIL 'C'. 24 L.F. TOTAL
- R1 — 3 — 7' HIGH PERIMETER OVER 2' RETAINING WALL. SEE SHEET L4.02, DETAIL 'D'. 601 L.F. TOTAL
- C1 — 4 — 6'-0" HIGH WROUGHT IRON FENCE W/ VIEW GATE. SEE SHEET L4.02, DETAILS 'E'. QUANTITY: 85 L.F.
- D1 — 5 — 6'-0" HIGH 4" X 8" X 16" DOOLEY BLOCK WALLS WITH 'H' PILASTERS. QUANTITY: 90 L.F.
- E1 — 6 — 6'-0" HIGH EXISTING WALL
- R2 — 7 — 3'-0" - 4'-0" RETAINING WALL. SEE CIVIL.
- 8 — 2'-0" x 2'-0" WALL PILASTER WITH PRECAST CONCRETE CAP. SEE SHEET L4.02, DETAIL 'A' QUANTITY: 5
- 9 — PROPOSED CLUSTER MAILBOX LOCATION SHEET L4.01 SEE DETAIL 'B'
- 10 — PROPOSED PEDESTRIAN GATE. SEE SHEET L4.02, DETAILS 'E'.



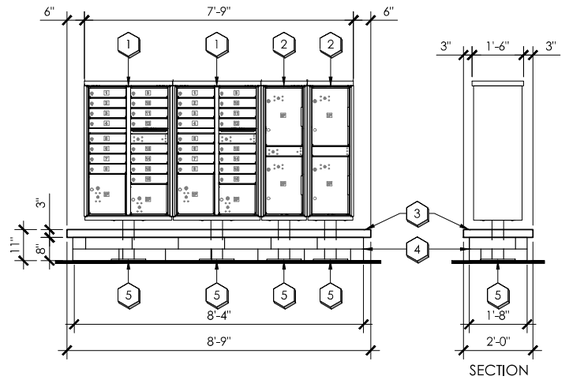
key notes

1. ROUNDED MORTAR CAP COLOR: STORM CLOUD - DE6123
2. 8" X 8" X 16" SCORED CMU BLOCK COLOR: NATURAL GREY
3. 6" x 8" x 16" SPLIT FACE CMU BLOCK COLOR: STORM CLOUD - DE6123
4. TOP COURSE OF THEME WALL TO EXTEND ON TOP OF COLUMN.
5. 8" x 8" x 16" CMU BLOCK COLUMN
6. FINISH GRADE
7. 1'-0" TALL (MAX) RETAINING WALL. TRACT SIDE, SEE CIVIL COLOR: STORM CLOUD - DE6123

A 6'-0" PERIMETER THEME WALL ELEVATION

SCALE: 1/2" = 1'-0"

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. STRUCTURAL DETAILS PROVIDED BY OTHERS UNDER SEPARATE PERMIT



key notes

1. SALSBURY CLUSTER BOX UNIT 3316SAN-U 16 DOORS & 2 PARCEL LOCKERS IN SANDSTONE WITH USPS ACCESS – TYPE III
2. SALSBURY OUTDOOR PARCEL LOCKER WITH USPS ACCESS – TYPE I
3. PRECAST CONCRETE CAP COLOR: NATURAL GRAY
4. 3302SAN-U - 2 COMPARTMENTS IN SANDSTONE 6" x 4" x 16" CMU BLOCK BASE COLOR: SAND DUNE - DE6128
5. FINISH GRADE FOOTING ATTACHMENT BY OTHERS

B CLUSTER MAILBOX AND PARCEL LOCKERS

SCALE: 1/2" = 1'-0"

NOTE: PARCEL LOCKERS TO BE PROVIDED AT A 5:1 MAILBOX TO PARCEL LOCKER RATIO PER 2021 REVISIONS TO THE POSTAL OPERATIONS MANUAL

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251
480.225.7077

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'-0"

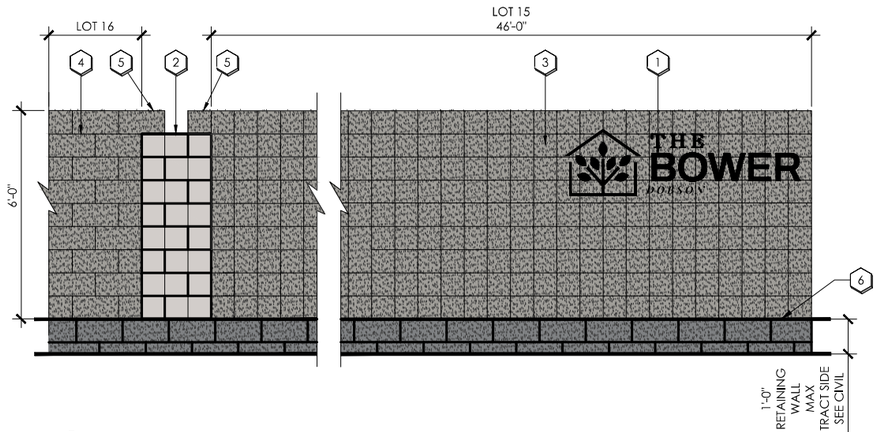
Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

PROJECT: DOBSON & CHANDLER SUBDIVISION
N. PENNINGTON DR & W. COMMONWEALTH DR
CHANDLER, ARIZONA

SHEET TITLE: WALL PLAN & DETAILS

JOB NO:	25-047
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	01.12.2026
REVISED:	

SHEET
L4.01



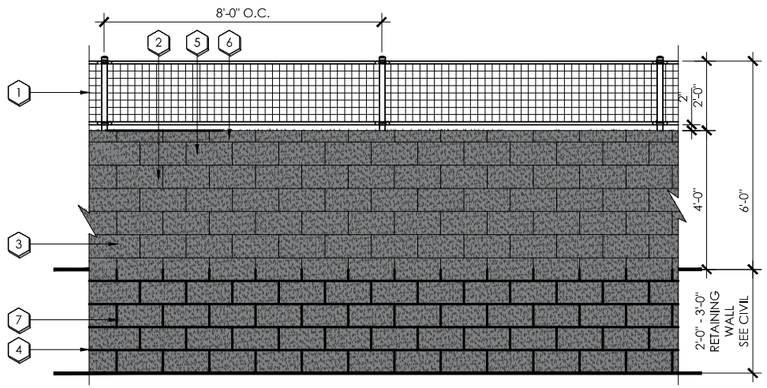
key notes

1. PIN SET STEEL SIGNAGE, UP-LIT SEE SITE ELECTRICAL PLAN.
2. 8" x 8" x 16" CMU BLOCK COLUMN COLOR: STORM CLOUD - DE6123
3. 8" x 8" x 16" SCORED CMU BLOCK COLOR: STORM CLOUD - DE6123
4. 6" x 8" x 16" SPLIT FACE CMU BLOCK COLOR: STORM CLOUD - DE6123
5. TOP COURSE OF THEME WALL TO EXTEND ON TOP OF COLUMN.
6. FINISH GRADE

C 6'-0" ENTRY WALL ELEVATION

SCALE: 1/2" = 1'-0"

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
STRUCTURAL DETAILS PROVIDED BY OTHERS UNDER SEPARATE PERMIT



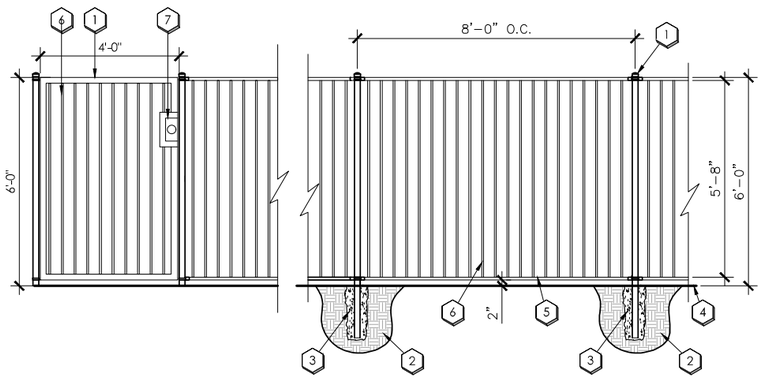
key notes

1. 2' WELDED WIRE MESH VIEW FENCE 8'-0" ON CENTER.
2. 6" X 8" X 16" CMU BLOCK COLOR: NATURAL GREY
3. 8" x 8" x 16" SPLIT FACE CMU BLOCK COLOR: STORM CLOUD - DE6123
4. 2'-0" TALL RETAINING WALL. SEE CIVIL. COLOR: STORM CLOUD - DE6123
5. 6" X 8" X 16" SPLIT FACE CMU BLOCK COLOR: STORM CLOUD - DE6123
6. 4" X 8" X 16" CMU BLOCK
7. 8" x 8" x 16" CMU BLOCK

D 5'-0" PERIMETER THEME WALL W/2'-0" VIEW FENCE OVER 2'-0" RETAINING WALL

SCALE: 1/2" = 1'-0"

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
STRUCTURAL DETAILS PROVIDED BY OTHERS UNDER SEPARATE PERMIT



key notes

1. 2" x 2" STEEL POSTS 14 GUAGE W/ CAST IRON FLAT CAP. SPACING 96" OR AS PER PLAN
2. COMPACTED SUBGRADE
3. CONCRETE FOOTING 8" DIA. MIN. 18" DEPTH
4. FINISH GRADE
5. 1" x 1" SQ. TUBULAR STEEL RAIL
6. 3/4" x 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
7. 2" x 2" SQUARE TUBE STEEL
8. LATCH PER CONTRACTOR

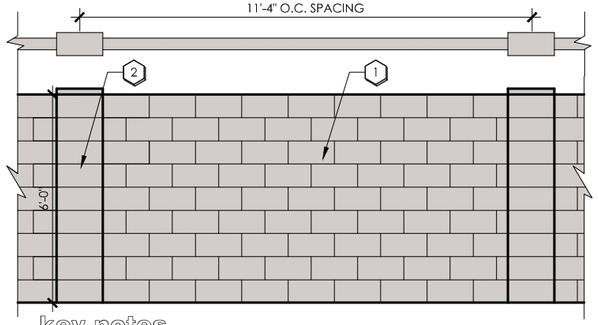
NOTES:

- ALL METAL TO BE DEGREASED, PHOSPHATIZED WITH RUST RETARDANT UNDERCOAT AND DIP COATED WITH TWO COATS OF INDUSTRIAL GRADE FLAT BLACK ENAMEL.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WROUGHT IRON FENCE, GATE, AND FOOTINGS TO OWNER FOR APPROVAL.

E 6'-0" WROUGHT IRON FENCE W/ VIEW GATE

SCALE: 1/2" = 1'-0"

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.



key notes

1. 4"X8"X16" CMU BLOCK WALL COLOR: STANDARD GRAY
2. 8"X8"X16" H-BLOCK COLUMNS 11'-4" O.C.

G 4" X 8" X 16" CMU WALL W/ 8"X8"X16" H BLOCK COLUMNS

SCALE: 1/2" = 1'-0"

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251
480.225.7077

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'-0"

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Call 811 or click Arizona811.com

PROJECT:
DOBSON & CHANDLER SUBDIVSION
N. PENNINGTON DR & W. COMMONWEALTH DR
CHANDLER, ARIZONA

SHEET TITLE:
WALL PLAN & DETAILS

JOB NO:	25-047
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	01.12.2026
REVISED:	

SHEET
L4.02

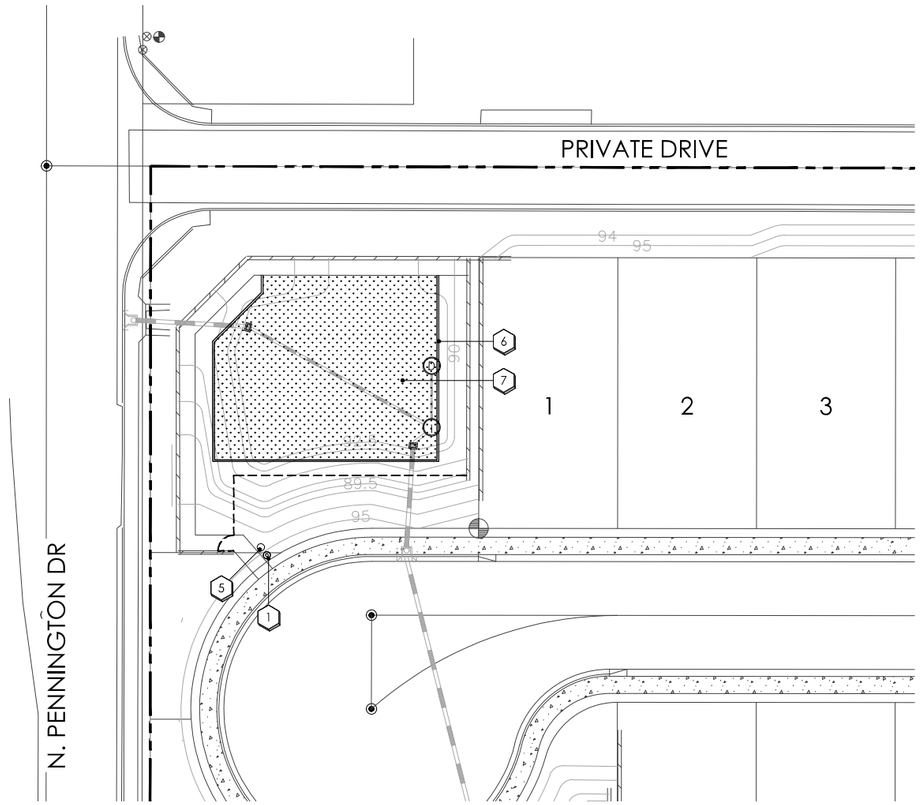


exhibit a ▫ amenity area

SCALE: 1" = 20'-0"

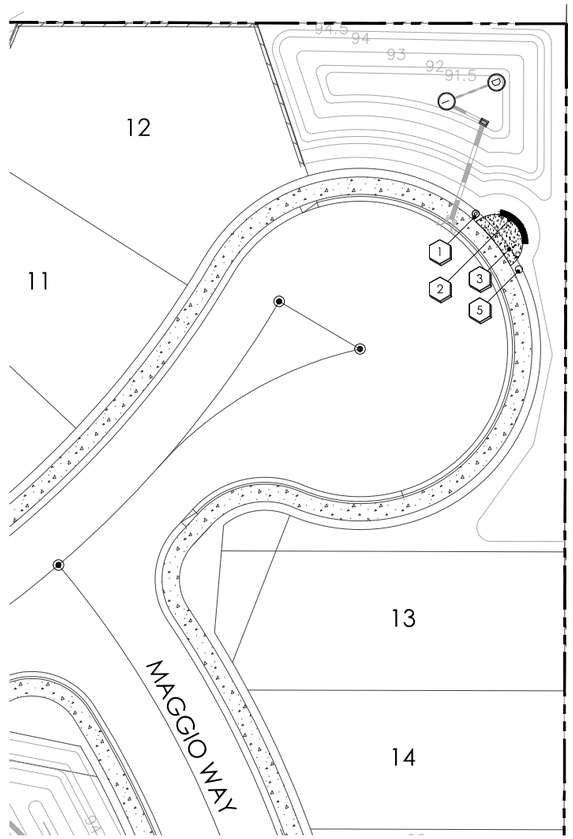
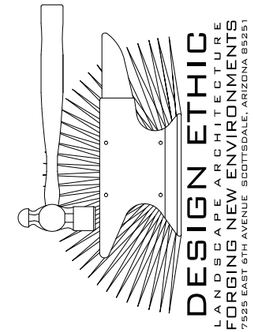


exhibit b ▫ amenity area

SCALE: 1" = 20'-0"

amenities key notes

1. TRASH RECEPTACLE SEE SHEET L5.01 - DETAIL 'A'
2. CMU BENCH SEAT SEE SHEET L5.01 - DETAIL 'B'
3. POURED-IN-PLACE CONCRETE
4. DOG PARK AREA
5. DOG WASTE DEPOT "DOG WASTE STATION" SEE SHEET L5.01 - DETAIL 'C'
6. 4" x 6" CONCRETE HEADER
7. LIVE TURF SOD - HYBRID BERMUDA.



DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251
480.225.7077

NORTH

0' 20' 40' 60'

SCALE: 1" = 20'-0"

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ARIZONA811
Call 811 or click Arizona811.com

PROJECT: DOBSON & CHANDLER SUBDIVISION
N. PENNINGTON DR & W. COMMONWEALTH DR
CHANDLER, ARIZONA

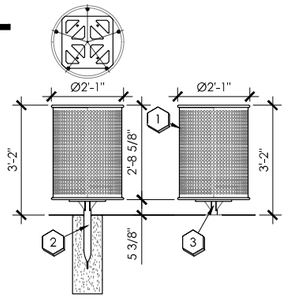
SHEET TITLE: AMENITIES PLAN

JOB NO:	25-047
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	01.12.2026
REVISED:	

SHEET
L5.01
7 of 7

key notes

1. PLASTICOAT TRASH RECIPTICLE
2. POST IN CONCRETE FOOTING
3. SURFACE MOUNT POST



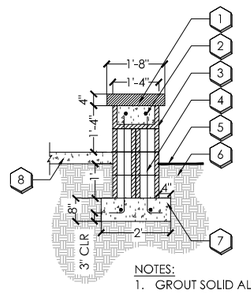
A LR300 TRASH RECEPTICLE

NOTE: UNIT WILL BE IN-GROUND MOUNTED PER MANUFACTURERS' RECOMMENDATIONS

SCALE: 1/2" = 1'-0"

key notes

1. 4" CMU CAP
2. #4 CONT. IN GROUTED BOND BEAM BLOCK
3. 8" x 8" x 16" CMU BLOCK PAINT TO MATCH THEME WALL
4. #4 @ 32" O.C. IN GROUTED CELLS
5. FINISH GRADE
6. COMPACTED SUBGRADE
7. #4 CONT. IN 2800 P.S.I. CONC. FOOTING
8. FINISH GRADE (ADJACENT CONC. IF APPLICABLE)



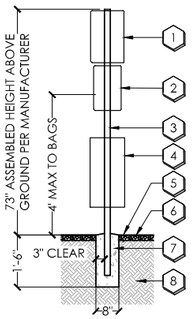
NOTES:
1. GROUT SOLID ALL CELLS BELOW GRADE.
2. CONTRACTOR TO STEP FOOTING WHERE APPROPRIATE.
3. OWNER TO SELECT PAINT COLOR.

B CMU BENCH SEAT

SCALE: 1/2" = 1'-0"

key notes

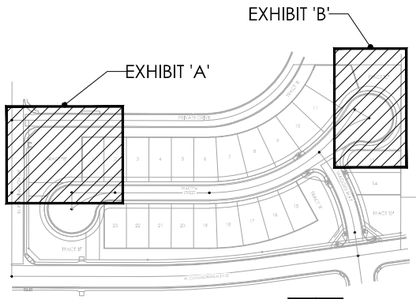
1. DOG WASTE STATION SIGN PER MANUFACTURER
2. DOG WASTE BAGS PER MANUFACTURER
3. POST PER MANUFACTURER
4. ROUND WASTE CAN WITH LID PER MANUFACTURER
5. SLOPE CONCRETE FOOTER FOR DRAINAGE
6. ADJACENT LANDSCAPE REF. PLANS.
7. CONCRETE FOOTER
8. COMPACTED SUBGRADE TO 95%



C DOG WASTE STATION

NOTE: DOG WASTE STATION WITH ROLL BAG SYSTEM - DEPOT-006-B ORDER THROUGH DOG WASTE DEPOT WWW.DOGWASTEDEPOT.COM (800) 678-1612

SCALE: 1/2" = 1'-0"

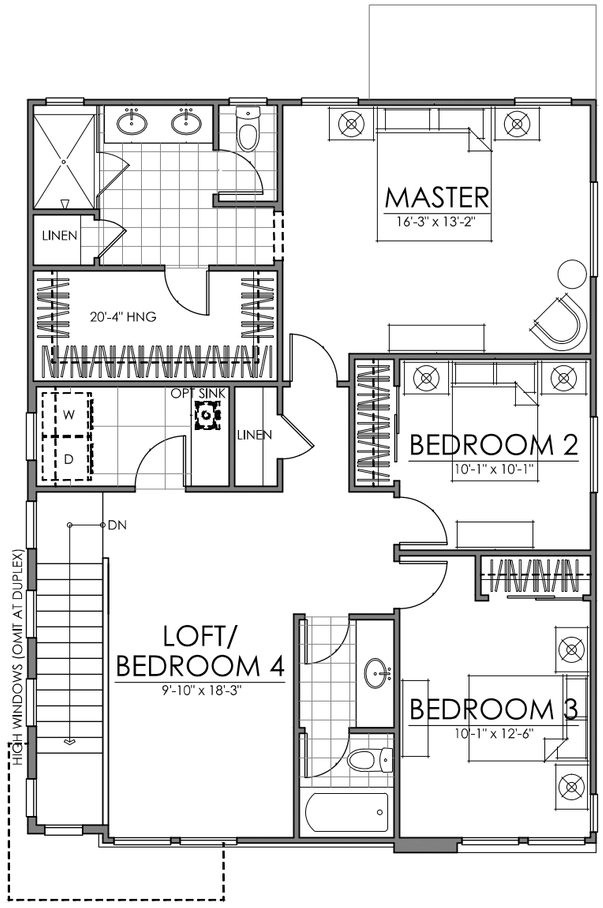


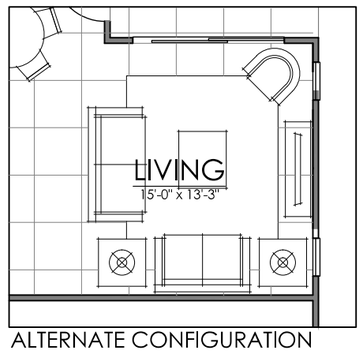
key map

NORTH

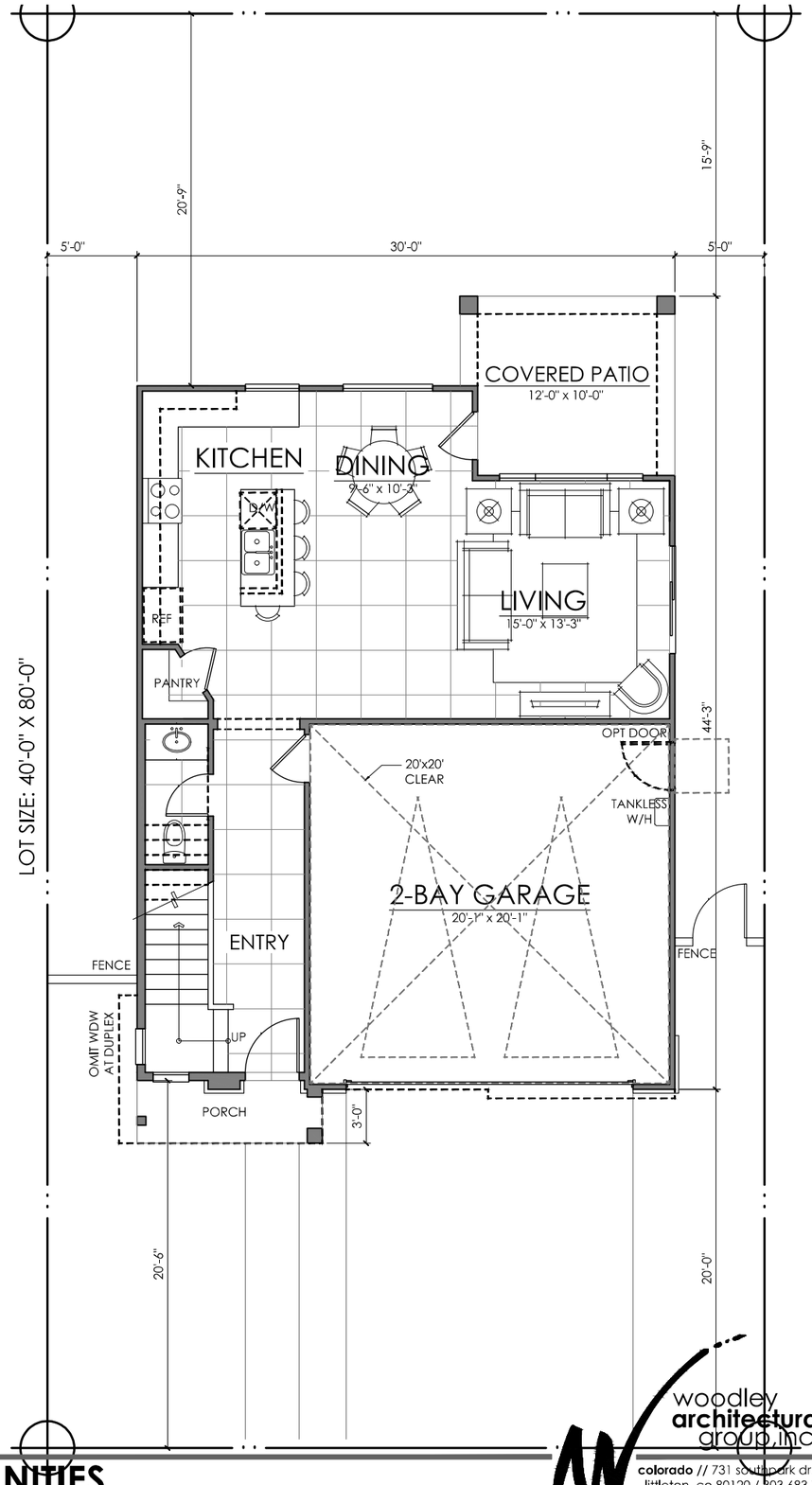
not to scale

BEDROOM 4 OPTION





ALTERNATE CONFIGURATION



FIRST FLOOR	703 SQ. FT.
SECOND FLOOR	1104 SQ. FT.
TOTAL LIVING	**1807 SQ. FT.**

PLAN ONE | 1807 SQ. FT.

ELEVATION A

12.08.2025

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

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california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919



elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"



elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN ONE | FRONT ELEVATIONS

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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santa ana, ca 92705 / 949 553.8919



elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



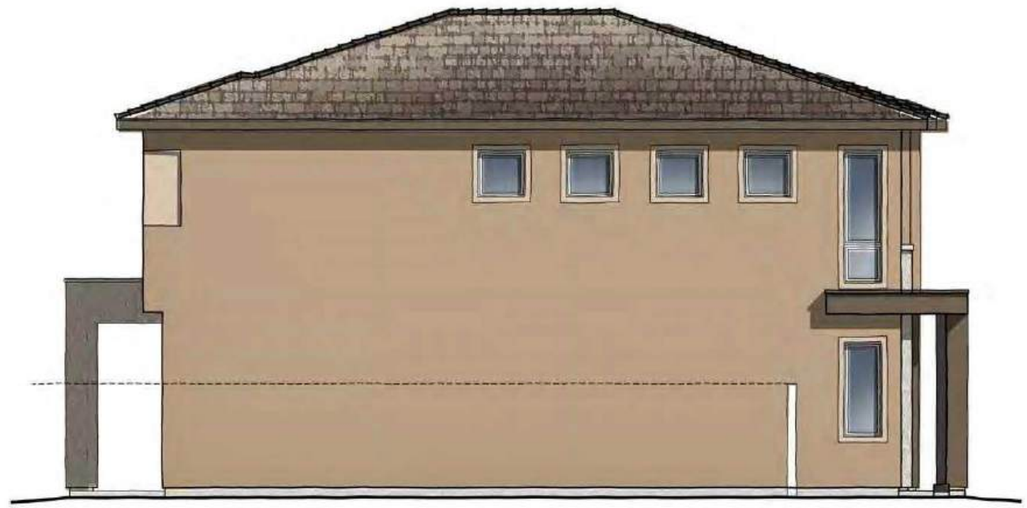
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN ONE | ELEVATION A | DESERT CONTEMPORARY

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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california // 2943 pullman st. suite A
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elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN ONE | ELEVATION B | MODERN SPANISH

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN ONE | ELEVATION C | MID-CENTURY MODERN

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN ONE | ELEVATION D | MODERN PRAIRIE

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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elevationA - DESERT CONTEMPORARY



elevationB - MODERN SPANISH



elevationC - MID-CENTURY MODERN



elevationD - MODERN PRAIRIE



RIGHT ELEVATION



RIGHT ELEVATION



RIGHT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



LEFT ELEVATION



LEFT ELEVATION



LEFT ELEVATION



REAR ELEVATION



REAR ELEVATION



REAR ELEVATION



REAR ELEVATION

12.08.25

PLAN ONE

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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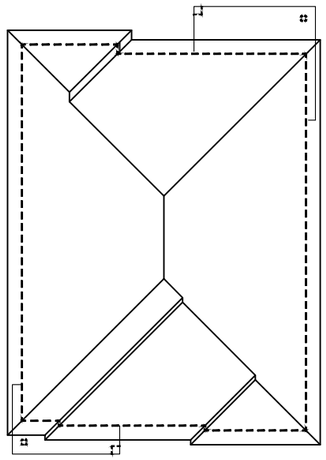
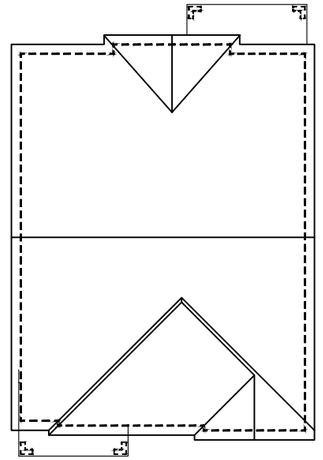


ALL PITCHES 4:12 U.N.O.

ROOF PLAN-A

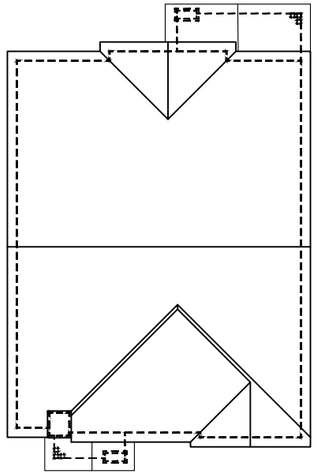
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN-B

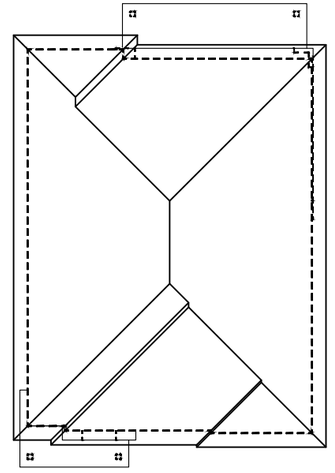
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN-C

SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN-D

SCALE: 1/8" = 1'-0"

12.08.2025

PLAN ONE | ROOF PLANS

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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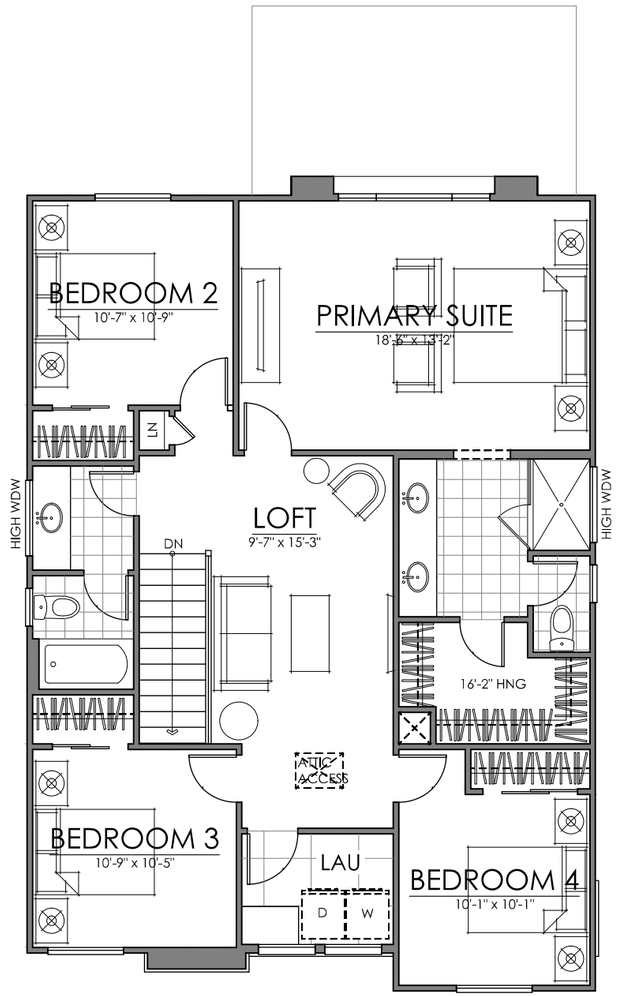

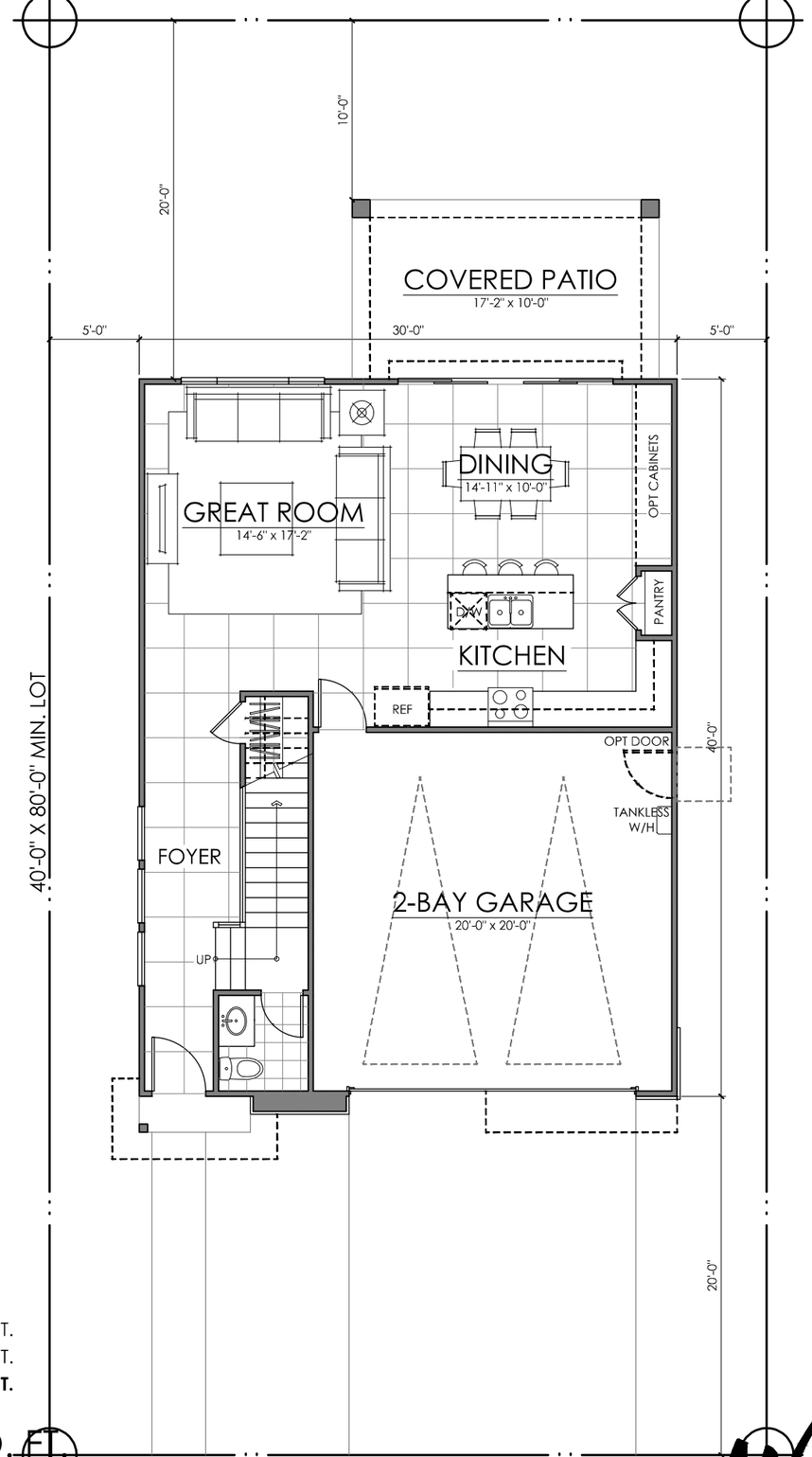

FIRST FLOOR	793 SQ. FT.
SECOND FLOOR	1221 SQ. FT.
TOTAL LIVING	**2014 SQ. FT.**

12.08.2025

PLAN TWO | 2014 SQ. FT.

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"



elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN TWO | FRONT ELEVATIONS

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



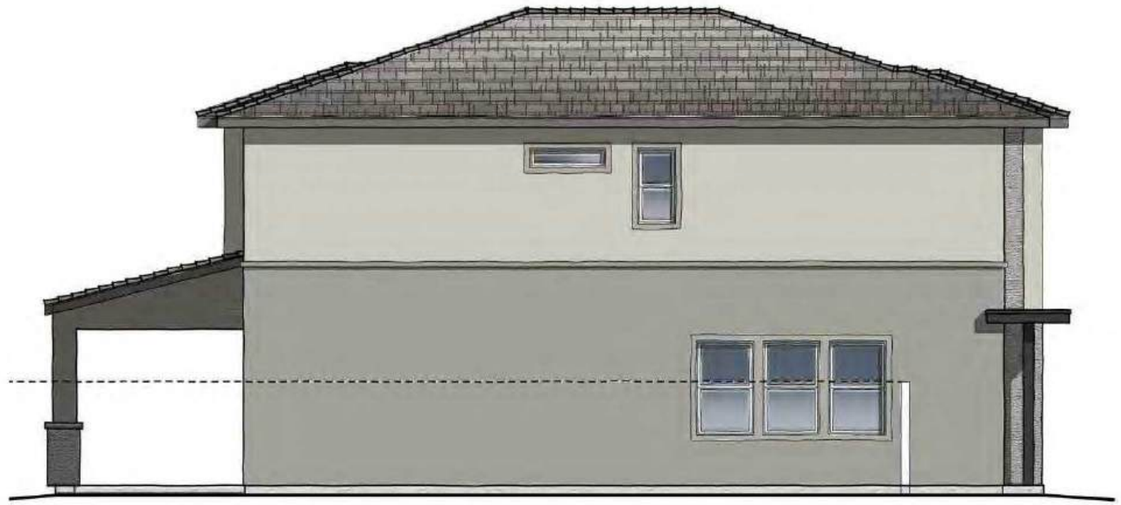
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN TWO | ELEVATION A | DESERT CONTEMPORARY

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN TWO | ELEVATION B | MODERN SPANISH

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"



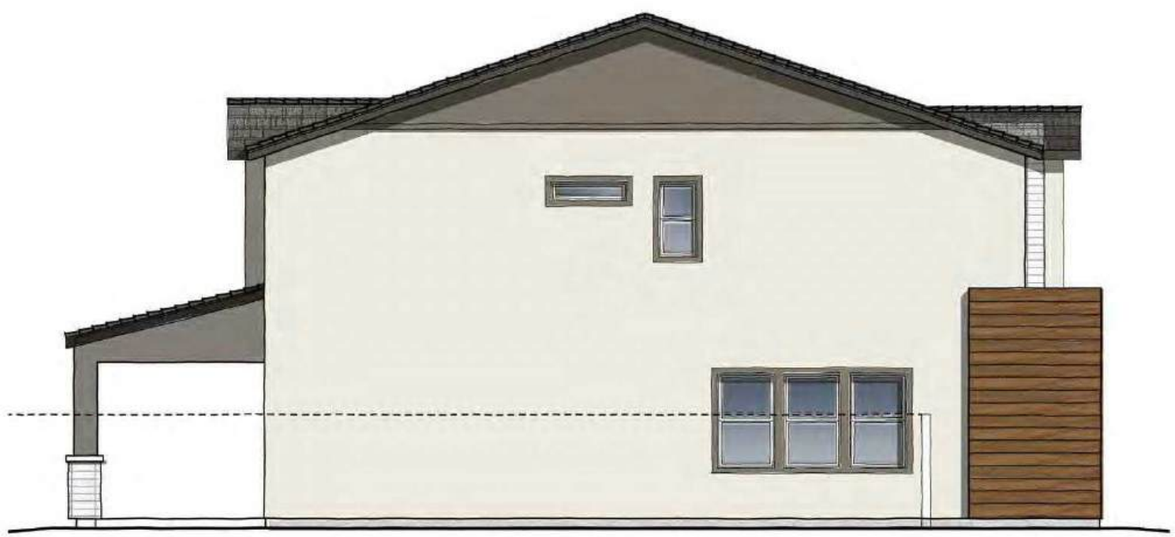
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN TWO | ELEVATION C | MID-CENTURY MODERN

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN TWO | ELEVATION D | MODERN PRAIRIE

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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elevationA - DESERT CONTEMPORARY



elevationB - MODERN SPANISH



elevationC - MID-CENTURY MODERN



elevationD - MODERN PRAIRIE



RIGHT ELEVATION



RIGHT ELEVATION



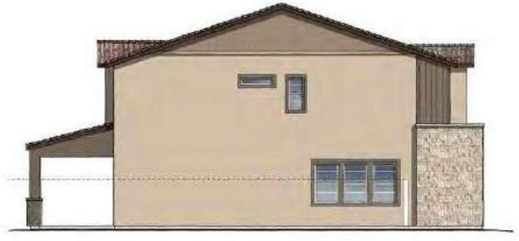
RIGHT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



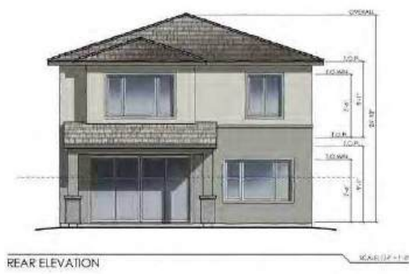
LEFT ELEVATION



LEFT ELEVATION



LEFT ELEVATION



REAR ELEVATION



REAR ELEVATION



REAR ELEVATION



REAR ELEVATION

12.08.25

PLAN TWO

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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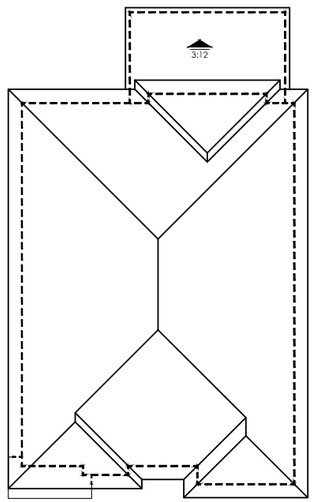
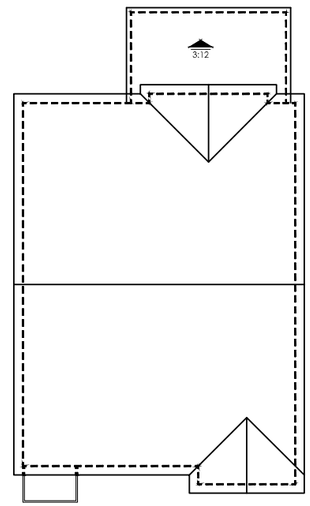


ALL PITCHES 4:12 U.N.O.

ROOF PLAN-A

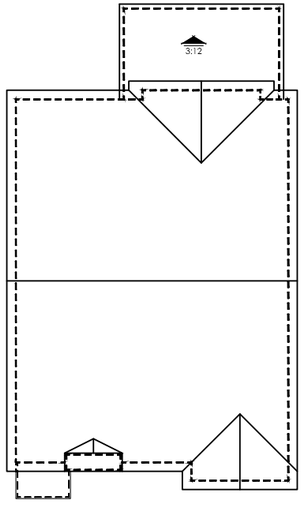
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN-B

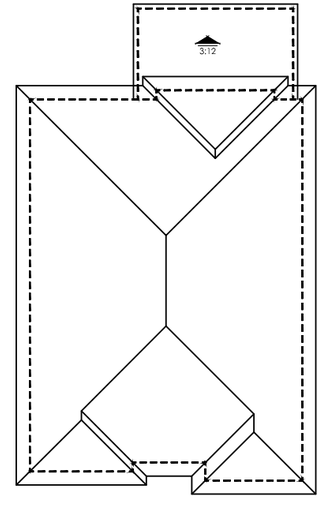
SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN-C

SCALE: 1/8" = 1'-0"



ALL PITCHES 4:12 U.N.O.

ROOF PLAN-D

SCALE: 1/8" = 1'-0"

12.08.2025

PLAN TWO | ROOF PLANS

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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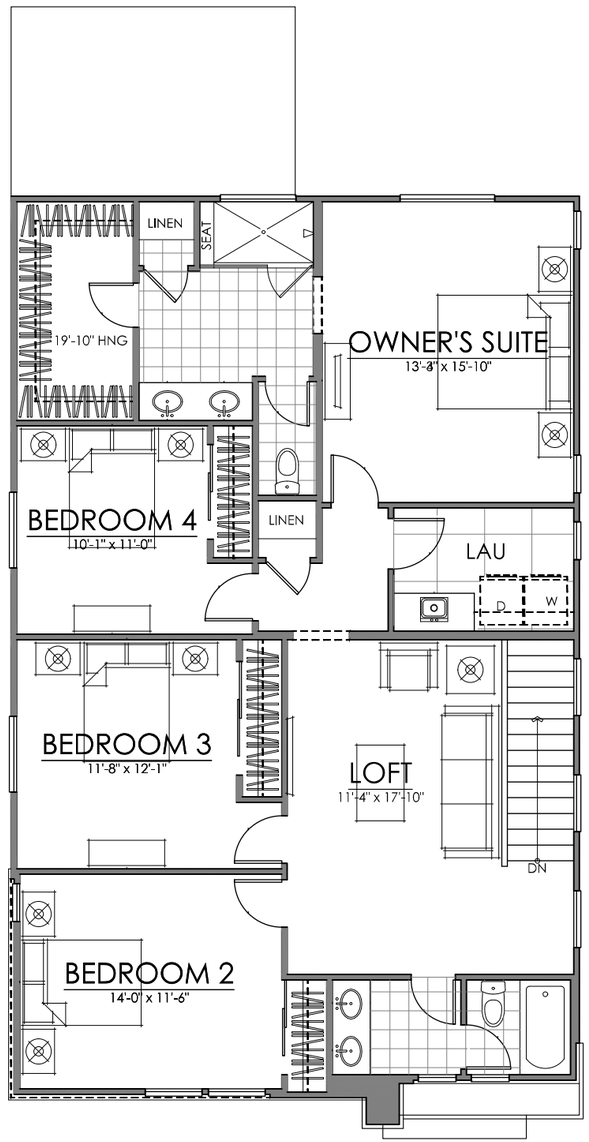

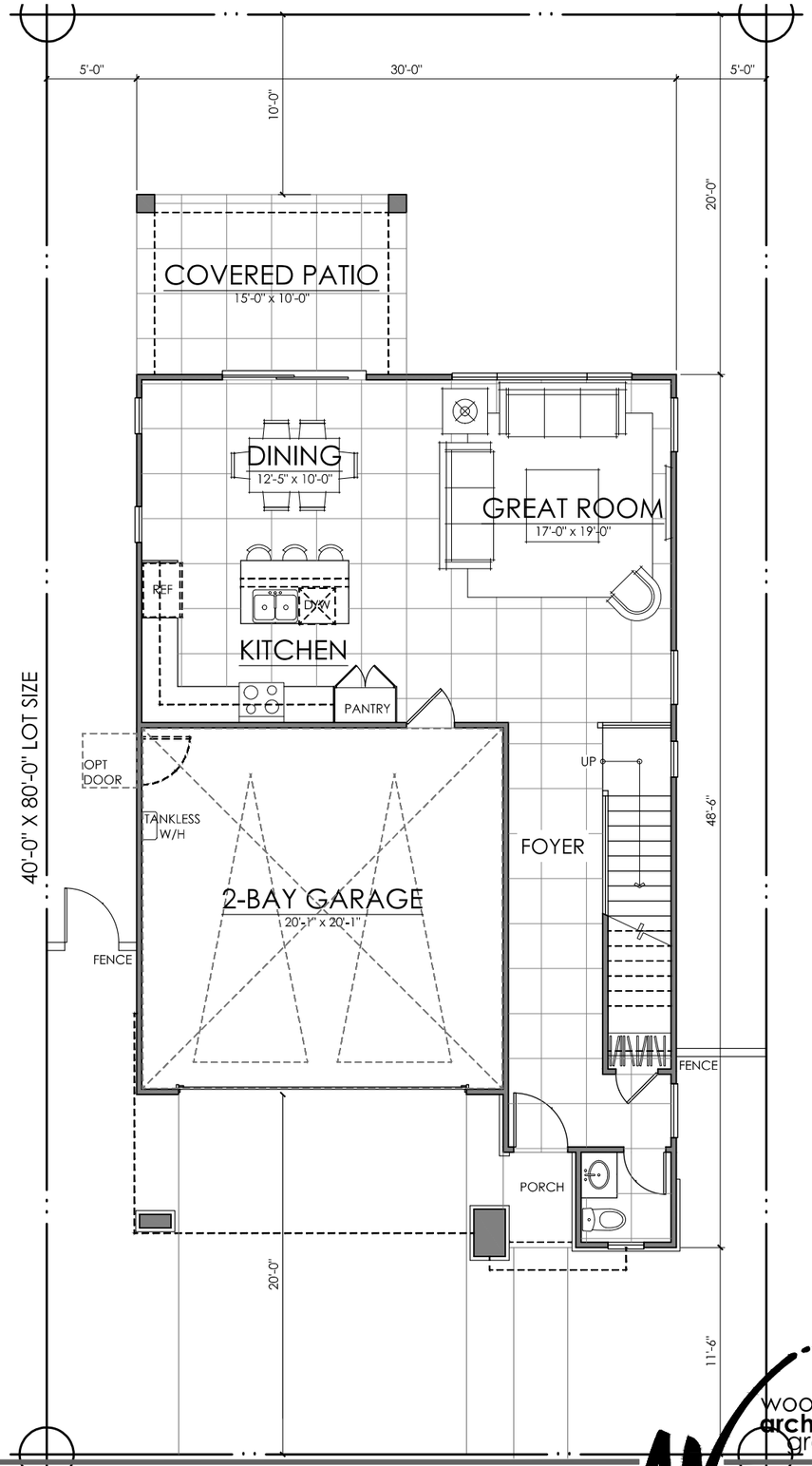

FIRST FLOOR	845 SQ. FT.
SECOND FLOOR	1369 SQ. FT.
TOTAL LIVING	**2214 SQ. FT.**

PLAN THREE | 2214 SQ. FT.

ELEVATION A

12.08.2025

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"



elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN THREE | FRONT ELEVATIONS

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationA - DESCERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



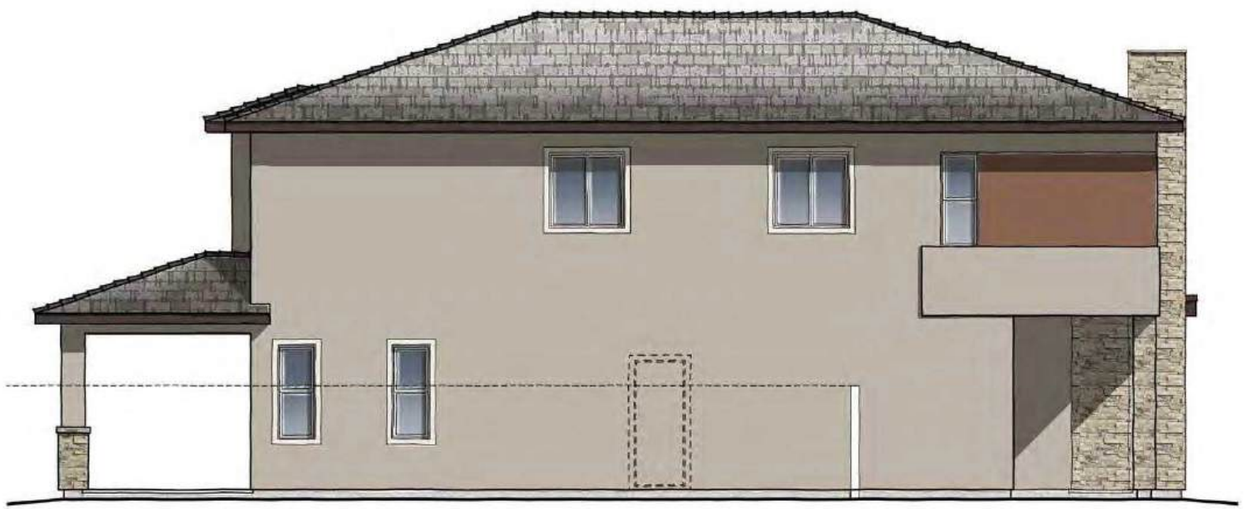
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN THREE | ELEVATION A | DESERT CONTEMPORARY

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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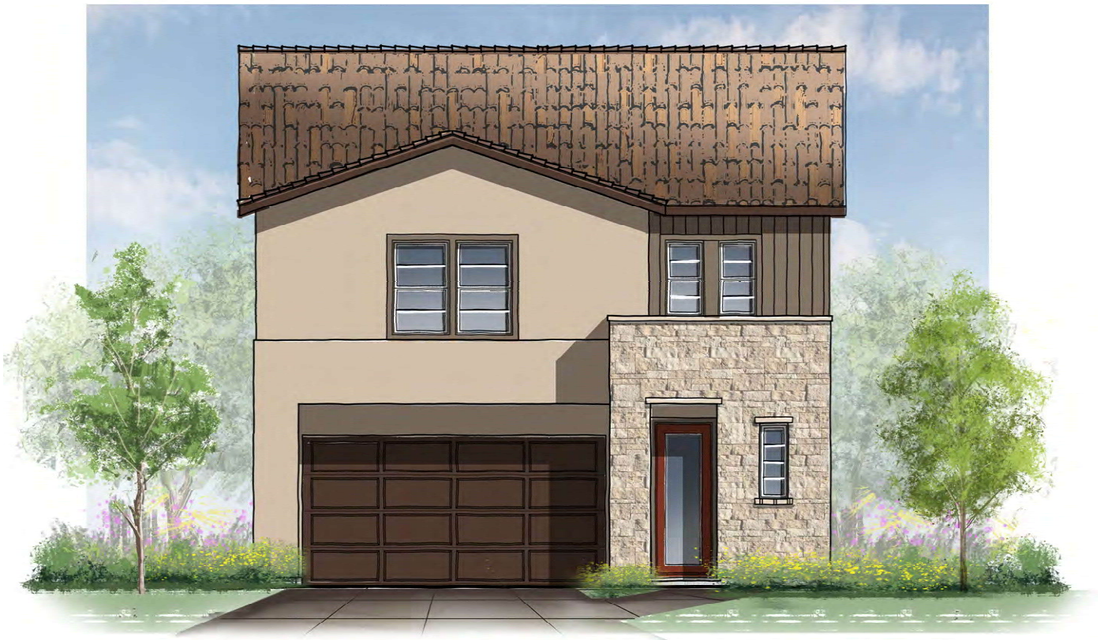
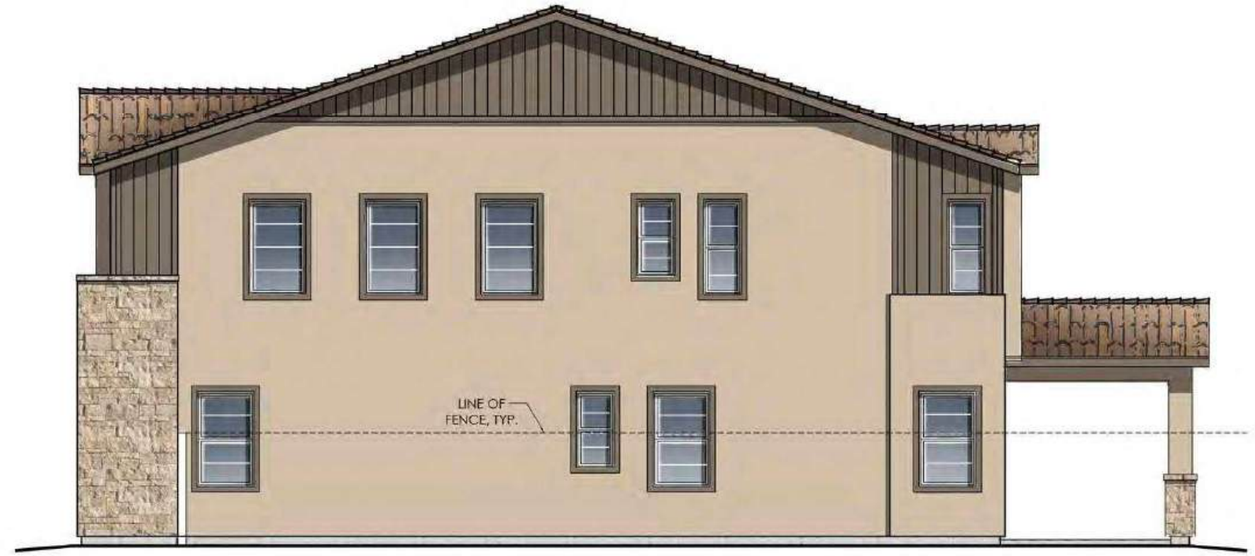


elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



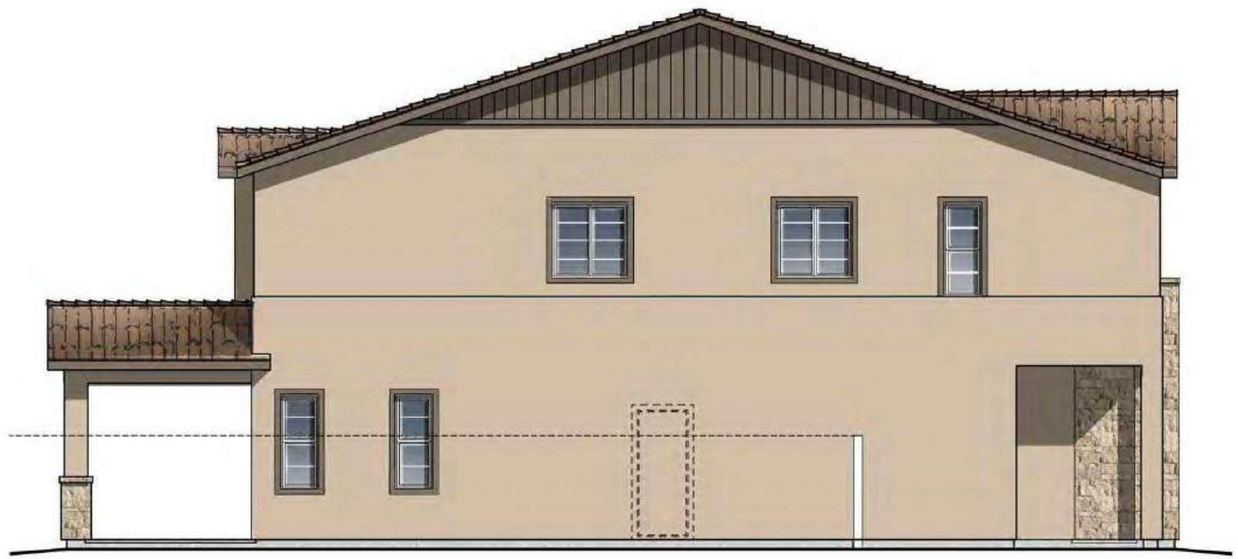
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN THREE | ELEVATION B | MODERN SPANISH

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"



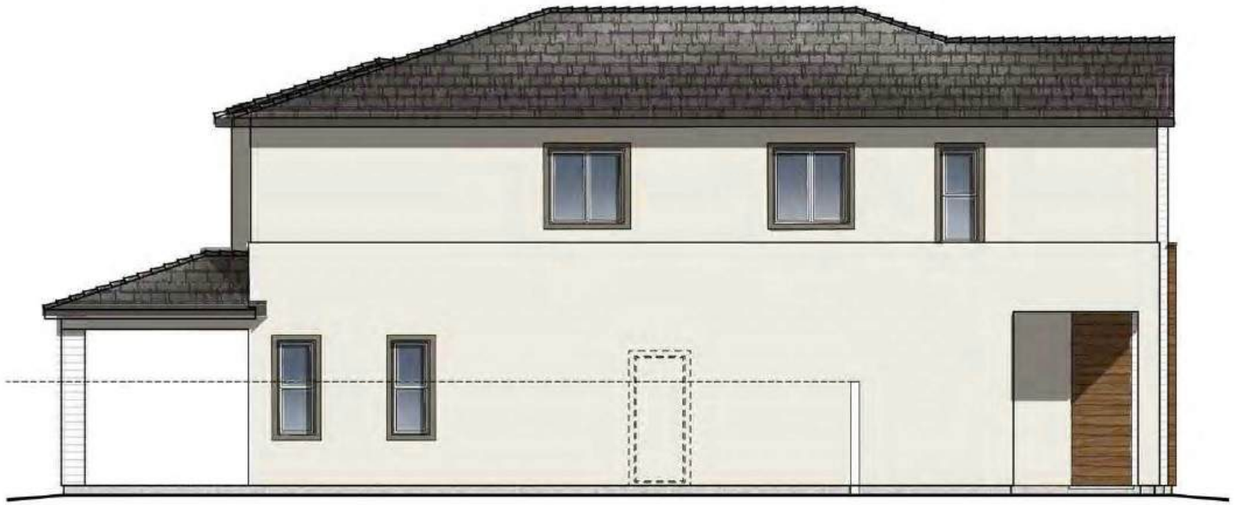
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN THREE | ELEVATION C | MID-CENTURY MODERN

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

12.08.2025

PLAN THREE | ELEVATION D | MODERN PRAIRIE

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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elevationA - DESERT CONTEMPORARY



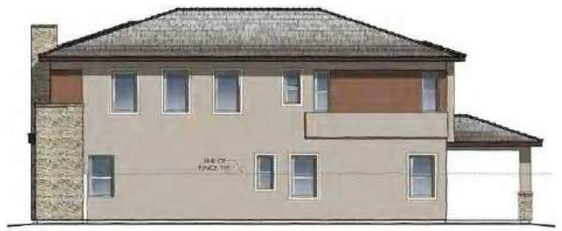
elevationB - MODERN SPANISH



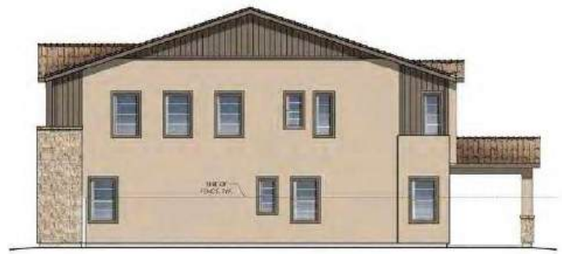
elevationC - MID-CENTURY MODERN



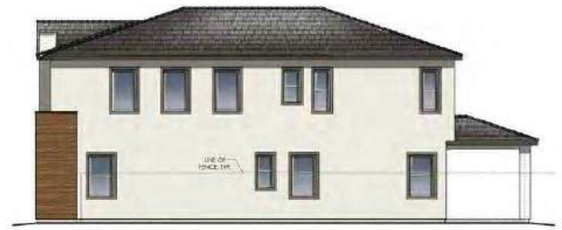
elevationD - MODERN PRAIRIE



RIGHT ELEVATION



RIGHT ELEVATION



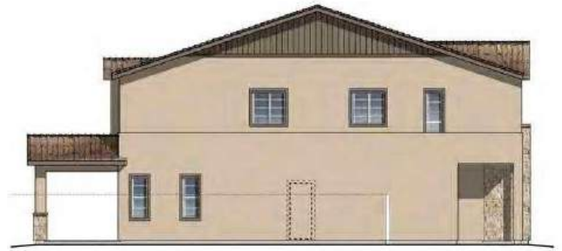
RIGHT ELEVATION



RIGHT ELEVATION



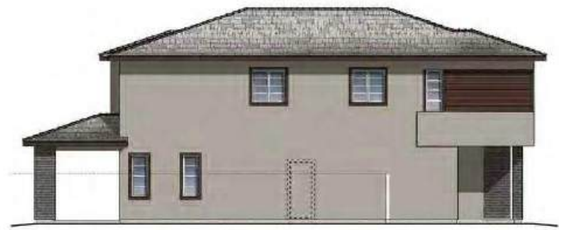
LEFT ELEVATION



LEFT ELEVATION



LEFT ELEVATION



LEFT ELEVATION



REAR ELEVATION



REAR ELEVATION



REAR ELEVATION



REAR ELEVATION

12.08.25

PLAN THREE

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

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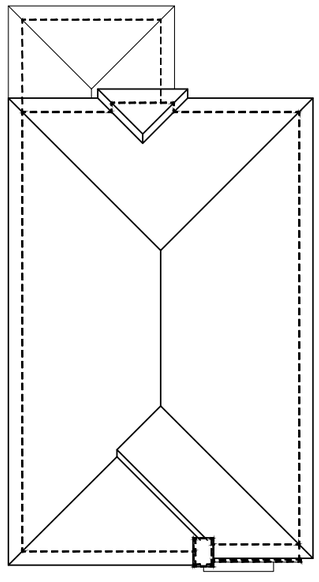
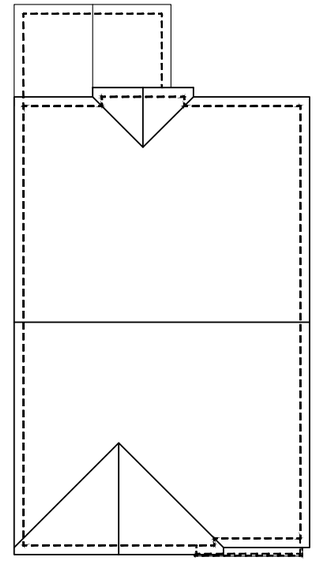


ALL PITCHES 4:12 U.N.O.

SCALE: 1/8" = 1'-0"

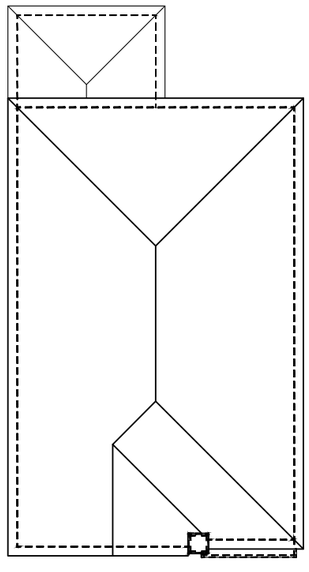
ROOF PLAN-A



ALL PITCHES 4:12 U.N.O.

SCALE: 1/8" = 1'-0"

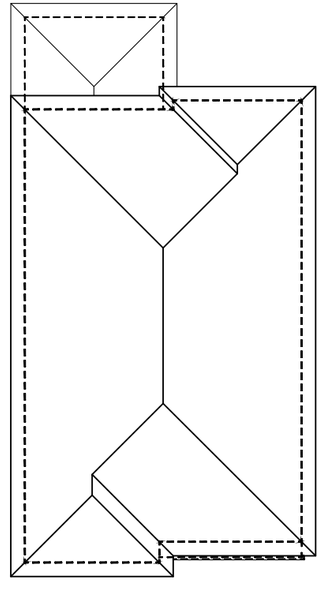
ROOF PLAN-B



ALL PITCHES 4:12 U.N.O.

SCALE: 1/8" = 1'-0"

ROOF PLAN-C



ALL PITCHES 4:12 U.N.O.

SCALE: 1/8" = 1'-0"

ROOF PLAN-D

12.08.2025

PLAN THREE | ROOF PLANS

THE BOWER DOBSON | ARCADIA COMMUNITIES

CHANDLER, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

PRELIMINARY GRADING PLAN
FOR
DOBSON & CHANDLER

LOCATED IN A PORTION SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION:

FOR APN/PARCEL ID(S): 303-23-982 AND 303-23-983

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

LOTS 4 AND 5, LOT 1 A, MAGGIO RANCH AMENDED ACCORDING TO BOOK 357 OF MAPS, PAGE 29 RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES:

VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

RETENTION REQUIRED (100-yr 2-hr)

Sub-Area	Area	C-Value	P	10%	Volume	Volume
	(SF)	-	inches	-	CF	AF
A	25000	0.65	2.20	1.10	3277	0.08
B	38000	0.65	2.20	1.10	4981	0.11
C	147000	0.65	2.20	1.10	19269	0.44
Total	**210000**				**27528**	**0.63**

V=1.1 x P x A x C

Basin A

Elevation	Area	Average Area	TOTAL	TOTAL
FT	SF	SF	CF	AF
91.5	460			0.00
92.5	1050	755	755	0.02
93.5	1758	1404	2159	0.05
94.5	2574	2166	4325	0.10
		TOTAL	**4325**	**CF**

Volume Required	
Subbasin	
A	
(CF)	
3277	
Volume OK	CF

Basin B

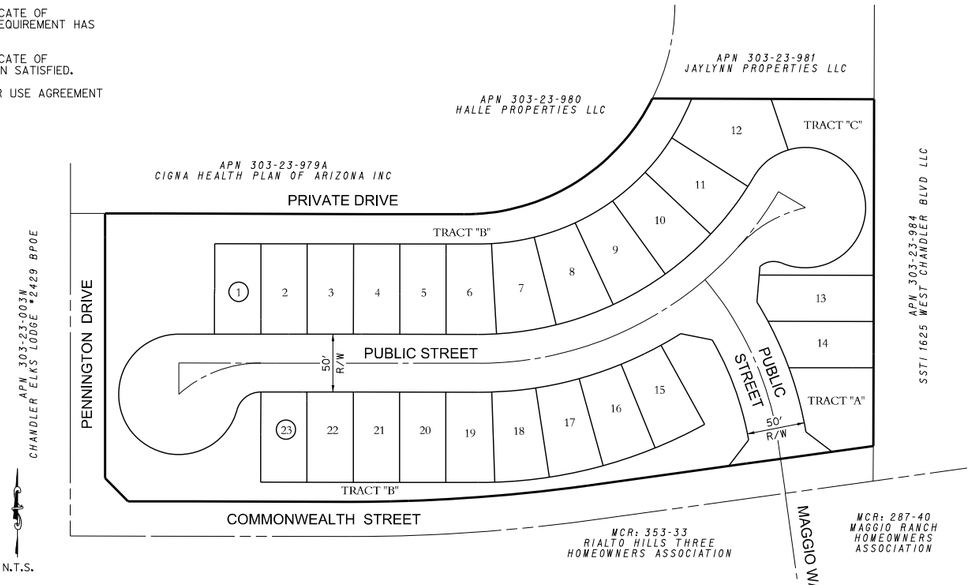
Elevation	Area	Average Area	TOTAL	TOTAL
FT	SF	SF	CF	AF
91.5	609			0.00
92.5	2143	1376	1376	0.03
93.5	3590	2867	4243	0.10
94.5	5673	4632	8874	0.20
		TOTAL	**8874**	**CF**

Volume Required	
Subbasin	
B	
(CF)	
4981	
Volume OK	CF

Basin C

Elevation	Area	Average Area	TOTAL	TOTAL
FT	SF	SF	CF	AF
89.5	3900			0.00
90.5	5900	4900	4900	0.11
91.5	7345	6623	11523	0.26
92.5	8511	7928	19451	0.45
		TOTAL	**19451**	**CF**

Volurre Required	
Subbasin	
C	
(CF)	
19269	
Volume OK	CF



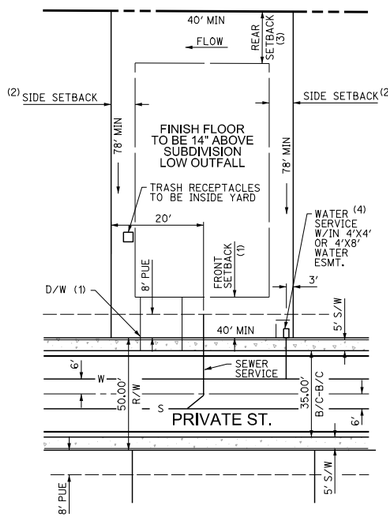
RETENTION SUMMARY

Basin	Volume Required	Volume Provided	Overflow to other Basin	Excess Volume	Notes
	CF	CF	CF	CF	-
A	3277	4325		1048	
B	4981	8874		3893	
C	19269	19451		181	
Total	**27528**	**32650**	**0**	**5122**	

TOTAL EXCESS VOLUME 5122 CY

Basin Percolation Rates

BASIN	Design Rate of Bleedoff	Basin Volume Required	Dry-Up Time	Drywells Needed (36 hrs)	Drywells Used	
	(cfs)	(cf)	(hr)	#	#	**NOTES:**
A	0.1	3277	9.1	0.25	1	USE 1 DRYWELL
B	0.1	4981	13.8	0.38	1	USE 1 DRYWELL
C	0.1	19269	53.5	1.49	2	USE 2 DRYWELL



TYPICAL LOT LAYOUT - 40' WIDE MIN.

(1) 10' MIN. TO LIVABLE SPACE OR SIDE LOADED GARAGE; 20' MIN. TO FRONT FACING GARAGE FROM PROPERTY LINE.

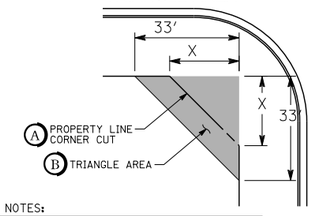
(2) 5' MIN.

(3) 10' MIN. (5'MIN. ACCESSORY STRUCTURE)

(4) 1" WATER SERVICE, METER BOX & COVER PER M.A.G. STD. DTL. 320, AND C.O.C. STD. DTL. C-301-1 - SERVICE TO BE INSTALLED 2' BEHIND BACK OF RAMPS/DRIVEWAYS UNLESS NOTED OTHERWISE. (SIDE OF LOT PER PLAN)

THE CITY'S MUNICIPAL CODE CHAPTER 48-10.2 (PUBLIC WORKS - SUBDIVISION) SPECIFIES A RANGE OF TRIANGULAR CUTOFFS FOR THE CORNER PROPERTY LINE AT INTERSECTIONS. ADDITIONALLY, FIGURE 4-D BELOW REQUIRES THAT THE 30'x30' AREA BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN 2' AND 6' IN HEIGHT.

FIGURE 4-D
TRIANGLE AREA

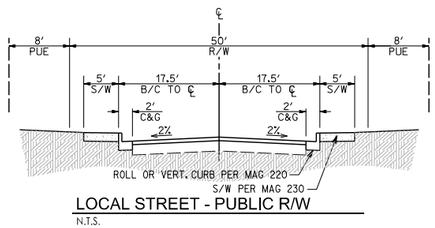


NOTES:

A: X= 10' FOR ALLEYS
15' FOR LOCAL-LOCAL INTERSECTIONS.
20' FOR ALL OTHER INTERSECTIONS.
PER MUNICIPAL CODE CHAPTER 48-10.2

B: GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2' (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6' ABOVE GROUND IN THIS AREA.
TREES SHALL NOT BE SPACED LESS THAN 8' APART
PER MUNICIPAL CODE CHAPTER 35-2205

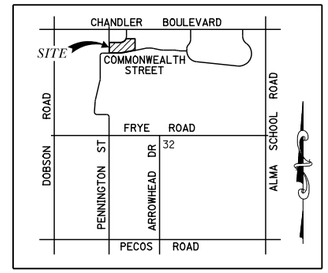
SEE STANDARD DETAIL NO. C-246, C-247 AND C-248 FOR SIGHT DISTANCE REQUIRED AT DRIVEWAYS AND INTERSECTIONS.



LOCAL STREET - PUBLIC R/W
N.T.S.

LEGEND

	PROPERTY / BOUNDARY LINE	EB▫	EXISTING ELECTRIC BOX
1183	EXISTING CONTOUR ELEVATION	WM▭	EXISTING WATER METER
85	PROPOSED CONTOUR ELEVATION	BWV▷◁	EX. BACKFLOW PREVENTER VALVE
+ 86.34	EXISTING ELEVATION	T	EXISTING BURIED TELEPHONE CONDUIT
x 15.0	PROPOSED GROUND ELEVATION	E	EXISTING BURIED ELECTRIC CONDUIT
1%	DIRECTION OF FLOW & SLOPE	8"W WV	EXISTING WATER LINE,VALVE & SIZE
G◆B	PROPOSED GRADE BREAK	FH	EXISTING FIRE HYDRANT
PAD=	PROPOSED PAD ELEVATION	8"S	EXISTING SEWER LINE & SIZE
	PROPOSED CATCH BASIN	8"W	PROPOSED WATER
	PROPOSED STORM DRAIN PIPE	8"S	PROPOSED SEWER
D	PROPOSED DRYWELL	○	PROPOSED MANHOLE
	TAPPING SLEEVE & VALVE	◉	PROPOSED HYDRANT
PUE	PUBLIC UTILITY EASEMENT	●	PROPOSED VALVE
RCW	RECLAIMED WATERLINE	⊙	PROPOSED MONUMENT
B/C	BACK OF CURB	△	SUBDIVISION CORNER
LS	LANDSCAPE	S/W	SIDEWALK
C&G	CURB & GUTTER	R/W	RIGHT-OF-WAY
LP	EXISTING LIGHT POLE	SVE	SIGHT VISIBILITY EASEMENT
ET ⊠	INDICATES EX. ELECTRIC TRANSFORMER	SWE	SIDEWALK EASEMENT
		93.00	TOP OF CURB ELEVATION



VICINITY MAP
N.T.S.

APPLICANT/OWNER/DEVELOPER:

RESIDENTIAL PURSUITS INVESTMENTS, LLC
7600 E. DOUBLETREE RANCH ROAD., SUITE 220
SCOTTSDALE, AZ 85258

CONTACT: JOVANA ORTEGA & CHRIS BROWN
EMAIL: JORTEGA@ARCADIACAPITALLLC.COM
PHONE: (602) 320-9159

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD
SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

PROJECT DESCRIPTION:

THIS PROJECT IS PROPOSED AS A DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A GROSS DENSITY OF 5.57 LOTS/AC. STANDARD LOT SIZES VARY WITH A MINIMUM LOT DIMENSION OF 40'x78'. THE PROJECT PROPOSES A TOTAL OF 23 LOTS WITH PUBLIC STREETS, PUBLIC WATER, AND PUBLIC SEWER.

UTILITIES:

TELEPHONE	- CENTURY LINK/ COX
ELECTRIC	- SALT RIVER PROJECT (SRP)
GAS	- SOUTHWEST GAS COMPANY
CABLE TV	- COX COMMUNICATIONS
SEWER	- CITY OF CHANDLER
WATER	- CITY OF CHANDLER
POLICE/FIRE	- CITY OF CHANDLER
REFUSE	- CITY OF CHANDLER

MISCELLANEOUS NOTES:

RETAINING WALL HEIGHTS TO BE DETERMINED AT FINAL DESIGN. HOWEVER, A REQUEST TO ALLOW RETAINING WALLS TO BE 4-FT HIGH IS MADE.

STREET LIGHTS TO BE DETERMINED AT FINAL DESIGN.

NATIVE PLANT INVENTORY TO BE COMPLETED DURING FINAL DESIGN.

ALL SIDEWALKS AND ADA RAMPS ALONG THE ENTIRE PROPERTY FRONTAGE OF COMMONWEALTH & PENNINGTON WILL BE EVALUATED AND MY BE REQUIRED TO BE REPLACED TO MEET CURRENT CITY STANDARDS.

REPLACE ANY DEFECTIVE STORMWATER PIPE, HEADWALLS, SCUPPER/SPILLWAYS OR FLARED END SECTIONS THAT DISCHARGE INTO THE BASINS

BASIS OF BEARING:

BASIS OF BEARING IS THE MONUMENT OF NORTH PENNINTON DRIVE. BEARS NORTH 00°03'01" EAST PER BOOK 357 OF MAPS PAGE 29 M.C.R.

BENCHMARK:

CITY OF CHANDLER BM. 37A BRASS CAP IN HANDHOLE
ELEVATION: 1195.85
NAVD-88

FLOODPLAIN INFORMATION:

FIRM: 04013C2740M
PANEL NUMBER: NOT PRINTED
PANEL DATE: 11/04/2015
SUFFIX: M
FIRM DATE: 11/04/2015
FIRM ZONE: X-SHADED
BASE FLOOD ELEV.: N/A

ASSESSORS PARCEL NO.

APN 303-23-982 & 303-23-983

SITE DATA:

TOTAL LOTS	23
NET AREA	2.99 ACRES
GROSS AREA	4.13 ACRES
GROSS DENSITY	5.57 DU/AC
MAX. BLDG. HEIGHT	30' (2-STORY)
SETBACKS	SEE TYPICAL LOT DETAIL
AREA OF LOTS	1.78 ACRES
AREA OF OPEN SPACE	1.21 ACRES (29.24% GROSS, 40.43% NET)
AREA OF NEW R/W	1.14 ACRES

PHASING NOTE:

THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE. ALL INFRASTRUCTURE WILL BE COMPLETED IN ONE PHASE.

STORM WATER DISPOSAL:

THE SITE IS REQUIRED TO DISPOSE OF ALL STORM WATER WITHIN 36 HOURS, AND IS PROPOSED TO DO SO VIA DRYWELL SYSTEMS.

ANY EXISTING DRYWELLS THAT ARE NOT USED SHALL BE DECOMMISSIONED PER ADEQ POLICIES AND PROCEDURES.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
PGD01	COVER SHEET
PGD02	PRELIMINARY GRADING PLAN
PGD03	SECTIONS

TRACT AREA AND USE TABLE

TRACT	AREA	USE
A	0.10 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
B	0.97 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
C	0.14 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
TOTAL	1.21 AC	

NOTE: TRACTS A-C WILL BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION.

LOT TABLE

LOT #	AREA (SF)	AREA (ACRES)	LOT #	AREA (SF)	AREA (ACRES)
1	3,120	0.07	13	3,924	0.09
2	3,120	0.07	14	3,260	0.07
3	3,120	0.07	15	3,346	0.08
4	3,120	0.07	16	3,346	0.08
5	3,120	0.07	17	3,346	0.08
6	3,233	0.07	18	3,346	0.08
7	3,502	0.08	19	3,187	0.07
8	3,502	0.08	20	3,120	0.07
9	3,502	0.08	21	3,120	0.07
10	3,502	0.08	22	3,120	0.07
11	3,502	0.08	23	3,120	0.07
12	4,894	0.11			

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

DOBSON & CHANDLER
CHANDLER, ARIZONA
COVER SHEET

Registered Professional Engineer
CERTIFICATE NO. 45652
MATTHEW J. MANCINI
12/22/25
Date Signed
ARIZONA, U.S.A.

EXPIRES: 12/31/2027

3 engineering
civil engineering
planning
surveying

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CAD TECH: D. DENTON
DESIGNER: M. MANCINI
DRAFTER: M. MANCINI

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-0230
WWW.3ENGINEERING.COM

DATE: 12/22/25

PROJECT NO.
5354

SHEET NO.
PGD01
1 of 3

C.O.C. LOG. NO. PLH25-0028

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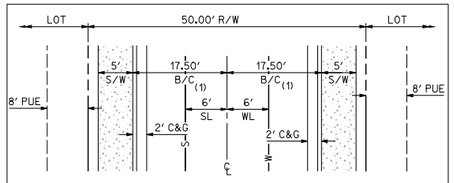


PUBLIC STREET
LOOKING NORTH & WEST
N.T.S.
(1) 4" ROLL OR 6" VERTICAL DEPENDING ON DRAINAGE REQ.'S

NOTE:

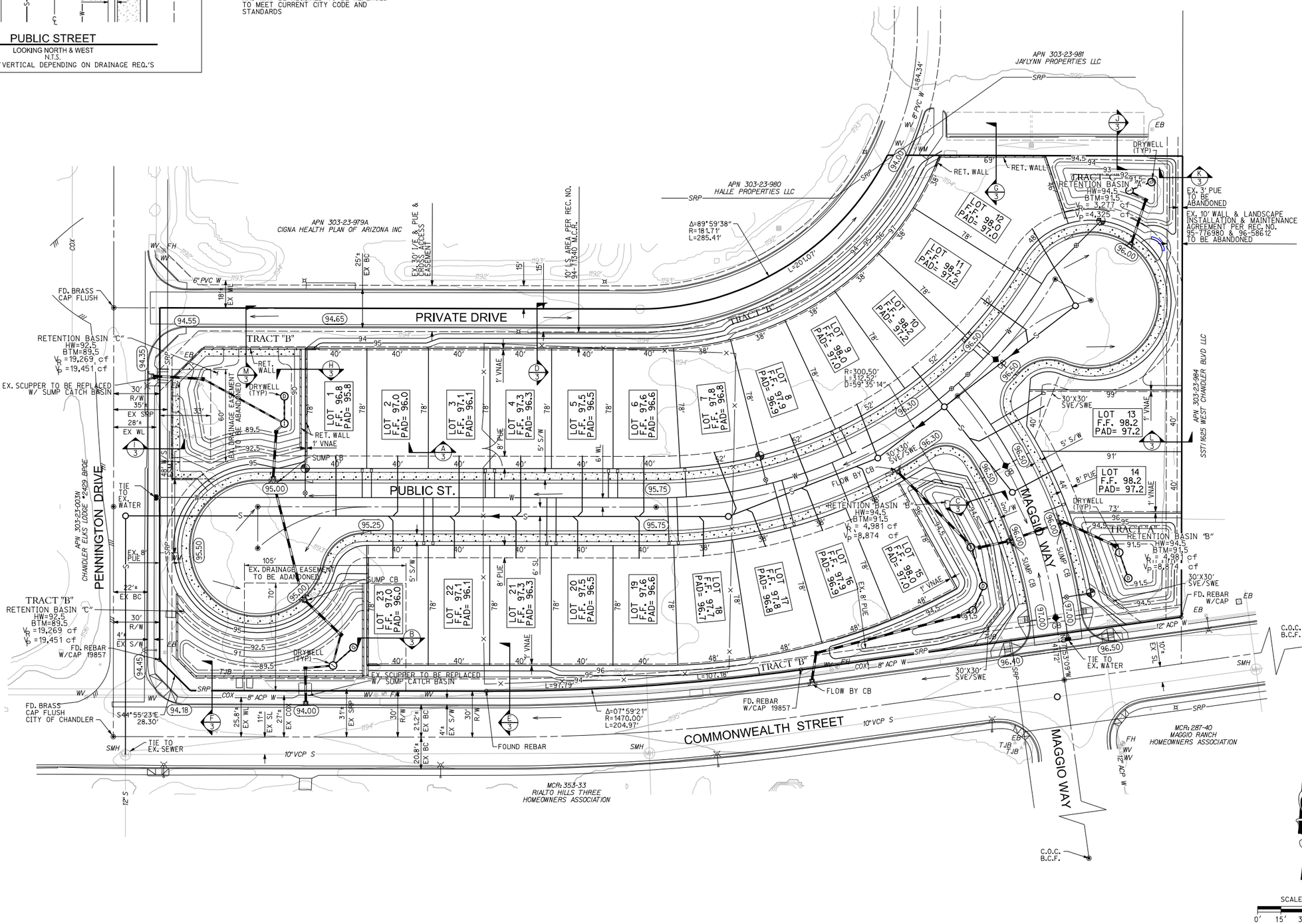
1. ALL EXISTING UTILITIES AND STRUCTURES ONSITE ARE TO BE REMOVED. COORDINATE WITH UTILITY PROVIDERS AS NECESSARY.

2. ALL EXISTING CONCRETE SCUPPERS SHALL BE EVALUATED AND WILL NEED TO BE REPLACED IF DAMAGED.

3. ALL SIDEWALKS AND ADA RAMPS ALONG ENTIRE SITE PROPERTY WILL BE EVALUATED AND MAY BE REQUIRED TO BE REPLACED TO MEET CURRENT CITY CODE AND STANDARDS

STREET LIGHT NOTE:

ALL STREETLIGHTS ALONG PENNINGTON DRIVE AND COMMONWEALTH STREET ARE TO BE REVISED TO MEET CITY STANDARDS. STREETLIGHTS ARE REQUIRED TO BE ON A CONCRETE FOUNDATION REFER TO CITY REQUIREMENTS. A SEPARATE SET OF STREETLIGHT PLANS ARE REQUIRED WHEN SUBMITTING IMPROVEMENT PLANS AFTER PRELIMINARY PLAT APPROVAL.



Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

DOBSON & CHANDLER
CHANDLER, ARIZONA

PRELIMINARY GRADING PLAN

Registered Professional Engineer (Civil)
CERTIFICATE NO. 45652
MATTHEW J. MANCINI
12/22/25
Date Signed
ARIZONA, U.S.A.
EXPIRES: 12/31/2027

3 engineering
planning civil engineering surveying

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DESIGNER: M. MANCINI
CAD TECH: D. DENTON
DRAWN BY: M. MANCINI
ENGINEER: M. MANCINI

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
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PHONE: (602) 334-4387
FAX: (602) 490-0230
WWW.3ENGINEERING.COM

DATE: 12/22/25

PROJECT NO.
5354

SHEET NO.
PGD02
2 of 3

C.O.C. LOG. NO. PLH25-0025

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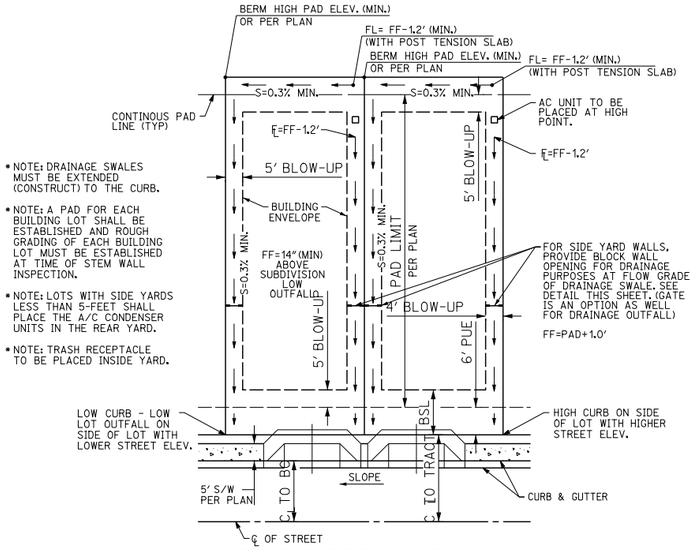
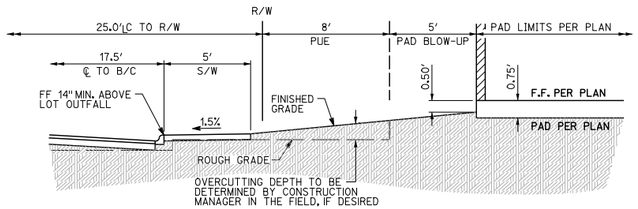


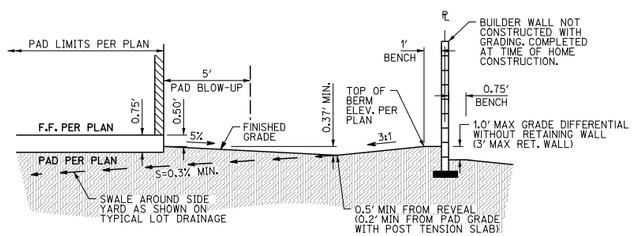
TYPICAL LOT GRADING PLAN DRAINAGE TO FRONT YARD (STANDARD LOT)

1"=20'



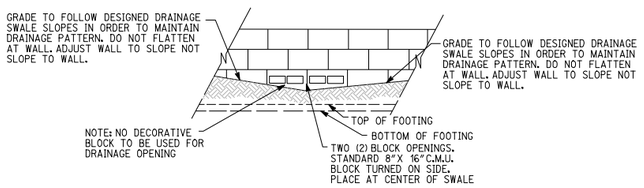
TYPICAL FRONT YARD SECTION

1"=4'



TYPICAL REAR YARD SECTION DRAINAGE TO FRONT YARD

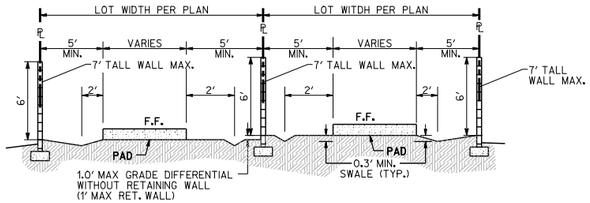
1"=4'



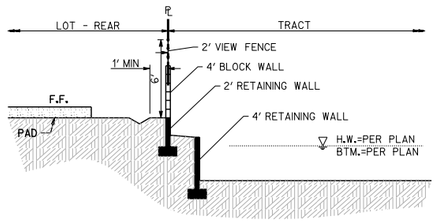
WALL OPENING DETAIL AT SIDE YARD SWALES

N.T.S.

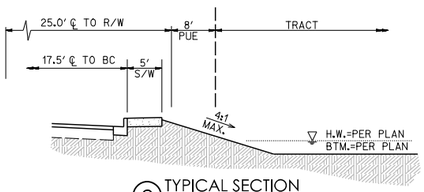
NOTE: THIS IS TO BE AT TIME OF HOME CONSTRUCTION



A TYPICAL SECTION
N.T.S. TYPICAL SIDE LOTS



B TYPICAL SECTION
N.T.S.



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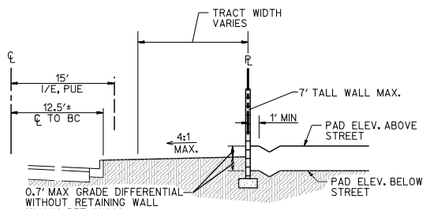
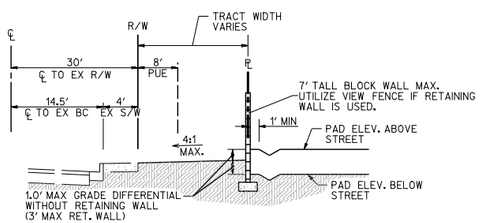
N.T.S.



D TYPICAL SECTION
N.T.S. TYPICAL SIDEYARD ADJACENT TO STREET



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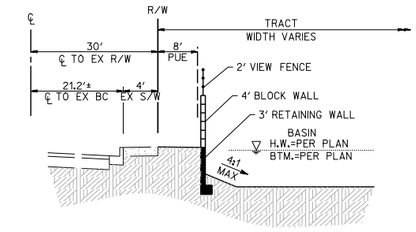
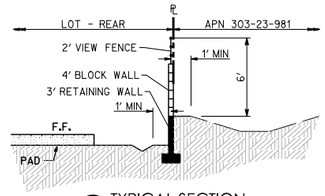
N.T.S. TYPICAL SIDEYARD ADJACENT TO STREET



F TYPICAL SECTION
N.T.S. TYPICAL SIDEYARD ADJACENT TO STREET



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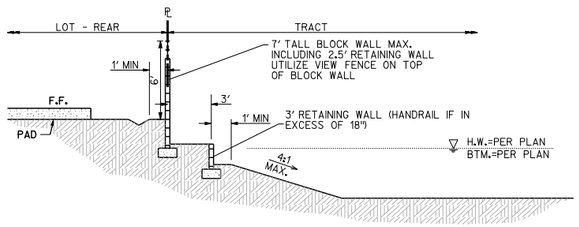
N.T.S.



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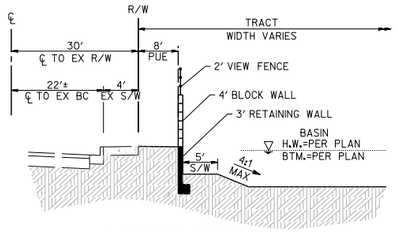
N.T.S.



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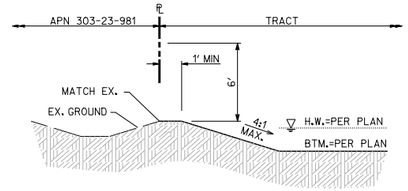

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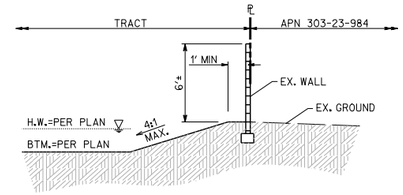
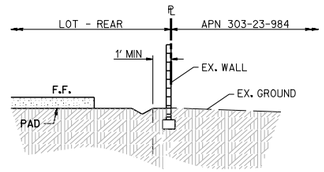
N.T.S.



K TYPICAL SECTION
N.T.S.



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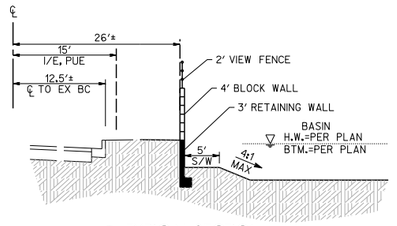
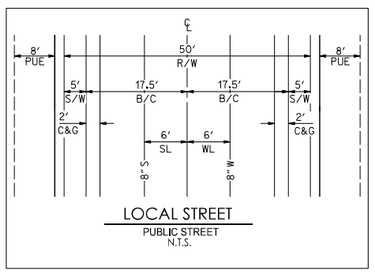


M TYPICAL SECTION
N.T.S. TYPICAL SIDEYARD ADJACENT TO STREET



LOCAL STREET
PUBLIC STREET
N.T.S.

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

DOBSON & CHANDLER
CHANDLER, ARIZONA

PRELIMINARY SECTIONS

Registered Professional Engineer (Civil)
CERTIFICATE NO. 45652
MATTHEW J. MANCINI
12/22/25
Date Signed
ARIZONA, U.S.A.
EXPIRES: 12/31/2027

3Oengineering
surveying
civil engineering
planning

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4287
FAX: (602) 490-4230
WWW.3ENGINEERING.COM

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CAD TECH: EUDENTON
DESIGNER: M. MANCINI
ENGINEER: M. MANCINI

DATE: 12/22/25

PROJECT NO. 5354

SHEET NO. PGD03 3 of 3

C.O.C. LOG. NO. PLH25-0028

C:\My Secure Sync\Projects_5000\5354_Dodson & Chandler\5354grd03.dgn

PLOT PLAN

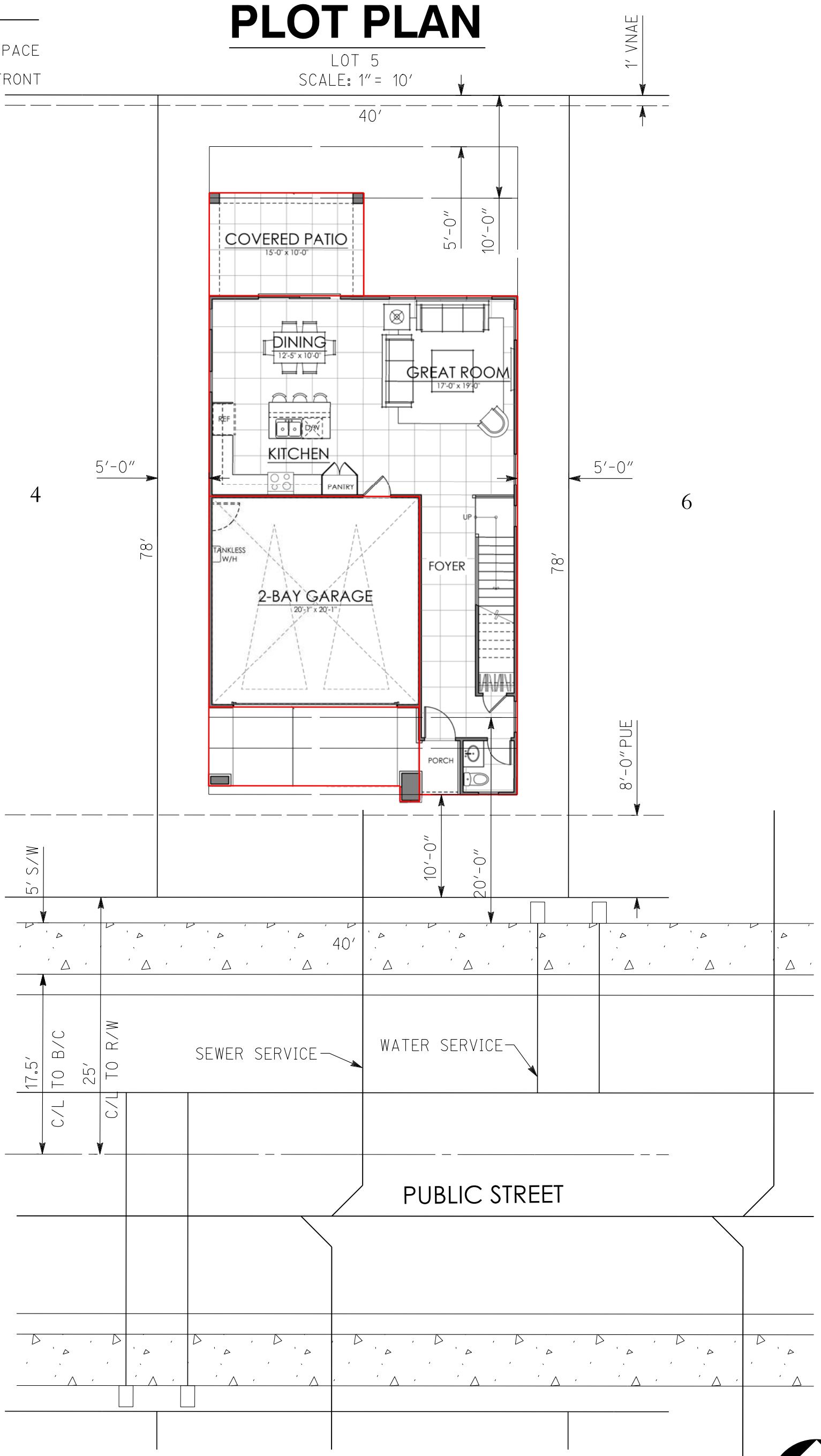
LOT 5
SCALE: 1" = 10'

SETBACKS:

FRONT SETBACK:
10' MIN. TO LIVABLE SPACE OR SIDE LOADED GARAGE; 20' MIN. TO FRONT FACING GARAGE FROM SIDEWALK.

SIDE SETBACK:
5' MIN.

REAR SETBACK:
10' MIN.
(5'MIN. ACCESSORY STRUCTURE)



4

6

BUILDER: ARCADIA CAPITAL (RESIDENTIAL PURSUITS)
SUBDIVISION: DOBSON & CHANDLER
LOT#:5
ADDRESS: CHANDLER, ARIZONA
PRODUCT SERIES: PLAN THREE FIRST FLOOR: 845 S.F. SECOND FLOOR: 1,369 S.F. TOTAL LIVING: 2,214 S.F. LOT AREA: 3,3120 S.F. LOT COVERAGE AREA: 1,600 S.F.+\- LOT COVERAGE %: 51.28%

NOTE: ALL DIMENSIONS, LOCATIONS AND FEATURES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE AND ARE ONLY AN ARTIST'S RENDITION. EXACT LOCATION OF ALL FEATURES ARE SUBJECT TO CHANGE AND MAY NOT BE INSTALLED EXACTLY AS SHOWN ON PLANS AND/OR MODELS, PLACEMENT OF HOME, DRIVEWAY, SIDEWALKS AND EXTERIOR FEATURES ARE SUBJECT TO MODIFICATION AS DEEMED NECESSARY BY FIELD PERSONNEL.

3engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD, SUITE 200 - SCOTTSDALE, AZ 85251
PHONE: (602) 334-4387 - FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE:	PROJECT NO.
1/5/26	5354

C:\My SecuriSync\Projects_5000\5354_Dodson & Chandler\5354_Exhibit - Plot Plan 01.dgn

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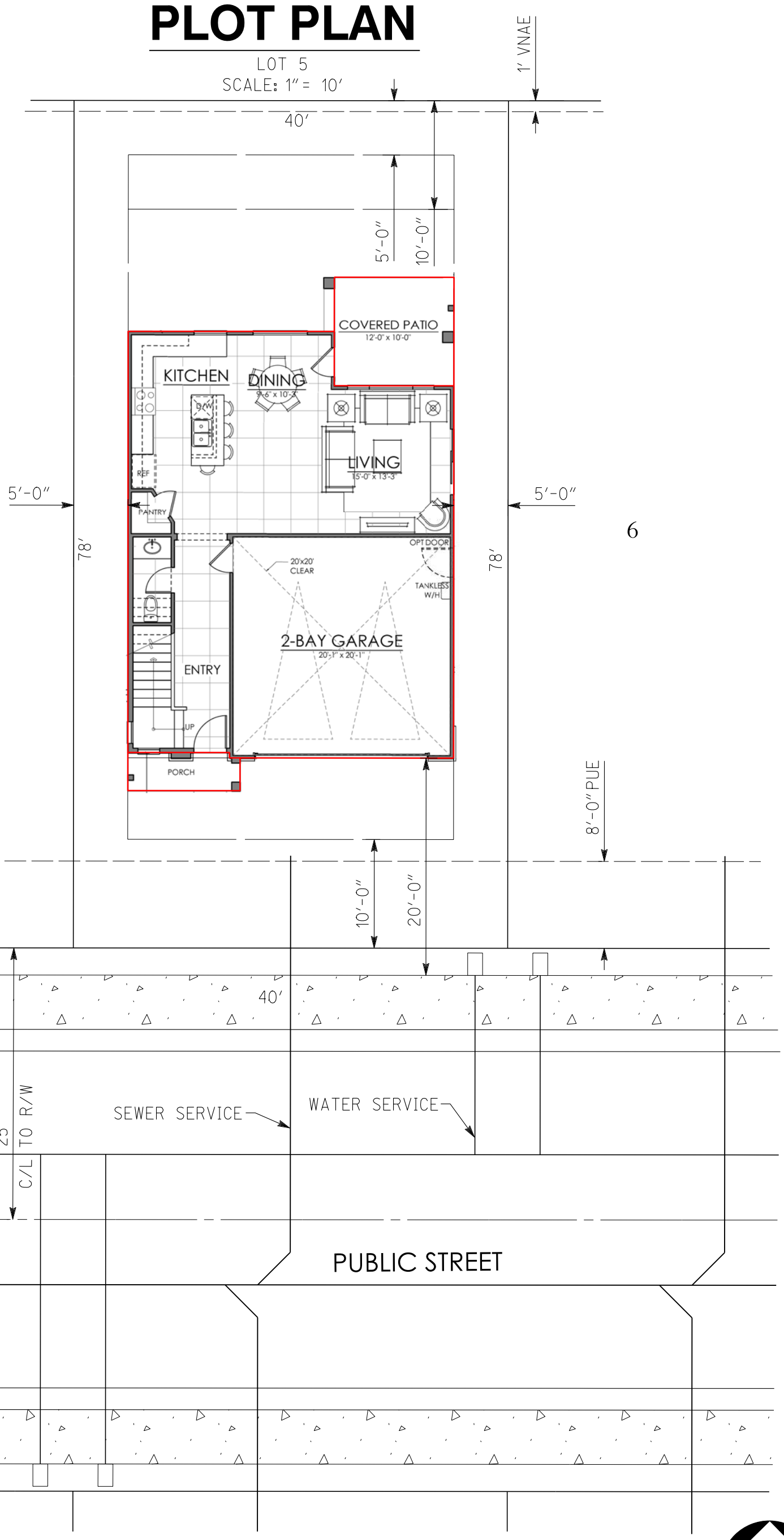
PLOT PLAN

SETBACKS:

FRONT SETBACK:
10′ MIN. TO LIVABLE SPACE OR SIDE LOADED GARAGE; 20′ MIN. TO FRONT FACING GARAGE FROM SIDEWALK.

SIDE SETBACK:
5′ MIN.

REAR SETBACK:
10′ MIN.
(5′MIN. ACCESSORY STRUCTURE/PATIO)



4

6

BUILDER: ARCADIA CAPITAL (RESIDENTIAL PURSUITS)
SUBDIVISION: DOBSON & CHANDLER
LOT#:5
ADDRESS: CHANDLER, ARIZONA
PRODUCT SERIES: PLAN ONE FIRST FLOOR: 703 S.F. SECOND FLOOR: 1,104 S.F. TOTAL LIVING: 1,807 S.F. LOT AREA: 3,120 S.F. LOT COVERAGE AREA: 1,270 S.F.+\- LOT COVERAGE %: 40.71%

NOTE: ALL DIMENSIONS, LOCATIONS AND FEATURES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE AND ARE ONLY AN ARTIST'S RENDITION. EXACT LOCATION OF ALL FEATURES ARE SUBJECT TO CHANGE AND MAY NOT BE INSTALLED EXACTLY AS SHOWN ON PLANS AND/OR MODELS, PLACEMENT OF HOME, DRIVEWAY, SIDEWALKS AND EXTERIOR FEATURES ARE SUBJECT TO MODIFICATION AS DEEMED NECESSARY BY FIELD PERSONNEL.

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6370 E. THOMAS ROAD, SUITE 200 - SCOTTSDALE, AZ 85251
PHONE: (602) 334-4387 - FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE:	PROJECT NO.
1/5/26	5354

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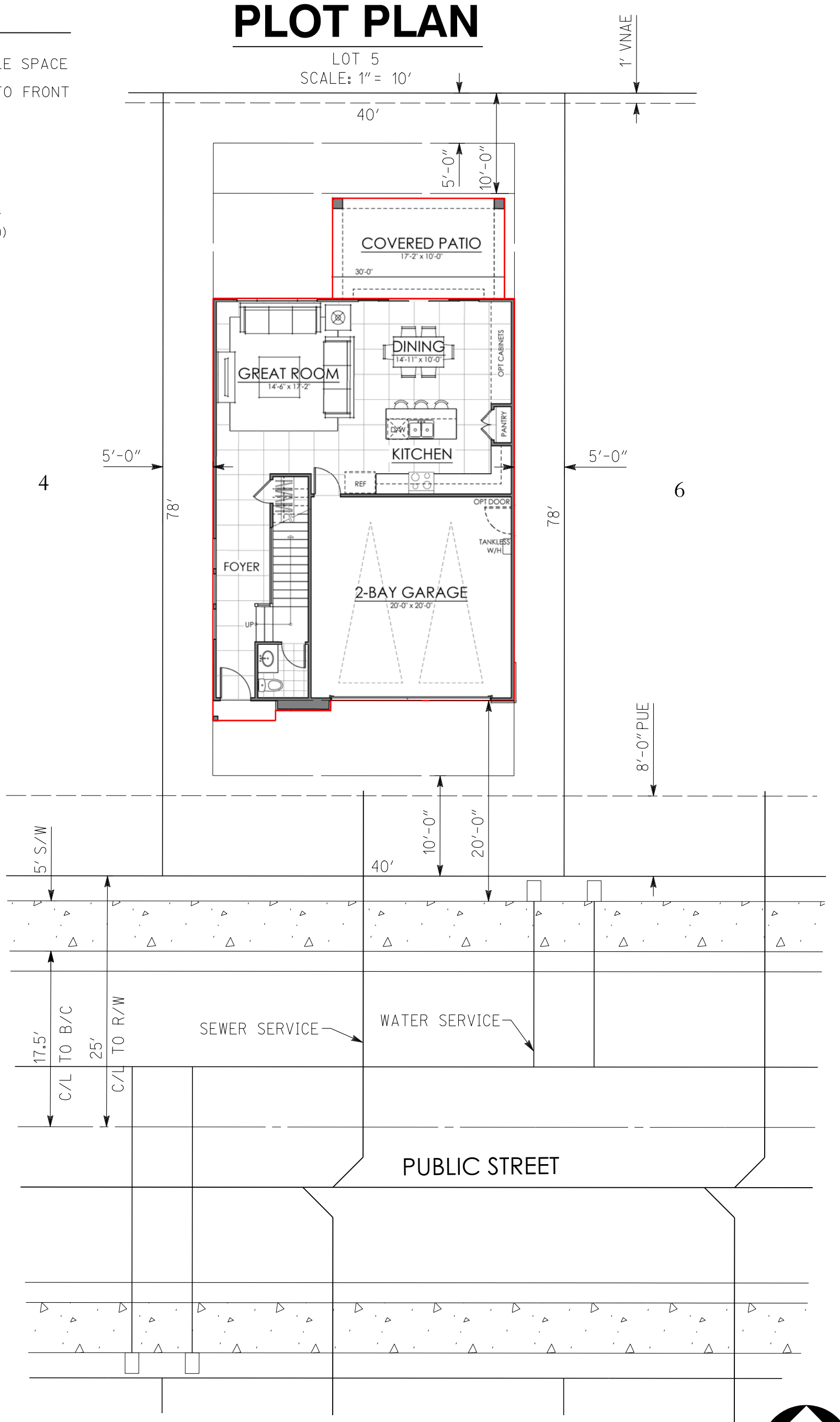
PLOT PLAN

SETBACKS:

FRONT SETBACK:
10′ MIN. TO LIVABLE SPACE OR SIDE LOADED GARAGE; 20′ MIN. TO FRONT FACING GARAGE FROM SIDEWALK.

SIDE SETBACK:
5′ MIN.

REAR SETBACK:
10′ MIN.
(5′MIN. ACCESSORY STRUCTURE/PATIO)



BUILDER: ARCADIA CAPITAL (RESIDENTIAL PURSUITS)
SUBDIVISION: DOBSON & CHANDLER
LOT#:5
ADDRESS: CHANDLER, ARIZONA
PRODUCT SERIES: PLAN ONE FIRST FLOOR: 793 S.F. SECOND FLOOR: 1,221 S.F. TOTAL LIVING: 2,014 S.F. LOT AREA: 3,120 S.F. LOT COVERAGE AREA: 1,390 S.F.+\- LOT COVERAGE %: 44.55%

NOTE: ALL DIMENSIONS, LOCATIONS AND FEATURES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE AND ARE ONLY AN ARTIST'S RENDITION. EXACT LOCATION OF ALL FEATURES ARE SUBJECT TO CHANGE AND MAY NOT BE INSTALLED EXACTLY AS SHOWN ON PLANS AND/OR MODELS, PLACEMENT OF HOME, DRIVEWAY, SIDEWALKS AND EXTERIOR FEATURES ARE SUBJECT TO MODIFICATION AS DEEMED NECESSARY BY FIELD PERSONNEL.

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6370 E. THOMAS ROAD, SUITE 200 - SCOTTSDALE, AZ 85251
PHONE: (602) 334-4387 - FAX: (602) 490-3230
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DATE:	PROJECT NO.
1/5/26	5354

C:\My SecuriSync\Projects_5000\5354_Dodson & Chandler\5354_Exhibit - Plot Plan 03.dgn

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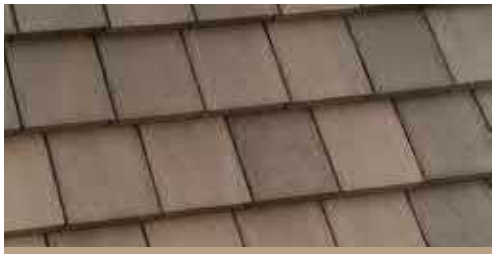
SCHEME 1
ELEVATION A | DESERT CONTEMPORARY



ROOF TILE | BEL AIR
4689 BROWN RANGE

STUCCO
SW 6108 LATTE

STUCCO II
SW 9108 DOUBLE LATTE

TRIM
SW 6106 KILIM BEIGE

FASCIA | GARAGE DOOR
SW 7040 SMOKEHOUSE

ENTRY DOOR
SW 2848 ROYCROFT PEWTER



STONE | CULTURED STONE
SUMMIT PEAK | ALPINE LEDGESTONE

TRIM AT STONE
SW 7038 TONY TAUPE



The Bower Dobson
Chandler , ARIZONA

woodley architectural group,inc.

10.13.2025

SCHEME 2
ELEVATION A | DESERT CONTEMPORARY



ROOF TILE | BEL AIR
4602 CONCORD BLEND

STUCCO
SW 7015 REPOSE GRAY

STUCCO II
SW 7655 STAMPED CONCRETE

TRIM
SW 7650 ELLIE GRAY

FASCIA | GARAGE DOOR
SW 7019 GUANTLET GRAY

ENTRY DOOR
SW 7726 LEMON VERBENA



STONE | CULTURED STONE
ECHO RIDGE | ALPINE LEDGESTONE

TRIM AT STONE
SW 7641 COLONNADE GRAY



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SCHEME 3
ELEVATION A | DESERT CONTEMPORARY



Roof Tile

Stucco I

Stucco II

Trim

Fascia | Garage Door

Entry Door



Stone

Trim at Stone



The Bower Dobson

Chandler , ARIZONA

woodley architectural group,inc.

10.13.2025

SCHEME 4
ELEVATION B | MODERN SPANISH



ROOF TILE | CAPISTRANO
3636 PIEDMONT BLEND

STUCCO
SW 7012 CREAMY

VERTICAL SIDING | TRIM AT SIDING
SW 7535 SANDY RIDGE

TRIM
SW 7535 SANDY RIDGE

FASCIA | GARAGE DOOR
SW 7027 WELL-BRED BROWN

ENTRY DOOR
SW 7622 HOMBURG GRAY



STONE | CULTURED STONE
CHARDONNAY | COUNTRY LEDGESTONE

TRIM AT STONE
SW 7507 STONE LION



The Bower Dobson
Chandler , ARIZONA

woodley architectural group,inc.

10.13.2025

SCHEME 5
ELEVATION B | MODERN SPANISH



ROOF TILE | CAPISTRANO
3785 CLAY SPRINGS

STUCCO
SW 7527 NANTUCKET DUNE

VERTICAL SIDING | TRIM AT SIDING
SW 7514 FOOTHILLS

TRIM
SW 7514 FOOTHILLS

FASCIA | GARAGE DOOR
SW 6076 TURKISH COFFEE

ENTRY DOOR
SW 2839 ROYCROFT COPPER RED



STONE | CULTURED STONE
WHITE OAK | COUNTRY LEDGESTONE

TRIM AT STONE
SW 7036 ACCESSIBLE BEIGE



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Chandler , ARIZONA

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10.13.2025

SCHEME 6
ELEVATION B | MODERN SPANISH



Roof Tile

Stucco

Vertical Siding | Trim at Siding

Trim

Fascia | Garage Door

Entry Door





Stone

Trim at Stone

The Bower Dobson

Chandler , ARIZONA

woodley architectural group,inc.

10.13.2025

SCHEME 7
ELEVATION C | MID-CENTURY MODERN



ROOF TILE | BEL AIR
4687 BROWN GRAY RANGE

STUCCO
SW 6140 MODERATE WHITE

TRIM
SW 0037 MORRIS ROOM GREY

FASCIA
SW 7047 PORPOISE

GARAGE DOOR
SW 7047 PORPOISE

ENTRY DOOR
SW 0040 ROYCROFT ADOBE

WIRE CUT 4X12 | STACKED BOND
SW 0037 MORRIS ROOM GREY

WALL TILE | DAL TILE
BLACKWOOD FP99



The Bower Dobson
Chandler , ARIZONA

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10.13.2025

SCHEME 8
ELEVATION C | MID-CENTURY MODERN



ROOF TILE | BEL AIR
4503 SIERRA MADRE

STUCCO
SW 7008 ALABASTER

TRIM
SW 7046 ANONYMOUS

FASCIA
SW 7048 URBAN BRONZE

GARAGE DOOR
SW 7048 URBAN BRONZE

ENTRY DOOR
SW 6207 RETREAT

WIRE CUT 4X12 | STACKED BOND
SW 7008 ALABASTER

WALL TILE | DAL TILE
TIMBERLAND FP97



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SCHEME 9
ELEVATION C | MID-CENTURY MODERN



Roof Tile

Stucco

Trim

Fascia | Gable-End Siding

Garage Door

Entry Door

Paint Grade Block



Wall Tile

Trim at Wall Tile



The Bower Dobson

Chandler , ARIZONA

woodley architectural group,inc.

10.13.2025

SCHEME 10
ELEVATION D | MODERN PRAIRIE



ROOF TILE | BEL AIR
4503 SIERRA MADRE

STUCCO
SW 7506 LOGGIA

SIDING
SW 7515 HOMESTEAD BROWN

TRIM
SW 7508 TAVERN TAUPE

FASCIA
SW 7675 SEALSKIN

GARGE DOOR
SW 7515 HOMESTEAD BROWN

ENTRY DOOR
SW 9182 ROJO MARRON



PRAIRIE STONE
MOCHA GRANITE



The Bower Dobson
Chandler , ARIZONA

woodley architectural group,inc.

10.13.2025

SCHEME 11
ELEVATION D | MODERN PRAIRIE



ROOF TILE | BEL AIR
4503 SIERRA MADRE

STUCCO
SW 7017 DORIAN GRAY

SIDING
SW 7019 GAUNTLET GRAY

TRIM
SW 7019 GAUNTLET GRAY

FASCIA
SW 6076 TURKISH COFFEE

GARAGE DOOR
SW 7019 GAUNTLET GRAY

ENTRY DOOR
SW 7748 GREEN EARTH



PRAIRIE STONE
GREY GRANITE



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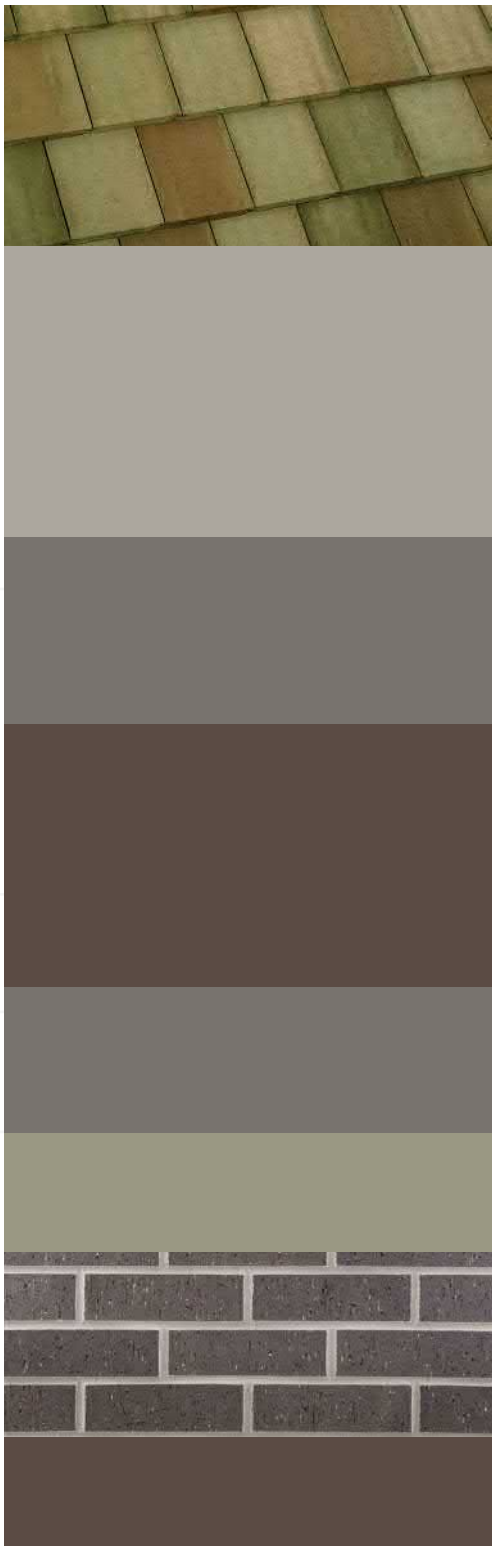
Chandler , ARIZONA

woodley architectural group,inc.

10.13.2025

SCHEME 12
ELEVATION D | MODERN PRAIRIE



Roof Tile

Stucco I

Stucco II

Trim

Fascia

Garage Door

Entry Door

Brick

Trim at Brick



The Bower Dobson

Chandler , ARIZONA

woodley architectural group,inc.

10.13.2025


THE
BOWER


THE
BOWER
DORSON







CHANDLER arizona
Community of Innovation

City Council Memorandum Development Services Memo No. 26-013

Date: April 09, 2026
To: Mayor and Council
Thru: John Pombier, City Manager
Leah Powell, Deputy City Manager
Kevin Mayo, Acting Development Services Director
From: Darsy Smith, City Planner
Subject: PLH26-0003 Move Human Performance
Request: Use permit time extension to continue to allow an existing sports therapy and training facility in a Planned Industrial zoning district within a Planned Area Development Overlay (I-1/PAD)
Location: 375 E Elliot Road, Suite 7, approximately 1/4 mile east of the southeast corner of Arizona Avenue and Elliot Road.
Applicant: Brennan Ray; Ray Law Firm

Proposed Motion:

Move City Council approve, PLH26-0003 Move Human Performance, Use permit time extension to continue to allow an existing sports therapy and training facility in a Planned Industrial zoning district within a Planned Area Development Overlay (I-1/PAD) located at 375 E Elliot Rd, Suite 7, subject to the conditions recommended by Planning and Zoning Commission.

Background Data:

- Zoned Planned Industrial within a Planned Area Development (I-1/PAD)
- Zoning Code requires Use Permit approval for medical office for outpatient care in Planned Industrial Districts
- Move Human Performance's Use Permit originally approved by City Council under ZUP17-0009 on September 14, 2017
- A five (5) year extension approved by City Council on May 28, 2020
- An expansion and a five (5) year extension approved by City Council on March 25, 2021

Surrounding Land Use Data:

North	Elliot Rd; then existing building zoned I-1/PAD	South	Alamo Drive; then existing building zoned I-1/PAD
East	Colorado Street; then existing building zoned I-1/PAD	West	Existing building zoned: I-1/PAD

Proposed Development:

Square Footage	4,254 square feet
Hours of Operation	Monday, Wednesday, Friday: 7:00am to 7:00pm Tuesday, Thursday: 5:00am to 5:00pm Saturday: 8:00am to 12:00pm
Number of Employees	Owners: 2 Staff: 5

Review and Recommendation:

Move Human Performance is located within an existing 4,254 square foot suite located on the north side of the building. Access to Move Human Performance will be provided directly from the parking lot. Move Human Performance currently provides post-rehab care, spinal cord injury long term care, sports performance classes, and appointment-only fitness training. The use fits under the medical office for outpatient services.

A Use Permit is required for a medical office for outpatient care in Planned Industrial zoned districts. The previous use permit approval in 2021 included a five-year time condition to evaluate the long-term compatibility with surrounding businesses. During this time, there have been no negative reports associated with this use. The proposed use permit will maintain the same hours of operation and activities. All activities occur indoors and on-site parking is adequate.

Planning staff has reviewed the request and finds it to be consistent with the General Plan and the applicable zoning. The sports therapy and training facility (medial office) use is a compatible land use with the surrounding industrial development.

The Planning and Zoning Commission recommends approval with no time limit subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A written notice was mailed to affected landowners under the alternative citizen review process and posted on social media via NextDoor.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting March 18, 2026.
Motion to Approve.

In Favor: 7 Opposed: 0

Planning and Zoning Commission added stipulation number 6 which shall void this use permit and require a new use permit approval if there is a change in business ownership. The addition of this stipulation will allow the city to confirm that the business continues to be a compatible land use with the surrounding area if there are any changes in operation.

Recommended Conditions of Approval

Planning and Zoning Commission recommends the City Council approve the Rezoning from PAD for specialty retail to PAD for single-family subdivision, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit application and approval.

2. The use permit is non-transferrable to other locations.

3. Use permit does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

4. All pedestrian walkways shall be A.D.A accessible and shall not be interrupted by any obstacles preventing circulations (i.e. persons with disabilities shall have direct access to all indoor and outdoor pedestrian spaces).

5. The site shall be maintained in a clean and orderly manner.

6. Any change in business ownership shall void this use permit and shall require a new use permit application and approval by the City of Chandler.

Attachments

Exhibits

Vicinity Maps

PLH26-0003

Move Human Performance

Exhibits

Location:

375 E. Elliot Road, Suite 7, approximately 1/4 mile east of the southeast corner of Arizona Avenue and Elliot Road.

Table of Contents

1. Narrative
2. Map
3. Site Plan
4. Floor Plan

MEMORANDUM

To: City of Chandler
From: Brennan Ray
Date: January 16, 2026
Re: **Use Permit – Move Human Performance**
375 E. Elliot Road, Suites 7-9 (East of the SEC of Arizona Ave. and Elliot Rd.)

Our office is working with Move Human Performance, LLC ("MOVE") in connection with their sports training and therapy business located at 375 East Elliot Road, Suites 7-9 (the "Site"). Attached as **Exhibit 1** is an aerial of the Site with the MOVE suite identified. The Site is part of a larger 240-acre business park known as "Arizona Corporate Park". Arizona Corporate Park (and the Site) is zone Light-Industrial with a Planned Area Development Overlay. A sports training and therapy facility is permitted under I-1 with a Use Permit.

MOVE first obtained approval of Use Permit on September 14, 2017 and an extension of the Use Permit on May 28, 2020 (PLH20-0015). MOVE expanded their business in 2021 to an adjacent suite and amended the Use Permit in 2021 to include the new suite (PLH21-0004 and 2).

MOVE has operated on the Site in conformance with the Use Permit for 8 years without any interference or disruption to the existing businesses. MOVE continues to be a compatible use for the Site and surrounding area.

MOVE offers Post Rehab care, Spinal cord injury long term care, Sports Performance Classes, and Fitness training. Training is by appointment only. The typical hours of operation are 7 a.m. to 7 p.m. on Monday, Wednesday, and Friday, 5 a.m. to 5 p.m. on Tuesday and Thursday, and 8 a.m. to noon on Saturday. Staffing typically consists of the two business owners and 5 employees. MOVE provides a valuable and needed service to the City and its residents.

The site provides approximately 245 parking space. Adequate parking is available for the proposed use. The Site Plan is attached as **Exhibit 2**. The Floor Plan is attached as **Exhibit 3**.

MOVE respectfully requests approval of the Use Permit without any time restriction.

M. Brennan Ray
2325 E. Camelback Rd., Suite 400
Phoenix, Arizona 85016
(602) 536-8983
bray@raylawaz.com



W ELLIOT RD
E ELLIOT RD
E ELLIOT RD
E ELLIOT RD
W ELLIOT RD
N Colorado St
E Alamo Dr
E Comstock Dr
E Comstock Dr
S Nevada St
W Sierra Madre Ave
S Hamilton Pl
S William Dillard Dr
302-92-588
302-92-581A
302-92-585
302-24-420
302-24-421B
302-24-421B
302-24-425
302-24-424
302-24-268
302-24-383
302-24-384
302-24-271
302-24-349
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302-26-954
302-26-953
302-26-005H
302-26-005G
302-26-891
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302-29-031A
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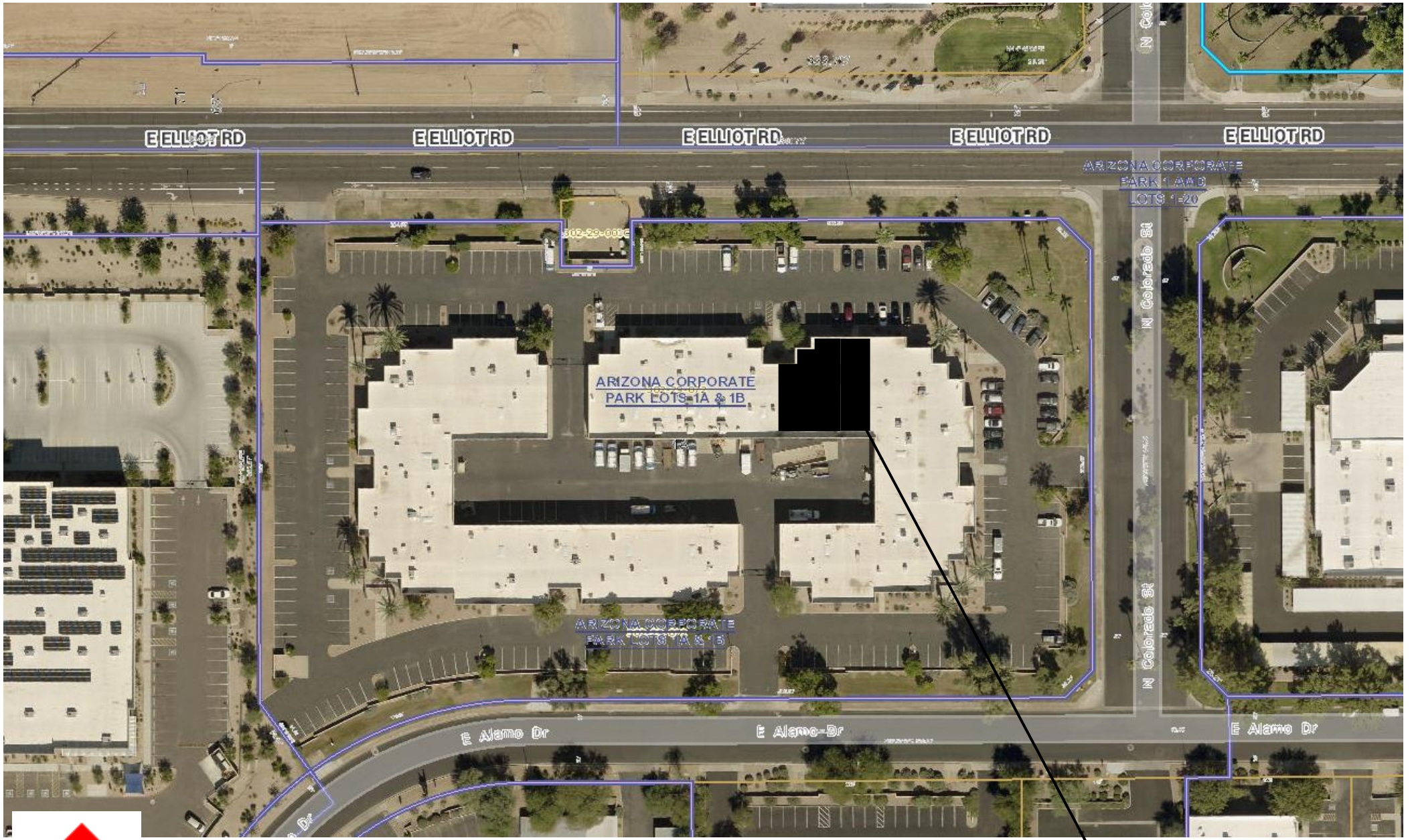
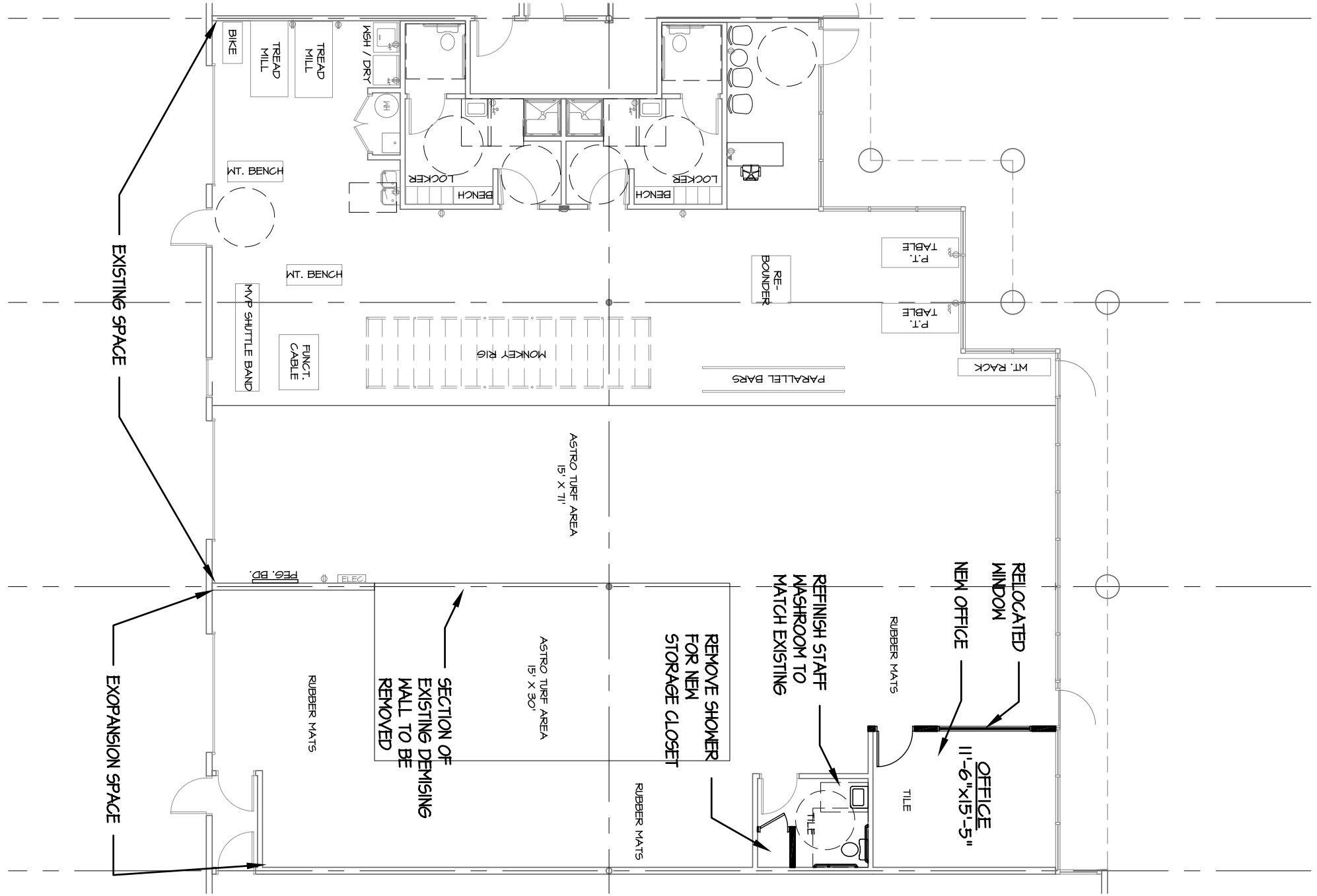
302-29-415
302-29-416
302-29-517
EASTPOINT BUSINESS PARK MLD
MISTY MATE
SAVAGE UNIVERSAL REPLAT
ARIZONA CORPORATE PARK UNIT 2 AMD
ARIZONA CORPORATE PARK 3
STAGE CALL


E ELLIOT RD
E ELLIOT RD
E ELLIOT RD
E ELLIOT RD
E ELLIOT RD
ARIZONA CORPORATE PARK LOTS 1A & 1B
ARIZONA CORPORATE PARK LOTS 1A & 1B
N Colorado St
N Colorado St
E Alamo Dr
E Alamo Dr
E Alamo Dr
Site
N

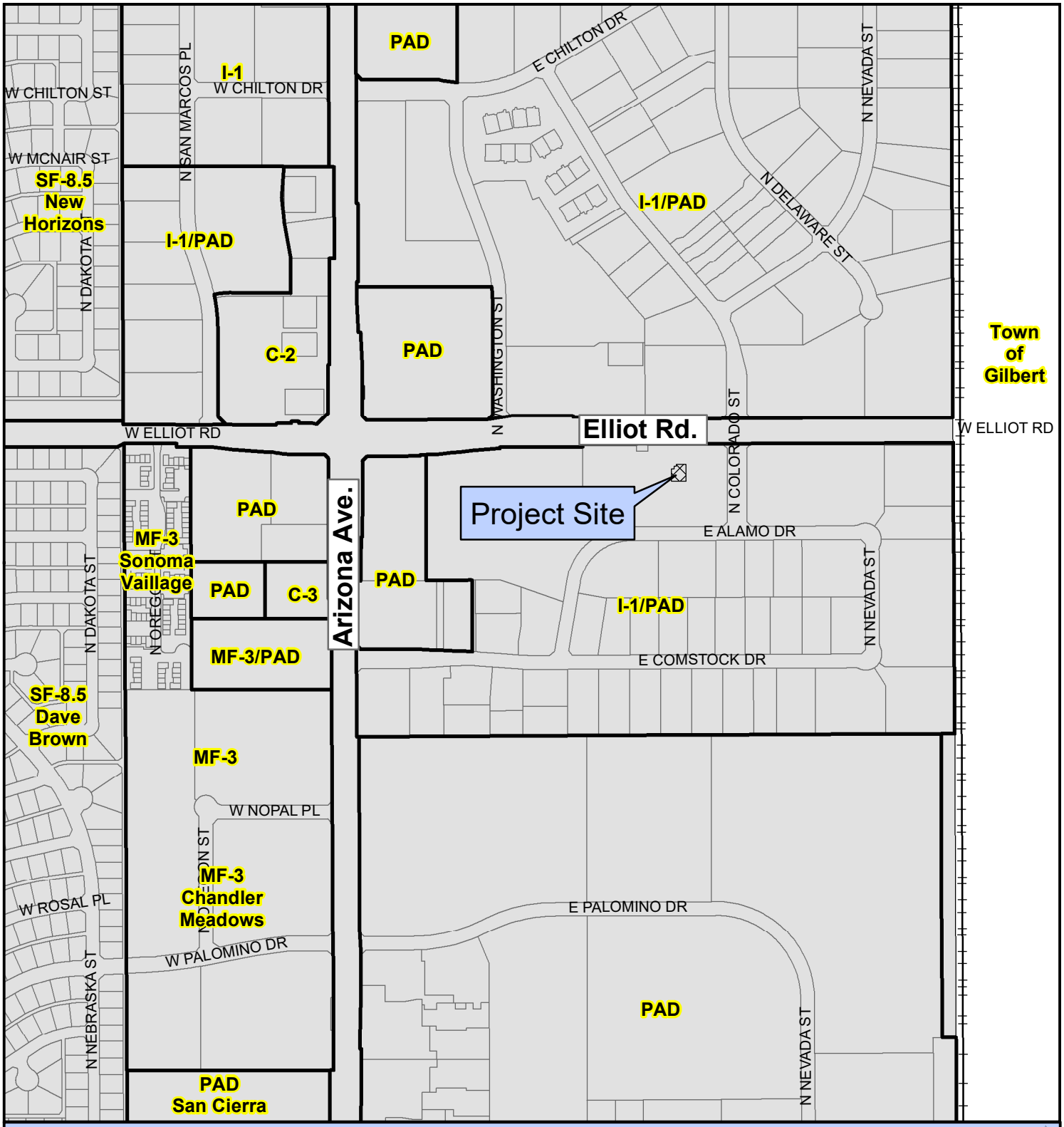


PLAN OPTION A
MOVE HUMAN PERFORMANCE
375 E. ELLIOT RD SUITE 7

SCALE: 1/8"=1'-0" DATE: 12/28/2020

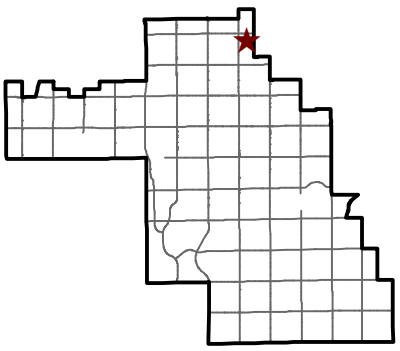
PRELIMINARY
NOT FOR CONSTRUCTION

BCMA ARCHITECTURE
322 W. Knight Lane, Tempe, AZ 85284 - C. 602-571-5728 - T. 480.664.6224 - brian@bcmaarch.com



PLH26-0003 Move Human Performance

Proposed Project Details
375 E Elliot Rd, Ste 7
Use Permit time extension for a sports therapy and training facility



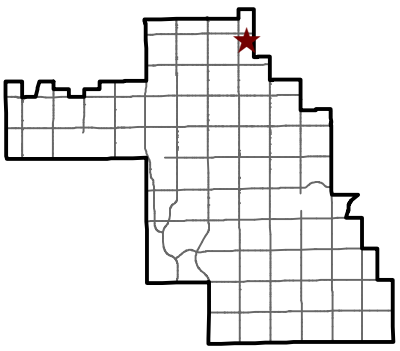
Chandler Arizona
Where Values Make The Difference

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning



PLH26-0003 Move Human Performance

Proposed Project Details
375 E Elliot Rd, Ste 7
Use Permit time extension for a sports therapy and training facility



Chandler Arizona
Where Values Make The Difference

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

CHANDLER arizona
Community of Innovation

City Council Memorandum Economic Development Memo No. N/A

Date:	April 09, 2026
To:	Mayor and Council
Thru:	John M. Pombier, City Manager Micah Miranda, Economic Development Director
From:	Kimberly Janes, Economic Development Senior Program Manager
Subject:	Agreement for Digital Marketing Services

Proposed Motion:

Move City Council approve Agreement No. ED2-918-4422, Amendment 4, with 2060 Digital, LLC, for digital marketing services, in an amount not to exceed $300,000, for the period of one year, beginning March 1, 2026, through February 28, 2027.

Background/Discussion:

Various city departments use social media and digital marketing to reach visitors, businesses, and residents. Previously, departments have contracted for these services on an ad-hoc basis with individual departmental contracts. Following an RFP process, the city entered into an agreement to provide city departments with access to a centralized contractor, on an as-needed basis, that can develop and implement digital marketing campaigns through the city's Economic Development and Communications and Public Affairs departments. Examples of past projects completed under this agreement include tourism fall, holiday, spring, and summer advertising campaigns, water conservation, city events and programs, Connection & Impact's special events, and the budget survey.

Evaluation:

On February 24, 2022, City Council approved an agreement with 2060 Digital, LLC, for digital marketing services, for a one-year period, with the option of up to four one-year extensions. The Contractor has agreed to extend for one additional year under the same terms and conditions.

Financial Implications:

Each campaign will be charged to the department's cost center, as it will have its own unique scope of work, timing, duration, and budget. Projects will be agreed upon between the designated department contact for Economic Development, CAPA or other city departments and the contractor, on an as-needed basis, contingent upon availability of department's budgeted funds.

Attachments

4422 Amendment 4

Docusign Envelope ID: D5AAAF46-8019-4726-8020-E19FB689845B

City Clerk Document No. _____

City Council Meeting Date: April 9, 2026

AMENDMENT TO CITY OF CHANDLER AGREEMENT
DIGITAL MARKETING SERVICES
CITY OF CHANDLER AGREEMENT NO. ED2-918-4422

THIS AMENDMENT NO. 4 (Amendment No. 4) is made and entered into by and between the City of Chandler, an Arizona municipal corporation (City), and 2060 Digital, LLC (Contractor), (City and Contractor may individually be referred to as Party and collectively referred to as Parties) and made _____ , 2026 (Effective Date).

RECITALS

WHEREAS, the Parties entered into an agreement for digital marketing services (Agreement); and

WHEREAS, the term of the Agreement was March 1, 2022, through February 28, 2023, with the option of up to four one-year extensions; and

WHEREAS, the Parties wish to exercise the fourth option through this Amendment to extend the Agreement for one year.

AGREEMENT

NOW THEREFORE, the Parties agree as follows:

1. The recitals are accurate and are incorporated and made a part of the Agreement by this reference.

2. Section III is amended to read as follows: The Agreement is extended for a one-year period March 1, 2026, through February 28, 2027.

3. Section IV is amended to read as follows: The City will pay the Contractor the per unit cost set forth in Exhibit B of the original Agreement, which is incorporated into and made a part of this Amendment No. 4 by this reference. Total payments made to the Contractor during the term of this Amendment No. 4 will not exceed $300,000.

Docusign Envelope ID: D5AAAF46-8019-4726-8020-E19FB689845B

4. All other terms and conditions of the Agreement remain unchanged and in full force and effect. If a conflict or ambiguity arises between this Amendment No. 4 and the Agreement, the terms and conditions in this Amendment No. 4 prevail and control.

IN WITNESS WHEREOF, the Parties have entered into this Amendment on the Effective Date.

FOR THE CITY

By: _____

Its: Mayor

FOR THE CONTRACTOR

By: Steve Goldstein

Its: President

APPROVED AS TO FORM:

By: _____
City Attorney JMB

ATTEST:

By: _____
City Clerk

CHANDLER arizona
Community of Innovation

City Council Memorandum Law Memo No.

Date: April 09, 2026
To: Mayor and Council
From: Kelly Schwab, City Attorney
Subject: Ordinance No. 5159 - Drink or Food Tampering

Proposed Motion:

Move City Council introduce and tentatively adopt Ordinance No. 5159, amending the Code of the City of Chandler, Chapter 11, by adding Section 11-20, Drink or Food Tampering.

Background/Discussion

Based on an initiative by Councilmember Harris, Ordinance No. 5159 amending the Code of the City of Chandler, Chapter 11 to prohibit tampering with a person's drink or food is presented for Council action. This Ordinance, if approved, would prohibit a person from knowingly introducing any intoxicating liquor or drug into another person's food or drink without the knowledge or consent of that person. In Arizona. Violations of this Code amendment shall be a class one misdemeanor punishable by up to a $2,500 fine, 6 months incarceration and/or 3 years probation. Arizona Revised Statutes have classified this offense as a class 6 felony. Approval of Ordinance No. 5159 would allow prosecution of an individual who tampers with someone's food or drink in Chandler Municipal Court if the case were not charged as a felony by the County Attorney's Office.

Attachments

Ordinance 5159

ORDINANCE NO. 5159

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE CODE OF THE CITY OF CHANDLER, CHAPTER 11 CURFEW, GRAFFITI, SMOKING AND MISCELLANEOUS OFFENSES, BY ADDING SECTION 11-20, DRINK OR FOOD TAMPERING; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR PENALTIES.

WHEREAS, the Chandler City Council recognizes that the surreptitious addition of intoxicating liquors, narcotic drugs, or other impairing substances to another person's drink or food without their consent threatens the health, safety, and well-being of its residents and visitors; and

WHEREAS, such drink or food tampering endangers individuals by impairing judgment, increasing vulnerability to harm, and undermining public confidence in safe social environments; and

WHEREAS, Arizona Revised Statutes § 13-1205 prohibits unlawfully administering intoxicating substances without consent, creating a framework for criminal prosecution; and

WHEREAS, the Council finds that adopting a complementing local ordinance will deter harmful conduct, facilitate early police intervention, and promote safe social environments consistent with the City's duty to protect the health, safety, and welfare of its residents.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Adding Section 11-20 – Drink or Food Tampering to the Chandler City Code, Chapter 11 Curfew, Smoking and Miscellaneous Offenses, as follows (additions in ALL CAPS):

11-20. DRINK OR FOOD TAMPERING

11-20.1 DEFINITIONS. FOR PURPOSES OF THIS SECTION:

A. *DRINK* MEANS ANY BEVERAGE INTENDED FOR HUMAN CONSUMPTION, WHETHER ALCOHOLIC OR NONALCOHOLIC.
B. *INTOXICATING LIQUORS* OR *DRUGS* INCLUDE ALCOHOL, NARCOTIC DRUGS, DANGEROUS DRUGS, PRESCRIPTION MEDICATION, OR OTHER CHEMICAL AGENTS CAPABLE OF IMPAIRING A PERSON'S MENTAL OR PHYSICAL FACULTIES.
C. *WITHOUT CONSENT* MEANS THE INDIVIDUAL HAS NOT KNOWINGLY AND VOLUNTARILY AGREED TO INGEST THE SUBSTANCE.

11-20.2 OFFENSE.

IT SHALL BE UNLAWFUL FOR ANY PERSON TO KNOWINGLY, FOR A PURPOSE OTHER THAN LAWFUL MEDICAL OR THERAPEUTIC TREATMENT, PLACE, POUR, MIX, OR OTHERWISE INTRODUCE OR ATTEMPT TO INTRODUCE INTO THE DRINK OR FOOD OF ANOTHER PERSON ANY INTOXICATING LIQUOR OR DRUG WITHOUT THE KNOWLEDGE OR CONSENT OF THAT OTHER PERSON.

Section 2. Providing for Repeal of Conflicting Ordinances.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance, or any parts hereof, are hereby repealed.

Section 3. Providing for Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 4. Providing for Penalties.

A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona this ____ day of April, 2026.

ATTEST:

_____ _____

CITY CLERK MAYOR

PASSED AND APPROVED by the City Council of the City of Chandler, Arizona this ____ day of April, 2026.

ATTEST:

_____ _____

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5159 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of April, 2026, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Published in the Arizona Republic on:

ITEM 10

CHANDLER arizona
Community of Innovation

City Council Memorandum Management Services Memo No. 26-071

Date: April 09, 2026
To: Mayor and Council
Thru: John M. Pombier, City Manager
Dawn Lang, Deputy City Manager/CFO
Kristi Smith, Management Services Director
From: Danielle Wells, Revenue and Tax Senior Manager
Subject: License Series 13, Domestic Farm Winery License Application for Alison Marie Buckler, Agent, Valley & Vine, LLC, DBA Down Time Wines

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Proposed Motion:

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 381836, a Series 13, Domestic Farm Winery License, for Alison Marie Buckler, Agent, Valley & Vine, LLC, DBA Down Time Wines, located at 393 W. Warner Road, Suite 109, and approval of the City of Chandler, Series 13, Domestic Farm Winery License No. 311496.

Discussion:

This application for a liquor license was posted for hearing on April 9, 2026.

The Police Department reports no objections to the issuance of this license. With a Series 13, Domestic Farm Winery License, the business may serve wine samples and sell wine produced or manufactured on the premises for consumption on or off the premises.

May serve wine produced or manufactured on the premises for the purpose of sampling.

Attachments

A-Floor Plan

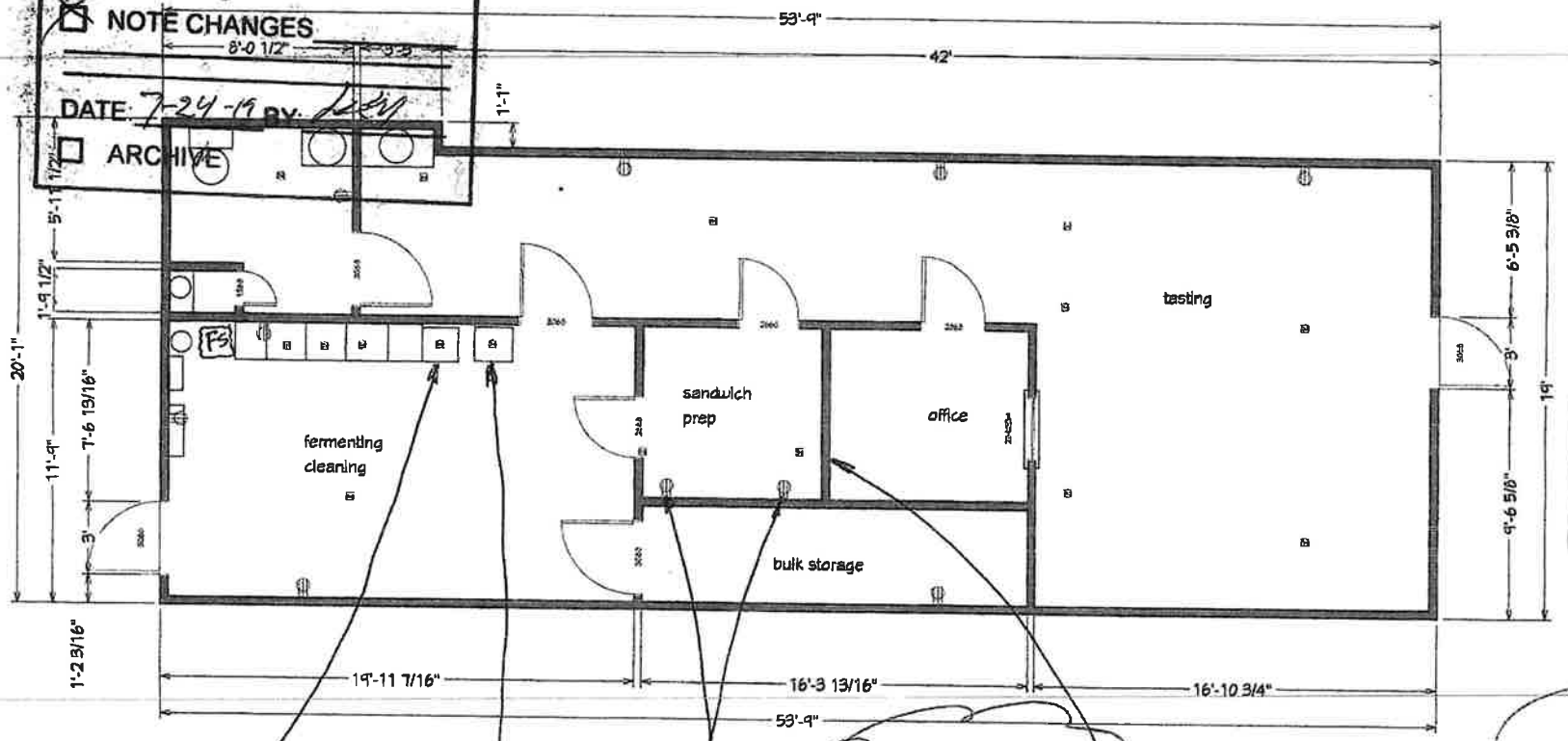
BLD19-2309

TRANSPORTATION & DEVELOPMENT DEPARTMENT
City of Chandler
REVIEWED FOR COMPLIANCE WITH BUILDING CODES MAINTAIN ON JOB SITE
Review of plans and specifications shall not be construed as a permit for or an approval of any violation of the provisions of the Building Inspection Division.
☒ AS IS
☒ NOTE CHANGES
DATE: 7-24-19 BY: Lily
☐ ARCHIVE

PROPOSED

Minor work relocate wall

Add Food prep sink
- independent indirect waste to existing floor sink - Trap required
- Extend existing HW & CW from adjacent sinks
- Add electrical outlets in sandwich prep area



BLD19-2309
393 W WARNER RD STE 109
302-641-005V
DOWN TIME WINES/ TI
08/21/19 REV.2

LIVING AREA
1034 SQ FT – Show Amps

SLIDE HANDWASH SINK OVER APP. 7"

INSTALL NEW 20" FOOD PREP SINK

ADD TWO OUTLETS

RELOCATE WALL 32" (FROM EXISTING) TOWARD BACK

← conn. detail to slab

ALL SINKS TO DRAIN TO FLOOR SINK

ONE DEDICATED ~~FOR MICROWAVE~~

- Provide pipe material & ... drain system

ALL WALLS EXCEPT BATHROOM ARE NON-STRUCTURAL & 84" IN HEIGHT.

CHANDLER arizona
Community of Innovation

City Council Memorandum Management Services Memo No. 26-072

Date: April 09, 2026
To: Mayor and Council
Thru: John M. Pombier, City Manager
Dawn Lang, Deputy City Manager/CFO
Kristi Smith, Management Services Director
From: Danielle Wells, Revenue and Tax Senior Manager
Subject: License Series 11, Hotel/Motel Liquor License Application for Andrea Dahlman Lewkowitz, Agent, Ocotillo Lodging, LLC, DBA Holiday Inn Phoenix-Chandler

Proposed Motion:

Move for recommendation to the State Department of Liquor Licenses and Control for approval of the State Liquor Job No. 380844, a Series 11, Hotel/Motel Liquor License, for Andrea Dahlman Lewkowitz, Agent, Holiday Inn Phoenix-Chandler, located at 1200 W. Ocotillo Road, and approval of the City of Chandler, Series 11, Hotel/Motel Liquor License No. 311099.

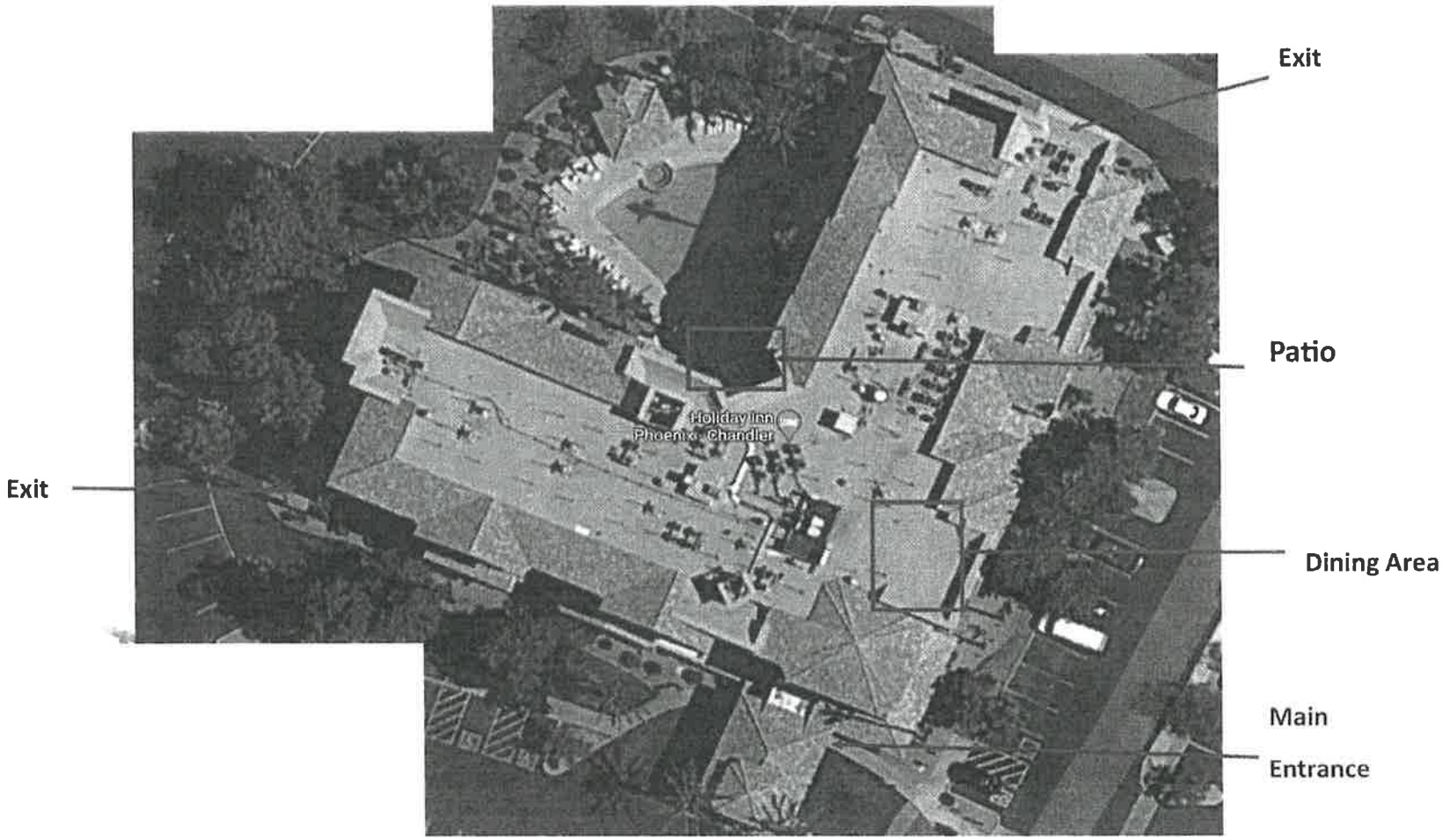
Discussion:

This application for a liquor license was posted for hearing on April 9, 2026.

The Police Department reports no objections to the issuance of this license. With a Series 11, Hotel/Motel Liquor License, the business may sell all alcoholic beverages for on-premise consumption only.

Attachments

A-Floor Plan



Holiday Inn Chandler Ocotillo

1200 W Ocotillo Rd, Chandler AZ 85248

'25 2 11 Liq. Dept PM 1:30

'25 2 11 Liqr. Dept PM 1:30

'26 2 11 Liqr. Dept PM 1:30

CHANDLER arizona
Community of Innovation

City Council Memorandum **Public Works & Utilities** **Memo No.** RE26--75

Date:	April 09, 2026
To:	Mayor and Council
Thru:	John M. Pombier, City Manager Dawn Lang, Deputy City Manager | CFO Jeremy Abbott, Public Works and Utilities Director Daniel Haskins, Capital Projects Division Manager
From:	Erich Kuntze, Real Estate Administrator
Subject:	Final Adoption of Ordinance No. 5155 Approving the Abandonment of Temporary Drainage Easement at the Northeast Corner of Gilbert and Queen Creek Roads

Proposed Motion:

Move City Council adopt Ordinance No. 5155 approving the abandonment of Temporary Drainage Easement No. 2, located on the Rockefeller Group Chandler Crossroads property at the northeast corner of Gilbert and Queen Creek roads that is no longer needed for public use.

Background:

The Durango Kid, LLC, an Arizona limited liability company, has requested that the City of Chandler abandon Temporary Drainage Easement No. 2 located on the Rockefeller Group Chandler Crossroads property at the northwest corner of Gilbert and Queen Creek roads. As part of their development, they will provide for the required retention and half-street runoff elsewhere on their property and will meet the Chandler design requirements for this development. The owner has paid the required fee for processing this request.

Staff have reviewed and approved the legal description and abandonment documents.

This ordinance was introduced and tentatively adopted at March 26, 2026 City Council regular meeting.

Attachments

Ordinance No. 5155
Location Map

ORDINANCE NO. 5155

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, APPROVING THE ABANDONMENT OF TEMPORARY DRAINAGE EASEMENT NO. 2 LOCATED ON THE ROCKEFELLER GROUP CHANDLER CROSSROADS PROPERTY AT THE NORTHEAST CORNER OF GILBERT AND QUEEN CREEK ROADS THAT IS NO LONGER NEEDED FOR PUBLIC USE.

WHEREAS, the Durango Kid, LLC, an Arizona limited liability company, has requested that the City of Chandler abandon Temporary Drainage Easement No. 2 (the "TDE") located on the Rockefeller Group Chandler Crossroads property at the northeast corner of Gilbert and Queen Creek roads and has agreed to provide the required retention elsewhere on the property; and

WHEREAS, as a result of this relocation of the required retention, the existing retention basin is no longer needed for public use.

NOW, THEREFORE, BE RESOLVED that the City Council of the City of Chandler, Arizona, as follows:

Section 1. Authorizes the City of Chandler to abandon the TDE described in Exhibit "A" attached hereto.

Section 2. Approves the document used to abandon the TDE in the form approved by the City Attorney and attached hereto as Exhibit "B."

Section 3. Authorizes the Mayor of the City of Chandler to execute and deliver all documents necessary to abandon the TDE.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2026.

ATTEST:

_____ _____

CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of_____, 2026.

ATTEST:

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5155 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2026, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY DMG

Published in the Arizona Republic on:

EXHIBIT "A"

LEGAL DESCRIPTION
TEMPORARY DRAINAGE EASEMENTS
ALONG QUEEN CREEK ROAD, GILBERT ROAD AND EMMETT DRIVE
FOR
"ROCKEFELLER GROUP CHANDLER CROSSROADS"

Those portions of the South half of the Southeast quarter of Section 12, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

EASEMENT NO. 2:

COMMENCING at said Southeast corner of Section 12;

Thence North 00° 06' 23" West, along the East line of said Southeast quarter, a distance of 1016.97 feet;

Thence North 89° 53' 37" West, leaving said East line, a distance of 79.00 feet to the POINT OF BEGINNING;

Thence South 89° 20' 30" West, 70.00 feet;

Thence North 00° 06' 23" West, 100.00 feet;

Thence North South 89° 20' 30" East, 70.00 feet;

Thence South 00° 06' 23" East, 100.00 feet to the POINT OF BEGINNING.

EXHIBIT "B”

When recorded, mail to
City Clerk's Office
City of Chandler
Mail Stop 606
P.O. Box 4008
Chandler, AZ. 85244-4008

ABANDONMENT OF EASEMENT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the CITY OF CHANDLER, an Arizona municipal corporation, ("City") does hereby abandon any and all interest that it may have in that certain Temporary Drainage Easement No. 2 located on the Rockefeller Group Chandler Crossroads Property recorded in the Office of the County Recorder of Maricopa County, Arizona, Recorded at 2008-0697226 as shown in Exhibit "A" attached hereto and made a part hereof by this reference. This abandonment is not intended to abandon any other interest the City may have in any portion of the subject real property arising by virtue of any other instrument recorded with the Maricopa County Recorder, including without limitation, any deed, or easement other than the aforementioned easement, or final order of condemnation.

Dated this _____ day of _____ 202___.

CITY OF CHANDLER, an Arizona municipal corporation

By: _____
Mayor Kevin Hartke

State of Arizona)
) ss
County of Maricopa)

Acknowledged before me this ____ day of _____ 202___, by Kevin Hartke, Mayor of the City of Chandler.

_____
Notary Public

My Commission Expires:

APPROVED AS TO FORM:

_____
City Attorney
DMG

EXHIBIT “A”

CHICAGO TITLE INSURANCE COMPANY

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20080697226 08/11/2008 12:07
ELECTRONIC RECORDING

808147-9-4-2--
Gonzalesj

When recorded, mail to:
City of Chandler
City Clerk
P.O. Box 4008, Mail Stop 606
Chandler, AZ 85244-4008

APN: 303-31-005B & 303-31-005D
Section 12, Township 2 South, Range 5 East
Maricopa County, Arizona

This document is exempt from Affidavit and Fee requirement pursuant to A.R.S. § 11-1134(A)(2).

GT 08081147
2024

TEMPORARY DRAINAGE EASEMENT

For and in consideration of the sum of Ten Dollars and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROCK-QUEEN CREEK, LLC,
a Delaware limited liability company

("Grantor"), does hereby grant and convey unto the CITY OF CHANDLER, an Arizona municipal corporation ("Grantee"), an easement in, on, over, under, across and through that certain real property situated in Maricopa County, Arizona, more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Easement Property"), for the construction, maintenance, repair and operation of a storm water drainage and retention basin; reserving, however, to Grantor, its heirs, successors, representatives and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights and easements hereby acquired; subject, however, to any existing easements for public rights-of-way and public utilities.

The aforesaid grant of easement shall be subject to the following covenants, restrictions and conditions:

1. This easement is subject to all easements and encumbrances of record, other than those extinguished through this condemnation action, and is non-exclusive, *provided that* later granted easements shall be subject to Grantee's rights and uses.

2. In the event Grantee records a document to formally abandon this easement, all of Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Property within a reasonable time subsequent to such abandonment.

3. Nothing herein requires that a fully landscaped storm water retention basin be constructed by Grantee, and Grantor acknowledges that Grantee has represented that it intends to install a temporary retention basin, not fully landscaped and improved.

4. At the time of development of the larger parcel upon which this easement is situated and of which the Easement Property is a part, the easement granted herein may be relocated in conformance with Grantor's development plans with approval of the City Engineer of the City of Chandler, Arizona.

5. The easement granted herein runs with the land, and the easement and all covenants, restrictions and conditions hereof shall be binding upon Grantor, its successors and assigns, and shall inure to the benefit of Grantee, its successors and assigns.

DATED this 23 day of MAY, 200 .

ROCK-QUEEN CREEK, LLC,
a Delaware limited liability company

By: Rock-Miramar, Inc.
a New York corporation
Its Sole Member

By: Thomas E. McCormick
As Its: Vice President

STATE OF California)
) ss.
County of Orange)

The foregoing Temporary Drainage Easement was acknowledged before me this 23 day of MAY, 2008, by Thomas E. McCormick, Vice President of Rock-Miramar, Inc., a New York corporation, for the corporation, being authorized so to do.

Audrey Postal
Notary Public

My Commission Expires:

JUNE 8, 2011

AUDREY POSTAL
COMM. # 1749659
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires June 8, 2011

EXHIBIT "A"

LEGAL DESCRIPTION
TEMPORARY DRAINAGE EASEMENTS
ALONG QUEEN CREEK ROAD, GILBERT ROAD AND EMMETT DRIVE
FOR
"ROCKEFELLER GROUP CHANDLER CROSSROADS"

Those portions of the South half of the Southeast quarter of Section 12, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

EASEMENT NO. 1:

COMMENCING at the brass cap in hand hole marking the Southeast corner of said Section 12, from which a brass cap in hand hole marking the South quarter corner of said Section 12 bears South 89° 20' 15" West, a distance of 2638.57 feet, and a brass cap in hand hole marking the East quarter corner of said Section 12, bears North 00° 06' 23" West, a distance of 2639.52 feet;

Thence North 00° 06' 23" West, along the East line of said Southeast quarter, a distance of 219.45 feet;

Thence North 89° 53' 37" West, leaving said East line, a distance of 83.00 feet to the POINT OF BEGINNING;

Thence South 89° 20' 30" West, 70.00 feet;

Thence North 00° 06' 23" West, 95.00 feet;

Thence North South 89° 20' 30" East, 70.00 feet;

Thence South 00° 06' 23" East, 95.00 feet to the POINT OF BEGINNING.

EASEMENT NO. 2:

COMMENCING at said Southeast corner of Section 12;

Thence North 00° 06' 23" West, along the East line of said Southeast quarter, a distance of 1016.97 feet;

Thence North 89° 53' 37" West, leaving said East line, a distance of 79.00 feet to the POINT OF BEGINNING;

Thence South 89° 20' 30" West, 70.00 feet;

Thence North 00° 06' 23" West, 100.00 feet;

Thence North South 89° 20' 30" East, 70.00 feet;

Thence South 00° 06' 23" East, 100.00 feet to the POINT OF BEGINNING.

EASEMENT NO. 3:

COMMENCING at the brass cap in hand hole marking the Southeast corner of said Section 12, from which a brass cap in hand hole marking the South quarter corner of said Section 12 bears South 89° 20' 15" West, a distance of 2638.57 feet;

Thence South 89° 20' 15" West, along the South line of said Southeast quarter, a distance of 434.17 feet;

Thence North 00° 39' 45" West, leaving said South line, a distance of 93.00 feet to the POINT OF BEGINNING;

Thence South 89° 20' 15" West, 190.00 feet;

Thence North 00° 39' 45" West, 48.00 feet;

Thence North 89° 20' 15" East, 190.00 feet;

Thence South 00° 39' 45" East, 48.00 feet to the POINT OF BEGINNING.

EASEMENT NO. 4:

COMMENCING at said Southeast corner of Section 12;

Thence South 89° 20' 15" West, along the South line of said Southeast quarter, a distance of 1008.26 feet;

Thence North 00° 39' 45" West, leaving said South line, a distance of 93.00 feet to the POINT OF BEGINNING;

Thence South 89° 20' 15" West, 276.80 feet;

Thence North 00° 39' 45" West, 48.00 feet;

Thence North 89° 20' 15" East, 276.80 feet;

Thence South 00° 39' 45" East, 48.00 feet to the POINT OF BEGINNING.

EASEMENT NO. 5:

COMMENCING at said Southeast corner of Section 12;

Thence South 89° 20' 15" West, along the South line of said Southeast quarter, a distance of 2229.32 feet;

Thence North 00° 39' 45" West, leaving said South line, a distance of 93.00 feet to the POINT OF BEGINNING;

Thence South 89° 20' 15" West, 217.05 feet;

Thence North 00° 39' 45" West, 48.00 feet;

Thence North 89° 20' 15" East, 217.05 feet;

Thence South 00° 39' 45" East, 48.00 feet to the POINT OF BEGINNING.

EASEMENT NO. 6:

COMMENCING at the brass cap in hand hole marking the South quarter corner of said Section 12, from which a one half inch rebar marking the center of said Section 12 bears North 00° 03' 22" West, a distance of 2639.90 feet;

Thence North 00° 03' 22" West, along the West line of said Southeast quarter, a distance of 301.94 feet;

Thence North 89° 56' 38" East, leaving said West line, a distance of 48.00 feet to the POINT OF BEGINNING.

Thence continuing North 89° 56' 38" East, a distance of 48.00 feet;

Thence South 00° 03' 22" East, 76.00 feet;

Thence South 89° 56' 38" West, 48.00 feet;

Thence North 00° 03' 22" West, 76.00 feet to the POINT OF BEGINNING.

EASEMENT NO. 7:

COMMENCING at said South quarter corner of said Section 12,

Thence North 00° 03' 22" West, along the West line of said Southeast quarter, a distance of 674.24 feet;

Thence North 89° 56' 38" East, leaving said West line, a distance of 48.00 feet to the POINT OF BEGINNING.

Thence continuing North 89° 56' 38" East, a distance of 48.00 feet;

Thence South 00° 03' 22" East, 79.00 feet;

Thence South 89° 56' 38" West, 48.00 feet;

Thence North 00° 03' 22" West, 79.00 feet to the POINT OF BEGINNING.

EASEMENT NO. 8:

COMMENCING at said South quarter corner of said Section 12,

Thence North 00° 03' 22" West, along the West line of said Southeast quarter, a distance of 1318.67 feet;

Thence North 89° 56' 38" East, leaving said West line, a distance of 60.12 feet to the POINT OF BEGINNING.

Thence continuing North 89° 56' 38" East, a distance of 48.00 feet;

Thence South 00° 05' 26" East, 95.00 feet;

Thence South 89° 56' 38" West, 48.00 feet;

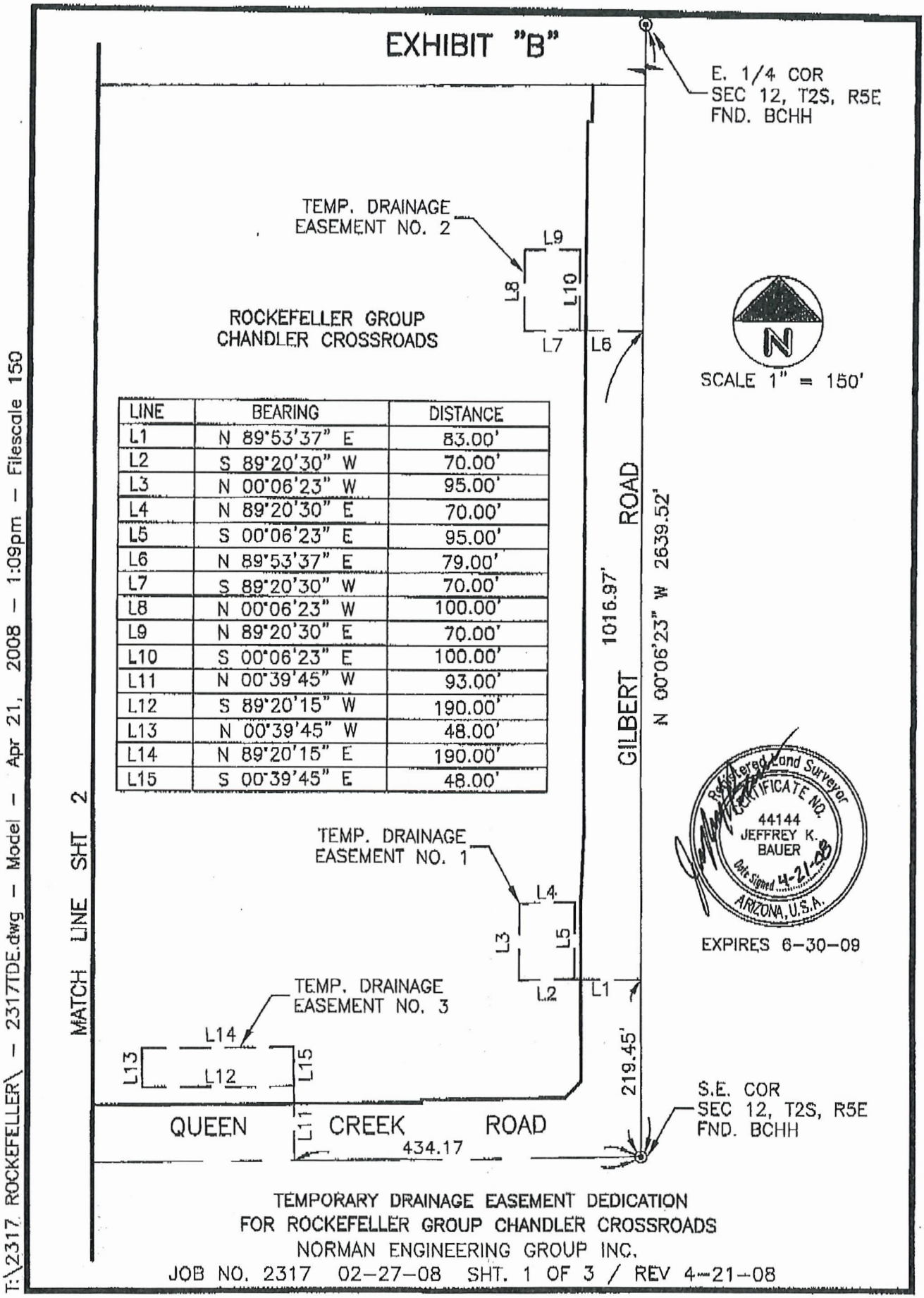
Thence North 00° 05' 26" West, 95.00 feet to the POINT OF BEGINNING.



EXPIRES 6-30-09

N.E.G. #2317
2-27-08 / REV 4-21-08

EXHIBIT "B"



LINE	BEARING	DISTANCE
L1	N 89°53'37" E	83.00'
L2	S 89°20'30" W	70.00'
L3	N 00°06'23" W	95.00'
L4	N 89°20'30" E	70.00'
L5	S 00°06'23" E	95.00'
L6	N 89°53'37" E	79.00'
L7	S 89°20'30" W	70.00'
L8	N 00°06'23" W	100.00'
L9	N 89°20'30" E	70.00'
L10	S 00°06'23" E	100.00'
L11	N 00°39'45" W	93.00'
L12	S 89°20'15" W	190.00'
L13	N 00°39'45" W	48.00'
L14	N 89°20'15" E	190.00'
L15	S 00°39'45" E	48.00'

Registered Land Surveyor
CERTIFICATE NO.
44144
JEFFREY K.
BAUER
Date Signed 4-21-08
ARIZONA, U.S.A.

EXPIRES 6-30-09

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TEMPORARY DRAINAGE EASEMENT DEDICATION
FOR ROCKEFELLER GROUP CHANDLER CROSSROADS
NORMAN ENGINEERING GROUP INC.
JOB NO. 2317 02-27-08 SHT. 1 OF 3 / REV 4-21-08

EXHIBIT "B"

ROCKEFELLER GROUP
CHANDLER CROSSROADS

LINE	BEARING	DISTANCE
L16	N 00°39'45" W	93.00'
L17	S 89°20'15" W	276.80
L18	N 00°39'45" W	48.00'
L19	N 89°20'15" E	276.80
L20	S 00°39'45" E	48.00'



SCALE 1" = 150'



EXPIRES 6-30-09

MATCH LINE SHT 3

MATCH LINE SHT 1

TEMP. DRAINAGE EASEMENT NO. 4

L19

L18

L17

L20

L16

QUEEN CREEK ROAD

1008.26'

S 89°20'15" W 2638.57'

TEMPORARY DRAINAGE EASEMENT DEDICATION
FOR ROCKEFELLER GROUP CHANDLER CROSSROADS
NORMAN ENGINEERING GROUP INC.
JOB NO. 2317 02-27-08 SHT. 2 OF 3 / REV. 4-21-08

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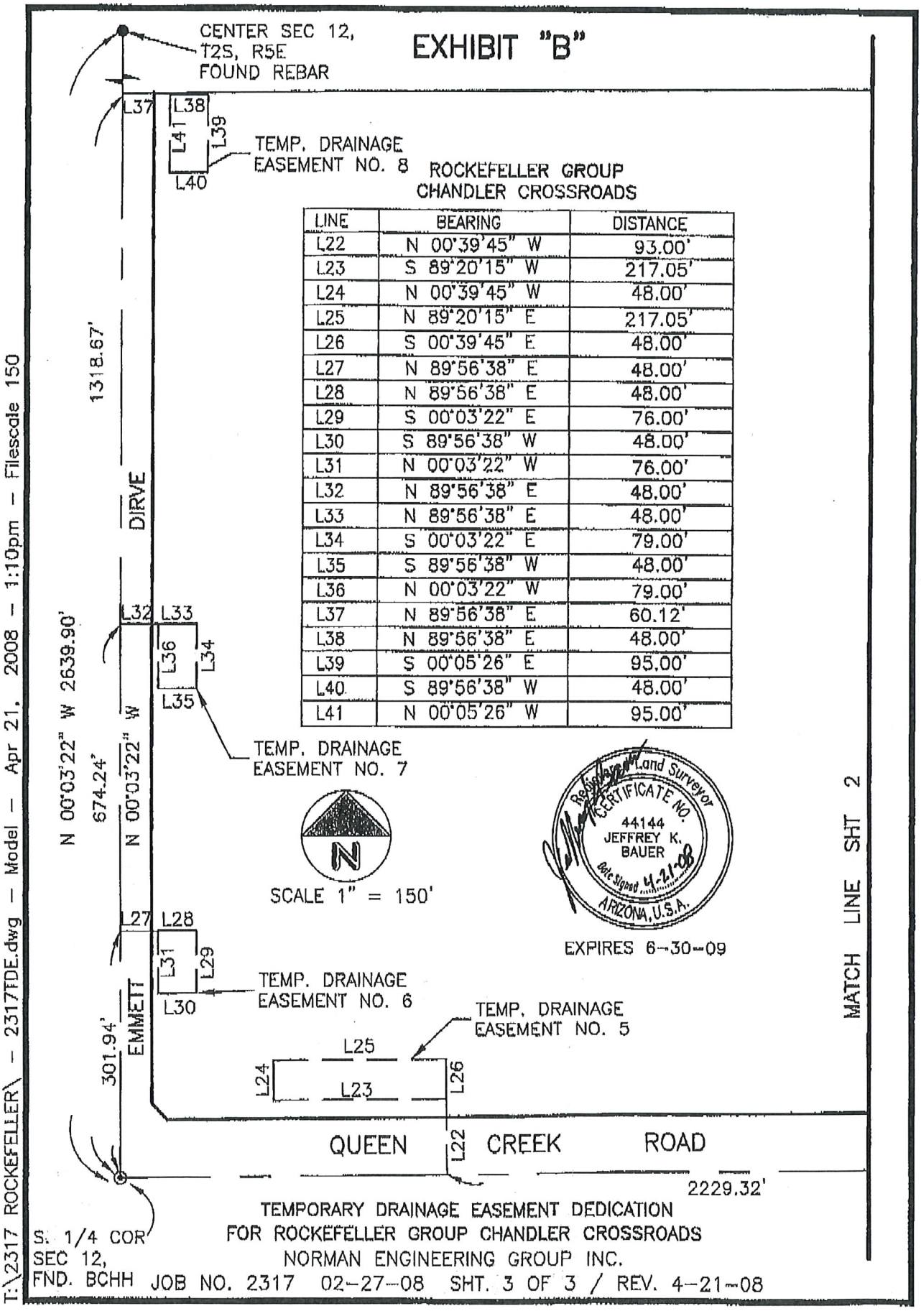
EXHIBIT "B"



LINE	BEARING	DISTANCE
L22	N 00°39'45" W	93.00'
L23	S 89°20'15" W	217.05'
L24	N 00°39'45" W	48.00'
L25	N 89°20'15" E	217.05'
L26	S 00°39'45" E	48.00'
L27	N 89°56'38" E	48.00'
L28	N 89°56'38" E	48.00'
L29	S 00°03'22" E	76.00'
L30	S 89°56'38" W	48.00'
L31	N 00°03'22" W	76.00'
L32	N 89°56'38" E	48.00'
L33	N 89°56'38" E	48.00'
L34	S 00°03'22" E	79.00'
L35	S 89°56'38" W	48.00'
L36	N 00°03'22" W	79.00'
L37	N 89°56'38" E	60.12'
L38	N 89°56'38" E	48.00'
L39	S 00°05'26" E	95.00'
L40	S 89°56'38" W	48.00'
L41	N 00°05'26" W	95.00'

TEMPORARY DRAINAGE EASEMENT DEDICATION
FOR ROCKEFELLER GROUP CHANDLER CROSSROADS
NORMAN ENGINEERING GROUP INC.
JOB NO. 2317 02-27-08 SHT. 3 OF 3 / REV. 4-21-08

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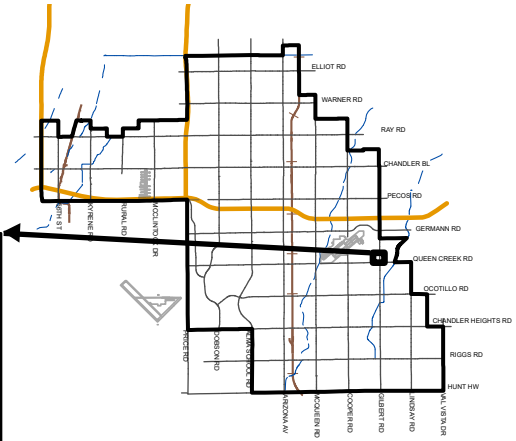
CHANDLER arizona

APPROVE ABANDONMENT OF TEMPORARY DRAINAGE EASEMENT NO LONGER NEEDED FOR PUBLIC USE

ORDINANCE NO. 5155 APPROVING AND AUTHORIZING THE ABANDONMENT OF TEMPORARY DRAINAGE EASEMENT NO. 2, LOCATED THE ROCKEFELLER GROUP CHANDLER CROSSROADS, THAT IS NO LONGER NEEDED FOR PUBLIC USE.





MEMO NO. RE26-075

PROJECT LOCATION

NTS

ChanGIS

F:\ENGINEER\GENSERV_ArcGISPro_Shared\Map Requests\Real Estate\2026\RE26-075\RE26-075\RE26-075.aprx 1/27/2026 LaceyP

City Council Memorandum **Public Works & Utilities** **Memo No.** UA26-101

Date:	April 09, 2026
To:	Mayor and Council
Thru:	John M. Pombier, City Manager Dawn Lang, Deputy City Manager | CFO Jeremy Abbott, Public Works and Utilities Director
From:	Simone Kjolsrud, Water Resources Manager
Subject:	Resolution No. 5996, Approving an Intergovernmental Agreement Between the City of Chandler, the City of Mesa, and the Town of Gilbert for a Downstream Impact Study Related to the Salt River Project (SRP)/Central Arizona Project (CAP) Interconnection Facility

Proposed Motion:

Move City Council pass and adopt Resolution No. 5996 authorizing an Intergovernmental Agreement between the City of Chandler, the City of Mesa, and the Town of Gilbert for a Downstream Impact Study related to the SRP/CAP Interconnection Facility.

Background:

Chandler, Mesa, and Gilbert wish to cooperate on a water quality study to evaluate the downstream impacts of water that may be introduced into the CAP canal from the SRP system. The new proposed interconnection through the SRP/CAP Interconnection Facility (SCIF) would allow water to be pumped out of the SRP canal, and into the CAP canal, for delivery to water treatment plants located adjacent to the CAP canal. This new infrastructure would allow operational flexibility for entities who rely on back-up water supplies stored in the SRP system that can be used during a Colorado River shortage.

Differences in the water quality between these two systems require a careful analysis of how changes in water quality may impact the Santan Vista Water Treatment Plant (owned jointly by the City of Chandler and the Town of Gilbert). The purpose of this study is to evaluate the potential water quality impacts to downstream water treatment plants if the SCIF is constructed and

identify modifications to those water treatment plants that may be required in order to meet water quality standards. Each of the parties to this IGA own water treatment plants that are downstream of the proposed SCIF, and the anticipated water quality impacts are likely to impact each of the parties. Joint coordination on this study will serve the best interests of the public through potential cost savings by reducing duplicate work.

Financial Implications:

The estimated cost of the study is $145,840, with costs shared equally by all three parties. This cost is budgeted as part of capital project 6WA679 Water Acquisition.

Attachments

Resolution No. 5996

Exhibit A - Intergovernmental Agreement

RESOLUTION NO. 5996

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CHANDLER, THE CITY OF MESA, AND THE TOWN OF GILBERT FOR A DOWNSTREAM IMPACT STUDY RELATED TO THE PROPOSED SALT RIVER PROJECT/CENTRAL ARIZONA PROJECT INTERCONNECTION FACILITY.

WHEREAS, Chandler, Mesa, and Gilbert own and operate water treatment facilities downstream of the proposed Salt River Project/Central Arizona Project Interconnection Facility (SCIF); and

WHEREAS, Chandler, Mesa, and Gilbert anticipate that the proposed SCIF may adversely affect the operation of their downstream water treatment facilities; and

WHEREAS, Chandler, Mesa, and Gilbert wish to engage a professional consultant to study the potential effects of the SCIF on their facilities and to share in the costs associated with such study; and

WHEREAS, Chandler is authorized to enter into intergovernmental agreements with other public agencies under Ariz. Rev. Stat. § 11-952.

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

Section 1. Approving the terms and conditions of the intergovernmental agreement with the Town of Gilbert and the City of Mesa in substantially the form attached as Exhibit "A" to this Resolution.

Section 2. Authorizing the Public Works and Utilities Director of the City of Chandler to execute the intergovernmental agreement on behalf of the City of Chandler.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2026.

ATTEST:

_____ _____

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5996 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2026 and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE TOWN OF GILBERT, THE CITY OF MESA, AND THE CITY OF CHANDLER
FOR THE DOWNSTREAM IMPACT STUDY RELATED TO THE SRP/CAP
INTERCONNECTION FACILITY

This Intergovernmental Agreement ("Agreement") is entered into this__day of April, 2026, by and between the Town of Gilbert, an Arizona municipal corporation, ("Gilbert"), the City of Mesa, an Arizona municipal corporation ("Mesa"), and the City of Chandler, an Arizona Municipal Corporation ("Chandler"). Gilbert, Mesa, and Chandler are sometimes collectively referred to as the "Parties," and each is referred to as a "Party."

RECITALS

A. Arizona Revised Statutes ("A.R.S.") §§ 11-951 et seq., provide that public agencies may enter into Intergovernmental Agreements for joint or cooperative action. Gilbert, Mesa, and Chandler are authorized by A.R.S. §§ 9-240 and 9-511 to provide utility services, including the provision of water resources.

B. The Salt River Project (SRP)/Central Arizona Project (CAP) Interconnection Facility (SCIF) project aims to enable SRP water to be pumped into the CAP canal. The Parties are downstream water users and wish to evaluate the potential impact of the SCIF project on their infrastructure.

C. The Parties wish to engage a professional consultant, WaterWorks Engineers, to cooperatively study the potential effects of the SCIF project to identify new or modified unit processes to meet water quality standards under maximum SCIF impact scenarios. To that end, the Parties desire to jointly share the costs associated with this study.

D. Because the Parties all own and operate water treatment facilities downstream of the proposed SCIF project, the anticipated effects of the project will impact each of the Parties; as such, the cooperation between Mesa, Gilbert, and Chandler to jointly complete this study will serve the best interests of the public through potential cost savings by reducing duplicative work.

PURPOSE OF THE AGREEMENT

1) The purpose of this Agreement is to allow for cost sharing between the Parties of the WaterWorks Engineers study into the downstream effects of the SCIF project (the Study). The scope of the Study is more specifically described in the attached Exhibit A.

TERMS OF THE AGREEMENT

2) Gilbert Responsibilities:

a) Gilbert shall assume the lead for the procurement, negotiation, and management needed to complete the Study at a price not to exceed $145,840. All Parties shall have equal authority in the decision-

making process.

b) WaterWorks shall invoice Gilbert for work performed under the contract. Gilbert shall invoice Mesa and Chandler each for one-third of the costs reflected in each invoice Gilbert receives from WaterWorks. Subject to Section 4, Gilbert shall invoice Mesa and Chandler for one-third each of the cost of any change orders approved by all Parties that increase the total contract price above the not-to-exceed amount.

c) After the execution of the contract and upon request from Mesa or Chandler, Gilbert will provide the requesting entity progress updates every 30 days to the extent Gilbert has responsive information in its possession, unless reviews, discussions or decisions by the Parties related to the Study are required by the parties, in which case a meeting shall be held pursuant to Section 2(d) below. Mesa and Chandler may request such updates no more than once in any thirty (30) day period.

d) Upon receipt of a request from WaterWorks for a meeting related to the Study, Gilbert shall promptly notify Mesa and Chandler of the request and shall coordinate a date when all Parties can attend. The Parties shall make reasonable efforts to schedule the meeting within 10 days of WaterWorks' request, or within such shorter period as circumstances may require. The Parties designate the following representatives to attend such meetings:

Gilbert: Lauren Hixson, Water Resources Manager
Rebecca Hamel, Water Manager

Chandler: Simone Kjolsrud, Water Resources Manager
Jeremy Abbott, Utilities Director

Mesa: Christopher Mitchell, Assistant Water Resources Director
Joe Giudice, Water Resources Director

e) WaterWorks shall provide all Parties with copies of any draft and final reports. Subject to Section 4, Gilbert will also provide an invoice for one-third of any remaining costs related to the Study.

f) All Parties shall provide comments on draft reports to WaterWorks and to each other Party within 15 calendar days of receipt of the draft report.

3) Responsibilities of Mesa and Chandler:

a) Mesa and Chandler hereby designate Gilbert as the lead agency for procurement, negotiation, and management of the Study.

b) Upon request from WaterWorks, Mesa and Chandler shall provide any information or data within their possession that is necessary for the completion of the Study.

c) Mesa and Chandler shall remit payment to Gilbert within thirty (30) days of receipt of an invoice issued pursuant to Section 2 above.

4) Change Orders

Following the execution of the contract, Gilbert shall notify Mesa and Chandler of any change order requests. Should Mesa or Chandler object to any change order, it shall notify Gilbert within five (5) business days of receipt of the change order request, and the Parties shall meet to resolve their disagreement. No change order request shall be approved without the consent of all Parties.

5) Term

a) The term of this Agreement shall commence on the date it is fully executed ("Effective Date") and shall end upon the earlier of (i) the completion and acceptance by the Parties of the final report produced as a result of the Study, (ii) three (3) years from the Effective Date, or (iii) upon written agreement of the Parties; provided, however, any termination of this Agreement shall not terminate any then-existing obligation to pay for the Study nor shall it terminate the indemnities specified in Section 6. Notwithstanding the foregoing, any funding provided for in this Agreement is contingent upon being budgeted and appropriated by the Gilbert Town Council, the Mesa City Council, and the Chandler City Council in accordance with A.R.S. § 42-17106 for such fiscal year.

6) Indemnity:

a) Gilbert hereby agrees that, to the extent permitted by law, Gilbert shall defend, indemnify, and hold harmless Mesa and Chandler, their departments, agencies, officers, employees, elected officials or agents, ("Mesa & Chandler Indemnitees") from and against all third party losses, damages, claims, and expenses (including court costs, expenses for litigation, and reasonable attorney fees), or other liabilities of any kind ("Liability") resulting from or arising out of Gilbert's acts or omissions under this Agreement (including, without limitation, Liability on account of any injury, sickness, disease, or death of any person or damage, destruction, or loss of any property), to the extent such Liability is due to the gross negligence or more culpable conduct of Gilbert, its officers, employees, elected officials, agents, or anyone under Gilbert's direction and control. Nothing herein shall require Gilbert to indemnify or hold harmless the Mesa & Chandler Indemnitees for any Liability to the extent caused by the negligent acts or omissions of the Mesa & Chandler Indemnitees.

b) Mesa hereby agrees that, to the extent permitted by law, Mesa shall defend, indemnify, and hold harmless Gilbert and Chandler, their departments, agencies, officers, employees, elected officials or agents, ("Gilbert & Chandler Indemnitees") from and against all third party losses, damages, claims, and expenses (including, without limitation, court costs, expenses for litigation, and reasonable attorney fees), or other liabilities of any kind ("Liability") resulting from or arising out of Mesa's acts or omissions under this Agreement (including, without limitation, Liability on account of any injury, sickness, disease, or death of any person or damage, destruction, or loss of any property), to the extent such Liability is due to the gross negligence or more culpable conduct of Mesa, its officers, employees, elected officials, agents, or anyone under Mesa's direction and control. Nothing herein shall require Mesa to indemnify or hold harmless the Gilbert & Chandler Indemnitees for any Liability to the extent caused by the negligent acts or omissions of the Gilbert & Chandler Indemnitees.

c) Chandler hereby agrees that, to the extent permitted by law, Chandler shall defend, indemnify, and hold harmless Gilbert and Mesa, their departments, agencies, officers, employees, elected officials or agents, ("Gilbert & Mesa Indemnitees") from and against all third party losses, damages, claims, and expenses (including, without limitation, court costs, expenses for litigation, and reasonable attorney fees), or other liabilities of any kind ("Liability") resulting from or arising out of Chandler's acts or omissions under this Agreement (including, without limitation, Liability on account of any injury, sickness, disease, or death of any person or damage, destruction, or loss of any property), to the extent such Liability is due to the gross negligence or more culpable conduct of Chandler, its officers, employees, elected officials, agents, or anyone under Chandler's direction and control. Nothing herein shall require Chandler to indemnify or hold harmless the Gilbert & Mesa Indemnitees for any Liability to the extent caused by the negligent acts or omissions of the Gilbert & Mesa Indemnitees.

7) General Provisions:

a) This Agreement contains the entire understanding between the Parties with respect to the subjects addressed and supersedes all prior negotiations and agreements.

b) This Agreement may be amended only by an instrument in writing signed by authorized representatives of the Parties.

c) Nothing in this Agreement shall create a relationship of agency, partnership, or employer-employee between Mesa, Gilbert, and Chandler, and it is the intent and desire of the Parties that the relationship be and be construed as that of independent contracting parties and not as agents, partners, joint ventures, joint employers, or a relationship of employer or employee.

d) This Agreement is solely for the benefit of the Parties hereto and, except as aforesaid, no provision of this Agreement shall be deemed to convert any remedy, claim, or right upon any third party, including any current or former employee of Mesa, Gilbert, or Chandler or any participant or beneficiary in any benefit plan, program, or arrangement.

e) If any provision of this Agreement shall be held invalid, illegal, or unenforceable, the validity, legality, or enforceability of the other provisions of this Agreement shall not be affected thereby, and there shall be deemed substituted for the provision at issue a valid, legal and enforceable provision as similar as possible to the provision at issue.

f) All notices, requests, instructions, or other documents to be given hereunder to any Party shall be in writing and shall be deemed to have been duly given when delivered in person or upon confirmation of receipt when transmitted by electronic mail or on receipt after dispatch by registered or certified mail, postage prepaid, addressed as follows:

If to Gilbert:	Water Resources Manager 50 E Civic Center Dr Gilbert, AZ 85296 Email: Lauren.Hixson@gilbertaz.gov
With a copy to:	Public Works Director 900 E Juniper Ave Gilbert, AZ 85234 Email: Jessica.Marlow@gilbertaz.gov
If to Mesa:	Christopher Mitchell, Assistant Director 640 N. Mesa Drive Mesa, Arizona 85201 Email: christopher.mitchell@mesaaz.gov
With a copy to:	Joseph Giudice, Director 640 N. Mesa Drive Mesa, Arizona 85201 Email: joseph.giudice@mesaaz.gov
If to Chandler:	Simone Kjolsrud____ 975 E. Armstrong Way Chandler, AZ 85286_ Email: Simone.Kjolsrud@chandleraz.gov
With a copy to:	Jeremy Abbott, Utilities Director 975 E. Armstrong Way Chandler, AZ 85286 Email: Jeremy.Abbott@chandleraz.gov

g) Attached to this Agreement are copies of appropriate action by ordinance, resolution, or otherwise authorizing the respective Parties to enter into this Agreement.

h) This Agreement may be cancelled pursuant to A.R.S. § 38-511.

Signatures are on the following pages

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective the date first written above.

TOWN OF GILBERT

Approved and Accepted By:

_____ _____
Date

Attest:

_____ _____
Chaveli Herrera, Town Clerk Date

APPROVAL OF GILBERT TOWN ATTORNEY

I hereby state that I have reviewed the proposed Intergovernmental Agreement between the Town of Gilbert, the City of Mesa, and the City of Chandler and declare the Agreement to be in proper form and within the powers and authority granted to their respective governing bodies under the laws of the State of Arizona.

_____ _____
Christopher W. Payne, Town Attorney Date

CITY OF MESA

Approved and Accepted By:

_____ _____

Date

Attest:

_____ _____

Holly Moseley,City Clerk Date

APPROVAL OF MESA CITY ATTORNEY

I hereby state that I have reviewed the proposed Intergovernmental Agreement between the Town of Gilbert, the City of Mesa, and the City of Chandler and declare the Agreement to be in proper form and within the powers and authority granted to their respective governing bodies under the laws of the State of Arizona.

_____ _____

Jim Smith, City Attorney Date

CITY OF CHANDLER

Approved and Accepted By:

_____ _____

Date

Attest:

_____ _____

City Clerk Date

APPROVAL OF CHANDLER CITY ATTORNEY

I hereby state that I have reviewed the proposed Intergovernmental Agreement between the Town of Gilbert, the City of Mesa, and the City of Chandler and declare the Agreement to be in proper form and within the powers and authority granted to their respective governing bodies under the laws of the State of Arizona.

_____ _____

Kelly Schwab, City Attorney Date

Exhibit A

Scope of Work

Participating Owners: Gilbert, Chandler, Mesa
SRP/CAP Interconnection Facility (SCIF)
SCIF Downstream Impact Study

Scope of Work

Background

The Salt River Project (SRP)/CentralArizona Project (CAP) Interconnection Facility (SCIF) project aims to enable SRP water to be pumped into the CAP canal. The SCIF would allow the use of existing infrastructure and provide operational flexibility for two of the largest water providers in Arizona. If implemented, the SCIF would allow water stored in SRP reservoirs to be transported to customers with water treatment plants outside SRP's service territory. Cities like Mesa, Chandler, Scottsdale, Phoenix, and Glendale, which have ownership of water within the conservation space behind Roosevelt Dam, could benefit by receiving water through CAP, optimizing their water resource utilization. The SCIF is essentially the reverse of a previous project, the CAP/SRP Interconnection Facility (CSIF), completed in 1990, which allowed CAP water to be delivered through the SRP system.

Introduction

The purpose of this **SCIF Downstream Impact Study** (Study) is to evaluate the impact to water users downstream of the SCIF, specifically the Town of Gilbert (Gilbert), City of Chandler (Chandler), and City of Mesa (Mesa) (collectively Owners). This Study is being jointly funded by these three municipalities and will be managed by Gilbert and executed by Water Works Engineers (Engineer). Cost sharing will be executed through existing Inter-Governmental Agreements (IGAs) between Owners.

While providing the water resource benefits listed above, operation of the SCIF will impact downstream water users due to the blending of SRP and CAP water. This blending could affect several key water quality parameters, including Total Organic Carbon (TOC) and turbidity, potentially exceeding the limits of existing plant processes and systems.

Total Organic Carbon

TOC levels in SRP water are higher than those typically found in CAP water. Elevated TOC can lead to increased formation of disinfection byproducts (DBPs) during the water treatment process. To manage higherTOC levels, downstream water treatment plants may need to implement additional or enhanced treatment processes. This could result in significant capital improvements to upgrade existing infrastructure.

Turbidity

Turbidity also varies between SRP and CAP sources. Higher turbidity levels in SRP water could challenge the existing clarification and filtration systems at downstream treatment plants,

potentially requiring upgrades to filtration systems or the addition of pre-treatment processes to ensure compliance with regulatory standards. This would involve capital expenditures on new equipment and modifications to existing systems.

Scope of Work

Task Series 1 Project Administration

Task 1.1 Project Management

This task involves overseeing all aspects of the Study, including:

- Coordinating with Gilbert and Owners to ensure clear communication and alignment on project goals, scope, and deliverables.
- Managing the project schedule, budget, and resources to ensure timely and cost-effective completion of the project.
- Facilitating regular meetings and progress updates to address any issues or changes in the project scope.

Task Series 2 Data Collection and Review

Engineer will complete data collection and review phase as described in the followingtasks.

Task 2.1 Historical Source Water Quality from both SRP and CAP

SRP is currently completing a blend analysis that evaluates the range of operating blend scenarios from the SRP and CAP source waters. It is anticipated that this will include parameters such as TOC, turbidity, pH, Alkalinity, TDS, Hardness, Sodium, Chloride, Sulfate, Bromide, UV254 and other relevant constituents. It is also understood that this SRP blend analysis will assess variability in flow rates from both SRP and CAP sources and evaluate the likelihood and implications of a scenario where 100% of the water in the CAP canal is sourced from SRP. The Study will develop and analyze a single worst-case scenario in coordination with the stakeholders. The effort included under this task is to document and incorporate the results of this SRP blend analysis into the study.

Task 2.2 Historical WTP Raw Water Quality and WTP Performance

Under this task, historical raw water quality data will be collected from each of the respective water treatment plants (WTPs) involved in the study: San Tan Vista Water Treatment Plant (SVWTP), Signal Butte WTP, and Brown Road WTP. This data will include measurements of key water quality parameters identified above. Historical performance data from each WTP will be collected to evaluate the effectiveness of existing treatment processes. This includes data on settled water turbidity, filtered water turbidity, TOC removal efficiency, and other performance metrics. Historical operating parameters such as the types and dosage rates of chemicals used in the

treatment processes will bereviewed. This includes data on coagulants, polymers, acids, caustics, disinfectants, filter run durations, etc. The scope of this analysis will be limited to three (3) 1-year periods identified by the Owners as capturing significant or excursion events that created operational challenges in the past.

Task Series 3 Existing WTP Evaluation

Task 3.1 Identify Existing Treatment System Sizing and Capacity

Engineer **will** document the existing water treatment processes and system sizing at each WTP. This includes the size, capacity, and number of sedimentation basins, filter basins, and other critical components.

Task 3.2 Evaluate Existing Treatment Processes under SCIF Scenarios

Engineer will evaluate the performance of the existing treatment processes under the previously described SCIF scenarios. This evaluation will identify any treatment capability gaps where the existing processes are insufficient. This will involve assessing the effectiveness of sedimentation, filtration, TOC removal, chemical feed, and other critical processes in handling the blended water quality. Engineer will also identify the predicted reduced capacity of each WTP under the various SCIF scenarios developed previously.

Task 3.3 Evaluate Solids Handling Processes under SCIF Scenarios

Treating water with higher turbidity and TOC levels will generate more solids which must be concentrated, dewatered, and disposed of appropriately. Engineer will perform a mass balance to assess solids loading rates in residuals treatment processes to evaluate existing capacity and reduced capacity under SCIF scenarios.

Task Series 4 WTP Upgrades and Recommendations

Task4.1 Process Upgrades

Engineer will identify new or modified unit processes to meet water quality standards under maximum SCIF impact scenarios. New or modified unit processes could include pre-sedimentation, oxidation, enhanced filtration, optimized chemical dosing, etc., to ensure compliance with regulatory standards and maintain overall treatment efficacy under SCIF scenarios.

Task4.2 Cost Development

Engineer **will** evaluate the cost impacts associated with implementing new unit processes and upgrades at each WTP. This evaluation will include several key areas:

- Capital Expenditures

- Increased Chemical Usage
- Electrical
- Solids Handling and Disposal
- Maintenance Costs
- Staffing Costs

Task Series 5 Impact Study

Task 5.1 Report Development

The Engineer will provide a draft and final comprehensive report summarizing the findings from the evaluation of the existing WTPs under various scenarios. This report will include proposed upgrades to address identified gaps in treatment capabilities, detailed cost impacts associated with implementing new unit processes, and compliance evaluations to ensure adherence to regulatory standards. The engineer will develop conceptual designs for the recommended upgrades and document the cost estimates for these new unit processes. Additionally, the engineer will offer operational recommendations to optimize the performance of the WTPs under the anticipated water quality conditions.

Participating Owners: Gilbert, Chandler, Mesa
SRP/CAP Interconnection Facility (SCIF)
SCIF Downstream Impact Study

Fee Proposal
Water Works Engineers
Revised 11/20/2025

Task No.	Description	Hours											Total Fees
		PIC/QA	PM	SPE	PE	ENG	Str PE	Elec PE	DSGN	TECH	CLER	Total	
		$265	$235	$195	$157	$140	$175	$200	$145	$110	$100		
Task Series 1	Project Administration												
Task 1.1	Project Management	4	32	16		16						68	$13,940.00
Task Series 1 Subtotal													$13,940.00
Task Series 2	Data Collection and Review												
Task 2.1	Historical Source Water quality from Both SRP and CAP		4	8		12						24	$4,180.00
Task 2.2	Historical WTP Raw Water Quality and WTP Performar	4	16	24		60						104	$17,900.00
Task Series 2 Subtotal													$22,080.00
Task Series 3	Existing WTP Evaluation												
Task 3.1	Identify Existing Treatment System Sizing and Capacity	4	16	32		80						132	$22,260.00
Task 3.2	Evaluate Existing Treatment Processes under SCIF	4	16	40		60						120	$21,020.00
Task 3.3	Evaluate Solids Handling Processes under SCIF	2	16	32		60						110	$18,930.00
Task Series 3 Subtotal													$62,210.00
Task Series 4	WTP Upgrades and Recommendations												
Task 4.1	Process Upgrades	4	8	16		40						68	$11,660.00
Task 4.2	Cost Development	2	4	8		24	8	8				54	$9,390.00
Task Series 4 Subtotal													$21,050.00
Task Series 5	Impact Study												
Task 5.1	Report Development		16	40		60	4	4	8	24	8	164	$26,060.00
Task Series 6 Subtotal													$26,060.00
ODCs	Other Direct Costs												$500.00
ODCs Subtotal													$500.00
Total		8	52	48	0	88	0	0	0	0	0	196	$145,840.00

City Council Memorandum Public Works & Utilities Memo No. CP26-071

Date: April 09, 2026
To: Mayor and Council
Thru: John M. Pombier, City Manager
Dawn Lang, Deputy City Manager | CFO
Jeremy Abbott, Public Works and Utilities Director
Daniel Haskins, Capital Projects Division Manager
From: Melanie Sikes, Principal Engineer
Subject: Professional Services Agreement with Dibble CM, LLC, for the Arrowhead Meadows Water Main Replacement Construction Management Services

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Proposed Motion:

Move City Council award Professional Services Agreement No. WA2203.452, to Dibble CM, LLC for the Arrowhead Meadows Water Main ReplacementConstruction Management Services, in an amount not to exceed $558,437.

Background/Discussion:

The Public Works and Utilities Department's Water Distribution Division currently maintains over 36,000 valves and 1,242 miles of pipe in the potable water system. This project is a continuation of a Capital Improvement Program to replace water mains that are susceptible to main breaks due to age and condition. The program evaluates water infrastructure, identifying high-priority water mains in need of replacement. Replacement of city water mains will result in improved system reliability and reduced liability from water damage as a result of main breaks. This project includes the replacement of approximately 7,550 linear feet of existing water mains with new piping and appurtenances ranging in size from 4-inch to 8-inch in a high-priority ranked area in the central part of the city, Arrowhead Meadows. On May 25, 2023, City Council approved Resolution No. 5683, authorizing the acquisition of real property rights required to complete this project.

The project scope of work consists of construction meetings, review of schedules and payment applications, requests for information, submittals, requests for

proposals, field directives, inspection, and project closeout. The agreement completion time is 575 calendar days following Notice to Proceed.

A related Construction Agreement with Lincoln Constructors Inc., for the Arrowhead Meadows Water Main Replacement, is also scheduled for this City Council meeting.

A related Professional Services Agreement for post-design services with GHD, Inc., for the Arrowhead Meadows Water Main Replacement, is also scheduled for this City Council meeting.

Evaluation:

The selection process was conducted in accordance with city policy and procedure and state law. Staff recommends approval of this agreement with Dibble CM, LLC, based on qualifications, relevant firm experience, team experience, project understanding, and project approach.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
601.3820.6210.6WA023	Water Bonds	Main & Valve Replacements	$558,437.00	Y

Attachments

Agreement - Dibble

Location Map

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PROFESSIONAL SERVICES AGREEMENT
CONSTRUCTION MANAGEMENT SERVICES
ARROWHEAD MEADOWS WATER MAIN REPLACEMENT
PROJECT NO. WA2203.452

Council Date: April 9, 2026

THIS AGREEMENT ("Agreement") is made and entered into on the _____ day of _____, 2026, ("Effective Date"), by and between City of Chandler, an Arizona municipal corporation, ("City"), and Dibble CM, LLC, a Delaware company, ("Consultant") (City and Consultant may individually be referred to as "Party" and collectively referred to as "Parties").

RECITALS

A. City proposes to engage Consultant to provide construction management services for Arrowhead Meadows Water Main Replacement project ("Project") as more fully described in Exhibit "A" ("Services"), which is attached to and made a part of this Agreement by this reference.

B. Consultant is ready, willing, and able to provide the services described in **Exhibit "A"** for the compensation and fees set forth and as described in **Exhibit "B"**, which is attached to and made a part of this Agreement by this reference.

C. City desires to enter into an Agreement with Consultant to provide these services under the terms and conditions set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and the mutual promises contained in this Agreement, City and Consultant agree as follows:

SECTION I--CONSULTANT'S SERVICES

Consultant must perform the services described in **Exhibit "A"** to City's satisfaction within the terms and conditions of this Agreement and within the care and skill that a person who provides similar services in Chandler, Arizona exercises under similar conditions. All work or services furnished by Consultant under this Agreement must be performed in a skilled and workmanlike manner. All fixtures, furnishings, and equipment furnished by Consultant as part of the work or services under this Agreement must be new, or the latest model, and of the most suitable grade and quality for the intended purpose of the work or service.

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SECTION II--PERIOD OF SERVICE

Consultant must perform the services described in **Exhibit "A"** for the term of this Agreement. Unless amended in writing by the Parties, the Agreement term expires 575 calendar days after the Notice to Proceed (NTP) Date.

SECTION III--PAYMENT OF COMPENSATION AND FEES

Unless amended in writing by the Parties, Consultant's compensation and fees as more fully described in **Exhibit "B"** for performance of the services approved and accepted by City under this Agreement must not exceed $558,437 for the full term of the Agreement. Consultant may not increase any compensation or fees under this Agreement without the City's prior written consent. Consultant must submit monthly requests for payment of services approved and accepted during the previous billing period and must include, as applicable, detailed invoices and receipts, a narrative description of the tasks accomplished during the billing period, a list of any deliverables submitted, and any subconsultant's or supplier's actual requests for payment plus similar narrative and listing of their work. Consultant must submit an Application and Certification for Payment Sheet with the monthly request for payment to: CapitalProjects.Payables@chandleraz.gov. Payment for those services negotiated as a lump sum will be made in accordance with the percentage of the work completed during the preceding billing period. Services negotiated as a not-to-exceed fee will be paid in accordance with the work effort expended on the service during the preceding month. All requests for payment must be submitted to City for review and approval. City will make payment for approved and accepted services within 30 calendar days of City's receipt of the request for payment. Consultant bears all responsibility and liability for any and all tax obligations that result from Consultant's performance under this Agreement.

SECTION IV--CITY'S OBLIGATIONS

As part of Consultant's services under this Agreement, City will provide furnished items, services, or obligations as detailed in **Exhibit "D"**.

SECTION V--GENERAL CONDITIONS

5.1 Notices. Unless otherwise provided herein, demands under this Agreement must be in writing and will be deemed to have been duly given and received either (a) on the date of service if personally served on the party to whom notice is to be given, or (b) on the third day after the date of the postmark of deposit by first class United States mail, registered or certified, postage prepaid and properly addressed as follows:

To City:	City of Chandler - Public Works & Utilities Department Attn: CIP City Engineer: Daniel Haskins, P.E. P.O. Box 4008, Mail Stop 407 Chandler, AZ 85244-4008 Phone: 480-782-3335 Email: Daniel.Haskins@chandleraz.gov	
With a copy to:	City of Chandler - Public Works & Utilities Department Attn: Adam Kleiser, Construction Project Manager P.O. Box 4008, Mail Stop 407, Chandler, AZ 85244-4008 Phone: 480-782-3325 Email: Adam.Kleiser@chandleraz.gov	
To Consultant:	**LEGAL COMPANY NAME**	Dibble CM, LLC
	Mailing Address:	3020 East Camelback Road, Suite 201 Phoenix, AZ 85016
	Physical Address:	3020 East Camelback Road, Suite 201 Phoenix, AZ 85016
	Statutory Agent Name:	KC Brandon
	Statutory Agent Mailing Address:	3020 East Camelback Road, Suite 201 Phoenix, AZ 85016
	Statutory Agent Physical Address:	3020 East Camelback Road, Suite 201 Phoenix, AZ 85016
	CONSULTANT'S AUTHORIZED PROJECT REPRESENTATIVE	
	Name:	KC Brandon
	Title:	President
	Phone:	602-957-3936
	Email:	kcbrandon@dibblecm.com

5.2 Records/Audit. Records of Consultant's direct personnel payroll, reimbursable expenses pertaining to this Agreement and records of accounts between City and Consultant must be kept on the basis of generally accepted accounting principles and must be made available to City and its auditors for up to three years following City's final acceptance of the services under this Agreement (this requirement is increased to five years if construction of this project is federally funded). City, its authorized representative, or any federal agency, reserves the right to audit Consultant's records to verify the accuracy and appropriateness of all cost and pricing data, including data used to negotiate this Agreement and any amendments. City reserves the right to decrease the total amount of Agreement price or payments made under this Agreement or request reimbursement from Consultant following final Agreement payment on this Agreement if, upon audit of Consultant's records, the audit discloses Consultant has provided false, misleading, or inaccurate cost and pricing data. Consultant will include a similar provision in all of its Agreements with subconsultants who provide services under the Agreement to ensure that City, its authorized representative, or the appropriate federal agency, has access to the subconsultants' records to verify the accuracy of all cost and pricing data. City reserves the right to decrease Agreement price or payments made on this Agreement or request reimbursement from Consultant following

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final payment on this Agreement if the above provision is not included in subconsultant agreements, and one or more subconsultants refuse to allow City to audit their records to verify the accuracy and appropriateness of all cost and pricing data. If, following an audit of this Agreement, the audit discloses Consultant has provided false, misleading, or inaccurate cost and pricing data, and the cost discrepancies exceed 1% of the total Agreement billings, Consultant will be liable for reimbursement of the reasonable, actual cost of the audit.

5.3 Alteration in Character of Work. Whenever an alteration in the character of work results in a substantial change in this Agreement, thereby materially increasing or decreasing the scope of services, cost of performance, or Project schedule, the work will be performed as directed by City. However, before any modified work is started, a written amendment must be approved and executed by City and Consultant. Such amendment must not be effective until approved by City. Additions to, modifications, or deletions from this Agreement as provided herein may be made, and the compensation to be paid to Consultant may accordingly be adjusted by mutual agreement of the Parties. It is distinctly understood and agreed that no claim for extra services or materials furnished by Consultant will be allowed by City except as provided herein, nor must Consultant do any work or furnish any materials not covered by this Agreement unless such work is first authorized in writing. Any such work or materials furnished by Consultant without prior written authorization will be at Consultant's own risk, cost, and expense, and Consultant hereby agrees that without written authorization Consultant will make no claim for compensation for such work or materials furnished.

5.4 Termination. City and Consultant hereby agree to the full performance of the covenants contained herein, except that City reserves the right, at its discretion and without cause, to terminate or abandon any service provided for in this Agreement, or abandon any portion of the Project for which services have been performed by Consultant. In the event City abandons or suspends the services, or any part of the services as provided in this Agreement, City will notify Consultant in writing and immediately after receiving such notice, Consultant must discontinue advancing the work specified under this Agreement. Upon such termination, abandonment, or suspension, Consultant must deliver to City all drawings, plans, specifications, special provisions, estimates and other work entirely or partially completed, together with all unused materials supplied by City. Consultant must appraise the work Consultant has completed and submit Consultant's appraisal to City for evaluation. City may inspect Consultant's work to appraise the work completed. Consultant will receive compensation in full for services performed to the date of such termination. The fee will be paid in accordance with Section III of this Agreement, and as mutually agreed upon by Consultant and City. If there is no mutual agreement on payment, the final determination will be made in accordance with the "Disputes" provision in this Agreement. However, in no event may the fee exceed the fee set forth in Section III of this Agreement nor as amended in accordance with Section "Alteration in Character of Work." City will make the final payment within 60 days after Consultant has delivered the last of the partially completed items and the Parties agree on the final fee. If City is found to have improperly terminated the Agreement for cause or default, the termination will be converted to a termination for convenience in accordance with the provisions of this Agreement.

5.5 Indemnification. To the extent permitted by law, the Consultant ("Indemnitor") must

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indemnify, save and hold harmless City and its officers, officials, agents and employees ("Indemnitee") from any and all claims, actions, liabilities, damages, losses or expenses (including court costs, attorneys' fees and costs of claim processing, investigation and litigation) ("Claims") caused or alleged to be caused, in whole or in part, by the wrongful, negligent or willful acts, or errors or omissions of Consultant or any of its owners, officers, directors, agents, employees, or subconsultants in connection with this Agreement. This indemnity includes any claim or amount arising out of or recovered under workers' compensation law or on account of the failure of Consultant to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. Consultant must indemnify Indemnitee from and against any and all Claims, except those arising solely from Indemnitee's own negligent or willful acts or omissions. Consultant is responsible for primary loss investigation, defense and judgment costs where this indemnification applies. In consideration of the award of this Agreement, Consultant agrees to waive all rights of subrogation against Indemnitee for losses arising from or related to this Agreement. The obligations of Consultant under this provision survive the termination or expiration of this Agreement.

5.6 Insurance Requirements. Consultant must procure insurance under the terms and conditions and for the amounts of coverage set forth in **Exhibit "C"** against claims that may arise from or relate to performance of the work under this Agreement by Consultant and its agents, representatives, employees, and subconsultants. Consultant and any subconsultant must maintain this insurance until all of their obligations have been discharged, including any warranty periods under this Agreement. These insurance requirements are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement. City in no way warrants that the minimum limits stated in **Exhibit "C"** are sufficient to protect Consultant from liabilities that might arise out of the performance of the work under this Agreement by Consultant, Consultant's agents, representatives, employees, or subconsultants. Consultant is free to purchase such additional insurance as may be determined necessary.

5.7 Cooperation and Further Documentation. Consultant agrees to provide City such other duly executed documents as may be reasonably requested by City to implement the intent of this Agreement.

5.8 Successors and Assigns. City and Consultant each bind itself, its partners, successors, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, assigns, and legal representatives of such other party in respect to all covenants of this Agreement. Neither City nor Consultant may assign, sublet, or transfer its interest in this Agreement without the written consent of the other party. In no event may any contractual relation be created between any third party and City.

5.9 Disputes. In any dispute arising out of an interpretation of this Agreement or the duties required not disposed of by agreement between Consultant and City, the final determination at the administrative level will be made by City Engineer.

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5.10 Completeness and Accuracy of Consultant's Work. Consultant must be responsible for the completeness and accuracy of Consultant's services, data, and other work prepared or compiled under Consultant's obligation under this Agreement and must correct, at Consultant's expense, all willful or negligent errors, omissions, or acts that may be discovered. Correction of errors disclosed and determined to exist during any construction of the project on architectural or engineering drawings and specifications must be accomplished by Consultant. The cost of the design necessary to correct those errors attributable to Consultant and any damage incurred by City as a result of additional construction costs caused by such engineering or architectural errors will be chargeable to Consultant and will not be considered a cost of the Work. The fact that City has accepted or approved Consultant's work will in no way relieve Consultant of any of Consultant's responsibilities.

5.11 Reporting. Written monthly reports, along with updated work schedules, will be made by Consultant in the format prescribed by City. These reports will be delivered to City per schedule. When requested by City, Consultant will attend Council meetings and provide finished documents including correspondence for Council action, supporting charts, graphs, drawings and colored slides of same.

5.12 Withholding Payment. City reserves the right to withhold funds from Consultant's payments up to the amount equal to the claims City may have against Consultant until such time that a settlement on those claims has been reached.

5.13 City's Right of Cancellation. The Parties acknowledge that this Agreement is subject to cancellation by City under the provisions of Section 38-511, Arizona Revised Statutes (A.R.S.).

5.14 Independent Consultant. For this Agreement Consultant constitutes an independent contractor. Any provisions in this Agreement that may appear to give City the right to direct Consultant as to the details of accomplishing the work or to exercise a measure of control over the work means that Consultant must follow the wishes of City as to the results of the work only. These results must comply with all applicable laws and ordinances.

5.15 Project Staffing. Prior to the start of any work under this Agreement, Consultant must submit to City detailed resumes of key personnel that will be involved in performing services prescribed in the Agreement. City hereby acknowledges its acceptance of such personnel to perform services under this Agreement. At any time hereafter that Consultant desires to change key personnel while performing under the Agreement, Consultant must submit the qualifications of the new personnel to City for prior approval. Key personnel include, but are not limited to, principals-in-charge, project manager, and project Consultant. Consultant will maintain an adequate and competent staff of qualified persons, as may be determined by City, throughout the performance of this Agreement to ensure acceptable and timely completion of the Scope of Services. If City objects, with reasonable cause, to any of Consultant's staff, Consultant must take prompt corrective action acceptable to City and, if required, remove such personnel from the Project and replace with new personnel agreed to by City.

5.16 Consultants or Subconsultants. Prior to beginning the work, Consultant must furnish City for approval the names of consultants or subconsultants to be used under this Agreement.

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Any subsequent changes are subject to City's written prior approval.

5.17 Force Majeure. If either party is delayed or prevented from the performance of any act required under this Agreement by reason of acts of God or other cause beyond the control and without fault of the Party (financial inability excepted), performance of that act may be excused, but only for the period of the delay, if the Party provides written notice to the other Party within ten days of such act. The time for performance of the act may be extended for a period equivalent to the period of delay from the date written notice is received by the other Party.

5.18 Compliance with Federal Laws. Consultant understands and acknowledges the applicability of the Americans with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989 to it. Consultant agrees to comply with these laws in performing this Agreement and to permit City to verify such compliance.

5.19 No Israel Boycott. By entering into this Agreement, Consultant certifies that Consultant is not currently engaged in, and agrees for the duration of the Agreement, not to engage in a boycott of Israel as defined by state statute.

5.20 Legal Worker Requirements. A.R.S. § 41-4401 prohibits City from awarding an Agreement to any consultant who fails, or whose subconsultants fail, to comply with A.R.S. § 23-214(A). Therefore, Consultant agrees Consultant and each subconsultant it uses warrants their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with § 23-214, subsection A. A breach of this warranty will be deemed a material breach of the Agreement and may be subject to penalties up to and including termination of the Agreement. City retains the legal right to inspect the papers of any Consultant's or subconsultant's employee who provides services under this Agreement to ensure that Consultant and subconsultants comply with the warranty under this provision.

5.21 Lawful Presence Requirement. A.R.S. §§ 1-501 and 1-502 prohibit City from awarding an Agreement to any natural person who cannot establish that such person is lawfully present in the United States. To establish lawful presence, a person must produce qualifying identification and sign a City-provided affidavit affirming that the identification provided is genuine. This requirement will be imposed at the time of Agreement award. This requirement does not apply to business organizations such as corporations, partnerships, or limited liability companies.

5.22 Covenant Against Contingent Fees. Consultant warrants that no person has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, and that no member of the Chandler City Council, or any City employee has any interest, financially, or otherwise, in Consultant's firm. For breach or violation of this warrant, City may annul this Agreement without liability or, at its discretion, to deduct from the Agreement price or consideration, the full amount of such commission, percentage, brokerage, or contingent fee.

5.23 Non-Waiver Provision. The failure of either Party to enforce any of the provisions of this Agreement or to require performance of the other Party of any of the provisions hereof must

not be construed to be a waiver of such provisions, nor must it affect the validity of this Agreement or any part thereof, or the right of either Party to thereafter enforce each and every provision.

5.24 Disclosure of Information Adverse to City's Interests. To evaluate and avoid potential conflicts of interest, Consultant must provide written notice to City, as set forth in this Section, of any work or services performed by Consultant for third parties that may involve or be associated with any real property or personal property owned or leased by City. Such notice must be given 7 business days prior to commencement of the services by Consultant for a third party, or 7 business days prior to an adverse action as defined below. Written notice and disclosure must be sent in accordance with Section 6.7 above. An adverse action under this Agreement includes, but is not limited to: (a) using data as defined in the Agreement acquired in connection with this Agreement to assist a third party in pursuing administrative or judicial action against City; or (b) testifying or providing evidence on behalf of any person in connection with an administrative or judicial action against City; or (c) using data to produce income for Consultant or its employees independently of performing the services under this Agreement, without the prior written consent of City. Consultant represents that except for those persons, entities, and projects identified to City, the services performed by Consultant under this Agreement are not expected to create an interest with any person, entity, or third party project that is or may be adverse to City's interests. Consultant's failure to provide a written notice and disclosure of the information as set forth in this Section constitute a material breach of this Agreement.

5.25 Data Confidentiality and Data Security. As used in the Agreement, "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, obtained by, or transmitted to Consultant or its subconsultants in the performance of this Agreement. The Parties agree that all data, regardless of form, including originals, images, and reproductions, prepared by, obtained by, or transmitted to Consultant or its subconsultants in connection with Consultant's or its subconsultant's performance of this Agreement is confidential and proprietary information belonging to City. Except as specifically provided in this Agreement, Consultant or its subconsultants must not divulge data to any third party without City's prior written consent. Consultant or its subconsultants must not use the data for any purposes except to perform the services required under this Agreement. These prohibitions do not apply to the following data provided to Consultant or its subconsultants have first given the required notice to City: (a) data which was known to Consultant or its subconsultants prior to its performance under this Consultant or its subconsultants by a third party, who to the best of Consultant's or its subconsultants' knowledge and belief, had the legal right to make such disclosure and Consultant or its subconsultants are not otherwise required to hold such data in confidence; or (c) data which is required to be disclosed by virtue of law, regulation, or court order, to which Consultant or its subconsultants are subject. In the event Consultant or its subconsultants are required or requested to disclose data to a third party, or any other information to which Consultant or its subconsultants became privy as a result of any other Agreement with City, Consultant must first notify City as set forth in this Section of the request or demand for the data. Consultant or its subconsultants must give City sufficient facts so

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that City can be given an opportunity to first give its consent or take such action that City may deem appropriate to protect such data or other information from disclosure. All data must continue to be subject to the confidentiality agreements of this Agreement. Consultant or its subconsultants assume all liability to maintain the confidentiality of the data in its possession and agrees to compensate City if any of the provisions of this Section are violated by Consultant, its employees, agents or subconsultants. Solely for the purposes of seeking injunctive relief, it is agreed that a breach of this Section must be deemed to cause irreparable harm that justifies injunctive relief in court. Consultant agrees that the requirements of this Section must be incorporated into all subagreements entered into by Consultant. A violation of this Section may result in immediate termination of this Agreement without notice.

5.26 Personal Identifying Information-Data Security. Personal identifying information, financial account information, or restricted City information, whether electronic format or hard copy, must be secured and protected at all times by Consultant or its subconsultants. At a minimum, Consultant or its subconsultants must encrypt or password-protect electronic files. This includes data saved to laptop computers, computerized devices, or removable storage devices. When personal identifying information, financial account information, or restricted City information, regardless of its format, is no longer necessary, the information must be redacted or destroyed through appropriate and secure methods that ensure the information cannot be viewed, accessed, or reconstructed. In the event that data collected or obtained by Consultant or its subconsultants in connection with this Agreement is believed to have been compromised, Consultant or its subconsultants must immediately notify City contact. Consultant agrees to reimburse City for any costs incurred by City to investigate potential breaches of this data and, where applicable, the cost of notifying individuals who may be impacted by the breach. Consultant agrees that the requirements of this Section must be incorporated into all subcontracts entered into by Consultant. It is further agreed that a violation of this Section must be deemed to cause irreparable harm that justifies injunctive relief in court. A violation of this Section may result in immediate termination of this Agreement without notice. The obligations of Consultant or its subconsultants under this Section must survive the termination of this Agreement.

5.27 Jurisdiction and Venue. This Agreement is made under and must 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 thereof. Any action to enforce any provision of this Agreement or to obtain any remedy with respect hereto must be brought in the courts located in Maricopa County, Arizona, and for this purpose, each Party hereby expressly and irrevocably consents to the jurisdiction and venue of such court.

5.28 Survival. All warranties, representations, and indemnifications by Consultant must survive the completion or termination of this Agreement.

5.29 Modification. Except as expressly provided herein to the contrary, no supplement, modification, or amendment of any term of this Agreement will be deemed binding or effective unless in writing and signed by the Parties.

5.30 Severability. If any provision of this Agreement or the application to any person or circumstance may be invalid, illegal or unenforceable to any extent, the remainder of this

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Agreement and the application will not be affected and will be enforceable to the fullest extent permitted by law.

5.31 Integration. This Agreement contains the full agreement of the Parties. Any prior or contemporaneous written or oral agreement between the Parties regarding the subject matter is merged and superseded.

5.32 Time is of the Essence. Time of each of the terms, covenants, and conditions of this Agreement is hereby expressly made of the essence.

5.33 Date of Performance. If the date of performance of any obligation or the last day of any time period provided for should fall on a Saturday, Sunday, or holiday for City, the obligation will be due and owing, and the time period will expire, on the first day after which is not a Saturday, Sunday or legal City holiday. Except as may otherwise be set forth in this Agreement, any performance provided for herein will be timely made if completed no later than 5:00 p.m. (Chandler time) on the day of performance.

5.34 Third Party Beneficiary. Nothing under this Agreement will be construed to give any rights or benefits in the Agreement to anyone other than City and Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of City and Consultant and not for the benefit of any other party.

5.35 Conflict in Language. All work performed must conform to all applicable City of Chandler codes, ordinances, and requirements as outlined in this Agreement. If there is a conflict in interpretation between provisions in this Agreement and those in **Exhibit "A"**, the provisions in this Agreement prevail.

5.36 Document/Information Release. Documents and materials released to Consultant, which are identified by City as sensitive and confidential, are City's property. The document/material must be issued by and returned to City upon completion of the services under this Agreement. Consultant secondary distribution, disclosure, copying, or duplication in any manner is prohibited without City's prior written approval. The document/material must be kept secure at all times. This directive applies to all City documents, whether in photographic, printed, or electronic data format.

5.37 Exhibits. The following exhibits are made a part of this Agreement and are incorporated by reference:

Exhibit A - Scope of Services / Schedule
Exhibit B - Compensation and Fees
Exhibit C - Insurance Requirements
Exhibit D - Special Conditions
Exhibit E – Subconsultant Documents with Consultant (if applicable)
Exhibit F - Federal Requirements (if applicable)

5.38 Special Conditions. As part of the services Consultant provides under this Agreement, Consultant agrees to comply with and fully perform the special terms and conditions set forth in **Exhibit "D"**, which is attached to and made a part of this Agreement.

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5.39 Non-Discrimination and Anti-Harassment Laws. Consultant must comply with all applicable City, state, and federal non-discrimination and anti-harassment laws, rules, and regulations.

5.40 Licenses and Permits. Beginning with the Effective Date and for the full term of this Agreement, Consultant must maintain all applicable City, state, and federal licenses and permits required to fully perform Consultant's services under this Agreement.

5.41 Warranties. Consultant must furnish a one-year warranty on all work and services performed under this Agreement. Consultant must furnish, or cause to be furnished, a two-year warranty on all fixtures, furnishings, and equipment furnished by Consultant, subconsultants or suppliers under this Agreement. Any defects in design, workmanship, or materials that do not comply with this Agreement must be corrected by Consultant (including, but not limited to, all parts and labor) at Consultant's sole cost and expense. All written warranties and redlines for as-built conditions must be delivered to City on or before City's final acceptance of Consultant's services under this Agreement.

5.42 Cooperative Purchasing Agreement (S.A.V.E. – Strategic Alliance for Volume Expenditures). In addition to City of Chandler and with the approval of Consultant, this Agreement may be extended for use by other municipalities, school districts, and government agencies of the State. Any such usage by other entities must be in accordance with the ordinance, charter, or procurement rules and regulations of the respective political entity.

5.43 Budget Approval into Next Fiscal Year. This Agreement will commence on the Effective Date and continue in full force and effect until it is terminated or expires in accordance with the provisions of this Agreement. The Parties recognize that the continuation of this Agreement after the close of the City's fiscal year, which ends on June 30 of each year, is subject to the City Council's approval of a budget that includes an appropriation for this item as an expenditure. The City does not represent that this budget item will be actually adopted. This determination is solely made by the City Council.

5.44 Forced Labor of Ethnic Uyghurs Prohibited. By entering into this Agreement, Contractor certifies and agrees Contractor does not currently use and will not use for the term of this Agreement: (i) the forced labor of ethnic Uyghurs in the People's Republic of China; or (ii) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; or (iii) any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

5.45 License to City for Reasonable Use. With this Agreement, Consultant and its subconsultants hereby grant a license to City, its agents, employees, and representatives for an indefinite period of time to reasonably use, make copies, and distribute as appropriate the Documents, works or deliverables developed or created as a result of the Project and this Agreement. This license also includes the making of derivative works.

This Agreement will be in full force and effect only when it has been approved and executed by the duly authorized City officials.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

"CITY"
CITY OF CHANDLER

Mayor

RECOMMENDED BY:

Daniel Haskins March 2, 2026
Daniel Haskins, P.E.
CIP City Engineer

APPROVED AS TO FORM:

City Attorney JWB

ATTEST:

City Clerk Seal

"CONSULTANT"
DIBBLE CM, LLC

KC Brandon March 2, 2026
Signature Date

KC Brandon
Print Name

President
Title

kcbrandon@dibblecm.com
Signer Email Address

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EXHIBIT "A"
SCOPE OF SERVICES/SCHEDULE

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EXHIBIT "A"

CONSTRUCTION MANAGEMENT
SCOPE OF SERVICES
WA2203.452
ARROWHEAD MEADOWS WATERMAIN REPLACEMENT

PROJECT TASKS

3. CONSTRUCTION MANAGEMENT

A. Task 3.1 Weekly Construction Meetings

i. Consultant must conduct weekly construction meetings. Each meeting includes agenda and minutes; Request for Information (RFI); Shop Drawing; Request for Information (RFI); Field Directive (FD); Material Certification; and Allowance Logs. Consultant assumes (26) twenty six weekly meetings will be held.

B. Task 3.2 CPM Schedule

i. Consultant must review Contractor's monthly CPM schedule updates submitted with each payment application, identify CPM tasks behind schedule that may affect critical path items, project substantial and final completion dates and initiate correspondence to City regarding those tasks. Consultant assumes (6) six reviews of updated CPM schedule.

C. Task 3.3 Requests for Information (RFI's)

i. Consultant must review, evaluate, and respond to Contractor Requests for Information (RFI's); and prepare and maintain a submittal log of all RFI's. Consultant assumes a (10) ten RFI responses.

D. Task 3.4 Shop Drawing Submittals

i. Consultant must review, evaluate, and respond to Contractor shop drawing submittals; and prepare and maintain a submittal log of all shop drawing submittals. Consultant assumes (10) ten reviews.

E. Task 3.5 Requests for Proposal (RFP)

i. Consultant must prepare Requests for Proposal (RFP) documents detailing requested additional work tasks; review and evaluate Contractor RFP responses (cost derivatons) with approval recommendations; and prepare and maintain a submittal log list of all RFP's. Consultant assumes (3) three RFPs.

F. Task 3.6 Field Directives (FD's)

i. Consultant must prepare Field Directive (FD) documents detailing requested additional work tasks; review and evaluate Contractor FD responses with approval recommendations; and prepare and maintain a submittal log list of all FD's. Consultant assumes (3) three FD's.

G. Task 3.7 Contractor Payment Applications

i. i.Consultant must review and evaluate Contractor monthly payment applications and make recommendation for payment; maintain a weekly record of constructed pay quantities and compile monthly totals; and coordinate payment application with the City quantity report and the inspectors' daily logs. Consultant assumes (6) six payment applications, with (2) two reviews each.

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H. Task 3.8 Field Coordination

i. Consultant to assist in coordinating the installation of waterlines to residents' properties.

ii. Maintain communication and act as a liaison with contractor, residents and city.

4. CONSTRUCTION INSPECTION

a. Task 4.1 Inspection Services

i. Consultant must provide weekly construction inspection to verify materials and installations conform to construction documents; prepare daily inspection reports documenting Contractor construction activities and progress during field inspection visits; and perform intermittent erosion control inspections. Consultant assumes 1 inspector full time 40 hrs. per week for (6) six months and 1 inspector part time 25 hrs. per week for (6) six months. Consultant assumes 300 hrs. of overtime for project duration.

b. Task 4.2 Project Closeout

i. Consultant must compile non-conformance list prior to Substantial Completion; schedule and conduct Substantial Completion inspection; prepare Substantial Completion punch list generated from Substantial Completion inspection; track items on punch list and note completed items; and complete and distribute Substantial Completion certificates.

ii. Consultant must schedule and conduct Final Completion inspection; and complete and distribute Final Completion certificates.

iii. Consultant must provide all documents in an electronic version that matches the City's filing system, so it can be imported into City's files.

iv. Consultant must participate in a meeting with City staff and Designer to review request for information log to discuss lessons learned during the course of construction.

5. MATERIALS TESTING

a. Task 5.1 Quality Assurance (QA) Test Program

i. Consultant must coordinate with Contractor's testing representative to obtain required QA tests and sample; complete sampling and compaction testing of subgrade (including lime-stabilized subgrade base), aggregate base and asphalt concrete materials in new asphalt concrete pavement areas; complete sampling and compaction testing of subgrade, aggregate base (where required) and concrete for new curbs, gutters, sidewalks and concrete pavement and structures; and complete sampling and compaction testing of backfill for new irrigation, sewer, water, storm drain pipe, and dry utilities.

6. RECORD DRAWINGS

a. Task 6.1 Record Drawings

i. Review and monitor Contractor's weekly updates on red-line drawing set.

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ASSUMPTION, CLARIFICATIONS, AND EXCLUSIONS

1. Application fees for City reviews and permits will be paid by CITY.
2. The Owner's Allowance will only be utilized with prior written approval from the City representative.

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EXHIBIT "B"
COMPENSATION AND FEES

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EXHIBIT "B"
CONSTRUCTION MANAGEMENT
SCOPE OF SERVICES
FEE SCHEDULE

WA2203.452

ARROWHEAD MEADOWS WATERMAIN REPLACEMENT

(NOT TO EXCEED FEE)

Task	Description	Cost
3	**CONSTRUCTION MANAGEMENT**	
3.1	Weekly Construction Meetings	$ 30,787.50
3.2	CPM Schedule	$ 6,207.00
3.3	Requests for Information (RFI's)	$ 13,015.00
3.4	Shop Drawing Submittals	$ 26,782.50
3.5	Requests for Proposal (RFP)	$ 14,734.00
3.6	Field Directives (FD's)	$ 13,334.00
3.7	Contractor Payment Applications	$ 13,077.00
3.8	Field Coordination for Private Property Waterline Installations	$ 16,670.00
	SUBTOTAL TASK 2:	**$ 134,607.00**
4	**CONSTRUCTION INSPECTION**	
4.1	Inspection Services	$ 325,785.00
4.2	Project Closeout	$ 32,700.00
	SUBTOTAL TASK 3:	**$ 358,485.00**
5	**MATERIALS TESTING**	
5.1	QA Test Program (See below under subconsultant)	$ -
	SUBTOTAL TASK 4:	**$ -**
6	**RECORD DRAWINGS**	
6.1	Record Drawings	$ 10,345.00
	SUBTOTAL TASK 5:	**$ 10,345.00**
SUBCONSULTANTS		
J2 Landscape Arcitecht (Allowance)		$ 2,500.00
ACS (QA Test Program) (Allowance)		$ 2,500.00
		$ -
		$ -
	SUBTOTAL SUBCONSULTANTS:	**$ 5,000.00**

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ALLOWANCES	
Direct Expense Allowance	$ -
Owner's Allowance	$ 50,000.00
SUBTOTAL ALLOWANCES:	**$ 50,000.00**
PROJECT TOTAL:	**$ 558,437.00**

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DIBBLECM

Arrowhead Meadows

Dibble CM Staff Hours and Fee By Task											
	Billing Rate	$ 247.00	$ 190.50	$ 175.00	$ 157.00	$ 235.50	$ 145.50	$ 218.25	$ 115.00		
	Task	**Sr. Resident Engineer**	**Construction Manager**	**Project Engineer**	**Senior Construction Inspector**	**Senior Construction Inspector Overtime**	**Construction Inspector**	**Construction Inspector Overtime**	**Administrative Assistant**	**Total Task Hours**	**Total Task Fee**
	Construction Management										
	Weekly meetings	50	25	65					20	160	$ 30,787.50
	CPM schedule reviews	12	6	12						30	$ 6,207.00
	Pay Apps	12	6	46					8	72	$ 13,077.00
	Request for Information reviews	20	10	30					8	68	$ 13,015.00
	Shop drawings/submittals reviews	50	25	50					8	133	$ 26,782.50
	Request for Proposals (RFP)	24	12	32					8	76	$ 14,734.00
	Field Coordination	20	20	40					8	88	$ 16,670.00
	Field Directives (FD)	24	12	24					8	68	$ 13,334.00
	Inspection Services										
	Construction Inspections				1080	200	600	100		1,980	$ 325,785.00
											$ -
											$ -
	Close Out										
	Pre-Final Inspection and Punch List	30	10	30						70	$ 14,565.00
	Final Inspection	10	10	10						30	$ 6,125.00
	Record drawings/review contractor final redline drawings	20	10	20						50	$ 10,345.00
	Closeout Documents	15	10	30					10	65	$ 12,010.00
	Sub-Contractors										
	ACS Allowance										$ 2,500.00
	J2 Allowance										$ 2,500.00
											$ -
											$ -
											$ -
	Total Hours	**287**	**156**	**389**	**1080**	**200**	**600**	**100**	**78**	**2,890**	
	Total Fee	**$ 70,889.00**	**$ 29,718.00**	**$ 68,075.00**	**$ 169,560.00**	**$ 47,100.00**	**$ 87,300.00**	**$ 21,825.00**	**$ 8,970.00**		**$ 508,437.00**

Fee Summary	
Resident Engineer - **Roger**	$ 70,889.00
Construction Manager - **Marc**	$ 29,718.00
Project Engineer - **Julia**	$ 68,075.00
Inspectors **Jeremy Larson / Peter Carpentieri**	$ 325,785.00
Administrative Assistant **Jennifer**	$ 8,970.00
Sub-Contractors	$ 5,000.00
Owner Allowance	$ 50,000.00
Total	**$ 558,437.00**

- This is a time and materials proposal based on the current scope of work and schedule.
- Prices are all-inclusive. There are no additional charges for mileage or other incidental expenses.
- Proposal is for construction administration and inspection services based on a six month construction schedule

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EXHIBIT "C"
INSURANCE REQUIREMENTS

1. General.

1.1 At the same time as execution of this Agreement, Consultant must furnish City 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 possessing a current A.M. Best, Inc. rating of A-7, or better and legally authorized to do business in the State of Arizona with policies and forms satisfactory to City. Provided, however, the A.M. Best rating requirement will not be deemed to apply to required Workers' Compensation coverage.

1.2 Consultant and any of its subconsultants must procure and maintain, until all of their obligations have been discharged, including any warranty periods under this Agreement are satisfied, the insurances set forth below.

1.3 The insurance requirements set forth below are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement.

1.4 City in no way warrants that the minimum insurance limits contained in this Agreement are sufficient to protect Consultant from liabilities that might arise out of the performance of the Agreement services under this Agreement by Consultant, its agents, representatives, employees, subconsultants, and Consultant is free to purchase any additional insurance as may be determined necessary.

1.5 Failure to demand evidence of full compliance with the insurance requirements in this Agreement or failure to identify any insurance deficiency will not relieve Consultant from, nor will it be considered a waiver of its obligation to maintain the required insurance at all times during the performance of this Agreement.

1.6 Use of subconsultants: If any work is subcontracted in any way, Consultant must execute a written Agreement with subconsultant containing the same Indemnification Clause and Insurance Requirements as City requires of Consultant in this Agreement. Consultant is responsible for executing the Agreement with the subconsultant and obtaining Certificates of Insurance and verifying the insurance requirements.

2. Minimum Scope and Limits of Insurance. Consultant must provide coverage with limits of liability not less than those stated below.

2.1 *Professional Liability.* If the Agreement is the subject of any professional services or work performed by Consultant, or if Consultant engages in any professional services or work adjunct or residual to performing the work under this Agreement, Consultant must maintain Professional Liability insurance covering errors and omissions arising out of the work or services performed by Consultant, or anyone employed by Consultant, or anyone whose acts, mistakes, errors and omissions Consultant 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 must extend for 3 years past

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completion and acceptance of the work or services, and Consultant, 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.

2.2 *Commercial General Liability-Occurrence Form.* Consultant must maintain "occurrence" form Commercial General Liability insurance with a limit of not less than $2,000,000 for each occurrence, $4,000,000 aggregate. Said insurance must also include coverage for products and completed operations, independent contractors, 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.

2.3 *Automobile Liability-Any Auto or Owned, Hired and Non-Owned Vehicles*
Vehicle Liability: Consultant must maintain Business/Automobile Liability insurance with a limit of $1,000,000 each accident on Consultant owned, hired, and non-owned vehicles assigned to or used in the performance of Consultant's work or services under this Agreement. If any Excess or Umbrella insurance is utilized to fulfill the requirements of this paragraph, the Excess or Umbrella insurance must be "follow form" equal or broader in coverage scope than underlying insurance.

2.4 *Workers Compensation and Employers Liability Insurance:* Consultant must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Consultant employees engaged in the performance of work or services under this Agreement and must also maintain Employers' Liability insurance of not less than $1,000,000 for each accident and $1,000,000 disease for each employee.

3. Additional Policy Provisions Required.

3.1 *Self-Insured Retentions or Deductibles*. Any self-insured retentions and deductibles must be declared and approved by City. If not approved, City may require that the insurer reduce or eliminate any deductible or self-insured retentions with respect to City, its officers, officials, agents, employees, and volunteers.

3.1.1. Consultant's insurance must contain broad form contractual liability coverage.

3.1.2. Consultant's insurance coverage must be primary insurance with respect to City, its officers, officials, agents, and employees. Any insurance or self-insurance maintained by City, its officers, officials, agents, and employees will be in excess of the coverage provided by Consultant and must not contribute to it.

3.1.3. Consultant'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.

3.1.4. Coverage provided by Consultant must not be limited to the liability assumed under the indemnification provisions of this Agreement.

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3.1.5. The policies must contain a severability of interest clause and waiver of subrogation against City, its officers, officials, agents, and employees, for losses arising from Work performed by Consultant for City. (Does not apply to Professional Liability coverage.)

3.1.6. Consultant, its successors and or assigns, are required to maintain Commercial General Liability insurance as specified in this Agreement for a minimum period of 3 years following completion and acceptance of the Work. Consultant must submit a Certificate of Insurance evidencing Commercial General Liability insurance during this 3-year period containing all the Agreement insurance requirements, including naming City of Chandler, its agents, representatives, officers, directors, officials and employees as Additional Insured as required.

3.1.7. If a Certificate of Insurance is submitted as verification of coverage, City will reasonably rely upon the Certificate of Insurance as evidence of coverage, but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement.

3.2. *Insurance Cancellation During Term of Agreement.*

3.2.1. If any of the required policies expire during the life of this Agreement, Consultant must forward renewal or replacement Certificates to City within 10 days after the renewal date containing all the required insurance provisions.

3.2.2. Each insurance policy required by the insurance provisions of this Agreement must provide the required coverage and must not be suspended, voided or canceled except after thirty (30) days prior written notice has been given to City, except when cancellation is for non-payment of premium, then ten (10) days prior notice may be given. Such notice must be sent directly to Chandler Law-Risk Management Department, Post Office Box 4008, Mailstop 628, Chandler, Arizona 85225. If any insurance company refuses to provide the required notice, Consultant or its insurance broker must notify City of any cancellation, suspension, non-renewal of any insurance within seven (7) days of receipt of insurers' notification to that effect.

3.3 City as Additional Insured. The policies are to contain, or be endorsed to contain, the following provisions:

3.3.1. The Commercial General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions: City, its officers, officials, agents, and employees are additional insureds with respect to liability arising out of activities performed by, or on behalf of, Consultant; Products and Completed operations of Consultant; and automobiles owned, leased, hired, or borrowed by Consultant.

3.3.2. City, its officers, officials, agents, and employees must be additional insureds to the full limits of liability purchased by Consultant even if those limits of liability are in excess of those required by this Agreement.

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EXHIBIT "D"
SPECIAL CONDITIONS

Work within City's Right-of-Way. All work performed within City's Right-of-Way by Consultant and Consultant's subconsultants must comply with City of Chandler requirements.

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EXHIBIT "E"
SUBCONSULTANT DOCUMENTS WITH CONSULTANT

Any subconsultant assumptions, clarifications, exclusions, terms & conditions, signature blocks, etc. included are strictly between the Consultant and their subconsultants, and do not apply to the Agreement between the Consultant and the City.

N/A

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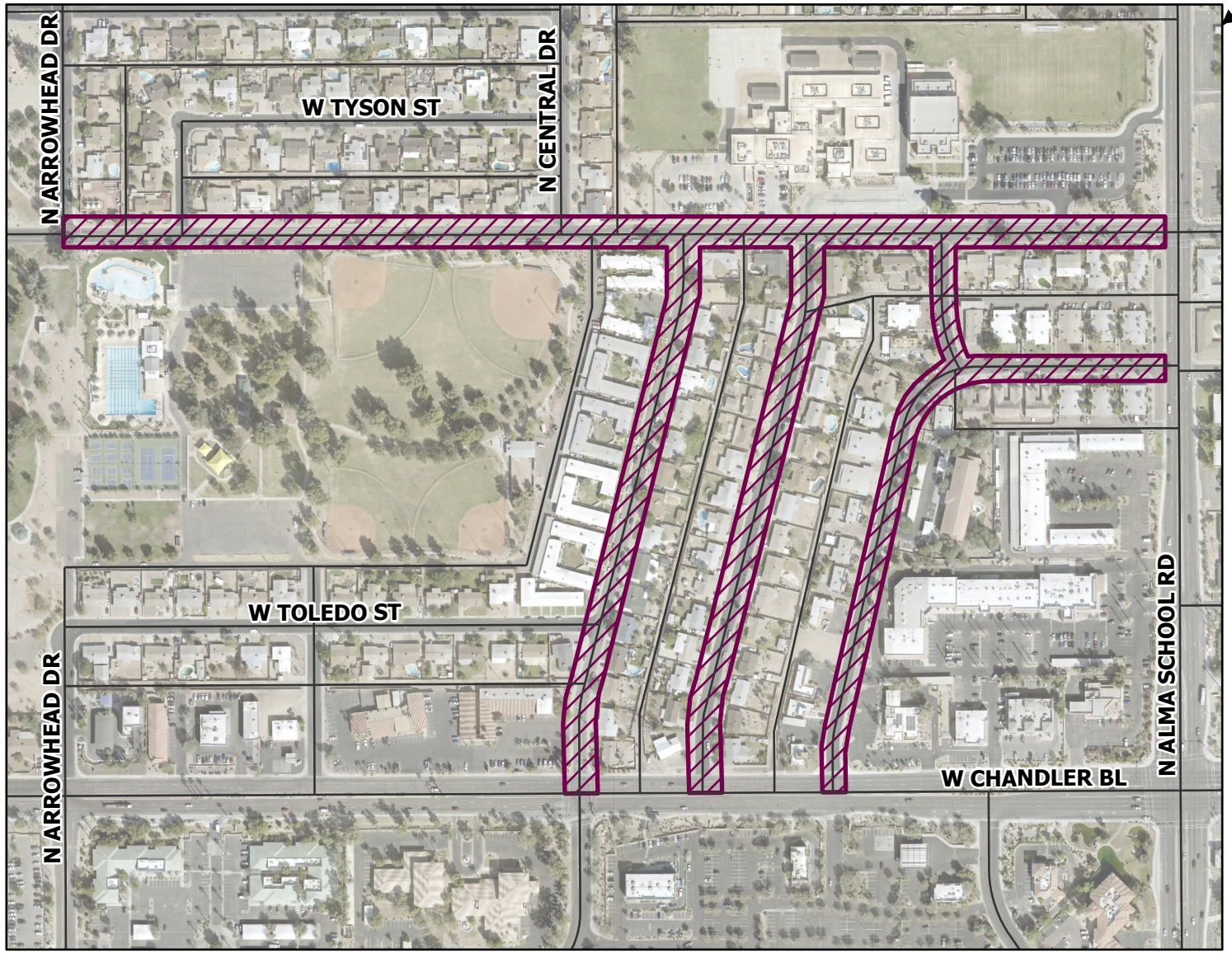
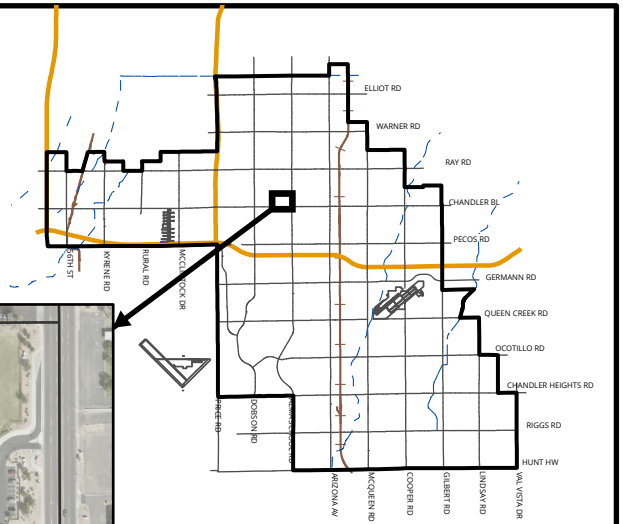
EXHIBIT "F"
FEDERAL REQUIREMENTS

N/A

CHANDLER
arizona

ARROWHEAD MEADOWS WATER MAIN REPLACEMENT
PROJECT NO. WA2203.452





MEMO NO. CP26-071

ARROWHEAD MEADOWS WATER MAIN REPLACEMENT

NTS

ChanGIS

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City Council Memorandum Public Works & Utilities Memo No. CP26-070

Date: April 09, 2026
To: Mayor and Council
Thru: John M. Pombier, City Manager
Dawn Lang, Deputy City Manager | CFO
Jeremy Abbott, Public Works and Utilities Director
Daniel Haskins, Capital Projects Division Manager
From: Melanie Sikes, Principal Engineer
Subject: Professional Services Agreement with GHD, Inc., for the Arrowhead Meadows Water Main Replacement Post-Design Services

---

Proposed Motion:

Move City Council award Professional Services Agreement No. WA2203.272, to GHD, Inc. for the Arrowhead Meadows Water Main Replacement Post-Design Services, in an amount not to exceed $143,420.

Background/Discussion:

The Public Works and Utilities Department's Water Distribution Division currently maintains over 36,000 valves and 1,242 miles of pipe in the potable water system. This project is a continuation of a Capital Improvement Program to replace water mains that are susceptible to main breaks due to age and condition. The program evaluates water infrastructure, identifying high-priority water mains in need of replacement. Replacement of city water mains will result in improved system reliability and reduced liability from water damage as a result of main breaks. This project includes the replacement of approximately 7,550 linear feet of existing water mains with new piping and appurtenances ranging in size from 4-inch to 8-inch in a high-priority ranked area in the central part of the city, Arrowhead Meadows. On May 25, 2023, the City Council approved Resolution No. 5683, authorizing the acquisition of real property rights required to complete this project.

The project scope of work consists of pre-construction assistance, meetings, public outreach, engineering design services during construction, permitting assistance, and preparation of the as-built record drawings. The agreement

completion time is 575 calendar days following Notice to Proceed.

A related Construction Agreement with Lincoln Constructors Inc., for the Arrowhead Meadows Water Main Replacement, is also scheduled for this City Council meeting.

A related Professional Services Agreement for construction management services with Dibble CM, LLC, for the Arrowhead Meadows Water Main Replacement, is also scheduled for this City Council meeting.

Evaluation:

The selection process was conducted in accordance with city policy and procedure and state law. Staff recommends approval of this agreement with GHD, Inc., based on qualifications, relevant firm experience, team experience, project understanding, and project approach.

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
605.3820.6210.6WA023	Water Operating	Main & Valve Replacements	$143,420	Y

Attachments

Agreement - GHD, Inc.

Location Map

Docusign Envelope ID: FAC7A202-6B61-4BED-A66C-7B89B1EC3474

PROFESSIONAL SERVICES AGREEMENT
POST-DESIGN SERVICES
ARROWHEAD MEADOWS WATER MAIN REPLACEMENT
PROJECT NO. WA2203.272

Council Date: April 9, 2026

THIS AGREEMENT ("Agreement") is made and entered into on the _____ day of _____, 2026, ("Effective Date"), by and between City of Chandler, an Arizona municipal corporation, ("City"), and GHD, Inc., a California corporation, ("Consultant") (City and Consultant may individually be referred to as "Party" and collectively referred to as "Parties").

RECITALS

A. City proposes to engage Consultant to provide post-design services for Arrowhead Meadows Water Main Replacement project ("Project") as more fully described in Exhibit "A" ("Services"), which is attached to and made a part of this Agreement by this reference.

B. Consultant is ready, willing, and able to provide the services described in **Exhibit "A"** for the compensation and fees set forth and as described in **Exhibit "B"**, which is attached to and made a part of this Agreement by this reference.

C. City desires to enter into an Agreement with Consultant to provide these services under the terms and conditions set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and the mutual promises contained in this Agreement, City and Consultant agree as follows:

SECTION I--CONSULTANT'S SERVICES

Consultant must perform the services described in **Exhibit "A"** to City's satisfaction within the terms and conditions of this Agreement and within the care and skill that a person who provides similar services in Chandler, Arizona exercises under similar conditions. All work or services furnished by Consultant under this Agreement must be performed in a skilled and workmanlike manner. All fixtures, furnishings, and equipment furnished by Consultant as part of the work or services under this Agreement must be new, or the latest model, and of the most suitable grade and quality for the intended purpose of the work or service.

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SECTION II--PERIOD OF SERVICE

Consultant must perform the services described in **Exhibit "A"** for the term of this Agreement. Unless amended in writing by the Parties, the Agreement term expires 575 calendar days after the Notice to Proceed (NTP) Date.

SECTION III--PAYMENT OF COMPENSATION AND FEES

Unless amended in writing by the Parties, Consultant's compensation and fees as more fully described in **Exhibit "B"** for performance of the services approved and accepted by City under this Agreement must not exceed $143,420 for the full term of the Agreement. Consultant may not increase any compensation or fees under this Agreement without the City's prior written consent. Consultant must submit monthly requests for payment of services approved and accepted during the previous billing period and must include, as applicable, detailed invoices and receipts, a narrative description of the tasks accomplished during the billing period, a list of any deliverables submitted, and any subconsultant's or supplier's actual requests for payment plus similar narrative and listing of their work. Consultant must submit an Application and Certification for Payment Sheet with the monthly request for payment to: CapitalProjects.Payables@chandleraz.gov. Payment for those services negotiated as a lump sum will be made in accordance with the percentage of the work completed during the preceding billing period. Services negotiated as a not-to-exceed fee will be paid in accordance with the work effort expended on the service during the preceding month. All requests for payment must be submitted to City for review and approval. City will make payment for approved and accepted services within 30 calendar days of City's receipt of the request for payment. Consultant bears all responsibility and liability for any and all tax obligations that result from Consultant's performance under this Agreement.

SECTION IV--CITY'S OBLIGATIONS

As part of Consultant's services under this Agreement, City will provide furnished items, services, or obligations as detailed in **Exhibit "D"**.

SECTION V--GENERAL CONDITIONS

5.1 Notices. Unless otherwise provided herein, demands under this Agreement must be in writing and will be deemed to have been duly given and received either (a) on the date of service if personally served on the party to whom notice is to be given, or (b) on the third day after the date of the postmark of deposit by first class United States mail, registered or certified, postage prepaid and properly addressed as follows:

To City:	City of Chandler - Public Works & Utilities Department Attn: CIP City Engineer: Daniel Haskins, P.E. P.O. Box 4008, Mail Stop 407 Chandler, AZ 85244-4008 Phone: 480-782-3335 Email: Daniel.Haskins@chandleraz.gov	
With a copy to:	City of Chandler - Public Works & Utilities Department Attn: Adam Kleiser, Construction Project Manager P.O. Box 4008, Mail Stop 407, Chandler, AZ 85244-4008 Phone: 480-782-3325 Email: Adam.Kleiser@chandleraz.gov	
To Consultant:	**LEGAL COMPANY NAME:**	GHD, Inc.
	Mailing Address:	3200 East Camelback Road, Suite 210 Phoenix, AZ 85018
	Physical Address:	3200 East Camelback Road, Suite 210 Phoenix, AZ 85018
	Statutory Agent Name:	United Agent Group, Inc.
	Statutory Agent Mailing Address:	3260 North Hayden Road #210 Scottsdale, AZ 85251
	Statutory Agent Physical Address:	3260 North Hayden Road #210 Scottsdale, AZ 85251
	CONSULTANT'S AUTHORIZED PROJECT REPRESENTATIVE	
	Name:	Bill Roberts
	Title:	Project Director
	Phone:	602-216-7208
	Email:	bill.roberts@ghd.com

5.2 Records/Audit. Records of Consultant's direct personnel payroll, reimbursable expenses pertaining to this Agreement and records of accounts between City and Consultant must be kept on the basis of generally accepted accounting principles and must be made available to City and its auditors for up to three years following City's final acceptance of the services under this Agreement (this requirement is increased to five years if construction of this project is federally funded). City, its authorized representative, or any federal agency, reserves the right to audit Consultant's records to verify the accuracy and appropriateness of all cost and pricing data, including data used to negotiate this Agreement and any amendments. City reserves the right to decrease the total amount of Agreement price or payments made under this Agreement or request reimbursement from Consultant following final Agreement payment on this Agreement if, upon audit of Consultant's records, the audit discloses Consultant has provided false, misleading, or inaccurate cost and pricing data. Consultant will include a similar provision in all of its Agreements with subconsultants who provide services under the Agreement to ensure that City, its authorized representative, or the appropriate federal agency, has access to the subconsultants' records to verify the accuracy of all cost and pricing data. City reserves the right to decrease Agreement price or payments made on this Agreement or request reimbursement from Consultant following

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final payment on this Agreement if the above provision is not included in subconsultant agreements, and one or more subconsultants refuse to allow City to audit their records to verify the accuracy and appropriateness of all cost and pricing data. If, following an audit of this Agreement, the audit discloses Consultant has provided false, misleading, or inaccurate cost and pricing data, and the cost discrepancies exceed 1% of the total Agreement billings, Consultant will be liable for reimbursement of the reasonable, actual cost of the audit.

5.3 Alteration in Character of Work. Whenever an alteration in the character of work results in a substantial change in this Agreement, thereby materially increasing or decreasing the scope of services, cost of performance, or Project schedule, the work will be performed as directed by City. However, before any modified work is started, a written amendment must be approved and executed by City and Consultant. Such amendment must not be effective until approved by City. Additions to, modifications, or deletions from this Agreement as provided herein may be made, and the compensation to be paid to Consultant may accordingly be adjusted by mutual agreement of the Parties. It is distinctly understood and agreed that no claim for extra services or materials furnished by Consultant will be allowed by City except as provided herein, nor must Consultant do any work or furnish any materials not covered by this Agreement unless such work is first authorized in writing. Any such work or materials furnished by Consultant without prior written authorization will be at Consultant's own risk, cost, and expense, and Consultant hereby agrees that without written authorization Consultant will make no claim for compensation for such work or materials furnished.

5.4 Termination. City and Consultant hereby agree to the full performance of the covenants contained herein, except that City reserves the right, at its discretion and without cause, to terminate or abandon any service provided for in this Agreement, or abandon any portion of the Project for which services have been performed by Consultant. In the event City abandons or suspends the services, or any part of the services as provided in this Agreement, City will notify Consultant in writing and immediately after receiving such notice, Consultant must discontinue advancing the work specified under this Agreement. Upon such termination, abandonment, or suspension, Consultant must deliver to City all drawings, plans, specifications, special provisions, estimates and other work entirely or partially completed, together with all unused materials supplied by City. Consultant must appraise the work Consultant has completed and submit Consultant's appraisal to City for evaluation. City may inspect Consultant's work to appraise the work completed. Consultant will receive compensation in full for services performed to the date of such termination. The fee will be paid in accordance with Section III of this Agreement, and as mutually agreed upon by Consultant and City. If there is no mutual agreement on payment, the final determination will be made in accordance with the "Disputes" provision in this Agreement. However, in no event may the fee exceed the fee set forth in Section III of this Agreement nor as amended in accordance with Section "Alteration in Character of Work." City will make the final payment within 60 days after Consultant has delivered the last of the partially completed items and the Parties agree on the final fee. If City is found to have improperly terminated the Agreement for cause or default, the termination will be converted to a termination for convenience in accordance with the provisions of this Agreement.

5.5 Indemnification. To the extent permitted by law, the Consultant ("Indemnitor") must

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indemnify, save and hold harmless City and its officers, officials, agents and employees ("Indemnitee") from any and all claims, actions, liabilities, damages, losses or expenses (including court costs, attorneys' fees and costs of claim processing, investigation and litigation) ("Claims") caused or alleged to be caused, in whole or in part, by the wrongful, negligent or willful acts, or errors or omissions of Consultant or any of its owners, officers, directors, agents, employees, or subconsultants in connection with this Agreement. This indemnity includes any claim or amount arising out of or recovered under workers' compensation law or on account of the failure of Consultant to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. Consultant must indemnify Indemnitee from and against any and all Claims, except those arising solely from Indemnitee's own negligent or willful acts or omissions. Consultant is responsible for primary loss investigation, defense and judgment costs where this indemnification applies. In consideration of the award of this Agreement, Consultant agrees to waive all rights of subrogation against Indemnitee for losses arising from or related to this Agreement. The obligations of Consultant under this provision survive the termination or expiration of this Agreement.

5.6 Insurance Requirements. Consultant must procure insurance under the terms and conditions and for the amounts of coverage set forth in **Exhibit "C"** against claims that may arise from or relate to performance of the work under this Agreement by Consultant and its agents, representatives, employees, and subconsultants. Consultant and any subconsultant must maintain this insurance until all of their obligations have been discharged, including any warranty periods under this Agreement. These insurance requirements are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement. City in no way warrants that the minimum limits stated in **Exhibit "C"** are sufficient to protect Consultant from liabilities that might arise out of the performance of the work under this Agreement by Consultant, Consultant's agents, representatives, employees, or subconsultants. Consultant is free to purchase such additional insurance as may be determined necessary.

5.7 Cooperation and Further Documentation. Consultant agrees to provide City such other duly executed documents as may be reasonably requested by City to implement the intent of this Agreement.

5.8 Successors and Assigns. City and Consultant each bind itself, its partners, successors, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, assigns, and legal representatives of such other party in respect to all covenants of this Agreement. Neither City nor Consultant may assign, sublet, or transfer its interest in this Agreement without the written consent of the other party. In no event may any contractual relation be created between any third party and City.

5.9 Disputes. In any dispute arising out of an interpretation of this Agreement or the duties required not disposed of by agreement between Consultant and City, the final determination at the administrative level will be made by City Engineer.

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5.10 Completeness and Accuracy of Consultant's Work. Consultant must be responsible for the completeness and accuracy of Consultant's services, data, and other work prepared or compiled under Consultant's obligation under this Agreement and must correct, at Consultant's expense, all willful or negligent errors, omissions, or acts that may be discovered. Correction of errors disclosed and determined to exist during any construction of the project on architectural or engineering drawings and specifications must be accomplished by Consultant. The cost of the design necessary to correct those errors attributable to Consultant and any damage incurred by City as a result of additional construction costs caused by such engineering or architectural errors will be chargeable to Consultant and will not be considered a cost of the Work. The fact that City has accepted or approved Consultant's work will in no way relieve Consultant of any of Consultant's responsibilities.

5.11 Reporting. Written monthly reports, along with updated work schedules, will be made by Consultant in the format prescribed by City. These reports will be delivered to City per schedule. When requested by City, Consultant will attend Council meetings and provide finished documents including correspondence for Council action, supporting charts, graphs, drawings and colored slides of same.

5.12 Withholding Payment. City reserves the right to withhold funds from Consultant's payments up to the amount equal to the claims City may have against Consultant until such time that a settlement on those claims has been reached.

5.13 City's Right of Cancellation. The Parties acknowledge that this Agreement is subject to cancellation by City under the provisions of Section 38-511, Arizona Revised Statutes (A.R.S.).

5.14 Independent Consultant. For this Agreement Consultant constitutes an independent contractor. Any provisions in this Agreement that may appear to give City the right to direct Consultant as to the details of accomplishing the work or to exercise a measure of control over the work means that Consultant must follow the wishes of City as to the results of the work only. These results must comply with all applicable laws and ordinances.

5.15 Project Staffing. Prior to the start of any work under this Agreement, Consultant must submit to City detailed resumes of key personnel that will be involved in performing services prescribed in the Agreement. City hereby acknowledges its acceptance of such personnel to perform services under this Agreement. At any time hereafter that Consultant desires to change key personnel while performing under the Agreement, Consultant must submit the qualifications of the new personnel to City for prior approval. Key personnel include, but are not limited to, principals-in-charge, project manager, and project Consultant. Consultant will maintain an adequate and competent staff of qualified persons, as may be determined by City, throughout the performance of this Agreement to ensure acceptable and timely completion of the Scope of Services. If City objects, with reasonable cause, to any of Consultant's staff, Consultant must take prompt corrective action acceptable to City and, if required, remove such personnel from the Project and replace with new personnel agreed to by City.

5.16 Consultants or Subconsultants. Prior to beginning the work, Consultant must furnish City for approval the names of consultants or subconsultants to be used under this Agreement.

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Any subsequent changes are subject to City's written prior approval.

5.17 Force Majeure. If either party is delayed or prevented from the performance of any act required under this Agreement by reason of acts of God or other cause beyond the control and without fault of the Party (financial inability excepted), performance of that act may be excused, but only for the period of the delay, if the Party provides written notice to the other Party within ten days of such act. The time for performance of the act may be extended for a period equivalent to the period of delay from the date written notice is received by the other Party.

5.18 Compliance with Federal Laws. Consultant understands and acknowledges the applicability of the Americans with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989 to it. Consultant agrees to comply with these laws in performing this Agreement and to permit City to verify such compliance.

5.19 No Israel Boycott. By entering into this Agreement, Consultant certifies that Consultant is not currently engaged in, and agrees for the duration of the Agreement, not to engage in a boycott of Israel as defined by state statute.

5.20 Legal Worker Requirements. A.R.S. § 41-4401 prohibits City from awarding an Agreement to any consultant who fails, or whose subconsultants fail, to comply with A.R.S. § 23-214(A). Therefore, Consultant agrees Consultant and each subconsultant it uses warrants their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with § 23-214, subsection A. A breach of this warranty will be deemed a material breach of the Agreement and may be subject to penalties up to and including termination of the Agreement. City retains the legal right to inspect the papers of any Consultant's or subconsultant's employee who provides services under this Agreement to ensure that Consultant and subconsultants comply with the warranty under this provision.

5.21 Lawful Presence Requirement. A.R.S. §§ 1-501 and 1-502 prohibit City from awarding an Agreement to any natural person who cannot establish that such person is lawfully present in the United States. To establish lawful presence, a person must produce qualifying identification and sign a City-provided affidavit affirming that the identification provided is genuine. This requirement will be imposed at the time of Agreement award. This requirement does not apply to business organizations such as corporations, partnerships, or limited liability companies.

5.22 Covenant Against Contingent Fees. Consultant warrants that no person has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, and that no member of the Chandler City Council, or any City employee has any interest, financially, or otherwise, in Consultant's firm. For breach or violation of this warrant, City may annul this Agreement without liability or, at its discretion, to deduct from the Agreement price or consideration, the full amount of such commission, percentage, brokerage, or contingent fee.

5.23 Non-Waiver Provision. The failure of either Party to enforce any of the provisions of this Agreement or to require performance of the other Party of any of the provisions hereof must

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not be construed to be a waiver of such provisions, nor must it affect the validity of this Agreement or any part thereof, or the right of either Party to thereafter enforce each and every provision.

5.24 Disclosure of Information Adverse to City's Interests. To evaluate and avoid potential conflicts of interest, Consultant must provide written notice to City, as set forth in this Section, of any work or services performed by Consultant for third parties that may involve or be associated with any real property or personal property owned or leased by City. Such notice must be given 7 business days prior to commencement of the services by Consultant for a third party, or 7 business days prior to an adverse action as defined below. Written notice and disclosure must be sent in accordance with Section 6.7 above. An adverse action under this Agreement includes, but is not limited to: (a) using data as defined in the Agreement acquired in connection with this Agreement to assist a third party in pursuing administrative or judicial action against City; or (b) testifying or providing evidence on behalf of any person in connection with an administrative or judicial action against City; or (c) using data to produce income for Consultant or its employees independently of performing the services under this Agreement, without the prior written consent of City. Consultant represents that except for those persons, entities, and projects identified to City, the services performed by Consultant under this Agreement are not expected to create an interest with any person, entity, or third party project that is or may be adverse to City's interests. Consultant's failure to provide a written notice and disclosure of the information as set forth in this Section constitute a material breach of this Agreement.

5.25 Data Confidentiality and Data Security. As used in the Agreement, "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, obtained by, or transmitted to Consultant or its subconsultants in the performance of this Agreement. The Parties agree that all data, regardless of form, including originals, images, and reproductions, prepared by, obtained by, or transmitted to Consultant or its subconsultants in connection with Consultant's or its subconsultant's performance of this Agreement is confidential and proprietary information belonging to City. Except as specifically provided in this Agreement, Consultant or its subconsultants must not divulge data to any third party without City's prior written consent. Consultant or its subconsultants must not use the data for any purposes except to perform the services required under this Agreement. These prohibitions do not apply to the following data provided to Consultant or its subconsultants have first given the required notice to City: (a) data which was known to Consultant or its subconsultants prior to its performance under this Consultant or its subconsultants by a third party, who to the best of Consultant's or its subconsultants' knowledge and belief, had the legal right to make such disclosure and Consultant or its subconsultants are not otherwise required to hold such data in confidence; or (c) data which is required to be disclosed by virtue of law, regulation, or court order, to which Consultant or its subconsultants are subject. In the event Consultant or its subconsultants are required or requested to disclose data to a third party, or any other information to which Consultant or its subconsultants became privy as a result of any other Agreement with City, Consultant must first notify City as set forth in this Section of the request or demand for the data. Consultant or its subconsultants must give City sufficient facts so

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that City can be given an opportunity to first give its consent or take such action that City may deem appropriate to protect such data or other information from disclosure. All data must continue to be subject to the confidentiality agreements of this Agreement. Consultant or its subconsultants assume all liability to maintain the confidentiality of the data in its possession and agrees to compensate City if any of the provisions of this Section are violated by Consultant, its employees, agents or subconsultants. Solely for the purposes of seeking injunctive relief, it is agreed that a breach of this Section must be deemed to cause irreparable harm that justifies injunctive relief in court. Consultant agrees that the requirements of this Section must be incorporated into all subagreements entered into by Consultant. A violation of this Section may result in immediate termination of this Agreement without notice.

5.26 Personal Identifying Information-Data Security. Personal identifying information, financial account information, or restricted City information, whether electronic format or hard copy, must be secured and protected at all times by Consultant or its subconsultants. At a minimum, Consultant or its subconsultants must encrypt or password-protect electronic files. This includes data saved to laptop computers, computerized devices, or removable storage devices. When personal identifying information, financial account information, or restricted City information, regardless of its format, is no longer necessary, the information must be redacted or destroyed through appropriate and secure methods that ensure the information cannot be viewed, accessed, or reconstructed. In the event that data collected or obtained by Consultant or its subconsultants in connection with this Agreement is believed to have been compromised, Consultant or its subconsultants must immediately notify City contact. Consultant agrees to reimburse City for any costs incurred by City to investigate potential breaches of this data and, where applicable, the cost of notifying individuals who may be impacted by the breach. Consultant agrees that the requirements of this Section must be incorporated into all subcontracts entered into by Consultant. It is further agreed that a violation of this Section must be deemed to cause irreparable harm that justifies injunctive relief in court. A violation of this Section may result in immediate termination of this Agreement without notice. The obligations of Consultant or its subconsultants under this Section must survive the termination of this Agreement.

5.27 Jurisdiction and Venue. This Agreement is made under and must 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 thereof. Any action to enforce any provision of this Agreement or to obtain any remedy with respect hereto must be brought in the courts located in Maricopa County, Arizona, and for this purpose, each Party hereby expressly and irrevocably consents to the jurisdiction and venue of such court.

5.28 Survival. All warranties, representations, and indemnifications by Consultant must survive the completion or termination of this Agreement.

5.29 Modification. Except as expressly provided herein to the contrary, no supplement, modification, or amendment of any term of this Agreement will be deemed binding or effective unless in writing and signed by the Parties.

5.30 Severability. If any provision of this Agreement or the application to any person or circumstance may be invalid, illegal or unenforceable to any extent, the remainder of this

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Agreement and the application will not be affected and will be enforceable to the fullest extent permitted by law.

5.31 Integration. This Agreement contains the full agreement of the Parties. Any prior or contemporaneous written or oral agreement between the Parties regarding the subject matter is merged and superseded.

5.32 Time is of the Essence. Time of each of the terms, covenants, and conditions of this Agreement is hereby expressly made of the essence.

5.33 Date of Performance. If the date of performance of any obligation or the last day of any time period provided for should fall on a Saturday, Sunday, or holiday for City, the obligation will be due and owing, and the time period will expire, on the first day after which is not a Saturday, Sunday or legal City holiday. Except as may otherwise be set forth in this Agreement, any performance provided for herein will be timely made if completed no later than 5:00 p.m. (Chandler time) on the day of performance.

5.34 Third Party Beneficiary. Nothing under this Agreement will be construed to give any rights or benefits in the Agreement to anyone other than City and Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of City and Consultant and not for the benefit of any other party.

5.35 Conflict in Language. All work performed must conform to all applicable City of Chandler codes, ordinances, and requirements as outlined in this Agreement. If there is a conflict in interpretation between provisions in this Agreement and those in **Exhibit "A"**, the provisions in this Agreement prevail.

5.36 Document/Information Release. Documents and materials released to Consultant, which are identified by City as sensitive and confidential, are City's property. The document/material must be issued by and returned to City upon completion of the services under this Agreement. Consultant secondary distribution, disclosure, copying, or duplication in any manner is prohibited without City's prior written approval. The document/material must be kept secure at all times. This directive applies to all City documents, whether in photographic, printed, or electronic data format.

5.37 Exhibits. The following exhibits are made a part of this Agreement and are incorporated by reference:

Exhibit A - Scope of Services / Schedule
Exhibit B - Compensation and Fees
Exhibit C - Insurance Requirements
Exhibit D - Special Conditions
Exhibit E – Subconsultant Documents with Consultant (if applicable)
Exhibit F - Federal Requirements (if applicable)

5.38 Special Conditions. As part of the services Consultant provides under this Agreement, Consultant agrees to comply with and fully perform the special terms and conditions set forth in **Exhibit "D"**, which is attached to and made a part of this Agreement.

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5.39 Non-Discrimination and Anti-Harassment Laws. Consultant must comply with all applicable City, state, and federal non-discrimination and anti-harassment laws, rules, and regulations.

5.40 Licenses and Permits. Beginning with the Effective Date and for the full term of this Agreement, Consultant must maintain all applicable City, state, and federal licenses and permits required to fully perform Consultant's services under this Agreement.

5.41 Warranties. Consultant must furnish a one-year warranty on all work and services performed under this Agreement. Consultant must furnish, or cause to be furnished, a two-year warranty on all fixtures, furnishings, and equipment furnished by Consultant, subconsultants or suppliers under this Agreement. Any defects in design, workmanship, or materials that do not comply with this Agreement must be corrected by Consultant (including, but not limited to, all parts and labor) at Consultant's sole cost and expense. All written warranties and redlines for as-built conditions must be delivered to City on or before City's final acceptance of Consultant's services under this Agreement.

5.42 Cooperative Purchasing Agreement (S.A.V.E. – Strategic Alliance for Volume Expenditures). In addition to City of Chandler and with the approval of Consultant, this Agreement may be extended for use by other municipalities, school districts, and government agencies of the State. Any such usage by other entities must be in accordance with the ordinance, charter, or procurement rules and regulations of the respective political entity.

5.43 Budget Approval into Next Fiscal Year. This Agreement will commence on the Effective Date and continue in full force and effect until it is terminated or expires in accordance with the provisions of this Agreement. The Parties recognize that the continuation of this Agreement after the close of the City's fiscal year, which ends on June 30 of each year, is subject to the City Council's approval of a budget that includes an appropriation for this item as an expenditure. The City does not represent that this budget item will be actually adopted. This determination is solely made by the City Council.

5.44 Forced Labor of Ethnic Uyghurs Prohibited. By entering into this Agreement, Contractor certifies and agrees Contractor does not currently use and will not use for the term of this Agreement: (i) the forced labor of ethnic Uyghurs in the People's Republic of China; or (ii) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; or (iii) any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

5.45 License to City for Reasonable Use. With this Agreement, Consultant and its subconsultants hereby grant a license to City, its agents, employees, and representatives for an indefinite period of time to reasonably use, make copies, and distribute as appropriate the Documents, works or deliverables developed or created as a result of the Project and this Agreement. This license also includes the making of derivative works.

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This Agreement will be in full force and effect only when it has been approved and executed by the duly authorized City officials.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

"CITY"
CITY OF CHANDLER

Mayor

RECOMMENDED BY:

Daniel Haskins March 4, 2026
Daniel Haskins, P.E.
CIP City Engineer

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk Seal

"CONSULTANT"
GHD, INC.

Bill Roberts March 3, 2026
Signature Date

Bill Roberts
Print Name

Project Director / Manager
Title

bill.roberts@ghd.com
Signer Email Address

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EXHIBIT "A"
SCOPE OF SERVICES/SCHEDULE

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EXHIBIT "A"

POST DESIGN
SCOPE OF SERVICES
ARROWHEAD MEADOWS WATER MAIN REPLACEMENT
WA2203.272

Project Description

This scope defines Post Design services for the Arrowhead Meadows Water Main Replacement (WA2203.402) project, within the City of Chandler. Services include pre-construction assistance and Engineering Services during Construction to address issues and/or specialized technical products regarding the **designer of record**; and preparation of as-built record drawings.

The Project consists of the replacement of approximately 7,600 linear feet of existing water mains with new piping that ranges between 4 and 8 inches in diameter. Approximately 110 new water services will be installed on the new mains within the following areas:

- Erie Street between Arrowhead Drive and Alma School Road
- Comanche Drive between Chandler Boulevard and Erie Street
- Apache Drive between Chandler Boulevard and Erie Street
- Chippewa Place between Chandler Boulevard and Erie Street
- Flint Street between Chippewa Place and Alma School Road

Construction work is expected to last six (6) months. GHD will attend all meetings discussed below and provide construction support services on behalf of the city.

Project Tasks

1. PRE-CONSTRUCTION ASSISTANCE

Task 1.1 Preconstruction Assistance

i. Consultant will attend the pre-bid meeting.

ii. Consultant will prepare a bid tabulation using the City's standard bid tab spreadsheet.

iii. Consultant will attend the pre-construction meeting.

2. ENGINEERING DESIGN SERVICES DURING CONSTRUCTION

Task 2.1 Attend Construction Meetings, as needed

i. Consultant will attend construction meetings, as needed. Consultant assumes attendance of a weekly construction meeting. The proposed fee includes up to twenty-six (26) weekly construction meetings across the duration of the project.

ii. It is assumed that these meetings will be virtual online meetings.

iii. The city's CM firm or its Contractor will prepare and distribute minutes for each meeting.

Task 2.2 Respond to Requests for Information (RFI's) and Service Pressure Verification, as needed

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i. Consultant will review, evaluate, and respond to any contractor Requests for Information (RFI's) forwarded by the CM Firm for design review. Consultant assumes a maximum of ten (10) RFI responses. RFI responses and pressure verifications will be provided through emails or the Contractor's on-line tracking system.

Task 2.3 Issue Engineer's Supplemental Information (ESI's), as needed

ii. Consultant will issue up to ten (10) Engineer's Supplemental Information (ESI's) to the Contractor during construction. The ESI's will provide direction to the Contractor and address questions that are discussed in progress meetings, but not submitted in RFI's. ESI's will be provided through email or the Contractor's on-line tracking system.

Task 2.4 Respond to Shop Drawing Submittals, as needed

i. Consultant will review, evaluate, and respond to Contractor Product and Shop Drawing submittals forwarded by the CM Firm for design review. Consultant assumes a maximum of twenty-two (22) reviews. Submittals and submittal reviews will be shared between the CM firm and the Consultant in a PDF format by email.

ii. Submittals will include, but are not limited, to the following:

- Aggregate Base Course (ABC)
- Asphalt Mix Designs
- Slurry Seal
- Crack Seal
- Controlled Low Strength Materials (CLSM)
- Pavement Mixes
- Pavement Markings
- Pipe and Fittings
- Line Stops
- Polywrap
- Couplings
- Bolt Kits, Gaskets, and Isolation Kits
- Water Service Tubing and Fittings
- Corp Stops
- Curb Stops
- Concrete Mix Design
- Valves
- Air Release/Combination Valves
- Valve Box and Cover
- Fire Hydrants
- Meter Boxes and Covers
- Pressure Testing and Disinfection Plans

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Task 2.5 Public Outreach

i. The Consultant's subconsultant will provide public outreach services that will include: create and maintain project website; maintain a 24-hour bilingual project hotline to respond to inquiries, complaints and maintain a call log; public weekly email updates; public interactions with property owners as a liaison between property owners and the city; coordination meetings; project meetings; public meeting coordination; and creation and printing of two rounds of doorhangers.

ii. The Consultant will process subconsultant contacts, invoices, and insurance forms and coordinate with the subconsultant on these items throughout the project. The Consultant will also correspond via email and telephone with the subconsultant regarding public outreach for the project.

iii. GHD's effort on this task is limited to establishing a contract with the subconsultant and processing subconsultant invoices. The subconsultant's efforts are included in the Allowances.

iv. The scope of the Consultant's public outreach subconsultant has been attached to this scope to provided additional details.

Task 2.6 Project Closeout

i. Consultant will participate in a lessons learned meeting. It is assumed that the meeting will be a virtual online meeting.

Task 2.7 Project Management

i. Consultant will perform budget monitoring. The design budget status will be updated with each monthly invoice for the City. This report will be part of an overall summary table that outlines the project status, remaining budget, and invoice/contract notes. The invoicing spreadsheet will include first tier Task summaries (Task 1, 2, 3, etc.). Second tier tasks (1.1, 1.2, etc,) will be excluded. Each summary will breakdown the invoice amount and task by percent complete.

Task 2.8 Site Visits

i. The Consultant will provide limited observations of the project's construction through field visits to the site to determine if the improvements are being installed in compliance with the contract documents, address requests for information (RFIs), and as requested by the Owner or the Owner's Construction Manager. The Consultant will provide up to six (6) site observations during construction. Complete field inspection or the daily presence of an inspector who approves or directs the Contractor's work is not provided under this scope. Field reports will not be prepared unless non-compliance is witnessed in which case it will be reported to the Owner and Owner's Construction Manager by e-mail.

3. RECORD DRAWINGS

Task 3.1 Record Drawings

i. Transfer contractor redline comments from the Contractor's working drawings to create record drawings. It is assumed that the Contractor will provide GIS/GPS points and redlines monthly. Consultant will incorporate Contractor as-builts, GIS/GPS points, and field measurements into AutoCAD monthly. At the end of the project, the Consultant will produce a final record plan set, sealed by a Registered Engineer in the State of Arizona.

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ii. The Contractor will issue complete as-builts at the end of the project that are a combination of the working drawings and GIS/GPS shots that are shared with the Consultant monthly throughout the project's installation. The data and redlines on the as-builts will match the month data shared. The as-builts will be prepared and sealed by a registered land surveyor, who will locate the new fittings, valves, and pipe deflections in the field throughout construction. When as-built conditions vary significantly from the original design, the Consultant will redraw the original CAD line work for the record drawings. The CAD line work for the object or improvements will not be redrawn to match the as-built dimension unless the waterline installation deviated greater than 18 inches (1.5') horizontally from its original alignment. Vertical deviations greater than 6 inches (0.5') at crossings or features such as valves or fittings will be redrawn.

iii. The Consultant will provide resident engineer stamp/certification on the record drawings cover sheet and verify all required signatures on the cover sheet.

iv. Provide and deliver record drawings in digital pdf format to the city as required for the submittal process to Development Services within 30 days of receiving complete final contractor as-builts. Since the linework as-builts, GIS/GPS points, and field measurements will be provided by the Contractor monthly, the Consultant will update the AutoCAD linework monthly.

v. The Contractor will submit the same monthly GPS/GIS and redline data to the city. The city GIS department will draw in the new linework and populate its GIS data.

Task 3.2 Approval of Construction (AOC)

i. Consultant must complete Approval of Construction (AOC) applications and submit to MCESD for approval. The disinfection of the proposed waterlines and their Pressure and BACT testing will be observed by the Owner's Construction Manager and provided to the Consultant.

ASSUMPTIONS, CLARIFICATIONS, AND EXCLUSIONS

1. Application fees for city reviews and permits will be paid by city.
2. The Owner's Allowance will only be utilized with prior written approval from the city representative.
3. Maintenance of Plant Operation (MOPO) plan preparation is excluded from this scope but the Consultant will review plans prepared by the contractor if requested by the Owner.
4. Stormwater Pollution Prevention Plan (SWPPP) or erosion control plans are excluded from this scope.
5. Utility potholing or designation during construction is excluded from this scope.
6. Geotechnical engineering services during construction are excluded from this scope.
7. Material testing and exploration is excluded from this scope.
8. Field as-built measurements is excluded from this scope.
9. Any other service not specifically identified in the scope of work is excluded from this scope.

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EXHIBIT "B"
COMPENSATION AND FEES

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EXHIBIT "B-1"
POST DESIGN
SCOPE OF SERVICES
FEE SCHEDULE (NOT TO EXCEED)
ARROWHEAD MEADOWS WATER MAIN REPLACEMENT (WA2203.272)

Task	Description	Cost
1	**PRE-CONSTRUCTION ASSISTANCE**	
1.1	Pre-Construction Assistance	$ 5,440.00
	SUBTOTAL TASK 1:	**$ 5,440.00**
2	**CONSTRUCTION MANAGEMENT**	
2.1	Weekly Construction Meetings (26)	$ 22,300.00
2.2	Requests for Information (10)	$ 12,550.00
2.3	Engineer's Supplemental Information (10)	$ 12,400.00
2.4	Shop Drawing Submittal Reviews (22)	$ 18,480.00
2.5	Public Outreach (See subconsultants)	$ 4,800.00
2.6	Project Closeout	$ 1,380.00
2.7	Project Management	$ 6,420.00
2.8	Site Visits	$ 6,840.00
	SUBTOTAL TASK 2:	**$ 85,170.00**
3	**RECORD DRAWINGS**	
3.1	Record Drawings	$ 23,230.00
3.2	Approval of Construction (AOC)	$ 1,680.00
	SUBTOTAL TASK 3:	**$ 24,910.00**
SUBCONSULTANTS		
MakPro		$ 15,300.00
	SUBTOTAL SUBCONSULTANTS:	**$ 15,300.00**
ALLOWANCES		
Direct Expense Allowance		$ 600.00
Owner's Allowance		$ 12,000.00
	SUBTOTAL ALLOWANCES:	**$ 12,600.00**
	PROJECT TOTAL:	**$ 143,420.00**

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EXHIBIT "B-2"

Hours and Rates

TASK DESCRIPTION		Engr. Manager	PM	Engr. Tech	Sr. Dgnr./ Surveyor	CAD Tech	Admin	TOTAL HOURS PER TASK	
		Bill Roberts	Damian De La Torre, James Fletcher, or Paul Swangler	Michael Larson	Ryan Smith, Aaron Foscato	Steven Toft, Paulina Esquer, Odie Malko	Tammie Castillo		
		$ 260.00	$ 200.00	$ 170.00	$ 170.00	$ 160.00	$ 105.00		
Task 1.0 Pre-Construction Assistance		**8**	**10**	**8**	**0**	**0**	**0**		**26**
1.1	Pre-Construction Meeting, Pre-Bid Meeting, and Bid Tab	8	10	8				*26*	
Task 2.0 Engineering Design Services During Construction		**91**	**148**	**140**	**25**	**11**	**20**		**435**
2.1	Construction Meetings (26 virtual)	39	52		0	11		*102*	
2.2	RFI's (10)	10	20	35				*65*	
2.3	ESI's (10)	10	15	15	25			*65*	
2.4	Submittal Reivews (22)	11	22	66				*99*	
2.5	Public Outreach (See allowances)	6	12				8	*26*	
2.6	Project Closeout	3	3					*6*	
2.7	Project Management	6	18				12	*36*	
2.8	Site Visits (6)	6	6	24				*36*	
Task 3.0 Record Drawings		**14**	**29**	**0**	**91**	**0**	**0**		**134**
3.1	Record Drawings	13	27		85			*125*	
3.2	Approval of Construction (AOC)	1	2		6			*9*	
Task 4.0 Allowances									
4.1	Owner's Allowances (See Exhibit B-1)								
4.2	Public Outreach (See attached sub proposal)								

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EXHIBIT "C"
INSURANCE REQUIREMENTS

1. General.

1.1 At the same time as execution of this Agreement, Consultant must furnish City 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 possessing a current A.M. Best, Inc. rating of A-7, or better and legally authorized to do business in the State of Arizona with policies and forms satisfactory to City. Provided, however, the A.M. Best rating requirement will not be deemed to apply to required Workers' Compensation coverage.

1.2 Consultant and any of its subconsultants must procure and maintain, until all of their obligations have been discharged, including any warranty periods under this Agreement are satisfied, the insurances set forth below.

1.3 The insurance requirements set forth below are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement.

1.4 City in no way warrants that the minimum insurance limits contained in this Agreement are sufficient to protect Consultant from liabilities that might arise out of the performance of the Agreement services under this Agreement by Consultant, its agents, representatives, employees, subconsultants, and Consultant is free to purchase any additional insurance as may be determined necessary.

1.5 Failure to demand evidence of full compliance with the insurance requirements in this Agreement or failure to identify any insurance deficiency will not relieve Consultant from, nor will it be considered a waiver of its obligation to maintain the required insurance at all times during the performance of this Agreement.

1.6 Use of subconsultants: If any work is subcontracted in any way, Consultant must execute a written Agreement with subconsultant containing the same Indemnification Clause and Insurance Requirements as City requires of Consultant in this Agreement. Consultant is responsible for executing the Agreement with the subconsultant and obtaining Certificates of Insurance and verifying the insurance requirements.

2. Minimum Scope and Limits of Insurance. Consultant must provide coverage with limits of liability not less than those stated below.

2.1 *Professional Liability.* If the Agreement is the subject of any professional services or work performed by Consultant, or if Consultant engages in any professional services or work adjunct or residual to performing the work under this Agreement, Consultant must maintain Professional Liability insurance covering errors and omissions arising out of the work or services performed by Consultant, or anyone employed by Consultant, or anyone whose acts, mistakes, errors and omissions Consultant 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 must extend for 3 years past

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completion and acceptance of the work or services, and Consultant, 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.

2.2 *Commercial General Liability-Occurrence Form.* Consultant must maintain "occurrence" form Commercial General Liability insurance with a limit of not less than $2,000,000 for each occurrence, $4,000,000 aggregate. Said insurance must also include coverage for products and completed operations, independent contractors, 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.

2.3 *Automobile Liability-Any Auto or Owned, Hired and Non-Owned Vehicles*
Vehicle Liability: Consultant must maintain Business/Automobile Liability insurance with a limit of $1,000,000 each accident on Consultant owned, hired, and non-owned vehicles assigned to or used in the performance of Consultant's work or services under this Agreement. If any Excess or Umbrella insurance is utilized to fulfill the requirements of this paragraph, the Excess or Umbrella insurance must be "follow form" equal or broader in coverage scope than underlying insurance.

2.4 *Workers Compensation and Employers Liability Insurance:* Consultant must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Consultant employees engaged in the performance of work or services under this Agreement and must also maintain Employers' Liability insurance of not less than $1,000,000 for each accident and $1,000,000 disease for each employee.

3. Additional Policy Provisions Required.

3.1 *Self-Insured Retentions or Deductibles*. Any self-insured retentions and deductibles must be declared and approved by City. If not approved, City may require that the insurer reduce or eliminate any deductible or self-insured retentions with respect to City, its officers, officials, agents, employees, and volunteers.

3.1.1. Consultant's insurance must contain broad form contractual liability coverage.

3.1.2. Consultant's insurance coverage must be primary insurance with respect to City, its officers, officials, agents, and employees. Any insurance or self-insurance maintained by City, its officers, officials, agents, and employees will be in excess of the coverage provided by Consultant and must not contribute to it.

3.1.3. Consultant'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.

3.1.4. Coverage provided by Consultant must not be limited to the liability assumed under the indemnification provisions of this Agreement.

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3.1.5. The policies must contain a severability of interest clause and waiver of subrogation against City, its officers, officials, agents, and employees, for losses arising from Work performed by Consultant for City. (Does not apply to Professional Liability coverage.)

3.1.6. Consultant, its successors and or assigns, are required to maintain Commercial General Liability insurance as specified in this Agreement for a minimum period of 3 years following completion and acceptance of the Work. Consultant must submit a Certificate of Insurance evidencing Commercial General Liability insurance during this 3-year period containing all the Agreement insurance requirements, including naming City of Chandler, its agents, representatives, officers, directors, officials and employees as Additional Insured as required.

3.1.7. If a Certificate of Insurance is submitted as verification of coverage, City will reasonably rely upon the Certificate of Insurance as evidence of coverage, but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement.

3.2. *Insurance Cancellation During Term of Agreement.*

3.2.1. If any of the required policies expire during the life of this Agreement, Consultant must forward renewal or replacement Certificates to City within 10 days after the renewal date containing all the required insurance provisions.

3.2.2. Each insurance policy required by the insurance provisions of this Agreement must provide the required coverage and must not be suspended, voided or canceled except after thirty (30) days prior written notice has been given to City, except when cancellation is for non-payment of premium, then ten (10) days prior notice may be given. Such notice must be sent directly to Chandler Law-Risk Management Department, Post Office Box 4008, Mailstop 628, Chandler, Arizona 85225. If any insurance company refuses to provide the required notice, Consultant or its insurance broker must notify City of any cancellation, suspension, non-renewal of any insurance within seven (7) days of receipt of insurers' notification to that effect.

3.3 City as Additional Insured. The policies are to contain, or be endorsed to contain, the following provisions:

3.3.1. The Commercial General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions: City, its officers, officials, agents, and employees are additional insureds with respect to liability arising out of activities performed by, or on behalf of, Consultant; Products and Completed operations of Consultant; and automobiles owned, leased, hired, or borrowed by Consultant.

3.3.2. City, its officers, officials, agents, and employees must be additional insureds to the full limits of liability purchased by Consultant even if those limits of liability are in excess of those required by this Agreement.

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EXHIBIT "D"
SPECIAL CONDITIONS

Standard Details and Specifications. Consultant must be familiar with City's latest revision of the MAG Specifications and MAG Standard Details as amended by City. City's current amendment to the MAG Specifications, part of City's Unified Development Manual, may be found and downloaded from City's website at http://www.chandleraz.gov/udm.

City Ownership of Project Documents. All work products (electronically or manually generated) including, but not limited to: plans, specifications, cost estimates, field notes, tracings, studies, investigations, design analyses, original drawings, original mylars, Computer Aided Drafting and Design (CADD) file diskettes which reflect all final drawings, and other related documents which are prepared in the performance of this Agreement (collectively referred to as "Documents") are to be and remain the property of City and are to be delivered to the Project Manager before the final payment is made to Consultant. In the event these Documents are altered, modified or adapted without the written consent of Consultant, which consent Consultant must not unreasonably withhold, City agrees to hold Consultant harmless to the extent permitted by law from the legal liability arising out of City's alteration, modification or adaptation of the Documents.

Re-use of Documents. The parties agree the documents, drawings, specifications and designs, although the property of City, are prepared for this specific project and are not intended nor represented by Consultant to be suitable for re-use for any other project. Any re-use without written verification or adaptation by Consultant for the specific purpose intended will be at City's sole risk and without liability or legal exposure to Consultant.

Documents to Bear Seal. Consultant and its subconsultants must endorse by professional seal all plans, works, and deliverables prepared by each for this Agreement as required by state law.

Work within City's Right-of-Way. All work performed within City's Right-of-Way by Consultant and Consultant's subconsultants must comply with City of Chandler requirements.

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EXHIBIT "E"
SUBCONSULTANT DOCUMENTS WITH CONSULTANT

Any subconsultant assumptions, clarifications, exclusions, terms & conditions, signature blocks, etc. included are strictly between the Consultant and their subconsultants, and do not apply to the Agreement between the Consultant and the City.

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MakPro Services, LLC
2036 N. Gentry • Mesa, AZ 85213

Office: 480-890-1927
Email: teresa@makprosvc.com

January 5, 2026

Mr. Bill Roberts
GHD
4747 N. 22nd Street, Suite 200
Phoenix, AZ 85016

Dear Bill:

MakPro Services, LLC (MakPro) is pleased to provide the following proposal for public outreach services during post-design services for the City of Chandler's Arrowhead Meadows water main replacement project. Public outreach is an important element in projects that take place near and on private property and residences, and provides a link between the project and the community it impacts.

This project includes replacing water pipeline in Arrowhead Meadows, along Comanche and Apache drives, and Chippewa Street, between Chandler Boulevard and Erie Street, with construction expected to begin in early 2026 and take approximately nine months to complete. This scope of work is based on the information you provided, and our previous and current experience with you and Chandler on other similar projects. As part of this effort, MakPro proposes to:

- Develop an initial resident notification, in Spanish and English, to inform those impacted by the work of the project and up to 1 more mailer, should that be needed, to update them on the project progress. **(4 hrs + $800 print/post/translation)**
- Develop project updates every few weeks or during critical milestones to send to residents and update the webpage, as needed, on chandleraz.gov to provide current project information. **(12 hrs)**
- Maintain a 24-hour project hotline to respond to inquiries, complaints and maintain a call log **(9 months @ $300/mo + 16 hrs)**
- Assist contractor in researching contact info to connect with properties for backflow preventers or on-site work to discuss specific impacts. **(20 hrs)**
- Draft door hangers for contractor to distribute as needed to provide info to residents regarding their work. **(15 hrs + $400 print)**
- Attend a pre-construction meeting and up to 26 progress meetings to discuss and understand community impacts. **(28 hrs)**

The total cost for the public outreach services as identified above **should not exceed $15,300.00**. This cost estimate assumes a labor rate of $120/hour. The project hotline is billed at $300/mo for availability 24/7, and progress meetings are assumed to be virtual with a one-hour minimum. This estimate incorporates efficiencies from one task/activity to another, so removal of an activity may require an adjustment of hours in other activities.

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Reimbursable expenses for this project have been estimated based on the project area, for residents and property owners (approx. 150 addresses); however, should the boundary be expanded or method of distribution more costly, this estimate may need to be adjusted accordingly for current postage and printing/distribution costs.

This proposal assumes there will be no public meeting required in advance of the start of construction and any displays, exhibits, engineering designs or details, required for public information will be provided by the City of Chandler or GHD. MakPro is not responsible for project signage or traffic signage. MakPro is also not responsible for documenting existing property conditions, tracking or confirming residential property agreements, or direct door hanger notifications for residential service interruptions or work on private property, such as water outages or access/driveway restrictions as required for the contractor's work. An allowance has been provided to assist the contractor in notifications by providing door hangers for their distribution. Changes of substance to this proposal during the project may affect the final cost.

Thank you for the opportunity to continue our work with you and the City of Chandler on this project. Should you have questions, need additional information, or wish to customize this proposal in some other way, please feel free to contact me at (480) 890-1927.

Sincerely,

Teresa Makinen

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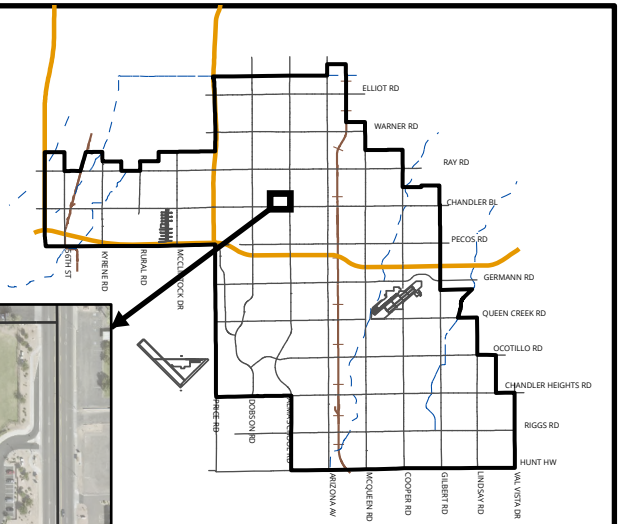
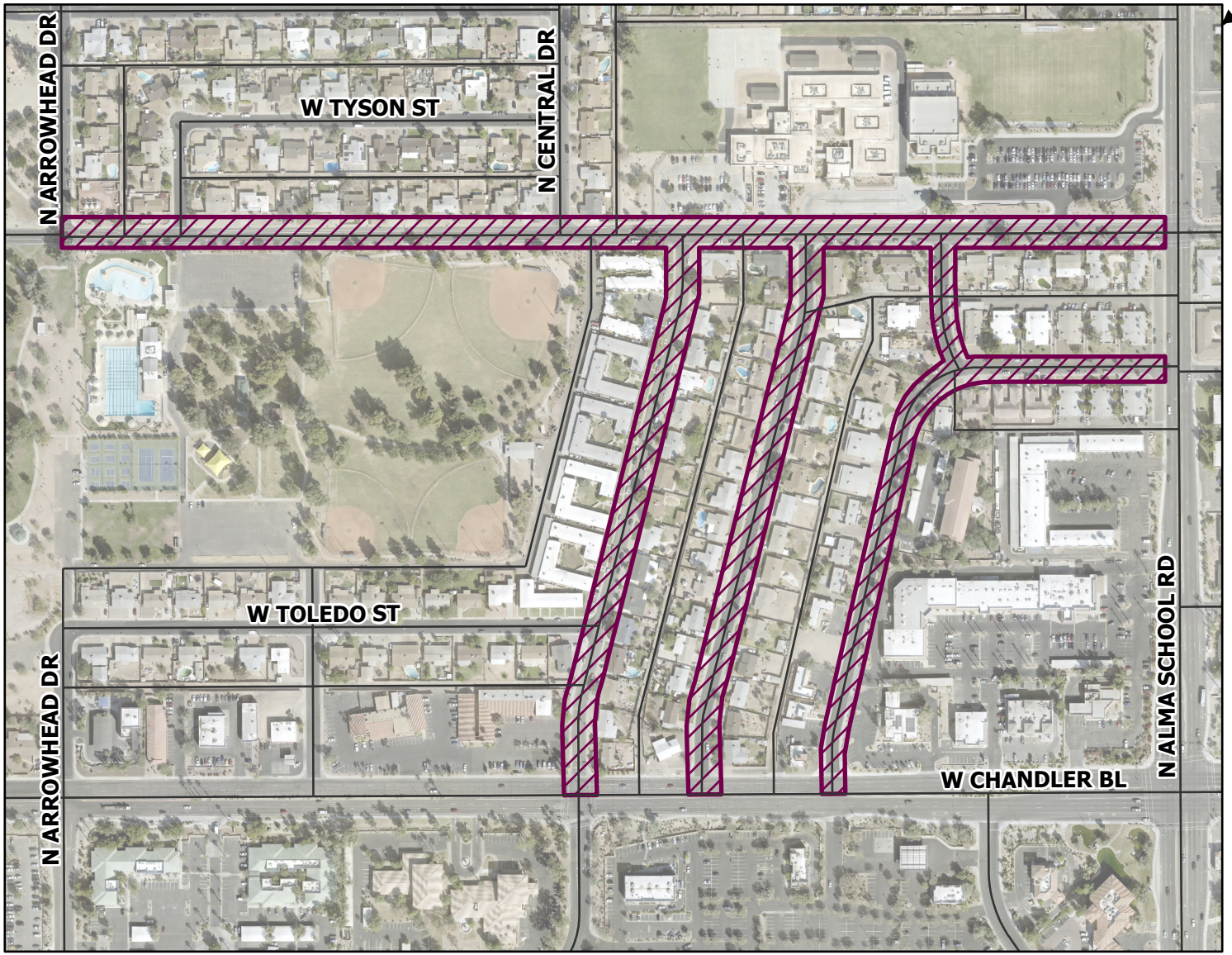
EXHIBIT "F"
FEDERAL REQUIREMENTS

N/A

CHANDLER
arizona

ARROWHEAD MEADOWS WATER MAIN REPLACEMENT
PROJECT NO. WA2203.272





MEMO NO. CP26-070

ARROWHEAD MEADOWS WATER MAIN REPLACEMENT

NTS

ChanGIS

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CHANDLER arizona
Community of Innovation

City Council Memorandum Public Works & Utilities Memo No. CP26-069

Date: April 09, 2026
To: Mayor and Council
Thru: John M. Pombier, City Manager
Dawn Lang, Deputy City Manager | CFO
Jeremy Abbott, Public Works and Utilities Director
Daniel Haskins, Capital Projects Division Manager
From: Melanie Sikes, Principal Engineer
Subject: Construction Agreement with Lincoln Constructors Inc., for the Arrowhead Meadows Water Main Replacement

---

Proposed Motion:

Move City Council award Construction Agreement No. WA2203.402, to Lincoln Constructors Inc. for the Arrowhead Meadows Water Main Replacement, in an amount not to exceed $4,198,165.50.

Background/Discussion:

The Public Works and Utilities Department's Water Distribution Division currently maintains over 36,000 valves and 1,242 miles of pipe in the potable water system. This project is a continuation of a Capital Improvement Program to replace water mains that are susceptible to main breaks due to age and condition. The program evaluates water infrastructure, identifying high-priority water mains in need of replacement. Replacement of city water mains will result in improved system reliability and reduced liability from water damage as a result of main breaks. This project includes the replacement of approximately 7,550 linear feet of existing water mains with new piping and appurtenances ranging in size from 4-inch to 8-inch in a high-priority ranked area in the central part of the city, Arrowhead Meadows. On May 25, 2023, City Council approved Resolution No. 5683, authorizing the acquisition of real property rights required to complete this project. The agreement completion time is 210 calendar days following Notice to Proceed.

A related Professional Services Agreement for post-design services with GHD,

Inc., for the Arrowhead Meadows Water Main Replacement, is also scheduled for this City Council meeting.

A related Professional Services Agreement for construction management services with Dibble CM, LLC, for the Arrowhead Meadows Water Main Replacement, is also scheduled for this City Council meeting.

Evaluation:

Seven (7) bids were opened on February 18, 2026. The bid results were as follows:

Contractor	Bid Total
Lincoln Constructors	$4,198,165.50
Kinkaid Civil Construction	$4,238,806.00
B&F Contracting	$4,474,375.65
Redpoint Contracting	$4,555,641.25
LJL Construction & Environmental LLC	$5,196,929.25
McCain Construction	$5,246,000.00
Loenbro LLC	$5,367,857.00

Fiscal Impact

Account No.	Fund Name	Program Name	Dollar Amount	CIP Funded Y/N
601.3820.6210.6WA023	Water Bonds	Main & Valve Replacements	$4,121,613.72	Y
605.3820.6210.6WA023	Water Operating	Main & Valve Replacements	$76,551.78	Y

Attachments

Agreement - Lincoln

Location Map

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

CHANDLER arizona Community of Innovation

City of Chandler, Arizona
Public Works & Utilities Department
Capital Projects Division

CONSTRUCTION BID

ARROWHEAD MEADOWS
WATER MAIN REPLACEMENT
CITY PROJECT NO.: WA2203.402

MAYOR
Kevin Hartke

VICE MAYOR
Angel Encinas

COUNCIL
OD Harris **Matt Orlando**
Christine Ellis **Jane Poston** **Jennifer Hawkins**

Daniel Haskins

Daniel Haskins, P.E.
CIP City Engineer

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

CITY OF CHANDLER, ARIZONA

CONSTRUCTION BID

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INVITATION TO BID

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TECHNICAL SPECIFICATIONS

GIS/GPS DATA DELIVERY REQUIREMENTS

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LEGAL AD DEPARTMENT

CHANDLER arizona
Community of Innovation

INVITATION TO BID

ARROWHEAD MEADOWS WATER MAIN REPLACEMENT
CITY PROJECT NO.: WA2203.402

NOTICE IS HEREBY GIVEN that sealed bids will be received and date/time stamped by the City of Chandler Capital Projects Office, 215 East Buffalo Street, Chandler, Arizona 85225 until the bid submission date specified below.

Solicitation documents and addenda may be downloaded at the Arizona Procurement Portal - https://app.az.gov/. It is the contractor's sole responsibility to obtain all addenda from the Arizona Procurement Portal prior to submitting their bid proposal, and to acknowledge receipt and acceptance of the addenda in their bid proposal submittal. No separate notification of addenda will be issued. The City recommends Contractors regularly check Arizona Procurement Portal - https://app.az.gov/ for updated information.

PRE-BID CONFERENCE:

January 29, 2026 **01:00 p.m.** **Arizona time**	**THERE WILL BE A PRE-SUBMITTAL CONFERENCE - VIRTUAL** Via Microsoft Teams virtual meeting at the following link: Virtual:WA2203.402 Arrowhead Meadows WMR Pre-Bid Meeting Non-Mandatory | Meeting-Join | Microsoft Teams. Meeting ID: 291 276 089 777 0 Passcode: 7p4Kr6Pg or join by phone 1-469-998-7682 and use Phone conference ID: 964 693 713#. City staff will discuss the project, explain the selection process, and answer any questions. Learn more about Microsoft Teams at https://support.microsoft.com/en-us/teams.

SOLICITATION QUESTIONS DUE DATE:

February 4, 2026 **5:00 p.m.** **Arizona time**	All solicitation questions must be emailed to Bid.Questions@chandleraz.gov with the subject line of: **"WA2203.402 Arrowhead Meadows Water Main Replacement BID QUESTION".** Questions received **after the due date and time** will **NOT** be considered.

BID SUBMISSION:

February 18, 2026 **3:00 p.m.** **Arizona time**	Sealed bids must be delivered to the City of Chandler Capital Projects Office located at 215 East Buffalo Street, Chandler, Arizona, 85225. **Bids must be received on or before date and time specified.** At that time, bids will be publicly opened and read aloud in the **Saguaro Conference Room**. Bids received after the due date and time will be returned unopened without consideration. All bids must be submitted in a sealed envelope plainly marked as follows: **BID OF _____, CONTRACTOR** **FOR: *"Arrowhead Meadows Water Main Replacement"*** **"WA2203.402"**

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

Work under this Agreement includes:

Replacement of approximately 7,550 linear feet of existing water mains with new piping and appurtenances ranging in size from 4-inch to 8-inches.

Work must be completed within 210 consecutive calendar days from the Notice to Proceed. The Engineer's Estimate range is $4 Million to $6 Million**.**

Bids must be submitted on the Proposal Form provided and be accompanied by the Bid Bond for not less than ten percent (10%) of the total bid, payable to the City of Chandler, Arizona, or a certified or cashier's check. PERSONAL OR INDIVIDUAL SURETY BONDS ARE NOT ACCEPTABLE.

The successful bidder will be required to execute the standard form of agreement for construction prior to Council award

The successful bidder must furnish a Payment Bond and Performance Bond in the amount equal to one hundred percent (100%) of the Agreement Price.

The right is hereby reserved to accept or reject any or all bids or parts thereto, to waive any informalities in any proposal and reject the bids of any persons who have been delinquent or unfaithful to any agreement with the City of Chandler.

All Bids will remain open for 90 days after the Bid opening day, but the City may, in its sole discretion, release any Bid and return the bid security prior to that date. No Bidder may withdraw his Bid during this period without written permission from the City.

Find PRELIMINARY BID RESULTS at: https://www.chandleraz.gov/business/vendor-services/capital-projects
Protest Policy - A protest of a proposed award must be filed WITH THE PURCHASING OFFICE within 5 calendar days of the first posting of the award recommendation. Award recommendations are posted on the Capital Projects web site or the City Clerk web site. If the due date occurs on a weekend or holiday the protest must be filed the next business day.
A Protest must include:

- The name, address and telephone number of the protester;
- The signature of the protester or its representative;
- Identification of the project and the solicitation or agreement number;
- A detailed statement of the legal and factual grounds of the protest including copies of relevant documents; and
- The form of relief requested.

City will review the protest and issue a written response.

PUBLISHED DATE:	**1/21/2026** **1/28/2026** Arizona Republic AFFIDAVIT OF PUBLICATION

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

BID SUBMITTAL LIST

This list may not include all required bid submission items. It is the Contractor's responsibility to read the entire bid and determine all items required by the submission date and time.

DO NOT DOUBLE-SIDE ANY PART OF THE BID SUBMITTAL

PROJECT NAME: **ARROWHEAD MEADOWS WATER MAIN REPLACEMENT**

CITY PROJECT NO.**:** **WA2203.402**

PLEASE INCLUDE THE FOLLOWING ITEMS IN YOUR SUBMITTAL ACCORDING TO THE DATE AND TIME LISTED IN THE INVITATION TO BID ADVERTISEMENT:

A. Bid Bond (Original – with Seal)

B. Signed Proposal Acknowledgement, and licenses

C. Bid Schedule

D. Subcontractor's List Form

E. Non-Collusion Bidding Certification

F. Certificate of Insurability and Bonding

G. Arizona Department of Revenue Privilege Tax License

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

BID BOND

ARIZONA STATUTORY BID BOND PURSUANT TO
TITLES 28, 34 AND 41,
OF THE ARIZONA REVISED STATUTES
(Penalty of this bond must not be less than 10% of the bid amount)

KNOW ALL MEN BY THESE PRESENTS: That, Lincoln Constructors, Inc. (hereinafter "Principal"), as Principal, and Employers Mutual Casualty Company, (hereinafter "Surety"), a corporation organized and existing under the laws of the State of Iowa, with its principal offices in Des Moines, IA, holding a certificate of authority to transact surety business in Arizona issued by the Director of the Department of Insurance pursuant to Title 20, Chapter 2, Article 1, as Surety, held and firmly bound unto City of Chandler, (hereinafter "Obligee"), as Obligee, in the amount of Ten Percent (10%) of the amount of the bid of Principal, submitted by Principal to the Obligee for the work described below, for the payment of which sum, the Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for construction of:

Arrowhead Meadows Water Main Replacement
WA2203.402

NOW, THEREFORE, if the Obligee shall accept the proposal of the Principal and the Principal shall enter into an agreement with the Obligee in accordance with the terms of the proposal and give the bonds and certificates of insurance as specified in the agreement document with good and sufficient surety for the faithful performance of the agreement and for the prompt payment of labor and materials furnished in the prosecution of the agreement, or in the event of the failure of the Principal to enter into the agreement and give the bonds and certificates of insurance, if the Principal pays to the Obligee the difference not to exceed the penalty of the bond between the amount specified in the proposal and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by the proposal then this obligation is void. Otherwise it remains in full force and effect provided, however, that this bond is executed pursuant to the provisions of Section 34-201, Arizona Revised Statutes, and all liabilities on this bond shall be determined in accordance with the provisions of that section to the extent as if it were copied at length herein.

Witness our hands this 18th day of February, 20 26

Lincoln Constructors, Inc.
Principal SEAL

By: _____

Its: _____

Employers Mutual Casualty Company
SURETY

By: _____
Gregory P. Griffith, Attorney-in-Fact

Constructors Bonding, Inc. of Nevada
Gregory P. Griffith, Arizona Resident Agent
AGENCY OF RECORD

P. O. Box 36797, Las Vegas, NV 89133-6797
AGENCY ADDRESS

CITY OF CHANDLER
CHANDLER, ARIZONA

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

emc INSURANCE

P.O. Box 712 • Des Moines, Iowa 50306-0712

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. **Employers Mutual Casualty Company, an Iowa Corporation**
2. **EMCASCO Insurance Company, an Iowa Corporation**
3. **Union Insurance Company of Providence, an Iowa Corporation**
4. **Illinois EMCASCO Insurance Company, an Iowa Corporation**
5. **Dakota Fire Insurance Company, a North Dakota Corporation**
6. **EMC Property & Casualty Company, an Iowa Corporation**

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

Gregory P Griffith

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

In an amount not exceeding Ten Million Dollars.....$10,000,000.00

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

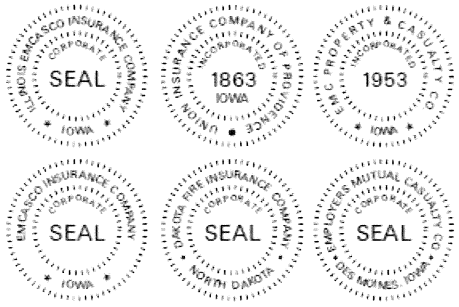
RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 17th day of September, 2025.

Scott R. Jean, President & CEO
of Company 1; Chairman, President
& CEO of Companies 2, 3, 4, 5 & 6

Todd Strother, Executive Vice President
Chief Legal Officer & Secretary of
Companies 1, 2, 3, 4, 5 & 6

Seals



AMY DANIEL
Commission Number 866839
My Commission Expires
August 13, 2028

On this 17th day of September, 2025 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires August 13, 2028.

Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 17th day of September, 2025, are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 18th day of February, 2026.

Vice President

"For verification of the authenticity of the Power of Attorney you may call (515) 345-7548."

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

Arrowhead Meadows Water Main Replacement
WA2203.402

PROPOSAL ACKNOWLEDGEMENT

PROPOSAL to the City Engineer of the City of Chandler,
In compliance with the Advertisement for Bids, the undersigned bidder:

Having examined the agreement documents, site of work, and being familiar with the conditions to be met, hereby submits the following Proposal for furnishing the material, equipment, labor and everything necessary for the completion of the work listed and agrees to execute the agreement documents and furnish the required bonds and certificates of insurance for the completion of said work, at the locations and for the prices set forth on the inside pages of this form.

Understands that construction of this project shall be in accordance with all applicable Uniform Standard Specifications and Standard Details except as otherwise required by the Project Plans and Project Specific Provisions.

Understands that the Proposal shall be submitted with a Proposal guarantee of cash, certified check, cashier's check, or surety bond for an amount of not less than ten percent (10%) of the amount bid.

Agrees that upon receipt of Notice of Award from the City of Chandler, the undersigned bidder will execute the agreement documents.

Work shall be completed within **210 consecutive calendar days**, beginning with the day following the starting date specified in the Notice to Proceed. Said Notice will be issued in accordance with the Project Specific Provisions "NOTICE TO PROCEED," or, when, in the opinion of the Engineer, sufficient materials are, or will be available for the continuous prosecution of the work.

Acknowledges that bid prices submitted include all applicable sales and/or use taxes, and no further compensation will be approved for these items.

The Bidder hereby acknowledges receipt of and agrees that the submitter's Proposal is based on the following Addenda:

Addendum	Date Received	Addendum No.	Date Received
#1	02/09/2026		

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

PROPOSAL ACKNOWLEDGEMENT

THIS BID IS SUBMITTED BY: Lincoln Constructors Inc.,
a corporation organized under the laws of the State of Arizona; a
partnership consisting of _____;
or individual trading as _____
and is the holder of an Arizona State Contractor's License: A 310165

ATTACH PHOTOCOPY

Classification A General Engineering No. 310165

Failure to fill in the information above, regarding the bidder being a holder of Arizona State Contractor's License is grounds for rejection of the bid.

Joint venture bid proposals will not be accepted for projects bidding in the amount (for base bid) of less than $5 million dollars.

Contractors are reminded it is a violation of State law to submit a bid if not properly licensed. Bids submitted without designating the Contractor's license classification and number, in the spaces provided above, shall be rejected. Bids submitted by Contractors without the required license shall be rejected.

Contractor acknowledges by signing below that bid prices submitted include all applicable sales and/or use taxes, and no further compensation shall be approved for these items. If there is a conflict between the unit bid price and the unit price extension for a particular pay item, the unit prices shall govern, per MAG 102.5. Also, per MAG 102.7, a proposal shall be considered irregular and may be rejected if there are unauthorized additions, statements, conditional or alternate bids, or irregularities of any kind.

Respectfully submitted,

Lincoln Constructors Inc.
Firm

81-4143667
Federal Tax ID Number

1802 N 27th Ave — Phoenix, AZ 85009
Address — City, State and Zip Code

602-316-3800
Phone

By (Signature Required)

Robert K. Sanders
Name and Title (Print)

bobs@lci-az.com
Email Address

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

NAME OF BIDDER: Lincoln Conctructors Inc.

CITY OF CHANDLER

Arrowhead Meadows Water Main Replacement Project No. WA2203.402

BID SCHEDULE

NO.	SPEC SECTION	KEYNOTE	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	EXTENDED PRICE
1	104101	-	PROJECT SIGNS	EA	3	$ 500.00	$ 1,500.00
2	105801	-	SURVEY	LS	1		$ 30,000.00
3	105802	-	AS-BUILTS & GIS DATA	LS	1		$ 30,000.00
4	107210	-	EROSION CONTROL (SWPPP PREPARATION, INSTALLATION, MAINTENANCE, AND REMOVAL)	LS	1		$ 30,000.00
5	324000	120	SAWCUT, REMOVE, AND REPLACE CONCRETE PAVEMENT. MATCH EXISTING THICKNESS UP TO 8"	SY	36	$ 150.00	$ 5,400.00
6	332200	89	SURVEY MARKERS / MONUMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR AND BE CERTIFIED BY A R.L.S. PER MAG STD. DET. 120, SURVEY MARKER TYPE AND ENCLOSURE SHALL MATCH EXISTING	EA	1	$ 4,000.00	$ 4,000.00
7	332200	5	APPLY ASPHALT EMULSION SLURRY SEAL COAT, TYPE II, QUICK SETTING, TO ENTIRE ROADWAY WIDTH.	SY	27,481	$ 9.00	$ 247,329.00
8	337000	7	SEAL AND FILL PAVEMENT CRACKS PER MAG STD. SPEC. SECT. 337.	LF	51,769	$ 2.50	$ 129,422.50
9	340001	11	SAWCUT, REMOVE, AND REPLACE CURB AND GUTTER PER MAG STD. DET. 220-1, TYPE "A", JOINT TO JOINT	LF	280	$ 65.00	$ 18,200.00
10	340041	12	SAWCUT, REMOVE, AND REPLACE ROLL CURB AND GUTTER PER MAG STD. DET. 220-1, TYPE "C", JOINT TO JOINT	LF	280	$ 80.00	$ 22,400.00
11	340200	10	SAWCUT, REMOVE, AND REPLACE, FULL WIDTH OF CONCRETE SIDEWALK TO NEAREST JOINT PER MAG STD. DET. 250	SF	3,560	$ 15.00	$ 53,400.00
12	340400	18	SAWCUT, REMOVE, AND REPLACE VALLEY GUTTER AND BOTH APRONS PER MAG STD. DET. 240	SF	394	$ 24.00	$ 9,456.00
13	340401	117	SAWCUT, REMOVE, AND REPLACE, EXISTING CONCRETE RAMP, CURB AND DETECTABLE WARNING STRIP PER COC STD. DET. C-249& C-258-2 AND MAG STD. DET. 234 & 236-4	EA	1	$ 4,000.00	$ 4,000.00
14	340900	19	SAWCUT, REMOVE, AND REPLACE SPEED HUMP PER COC STD. DET. C-234. LENGTH TO MATCH EXISTING ROADWAY	EA	6	$ 5,000.00	$ 30,000.00
15	350000	80	ABANDON EXISTING WATERLINE AND APPURTENANCES IN PLACE. ABANDON EXISTING GATE VALVES PER MAG STD. DET. 350. SET VALVE IN THE CLOSED POSITION (UNLESS NOTED OTHERWISE), REMOVE THE VALVE STEM AND BACKFILL WITH 1/2-SACK CLSM. PROTECT EXISTING WATERLINES IN PLACE DURING CONSTRUCTION.	LS	1		$ 250,000.00
16	350001	82	ABANDON EXISTING VALVE IN PLACE. BACKFILL VALVE BOX WITH 1/2 SACK CLSM AFTER CITY HAS CLOSED VALVE. CAP WITH 9" OF CONCRETE	EA	4	$ 2,000.00	$ 8,000.00
17	350100	112	ABANDON EXISTING WATERLINE IN PLACE, FILL WITH CEMENT GROUT. GROUT SEGMENT AT EDGE OF PAVEMENT PER DET. 9, SHT. G3	LF	470	$ 30.00	$ 14,100.00
18	350230	123	REMOVE AND DISPOSE OF EXISTING METER AND METER BOX. BACKFILL REMAINING VOID WITH COMPACTED ABC IN DRIVEWAYS AND NATIVE MATERIAL IN YARDS	EA	67	$ 800.00	$ 53,600.00
19	350300	113	DEMOLISH EXISTING WATER VAULT. SEE SPECIFICATIONS FOR DEMOLITION DETAILS	LS	1		$ 15,000.00
20	350700	70	REMOVE AND DISPOSE OF EXISTING FIRE HYDRANT ASSEMBLY PER PROJECT SPECIFICATIONS AND DET. 4 SHT. G3. PROTECT EXISTING WATERLINE(S) IN PLACE DURING CONSTRUCTION.	EA	14	$ 5,000.00	$ 70,000.00
21	401000	-	TRAFFIC CONTROL	LS	1		$ 130,000.00
22	402000	71	RE-STRIPE ROADWAY PAVEMENT IN KIND AS NECESSARY	LS	1		$ 40,000.00
23	430000	93	REMOVE AND REPLACE EXISTING LANDSCAPE MATERIAL AND IRRIGATION IN KIND	LS	1		$ 30,000.00

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NAME OF BIDDER: Lincoln Conctructors Inc.

BID SCHEDULE

NO.	SPEC SECTION	KEYNOTE	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	EXTENDED PRICE
24	440058	125	INSTALL NEW 5/8" BACKFLOW PREVENTION ASSEMBLY PER COC STD. DET. C-311. ASSEMBLY SHALL BE INSTALLED 6" OFF OF METER. CONNECT TO AND EXTEND OR MODIFY EX. PRIVATE SERVICE	EA	1	$ 4,400.00	$ 4,400.00
25	440075	104	INSTALL NEW 3/4" BACKFLOW PREVENTION ASSEMBLY PER COC STD. DET. C-311. ASSEMBLY SHALL BE INSTALLED 6" OFF OF METER. CONNECT TO AND EXTEND OR MODIFY EX. PRIVATE SERVICE	EA	16	$ 3,550.00	$ 56,800.00
26	440125	105	INSTALL NEW 1.25" BACKFLOW PREVENTION ASSEMBLY PER COC STD. DET. C-311. ASSEMBLY SHALL BE INSTALLED 6" OFF OF METER. CONNECT TO AND EXTEND OR MODIFY EX. PRIVATE SERIVCE	EA	1	$ 4,500.00	$ 4,500.00
27	440200	107	INSTALL NEW 2" BACKFLOW PREVENTION ASSEMBLY PER COC STD. DET. C-311. ASSEMBLY SHALL BE INSTALLED 6" OFF OF METER. CONNECT TO AND EXTEND OR MODIFY EX. PRIVATE SERVICE	EA	6	$ 5,500.00	$ 33,000.00
28	440400	109	INSTALL NEW 4" BACKFLOW PREVENTION ASSEMBLY PER COC STD. DET. C-315	EA	2	$ 17,000.00	$ 34,000.00
29	440500	111	DEMOLISH EXISTING BACKFLOW ASSEMBLY. SEE SPECIFICATIONS FOR DEMOLITION DETAILS.	EA	1	$ 5,000.00	$ 5,000.00
30	440600	124	RELOCATE AND TEST EXISTING BACKFLOW PREVENTION ASSEMBLY	EA	1	$ 3,500.00	$ 3,500.00
31	505600	78	INSTALL THRUST COLLAR PER DET. 1 AND 2 SHT. G3	EA	7	$ 1,325.00	$ 9,275.00
32	610131	62	INSTALL NEW 1" SERVICE LINE CONNECTION PER COC STD. DET. C-301-1, REPLACE EXISTING WATER METER AND BOX IN CURRENT LOCATION WITH SIZE LISTED ON TABLES ON SHT. W64 - W66. CONNECT TO EX. PRIVATE SERVICE.	EA	37	$ 2,600.00	$ 96,200.00
33	610132	60	INSTALL NEW 2" SERVICE LINE CONNECTION PER COC STD. DET. C-301-1, REPLACE EXISTING WATER METER AND BOX IN CURRENT LOCATION WITH SIZE LISTED ON TABLES ON SHT. W64 - W66. CONNECT TO EX. PRIVATE SERVICE	EA	3	$ 6,400.00	$ 19,200.00
34	610133	64	INSTALL NEW 1" SERVICE LINE CONNECTION PER COC STD. DET. C-301-1, WATER METER AND BOX. INSTALL WATER METER AND BOX IN NEW LOCATION WITH SIZE LISTED ON TABLES ON SHT. W64 - W66. CONNECT TO EX. PRIVATE SERVICE	EA	61	$ 2,500.00	$ 152,500.00
35	610134	102	INSTALL NEW 1.5" SERVICE LINE CONNECTION PER COC STD. DET. C-301-1, WATER METER AND BOX. INSTALL WATER METER AND BOX AT CURRENT LOCATION WITH SIZE LISTED ON TABLES ON SHT. W64-66. PROVIDE TRAFFIC RATED BOX WHEN NOTED. CONNECT TO EX. PRIVATE SERVICE	EA	7	$ 3,400.00	$ 23,800.00
36	610135	103	INSTALL NEW 2" SERVICE LINE CONNECTION PER COC STD. DET. C-301-1, WATER METER AND BOX. INSTALL WATER METER AND BOX IN NEW LOCATION WITH SIZE LISTED ON TABLES ON SHT. W64-W66. CONNECT TO EX. PRIVATE SERVICE	EA	2	$ 7,000.00	$ 14,000.00
37	610140	122	INSTALL NEW 1" PRIVATE SERVICE LINE. CONNECT TO EXISTING PRIVATE SERVICE	LF	128	$ 13.00	$ 1,664.00
38	610141	119	BORE UNDER EXISTING FEATURE COC STD. DET. C-112, MAG SPEC 608, AND COC SUPPLEMENTAL SPEC 608. PREPARE A BORING PLAN AND PROFILE FOR REVIEW AND APPROVAL	EA	4	$ 8,500.00	$ 34,000.00
39	610304	35	INSTALL 4" D.I.P. CLASS 350 WATERLINE IN POLYWRAP. TRENCH, BACKFILL, AND PAVEMENT REPLACEMENT PER DET. 8 SHT. G3	LF	54	$ 220.00	$ 11,880.00
40	610306	1	INSTALL 6" D.I.P. CLASS 350 WATERLINE IN POLYWRAP. TRENCH, BACKFILL, AND PAVEMENT REPLACEMENT PER DET. 8 SHT. G3	LF	521	$ 155.00	$ 80,755.00
41	610308	2	INSTALL 8" D.I.P. CLASS 350 WATERLINE IN POLYWRAP. TRENCH, BACKFILL, AND PAVEMENT REPLACEMENT PER DET. 8 SHT. G3	LF	7028	$ 173.00	$ 1,215,844.00
42	610600	72	CUT AND CAP EXISTING WATERLINE WITH WATERTIGHT PLUG PER DET. 3 SHT. G3. REMOVE EX. PIPE AS REQUIRED BETWEEN CAPS. WHEN ONE OF THE CAPS IS ADJACENT TO AN EXISTING VALVE, INSTALL BLIND FLANGE IN LIEU OF PLUG.	EA	53	$ 790.00	$ 41,870.00

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NAME OF BIDDER: Lincoln Conctructors Inc.

BID SCHEDULE **Bid Page 3 of 3**

NO.	SPEC SECTION	KEYNOTE	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	EXTENDED PRICE
43	610700	90	CAUTION SANITARY SEWER CROSSING. INVERTS OF CROSSING ESTIMATED. CONTRACTOR TO FIELD VERIFY PRIOR TO INSTALLATION OF LATERAL. PROVIDE 1' MIN. SEPARATION ABOVE AND 2' MIN. SEPARATION BELOW EXISTING SEWER PER MAG STD. DET. 404-1. ENCASE AS NECESSARY PER MAG STD. DET. 404-2 AND 404-3. ALL ELEVATIONS LISTED ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT CROSSING	LF	126	$ 45.00	$ 5,670.00
44	610900	57	INSTALL NEW FIRE HYDRANT ASSEMBLY PER COC STD. DET. C-303-1 AND C-305. FIRE HYDRANT COLOR CODE SHALL BE TYPE 1 PER COC STD. DET. C-303-2. RESTRAIN ALL JOINTS. INSTALL GATE VALVE (FLxFL). BOX AND COVER PER COC STD. DET. C-307. ADD VALVE BLOCKING PER MAG STD. DET. 301.	EA	17	$ 8,500.00	$ 144,500.00
45	619904	108	INSTALL NEW 4" WATER METER AND NEW METER VAULT PER COC STD. DET. C-316	EA	1	$ 8,000.00	$ 8,000.00
46	630306	46	INSTALL 6" GATE VALVE, BOX AND COVER PER COC STD. DET. C-307. INSTALL CONCRETE RING AND ADJUST FRAME AND COVER PER MAG STD. DET. 270.	EA	5	$ 4,000.00	$ 20,000.00
47	630308	47	INSTALL 8" GATE VALVE, BOX AND COVER PER COC STD. DET. C-307. INSTALL CONCRETE RING AND ADJUST FRAME AND COVER PER MAG STD. DET. 270.	EA	24	$ 4,000.00	$ 96,000.00
48	630401	49	CONNECT NEW LINE TO EXIST. LINE WITH 16"x8" T.S.&V. PER MAG STD. DET. 340. INSTALL VALVE. BOX AND COVER PER COC STD. DET. C-307. ADD VALVE BLOCKING PER MAG STD. DET. 301	EA	1	$ 6,000.00	$ 6,000.00
49	800000	-	MOBILIZATION/DEMOBILIZATION	LS	1		$ 400,000.00
50	9000000	-	OWNER'S ALLOWANCE	AL	1		$ 450,000.00

TOTAL BASE BID: $4,198,165.50

Note 1: Bidders must fill in all blank spaces with an entry. Bids submitted with blank spaces will be considered "Non- Responsive".

Note 2: Bids will be opened and read aloud at an open public meeting at the time and place designed in the invitation for bids. Bids will not be modified after the bid opening. A bidder withdrawing a bid after the bid opening will be deemed non-responsible and the City may make a claim against the bidder's bid bond.

Note 3: The City reserves the right to determine the low bidder based on the Base Bid with or without any Bid Alternate(s).

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

SUBCONTRACTOR'S LIST FORM

ARROWHEAD MEADOWS WATER MAIN REPLACEMENT
WA2203.402

If Bidder intends to subcontract any portion of this Agreement, the bidder must submit the name, address, and contractor's license number (if applicable) of each subcontractor, including the work component of such subcontracting. Include this form with the bid submittal documents. Prime Contractor must self-perform according to MAG Specification 108.2. Bidder may make multiple copies of this form as needed.

Company Name:	Franklin Striping Inc.	**Company Name:**	
Contact Name:	Ethan Spelde	Contact Name:	
Contact Email:	ethan@franklinstriping.com	Contact Email:	
Contact Phone:	480-980-1211	Contact Phone:	
Work Component:	Striping	Work Component:	
Percentage of Total Work Performed:	1%	Percentage of Total Work Performed:	

Company Name:		**Company Name:**	
Contact Name:		Contact Name:	
Contact Email:		Contact Email:	
Contact Phone:		Contact Phone:	
Work Component:		Work Component:	
Percentage of Total Work Performed:		Percentage of Total Work Performed:	

Company Name:		**Company Name:**	
Contact Name:		Contact Name:	
Contact Email:		Contact Email:	
Contact Phone:		Contact Phone:	
Work Component:		Work Component:	
Percentage of Total Work Performed:		Percentage of Total Work Performed:	

Subcontractor Total Work Performed:	$ 40,000	Overall Bid Total:	$ 4,198,165.50
Overall Prime Contractor Self-performance %:	99%		

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

NON-COLLUSION BIDDING CERTIFICATION

(STATE OF) Arizona
ss.
(COUNTY OF) Maricopa

I, Robert K. Sanders of the City of Phoenix,
in the County of Maricopa and the State of Arizona, of full age,
being duly sworn according to the law of my oath depose and say that:

I am Robert K. Sanders (Name) a, President (Title, Position, etc.)

of the firm of Lincoln Constructors Inc., the Bidder making the Bid for City of Chandler, **Arrowhead Meadows Water Main Replacement**, **City Project No. WA2203.402** and that I executed the said Bid with full authority so to do; that said Bidder has not, directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named Project; and that all statements contained in said Bid and in this affidavit are true and correct, and made with full knowledge that the City of Chandler relies upon the truth of the statements contained in said Bid and in the statements contained in this affidavit in awarding the Contract for the said Project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such Contract upon an agreement of understanding, for a commission, percentage, brokerage or contingent fee, except bonafide employees or bonafide established commercial or selling agencies maintained by:

(Signature of Bidder)

Robert K. Sanders
(Printed or Typed Name of Bidder)

Sworn to before me this 18TH day of FEBRUARY, 2026, in the County of ~~MARICOPA~~ MARICOPA, State of ARIZONA.

(Notary Public)

FRANK PAVLICH
NOTARY PUBLIC · ARIZONA
Maricopa County
Commission # 655500
My Comm. Exp. July 17, 2027

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

CERTIFICATE OF INSURABILITY AND BONDING

I hereby certify that as Bidder to **City of Chandler Arrowhead Meadows Water Main Replacement WA2203.402**, I am fully aware of the City of Chandler's Insurance and Bonding Requirements for Contractors and that by the submission of this Bid Proposal, assure the City of Chandler that I am able to produce the insurance and bonding coverage required should I be selected to be the successful bidder.

Should I be selected to be the successful bidder by the City of Chandler, and then become unable to produce the insurance and bonding coverage specified within ten working days I am fully aware and understand that my Bid Proposal will be rejected by the City of Chandler, and that I will forfeit my posted Bid Bond.

Signature of Bidder

President

Title

02/17/2026

Date

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

Bond Department

EMC INSURANCE

Employers Mutual Casualty Company - Seal Addendum

Employers Mutual Casualty Company hereby authorizes its Attorneys-in-Fact to affix Employers Mutual Casualty Company's corporate seal to any bond executed by said Attorney-in-Fact for Employers Mutual Casualty Company by attaching this Seal Addendum. In accordance with the above, Employers Mutual Casualty Company hereby affirms that the corporate seal hereon shall be deemed affixed to said bond with the same force and effect as if Employers Mutual Casualty Company's raised corporate seal was present.

Dated this 5th day of July, 2022.

Employers Mutual Casualty Company

EMPLOYERS MUTUAL CASUALTY CO. CORPORATE SEAL DES MOINES, IOWA

By: _____
Ryan J. Springer, Vice President

717 Mulberry Street | Des Moines, IA 50309-3872 | 515.280.2511 | F 877.250.6538 | www.emcins.com

Employers Mutual Casualty Company
EMCASCO Insurance Company
EMC Reinsurance Company
Illinois EMCASCO Insurance Company
Dakota Fire Insurance Company
EMC Property & Casualty Company
Union Insurance Company of Providence
Hamilton Mutual Insurance Company
EMC Risk Services, LLC
EMC Underwriters, LLC
EMC National Life Company (affiliate)

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

ARIZONA DEPARTMENT OF REVENUE
ATTN: Customer Care and Outreach
PO BOX 29032
Phoenix, AZ 85038-9032

ARIZONA DEPARTMENT OF REVENUE

TRANSACTION PRIVILEGE TAX LICENSE
NOT TRANSFERABLE

The licensee listed below is licensed to conduct business upon the condition that taxes are paid to Arizona Department of Revenue as required under provisions of A.R.S. Title 42, Chapter 5, Article 1.

2026

ISSUED TO: LINCOLN CONSTRUCTION INC
1802 N 27TH AVE
PHOENIX AZ 85009-2614

ALL communications and reports MUST REFER to this LICENSE NO.

LICENSE: 21455674
START DATE: 06/01/2022
ISSUED: 10/31/2025
EXPIRES: 12/31/2026

LOCATION: CODE 001
LINCOLN CONSTRUCTION INC
3028 W LINCOLN ST
PHOENIX, AZ 85009
2500071133533

BUSINESS CODE	REGION	JURISDICTION
015 - CONTRACTING - PRIME	MAR - MARICOPA	COUNTY
017 - RETAIL	MAR - MARICOPA	COUNTY
015 - CONTRACTING - PRIME	PX - PHOENIX	CITY
017 - RETAIL	PX - PHOENIX	CITY

This License is issued to the business named above for the address shown. Licenses, by law, cannot be transferred from one person to another, nor can they be transferred from one location to another. Arizona law requires licensees to notify the Department of Revenue if there is a change in business name, trade name, location, mailing address, or ownership. In addition, when the business ceases to operate or the business location changes and a new license is issued, this license must be returned to the Arizona Department of Revenue. According to R15-5-2201, license must be displayed in a conspicuous place.

0006602023000P7148270300066

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

STATE OF ARIZONA

Office of the Registrar of Contractors

License No. ROC 310165

This is to Certify That

Lincoln Constructors Inc

DBA (If any)

Having been shown to possess all the necessary qualifications, and having complied with all the requirements of the law, is by order of the Registrar of Contractors duly licensed and admitted to engage in and pursue the business of

A

General Engineering

Contractor in the State of Arizona. Given my hand and the seal of the Registrar of Contractors in my office, City of Phoenix, on 01/04/2017

Arizona Registrar of Contractors •1931•

DIRECTOR, ARIZONA REGISTRAR OF CONTRACTORS

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

Contractor Search

DISCLAIMER

The data supplied below is based on your specific request(s) and is correct to the best of our knowledge as of the date and time it was extracted from our data files. The information is provided without personal research or analysis. The data is subject to change on a daily basis. You may obtain additional public records related to any licensee, including dismissed complaints and nondisciplinary actions and orders, by contacting the ROC directly. If this information is required for legal purposes, you may request an affidavit or certified copies for a fee as specified in A.R.S. 32-1104.A3 (https://www.azleg.gov/viewdocument/?docName=http://www.azleg.gov/ars/32/01104.htm). Please read our Standard Terms of Use at roc.az.gov/terms (https://roc.az.gov/terms)

Please note: The company or individuals listed on this license may hold other Arizona contracting licenses. To view information, status and complaint history for the past two years on other licenses held, go to the License Inquiry page and do a "Company Name and Personnel" search by entering the name of the company or individuals listed on the license.

DETAILS FOR

Lincoln Constructors Inc

LICENSE NUMBER ROC 310165

This information is current as of 2025-10-20 09:35:13

Share this License or Send it to Yourself: Email | Save for Later

If you are the contractor listed, feel free to contact our Licensing Department at (602) 542-1525 for more information.

CONTRACTOR

Business Entity Name	**Lincoln Constructors Inc**
City and State	**Phoenix, AZ, 85009**
Phone	**(602) 316-3800**
Status / Action	Active

LICENSE

Class & Description	General Commercial A General Engineering
Entity Type	Corporation
Issued / Renewal	
First Issued	2017-01-04
Renewed Through	2027-01-31

QUALIFYING PARTY & PERSONNEL

The Qualifying Party listed below is associated with this license. All other persons named, if any, are associated with the company. They are not all necessarily associated with this license.

Name : ROBERT K SANDERS Sr
Position : Qualifying Party
Other Positions : OFFICER

Name : ROBERT K SANDERS Sr
Position : Officer
Other Positions : OFFICER

COMPLAINT INFORMATION

Complaints against this contractor are listed below. Complaints that were cancelled, resolved or settled without a corrective work order or dismissed are not included. Contact the Registrar of Contractors at 602-542-1525 or toll-free statewide at 1-877-My AZROC (1-877-692-9762) to identify the ROC office location you need to visit to view complete complaint documentation. This website does not display all public sanctions or public information concerning a license's disciplinary history. Obtain any additional public information by using the Public Records Request form to confirm the license's entire history.

	CLOSED CASES	
0	0	0
Open Cases	Disciplined Cases	Resolved / Settled Cases

BOND INFORMATION

How to collect from a license bond (https://roc.az.gov/recovery-fund?targetclass=answer-question-collect#question-collect)

Bond Type :	**Surety**
Bond Number :	**35663**
Effective Date :	**2016-12-18**
Bond Company :	**Western National Mutual Insurance Company**
Amount :	**$ 75000**
Paid :	**$ 0**
Available :	**$ 75000**
Status :	**Active**

To find out if a contractor's ROC license is current and see other information related to the license, enter their 6 digit license number or their name below. If searching by a person's name, be sure to use first then last - for example: 'John Doe' instead of 'Doe, John'. You can also use the ADVANCED SEARCH functions by clicking the gray "Advanced Search" button below to search by City, Classification, Status and more. Click to read the complete instructions.

If you are looking for a complete list of our current contractors, we highly recommend using our Posting List (https://roc.az.gov/posting-list) page.

Enter your search terms here'... Search

Advanced Search Clear

IF YOU EXPERIENCE A TECHNICAL PROBLEM, PLEASE CLICK HERE (mailto:Webmaster@roc.az.gov).

FOR A LIST OF PENDING LICENSE APPLICATIONS CLICK HERE (https://roc.az.gov/posting-list#newAppsLicensesDiscipline)

If you are looking for a complete list of our current contractors, we highly recommend using our Posting List (https://roc.az.gov/posting-list) page.

For a list of contractors with their full information, please submit a Public Records Request through our Public Records Request One-Stop page. (https://azroc.my.site.com/AZRoc/s/roc-online-services) Thank you.

This resource is being provided for the information and convenience of the public. The listed businesses and their order of appearance do not constitute an endorsement, preference, or recommendation by the Registrar of Contractors.

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

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Phoenix, Arizona 85007-2812
Find in Google Maps
(https://www.google.com/maps/place/1700+W+Washington+St,+Phoenix,+AZ+85007/@33.448295,-112.0978899,1

Phone: (602) 542-1525
Fax: (602) 542-1599

(https://twitter.com/az_ROC)
(https://www.facebook.com/Arizonal
(https://www.linkedin.com/company/
registrar-of-contractors/)
(https://www.instagram.com/az_regis
(https://www.youtube.com/channel/U

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CITY OF CHANDLER, ARIZONA

ARROWHEAD MEADOWS WATER MAIN REPLACEMENT

PROJECT NO. WA2203.402

ADDENDUM NO. 1

DATE: FEBRUARY 9, 2026

1. Bidder must acknowledge the receipt of this addendum on the Proposal Acknowledgement page of the **BID SUBMITTAL**. This addendum, containing **41 pages**, is hereby incorporated into the Construction Agreement by this reference.

2. Exhibit D. **Replace** the Exhibit D GIS/GPS Data Delivery Documents in their entirety with the accompanying revised documents.

3. **Question:** As it relates to Bid Item 34 ("INSTALL NEW 1" SERVICE LINE CONNECTION PER COC STD. DET. C-301-1, WATER METER AND BOX. INSTALL WATER METER AND BOX IN NEW LOCATION WITH SIZE LISTED ON TABLES ON SHT. W64 - W66. CONNECT TO EX. PRIVATE SERVICE"):
   - Where is the connection on the private side intended to occur? Specifically, this refers to the tie-in from the existing meter box location to the new meter box/service line.
   - Should this private-side connection (from existing to new) be included under Bid Item 37 ("INSTALL NEW 1" PRIVATE SERVICE LINE. CONNECT TO EXISTING PRIVATE SERVICE"), or is it covered under Bid Item 34?
   - Will this be the same for bid-item 36?

   Response: The new tubing will connect to the existing service tubing directly downstream of the existing water meter location. This private tubing segment will run from the downstream side of the new meter to the downstream side of the existing meter.

   When a new 1" meter and box are installed in a new location under Item 34 (Keynote 64), the short tubing length and connections between the new meter and the existing private service at the existing meter box location shall be included in Item 34. This bid item is measured on an "each" basis.

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When a new 2" meter and box are installed in a new location under Item 36 (Keynote 103), the short tubing length and connections between the new meter and existing private service at the existing meter box location shall be included in Item 36. This bid item is measured on an "each" basis.

Item 37 only includes longer lengths of private tubing on private property, which are called out using Keynote 122. The tubing under this item is measured on a per "linear foot" basis.

If you have any questions, please email Bid.Questions@chandleraz.gov.

Daniel Haskins

Daniel Haskins, P.E.
CIP City Engineer
Public Works & Utilities Dept. – Capital Projects

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

GIS / GPS Data Delivery Requirements

Contractor shall provide survey grade GPS / GIS data, meeting the following requirements for all facilities to be owned and/or operated by the City of Chandler.

a) ESRI File Geodatabase format:

All GPS point data, along with corresponding GIS Attribute data, must be submitted in ESRI File Geodatabase format. The City of Chandler will provide a copy of the File Geodatabase in ESRI ArcGIS format. Please submit your request through the Project Manager.

b) Data dictionary and Attribute data:

Attribute data should be provided for each of the GPS'd Utility Features listed in Section 'd' below. All Attribute data should conform to the ESRI File Geodatabase format, provided by the City. A copy of the data dictionary is also attached here for reference.

c) Coordinate System:

Horizontal Datum: Arizona State Plane Coordinates, Central Zone NAD83 (HARN)
Vertical Datum: NAVD88

d) Point Data for GPS:

1) Water System Features:
- Water main location (top of pipe), size and material (one (1) coordinate provided every 100 feet minimum) and at fittings.
- Water fitting location (top of feature), size, material and type including: Bend (22.5, 45, or 90), Tee, Tapping Sleeve, Cross, Coupling, End Cap, Line Stop, Reducer, Saddle, Other.
- Water valve location (center of valve box cover), size and type.
- Fire hydrant location (top of hydrant), manufacturer and year.
- Water service line location (at connection to main, any bends, and termination at meter box or meter vault or at the edge of easement or ROW), size and material.
- Water blow-off and air release valve location (center of cover), size, type and manufacturer.
- Water manhole or vault location (center of cover), size and type.

2) Waste Water System Features:
- Sewer manhole and cleanout location (center of cover), size, material, and cover type.
- Sewer gravity main location (invert of pipe), size, material and flow direction (from) at all manholes, cleanouts and structures.
- Sewer service line location, size and material (at connection to main, and termination at cleanout, or stub out at edge of the easement or ROW).
- Sewer force main location (top of pipe), size, and material (one (1) coordinate provided every 100 feet minimum) and at fittings.

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

- Sewer force main (and gravity) fitting location (top of feature), size, material and type including: Bend (22.5, 45, or 90), Tee, Tapping Sleeve, Cross, Coupling, End Cap, Linestop, Reducer, Saddle, Wye, Other
- Sewer force main valve location (center of valve box cover), size and type.
- Sewer force main air release valve location (center of cover), size, type and manufacturer.
- Sewer force main manhole or vault location (center of cover), size and material.
- Sewer structure (center of structure), type (diversion, junction box).

3) Reclaimed Water System Features:
   - Reclaimed main location (top of pipe), size, and material (one (1) coordinate provided every 100 feet minimum) and at fittings.
   - Reclaimed fitting location (top of feature), size, material and type including: Bend (22.5, 45, or 90), Tee, Tapping Sleeve, Cross, Coupling, End Cap, Linestop, Reducer, Saddle, Other.
   - Reclaimed valve location (center of valve box cover), size and type.
   - Reclaimed service line location (at connection to main, any bends, and termination at meter box or meter vault or at the edge of easement or ROW), size and material.
   - Reclaimed blow-off and air release valve location (center of cover), size, type and manufacturer.
   - Reclaimed manhole or vault location (center of cover), size and type.

4) Storm Water System Features:
   - Storm manhole and cleanout location (center of cover), size, material, and cover type.
   - Storm gravity main location (invert of pipe), size, material, and flow direction (from) at all manholes, cleanouts and structures.
   - Storm structure location (center of structure), type and category including: Drywell, Catch Basin, Scupper, Bubbler Box, and Collection Vault.

5) Streetlight Feature:
   - Streetlights

6) Abandonments:
   - Use Miscellaneous Feature (MISC_POINT) to capture abandoned utilities.

7) Standard GPS Metadata on all points collected: Date, Time, Horizontal Accuracy, Vertical Accuracy, Latitude, Longitude, Altitude (Orthometric Height), Surveyor, and Comments.

8) Electronic Data Submittal: Each submittal must consist of
   - ESRI – ArcGIS Geodatabase with cumulative data and attributes
   - Construction plans with collected utilities clearly redlined and changes marked

   The frequency of data submittals will be every two weeks after water, sewer, reclaim or storm assets go into the ground. Please email submittals to: GIS@chandleraz.gov

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATA DICTIONARY: WATER

WATER_BACKFLOW				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	GIS_BACKFLOW_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	GIS_BACKFLOW_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	GIS_BACKFLOW_SPATIALSOURCE
SIZE	SIZE	Double		
TYPE	TYPE	Text	25	GIS_BACKFLOW_TYPE
MANUFACTURER	MANUFACTURER	Text	25	GIS_BACKFLOW_MANUFACTURER
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	15	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

WATER_FITTING				
Field Name	**Alias Name**	**Data Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	WS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	WS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	WS_SPATIALSOURCE_STD
MATERIAL	MATERIAL	Text	20	WS_FITTING_MATERIAL
DIAMETER1	DIAMETER1	Text	8	RWS_FITTING_DIAMETER
DIAMETER2	DIAMETER2	Text	8	RWS_FITTING_DIAMETER
TYPE	TYPE	Text	30	WS_FITTING_TYPE
BEND	BEND	Text	20	WS_FITTING_BEND
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

WATER_HYDRANT				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	Feature Owner	Text	25	WS_FEATUREOWNER
LIFECYCLESTATUS	Lifecycle Status	Text	25	WS_LIFECYCLESTATUS
SPATIALSOURCE	Spatial Source	Text	25	WS_SPATIALSOURCE_STD
BARRELDIAMETER	Barrel Diameter	Double		
LARGENOZZLEDIAMETER	Large Nozzle Diameter	Double		
SMALLNOZZLEDIAMETER	Small Nozzle Diameter	Double		
OUTLETCONFIGURATION	Outlet Configuration	Double		
SEATDIAMETER	Seat Diameter	Double		
MANUFACTURER	Manufacturer	Text	25	WS_HYD_MANUFACTURER
YEARMANUFACTURED	Manufacture Year	Text	25	
HASLOCK	Has Lock ?	Text	25	GIS_BOOLEAN_YES_NO
COLOR	Color	Text	25	WS_HYD_COLOR
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	25	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

WATER_MANHOLE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	WS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	WS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	WS_SPATIALSOURCE_STD
ACCESSDIAMETER	ACCESSDIAMETER	Text	8	
ACCESSTYPE	ACCESSTYPE	Text	20	
GROUNDTYPE	GROUNDTYPE	Text	20	WS_SYSVAL_GROUNDTYPE
COVERMATERIAL	COVERMATERIAL	Text	10	
COVERTYPE	COVERTYPE	Text	8	
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

WATER_METER				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	Feature Owner	Text	20	GBA_WMSL_FEATUREOWNER
LIFECYCLESTATUS	Lifecycle Status	Text	25	GBA_WMSL_LIFECYCLESTATUS
SPATIALSOURCE	Spatial Source	Text	25	GBA_STATIC_SPATIALSOURCE
DIAMETER	DIAMETER	Double		WS_METER_DIAM
MANUFACTURER	Manufacturer	Text	25	WS_METER_MANUFACTURER
METERTYPE	Meter Type	Text	25	WS_METER_TYPE
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	15	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

WATER_SYSTEM_VALVE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATURE OWNER	Text	20	WS_SYSVAL_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLE STATUS	Text	20	WS_SYSVAL_LIFECYCLESTATUS
SPATIALSOURCE	SPATIAL SOURCE	Text	20	WS_SYSVAL_SPATIALSOURCE
TYPE	TYPE	Text	25	WS_SYSVAL_TYPE
VALVETYPE	VALVE TYPE	Text	10	WS_SYSVAL_VALVETYPE
FUNCTION	FUNCTION	Text	25	WS_SYSVAL_FUNCTION
GROUNDTYPE	GROUNDTYPE	Text	25	WS_SYSVAL_GROUNDTYPE
DIAMETER	Diameter	Text	8	WS_SYSVAL_DIAM
GPS_DATE	GPS DATE	Date		
GPS_TIME	GPS TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS COMMENT	Text	30	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

Water Domains:

Domain name	WS_LIFECYCLESTATUS
ABANDONED	ABANDONED
ACTIVE	ACTIVE
FUTURE	FUTURE
INACTIVE	INACTIVE
REMOVED	REMOVED
UNKNOWN	UNKNOWN

Domain name	WS_SYSVAL_SPATIALSOURCE
APPROVED PLANS	APPROVED PLANS
ASBUILT	ASBUILT
DESIGN	DESIGN
GPS	GPS
HYDRMAINT	HYDRMAINT
ORTHOPHOTO	ORTHOPHOTO
TM7	TM7
UNKNOWN	UNKNOWN

Domain name	WS_HYD_MANUFACTURER
AMERICANDARLING	AMERICANDARLING
AVK	AVK
CLOW	CLOW
DRESSER	DRESSER
GREENBERG	GREENBERG
KENNEDY	KENNEDY
MUELLER	MUELLER
PACIFIC	PACIFIC
UNKNOWN	UNKNOWN
WATEROUS	WATEROUS

Domain name	WS_FEATUREOWNER
COC	Chandler
COG	Gilbert
COM	Mesa
COP	Phoenix
COT	Tempe
COUNTY	Maricopa County
GOULD	Gould
GRIC	GRIC
INTEL	Intel
MICROCHIP	Microchip
MOTOROLA	Motorola
PRIVATE	Private
SRP	SRP
SRVWUA	SRVWUA
UNKNOWN	UNKNOWN

Domain name	WS_SYSVAL_LIFECYCLESTATUS
FUTURE	FUTURE
UNKNOWN	UNKNOWN
INACTIVE	INACTIVE
ACTIVE	ACTIVE
REMOVED	REMOVED
ABANDONED	ABANDONED

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Domain name	WS_FITTING_BEND
HORIZONTAL	HORIZONTAL
VERTICAL	VERTICAL

Domain name	WS_SYSVAL_DIAM
2	2
3	3
4	4
6	6
8	8
10	10
12	12
16	16
20	20
24	24
30	30
36	36
42	42
48	48
54	54

Domain name	WS_HYD_COLOR
0	YELLOW
1	BLACK/YELLOW
2	RED
3	UNKNOWN

Domain name	WS_FITTING_TYPE
11B	11B
22B	22B
45B	45B
90B	90B
COUPLING	COUPLING
CROSS	CROSS
ENDCAP	ENDCAP
LINESTOP	LINESTOP
OTHER	OTHER
REDUCER	REDUCER
SADDLE	SADDLE
TAPPING SLEEVE	TAPPING SLEEVE
TEE	TEE
UNKNOWN	UNKNOWN
WYE	WYE

Domain name	WS_SYSVAL_GROUNDTYPE
CONCRETE	CONCRETE
ASPHALT	ASPHALT
LANDSCAPE	LANDSCAPE
UNKNOWN	UNKNOWN

Domain name	WS_SPATIALSOURCE_STD
ASBUILT	ASBUILT
DESIGN	DESIGN
FIELD	FIELD
GPS	GPS
ORTHOPHOTO	ORTHOPHOTO
UNKNOWN	UNKNOWN

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Domain name	WS_METER_DIAM
0.63	.63
0.75	.75
1	1
1.5	1.5
2	2
2.5	2.5
3	3
4	4
6	6
8	8
10	10

Domain name	WS_METER_MANUFACTURER
BADGER METERS	BADTER METERS
NEPTUNE METERS	NEPTUNE METERS
PRECISION METERS	PRECISION METERS
BADGER-NEPTUNE	BADGER-NEPTUNE
SENSUS	SENSUS

Domain name	WS_METER_TYPE
BYPASS	BYPASS
COMBO	COMBO
CMPND	CMPND
DISC	DISC
MAG	MAG
FDTEC	FDTEC
MLTJET	MLTJET
TURBIN	TURBIN
Ultrasonic	Ultrasonic

S

Domain name	WS_SYSVAL_FEATUREOWNER
COC	COC
PRIVATE	PRIVATE
COM	COM
MOTOROLA	MOTOROLA
INTEL	INTEL
UNKNOWN	UNKNOWN
TOG	TOG

Domain name	WS_FITTING_MATERIAL
DI	DI
PVC	PVC
BRASS	BRASS
STL	STL
COPPER	COPPER
AC	AC
CC	CC
CI	CI

Domain name	WS_SYSVAL_TYPE
STANDARD	STANDARD
BLOWOFF	BLOWOFF
ARV	ARV
AIR VACUUM	AIR VACUUM
PERMASEAL	PERMASEAL

Domain name	GBA_WMSI_LIFECYCLESTATUS
Operational	Operational
Empty	Empty
Out of Service	Out of Service
Abandoned	Abandoned

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Domain name	WS_SYSVAL_FUNCTION
INLINE	INLINE
HYDRANT	HYDRANT
STUBOUT	STUBOUT
UNKNOWN	UNKNOWN
SERVICE	SERVICE
BYPASS	BYPASS
WPF	WPF
FDC	FDC
VAULT	VAULT
BACKFLOW	BACKFLOW
PUMPOUT	PUMPOUT
PUMPSTATION	PUMPSTATION
FIRELINE	FIRELINE
ARV	ARV
ZONE_SPLIT_VALVES	ZONE_SPLIT_VALVES

Domain name	GIS_BACKFLOW_FEATUREOWNER
COC	COC
PRIVATE	PRIVATE
CONTRACTOR	CONTRACTOR
INTEL	INTEL
OCA	OCA
OMG	OMG
TOG	TOG
UNKNOWN	UNKNOWN

Domain name	WS_SYSVAL_VALVETYPE
GATE	GATE
BUTTERFLY	BUTTERFLY
BALL	BALL
PLUG	PLUG
PIV	PIV
UNKNOWN	UNKNOWN
INSERTA	INSERTA

Domain name	GIS_BACKFLOW_MANUFACTURER
FEBCO	FEBCO
WATTS	WATTS
WILKINS	WILKINS
AMES	AMES
CONBRACO	SERVICE
HERSEY	HERSEY
RAIN BIRD	RAIN BIRD
APOLLO VALVES	APOLLO VALVES
METRON	METRON
OTHER	OTHER

Domain name	GIS_BACKFLOW_TYPE
Air Gap	Air Gap
Unknown	Unknown
Double Check Detector	Double Check Detector
Pressure Vacuum Breaker	Pressure Vacuum Breaker
Double Check	Double Check
Reduced Pressure Detector	Reduced Pressure Detector
Atmoshpheric Vacuum Breaker	Atmoshpheric Vacuum Breaker

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DATA DICTIONARY: SEWER

SEWER CLEANOUT				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	WW_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	WW_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	WW_SPATIALSOURCE
RIM_ELEV	RIM_ELEV	Double		
INV_ELEV	INV_ELEV	Double		
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

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SEWER CONTROL VALVE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	WW_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	WW_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	WW_SPATIALSOURCE
TYPE	TYPE	Text	25	WW_CONTROL_VALVE_TYPE
DIAMETER	DIAMETER	Text	8	
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

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SEWER_FITTING				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	WW_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	WW_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	WW_SPATIALSOURCE
MATERIAL	MATERIAL	Text	20	WW_FITTING_MATERIAL
TYPE	TYPE	Text	30	WW_FITTING_TYPE
BEND	BEND	Text	20	WW_FITTING_BEND
SIZE	SIZE	Text	20	
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

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SEWER_MANHOLE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	WW_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	WW_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	WW_SPATIALSOURCE
TYPE	TYPE	Text	20	WW_MH_TYPE
COVER_MATERIAL	COVER_MATERIAL	Text	25	WW_MH_COVER_MATERIAL
COVER_HOLE	COVER_HOLE	Text	25	WW_MH_COVER_HOLE
COVER_SIZE	COVER_SIZE	Text	20	WW_MH_COVER_SIZE
RIM_ELEV	RIM_ELEV	Double		
INV_ELEV	INV_ELEV	Double		
LINING	LINING	Text	255	WW_MH_LINER
WALL_MATERIAL	WALL_MATERIAL	Text	255	WW_MH_WALL_MATERIAL
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

Sewer Domains:

Domain name	WW_FEATUREOWNER
COC	COC
PRIVATE	PRIVATE
TOG	TOG
UNKNOWN	UNKNOWN

Domain name	WW_SPATIALSOURCE
GPS	GPS
ASBUILT	ASBUILT
UNKNOWN	UNKNOWN

Domain name	WW_MH_COVER_HOLE
UNKNOWN	UNKNOWN
SEALED	SEALED

Domain name	WW_MH_LINER
CAST-IN-PLACE	CAST-IN-PLACE
CEMENTITIOUS	CEMENTITIOUS
COMPOSITE	COMPOSITE
CURED-IN-PLACE	CURED-IN-PLACE
EPOXY	EPOXY
FR PLASTIC INSERT	FR PLASTIC INSERT
FR POLYMER INSERT	FR POLYMER INSERT
INSERT	INSERT
UNKNOWN	UNKNOWN

Domain name	WW_LIFECYCLESTATUS
ABANDONED	ABANDONED
ACTIVE	ACTIVE
INACTIVE	INACTIVE
PULLED	PULLED
UNKNOWN	UNKNOWN

Domain name	WW_MH_COVER_MATERIAL
ALUMINUM	ALUMINUM
CASTIRON	CASTIRON
HDPE COMPOSITE - CAP	HDPE COMPOSITE - CAP
HDPE COMPOSITE - EJ	HDPE COMPOSITE - EJ
HDPE COMPOSITE - HD20	HDPE COMPOSITE - HD20
STEEL	STEEL
UNKNOWN	UNKNOWN

Domain name	WW_MH_COVER_SIZE
0	Unknown
4	4
6	6
8	8
22	22
24	24
26	26
28	28
30	30
32	32
38	38
48	48
60	60

Domain name	WW_MH_WALL_MATERIAL
NONE	NONE
COMPOSITE	COMPOSITE
UNKNOWN	UNKNOWN
CONCRETE	CONCRETE
POURED	POURED
TLOCK	TLOCK
PRECAST	PRECAST
BRICK	BRICK

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Domain name	WW_FITTING_MATERIAL
PVC	PVC
DIP	DIP
HDPE	HDPE
RCP	RCP
ACP	ACP
ABS	ABS
RUBBER	RUBBER
CONCRETE	CONCRETE
CLAY	CLAY
STEEL ENCASED VCP	STEEL ENCASED VCP
TLOCK LINE	TLOCK LINE
LINED RCP	LINED RCP
PVC LINED RCP	PVC LINED RCP
PVC LINED DIP	PVC LINED RCP

Domain name	WW_FITTING_BEND
HORIZONTAL	HORIZONTAL
VERTICAL	VERTICAL
NONE	NONE

Domain name	WW_MH_TYPE
0	UNKNOWN
1	SANITARY SEWER
2	ARV

Domain name	WW_FITTING_TYPE
TEE	TEE
WYE	WYE
90 BEND	90 BEND
45 BEND	45 BEND
22 BEND	22 BEND
11 BEND	11 BEND
ENCAP	ENCAP
PLUG	PLUG
REDUCER	REDUCER
ARV	ARV
FLOW METER	FLOW METER
NO FLOW POINT	NO FLOW POINT
OWNERSHIP CHANGE	OWNERSHIP CHANGE
OTHER	OTHER
UNKNOWN	UNKNOWN
COUPLING	COUPLING

Domain name	WW_CONTROL_VALVE_TYPE
AIRRELEASE	AIRRELEASE
AIRVACUUMRELEASE	AIRVACUUMRELEASE
PRESSURERELIEF	PRESSURERELIEF
VACUUMRELEASE	VACUUMRELEASE
UNKNOWN	UNKNOWN
N/A	N/A

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DATA DICTIONARY: RECLAIM

RECLAIM_WATER_BACKFLOW				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	GIS_BACKFLOW_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	GIS_BACKFLOW_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	GIS_BACKFLOW_SPATIALSOURCE
SIZE	SIZE	Double		
TYPE	TYPE	Text	25	GIS_BACKFLOW_TYPE
MANUFACTURER	MANUFACTURER	Text	25	GIS_BACKFLOW_MANUFACTURER
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	15	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

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RECLAIM_WATER_FITTING				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	RWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	RWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	RWS_SPATIALSOURCE
MATERIAL	MATERIAL	Text	20	RWS_MAIN_OR_SERVICE_MATERIAL
DIAMETER1	DIAMETER1	Text	8	RWS_FITTING_DIAMETER
DIAMETER2	DIAMETER2	Text	8	RWS_FITTING_DIAMETER
TYPE	TYPE	Text	30	RWS_FITTING_TYPE
BEND	BEND	Text	20	RWS_FITTING_BEND
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double	8	
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double	8	
GPS_COMMENT	GPS_COMMENT	Text	30	

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RECLAIM_WATER_MANHOLE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	RWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	RWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	RWS_SPATIALSOURCE
ACCESSDIAMETER	ACCESSDIAMETER	Text	8	
ACCESSTYPE	ACCESSTYPE	Text	20	
GROUNDTYPE	GROUNDTYPE	Text	20	RWS_GROUNDTYPE
COVERMATERIAL	COVERMATERIAL	Text	10	RWS_COVER_MATERIAL
COVERTYPE	COVERTYPE	Text	8	RWS_COVER_TYPE
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

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RECLAIM_WATER_METER				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	Feature Owner	Text	20	GBA_WMSL_FEATUREOWNER
LIFECYCLESTATUS	Lifecycle Status	Text	25	GBA_WMSL_LIFECYCLESTATUS
SPATIALSOURCE	Spatial Source	Text	25	GBA_STATIC_SPATIALSOURCE
DIAMETER	DIAMETER	Double		RWS_METER_DIAM
MANUFACTURER	Manufacturer	Text	25	RWS_METER_MANUFACTURER
METERTYPE	Meter Type	Text	25	RWS_METERTYPE
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	15	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

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RECLAIM WATER SYSTEM VALVE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATURE OWNER	Text	20	RWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLE STATUS	Text	20	RWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIAL SOURCE	Text	20	RWS_SPATIALSOURCE
TYPE	TYPE	Text	25	RWS_SYSVAL_TYPE
VALVETYPE	VALVE TYPE	Text	10	RWS_SYSVAL_VALVETYPE
FUNCTION	FUNCTION	Text	25	RWS_SYSVAL_FUNCTION
GROUNDTYPE	GROUNDTYPE	Text	25	RWS_SYSVAL_GROUNDTYPE
DIAMETER	DIAMETER	Double		RWS_SYSVAL_DIAM
GPS_DATE	GPS DATE	Date	8	
GPS_TIME	GPS TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS COMMENT	Text	30	

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Reclaim Water Domains:

Domain name	RWS_SYSVAL_VALVETYPE
BALL	BALL
BUTTERFLY	BUTTERFLY
GATE	GATE
INSERTA	INSERTA
PIV	PIV
PLUG	PLUG
UNKNOWN	UNKNOWN

Domain name	RWS_SYSVAL_FUNCTION
ARV	ARV
INLINE	INLINE
PUMPOUT	PUMPOUT
PUMPSTATION	PUMPSTATION
SERVICE	SERVICE
STUBOUT	STUBOUT
UNKNOWN	UNKNOWN
VAULT	VAULT

Domain name	RWS_SYSVAL_TYPE
ARV	ARV
AIR VACUUM	AIR VACUUM
BLOWOFF	BLOWOFF
PERMASEAL	PERMASEAL
STANDARD	STANDARD

Domain name	RWS_FITTING_BEND
HORIZONTAL	HORIZONTAL
VERTICAL	VERTICAL

Domain name	RWS_MAIN_OR_SERVICE_MATERIAL
AC	AC
CC	CC
CI	CI
CU	COPPER
DI	DI
PVC	PVC
UNKNOWN	UNKNOWN
AC	AC
CC	CC

Domain name	RWS_FITTING_TYPE
11B	11B
22B	22B
45B	45B
90B	90B
COUPLING	COUPLING
CROSS	CROSS
ENDCAP	ENDCAP
LINESTOP	LINESTOP
MECHANICAL JOINT	MECHANICAL JOINT
OTHER	OTHER
RECHARGE WELL	RECHARGE WELL
REDUCER	REDUCER
SADDLE	SADDLE
TAPPING SLEEVE	TAPPING SLEEVE
TEE	TEE
UNKNOWN	UNKNOWN
WYE	WYE

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Domain name	RWS_SPATIALSOURCE
ASBUILT	ASBUILT
FIELD	FIELD
GPS	GPS
ORTHOPHOTO	ORTHOPHOTO
UNKNOWN	UNKNOWN

Domain name	RWS_LIFECYCLESTATUS
ABANDONED	ABANDONED
ACTIVE	ACTIVE
INACTIVE	INACTIVE
REMOVED	REMOVED
UNKNOWN	UNKNOWN

Domain name	RWS_SYSVAL_DIAM
1.5	1.5
2	2
3	3
4	4
6	6
8	8
10	10
12	12
16	16
20	20
24	24
30	30
36	36
42	42
48	48
9999	UNKNOWN

Domain name	RWS_GROUNDTYPE
ASPHALT	ASPHALT
CONCRETE	CONCRETE
DIRT	DIRT
UNKNOWN	UNKNOWN

Domain name	RWS_SYSVAL_GROUNDTYPE
ASPHALT	ASPHALT
CONCRETE	CONCRETE
LANDSCAPE	LANDSCAPE
UNKNOWN	UNKNOWN

Domain name	RWS_FITTING_DIAMETER
0.63	0.63
0.75	0.75
1	1
1.25	1.25
1.5	1.5
2	2
2.5	2.5
3	3
4	4
6	6
8	8
10	10
12	12
15	15
16	16
18	18
20	20
24	24
30	30

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Domain name	RWS_COVER_MATERIAL
CAST IRON	CAST IRON
ALUMINUM	ALUMINUM
UNKNOWN	UNKNOWN

Domain name	RWS_COVER_TYPE
SEALED	SEALED
VENTED	VENTED
BOLTED	BOLTED
UNKNOWN	UNKNOWN

Domain name	RWS_METER_MANUFACTURER
BADGER METERS	BADGER METERS
NEPTUNE METERS	NEPTUNE METERS
PRECISION METERS	PRECISION METERS
BADGER-NEPTUNE	BADGER-NEPTUNE
SENSUS	SENSUS

Domain name	RWS_METERTYPE
BYPASS	BYPASS
COMBO	COMBO
CMPND	CMPND
DISC	DISC
MAG	MAG
FDTEC	FDTEC
MLTJET	MLTJET
TURBIN	TURBIN

Domain name	RWS_METER_DIAM
0.63	.63
0.75	.75
1	1
1.5	1.5
2	2
2.5	2.5
3	3
4	4
6	6
8	8
10	10

Domain name	RWS_FEATUREOWNER
COC	CHANDLER
COM	MESA
INTEL	INTEL
OCA	OCA
OMG	OMG
PRIVATE	PRIVATE
SRP	SRP
TOG	GILBERT
UNKNOWN	UNKNOWN

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DATA DICTIONARY: STORM

STORM_BUBBLER_BOX				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
GRATE_OPENINGS_NUM	GRATE_OPENINGS_NUM	Short		SWS_GRATE_OPENINGS
GRATE_LENGTH	GRATE_LENGTH	Double	8	SWS_GRATE_LENGTH
GRATE_WIDTH	GRATE_WIDTH	Double	8	SWS_GRATE_WIDTH
DRYWELL_ASSOC	DRYWELL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

STORM_CATCHBASIN				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
STRUCTURE_TYPE	STRUCTURE_TYPE	Short		SWS_STRUCTURE_TYPE
CATCHBASIN_TYPE	CATCHBASIN_TYPE	Text	25	SWS_CB_TYPE
CITY_EMBLEM	CITY_EMBLEM	Text	5	GIS_BOOLEAN_YES_NO
ACCESS_OPENING_TYPE	ACCESS_OPENING_TYPE	Text	25	SWS_CB_ACCESS_OPENING_TYPE
GRATE_LENGTH	GRATE_LENGTH	Double		SWS_GRATE_LENGTH
GRATE_WIDTH	GRATE_WIDTH	Double		SWS_GRATE_WIDTH
LID	LID	Text	5	GIS_BOOLEAN_YES_NO
LID_TYPE	LID_TYPE	Text	25	SWS_CB_LID_TYPE
DRYWELL_CONN	DRYWELL_CONN	Text	5	GIS_BOOLEAN_YES_NO
OUTLET_CONN	OUTLET_CONN	Text	5	GIS_BOOLEAN_YES_NO
BUBBLERBOX_CONN	BUBBLERBOX_CONN	Text	5	GIS_BOOLEAN_YES_NO
BUBBLERBOX_DRYWELL_ASSOC	BUBBLERBOX_DRYWELL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
LAKE_DRAIN	LAKE_DRAIN	Text	5	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

STORM_COLLECTION_VAULT				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	SWS_SPATIALSOURCE
INLET_NUM	INLET_NUM	Short		SWS_CV_NUMB_INLETS
INLET_DIAM	INLET_DIAM	Short		SWS_CV_PIPE_SIZE
INLET_PIPE_TYPE	INLET_PIPE_TYPE	Text	30	SWS_CV_PIPE_TYPE
NUISANCE_LINE_ASSOC	NUISANCE_LINE_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
DRYWELL_ASSOC	DRYWELL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
LID_GRATE	LID_GRATE	Text	5	SWS_LID_GRATE
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

STORM_DRAIN_MANHOLE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
STRUCTURE_TYPE	STRUCTURE_TYPE	Short	2	SWS_STRUCTURE_TYPE
CHANDLER_NAME	CHANDLER_NAME_ON_LID	Text	5	GIS_BOOLEAN_YES_NO
DIAMETER	DIAMETER	Short	2	SWS_SDMH_SIZE
VENT_HOLE	VENT_HOLE	Text	30	GIS_BOOLEAN_YES_NO
ACCESS_OPENING_TYPE	ACCESS_OPENING_TYPE	Text	25	SWS_SDMH_ACCESS_OPENING_TYPE
LID_TYPE	LID_TYPE	Text	30	SWS_SDMH_TYPE
LID_TEXT	LID_TEXT	Text	30	SWS_SDMH_LID_TEXT
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

STORM_DRYWELL				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
FIELD_LOC	FIELD_LOC	Text	100	SWS_DW_LOCATION
INSTALLER	INSTALLER	Text	30	SWS_DW_INSTALLER
CHAMBER_TYPE	CHAMBER_TYPE	Text	30	SWS_DW_CHAMBER_TYPE
LID_SIZE	LID_SIZE	Short		SWS_DW_LID_SIZE
LID_TYPE	LID_TYPE	Text	25	SWS_DW_LID_TYPE
NUISANCE_LINE_ASSOC	NUISANCE_LINE_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
CONCRETE_PAD	CONCRETE_PAD	Text	5	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

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STORM_INLET				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
CATCHBASIN_TYPE	CATCHBASIN_TYPE	Text	25	SWS_CB_TYPE
FIELD_LOC	FIELD_LOC	Text	100	SWS_FIELD_LOC
GRATE_ASSOC	GRATE_ASSOC	Text	25	GIS_BOOLEAN_YES_NO
GRATE_LENGTH	GRATE_LENGTH	Double		SWS_GRATE_LENGTH
GRATE_WIDTH	GRATE_WIDTH	Double		SWS_GRATE_WIDTH
INLET_PIPE_DIAM	INLET_PIPE_DIAM	Short		SWS_INLET_PIPE_DIAM
INLET_NUMBER	NUMBER_OF_INLETS	Short		SWS_INLET_NUMBER
TRASHRACK_ASSOC	TRASHRACK_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
TRASH_LENGTH	TRASH_LENGTH	Double		
TRASH_WIDTH	TRASH_WIDTH	Double		
NUISANCE_LINE_ASSOC	NUISANCE_LINE_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
BUBBLER_BOX_DRYWELL_ASSOC	BUBBLER_BOX_DRYWELL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
HEADWALLASSOC	HEADWALLASSOC	Text	5	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

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STORM_OUTLET				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
GRATE_ASSOC	GRATE_ASSOC	Text	25	GIS_BOOLEAN_YES_NO
GRATE_LENGTH	GRATE_LENGTH	Double		SWS_GRATE_LENGTH
GRATE_WIDTH	GRATE_WIDTH	Double		SWS_GRATE_WIDTH
INLET_PIPE_DIAM	INLET_PIPE_DIAM	Short		SWS_INLET_PIPE_DIAM
INLET_NUMBER	NUMBER_OF_INLETS	Short		SWS_INLET_NUMBER
TRASHRACK_ASSOC	TRASHRACK_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
TRASH_LENGTH	TRASH_LENGTH	Double		
TRASH_WIDTH	TRASH_WIDTH	Double		
NUISANCE_LINE_ASSOC	NUISANCE_LINE_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
BUBBLER_BOX_DRYWELL_ASSOC	BUBBLER_BOX_DRYWELL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
HEADWALLASSOC	HEADWALLASSOC	Text	5	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

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STORM_SCUPPER				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
CITY_EMBLEM	CITY_EMBLEM	Text	5	GIS_BOOLEAN_YES_NO
NUMBER_OPENINGS	NUMBER_OPENINGS	Short		
WIDTH	WIDTH	Double		
SPILLWAY_ASSOC	SPILLWAY_ASSOC	Text	25	GIS_BOOLEAN_YES_NO
HEADWALL_ASSOC	HEADWALL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
NUISANCE_LINE_ASSOC	NUISANCE_LINE_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
BUBBLERBOX_ASSOC	BUBBLERBOX_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
BUBBLER_BOX_DRYWELL_ASSOC	BUBBLER_BOX_DRYWELL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
LAKE_DRAIN	LAKE_DRAIN	Text	5	GIS_BOOLEAN_YES_NO
RIPRAP	RIPRAP	Text	25	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

Storm Domains:

Domain name	SWS_DW_LOCATION
AIRPORT	AIRPORT
CITYRETENTION	CITY RETENTION
PARK	PARK
PARKING_LOT	PARKING LOT
PRIVATERETENTION	PRIVATE RETENTION
STREET	STREET
WELL_SITE	WELL SITE

Domain name	SWS_GRATE_LENGTH
12	12
24	24
28	28
30	30
36	36
38	38
40	40
50	50
60	60
76	76

Domain name	SWS_CB_LID_TYPE
STEEL	STEEL
CONCRETE	CONCRETE

Domain name	SWS_DW_CHAMBER_TYPE
DOUBLE	DOUBLE
SINGLE	SINGLE
TRIPLE	TRIPLE

Domain name	SWS_LIFECYCLESTATUS
ACTIVE	ACTIVE
REMOVED	REMOVED
ABANDONED	ABANDONED
INACTIVE	INACTIVE
FUTURE	FUTURE

Domain name	SWS_GRATE_OPENINGS
1	1
2	2
3	3
4	4
5	5
6	6

Domain name	SWS_SPATIALSOURCE
APPROVED_PLANS	APPROVED_PLANS
ASBUILT	ASBUILT
DESIGN	DESIGN
FIELD	FIELD
GPS	GPS
ORTHOPHOTO	ORTHOPHOTO
UNKNOWN	UNKNOWN

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Domain name	SWS_SDMH_SIZE
22	22
24	24
26	26
28	28
30	30
32	32
38	38

Domain name	SWS_DW_LID_SIZE
22	22
24	24
25	25
26	26
32	32
38	38

Domain name	SWS_STRUCTURE_TYPE
1	CATCH BASIN
2	SCUPPER
3	DRYWELL
4	MANHOLE
5	OUTLET
6	INLET
7	BUBBLERBOX
8	SPILLWAY
9	SEPARATOR

Domain name	SWS_SDMH_LID_TEXT
CHANDLER_SANITATION_SEWER	CHANDLER SANITATION SEWER
CHANDLER_STORM/SEWER	CHANDLER STORM/SEWER
NONE	NONE
OTHER	OTHER
STORM SEWER	STORM SEWER

Domain name	SWS_DW_INSTALLER
McGUCKINDRILLING	McGUCKIN DRILLING
TORRENTRESOURCES	TORRENT RESOURCES
WACODRILLING	WACO DRILLING
OTHER	OTHER

Domain name	SWS_CB_ACCESS_OPENING_TYPE
NONE	NONE
RECTANGULAR	RECTANGULAR
ROUND	ROUND
SQUARE	SQUARE

Domain name	SWS_FEATUREOWNER
ADOT	ADOT
CITY_OF_CHANDLER	CITY_OF_CHANDLER
HOA	HOA
OTHER	OTHER

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Domain name	SWS_GRATE_WIDTH
6	6
12	12
16	16
18	18
24	24
28	28
30	30
36	36
38	38
44	44
72	72

Domain name	SWS_SDMH_ACCESS_OPENING_TYPE
NONE	NONE
RECTANGULAR	RECTANGULAR
ROUND	ROUND
SQUARE	SQUARE

Domain name	SWS_FIELD_LOC
PARK	PARK
WELLSI	WELL_SITE
PRKLOT	PARKING_LOT
STREET	STREET
AIRPOR	AIRPORT
CTYRTN	CITYRETENTION
PVRET	PRIVATERETENTION

Domain name	SWS_SDMH_TYPE
PRESSURIZED	PRESSURIZED
NON-PRESSURIZED	NON-PRESSURIZED

Domain name	SWS_DW_LID_TYPE
STEEL	STEEL
GRANITE	GRANITE
CONCRETE_SEALED	CONCRETE_SEALED
GRATE	GRATE

Domain name	SWS_INLET_PIPE_DIAM
12	12
13	13
14	14
15	15
16	16
18	18
24	24
26	26
30	30
36	36
42	42
46	46
60	60
72	72

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Domain name	SWS_INLET_NUMBER
1	1
2	2
3	3
4	4

Domain name	SWS_CB_TYPE
TYPE_A	TYPE_A
TYPE_B	TYPE_B
TYPE_C	TYPE_C
TYPE_D	TYPE_D
TYPE_E	TYPE_E
TYPE_F	TYPE_F
TYPE_G	TYPE_G
TYPE_H	TYPE_H
TYPE_Q	TYPE_Q
NONE	NONE

Domain name	SWS_LID_GRATE
LID	LID
GRATE	GRATE

Domain name	SWS_CV_PIPE_TYPE
CONCRETE	CONCRETE
OTHER	OTHER
METAL	METAL

Domain name	SWS_CV_PIPE_SIZE
12	12
14	14
16	16
18	18
20	20
24	24
30	30
36	36

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DATA DICTIONARY: MISCELLANEOUS POINTS

MISCELLANEOUS POINT				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
SIZE	SIZE	Double		
MATERIAL	MATERIAL	Text	30	
UTILITY_TYPE	UTILITY_TYPE	Text	30	PW_UTILITY_TYPE
NOTES	NOTES	Text	150	
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

Domains:

Domain name	PW_UTILITY_TYPE
WATER	WATER
WASTEWATER	WASTEWATER
RECLAIM	RECLAIM
STORM	STORM
OTHER	OTHER

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DATA DICTIONARY: STREETLIGHTS

STREETLIGHTS				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	POLE_OWNER	Text	10	ST_STLITINV_FEATUREOWNER
SPATIALSOURCE	SPATIALSOURCE	Text	25	GBA_STATIC_SPATIALSOURCE
POLENUMBER	POLENUMBER	Text	10	
POLE_HEIGHT	POLE_HEIGHT	Short		
POLE_TYPE	POLE_TYPE	Text	30	TE_STLITINV_POLE_TYPE
POLE_COAT	POLE_COAT	Text	30	TE_STLITINV_POLE_COAT
FOUNDATION	FOUNDATION	Text	30	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	255	

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Streetlights Domains:

Domain name	ST_STLITINV_FEATUREOWNER
COC	CITY OF CHANDLER
PRIVATE	PRIVATE
SRP	SRP
AP	APS

Domain name	GBA_STATIC_SPATIALSOURCE
GPS	GPS
ORTHOPHOTO	ORTHOPHOTO
APPROVED_PLANS	APPROVED_PLANS
GEOCODED	GEOCODED
UNKNOWN	UNKNOWN

Domain name	TE_STLITINV_POLE_TYPE
SL 1	SL 1
SL 6	SL 6
SL 8	SL 8
SL 10	SL 10
SL 16	SL 16
SL 17	SL 17
CURVED	CURVED
CUSTOM	CUSTOM
STERNBERG	STERNBERG
SIGNAL POLE	SIGNAL POLE
POWER POLE	POWER POLE

Domain name	TE_STLITINV_POLE_COAT
GALVANIZED	GALVANIZED
PAINTED	PAINTED
POWDER COATED	POWDER COATED

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CITY OF CHANDLER, ARIZONA
PUBLIC WORKS & UTILITIES DEPARTMENT
CAPITAL PROJECTS DIVISION

CONSTRUCTION AGREEMENT

Arrowhead Meadows Water Main Replacement
CITY PROJECT NO.: WA2203.402

MAYOR
Kevin Hartke

VICE MAYOR
Angel Encinas

COUNCIL
OD Harris Matt Orlando
Christine Ellis Jane Poston Jennifer Hawkins

Daniel Haskins
_____
Daniel Haskins, P.E.
CIP City Engineer

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CITY OF CHANDLER, ARIZONA

ARROWHEAD MEADOWS WATER MAIN REPLACEMENT
CITY PROJECT NO.: WA2203.402

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CONSTRUCTION SERVICES AGREEMENT

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

PROJECT NO.: WA2203.402

This Agreement ("Agreement") is made and entered into on the _____ day of _____, 2026**,** by and between City of Chandler, an Arizona municipal corporation, hereinafter called "City" and Lincoln Constructors Inc. the "Contractor" designated below (City and Contractor may individually be referred to as "Party" and collectively referred to as "Parties").

City and Contractor agree as follows:

ARTICLE 1 - PARTICIPANTS AND PROJECT

CITY: CIP City Engineer: Daniel Haskins, P.E.
Public Works & Utilities Department
P.O. Box 4008, Mail Stop 407 Chandler, AZ 85244-4008
Phone: 480-782-3335 Email: Daniel.haskins@chandleraz.gov

CITY: Construction Project Manager: Adam Kleiser
Public Works & Utilities Department
P.O. Box 4008, Mail Stop 407 Chandler, AZ 85244-4008
Phone: 480-782-3325 Email: Adam.Kleiser@chandleraz.gov

Contractor:

Legal Company Name:	**Lincoln Constructors Inc.**
Mailing Address:	**1802 North 27th Avenue Phoenix, AZ 85009**
Physical Address:	**1802 North 27th Avenue Phoenix, AZ 85009**
Arizona Roc No.:	**310165**
Federal Tax Id No.:	**81-4143667**
State Where Organized:	**Arizona**
Business Organization:	**Corporation**
Statutory Agent Name:	**Robert K. Sanders**
Statutory Agent Mailing Address:	**1802 North 27th Avenue Phoenix, AZ 85009**
Statutory Agent Physical Address:	**1802 North 27th Avenue Phoenix, AZ 85009**

Contractor's Authorized Project Representative:

Name:	**Robert K. Sanders**
Title:	**President**
Phone:	**602-316-3800**
Email:	**bobs@lci-az.com**

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

PROJECT DESCRIPTION:

Replacement of approximately 7,550 linear feet of existing water mains with new piping and appurtenances ranging in size from 4-inch to 8-inches.

PROJECT LOCATION:

Arrowhead Meadows near Chandler Boulevard and Alma School Road

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ARTICLE 2 - AGREEMENT DOCUMENTS

2.1 AGREEMENT DOCUMENTS

The Agreement between City and Contractor will consist of the following Agreement Documents:

1. This Construction Services Agreement and all of its Exhibits, including Project Plans and Technical Specifications.
2. General Conditions and General Conditions Appendices, incorporated by reference.
3. Project Specific Special Provisions as set forth in Exhibit A, incorporated by reference.
4. Project Bid Proposal.

2.2 In the event of any inconsistency, conflict, or ambiguity between or among the Agreement Documents, the Agreement Documents will take precedence as described in Section 14.1.4 of the General Conditions.

2.3 DEFINITIONS

The definitions in Section 2 of the General Conditions apply to all the Agreement Documents, including this Agreement.

ARTICLE 3 - CONSTRUCTION SERVICES

3.1 GENERAL

3.1.1 Scope of Work. All terms and conditions are set forth in the Agreement. Any terms and conditions and exceptions noted in the Contractor's proposal or other documents do not apply unless agreed to in this Agreement or an approved addendum.

3.1.2 Contractor agrees this is a Unit Price Agreement. Contractor agrees at its own cost and expense, to do all Work necessary required to fully, timely and properly complete the construction of the Project in strict accordance with the Agreement Documents in a good and workmanlike manner, free and clear of all claims, liens, and charges whatsoever, in the manner and under the conditions specified, within the Agreement time.

3.1.3 Contractor must provide all of the labor and materials, and perform the Work in accordance with Section 4 of the General Conditions. Some, but not all, of the major components of the Construction Services and the corresponding subsections of Section 4 of the General Conditions are set forth below.

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3.1.4 At all times relevant to this Agreement and performance of the Work, the Contactor must fully comply with all Laws, Regulations, or Legal Requirements applicable to City, the Project and the Agreement, including, without limitation, those set forth on attached Exhibit A.

3.1.5 Contractor must perform the Work under this Agreement using only those firms, team members and individuals designated by Contractor consistent with Contractor's accepted Bid, or otherwise, approved by City pursuant to the General Conditions. No other entities or individuals may be used without the prior written approval of the Project Manager.

3.1.6 Contractor must comply with all terms and conditions of the General Conditions.

3.1.7 In the event of a conflict between this Agreement and the General Conditions or an exhibit hereto or appendix thereto, the terms of this Agreement will control.

3.1.8 Ownership of Work Product. Notwithstanding anything to the contrary in this Agreement, all Work Product prepared or otherwise created in connection with the performance of this Agreement, including the Work, are to be and remain the property of City. For purposes of this provision, "Work Product" will include all designs, drawings, plans, specifications, ideas, renderings and other information or matter, in whatever form created (e.g., electronic or printed) and in all media now known or hereinafter created. All Work Product will be considered Work Made for Hire as defined in the United States Copyright Act 17 U.S.C. § 101 (Copyright Act). If for any reason, any such Work is found not to be a Work Made for Hire, Contractor hereby transfers and assigns ownership of the copyright in such Work to City. The rights in this Section are exclusive to City in perpetuity.

3.2 CONTRACTOR'S PRE-AGREEMENT AND PRE-WORK DELIVERABLES

3.2.1 The Contractor must provide the Deliverables in accordance with Section 4.2 of the General Conditions.

3.3 PRE-CONSTRUCTION CONFERENCE

Contractor must attend the Pre-Construction Conference in accordance with Section 4.3 of the General Conditions.

3.4 PERFORMANCE OF THE WORK (INCLUDING FIELD MEASUREMENTS, SUBCONTRACTORS, AND SUPPLIERS)

Contractor must perform the Work in accordance with Section 4.4 of the General Conditions.

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3.5 **CONTROL OF THE PROJECT SITE**

Contractor must control and maintain the Project Site in accordance with Section 4.5 of the General Conditions.

3.6 **PROJECT SAFETY**

Contractor must implement and enforce Project safety in accordance with Section 4.6 of the General Conditions.

3.7 **MATERIALS QUALITY, SUBSTITUTIONS AND SHOP DRAWINGS**

Contractor must provide materials testing and submit substitute materials and Shop Drawings in accordance with Section 4.7 of the General Conditions.

3.8 **PROJECT RECORD DOCUMENTS**

Contractor must maintain and make available the Project Record Documents in accordance with Section 4.8 of the General Conditions.

3.9 **WARRANTY AND CORRECTION OF DEFECTIVE WORK**

Contractor must provide warranties and correct defective Work in accordance with Section 4.9 of the General Conditions.

ARTICLE 4 - CITY RESPONSIBILITIES

4.1 City will have the responsibilities, and provide the information specified in, and subject to the conditions set forth in, Section 5 of the General Conditions.

ARTICLE 5 - AGREEMENT TIME

5.1 **GENERAL**

5.1.1 The total Agreement Duration is 210 Calendar Days (including Substantial Completion by 180 Calendars Days and Final Acceptance by 210 Calendar Days).

5.1.2 The Agreement Time will start with the Notice to Proceed (NTP) and end with Final Acceptance, as set forth in Article 5.4 below.

5.1.3 The Agreement Time will be as set forth in the Project Schedule. Contractor agrees that it will commence performance of the Work and complete the Project through Final Acceptance within the Agreement Time.

5.1.4 Time is of the essence of this Agreement for the Project, and for each phase and designated Milestone thereof.

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5.1.5 Failure on the part of Contractor to adhere to the approved Project Schedule will be deemed a material breach and sufficient grounds for termination of this Agreement by City.

5.2 PROJECT SCHEDULE

5.2.1 The Project Schedule will be updated and maintained throughout Contractor's performance under this Agreement in accordance with Section 6.2 of the General Conditions.

5.3 SUBSTANTIAL COMPLETION

Substantial Completion must be achieved no later than the Substantial Completion Date set forth in the Project Schedule. Substantial Completion will be determined in accordance with Section 6.3 of the General Conditions.

5.4 FINAL ACCEPTANCE

5.4.1 Final Acceptance will be obtained within the time period set forth in the Project Schedule.

5.4.2 Final Acceptance will be issued pursuant to Section 6.5 of the General Conditions.

5.5 LIQUIDATED DAMAGES

5.5.1 Substantial Completion Liquidated Damages. Contractor acknowledges and agrees that if Contractor fails to obtain Substantial Completion of the Work within the Agreement Time, City will sustain extensive damages and serious loss as a result of such failure. The exact amount of such damages will be extremely difficult to ascertain. Therefore, City and Contractor agree that if Contractor fails to achieve Substantial Completion of the Work within the Agreement Time, City will be entitled to retain or recover from Contractor, as liquidated damages and not as a penalty, the sum per calendar day as indicated in MAG § 108.9.

5.5.2 Final Acceptance Liquidated Damages. For the same reasons set forth in Article 5.5.1 above, City and Contractor further agree that if Contractor fails to achieve Final Acceptance of the Work within the Agreement Time, City will be entitled to retain or recover from Contractor, as liquidated damages and not as a penalty, the sum per calendar day as indicated in MAG § 108.9 commencing from the actual date of Substantial Completion or Final Acceptance as required under the Agreement.

5.5.3 MAG Liquidated Damages. Liquidated damages provisions in MAG § 108.9 will apply.

5.5.4 City may deduct liquidated damages described in this Article 5.5 from any unpaid amounts then or thereafter due Contractor under this Agreement. Any liquidated

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damages not so deducted from any unpaid amounts due Contractor will be payable to City at the demand of City, together with interest from the date of the demand at the highest lawful rate of interest payable by Contractor.

5.6 MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES ONLY

5.6.1 Contractor and City waive claims against each other for consequential damages arising out of or relating to this Agreement. This mutual waiver includes.

1. Damages incurred by City for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and

2. Damages incurred by Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

5.6.2 This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement. Nothing contained in this Article 5.6 will be deemed to preclude an award of liquidated damages, when applicable, in accordance with Article 5.5 above.

5.6.3 Nothing herein will be deemed to constitute a waiver of any other remedy available to City in the event of Contractor's default under this Agreement prior to full performance of the Work including, as applicable, specific performance or completion of the Work on behalf of Contractor, the cost and expense of which will be offset against any monies then or thereafter due to Contractor (if any) and otherwise immediately reimbursed to City by Contractor.

AGREEMENT PRICE

5.7 AGREEMENT PRICE

5.7.1 In exchange for Contractor's full, timely, and acceptable performances and construction of the Work under this Agreement, and subject to all of the terms of this Agreement, City will pay Contractor the "Agreement Price," which is $4,198,165.50.

5.7.2 The Agreement Price is all-inclusive and specifically includes all fees, cost, insurance and bond premiums, and taxes of any type necessary to fully, properly and timely perform and construct Work.

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5.8 **CHANGES TO AGREEMENT PRICE**
Shall be determined under Section 9 of the General Conditions.

ARTICLE 6 - PAYMENT

Payments will be made to Contractor in accordance with Section 8 of the General Conditions.

ARTICLE 7 - CHANGES TO THE AGREEMENT

Changes to the Agreement may be made in strict accordance with Section 9 of the General Conditions.

ARTICLE 8 - SUSPENSION AND TERMINATION

This Agreement may be suspended or terminated in accordance with Section 10 of the General Conditions.

ARTICLE 9 - INSURANCE AND BONDS

9.1 Contractor must provide insurance in accordance with Sections 11.1 through 11.3 of the General Conditions. Contractor must provide proof of such insurance and all required endorsements in forms acceptable to City prior to commencing any Work under this Agreement.

9.2 Contractor must provide performance and payment bonds to City in Accordance with Section 11.4 of the General Conditions and A.R.S. § 34-222.

9.3 Failure to provide proof of insurance and the required endorsements, or the required bonds, in forms acceptable to City, will be a material breach and grounds for termination for cause of this Agreement.

ARTICLE 10 - INDEMNIFICATION

Contractor must have and assume the indemnity obligations set forth in Section 12 of the General Conditions.

ARTICLE 11 - DISPUTE RESOLUTION

Any claims or disputes relating to this Agreement will be resolved according to the dispute resolution process set forth in Section 13 of, and Appendix 6 to, the General Conditions.

ARTICLE 12 - FORCED LABOR OF ETHNIC UYGHURS PROHIBITED By entering into this Agreement, Contractor certifies and agrees Contractor does not currently use and will not use for the term of this Agreement: (i) the forced labor of ethnic Uyghurs in the People's Republic of China; or (ii) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; or (iii) any contractors, subcontractors or suppliers

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that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

SIGNATURE PAGE TO FOLLOW

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement through their duly authorized representatives and bind their respective entitles as of the effective date.

"CITY"
CITY OF CHANDLER

Mayor

RECOMMENDED BY:

Daniel Haskins March 10, 2026

Daniel Haskins, P.E.
CIP City Engineer

APPROVED AS TO FORM:

City Attorney JMB

ATTEST:

City Clerk Seal

"CONTRACTOR"
LINCOLN CONSTRUCTORS INC.

Robert K. Sanders March 10, 2026

Signature Date

Robert K. Sanders

Print Name

CEO

Title

bobs@lci-az.com

Signer Email Address

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EXHIBIT A

PROJECT SPECIFIC
SPECIAL PROVISIONS

4.2.7 Aerial Construction Photography

General Conditions Section 4 Subsections 4.2.7.1 & 4.2.7.2 are not applicable to this project.

4.2.8 Government Approvals and Permits

General Conditions Section 4 Subsection 4.2.8.1, City permit fees will be paid internally by the City and all other fees will be the responsibility of the Contractor.

Subletting of Agreement

Contractor must perform, with his own organization, work amounting to not less than 50 percent of the total Agreement cost.

Failure to submit Subcontractor's List Form, demonstrating self-performance not less than 50 percent of the total Agreement cost, will cause the bid to be deemed non-responsive.

Bidders should contact the Arizona Registrar of Contractors for information on license requirements.

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EXHIBIT B

GENERAL CONDITIONS

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CHANDLER arizona
Community of Innovation

GENERAL CONDITIONS

Approved date: July 20, 2022

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SECTION 1 - SCOPE OF THESE GENERAL CONDITIONS

These General Conditions encompass provisions that apply, and are incorporated into all construction Agreements entered into by the City of Chandler, unless otherwise specifically excluded in the executed Agreement.

SECTION 2 - GENERAL DEFINITIONS

Allowance: A specific amount for a specific item of Work, if any, that City agrees has not been sufficiently designed, detailed, or selected (including design changes from 90% to 100% as authorized by and at the discretion of the City) at the time the Agreement Price is agreed to for Contractor to provide a definitive price.

Alternate Systems Evaluations or Alternative Analysis: Alternatives for design, means and methods or other scope considerations that are evaluated using value analysis principles and have the potential to reduce construction costs while still delivering a quality and functional Project that meets City requirements.

Change Order: A written instrument issued after execution of the Agreement Documents signed by City and Contractor, stating their agreement upon all of the following: the addition, deletion or revision in the scope of services or deliverables; the amount of the adjustment to the Agreement Price, the extent of the adjustment to the Agreement Time, or modifications of other agreement terms. The Agreement Price and the Agreement Time may be changed only by Change Order.

Consultant: Person or firm that provides professional services.

City (Owner or OWNER): City of Chandler, a municipal corporation, with whom Contractor has entered into the Agreement and for whom the Work or Services are to be provided pursuant to the Agreement(s).

Contingent Bid Items: This is a minor bid item which is likely, but not certain, to occur during the course of work. If the Engineer determines that this work is required, the Contractor will accomplish the work and payment will be made based on the contingent unit bid price included in the proposal. Since the quantity listed in the proposal is primarily for bid comparison, the amount of work required by the Engineer may vary materially from this.

Agreement: The written agreement executed between City and Contractor, including all of the Agreement Documents.

Agreement Documents: The documents which together form the Agreement between City and Contractor, as identified in Article 2 of the Agreement, or are otherwise incorporated into the Agreement, including the Agreement, the exhibits thereto, these General Conditions, any Notice to Proceed, and any Job Order (if applicable), the Plans and Specifications, Project Schedule, written and properly executed Change Orders, MAG Specifications and City's amendments thereto, and any other documents so designated in the Agreement.

Agreement Price: The agreed-upon price to be paid to Contractor for full, timely, and acceptable completion of the Work or Services under the terms of the Agreement.

Agreement Time(s): The number of calendar days or the dates related to the applicable phase, Substantial Completion, or Final Acceptance as stated in Agreement Documents. Agreement Time starts

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with the Notice to Proceed (NTP) and ends with Final Acceptance. The Agreement Time is set forth in the Agreement and is based upon the Project Schedule agreed to by City in writing.

Contractor: The person or business association with whom City has entered into an agreement for construction related Work or Services in relation to the Project at issue.

Contractor Payment Request: The form that is accepted by City and used by Contractor in requesting progress payments or final payment and which must include such supporting documentation as is required by the Agreement Documents or City.

Construction Budget: The City's budget for construction of the Project.

Construction Documents: The Plans, Specifications, and Drawings prepared and issued by the Design Professional and approved by City for construction, meaning the documents are sealed by the Design Professional (as required), acceptable for permitting and incorporated into the Agreement by this reference. All amendments and modifications to the Construction Documents must be approved in writing by City prior to incorporation into the Agreement.

Cost of the Work: The term Cost of the Work will mean costs necessarily incurred by Contractor in the proper performance of the Work. Such costs will be at rates not higher than the standard paid at the place of the Project except with prior consent of City.

Critical Path Method (CPM): A scheduling technique which identifies the logical sequence of the activities occurring in a Construction Project, the anticipated time required to complete each activity in the Project, and the activities that must be completed on schedule to finish the Project within the anticipated time. Typically, activities are arranged in a network that shows both activities and their dependencies. CPM is also used as a management technique which enables contracting parties to predict when activities may occur so that resources can be effectively used and limitations can be identified.

Critical Path: Critical Path is the sequence of project network activities which add up to the longest overall duration. Once established in the Project Schedule, the Critical Path for the Project must not be changed without prior written approval of City.

Day: Calendar day(s) unless otherwise specifically stated in the Agreement Documents.

Design Professional: The qualified, licensed person, firm or corporation who furnishes design and construction administration services required under the Agreement Documents. These services may include, but are not limited to: development of Construction Drawings and Documents, review of Contractor Submittal(s), review of and response to Requests for Information, approval and certification of progress payment applications, construction administration, and construction agreement close out.

Differing Site Conditions: Concealed or latent physical conditions or subsurface conditions at the Site that, (i) materially differ from the conditions indicated in the Agreement Documents, or (ii) are of an unusual nature, differing materially from the conditions ordinarily encountered and generally recognized as inherent in the Work at the general area of the Site. Caliche, rock, hard-digging or sandy/silty soil encountered on a project is not considered a "Differing Site Condition."

Drawings (Plans): Documents, which visually represent the scope, extent and character of the Work to be furnished and performed by Contractor during the construction phase and which have been prepared

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or approved by the Design Professional and City. These documents include Drawings that have reached a sufficient state of completion and released by Design Professional solely for the purposes of review and use in performing constructability or bid-ability reviews by Contractor and in preparing cost estimates (e.g. Master Planning and Programming, Schematic Design, Design Development, and Construction Drawings), but *"not for construction*." Shop Drawings are not Drawings as so defined.

Final Acceptance: The City's acceptance of the facility or project from the Contractor after all Work is completed, tested, and inspected in accordance with the Agreement requirements. Final Acceptance results in a Letter of Acceptance (LOA).

Fixed Price: A fixed price or amount for an Agreement Price, Scope of Work, materials, or other item under an Agreement, Change Order, or other agreement, which City agrees, in writing, to pay instead of the actual cost.

Float: The number of Days by which an activity can be delayed without lengthening the Critical Path and extending the Agreement Time. Unless otherwise expressly agreed in writing, all Float belongs to City.

Laws, Regulations, or Legal Requirements: Any and all applicable laws, rules, regulations, ordinances, codes and orders applicable to the Project of any and all governmental bodies, agencies, authorities and courts having jurisdiction and any applicable provisions of the Development Agreement for the Project (if any), including, without limitation, those provisions relating to the design and construction of the Project.

Line Item: The individual elements of Work identified on a bid or other schedule and associated with a price or a unit price and quantity particular to that individual element of the Work. Also refers to individual items of work within the Schedule of Values.

Liquidated Damages: Designated damages for the City to collect as compensation upon a specific breach (example: late delivery).

Long-Lead Item: Long-lead item refers to the equipment, product, or system that is identified at the earliest stage of a project to have a delivery time long enough to affect directly the Critical Path/the overall lead time of the project.

MAG: The Maricopa Association of Governments.

MAG Specifications: The most current version of the Uniform Standard Specifications for Public Works Construction published by MAG.

MAG Standard Details: The most current version of the Uniform Standard Details as published by MAG.

Minor change: A change in the Work having no impact on cost or time or the City-approved design intent, as determined by City.

Notice to Proceed (NTP): A written notice given by City to Contractor fixing the date on which Contractor will start to perform Contractor's obligations under the Agreement.

Project: The Project specified in the Agreement (including a Job Order).

Project Manager: The Project Manager designated in Article 1 of the Agreement, or any successor thereto

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designated by City. The Project Manager has the authority to act on behalf of City, as delineated and limited by the Agreement Documents and applicable law. And City will communicate with Contractor through the Project Manager. However, the Project Manager has no authority to bind City or City Council in contravention of any City code, State or Federal statute or regulation, or these General Conditions.

Project Schedule: The schedule for the completion of the Project agreed to and required by City.

Project Specific Conditions: Additional conditions which apply to the specific Project and Scope of Work which are set forth in Exhibit D of the Agreement.

Project Team: The Project Team consisting of the Design Professional, Contractor, Project Manager, and such others as City may designate.

Punch List: The list initially prepared by Contractor pursuant to the Agreement Documents, reviewed and supplemented by the Project Manager (and at the sole option of the Project Manager, the Design Professional) and approved by City containing items of incomplete work not impacting Substantial Completion, if allowed for under the Agreement, and to be completed or corrected by Contractor after Substantial Completion and before Final Acceptance in accordance with the Agreement Documents.

Quality Assurance (QA) Testing: Testing performed to verify the accuracy and applicability of the QC testing results and to ascertain that the materials installed meet the specified levels of quality in accordance with the Agreement Documents.

Quality Control (QC) Testing: Testing performed to assure that the materials installed comply with the requirements in the Agreement Documents.

Requests for Information (RFIs): Formal written request from Contractor to City or Design Professional for the Project seeking clarification or additional information needed for Contractor to properly complete the Work or Services under the Agreement. City may require RFI's to be submitted on a specific form or in a specified format.

Schedule of Values (SOV): The specified document prepared by Contractor, and approved and accepted by City, which divides the Agreement Price into pay items, such that the sum of all pay items equals the Agreement Price for the construction phase Work, or for any portion of the Work having a separate specified Agreement Price.

Scope of Work: The scope of work agreed to or required by City and incorporated into the Agreement as Exhibit A.

Shop Drawings: All drawings, diagrams, schedules and other data specifically prepared for the Work by Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.

Site: The land or premises on which the Project is located.

Specifications: The part(s) of the Agreement 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 administrative details applicable thereto. Where specified, the Project must be constructed using the current Uniform Standard Specifications and Details for Public Works

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Construction as furnished by the Maricopa Association of Governments, as amended by City.

Subconsultant: A person, firm or corporation having an Agreement with Consultant/Contractor to furnish services required as its independent professional associate or consultant with respect to the Project.

Subcontractor: An individual or firm having a direct Agreement with Contractor or any other individual or firm having an Agreement with the aforesaid contractors at any tier, who undertakes to perform a part of pre-construction services or construction phase Work at the Site for which Contractor is responsible. Subcontractors must be selected through the Subcontractor selection process described in the Agreement Documents, if any.

Substantial Completion: The date when the City determines that the Work (or separable units of Phases as provided in the Agreement Documents) is essentially and satisfactorily complete in accordance with the Agreement Documents such that the Project is ready for use by the City for its intended purpose, opening to the general public, full occupancy or use by City (including, without limitation, all separate units, or rooms, facilities, access, income-generating areas, and all areas serving the general public, as applicable, must be ready for full operation without material inconvenience or discomfort), including, to the extent applicable to the Work, the following: all materials, equipment, systems, controls, features, facilities, accessories, and similar elements are installed in the proper manner and in operating condition, inspected, and approved; surfaces have been painted; masonry and concrete cleaned with any sealer or other finish applied; utilities and systems connected and functioning; site work complete; permanent heating, ventilation, air conditioning, vertical transportation, and other systems properly operating with proper controls; lighting and electrical systems installed, operable and controlled; paving completed, signage installed, and other work as applicable, has been performed to a similar state of essential and satisfactory completion.

Supplier: A manufacturer, fabricator, distributor, or vendor having a direct Agreement with Contractor or with any Subcontractor to furnish materials or equipment to be incorporated in the construction phase Work by Contractor or any Subcontractor.

Total Float: Number of Days by which pre-construction services or construction phase Work or any part of the same may be delayed without necessarily extending a pertinent Agreement Time or schedule milestone in the Project Schedule.

Work: The entire completion of construction or the various separately identifiable parts thereof, 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 Agreement Documents for the construction phase.

Writing: Typing, printing, photography and other modes of representing or reproducing words in a visible form, including email, and expressions.

SECTION 3 - STANDARD SPECIFICATIONS AND DETAILS

3.1 City operates under the latest revision of the MAG Specifications and MAG Standard Details as amended by City. City's current amendment to the MAG Specifications, part of the City's Unified Development Manual, may be found and downloaded from City's website at http://www.chandleraz.gov.

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3.2 Copies of the MAG Specifications and MAG Standard Details are available at the Maricopa Association of Governments office, 302 N. 1st Avenue, Suite 300, Phoenix, Arizona. They may also be downloaded from their website at: http://www.azmag.gov/Newsroom/Publications

3.3 The MAG Specifications and Standard Details and City's amendments thereto are incorporated into the Agreement by this reference.

SECTION 4 - CONTRACTOR'S RESPONSIBILITIES FOR CONSTRUCTION SERVICES

4.1 **GENERAL**

4.1.1 Contractor must construct the Work in accordance with the Agreement Documents and as outlined in Exhibit A of the Agreement to the satisfaction of City, exercising the degree of professional care, skill, diligence, quality and judgment that a professional construction manager engaged, experienced and specializing in the construction management of construction and facilities of similar scope, function, size, quality, complexity and detail in urban areas throughout the United States comparable to Chandler, Arizona would exercise at such time, under similar conditions. Contractor must, at all times, perform the Work in conformance with sound and generally accepted engineering principles and construction management and construction contracting practices.

4.1.2 If Contractor observes errors, discrepancies or omissions in the Agreement Documents, Contractor must promptly notify the Design Professional and City and request clarification. If Contractor, with the exercise of reasonable care, should have recognized such error, inconsistency, omission, or difference and fails to report it to City, and if Contractor proceeds with the Work affected by such observed errors, discrepancies or omissions, without receiving such clarifications, Contractor does so at its own risk and will be liable to City for damages resulting from proceeding without clarification.

4.1.3 Project Team and agents of each of them, testing agencies and governmental agencies with jurisdictional interests will be provided access to the Work at reasonable times for their observation, inspection, and testing. Contractor must provide proper and safe conditions for such access.

4.1.4 Contractor must comply with, and require all Subcontractors to comply with, the Arizona Contractors' license laws, including all requirements with respect to being duly registered and licensed.

4.1.5 Contractor must ensure that all employees performing any Work for which Contractor is responsible have a legal right to live and work in the United States. In addition, all compensation of any such employee must meet all applicable requirements of the Fair Labor Standards Act (FLSA) and Federal Minimum Wage laws.

4.1.6 Contractor must comply with the Immigration Reform and Control Act of 1986 (IRCA). Contractor understands and acknowledges the applicability of the IRCA activities. Contractor agrees to comply with the IRCA while performing their work and to permit City inspection of Contractor personnel records to verify such compliance.

4.1.7 Pursuant to MAG Specifications §§ 107.4, Contractor must report immediately any discovery of archeological ruins or artifacts. Excavation must stop immediately so that City can decide on the pertinent steps to follow such discovery.

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4.1.8 All property owners that may be affected by the proposed construction activities must be notified of the scope, duration of the construction activities and possible interference with their day-to-day activities by Contractor prior to start of construction. In addition, individual residential or commercial interferences, such as driveway restrictions, water outages, and all other Work adjacent to residence/business, require 48-hour notification in advance of specific adjoining Work. Notification may be through door hangers or other procedures approved by the City.

4.1.9 Access must be maintained to adjacent properties at all times during construction. Where property has more than one point of access, no more than one access will be restricted or closed at any one time. Access to adjacent private driveways will be maintained during all non-working hours.

4.1.10 Contractor must furnish and erect construction signs in accordance with Project Specifications. The signs must be professionally prepared and subject to approval by City, must be maintained by Contractor for the duration of the project, and must be removed by Contractor during the final project clean up.

4.1.11 The number of signs required, the size, shape, installation requirements and information to be included for construction signs is established on the detail sheet, provided, however, signs must be a minimum of 4 foot by 8 foot and must be installed so that the bottom of the sign is at least 4 foot above grade. No direct payment will be made for furnishing and erecting construction signs. The cost thereof must be included in other items for which direct payment is made. Sign locations will be determined by City.

4.1.12 All required construction signs must be installed by Contractor within 7 Days of Notice to Proceed.

4.1.13 The Work to be accomplished under these Agreement Documents has been designed for City by a Design Professional retained by City for this purpose. It is understood that normal construction Administration for the purpose of interpretation of the Agreement Documents is provided by City. Should any services of the Design Professional be required to assist in the corrections of errors or omissions by Contractor, or services of the Design Professional be required because of changes in structure or equipment where Contractor has requested approval of substitute methods or material, or any other items detailed herein below, those services will be provided by the Design Professional at the standard hourly rates previously negotiated with City and must be paid for by the Contractor.

4.1.14 Contractor must reimburse City for costs incurred by the Design Professional for additional services to the Project through no fault of City or the Design Professional including, but not limited to, the following conditions:

a. Additional Site visits, investigations, inspections, design work or reports by the Design Professional which are required due to damages to existing facilities or completed Work caused by the Contractor in his performance, Contractor's negligence, or Contractor's Work which is rejected as defective or as failing to conform to the Agreement Documents;

b. Design Professional construction phase services rendered on the project during the time the project remains incomplete after the Agreement date of final completion will be charged to Contractor at a rate previously negotiated City; and

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c. All retesting required due to the failure of Contractor's Work to meet the requirements of the Agreement Documents will be at Contractor's expense. All standby and travel time by the City's testing lab, the Design Professional or City due to Contractor's inability to be prepared for testing at the agreed upon time will be at the Contractor's expense.

4.1.15 City may withhold from any payment otherwise due to Contractor any amounts necessary to pay the Design Professional for such additional services as provided herein above.

4.1.16 Contractor will not be required to bear additional costs incurred by City due to errors by the Design Professional.

4.2 **CONTRACTOR'S PRE-AGREEMENT AND PRE-WORK DELIVERABLES**

4.2.1 Prior to award of the Agreement, Contractor must execute Agreement and deliver to City. Failure to do so may delay Agreement award. Contractor must also provide to City its Contractor's License classification and number and its Federal Tax I.D. number.

4.2.2 Before beginning any Work under the Agreement, Agreement must be fully executed by City.

4.2.3 After Agreement award, City will issue to Contractor an award letter. At that time Contractor must deliver to City such bonds and certificates of insurance with endorsements in such amounts (and other evidence of insurance requested by City) required under Section 11 of these General Conditions, and as the Agreement requires.

4.2.4 As evidence of Workmen's Compensation Insurance, Contractor must, upon request, provide a letter of certification from the Industrial Commission of Arizona that Contractor is insured by the State Compensation Fund or is an authorized self-insurer or a certificate of insurance issued by an insurance company authorized by the Insurance Department of Arizona to write Workmen's Compensation and Occupational Disease Insurance in the State of Arizona.

4.2.5 Within 10 Days of the date of the executed Agreement letter issued by City, Contractor must submit to City for review and acceptance the following items:

4.2.5.1 Comprehensive construction Project Schedule including a Critical Path Method (CPM) diagram schedule as described in Section 6.2. Project Schedule must be in Microsoft Project standard file format. Within 10 Days of receipt of City's comments, Contractor must make all required corrections, adjustments, and additions to complete the Project Schedule and resubmit to City for review.

4.2.5.2 Preliminary schedule of submittals and Shop Drawings. Within 10 Days of receipt of City's comments, Contractor must submit the corrected and completed schedule of Shop Drawings submissions for approval. Contractor's schedule of Shop Drawings and sample submittals will be acceptable to City if it provides a workable arrangement for reviewing and processing the required submittals.

4.2.5.3 Schedule of Values in a form specified by City reflecting the subcontracts and other categories that will be used to submit Pay Applications for the Work. The total amount of the Schedule of Values must not be greater than the Agreement Price. The Schedule of Values will be reviewed at the Pre-Construction Conference and revised by Contractor within 10 Days after Pre-Construction Conference in response to comments and questions from

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City. Once accepted by City in writing, the Schedule of Values for the Project must not be changed without the prior written approval of City.

4.2.6 Video Recording Requirement. Prior to performing any Work, Contractor must document the existing conditions of the Site, all other areas where Work will occur and all adjacent areas that may be impacted by the Work via digital video format. Contractor must video record and index all areas, features, buildings and other public and private improvements that could potentially be impacted by the Work. Video recording must be coordinated with City. When video recording private property, Contractor must also coordinate the video recording with the private property owner, if possible. Contractor must provide City with a copy of said digital video format prior to performing any Work.

4.2.7 Aerial Drone Construction Photography.

4.2.7.1 If Agreement duration is greater than 90 calendar days, Contractor must engage a professional unmanned aerial vehicle (UAV) aerial pilot to photograph the Site prior to construction mobilization, at three-month intervals during construction, and following final inspection. Drone camera specifications must meet the following minimum requirements:

a. 1-inch CMOS
b. Pixels: 20M
c. FOV 84 8.8 mm/24 mm (35 mm format equivalent) f/2.8-f/11 auto focus at 1 m-
d. For photographing: 16.9 Aspect Ratio: 5472x3078
e. For video shooting: MP4/MOV/H.264
f. FHD: 1920x1080 120p @100Mbps
g. File format: High Definition (HD) JPEG for digital photos and HD MPEG 4 for digital video.
h. All metadata to be recorded including GPS data and preserved with photographs provided.

Interval	**JPEG**
3 month intervals	At an altitude (AGL) between 70-90 ft.
3 month intervals	Images to be taken every 50-100 ft. to be determined based on project scope.

4.2.7.2 Drone photos to be taken in sequential geographical order and then organized and provided in the same manner unless otherwise specified.

4.2.7.3 Photos to be provided digitally via an online file share service and/or by a USB drive to contractor.

4.2.7.4 Drone pilots to obey ALL local (city, county, state) UAV regulations as well as FAA UAV guidelines including, but not limited to, conducting all flights during daylight hours, not exceeding maximum altitude ceilings (depending on area), not flying over people, yielding to other aircraft.

4.2.7.5 Drone pilots must fly drone within visual line of sight (VSOL) and have visual spotter when needed. Drone pilots only to operate in favorable weather conditions when minimum visibility is 3 miles or greater.

4.2.7.6 Drone pilots to conduct a preflight checklist and visually inspect the entire flight path prior to flying to ensure a safe flight.

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4.2.7.7 Airspace Authorizations. Operations in Class G airspace are allowed without air traffic control (ATC) permission. Operations in Class B, C, D and E airspace need ATC authorization. Drone pilots to schedule each flight in advance and based on airspace if required will notify nearby airports/control towers, etc.

4.2.8 Government Approvals and Permits.

4.2.8.1 Contractor must obtain all necessary permits for the Work and pay all applicable fees, unless otherwise noted on the Plans and in the Specifications. City permit fees will be paid internally by City. For bidding purposes, an allowance for all permit fees is included in the bid schedule under the item "allowance for permit fees." The Contractor will be paid for the actual cost of the permit fees upon submitting a receipt showing the fee Contractor has paid. Excluded from the above allowance are items such as all costs incurred by the Contractor in securing the permit except for the actual permit fee established by the agency, cost for all shutdowns or outages, cost for pole bracing, cost of permits for construction water, cost of construction water, cost for any additional insurance requirements, cost for any licenses, and other similar type costs. Contractor is specifically notified of the need to obtain the necessary environmental permits or file the necessary environmental and regulatory permit notices.

4.2.8.2 Copies of all permits and the associated notices must be provided to City prior to starting the permitted activity.

4.3 PRE-CONSTRUCTION CONFERENCE

4.3.1 Prior to the commencement of any Work, City will schedule a Pre-Construction Conference.

4.3.2 The purpose of this Conference is to establish a working relationship between Contractor, the utility firms, and various City agencies. The agenda will include critical elements of the Work schedule, submittal schedule, cost breakdown of major lump sum items, Payment Requests and processing, coordination with the involved utility firms, and emergency telephone numbers for all representatives involved in the course of construction.

4.3.3 Minimum attendance by Contractor at any mandatory meeting with City must be (1) Contractor's Representative, who is authorized to execute and sign documents on behalf of the firm, (2) Contractor's on-site Superintendent, and (3) Contractor's Safety Office, or other employee responsible for safety.

4.4 PERFORMANCE OF THE WORK (INCLUDING FIELD MEASUREMENTS, SUBCONTRACTORS, AND SUPPLIERS)

4.4.1 Unless otherwise provided in the Agreement Documents to be the responsibility of City or a separate Contractor, Contractor 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 Contractor to complete the Work consistent with the Agreement Documents.

4.4.2 Contractor must perform all construction activities efficiently and with the requisite expertise, skill and competence to satisfy the requirements of the Agreement Documents. Contractor must at all times exercise complete and exclusive control over the means, methods, safety, sequences and techniques of construction.

4.4.3 Contractor's Superintendent must be present at the Site at all times that material Work

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under this Agreement is taking place. Contractor's Superintendent or designee must be present at the Site at all times any other Work under this Agreement is taking place. Superintendent must not be replaced without written notice to City. Whenever the Superintendent is not present at a particular part of the Work where the City or Design Professional may desire to inform the Contractor relative to interpretation of the Drawings and Specifications or to disapproval or rejection of materials or Work performed, the City or Design Professional may provide such information in writing to the foreman or other worker in charge of the particular part of the Work in reference to which the information is given. Information so given will be as binding as if given to the Superintendent.

4.4.4 All elements of the Work must be under the direct supervision of a foreman or his designated representative on the Site who must have the authority to take actions required to properly carry out that particular element of the Work.

4.4.5 Working Hours. Except in connection with the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise indicated, all Work at the Site must be performed during regular working hours, and Contractor will not permit overtime work or the performance of Work on Saturday, Sunday or any legal holiday without City's written consent given after prior written notice to City. If it will become absolutely necessary to perform Work at night or on Saturdays, Sundays or legal holidays, the City must be informed at least 24 hours in advance of the beginning of performance of such Work. Only such Work will be done at night as can be done satisfactorily as determined by the City. Good lighting and all other necessary facilities for carrying out and inspecting the Work must be provided and maintained at all points where such Work is being done. Further, unless such non-normal work hours are performed at City's request or required by the Agreement Documents, Contractor must pay to City all additional costs incurred by City by reason of such non-normal working hours. Expenses incurred by City for overtime compensation must be reimbursed by Contractor as follows: (i) City staff at the rate set forth in current City Fee Schedule as published on City website, (ii) Design Professional and staff at the standard hourly rates previously negotiated with City, and (iii) all others at actual cost plus ten percent administrative overhead. Such costs may be deducted by City from any payments due to Contractor. Provided, however, if overtime work or work during other than normal hours is at the request of City and not due to Contractor delay, City will pay the cost of City overtime expenses.

4.4.6 Where the Agreement Documents require that a particular product be installed or applied by an applicator approved by the manufacturer, it is Contractor's responsibility to ensure the Subcontractor employed for such work is approved by the manufacturer. All materials and equipment must be stored, applied, installed, connected, erected, used, cleaned and conditioned in accordance with the instructions of the applicable manufacturer, fabricator, supplier or distributor, except as otherwise provided in the Agreement Documents; but no provisions of any such instructions will be effective to impose on City of Design Professional responsibility for the means, methods, techniques, sequences or procedures of construction or for safety precautions incident thereto.

4.4.7 Before starting the Work, Contractor must carefully study and compare the various Plans, Drawings, other Agreement Documents, and Specifications relative to that portion of the Work, as well as the information furnished by City, must take field measurements of any existing conditions related to that portion of the Work and must observe any conditions at the Site affecting it. The exactness of grades, elevations, dimensions, or locations given on any Drawings, or the Work installed by other contractors, is not guaranteed by City.

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4.4.8 Before ordering materials or doing Work, Contractor and each Subcontractor must verify measurements at the Site and will be responsible for the correctness of such measurements. No extra charge or compensation will be allowed because of differences between actual dimensions and the dimensions indicated on the Agreement Documents, including the Drawings.

4.4.9 Ground Level Construction Photography.

4.4.9.1 The Contractor must furnish progress photographs of the project. The photographer selected by the Contractor must be approved by the City and must be either a commercial photographer or an individual experienced and equipped for such photography.

4.4.9.2 The Contractor must deliver to City all photographs taken during that period with each application for payment. If the current photographs do not accompany the application, the application will not be reviewed and will be returned to the Contractor as incomplete.

4.4.9.3 Photographs must be identified by use of typewritten labels affixed to the back of the photograph. The label must provide a description of the view, the direction from which the photograph was taken, the name of the project, City's project number, the name of Contractor and the date of the photography. The stationing must also be included for all pipeline installations.

4.4.9.4 Photographs must be taken during the construction period and must be of aesthetic composition and depict the progress of the Work from the beginning of construction through and including the finished product. City may vary the specified frequency so that significant progress or changes can be recorded on the photographs.

4.4.10 Underground Facilities.

4.4.10.1 The existence and number of facilities as shown on the Plans are estimated from information furnished by the particular utility. Contractor is responsible for field verification and location of all utilities prior to the start of construction. No field work will be allowed to start until Contractor has contacted Arizona 811 and all affected utilities have been located. In addition, Contractor must expose and physically locate all potentially conflicting utilities prior to construction. The actual locations of the utilities must be compared to locations shown on the Plans and any required changes in alignment and grade must be made at the time of construction in consultation with Project Manager. It is generally recognized and Contractor should anticipate that information from Arizona 811 or information from utility companies during project design, frequently fails to disclose all underground facilities. The fact that more utility lines or other underground facilities are located in the Project Site than shown on the Project Plans does not constitute an "unforeseen Condition" and such undisclosed underground facilities do not differ materially from the conditions which Contractor should expect. The provisions of Sections 105.4, 105.6, 107.11 and 109.8.1 of the MAG Uniform Standard Specifications for Public Works Construction apply and are incorporated herein by this reference.

4.4.10.2 Contractor is responsible for all coordination with utility companies. The provisions of Sections 105.4, 105.6, 107.11 and 109.8.1 of the MAG Uniform Standard Specifications for Public Works Construction strictly apply and no additional compensation will be paid to Contractor for delays due to utility work on the project.

4.4.11 Relocation of Existing Water Meters. When a service line has been extended and a line

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setter installed in a meter box, City forces will re-install meter. No compression fittings will be utilized.

4.4.12 Water Turn-On or Turn-Off.

4.4.12.1 Contractor must coordinate all water line turn-ons and turn-offs through the City. Application must be made to the Municipal Utility Division and Contractor must pay the established charges. The City will close existing valves, but will not guarantee a bone-dry Shutdown.

4.4.12.2 Contractor must notify all customers affected by the turn-off not less than 48 hours in advance. Notification must be in writing, must give the reason for the turn-off and must give the estimated time and duration that water service will be interrupted. Contractor is also notified that water turn-off will not be permitted on the Day before and after Thanksgiving Day and Christmas Day.

4.4.12.3 No direct payment will be made to Contractor for turn-ons or turn-offs. Costs associated therewith will be included in other items for which direct payment is made.

4.4.13 Tests and Inspections.

4.4.13.1 Contractor must give City timely (at a minimum, twenty-four hours) notice of readiness of the Work for all required inspections, tests or approvals. Contractor must give timely notice to City in advance of backfilling or otherwise covering any part of the Work so that city representative may, if desired, observe such part of the Work before it is concealed. Whenever Contractor varies the normal period during which Work or any portion of it is carried on each Day, Contractor must give timely notice to City so that city representative may, if desired, be present to observe the Work in progress. If Contractor fails to give such timely notice, any Work done in the absence of city representative will be subject to rejection. If Contractor gives such notice to City, but then is not ready for such inspections, tests, approvals or observations at the time so noticed, Contractor must reimburse City for all costs incurred by the attendance of city representatives.

4.4.13.2 If any law, ordinance, rule, regulation, code, or orders of any public body having jurisdiction requires any Work (or part thereof) to be inspected, tested or approved, Contractor (unless another party is specified in the Agreement Documents) must assume full responsibility therefor, pay all costs in connection therewith and furnish City the required certificates of inspection, testing, or approval. Contractor must also be responsible for and must pay all costs in connection with any inspection or testing required by the Specifications in connection with City's acceptance of a manufacturer, fabricator, supplier or distributor of materials or equipment proposed to be incorporated in the Work, or of materials or equipment submitted for approval prior to Contractor's purchase thereof for incorporation in the Work. The cost of all other inspections, tests and approvals required by the Agreement Documents will be paid by City (unless otherwise specified).

4.4.13.3 All inspections, tests or approvals other than those required by law, ordinance, rule, regulation, code or order of any public body having jurisdiction must be performed by organizations acceptable to City and by the Design Professional if so specified.

4.4.13.4 Neither observations by City, the Design Professional nor inspections, tests or approvals by others will relieve Contractor from their obligations to perform the Work in accordance with the Agreement Documents.

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4.4.14 Uncovering Work. If any Work that is to be observed, inspected, tested or approved is covered without written concurrence of City, it must, if requested by City be uncovered for observation. Unless Contractor has given City timely notice of Contractor's intention to cover such Work and City has not acted with reasonable promptness in response to such notice, Contractor must furnish all necessary labor, material and bear all the expenses of such uncovering, exposure, observation, inspection and testing and of satisfactory reconstruction, including compensation for additional professional services, and an appropriate deductive Change Order will be issued.

4.4.15 In all cases of interconnection of its Work with existing or other Work, Contractor must verify at the Site all dimensions relating to such existing or other Work. Any errors due to Contractor's failure to so verify all such grades, elevations, locations or dimensions must be promptly rectified by Contractor without any increase in the Agreement Price. Any design errors or omissions noted by Contractor during this review must be reported promptly to City.

4.4.16 Contractor must establish and maintain all construction grades, lines, levels, and benchmarks, and will be responsible for accuracy and protection of same. This Work must be performed or supervised by a licensed civil engineer or surveyor in the State of Arizona.

4.4.17 Contractor must photograph all buried piping of greater than four (4) inches in diameter prior to backfill.

4.4.18 Contractor is responsible for the proper performance of the work of Subcontractors and any acts and omissions in connection with such performance. Nothing in the Agreement Documents is intended or deemed to create any legal or contractual relationship between City and any Subcontractor or Sub-Subcontractor, including but not limited to any third-party beneficiary rights.

4.4.19 Contractor must coordinate the activities of all Subcontractors. Contractor must coordinate performance of the Work with City's Public Works & Utilities Department and other departments or agencies within City. The Design Professional and other contractors or parties involved in the Project. If City performs other work on the Project or at the Site with separate contractors under City's control, Contractor agrees to cooperate and coordinate its activities with those of such separate contractors so that the Project can be completed in an orderly and coordinated manner without unreasonable disruption.

4.4.20 Contractor will not substitute or change any Subcontractor or Supplier without the prior written approval of City. Any substitute or replacement Subcontractor or Supplier must be required to meet the same qualifications and selection criteria and process as the original Subcontractor or Supplier. If a Subcontract/Supplier selection plan has been approved by City, Contractor will follow that plan unless otherwise approved by City in writing.

4.4.21 Contractor must not change or replace any members of its Project team, including Contractor's Representative, Project Manager, or Superintendent, without an explanation for the change being given to City, and receiving prior written approval of the change from City, which approval will not be unreasonably withheld.

4.4.22 Subcontractors whose scope of work has a value greater than 15% of the total Agreement Price are required to furnish performance and payment bonds to Contractor, unless

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otherwise approved in writing by City.

4.4.23 Contractor must comply with MAG Specification § 108.2 (E) unless otherwise specified in Agreement Documents.

4.5 **CONTROL OF THE PROJECT SITE**

4.5.1 Throughout all phases of construction, including suspension of Work, Contractor must keep the Site reasonably free from debris, trash and construction wastes to permit Contractor to perform its construction services efficiently, safely and without interfering with the use of adjacent land areas. Prior to Final Acceptance of the Work, or a portion of the Work, Contractor must remove all debris, trash, construction wastes, materials, equipment, machinery and tools arising from the Work or applicable portions thereof to permit City to occupy the Project or a portion of the Project for its intended use.

4.5.2 Contractor must take whatever steps, procedures or means necessary to prevent dust nuisance due to construction operations. The dust control measures must be maintained at all times to the satisfaction of City and in accordance with the requirements of the Maricopa County Bureau of Air Pollution Control Rules and Regulations.

4.5.3 Contractor must maintain Americans with Disabilities Act (ADA) and American National Standards Institute (ANSI) accessibility requirements during construction activities, including without limitation compliance with the 2010 regulations governing implementation of the ADA to the extent applicable. ADA and ANSI accessibility requirements must include, but not be limited to, parking, building access, areas of refuge, and emergency exit paths of travel. Contractor i s responsible for the coordination of all Work to minimize disruption to residents and the public.

4.5.4 Only materials and equipment used directly in the Work will be brought to and stored on the Site by Contractor. When equipment is no longer required for Work, it must 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 Contractor.

4.5.5 Contractor agrees all persons working on the Site must act at all times in the best interest of the Project and will comply with all applicable rules and regulations reasonably set forth by City related to the Site. Notwithstanding the foregoing or anything in this Agreement to the contrary, City may remove from the Site any individual who City deems in their reasonable discretion to be creating a disturbance or causing any problem on the Site.

4.5.6 Contractor will be responsible to City for the acts and omissions of Contractor's employees, Subcontractors and their agents and employees, and any other person performing any of the Work under an Agreement with Contractor, or claiming by, through or under Contractor, for all damages, losses, costs and expenses resulting from such acts or omissions.

4.5.7 City may conduct criminal, drive history, and all other requested background checks of Contractor and Subcontractor personnel performing Work or who have access to City's information, data, or facilities in accordance with City's current background check policies, or the provisions of the Project Specific Conditions. Any officer, employee or agent that fails to background check must be replaced immediately.

4.5.8 City will have a final authority, based upon security reasons: (i) to determine when

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security clearance of Contractor's and Subcontractor's personnel is required; (ii) to determine the nature of the security clearance, up to and including fingerprinting personnel; and (iii) to determine whether or not any individual or entity may provide Services or perform Work under the Agreement.

4.5.9 If City objects to any personnel for any reasonable cause, then Contractor must, upon notice from City, remove such individual from the Project.

4.6 **PROJECT SAFETY**

4.6.1 The Project and all Work performed in relation thereto is governed by applicable provisions of the federal laws, including but not limited to, the latest amendments of the following:

a. Williams-Steiger Occupational Safety & Health Act of 1970, Public Law, 91-596.

b. Part 1910 and Part 1926 – Occupational Safety and Health Standards, Chapter XVII of Title 29, Code of Federal Regulations.

c. Part 1518 – Safety and Health Regulations for Construction, Chapter XIII of Title 29, Code of Federal Regulations.

4.6.2 Contractor is responsible for safety of the job Site for employees of Contractor as well as for members of the general public and others who may drive or walk through or be at the Site.

4.6.3 Contractor 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 and stored On-Site or Off-Site; and (iii) all other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction; and (iv) the owners or tenants of adjacent property and their patrons, employees and invitees.

4.6.4 Contractor assumes responsibility for implementing and monitoring all safety precautions and programs related to the performance of the Work.

4.6.5 Contractor must provide a "competent person' as required by O.S.H.A regulations. The "competent person" must be identified at the Pre-Construction Conference with City advised in writing of any changes.

4.6.6 The "competent person" must make routine daily inspections of the Site and must hold weekly safety meetings with Contractor's personnel, Subcontractors and others as applicable.

4.6.7 Contractor and Subcontractors must comply with all legal and regulatory requirements relating to safety, as well as any City specific safety requirements set forth in the Agreement Documents, provided that such City-specific requirements do not violate any applicable legal and regulatory requirements.

4.6.8 Contractor will immediately report in writing any safety-related injury, loss, damage or accident arising from the Work to Project Manager and, to the extent mandated by Legal Requirements, to all government or quasi-government authorities having jurisdiction over safety-related matters involving the Project or the Work.

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4.6.9 Contractor's responsibility for safety under this Section 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.

4.6.10 As between City and Contractor, Contractor is responsible to City for any and all the safety issues relating to the Work on the Project. Contractor must administer and manage the safety program. This will include, but not necessarily be limited to review of the safety programs of each Subcontractor. Contractor must monitor the establishment and execution of compliance with all applicable regulatory and advisory agency construction safety standards. Contractor's responsibility for review, monitoring, and coordination of the Subcontractor's safety programs will not extend to direct control over execution of the Subcontractors' safety programs. Notwithstanding Contractor's safety obligations to City, it is agreed and understood that each individual Subcontractor will remain controlling employer responsible for the safety programs and precautions applicable to its own work and the activities of other's work in areas designated to be controlled by such Subcontractor for purposes of workers compensation insurance coverage.

4.6.11 Nothing in this agreement will relieve Contractor of his responsibility to maintain traffic, structures, etc., as noted on the Plans, Specifications, and Project Specific Conditions. Contractor is responsible to provide all necessary shoring, bracing and trench support as is necessary to maintain traffic structures, etc., as stipulated in the Plans, Specifications, and Special Provisions. If the stability of adjoining building, walls, roadways, etc., is endangered by Contractor's excavation, shoring, bracing, or under pinning must be provided as necessary to ensure project safety. Cost for shoring, bracing, underpinnings, and trench support will be included in the appropriate items listed in the Agreement Price, and no additional payment will be made for this work.

4.7 MATERIALS QUALITY, SUBSTITUTIONS, AND SHOP DRAWINGS

4.7.1 Quality Control and Quality Assurance Testing.

4.7.1.1 All construction materials to be used or incorporated in the Project are subject to inspection, Quality Control & Quality Assurance Testing, and approval or rejection by City. Any material rejected by City must be removed immediately and replaced in an acceptable manner to City at no additional cost to City. When QC/QA tests indicate noncompliance with the Agreement Documents, retesting must be performed by the same testing laboratory that performed the tests that indicated noncompliance.

4.7.1.2 The Contractor must establish, provide, and maintain an effective Quality Control Testing Program (QCTP). The Contractor must develop his own program or procure the services of a consultant. In either case, the party performing the tests must be currently certified by the National Bureau of Standards in the National Voluntary Laboratory Accreditation Program (NVLAP) for construction services or the AASHTO Accreditation Plan (AAP) for Soils, Asphalt and Concrete. The Contractor must provide all support necessary to perform QC and QA testing and sampling (i.e. shoring for testing trench backfill, backhoes, motor graders, loaders, etc. to facilitate testing and sampling). The City will perform the QA testing.

4.7.1.3 The Contractor must submit a written QCTP to the City as a required submittal. The Contractor must not begin Work until the Quality Control Program has been reviewed and

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accepted by the City. Resumes of all personnel that will be associated directly or indirectly with the QCTP must be included.

4.7.1.4 The QCTP must include, but not be limited to, on-site/field and laboratory testing of all material delivered to the Site and any existing materials or conditions pertinent to the project.

4.7.1.5 All testing must be under the direction of a Professional Engineer registered in the State of Arizona, knowledgeable in Materials Testing. All "Test Report" forms must be stamped by said Engineer.

4.7.1.6 The written QCTP will set forth the responsibilities of the engineer, project manager, supervisory personnel and each technician assigned to this project. Substitutions or replacement of personnel must require prior written approval by the City. All personnel must be proficient within their assigned duties and possess certification(s) commensurate with their position and responsibilities. The minimum certification(s) for each technician must be NICET Level II, Arizona Technical Testing Institute, American Concrete Institute, or other nationally recognized program applicable to the project and approved by the City of Chandler. The written QCTP must include a description of the required field and construction materials laboratory tests, including required frequencies that meet the minimums established herein.

4.7.1.7 The Contractor must establish a system to record and report all material test results. The daily test reports must include, but not be limited to:

a. Test designation;
b. Date of test;
c. Name of tester;
d. Location of test/sample (station and offset);
e. Product suppliers and product codes (as applicable);
f. Depth/elevation of test/sample;
g. Test result;
h. Control requirement(s);
i. Cause of rejection (if applicable);
j. Results of retests (if applicable); and
k. Remedial action (if applicable).

4.7.1.8 The Contractor must submit test results to the designated City representative.

4.7.1.9 The Contractor must also submit a weekly report to the City summarizing the testing and construction activities completed by emailing the report to the email addresses noted above. All weekly reports must be submitted simultaneously to the Contractor and the City of Chandler. The report must include individual summary sheets for each utility line, structure, and portion of the pavement section. Cores must be numbered sequentially throughout the Project. Re-cores must reference the original core by number and must contain the averaged values for thickness and density. Total pavement thickness must be reported**.** Vertical location of tests for underground utilities must indicate the depth of the

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excavation at the location of the test (i.e., cut to flow line [if applicable], depth to bottom or top of pipe, etc.). Density tests must be numbered sequentially. If the minimum number of tests has not been performed per the written QCTP, this must be stated in the weekly summary report with an explanation of the circumstances.

4.7.1.10 The City will maintain a copy of the Project test results and weekly reports in the Project file. In cases where quality control activities do not comply with the Agreement provisions, the City may:

a. Order the Contractor to replace ineffective or unqualified quality control personnel.

b. Order the Contractor to stop operations until appropriate corrective action is taken.

4.7.1.11 Although minimum testing requirements are specified herein, the Contractor bears full responsibility for the quality of the materials and their installation and may elect to perform additional testing beyond the requirements set forth herein to ensure compliance.

4.7.1.12 The Quality Control requirements contained in this Section are in addition to and separate from Quality Assurance Testing, which will be performed by the City of Chandler or its representative. If the Quality Assurance test results are not in agreement with the Quality Control test results, the Contractor will have the option to retain a third party consultant for referee tests. The third party consultant must meet the same requirements as the consultant performing the Quality Control Testing. The results of the third party will be binding. All cost incurred by the referee testing will be the Contractor's expense. If the Contractor elects not to retain a third party for referee testing, the City of Chandler test results will prevail.

4.7.1.13 Except as otherwise noted within this Section, Work or materials required by this Section are non- pay items. Per MAG Section 101, a non-pay item is an item of Work for which no separate payment will be made, the cost of which is to be included as an incidental cost for associated item(s) included on the Bid Schedule or Schedule of Values.

4.7.2 Trade Names and Substitutions.

4.7.2.1 Substitutions prior to bid will only be considered if in compliance with Arizona Revised Statute § 34-104.

4.7.2.2 Contractor, if requested by City, must submit Samples or any additional information that may be necessary to evaluate the acceptability of the substitution.

4.7.2.3 City will make the final decision and will notify Contractor in writing as to whether the substitution has been accepted or rejected.

4.7.2.4 If City does not respond within 15 working days, Contractor must continue to perform the Work in accordance with the Agreement Documents and the substitution will be considered rejected.

4.7.3 Shop Drawings.

4.7.3.1 Contractor must prepare and submit Shop Drawings which show details of all Work to insure proper installation of the Work using those materials and equipment specified under the approved Plans and Specifications.

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4.7.3.2 Contractor must submit a schedule of Shop Drawing submissions, which avoids bulk submissions to the extent reasonably possible, with the Project Schedule for City approval. The schedule of Shop Drawing submissions must include all of the items for which Shop Drawings are required by the Agreement Documents, including the Specifications. Unless otherwise noted, Shop Drawings will not be required for items specified or detailed in the Uniform Standard Specifications and Details or the Technical Specifications.

4.7.3.3 Shop Drawings must be numbered consecutively for each Specification section and must accurately and distinctly present the following:

a. All working and erection dimensions.

b. Arrangements and sectional views.

c. Necessary details, including complete information for making connections between work under this Agreement and work under other Agreements.

d. Kinds of materials and finishes.

e. Parts list and description thereof.

4.7.3.4 Each Drawing or page must include:

a. Project Name, City of Chandler Project Number and descriptions.

b. Submittal date and space for revision dates.

c. Identification of equipment, product or material.

d. Name of Contractor and Subcontractor.

e. Name of Supplier and Manufacturer.

f. Relation to adjacent structure of material.

g. Physical dimensions clearly identified.

h. ASTM and Federal Specifications references.

i. Identification of and justification for deviations from the Agreement Documents.

j. Contractor's stamp, initialed or signed, dated and certifying the review of submittal, certification of field measurements and compliance with Agreement.

k. Location at which the equipment or materials are to be installed.

4.7.3.5 Location will mean both physical location and location relative to other connected or attached material. City will return unchecked any submittal, which does not contain complete data on the Work and full information on related matters.

4.7.3.6 Stock or standard drawings will not be accepted for review unless full identification and supplementary information is shown thereon in ink or typewritten form.

4.7.3.7 Contractor must schedule, prepare and submit all Shop Drawings in accordance with a time-table that will allow its suppliers and manufacturers sufficient time to fabricate, manufacture, inspect, test and deliver their respective products to the project Site in a timely manner so as to not delay the complete performance of the Work.

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4.7.3.8 If the Shop Drawings show departures from the Agreement requirements, Contractor must make specific mention thereof in the Letter of Transmittal; otherwise review of such submittals by City will not constitute review of the departure. Review of the Drawings will constitute review of the specific subject matter for which the Drawings were submitted and not of any other structure, material, equipment, or apparatus shown on the Drawings.

4.7.3.9 The review of Shop Drawings will be general and will not relieve Contractor of responsibility for the accuracy of such Drawings, nor for the proper fitting and construction of the Work, nor for the furnishing of materials or Work required by the Agreement. No construction called for by Shop Drawings will be initiated until such Drawings have been reviewed and approved by City.

4.7.3.10 The procedure in seeking review of the Shop Drawings will be as follows:

a. Contractor must submit complete sets of Shop Drawings and other descriptive data as specified in this Section.

b. After Contractor's submittal or resubmittal of Shop Drawings, if Contractor has submitted Shop Drawings in accordance with the City-approved submittal schedule, or upon resubmission, City will be provided with three (3) calendar weeks for review. Should City require additional review time above and beyond the three (3) calendar weeks, Contractor may ask for a time extension or monetary compensation, if they can present valid, factual evidence that actual damages were incurred by Contractor. City will determine the amount of the time extension or the monetary compensation to be awarded Contractor, if any, in accordance with City's Policy Statement for Calculating Delays and Damages, Appendix 1.

4.7.3.11 Contractor will be responsible for all extra costs incurred by City caused by Contractor's failure to comply with the procedure outline above.

4.7.4 Long Lead Time Items. Contractor must submit Shop Drawings, as required by the Engineer, on all long lead items to be furnished and installed as part of the project within 10 Days after the date of the executed Agreement letter issued by City. In addition, Contractor must order all long lead items to be furnished and installed as part of this Project within 3 Days after receiving approved Shop Drawings. For all long lead times for which Shop Drawings are not required, Contractor must order said long lead items within 15 Days after the date of the executed Agreement letter issued by City. Within 2 Days after ordering long lead items, Contractor must supply copies of all purchase orders, along with an accurate delivery schedule from the supplier.

4.7.5 Construction Water. If Contractor uses water from City's water system for construction water, Contractor must obtain a fire hydrant meter from City of Chandler Utility Services (480-782-2280) and all construction water must be obtained through the hydrant meter. Contractor must pay all fees related to the hydrant meter and all water bills for construction water. All cost for meters and construction water will be included in the Agreement Price.

4.8 PROJECT RECORD DOCUMENTS

4.8.1 During the construction period, Contractor must maintain at the jobsite a full-size set of prints of the Construction Document Drawings and Shop Drawings for Project Record Document purposes.

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4.8.2 Contractor must mark these Drawings to indicate the actual installation where the installation varies from the original Construction Documents. Contractor must give particular attention to information on elements that will be concealed, which would be difficult to identify or measure and record later. Items required to be marked include but are not limited to:

a. Dimensional changes to the Drawings.

b. Revisions to details shown on Drawings.

c. Locations and depths of underground utilities.

d. Revisions to routing of piping and conduits.

e. Actual equipment locations.

f. Changes made by Change Order or Addendum.

g. Details not on original Agreement Drawings.

4.8.3 Contractor must mark completely and accurately Project Record Drawing sets of Construction Documents.

4.8.4 Contractor must mark Project Record Drawings sets with red erasable colored pencil.

4.8.5 Contractor must note Request for Information (RFI) Numbers and Change Order numbers, etc., as required to identify the source of the change to the Construction Documents.

4.8.6 Contractor must submit Project Record Drawing sets and Shop Drawings to City or its representative for review and comment.

4.8.7 Upon receipt of the reviewed Project Record Drawings from City, Contractor must correct any deficiencies and omissions to the Drawings and submit the final original of the Project Record Drawings to City prior to Final Payment.

4.8.8 Project Manager will review the Project Record Drawings monthly prior to the date established for the Payment Request and will be the sole judge of acceptance of these Drawings.

4.9 WARRANTY AND CORRECTION OF DEFECTIVE WORK

4.9.1 Contractor warrants to City that the construction, including all materials and equipment furnished as part of the Work, will be new unless otherwise specified in the Agreement Documents, of good quality, and free of defects in materials and workmanship. Contractor's warranty obligation excludes defects caused by abuse, alterations, or unreasonable failure to maintain the construction by persons other than Contractor, subcontractors, or others under Contractor's control. Nothing in this warranty will limit any manufacturer's warranty which provides City with greater warranty rights than set forth herein or in the Agreement. Contractor will provide City with all manufacturers' warranties and operation and maintenance manuals upon substantial completion of the Work. Contractor's warranty must be for one (1) year, in accordance with MAG Specification § 108.8, and will commence for all portions of the Work upon Final Acceptance of the entire Work as determined by City under the Agreement. All statutory or other warranties, express or implied, related to latent defects will remain in force and are not limited by this provision.

4.9.2 City May Stop the Work. If the Work is defective, or Contractor fails to supply sufficient skilled workmen or suitable materials or equipment, City may order Contractor to stop the

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Work without cost to City, or any portion thereof, until the cause for such order has been eliminated; however, this right of City to stop the Work will not give rise to any duty on the part of City to exercise this right for the benefit of Contractor or any other party.

4.9.3 Correction or Removal of Defective Work.

4.9.3.1 If required by City, Contractor must promptly, without cost to City and as specified by City, either correct any defective Work, whether or not fabricated, installed or completed, or, if the Work has been rejected by City, remove it from the Site and replace it with non-defective Work. Contractor must correct any Work which may be displaced in correcting, removing or replacing defective Work. No compensation will be allowed Contractor for such removal, replacement or remedial Work. Contractor must reimburse City for costs incurred by City due to such correction or removal including but not limited to additional expenses for inspection, testing or observation and for repeated reviews by the City or Design Professional.

4.9.3.2 Upon failure on the part of the Contractor to comply within a reasonably prompt time with any written order of City to correct or remove defective Work, City has authority to cause nonconforming materials or rejected Work to be remedied, removed, or replaced at the Contractor's expense and to deduct the costs from any moneys due or to become due the Contractor.

4.9.4 City May Correct Defective Work. If Contractor fails within a reasonable time after written notice of City to proceed to correct defective Work or to remove and replace rejected Work as required by City or if Contractor fails to perform the Work in accordance with the Agreement Documents (including any requirements of the progress schedule), City may, after 7 Days' written notice to Contractor, correct and remedy any such deficiency. To the extent necessary to complete corrective and remedial action, City may exclude Contractor from all or part of the Work, and suspend Contractor's services related thereto, take possession of Contractor's tools, appliances, construction equipment and machinery at the Site and incorporate in the Work all materials and equipment stored at the Site or for which City has paid Contractor, but which are stored elsewhere. Contractor must allow City, city representatives, agents and employees such access to the Site as may be necessary to enable City to exercise City’s rights under this Section. All direct and indirect costs of City in exercising such rights will be charged against Contractor in an amount verified by City representative, and a Change Order will be issued incorporating the necessary revisions in the Agreement Documents and a reduction in the Agreement Price. Such direct and indirect costs will include, in particular but without limitation, compensation for additional professional services required and all costs of repair and replacement of Work or others destroyed or damaged by correction, removal or replacement of Contractor's defective Work. Contractor will not be allowed an extension of the Agreement Time because of any delay in Contractor’s performance of the Work attributable to the exercise by City or City's rights hereunder.

4.9.5 Correction or Removal of Unauthorized Work.

4.9.5.1 Any Work done beyond the lines and grades shown on the Drawings or established by the Design Professional or any changes in, additions to, or deductions from the Work done without written authority will be considered as unauthorized and will not be paid for. Work so done may be ordered remedied, removed, or replaced at the Contractor's expense.

4.9.5.2 Upon failure on the part of the Contractor to comply promptly with any order of the City,

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City will have authority to cause unauthorized Work to be remedied, removed, or replaced at the Contractor's expense and to deduct the costs from any moneys due or to become due the Contractor.

4.9.6 Correction Period - One Year Guarantee.

4.9.6.1 If, within one year after the date of Final Acceptance, or such longer period of time as may be prescribed by law or by the terms of any applicable special guarantee required by the Agreement Documents, or by any specific provision of the Agreement Documents, any Work is found to be defective, Contractor must promptly, without cost to City and in accordance with City's written instructions, either correct such defective Work, or, if it has been rejected by City, remove it from the Site and replace it with non-defective Work. If Contractor does not promptly comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, City may have the defective Work corrected or the rejected Work removed and replaced, and all direct and indirect costs of such removal and replacement, including compensation for additional professional services, must be paid by Contractor. Such action by the City will not relieve the Contractor of the guarantees required by this Section or elsewhere in the Agreement Documents.

4.9.6.2 If, in the opinion of the City, defective Work creates a dangerous condition or requires immediate correction or attention to prevent further loss to the City or to prevent interruption of operation of the City, the City will attempt to give the notice required by this Section. If the Contractor cannot be contacted or does not comply with the City's request for correction within a reasonable time as determined by the City, the City may, notwithstanding the provisions of this Section, proceed to make such correction or provide such attention; and the costs of such correction or attention will be charged against the Contractor. Such action by the City will not relieve the Contractor of the guarantees required by this Section or elsewhere in the Agreement Documents.

4.9.6.3 This Section does not in any way limit the guarantee on any items for which a longer guarantee is specified or on any items for which a manufacturer or supplier gives a guarantee for a longer period. The Contractor agrees to act as co-guarantor with such manufacturer or supplier and must furnish the City all appropriate guarantee or warranty certificates upon completion of the Project. No guarantee period, whether provided for in this Section or elsewhere, will in any way limit the liability of Contractor or their sureties or insurers under the indemnity or insurance provisions of these General Conditions and the Project Specific Special Conditions.

4.9.7 Acceptance of Defective Work.

4.9.7.1 If, instead of requiring correction or removal and replacement of defective Work, City may accept Work when in the best interest of the City to do so with appropriate monetary credit from Contractor. If any such acceptance occurs prior to final payment, a Change Order will be issued incorporating the necessary revisions in the Agreement Documents, including appropriate reduction in the Agreement Price; or, if the acceptance occurs after final payment, an appropriate amount must be paid by Contractor to City.

4.9.7.2 Alternatively, City may require Contractor to furnish at Contractor's expense, a special performance guarantee or other surety prior to acceptance of defective work.

4.9.8 The Warranty period begins on the Final Acceptance date noted in the Certificate of Completion, irrespective of early completion by some Subcontractors of their work.

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4.9.9 Contractor's warranty obligation must be in accordance with MAG Specifications.

4.9.10 Nothing in the warranties contained in the Agreement Documents are intended to limit any manufacturer's warranty which provides City with greater warranty rights than set forth in this Section or the Agreement Documents. Contractor must provide City with all manufacturers' warranties prior to Substantial Completion, if applicable, or Final Acceptance.

4.9.11 Contractor agrees that it will be responsible to manage and administer the correction of any Work that is not in conformance with the Agreement Documents during the warranty periods set forth in this Section, or during any longer periods to the extent required by the Agreement Documents. A progress payment, or partial or entire use or occupancy of the Project by City, will not constitute acceptance of Work not in accordance with the Agreement Documents.

4.9.12 When notified of a warranty issue, Contractor must respond in writing within 48-hours and must perform warranty Work as soon as material for said repairs are available (as judged solely by City), and in any event Contractor must, take immediate steps to commence and complete correction of nonconforming Work no later than the time period set forth in City's written notification in accordance with the Agreement Documents. This includes the correction, removal or replacement of the nonconforming Work and any damage caused to other parts of the Work affected by the nonconforming Work. If defects develop which are determined by City to be an emergency, City will notify Contractor, via the most expeditious means regarding the nature and condition of the defects. In turn, Contractor must immediately dispatch necessary forces to correct the defect or the emergency condition in accordance with Agreement Documents.

4.9.13 The time periods referenced in this Section apply only to Contractor's obligation to correct nonconforming Work and is not intended to constitute a period of limitations for any other rights or remedies that City may have regarding Contractor's other obligations under the Agreement Documents.

4.9.14 Without limiting the foregoing or anything in these General Conditions or the Agreement to the contrary, Contractor must obtain and provide to City all warranties for any portion of the Project offered by the manufacturer, installer or provider thereof. City and the user of the facility will have the right to the full value and benefit of all such warranties. Contractor must ensure all such warranties are fully transferrable to facilitate the full value of this Section.

4.9.15 Contractor's warranty excludes damages or defects caused by abuse, alterations to the Work not executed by or through Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage.

4.9.16 In the event of any noncompliance with this entire Section 4, City may require Contractor to stop or suspend the Work in whole or in part.

SECTION 5 - CITY RESPONSIBILITIES

5.1 CITY PROJECT MANAGER AND INSPECTORS

5.1.1 Project Manager is responsible for providing City-supplied information and approvals in a timely manner to assist Contractor to fulfill its obligations under the Agreement Documents.

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5.1.2 Project Manager will also provide Contractor with prompt notice when it observes any failure on the part of Contractor to fulfill its contractual obligations, including any default or defect in the Project or non-conformance with the Drawings and Specifications.

5.1.3 City may utilize Field Inspectors to assist Project Manager during construction in observing performance of Contractor. City's use of Inspectors is for the purpose of assisting Project Manager.

5.1.4 The Inspectors are authorized to inspect all Work and materials furnished. Such inspections may extend to all or part of the Work and to preparation, fabrication or manufacture of the materials to be used. The Inspectors have the authority to issue instructions contrary to the Construction Documents if approved and coordinated with the directions of Project Manager.

5.1.5 The Inspectors have the authority to reject work or materials until any questions at issue can be decided by Project Manager.

5.1.6 The use of Inspectors by City will not make City responsible for or give City control over construction means, methods, techniques, sequences or procedures or for safety precautions or programs or responsibility for Contractor's failure to perform the Work in accordance with Agreement Documents. The Inspectors are not authorized to direct any of Contractor's activities, employees or Subcontractors.

5.2 **DESIGN PROFESSIONAL SERVICES**

City may contract separately with one or more Design Professionals to provide construction administration of the Project. The Design Professional's Agreement, as well as other firms hired by City may be furnished to Contractor. Contractor does not have the right to limit or restrict or reject any Agreement modifications that are mutually acceptable to City and Design Professional.

5.3 **CITY'S SEPARATE CONTRACTORS**

City is responsible for all work performed on the Project or at the Site by separate contractors retained by City. City will contractually require its separate contractors to reasonably cooperate with, and reasonably coordinate their activities so as not to interfere with Contractor in order to enable Contractor to timely complete the Work consistent with the Agreement Documents. Contractor must immediately notify the Project manager, and address the matter in the next monthly status report, if any activities of such separate contractors are expected to interfere, or are interfering, with Contractor and such interference will or could result in any delay in Contractor's performance of the Work.

5.4 **PERMIT REVIEW AND INSPECTIONS**

5.4.1 If requested by Contractor, Project Manager will provide assistance and guidance in obtaining necessary reviews, permits and inspections.

5.4.2 The regulating agencies of City, such as Development and Sustainability, Fire and Planning Departments, enforce legal requirements. The enforcement activities of City are independent and separate from this Agreement.

5.5 **PLANS AND SPECIFICATIONS TO THE CONTRACTOR**.

Contractor will be provided up to five copies of the Agreement Documents as are reasonably necessary for the execution of the Work. Additional copies will be furnished,

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upon request, at the cost of reproduction.

SECTION 6 - AGREEMENT TIME

6.1 AGREEMENT TIME

6.1.1 The Agreement Time will start with the Notice to Proceed ("NTP") and end with Final Acceptance.

6.1.2 Beginning on the date of the NTP, Contractor must begin to fulfill Contractor's obligations under the Agreement. Contractor's obligations include providing City and other agencies with any submittals required by the Project Specific Special Provisions, including but not limited to, an approved Project Schedule, Traffic Control Plans, and a Stormwater Pollution Prevention Plan. Contractor must submit all such required submittals before any physical construction work commences on the Site. NTP does not authorize construction work until all agreement insurance, bonds, and schedules are submitted to and accepted by the City.

6.1.3 The Agreement Time will be as set forth in the Project Schedule. Contractor agrees that it will commence performance of the Work and complete the Project through both Substantial Completion and Final Acceptance within the Agreement Time.

6.1.4 Time is of the essence of this Agreement, for the Project, for the Work, and for each phase and designated Milestone thereof.

6.1.5 Failure of Contractor to perform any covenant or condition contained in the Agreement Documents within the time periods specified herein, will constitute a material breach of this Agreement entitling City to terminate the Agreement unless Contractor applies for and receives an extension of time, in accordance with the procedures set forth in the Agreement Documents.

6.1.6 Failure of City to insist upon the performance of any covenant or condition within the time periods specified herein, will not constitute a waiver of Contractor's duty to perform every other covenant or condition within the designated periods, unless a specific waiver is granted in writing for each such covenant or condition.

6.1.7 City's agreement to waive a specific time provision or to extend the time for performance will not constitute a waiver of any other time provisions contained in the Agreement Documents. Failure of Contractor to complete performance promptly within the additional time authorized in the waiver or extension of time agreement constitutes a material breach of this Agreement entitling City to all the remedies set forth herein or provided by law.

6.2 PROJECT SCHEDULE

6.2.1 The Project Schedule must be in Microsoft Project standard file format, must be updated and maintained throughout the Agreement Time, and must contain the following:

6.2.1.1 Detailed representation of all activities for the project, both on-site construction and major procurement. All significant activities together with the resource loading requirements for each and all items appearing on the schedule of values or bid schedule for progress payments must be shown on the Project Schedule or in attached transmittal letter as described in Section 6.2.8.

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6.2.1.2 Dependencies between activities must be indicated so that it may establish as to the effect the progress of any one activity would have on other activities and on the Schedule.

6.2.1.3 Activities for submission, review, and approval of all required submittals.

6.2.1.4 An amount of time will be established prior to the final completion date for "punch list and cleanup". No other activities will be scheduled during this period. Punch list and cleanup must be shown on the Project Schedule and must be entirely completed prior to the expiration of the Agreement Time.

6.2.2 Within 10 Days of receipt of City's comments, Contractor must make all required corrections, adjustments, and additions to complete the Project Schedule and resubmit to City for review. City's review of and response to the Project Schedule is for the purpose of: (1) City planning and staffing for the Project as may be required from time to time; (2) ensuring Contractor's general conformance with the scheduling requirements of the Agreement Documents and completion of the Project within the Agreement Time; and (3) monitoring and evaluating the construction status for purposes of approving monthly progress payments. Acceptance of a submitted schedule by City should in no way be construed as an affirmation or admission that the schedule is reasonable or workable by Contractor. The responsibility for completing the Work on the Project within the Agreement Time remains the obligation of Contractor. City's review does not relieve Contractor from compliance with the requirements of the Agreement Documents or be construed as relieving Contractor of its complete and exclusive control over the means, methods, sequences and techniques for executing the work.

6.2.3 The Project Schedule must show milestones, including milestones for City-furnished information, and must include activities for City-furnished material and construction by other contractors when those activities are interrelated with Contractor activities.

6.2.4 The Project Schedule must be revised as required by conditions and progress of the Work, but such revisions do not relieve Contractor of its obligations to complete the Work within the Agreement Time, as adjusted in accordance with the Agreement Documents. No modification to the Agreement Documents or the Agreement Time will be effective unless approved in advance by City.

6.2.5 For all items of materials and equipment that are critical or may require long lead times to acquire, the Project Schedule must show dates for submission, review and approval of submittals, ordering, and delivery.

6.2.6 An updated Project Schedule must be submitted monthly to City as part of the Payment Request. The monthly submittal must include one full size plot of the entire schedule and one electronic copy containing the schedule in Microsoft Project standard file format. In addition, Contractor must, upon request by City, provide a copy of all submitted schedule data in electronic format which must be clearly labeled with the Project description, scheduling program name and version number, and schedule print/data date.

6.2.7 Contractor must provide City with a monthly status report with each Project Schedule detailing the progress of the Work, including: (i) if the Work is proceeding according to schedule, (ii) any discrepancies, conflicts, or ambiguities found to exist in the Agreement Documents that require resolution, and (iii) other information detailing items that require resolution so as not to jeopardize the ability to complete the Work in the Agreement Time.

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6.2.8 With each Project Schedule submittal, Contractor must include a transmittal letter including the following:

a. Description of problem tasks, referenced to field instructions or requests for information (RFI's), as appropriate.

b. Current and anticipated delays including:

(i) Cause of the delay.

(ii) Corrective action and schedule adjustments to correct the delay.

(iii) Known or potential impacts and their delay on other activities, milestones, and their impact on the Substantial Completion and Final Acceptance dates.

(iv) Changes in construction sequence.

c. Pending items and status thereof including but not limited to:

(i) Time Extension requests;

(ii) Substantial Completion date status;

(iii) Final Acceptance date status.

d. If ahead of schedule, the number of calendar Days ahead.

e. If behind schedule, the number of calendar Days behind.

f. Other Project or scheduling concerns.

6.2.9 Critical Path Method (CPM).

6.2.9.1 Unless otherwise specified in the Agreement, the Project Schedule must include a Critical Path Method (CPM) diagram schedule showing the sequence of activities, the interdependence of each activity and identifies the Critical Path.

6.2.9.2 The CPM diagram schedule must be in calendar Days and indicate duration, earliest and latest start and finish dates for all activities, and total Float Times for all activities except critical activities. The CPM diagram must be presented in a time scaled graphical format for the Project as a whole.

6.2.9.3 The CPM diagram schedule must indicate all relationships between activities.

6.2.9.4 The activities making the Project Schedule must contain sufficient detail to assure that adequate planning has been done for proper execution of the Work and such that it provides an appropriate basis for monitoring and evaluation the progress of the Work. Individual activities must not exceed 30 Days in length, in most cases.

6.2.9.5 The CPM diagram schedule must be based upon activities, which coincide with the Schedule of Values.

6.2.9.6 The CPM diagram schedule must show all submittals associated with each work activity and the review time for each submittal.

6.2.10 Float Time.

6.2.10.1 The total Float Time within the overall schedule is for the exclusive use of City, but City may approve Contractor's use of Float as needed to meet Agreement Milestones and

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the Project completion date.

6.2.10.2 Contractor will not be allowed to sequence, hide, or reallocate Float Time through such strategies, as extending activity duration estimates to consume available Float, using preferential logic, or using extensive crew/resource sequencing, tec. No time extensions will be granted nor delay damages paid until a delay occurs which extends the Work beyond the Agreement Time.

6.2.11 City-Caused Delays. City-caused delays on the Project, if any, may be offset by City-caused time savings (i.e., Critical Path submittals returned in less time than allowed by the Agreement, approval of substitution requests and credit changes which result in savings of time to Contractor, etc.) In such an event, Contractor will not be entitled to receive a time extension or delay damages until all City-caused time savings are exceeded and the Agreement Time is also exceeded.

6.2.12 Rain-Related Delays. Contractor is required, in preparing the Project Schedule to take into account all relevant weather conditions, including normal rainfall and distribution. No additional compensation will be given for any rain-related delays or impacts on the Work or the Project Schedule. No time extension will be granted in the Project Schedule unless the rainfall during the construction of Work is unusually severe, was not reasonably anticipated, and the total rainfall was significantly in excess of the normal rainfall for the Project Site location. Normal rainfall for the Project will be determined from the 10-year average rainfall for the Site as measured by the National Oceanic and Atmospheric Administration or comparable source of reliable information for rainfall in Chandler, Arizona. In addition, the excessive rainfall must have actually impacted Work activities on the Critical Path and caused delay beyond any remaining Float at the time of the rain- caused delay. The burden of documenting normal rainfall, the excessive rainfall and the impact on Critical Path activities is on Contractor. All other provisions in the Agreement Documents relating to claims, including without limitation notice requirements, apply to any claim by Contractor for a rain delay.

6.2.13 City's "Policy Statement for Calculating Delays and Damages," Appendix 1 to these General Conditions, will apply to all claims of delay and delay damages.

6.2.14 Force Majeure. If Contractor is delayed or prevented from the performance of any Work required under this Agreement by reason of acts of God or other causes beyond the control and without fault of Contractor (financial inability excepted), performance of that Work will be excused, but only for the period of the delay. The time for performance of the Work will be extended for a period equivalent to the period of delay. In addition, the parties agree if Contractor's delayed or suspended performance directly arises out of or directly results from the COVID-19 pandemic, Contractor's delayed or suspended performance may be excused as set forth in this clause. Provided, however; Contractor must give the City written notice within 30 days of the occurrence of the event giving rise to COVID-19 pandemic related delayed or suspended performance. For COVID-19 pandemic related delay or suspended performance, the parties must agree in writing to the length of the excused delay or suspended performance. Further, Contractor must obtain the City's written approval to use any allowance established as part of the project for delays and costs related to the COVID-19 pandemic.

6.3 SUBSTANTIAL COMPLETION

6.3.1 When Contractor considers that the Work, phase or a portion thereof, which City agrees in

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writing to accept separately, is substantially complete, City will prepare and submit to Contractor a comprehensive Punch List of items to be completed or corrected prior to Final Acceptance and Final Payment. Failure to include an item on such Punch List does not alter the responsibility of Contractor to complete all Work in accordance with the Agreement Documents.

6.3.2 Upon receipt of Contractor's Punch List, Project Manager will make an inspection to determine whether the Work or designated portion thereof is substantially complete. Project Manager may, at Project Manager's sole option, be assisted in such inspection by the Design Professional for the Project. If the inspection by the Project Manager discloses any item, whether or not included on Contractor's Punch List, which is not sufficiently completed in accordance with the Agreement Documents so that City can occupy or utilize the Work, phase or designated portion thereof for its intended use, Contractor must, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by Project Manager. In such case, Contractor must then submit a request for another inspection by Project Manager to determine Substantial Completion.

6.3.3 Certificate of Substantial Completion.

6.3.3.1 The Project Manager will not issue a Certificate of Substantial Completion unless and until the Work (or separable units or Phases as provided in the Agreement Documents) is essentially and satisfactorily complete in accordance with the Agreement Documents, such that the Project is ready for use by City for its intended purpose, opening to the general public, full occupancy or use by City (including, without limitation, all separate units, or rooms, facilities, access, income-generating areas, and all areas serving the general public, as applicable, must be ready for full-operation without material inconvenience or discomfort), including, to the extent applicable to the Work, the following: all materials, equipment, systems, controls, features, facilities, accessories and similar elements are installed in the proper manner and in operating condition, inspected and approved; surfaces have been painted; masonry and concrete cleaned with any sealer or other finish applied; utilities and systems connected and functioning; site work complete; permanent heating, ventilation, air condition, vertical transportation and other systems properly operating with proper controls; lighting and electrical systems installed, operable and controlled; paving completed, signage installed, and other Work as applicable, has been performed to a similar state of essential and satisfactory completion. A minor amount of Work, as determined by and at the discretion of the Project Manager, such as installation of minor accessories or items, a minor amount of painting, minor replacement of defective work, minor adjustment of controls or sound systems, or completion or correction of minor exterior work that cannot be completed as a result of weather conditions, will not delay determination of Substantial Completion. If prior written approval is obtained from City for purposes of Substantial Completion, specified areas of the entire Work or Project may be individually certified as Substantially Complete. In no event will Substantial Completion be deemed to have occurred unless and until: (i) a temporary certificate of occupancy has been issued by the appropriate Governmental Authorities (as applicable) and (ii) all terms and Work required under this Agreement have been fulfilled by Contractor and same will have also been approved and accepted by City, subject only to the Punch List items.

6.3.3.2 If requested by City, Contractor must complete and turn-over to City the Project on a phased basis. Each phase will have a separate inspection by the Project Manager, a Punch List generated, and then an inspection by City with final approval and acceptance only after the

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Project Manager's Punch List.

6.4 **PARTIAL UTILIZATION**

6.4.1 City at City's option may use and occupy any substantially completed parts of the Work which has specifically been identified in the Agreement Documents, or which City, the Design Professional and Contractor agree constitutes a separately functioning and usable part of the Work that can be used by City for its intended purpose, without significant interference with Contractor's performance of the remainder of the Work, provided, however, if the portion of the Work to be used or occupied has not been found to be substantially complete, City must do so in accordance with Section 6.3 prior to such occupancy.

6.4.2 In lieu of the issuance of a Certificate of Substantial Completion as to part of the Work, City may take over operation of a facility constituting part of the Work whether or not it is substantially complete if such facility is functionally and separately usable; provided that prior to any such takeover, City and Contractor agree in writing as to the division of responsibilities between City and Contractor for security, operation, safety, maintenance, correction period, heat, utilities and insurance with respect to such facility.

6.4.3 Substantial Completion of or City's beneficial occupancy of a part of the Project will not alter the fact that the one-year warranty for the whole Project starts at the date of Final Completion of the whole Project.

6.5 **FINAL ACCEPTANCE**

6.5.1 Unless otherwise expressly agreed to in writing by City, Final Acceptance must be obtained by no later than 30 Days (60 Days for federally funded agreements) after the date of Substantial Completion. Failure to timely obtain Final Acceptance will be a material breach of the Agreement.

6.5.2 Upon receipt of written notice that the Work is ready for final inspection and acceptance, City and Contractor will jointly inspect to verify that the remaining items of Work have been completed. There will be no partial acceptance. Final Acceptance will not occur until all items of Work, including Punch List Items, have been completed to City's satisfaction as reflected in the written Final Acceptance.

6.5.3 Final Payment will not be due, owing, or paid by City until Final Acceptance is issued.

6.5.4 Landscape Establishment Period. Unless otherwise expressly agreed to in writing by City, the Landscape Establishment Period will begin on the date of Final Acceptance of the Project and will run 90 Calendar Days thereafter. Landscape Establishment Period requirements are detailed in General Conditions Appendices, attached herein.

6.6 **CONTINUATION OF WORK**

6.6.1 Permitting Contractor to continue and finish the Work or any part of it after the time fixed for its completion (whether milestone, phase, Substantial Completion or Final Acceptance) or after the date to which the time fixed for any completion may have been extended, does not operate as a waiver by City of any rights under the Agreement Documents, law or equity.

6.6.2 Furthermore, the timely completion of the Work being of the utmost importance under this Agreement, notwithstanding the existence of one or more disputes between the parties

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concerning the scope of the Work, the Project Schedule, Agreement Time, payments or any other matter, and further notwithstanding a party's invocation of the Dispute Resolution provisions specified in Appendix 6 of these General Conditions, unless City suspends the Agreement or Contractor's performance pursuant to Section 10 of these General Conditions, Contractor will continue to prosecute the Work, including any Change Order work or Extra Work Orders, in a diligent and timely manner and not stop, slow down or impede by action or inaction the progress of the Work, including commencing performance of and thereafter completing any additional work called out in any Change Order or Extra Work Order issued by Project Manager with the approval of City, so long as City makes payment to Contractor in accordance with Section 8 of these General Conditions.

SECTION 7 - AGREEMENT PRICE

7.1 UNIT PRICE AGREEMENTS

7.1.1 The Agreement Price for all Unit Price Agreements will be the amount set forth in the Agreement or Change Order multiplied by the verified quantity provided.

7.1.2 Measurements of quantities to determine the total Agreement Price must be in accordance with MAG Specification §§ 109.1 and 109.2.

7.1.3 The Unit Price may only be changed as set forth in Section 9 below.

7.2 CHANGE ORDERS

7.2.1 Unit Price Change Orders. The Change Order Price for all Unit Price Change Orders will be the amount set forth in the Change Order multiplied by the verified quantity provided.

7.2.2 Measurements of quantities to determine the total Change Order Price must be in accordance with MAG Specifications §§ 109.1 and 109.2.

7.2.3 The Unit Price may only be changed as set forth in Section 9 below.

7.2.4 MAG Specification § 109.4.1 is modified as follows: Before § 109.4.1, the following is added: Any deduction or increase in the Agreement Price must be supported by a signed, written Change Order fully executed by City, and supported by such backup as the Project Manager may require.

7.3 SALES TAX

Contractor is required to pay all applicable sales tax in accordance with the law of the state of Arizona and this cost must be included in all Agreement Prices. When equipment, materials or supplies generally taxable to Contractor are eligible for a tax exemption due to the nature of the Project, Contractor must assist City in applying for and obtaining such tax credits and exemptions which will be paid or credited to City.

SECTION 8 - PAYMENT

8.1 PAYMENT FOR CONSTRUCTION SERVICES

8.1.1 Payment for the Work will be made in accordance with MAG Standard Specification § 109 as amended below.

8.1.2 Contractor must submit to City for review a completed Contractor Payment Request signed

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by Contractor, covering the Work completed as of the date of the Request and accompanied by such supporting documentation as is required by the Agreement Documents and also as City may reasonably require. A Contractor Payment Request will not be considered complete unless it is accompanied by an updated Project Schedule and a certification that the on-site, red lined, as built Drawings are up to date. If payment is requested on the basis of materials and equipment not incorporated in the Work but delivered and suitably, securely stored at the Site or at another location (such as a bonded warehouse) agreed to in writing, the Contractor Payment Request must also be accompanied by such data, satisfactory to City, as will establish City's title to the material and equipment and protect City's interest therein, including applicable insurance. Each subsequent Contractor Payment Request must include an affidavit of Contractor stating that all previous progress payments received on account of the Work have been applied to discharge in full all of Contractor's obligations reflected in prior Contractor Payment Requests.

8.1.3 Except for Work performed under a JOC Agreement, the Contracting Agency will retain 10 percent of all estimates as a guarantee for complete performance of the Agreement in accordance with Arizona Revised Statutes Section 34-221 or 34-607. The Contractor may elect to deposit securities in lieu of retention in accordance with Arizona Revised Statutes Section 34-221, Paragraph C.5. or 34-607, Paragraph B.5.

8.1.4 The payment process functions as follows: Prior to the payment cycle date, Contractor must send a draft Contractor Payment Request to Project Manager. The Project Team will review the Request and agree upon any necessary adjustments. Contractor must certify the final Request by signing and returning to Project Manager.

8.1.5 When construction of the Project is fifty percent (50%) completed, Contractor may request payment of one-half of the retention pursuant to A.R.S. § 34-609(B)(3), subject to all of City’s rights to withhold or offset payments, and other rights of City, under the Agreement.

8.1.6 City reserves the right under A.R.S. § 34-609(B)(3) to reinstate the ten percent (10%) retention if City determines that satisfactory progress is not being made.

8.1.7 Contractor’s Warranty of Title.

8.1.7.1 Contractor warrants and guarantees that title to all Work, materials and equipment covered by any Contractor Payment Request, whether incorporated in the Project or not, will pass to City at the time of payment, free and clear of all liens, claims, security interests, and encumbrances, provided that this will not preclude the Contractor from installing metering devices or other equipment of utility companies or municipalities, the title of which is commonly retained by the utility company or municipality.

8.1.7.2 No materials, supplies, or equipment for the Work under this Agreement will be purchased subject to any chattel mortgage or under a conditional sale contract or other agreement by which an interest therein, or any part thereof, is retained by the seller or supplier.

8.1.7.3 Nothing contained in this Section will defeat or impair the right of such persons furnishing materials or labor under any bond given by the Contractor for their protection, or any right under any law permitting such persons to look to funds due the Contractor in the hands of the City. The provisions of this Section must be inserted in all subcontracts and material agreements, and notices of its provision must be given to all persons furnishing materials for the Work when no formal agreement is entered into for such materials.

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8.2 **PAYMENT UPON SUBSTANTIAL COMPLETION**

8.2.1 No payment will be made upon Substantial Completion, except for a regularly-scheduled monthly progress payment, as allowed by Section 8.2.2.

8.2.2 No further payments will be made to Contractor until Final Acceptance.

8.3 **FINAL PAYMENT**

8.3.1 Subject to all of City's rights to withhold or offset payment, and other rights under the Agreement, Final Payment including remaining retainage will be paid only after:

a. Work has been fully completed (including completion of all incorrect or incomplete work items) and the written Final Acceptance has been issued by City;

b. Necessary operating manuals, any excess materials and supplies necessary for matching materials and supplies incorporated into the Work, acceptable sewer video results (if applicable), and complete "as-built" Drawings (including the Building Information Model, if required by the Agreement Documents) have been delivered to City, as specified in this Section 8.3;

c. Full and unconditional lien waivers and releases by Contractor and any person performing labor or supplying material, machinery, fixtures, or tools for the Work have been delivered to Contractor;

d. All conditions and requirements imposed by City or any financing entity for the corresponding disbursement have been met; and

e. Contractor delivers to City a Contractor Payment Request requesting Final Payment.

8.3.2 Contractor must also submit a signed copy of Contractor's Affidavit Regarding Settlement of Claims, Appendix 3 to these General Conditions, and Certificate of Completion, Appendix 7 to these General Conditions, prior to Final Payment.

8.3.3 In addition, if required under the Project Specific Special Provisions, Contractor must compile a complete equipment list and maintenance manual to be submitted to City as a precondition to Final Payment. The list must include the following items for all equipment supplied under the Plumbing, Electrical, Air Conditioning, Elevator, and other Special Equipment Specifications:

a. Name, Model and Manufacturer.

b. Complete parts lists and Drawings.

c. Local source of supply for replacement parts along with suppliers' telephone numbers.

d. Local service organizations serving the equipment and their telephone numbers.

e. All tags, inspection slips, instruction packages, etc., removed from equipment must be properly identified as to pieces of equipment from which they were taken.

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8.3.4 Contractor must also deliver to City, prior to Final Payment, one (1) digital (in the format specified by City), and if requested by City, one (1) hard copy, of any applicable Maintenance manuals. Each manual must include all manufacturer's operation and maintenance instructions and "as-built" Drawings with the list herein specified. It must also include all other diagrams and instructions necessary to properly operate and maintain the equipment, the name, address and telephone number of Contractor and all Subcontractors involved.

8.4 **CITY'S RIGHT TO WITHHOLD PAYMENT**

City may withhold payment to such extent as may be necessary in City's opinion to protect City from loss for which Contractor is responsible, including, without limitation, if any of the following conditions exist:

a. Defective Work not remedied;

b. Third party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to City is provided by Contractor;

c. Failure of Contractor to make payments properly to Subcontractors or for labor, materials or equipment;

d. Reasonable evidence that the Work cannot be completed for the unpaid balance of the Agreement Price;

e. Damage to City or another Contractor;

f. Reasonable evidence that the Work will not be completed within the Agreement Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay;

g. Failure to carry out the Work in accordance with the Agreement Documents; or

h. Contractor is in default of any of its other obligations under the Agreement Documents.

8.5 **JOINT/DIRECT CHECKS**

To promote the timely completion and progress of the Work or when appropriate and necessary, payments to Contractor may be made jointly to Contractor and its employees, agents, Subcontractors and suppliers, or any of them. For federally funded agreements, see federal provisions for additional requirements for the joint check process.

8.6 **PAYMENT NOT A WAIVER**

No payment (nor use or occupancy of the Project by City) will be deemed acceptance or approval of the Work or as a waiver of any claims, rights, or remedies of City.

8.7 **LIENS AND BOND CLAIMS**

Contractor must make all payments, in the time required, of all labor and materials furnished to Contractor in the course of the Work and must promptly furnish evidence of such payments as City may require. Contractor must pay when due all claims arising out of performance of the Work covered by this Agreement for which a lien may be filed either against the real estate or leasehold interest of City, or against payments due from City to Contractor, or for which a claim may be made against any payment or performance bond or both. To the fullest extent permitted by law, Contractor agrees that no liens or other claims in the nature of a lien against the real estate, leasehold, or other interest of City,

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against payment due from City to Contractor, or against any payment or performance bond, must be filed or made in connection with the Work by any party who has supplied professional services, labor, materials, machinery, fixtures, tools, or equipment used in or in connection with the performance of this Agreement, and Contractor agrees to remove or to cause to be removed any such liens or claims in the nature of a lien or bond claim within 10 Days upon receiving notice or obtaining actual knowledge of the existence of such liens or claim. In addition, Contractor agrees to defend, indemnify, and hold harmless City from and against any and all such liens and claims. This paragraph does not apply to claims and liens of Contractor due to non-payment for work performed.

8.8 **FINANCIAL RECORDKEEPING AND CITY'S AUDIT RIGHT**

8.8.1 Records for all Agreements between City and Contractor must, upon reasonable notice, be open to inspection and subject to audit, scanning, and reproduction during normal business working hours. Such audits may be performed by any City's representative or any outside representative engaged by City for the purpose of examining such records. City or its designee may conduct such audits or inspections throughout the term of this Agreement and for a period of five years after Final Payment or longer if required by law. City's representatives may (without limitation) conduct verifications such as counting employees at the Site, witnessing the distribution of payroll, verifying information and amounts through interviews and written confirmations with Contractor employees, field and agency labor, Subcontractors, and vendors.

8.8.2 Contractor's "records" must include any and all information, materials and data of every kind and character, including without limitation, records, books, papers, documents, subscriptions, recordings, agreements, purchase orders, leases, contracts, commitments, arrangements, notes daily diaries, superintendent reports, drawings, receipts, vouchers and memoranda, and any and all other agreements, sources of information and matters that may in City's judgment have any bearing on or pertain to any matters, rights, duties or obligations under or covered by any Agreement Document. Such records must include (hard copy, as well as computer readable data if it can be made available), written policies and procedures; time sheets; payroll registers; payroll records; cancelled payroll checks; subcontract files (including proposals of successful and unsuccessful bidders, bid recaps, negotiation notes, etc.); original bid estimates; estimating work sheets; correspondence; Change Order files (including documentation covering negotiated settlements); back-charge logs and supporting documentation; invoices and related payment documentation; general ledger, information detailing cash and trade discounts earned, insurance rebates and dividends; and any other Contractor records which may have a bearing on matters of interest to City or the Project in connection with Contractor's dealings with City or the Project (all foregoing hereinafter referred to as "records") to the extent necessary to adequately permit evaluation and verification of any or all of the following:

a. Compliance with Agreement requirements for deliverables;

b. Compliance with approved Plans and Specifications;

c. Compliance with § 14.9 below;

d. Compliance with Agreement provisions regarding the pricing of Change Orders;

e. Accuracy of Contractor representations regarding the pricing of invoices; or

f. Accuracy of Contractor representations related to claims submitted by

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Contractor or any of their employees.

8.8.3 Contractor must require all payees (examples of payees include Subcontractors, Suppliers, Insurance Carriers, etc.) to comply with the provisions of this Section by including the requirements hereof in a written agreement between Contractor and payee. Contractor will ensure that all payees (including those entering into lump sum agreements) have the same right to audit provisions contained in this Agreement included in their agreements with Contractor.

8.8.4 City's authorized representative(s) (including, without limitation, Project Manager) must have reasonable access to Contractor's facilities, must be allowed to interview all current or former employees to discuss matters pertinent to the performance of this Agreement and must be provided adequate and appropriate work space, in order to conduct audits in compliance with this Section.

8.8.5 If an audit inspection or examination in accordance with this Section, discloses overpricing or overcharges to City (of any nature) by Contractor or Contractor's Subcontractors in excess of $100,000 in addition to making adjustments for the overcharges, the reasonable actual cost of City's audit must be reimbursed to City by Contractor. Any adjustments or payments which must be made as a result of any such audit or inspection of Contractor's invoices or records must be made within a reasonable amount of time (not to exceed 90 Days) from presentation of City's findings to Contractor.

8.8.6 In addition to the normal paperwork documentation Contractor typically furnishes to City, Contractor agrees to furnish, upon written request from City, any of the documentation necessary for City to exercise its audit rights under this Section 8.8 in computer readable file formats (Word, Excel, or .pdf), as City may designate.

8.8.7 City, its authorized representative, and the appropriate agency, reserve the right to audit Contractor's records in compliance with local, state or federal policies, statutes or at City's discretion, within three (3) years of Final Acceptance of the Work.

SECTION 9 - CHANGES TO THE AGREEMENT

9.1 **FIELD ORDERS**

City may authorize minor changes in the Work not involving an adjustment in the Agreement Price or the Agreement Times, which are consistent with the overall intent of the Agreement Documents. These may be accomplished by a written Field Order on the standard form approved and executed by City. Such Field Orders must be binding and Contractor must perform the change promptly. If Contractor believes that a Field Order justifies an increase in the Agreement Price or Agreement Time, Contractor may make a claim therefor as provided in Section 7.2.

9.2 **EXTRA WORK/CHANGES IN THE WORK**

9.2.1 City reserves the right to make such changes in the Plans and Specifications for the Work, as it may deem appropriate and any such change as set forth in a written Change Order must be deemed a part of this Agreement as if originally incorporated herein.

9.2.2 In the event City and Contractor cannot agree on the terms of a Change Order, or when circumstances otherwise require, the Project Manager has the authority to direct the Contractor to perform extra work, if the work in question is an item not provided for in the

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Agreement as awarded. The Project Manager will have the authority to determine, based upon factual evidence presented by the Contractor, whether the work in question is an item not provided for in the Agreement as awarded. If the Project Manager directs the Contractor to perform extra work, the Project Manager's instructions will include a price that the Contractor cannot exceed in charging the City for the extra work. Upon receipt of the Project Manager's directions to perform extra work, the Contractor must promptly proceed with the extra work and document the actual cost thereof. Contractor's right to payment for extra work will be determined under Subsection 9.2.4 below. The Contractor is responsible to manage the extra work to ensure that the price limits set by the Project Manager are not exceeded. Contractor must perform the extra work and submit documentation for the actual cost of the extra work to the City. A Change Order will be issued to cover this work.

9.2.3 Contractor will not be entitled to payment for extra work unless a written Change Order, in form and content prescribed by City, has been executed by City. On all requests for Change Orders, Contractor must specify the increased or decreased costs and whether it believes any extensions of time will be necessary to complete its Work as modified by the Change Order. If extra work is performed under Subsection 9.2.2 above, a corresponding Change Order will be prepared, approved and processed by City before payment can be made to Contractor.

9.2.4 In general, pricing for Change Orders will include the same mark-up percentages that were in effect when the Agreement was awarded. The cost or credit to the City resulting from a change in the Work is subject to Appendix 1 (Policy Statement for Calculating Delays and Damages) and will be determined, based on the type of pricing for the Agreement involved, as follows:

a. By mutual acceptance of a lump sum properly itemized in a form acceptable to City;

b. By unit prices stated in the Agreement Documents;

c. When the City determines that a Unit Price Book Job Order associated with a Job Order Agreement requires a Change Order, by using the same Total Cost Data and CCI that are in effect when the Change Order is anticipated to be issued; or

d. By actual cost and a percentage fee covering overhead and profit, as follows:

(i) Contractor will perform the extra work and be compensated for actual cost of labor, materials and equipment.

(ii) Contractor will have the right to add the fee percentage applicable to the Work under the Agreement, or if no such fee has been agreed to by the parties, not more than five percent (5%) to the Subcontractor's prices for authorized extra work performed solely by Subcontractors. Such percentage will include all of Contractor's charges for overhead, profit, administration and supervision.

(iii) Contractor or Subcontractor will have the right to add the fee percentage applicable to Work under the Agreement for self-performed extra work, or if no such fee has been agreed to by the parties, Contractor's or Subcontractor's maximum total allowable additions for overhead, profit, administration and supervision will

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not exceed ten percent (10%) of actual verifiable labor, materials and equipment for such self- performed extra work.

9.2.5 Any agreement which modifies the terms of the Agreement (including Change Orders) will be approved in writing by the Project Manager. Once properly executed by both parties, these modifications to the Agreement will have the same effect as if they had been included in the original Agreement.

9.3 **ACCURACY OF CHANGE ORDER PRICING INFORMATION**

9.3.1 Subject to Sections 9.3.2 through 9.3.4, signature by the contracting parties constitutes full accord and satisfaction between City and Contractor for all costs, damages, and expenses of whatever kind of nature, including delay, impact or acceleration damages, which may be occasioned by a Change Order of other modification of the Agreement agreed to in writing.

9.3.2 Accurate Change Order Pricing Information: Contractor agrees that it is responsible for submitting accurate cost and pricing data to City to support its Fixed Price, Unit Price, or Cost Plus Change Order Proposals or other Agreement Price adjustments under the Agreement. Contractor further agrees to submit Change Order proposals with cost and pricing data which is accurate, complete, current, and in accordance with the terms of the Agreement with respect to pricing of change orders. Contractor agrees that any "buy-out savings" on Change Orders will accrue 100% to Owner. "Buy-out savings" are defined as any savings negotiated by the Contractor with a Subcontractor or a Material Supplier after receiving approval of a Change Order amount that was designated to be paid to a specific Subcontractor or Supplier for the Approved Change Order work.

9.3.3 Right to Verify Change Order Pricing Information: Contractor agrees that City, through its designated representative, will have the right to examine, copy, and scan the records of the Contractor, Subcontractor or Sub-Subcontractor's records (during the Agreement period and up to three years after final payment is made on the Agreement) to verify the accuracy and appropriateness of the pricing data used to price all Change Order proposals or claims. Contractor agrees that if City determines the cost and pricing data submitted (whether approved or not) was inaccurate, incomplete, not current, or not in compliance with the terms of the Agreement regarding pricing of Change Orders, an appropriate Agreement Price adjustment will be made. Such post-approval Contact Price adjustments will apply to all levels of contractors and Subcontractors and to all types of Change Order proposals, specifically including Fixed Price, Unit Price, and Cost Plus Change Orders.

9.3.4 Requirements for Detailed Change Order Pricing Information: Contractor agrees to provide a detailed breakdown of allowable labor and labor burden cost (i.e., base wage rate of applicable classifications of workers, payroll taxes, and insurance and benefits costs). This information will be used to evaluate the potential cost of labor and labor burden related to Change Order work. It is intended that this information represent an accurate estimate of the Contractor's actual labor and labor burden cost components. Information is not intended to establish fixed billing or Change Order pricing labor rates. However, at the time Change Orders are priced, the submitted cost data for labor rates may be used to price Change Order work. The accuracy of any such agreed upon labor rate cost components used to price Change Orders will be subject to later audit. Approved Change Order amounts may be adjusted later to correct the impact of inaccurate labor cost components if the agreed upon labor cost components are determined to be inaccurate.

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9.4 **EMERGENCIES**

In any emergency affecting the safety of persons or property, Contractor will act, at its discretion, to prevent threatened damage, injury or loss. Any change in the Agreement Price or Agreement Time resulting from emergency work will be determined as provided in this Section.

9.5 **DIFFERING SITE CONDITIONS**

9.5.1 If Differing Site Conditions are encountered at the Project Site, then notice by the observing party must be given to the other party promptly before conditions are disturbed (to the extent practicable) and in no event later than 14 Days after first observance of the conditions. City will promptly investigate such conditions and, if City determines that Differing Site Conditions exist and they materially cause an increase in the cost of, or time required for, performance of any part of the Work, Contractor will be entitled to equitable adjustment in the Agreement Price or Construction Schedule (and other time requirements), or both. If it is determined by City that the conditions at the Project Site are not Differing Site Conditions and no change is justified, then City will so notify Contractor in writing, stating the reasons. Claims in opposition to such determination must be made within 14 Days after City has given notice of its decision. If City and Contractor cannot agree on an adjustment in the Agreement Price or Construction Schedule (and other time requirements), the adjustment may be submitted to dispute resolution as provided these General Conditions.

9.6 **CHANGES IN LAWS, REGULATIONS, OR LEGAL REQUIREMENTS OR TAXES**

In the event of a material change in applicable Laws, Regulations, or Legal Requirements, or taxes subsequent to the date of the Agreement by the parties, Contractor may be entitled to a Change Order, in City's discretion, to the extent Contractor can document to the satisfaction of City that such change significantly increases Contractor's actual cost of performance of the Work.

SECTION 10 -SUSPENSION AND TERMINATION

10.1 **SUSPENSION**

City may suspend the Agreement and Contractor's performance in accordance with MAG Specifications § 105.1 and 108.7.

10.2 **TERMINATION BY THE CITY FOR CAUSE**

10.2.1 MAG Specifications § 108.11 applies to the Agreement.

10.2.2 City may also terminate the Agreement if City determines, in its sole discretion that Contractor has:

a. After prior written notice, refused or failed to supply enough properly skilled workers or proper materials;

b. After prior written notice, failed to make payment to Subcontractors for materials or labor in accordance with the respective agreements between Contractor and the Subcontractors;

c. After prior written notice, disregards laws, ordinances, or rules, regulations or orders of a public authority having jurisdiction;

d. After prior written notice, repeatedly failed to comply with written directives from City;

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e. Is adjudged as bankrupt or insolvent;

f. Made a general assignment for the benefit of creditors;

g. Appointed a trustee or receiver for itself or any of its property;

h. Filed a petition to take advantage of any debtor's act, or to reorganize under the bankruptcy or similar laws; or

i. Otherwise breached a provision of the Agreement Documents or any other Agreement between City and Contractor.

10.2.3 When any of the above reasons exist, City may terminate the Agreement, without prejudice to any other rights or remedies of City, after giving Contractor and Contractors' surety, if any, 7 Days written notice of City's intent to terminate the Agreement and Contractor's failure to cure any such reasons. Upon such termination, City may: (1) take possession of the Site and of all materials thereon owned by Contractor; or (2) finish the Work by whatever reasonable method City may deem expedient. When City terminates the Agreement for one of the reasons state above, Contractor will not be entitled to receive further payment until the Work is finished. If the unpaid balance of the Agreement Price existing at the time of such termination exceeds the costs and expenses of finishing the Work and any other damages incurred by City, such excess will be paid to Contractor. If such costs, expenses and damages exceed such unpaid balance, Contractor must pay the difference to City. This obligation for payment will survive termination of the Agreement.

10.3 **TERMINATION BY CITY FOR CONVENIENCE**

City may also terminate the Agreement at any time for its convenience upon 7 Days written notice to Contractor specifying the termination date. In the event of termination which is not the fault, in whole or in part, of Contractor, City will pay to Contractor only such compensation, including reimbursable expenses, due for Work properly performed on the Project prior to the termination date. Upon any termination of the Agreement, no further payments will be due from City to Contractor.

10.4 **A.R.S. § 38-511**

The Agreement is subject to, and may be terminated by City in accordance with, the provisions of A.R.S. § 38-511.

SECTION 11 -INSURANCE AND BONDS

11.1 **INSURANCE REQUIREMENTS**

11.1.1 After Agreement award, the Contractor must furnish the City 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 possessing a current A.M. Best, Inc. rating of A-7, or better and legally authorized to do business in the State of Arizona with policies and forms satisfactory to City. Provided, however, the A.M. Best rating requirement may not be deemed to apply to required Worker's Compensation coverage.

11.1.2 The Contractor and any of its Subcontractors must procure and maintain, until all of their obligations have been discharged, including any warranty periods under this Agreement are satisfied, the insurances set forth below.

11.1.3 The insurance requirements set forth below are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement.

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11.1.4 The City in no way warrants that the minimum insurance limits contained in this Agreement are sufficient to protect Contractor from liabilities that might arise out of the performance of the Agreement services under this Agreement by Contractor**,** its agents, representatives, employees, or Subcontractors and the Contractor is free to purchase any additional insurance as may be determined necessary.

11.1.5 Failure to demand evidence of full compliance with the insurance requirements in this Agreement or failure to identify any insurance deficiency will not relieve the Contractor from, nor will it be considered a waiver of its obligation to maintain the required insurance at all times during the performance of this Agreement.

11.1.6 Use of Subcontractors: If any Work is subcontracted in any way, the Contractor must execute a written agreement with Subcontractor containing the same Indemnification Clause and Insurance Requirements as the City requires of the Contractor in this Agreement. The Contractor is responsible for executing the Agreement with the Subcontractor and obtaining Certificates of Insurance and verifying the insurance requirements.

11.2 **MINIMUM SCOPE AND LIMITS OF INSURANCE**

11.2.1 The Contractor must provide coverage with limits of liability not less than those stated below.

11.2.1.1 Commercial General Liability-Occurrence Form. Contractor must maintain "occurrence" form Commercial General Liability insurance with a limit of not less than $2,000,000 for each occurrence, $4,000,000 aggregate. Said insurance must also include coverage for products and completed operations, independent contractors, 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.

11.2.1.2 Automobile Liability-Any Automobile or Owned, Hired and Non-Owned Vehicles. Contractor must maintain Business/Automobile Liability insurance with a limit of $1,000,000 each accident on Contractor owned, hired, and non-owned vehicles assigned to or used in the performance under this Agreement. If any Excess or Umbrella insurance is utilized to fulfill the requirements of this paragraph, the Excess or Umbrella insurance must be "follow form" equal or broader in coverage scope than underlying insurance.

11.2.1.3 Workers Compensation and Employers Liability Insurance. Contractor must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Contractor employees engaged in the performance of Work under this Agreement and must also maintain Employers' Liability insurance of not less than $1,000,000 for each accident and $1,000,000 disease for each employee.

11.2.1.4 Builders' Risk/Installation Floater Insurance. The Contractor bears all responsibility for loss to all equipment or Work under construction. Unless waived in writing by the City the Contractor will purchase and maintain in force Builders' Risk/Installation Floater insurance on the entire Work until completed and accepted by the City. This insurance will be Special Causes of Loss policy form, (minimally including perils of fire, flood, lightning, explosion, windstorm and hail, smoke, aircraft and vehicles, riot and civil commotion, theft, vandalism, malicious mischief, and collapse), completed value, replacement cost policy form equal to the Agreement Price and all subsequent modifications. The Contractor's Builders'

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Risk/Installation Floater insurance must be primary and not contributory.

a. Builders' Risk/Installation Floater 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 Floater insurance must provide coverage from the time any covered property comes under the Contractor'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.

b. The Contractor must also purchase and maintain Boiler and Machinery insurance with the same requirements as Builders' Risk/Installation Floater 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 Agreement. The Contractor will be responsible for any and all deductibles under these policies and the Contractor waives all rights of recovery and subrogation against the City under the Contractor- Builders' Risk/Installation Floater insurance described herein.

c. Builders' Risk/Installation Floater 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 required to be covered.

d. The Builders' Risk/Installation Floater insurance must be endorsed so that the insurance will not be canceled or lapse because of any partial use or occupancy by the City.

e. The Builders Risk/Installation Floater insurance must include as named insureds, the City, the Contractor, and all tiers of Subcontractors and others with an insurable interest in the Work who will be named as additional insureds unless they are able to provide the same level of coverage with the City and Contractor named as additional insureds. 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 Floater coverage.

f. The Builders Risk/Installation Floater insurance must be written using the Special Causes of Loss policy form, replacement cost basis.

g. All rights of subrogation under the Builders Risk/Installation Floater insurance are, by this Agreement, waived against the City, its officers, officials, agents and employees.

h. The Contractor is responsible for payment of all deductibles under the Builders' Risk/Installation Floater insurance policy.

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11.2.1.5 Pollution Liability Insurance (Including Errors and Omissions). For Job Orders, Pollution Liability Insurance is only required if applicable and determined on a project specific basis. Contractor must maintain Pollution Liability Insurance with a limit of not less than $5,000,000 per loss, $5,000,000 aggregate for losses caused by pollution conditions including coverage for bodily injury, property damage, defense costs, clean-up costs, and completed operations that arise from the operations of Contractor as described in this Agreement.

a. The policy must provide for complete professional service coverage, including coverage for pollution liability that is a result of a breach of professional duties.

b. The policy must provide for protection again claims for third-party bodily injury, property damage, or environmental damage caused for pollution conditions resulting from general contracting activities for which Contractor is legally liable.

c. The policy must provide for cleanup costs when mandated by governmental entities, when required by law, or as a result of third-party claims.

d. Completed Operations Coverage must be kept in place for up to the statute of repose.

e. The policy must be endorsed to include the following additional insured language: “City, its elected officials, trustees, employees, agents, and volunteers must be named as additional insureds with respect to liability arising out of the activities performed by, or on behalf of Contractor”.

f. If Work under this Agreement requires the transportation of any hazardous material or regulated substances, Contractor must carry Auto Liability with a CA 9948 endorsement or equivalent.

g. If Work under this Agreement requires the disposal of any hazardous materials from the job site, Contractor must obtain a certificate of insurance for Pollution Legal Liability from the disposal site operator with a limit of not less than $5,000,000 per loss, $5,000,000 aggregate.

11.3 **ADDITIONAL POLICY PROVISIONS REQUIRED**

11.3.1 Self-Insured Retentions or Deductibles. 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 deductible or self-insured retentions with respect to the City, its officers, officials, agents, employees, and volunteers.

11.3.2 The Contractor’s insurance must contain broad form contractual liability coverage.

11.3.3 The Contractor'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 will be in excess of the coverage provided by the Contractor and must not contribute to it.

11.3.4 The Contractor'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.

11.3.5 Coverage provided by the Contractor must not be limited to the liability assumed under the

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indemnification provisions of this Agreement.

11.3.6 The policies must contain a severability of interest clause and waiver of subrogation against the City, its officers, officials, agents, and employees, for losses arising from Work performed by the Contractor for the City.

11.3.7 The Contractor, its successors and or assigns, are required to maintain Commercial General Liability insurance as specified in this Agreement for a minimum period of 3 years following completion and acceptance of the Work. The Contractor must submit a Certificate of Insurance evidencing Commercial General Liability insurance during this 3 year period containing all the Agreement insurance requirements, including naming the required Additional Insureds set forth herein.

11.3.8 If a Certificate of Insurance is submitted as verification of coverage, the City will reasonably rely upon the Certificate of Insurance as evidence of coverage but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement.

11.3.9 Insurance Cancellation During Agreement Term.

11.3.9.1 If any of the required policies expire during the life of this Agreement, the Contractor must forward renewal or replacement Certificates to the City within 10 Days after the renewal date containing all the required insurance provisions.

11.3.9.2 Each insurance policy required by the insurance provisions of this Agreement must provide the required coverage and must not be suspended, voided or canceled except after 30 Days prior written notice has been given to the City, except when cancellation is for non-payment of premium, then 10 Days prior notice may be given. Such notice must be sent directly to Chandler Law-Risk Management Department, Post Office Box 4008, Mailstop 628, Chandler, Arizona 85225. If any insurance company refuses to provide the require notice, the Contractor or its insurance broker must notify the City of any cancellation, suspension, non-renewal of any insurance within 7 Days of receipt of insurers' notification to that effect.

11.3.10 City as Additional Insured. The above-referenced policies are to contain, or be endorsed to contain, the following provisions:

11.3.10.1 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 Contractor including the City's general supervision of the Contractor; Products and Completed Operations of the Contractor; and automobiles owned, leased, hired, or borrowed by the Contractor.

11.3.10.2 The City, its officers, officials, agents, and employees must be additional insureds to the full limits of liability purchased by the Contractor even if those limits of liability are in excess of those required by this Agreement.

11.4 BONDS AND OTHER PERFORMANCE SECURITY

11.4.1 After Agreement award, Contractor must provide a Performance Bond and a Payment Bond, each in an amount equal to the full amount of the Agreement Price.

11.4.2 Each such bond must be executed by a surety company or companies holding a Certificate

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of Authority to transact surety business in the State of Arizona, issued by the Director of the Arizona Department of Insurance and must be named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Audit Staff Bureau of Accounts, U.S. Treasury Department. A copy of the Certificate of Authority must accompany the bonds. The Certificate must have been issued or updated within two (2) years prior to the execution of this Agreement. The bonds must be written or countersigned by an authorized representative of the surety who is either a resident of the state of Arizona or whose principal office is maintained in this state, as by law required.

11.4.3 The bonds must be made payable and be acceptable to City. The bond forms for the performance and payment bonds must be in the forms required under A.R.S. § 34-221, *et. Seq.,* as in Appendices 4 and 5 of these General Conditions.

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

11.4.5 All bonds submitted for this Project must be provided by a company which has been rated AM Best rating of A- or better for the prior four quarters by the latest edition of the 'Results Best's Key Rating Guide (Property/Casualty)" published by the A.M. Best Company.

11.4.6 Personal or individual bonds are not acceptable.

11.4.7 If the surety on any Bond furnished by Contractor is declared a bankrupt or becomes insolvent, or Contractor's right to do business is terminated in any state where any part of the Project is located, or it ceases to meet the requirements of this Section 11.4, Contractor must within 5 Days thereafter substitute another Bond and surety, both of which must be acceptable to City.

SECTION 12 - INDEMNIFICATION

12.1 To the extent permitted by law, the Contractor and its owners, officers, directors, agents, employees, and subconsultants (collectively "lndemnitor") must indemnify, save, and hold harmless the City and its officers, officials, agents, and employees (collectively "lndemnitee") from any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation, and litigation) (collectively "Claims") caused or alleged to be caused, in whole or in part, by the negligent, reckless, wrongful, or willful acts, errors, or omissions of Indemnitor in connection with this Agreement. This indemnity includes any Claim or amount arising out of or recovered under workers' compensation laws or on account of Indemnitor's failure to conform to any federal, state, or local law, statute, ordinance, rule, regulation, or court decree. Indemnitor must indemnify lndemnitee from and against any and all Claims, except those arising solely from lndemnitee's own negligent, reckless, wrongful, or willful acts, errors, or omissions. Indemnitor is responsible for primary loss investigation, defense, and judgment costs where this indemnification applies. In consideration of the award of this Agreement, Indemnitor agrees to waive all rights of subrogation against lndemnitee for losses arising from or related to this Agreement. Indemnitor's obligations under this provision survive the termination or expiration of this Agreement.

SECTION 13 -DISPUTE RESOLUTION

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13.1 All disputes arising out of or relating to the Agreement, the Work or the Project, other than termination under Section 10, will be resolved pursuant to the Dispute Resolution process set forth in Appendix 6 of these General Conditions, and not pursuant to MAG Specifications § 110.

13.2 Contractor agrees that during any dispute between the parties, Contractor will continue to perform its obligations under the Agreement until such dispute is resolved.

13.3 Notwithstanding any other provision in this Agreement, City has the right to immediately file in court and pursue an action for a temporary restraining order and injunctive relief against Contractor if City determines that such action is necessary to protect its interests under the Agreement, to obtain specific performance of any provision of the Agreement, to advance the completion of the Project, or to protect health, welfare and safety.

SECTION 14 - MISCELLANEOUS PROVISIONS

14.1 AGREEMENT DOCUMENTS

14.1.1 The Agreement Documents are intended to permit the parties to complete the Work and all obligations required by the Agreement Documents within the Agreement Times for the Agreement Price. The Agreement 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.

14.1.2 It is the intent of the Agreement Documents to describe a functionally complete Project (or part thereof) to be constructed in accordance with the Agreement Documents. Any labor, documentation, services, materials, or equipment that may reasonably be inferred from the Agreement Documents or from prevailing custom or trade usage as being required to produce the intended result must be provided by Contractor whether or not specifically called for at no additional cost to City.

14.1.3 The Agreement Documents establish the rights and obligations of the parties and include the Agreement, Addenda (which pertain to the Agreement Documents), Contractor's Bid or Proposal (including documentation accompanying the Bid and any post-Bid documentation submitted prior to Agreement award) when attached as an exhibit to the Agreement, the accepted Project Schedule, the Notice to Proceed, the Performance Bond, the Payment Bond, Project Design, Engineering and Specifications, these General Conditions, the Project Specific Special Provisions, Technical Specifications, Agreement Drawings, as the same may be more specifically identified in the Agreement, Change Orders, Work Change Directives, Field Orders and the written interpretations and clarifications of the Design Professional or City representative and Modifications issued after execution of the Agreement. Approved Shop Drawings and the reports and drawings of subsurface and physical conditions are not Agreement Documents.

14.1.4 In the event of any inconsistency, conflict, or ambiguity between or among the Agreement Documents, the Agreement Documents will take precedence as follows from highest to lowest: Change Orders, Addenda, Agreement, Project Specific Special Provisions, General Conditions, Technical Specifications, Drawings/Plans, Chandler Amendments to MAG Standard Specifications and Chandler Standard Details, and MAG Uniform Standard Specifications and Details for Public Works Construction. If applicable to this Agreement, Federal Provisions prevail.

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14.1.5 On the Drawings, given dimensions will take precedence over scaled measurements and large scale drawings over small-scale drawings.

14.1.6 Clarifications and interpretations of the Agreement Documents will be issued by the Design Professional through the City.

14.1.7 The headings used in this Agreement or any other Agreement Documents, are for ease of reference only and must not in any way be construed to limit or alter the meaning of any provision.

14.1.8 The Agreement Documents form the entire agreement between City and Contractor. No oral representations or other agreements have been made by the parties except as specifically stated in the Agreement Documents.

14.1.9 The Agreement Documents may not be changed, altered, or amended in any way except in writing signed by a duly authorized representative of each party in the form of a Change Order.

14.1.10 Re-Use of Documents. Neither Contractor nor any Subcontractor, manufacturer, fabricator, supplier or distributor will have or acquire any title to or ownership rights in any of the Drawings, Specifications or other documents (or copies of any thereof) prepared by or bearing the seal of the Design Professional; and they must not re-use any of them on extensions of the Project or any other project without written consent of City and the Design Professional and specific written verification or adaptation by the Design Professional.

14.2 REFERENCE STANDARDS

14.2.1 Reference to standards, specifications, manuals, or codes of any technical society, organization, or association, or to Laws or Regulations, whether such reference be specific or by implication, will mean the standard, specification, manual, code, or Laws or Regulations in effect at the time of opening of Bids (or on the Effective Date of the Agreement if there were no Bids), except as may be otherwise specifically stated in the Agreement Documents.

14.2.2 The provisions of any such standard, specification, manual or code, or any instruction of a Supplier will not change the duties or responsibilities of City, Contractor, Design Professional or Project Manager, or any of their Subcontractors, consultants, agents, or employees from those set forth in the Agreement Documents, nor will any such provision or instruction assign to City, Contractor, Design Professional, or any of their agents, or employees any duty or authority to supervise or direct the performance of the Work or any duty or authority to undertake responsibility inconsistent with the provisions of the Agreement Documents.

14.3 COMPLIANCE WITH ARIZONA LAW AND FEDERAL LAW

14.3.1 Compliance with A.R.S. § 41-4401. Pursuant to the provisions of A.R.S. § 41-4401, the Contractor hereby warrants to the City that the Contractor and each of its subcontractors ("Subcontractors") must comply with all Federal Immigration laws and regulations that relate to the immigration status of their employees and the requirement to use E-Verify set forth in A.R.S. §23-214(A).

14.3.2 A breach of the Contractor Immigration Warranty constitutes a material breach of this Agreement and subject to penalties up to and including termination of this Agreement.

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14.3.3 The City retains the legal right to inspect the papers of any Contractor or Subcontractor employee who works on this Agreement to ensure that the Contractor or Subcontractor is complying with the Contractor Immigration Warranty. The Contractor agrees to assist the City in the conduct of any such inspections.

14.3.4 The City may, at its sole discretion, conduct random verifications of the employment records of the Contractor and any Subcontractors to ensure compliance with Contractors Immigration Warranty. The Contractor agrees to assist the City in performing any such random verifications.

14.3.5 The provisions of this Article must be included in any agreement the Contractor enters into with any and all of its subcontractors who provide services under this Agreement 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.

14.4 **HAZARDOUS ENVIRONMENTAL CONDITIONS**

14.4.1 Contractor will not be responsible for any Hazardous Environmental Condition uncovered or revealed at the Site which was not shown or indicated in Drawings or Specifications or identified in the Agreement Document to be within the scope of the Work. Contractor will be responsible for a Hazardous Environmental Condition created with any materials brought to the Site by Contractor, Subcontractors, Suppliers, or anyone else for whom Contractor is responsible.

14.4.2 If Contractor encounters a Hazardous Environmental Condition or if Contractor or anyone for whom Contractor is responsible creates a Hazardous Environmental Condition. Contractor must immediately:

a. Secure or otherwise isolate such condition;

b. Stop all Work in connection with such condition and in any area affected thereby; and

c. Notify City and promptly thereafter confirm such notice in writing.

14.4.3 City will promptly retain a qualified expert to evaluate such condition or take corrective action, if any.

14.4.4 Contractor will be responsible for any and all civil or criminal penalties, fines, damages, or other charges imposed by any regulatory agency or court for sewage discharges that are in violation of applicable statutes and laws and that are a result, direct or indirect, of work performed under this Agreement. Contractor will also be responsible for reimbursement to City for administration, reporting, and tracking expenses required as a result of any spill event. In the event the regulatory agency or court imposes a probationary period, Contractor must post bond for the probationary period to ensure that all such costs are reimbursed to City. This responsibility will apply whether penalties are imposed directly on Contractor or any of its Subcontractors, or the City of Chandler. Contractor must defend and indemnify City against such penalties. Regulatory agencies may include, but are not limited to, the Arizona Department of Environmental Quality (ADEQ) and the United States Environmental Protection Agency (USEPA).

14.5 **COOPERATION AND FURTHER DOCUMENTATION**

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Contractor agrees to provide City such other duly executed documents as may be reasonably requested by City to implement the intent of the Agreement Documents.

14.6 **ASSIGNMENT**

Neither Contractor nor City will, without the written consent of the other assign, transfer or sublet any portion of this Agreement or part of the Work or the obligations required by the Agreement Documents, any such assignment will be void, will transfer no rights to the purported assignee, and would be a material breach of the Agreement.

14.7 **SUCCESSORS**

Contractor and City intend that the provisions of the Agreement Documents are binding upon the parties, their employees, agents, heirs, successors and assigns.

14.8 **LAWFUL PRESENCE**

Pursuant to A.R.S. §§ 1-501 and 1-502, City is prohibited from awarding an agreement to any natural person who cannot establish that such person is lawfully present in the United States. To establish lawful presence, a person must produce qualifying identification and sign a City-provided affidavit affirming the identification provided is genuine. This requirement will be imposed at the time of agreement award. This requirement does not apply to business organizations such as corporations, partnerships, or limited liability companies.

14.9 **NO BOYCOTT OF ISRAEL CERTIFICATION**

By Contractor's signature on this Agreement, Contractor certifies under A.R.S. § 35-393.01 that Contractor is not currently engaged in and for the duration of this Agreement will not engage in a boycott of Israel.

14.10 **NO THIRD PARTY BENEFICIARY**

Nothing under the Agreement Documents will be construed to give any rights or benefits in the Agreement Documents to anyone other than City and Contractor, and all duties and responsibilities undertaken pursuant to the Agreement Documents will be for the sole and exclusive benefit of City and Contractor and not for the benefit of any other party, unless otherwise expressly set forth in the Agreement Documents.

14.11 **GOVERNING LAW AND VENUE**

The Agreement and all Agreement Documents will be deemed 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 thereof. Any court action to enforce any provision of the Agreement or to obtain any remedy with respect hereto must be brought in the Superior Court, Maricopa County, Arizona, and for this purpose, each party hereby expressly and irrevocably consents to the jurisdiction and venue of such Court.

14.12 **SEVERABILITY**

If any provision of the Agreement Documents or the application thereof to any person or circumstance will be invalid, illegal or unenforceable to any extent, the remainder of the affected provision, the remainder of the Agreement Documents, and the application thereof will not be affected and will be enforceable to the fullest extent permitted by law.

14.13 **LEGAL REQUIREMENTS**

At all times relevant to its entry into this Agreement and performance of the Services and the Work, Contractor must fully comply with all Laws, Regulations, or Legal Requirements applicable to City, the Project, and the Agreement, including, without limitation, those set

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forth on Exhibit C of the Agreement.

14.14 **PARTIAL INVALIDITY**

If any provision of the Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

14.15 **ATTORNEYS' FEES**

Should either party to the Agreement bring an action to enforce any provision of the Agreement, the prevailing party will be entitled to recover reasonable attorneys' fees and costs in connection therewith.

14.16 **CONFLICT OF INTEREST**

14.16.1 Contractor agrees to disclose any financial or economic interest with the Project property, or any property affected by the Project, existing prior to the execution of the Agreement. Further, Contractor agrees to disclose any financial or economic interest with the Project property, or any property affected by the Project, if Contractor gains such interest during the course of this Agreement. If Contractor gains financial or economic interest in the Project during the course of this Agreement, this may be grounds for terminating this Agreement. Any decision to terminate the Agreement must be at the sole discretion of City.

14.16.2 Contractor will not engage the services on this Agreement of any present City employee who was involved as a decision maker in the selection or approval processes, or who negotiated or approved billings or Agreement Modifications for this Agreement.

14.16.3 Contractor agrees that it will not perform services on this Project for a contractor, subcontractor, or any supplier, not covered under this Agreement.

14.17 **INDEPENDENT CONTRACTOR**

Contractor is and must be an independent contractor. Any provisions in the Agreement Documents that may appear to give City the right to direct Contractor as to the details of accomplishing the Work or to exercise a measure of control over the Work means that Contractor must follow the wishes of City as the results of the Work only. These results must comply with all applicable laws and ordinances.

14.18 **NOTICE OF INJURY**

Should City or Contractor suffer injury or damage to their person or property because of any error, omission or act of the other party or of any of the other party's employees or agents or others for whose acts the other party is legally liable, claim must be made in writing to the other party within 7 Days of the first observance of such injury or damage.

14.19 **CONFIDENTIALITY**

Contractor, for the benefit of City, hereby agrees it will not release or cause or permit to be released to the public any press notices, publicity (oral or written) or advertising promotion relating to, any statement regarding, or any other public announcement or disclosure or cause or permit to be publicly announced or disclosed, in any manner whatsoever, the specific terms and conditions of this Agreement or any comment relating to the Project or the Site. Notwithstanding the foregoing, Contractor will be entitled to disclose the terms of the Agreement to the extent required by law or in the course of enforcing or defending a claim or action hereunder. Contractor must give City reasonably prompt notice of any disclosure or statement made pursuant to this provision.

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14.20 **DATA CONFIDENTIALITY**

14.20.1 As used in the Agreement, "data" means all information, whether written or verbal, including plans, specifications, renderings, 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, obtained by, or transmitted to the City in the performance of this Agreement.

14.20.2 Contractor agrees that all data, regardless of form, including originals, images, and reproductions, prepared by, obtained by, or transmitted to City in connection with the Contractor's performance of this Agreement is confidential and proprietary information belonging to City.

14.20.3 Except as specifically provided in this Agreement, Contractor or its Subcontractors must not divulge data to any third party without prior written consent of City. Contractor or its Subcontractors must not use data for any purposes except to perform Work required under this Agreement. These prohibitions will not apply to the following data provided Contractor has first given the required notice to City:

a. Data which was known to Contractor or its Subcontractors prior to its performance under this Agreement unless such data was acquired in connection with Work performed for City;

b. Data which was acquired by Contractor or its Subcontractors in its performance under this Agreement and which was disclosed to Contractor or its Subcontractors by a third party, who to the best of Contractor's or its Subcontractor's knowledge and belief, had the legal right to make such disclosure and Contractor or its Subcontractors are not otherwise required to hold such data in confidence; or

c. Data which is required to be disclosed by virtue of law, regulation, or court order, to which the Contractor or its Subcontractors are subject.

14.20.4 In the event the Contractor or its Subcontractors are required or requested to disclose data to a third party, or any other information to which the Contractor or its Subcontractors became privy as a result of any other agreement with City, the Contractor must first notify City as set forth in this Section of the request or demand for the data. The Contractor or its Subcontractors must give City sufficient facts so that City can be given an opportunity to first give its consent or take such action that City may deem appropriate to protect such data or other information from disclosure.

14.20.5 Unless prohibited by law, within 10 Days after completion of services for a third party on real or personal property owned or leased by City, the Contractor must promptly deliver, as set forth in this Section, a copy of all data to City. All data will continue to be subject to the confidentiality agreements of this Agreement.

14.20.6 Contractor or its Subcontractors assume all liability for maintaining the confidentiality of the data in its possession and agree to compensate City if any of the provisions of this Section are violated by Contractor, its employees, agents, or Subcontractors. Solely for the purposes of seeking injunctive relief, it is agreed that a breach of this Section will be deemed to cause irreparable harm that justified injunctive relief in court. Contractor agrees that the requirements of this Section will be incorporated into all subcontracts entered into by Contractor. A violation of this Section may result in immediate termination of this

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Agreement without notice.

14.21 **SURVIVAL**

All warranties, representations and indemnifications by Contractor must survive the completion or termination of this Agreement.

14.22 **COVENANTS AGAINST CONTINGENT FEES**

Contractor warrants that no person has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, and that no member of City Council, or any employee of City has any interest, financially, or otherwise, in the firm. For breach or violation of this warrant, City will have the right to annul the Agreement without liability or at its discretion to deduct from the Agreement Price or consideration, the full amount of such commission, percentage, brokerage, or contingent fee.

14.23 **NO WAIVER**

The failure of either party to enforce any of the provisions of the Agreement Documents or to require performance of the other party of any of the provisions hereof must not be construed to be a waiver of such provisions, nor will it affect the validity of the Agreement Documents or any part thereof, or the right of either party to thereafter enforce each and every provision.

14.24 **NONEXCLUSIVE REMEDIES**

The remedies set forth in this Agreement are cumulative and not exclusive, and failure to exercise any remedy (including, without limitation, any right to terminate) will not preclude any party from exercising any other right in seeking any other remedy available to it at law or in equity.

14.25 **PROJECT COMMUNICATIONS**

14.25.1 All communications concerning the performance of the Work or the Project will be provided to the designated Project Manager and Contractor's Representative set forth in Article 1 of the Agreement. City may change the designated Project Manager and, subject to Section 4.4.20 of these General Conditions, Contractor may change Contractor Representative, by written notice to the other.

14.25.2 Project communications may be exchanged by e-mail, but email communications cannot change the terms of the Agreement or the Scope of Work, or effectuate any change that requires a written Change Order.

14.25.3 When any provisions of the Agreement Documents requires Contractor or the Design Professional to give written notice to City, it will be deemed to have been validly given if delivered in person or if delivered at or sent by registered or certified mail, postage prepaid, to the Parties indicated in Agreement Article 1, incorporated by reference.

14.25.4 When any provisions of the Agreement Documents requires City, Project Manager, or the Design Professional to give written notice to Contractor, it will be deemed to have been validly given if delivered in person to the person designated in the Agreement Documents as Contractor's Resident Superintendent, or if delivered at or sent by registered or certified mail, postage prepaid, to Contractor at the last address in the Agreement Documents or such substitute address which Contractor designates in writing, or to the business address known to the giver of notice.

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14.26 **DRUG FREE WORKPLACE PROGRAM**

14.26.1 City has adopted a policy establishing a drug free workplace for itself and as a requirement for Contractors doing business with City, to ensure the safety and health of employees working on City projects.

14.26.2 Contractor must require a drug free workplace for all employees working under the Agreement. Specifically, all employees of Contractor who are working under an agreement with City must be notified, in writing, by Contractor that they are prohibited from the manufacture, distribution, dispensation, possession or unlawful use of a controlled substance in the workplace.

14.27 Failure to require a drug free workplace in accordance with the City's policy may result in termination of the Agreement and possible debarment form bidding on future City projects.

SECTION 15 - PROVISIONS APPLICABLE SOLELY TO GMP AND COST-BASED AGREEMENTS, CHANGE ORDERS, AND JOB ORDERS

15.1 **ADDITIONAL DEFINITIONS**

The definitions set forth in Section 2 apply to GMP and Cost-Based Agreements, Change Orders, and Job Orders, together with the additional definitions set forth below.

Baseline Cost Model –
A breakdown and estimate of the scope of the Project developed by CM@Risk pursuant to Section 17.5 of these General Conditions.

CM@Risk or Construction Manager at Risk –
The person or firm selected by City to provide pre-construction and/or construction services as detailed in a Construction Manager at Risk Agreement with City. In these General Conditions, the term "Contractor" includes CM@Risk under both Pre-Construction and Construction Services Agreements.

CM@Risk Fee or Contractor's Fee –
An agreed to percentage in an accepted GMP that represents the Contractor's fee for performance of the Work.

Agreement Documents –
Where compensation under the Agreement is based upon a GMP accepted by City, the term "Agreement Documents" also includes the accepted GMP Proposal.

Agreement Price –
Where compensation under the Agreement based upon a GMP accepted by City, the term "Agreement Price" refers to the GMP.

Cost-Based Agreement, Change Order, or Job Order –
A Agreement, Change Order, or Job Order where the Agreement Price is based upon the actual cost of performing the Work, subject to the terms of the Agreement Documents, including this Section 15. These would include those generally referred to as "Cost of the Work plus a Fee with a GMP," "Time and Materials," or "Cost Plus a Fee."

Cost of the Work –
The direct costs necessarily incurred by Contractor in the proper, timely, and complete performance on the Work. The Cost of the Work will include only those costs set forth in Section 15.2 of these

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General Conditions.

Deliverables –
The work products prepared by Contractor in performing the scope of work described in the Agreement. Some of the major deliverables to be prepared and provided by Contractor during pre-construction may include but are not limited to: the Baseline Cost Model and Schedule that validate City's plan and budget, Construction Management Plan, Detailed Project Schedule, Schedule of Values, alternative system evaluations, procurement strategies and plans, Detailed Cost Estimates, construction market surveys, cash flow projections, GMP Proposals, Subcontractor procurement plan, Subcontractor agreements, Subcontractor bid packages, Supplier agreements, Constructability Review, Cost Control Log, Traffic control and phasing plans and others as indicated in this Agreement or required by the Project Team.

Pre-Construction Services Agreement –
The Agreement entered into between City and the CM@Risk for Pre-Construction Services to be provided by the CM@Risk, including, without limitation, the generation of a GMP Proposal. If the GMP Proposal is accepted by City and a Construction Agreement is entered into between City and CM@Risk, the duties, obligations and warranties of the CM@Risk under the Pre-Construction Services Agreement survive and are incorporated into the resulting Construction Agreement.

Pre-Construction Services –
The services to be provided under the Pre-Construction Services Agreement, including Section 17 of these General Conditions.

Detailed Project Schedule –
The Detailed Project Schedule developed by the CM@Risk for the review and approval of the Project Manager in accordance with Section 17.3 of these General Conditions, if applicable.

General Conditions Costs –
Those costs set forth in Section 4 of Appendix 9 to these General Conditions.

GMP Plans and Specifications –
The plan and specifications upon which the Guaranteed Maximum price Proposal is based.

GMP Proposal –
The proposal of Contractor submitted pursuant to Section 17.7 of these General Conditions for the entire Work and/or portion (phases) of the Work.

Guaranteed Maximum Price or GMP –
The Guaranteed Maximum Price set forth in the Agreement, Change Order, or Job Order if applicable.

15.2 **AGREEMENT PRICE**

15.2.1 The Agreement Price for all Agreements, Change Orders, and Job Orders based upon payment of the Cost of the Work plus a Fee with a GMP, time and materials, or cost-plus a fee will be the Cost of the Work incurred plus the Fee agreed to in writing by City, limited to the amount of the GMP, if agreed to. Unless otherwise expressly provided in the Agreement, Change Order, or Job Order, all Cost Based pricing will be subject to and limited to GMP.

15.2.2 The Agreement Price may only be changed as set forth in Section 9 above.

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15.2.3 Only costs specifically designated as reimbursable costs are eligible for payment by City or may be charged against the Agreement Price. All other costs will not be paid by City and will not be chargeable against the Agreement Price.

15.2.4 Cost-Based Agreements. For Agreements, Change Orders, or Job Orders, reimbursable costs must be determined pursuant to Appendix 9 to these General Conditions, Cost of the Work, and not by MAG Specifications §109.5.

15.3 **ALLOWANCES**

15.3.1 Contractor must include in the Agreement Price all Allowances stated in the Agreement Documents and agreed to in writing by City. Items covered by these Allowances must be supplied for such amounts and by such persons as City may direct, provided Contractor will not be required to employ persons against whom Contractor makes a reasonable objection. Materials, labor, and equipment under an Allowance will be selected by City in accordance with a schedule to be mutually agreed upon by City, Design Professional and Contractor or otherwise in reasonably sufficient time to avoid delay in the Work.

15.3.2 Unless otherwise provided in the Agreement Documents:

15.3.2.1 These Allowances must cover the cost to Contractor, less any applicable trade discount, of the materials, labor, and equipment required by the Allowances, delivered at the Site, and all applicable taxes;

15.3.2.2 Contractor's costs for unloading and handling on the Site, labor, installation costs, overhead, profit and other expenses relating to materials, labor, and equipment required by the Allowance must be included in the Agreement Sum and not in the Allowance; and

15.3.2.3 Whenever the cost is more or less than the Allowance, the Agreement Sum must be adjusted accordingly by Change Order, the amount of which will recognize the difference between actual costs for an Allowance item and the amount of the Allowance item and changes, if any, in handling costs on the Site, labor, installation costs, overhead, profit and other expenses.

15.4 **CONTINGENCY**

An agreed to amount in the GMP that may only be used in accordance with the terms set forth in these General Conditions and with prior written approval by the City.

15.4.1 Construction Contingency. This GMP includes a dollar amount listed as a Construction Contingency which will be readily available for increased costs for subcontractors, material, and equipment subject to prior approval of City, which approval will not be withheld unreasonably. The Construction Contingency may also be used, at the discretion of City, to reimburse CM@Risk for unexpected costs due to (a) scope gaps between trade subcontractors; (b) agreement default by trade subcontractors; (c) unforeseen field conditions, but only as defined in Section 9.5 above; (d) work completed to meet the intent of the design, but which was not indicated on the plans; (e) costs overruns not covered by allowances; (f) costs of corrective work not provided for elsewhere; and (g) implementation of any Recovery Plan. Cost for which CM@Risk desires to be paid from the Construction Contingency must be documented by CM@Risk on a time and materials basis and are subject to verification by City. If agreed to by City, a "Use of Contingency" form will be executed by both parties authorizing the actual cost of the work to be paid and included in the Work Item Direct Costs. The Construction Contingency is not allocated to any particular

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item of the Project but may be used for any portion of the work as determined above. Any amount not used in the Construction Contingency will belong to City and will reduce the GMP.

15.4.2 Owner's Contingency. This GMP also includes a dollar amount listed as an Owner's Contingency which may be used only by the City (owner department) for upgrades and changes in scope or other changes not already included within the intent of the Project Program. City will provide CM@Risk with a Work Change Directive authorizing CM@Risk to perform the additional work and to transfer funds from the Owner's Contingency to the Work Item Direct Costs category to be paid with such direct costs. These additional costs will be in an amount mutually agreed upon by CM@Risk and City or will be documented by CM@Risk on a time and materials basis and are subject to verification by City. Any amount not used in the Owner's Contingency will belong to the City and will reduce the GMP.

15.5 **REDUCTION IN RETENTION**

If the Agreement Price is based upon a GMP, in order to receive payment of one-half of the retention as set forth in Section 8.1.5 above, Contractor must also submit to the Project Manager a complete accounting of the Actual Reimbursable Cost of the Work to date, including all such documentation (including, without limitation, invoices, subcontract, subcontractor change orders, purchase orders, records of payment, etc.) as City may require, to establish whether the payments made to Contractor equal, exceed, or are less than the actual reimbursable Cost of the Work to date. Any excess payments by City, as determined by the Project Manager, will be deducted from the one-half retention payment to be made to Contractor, and any additional excess amounts paid to Contractor will be refunded by Contractor to City. The Project Manager's determinations as to Actual Reimbursable Cost of the Work will be the basis of payment until final Project Closeout and Final Payment under the Agreement.

15.6 **FINAL PAYMENT**

If the Agreement Price is based upon a GMP, as a further condition precedent to Final Payment by City, Contractor must submit to the Project Manager a complete final accounting of the Actual Reimbursable Cost of the Work, including all such documentation (including, without limitation, invoices, subcontracts, subcontractor change orders, purchase orders, records of payment, etc.) as City may require, to establish whether the payments made to Contractor equal, exceed, or are less than the Actual Reimbursable Cost of the Work to date. Any excess payments by City, as determined by the Project Manager, will be deducted from the one-half retention payment to be made to Contractor, and any additional excess amounts paid to Contractor will be refunded by Contractor to City. Disputes relating to the Final Cost of the Work will be subject to City's audit rights under Sections 8.8 above and 15.7 below, and the dispute resolution process under Section 13 above.

15.7 **OPEN BOOK**

On any GMP-based or Cost-Based Agreement, Job Order, or Change Order, City may attend any and all meetings or discussions pertaining to the Project, including bid openings, and must have access to all books, invoices, accounts, memoranda, correspondence, and written communications or records of any kind pertaining to the Project, including without limitation, those stored in electronic format.

15.8 **DIFFERING SITE CONDITIONS AND/OR CHANGE IN LAWS**

A Change Order for increased costs under Section 9.5 or 9.6 above will only be considered

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or granted by City to the extent such actual, documented costs are justified.

SECTION 16 - PROVISIONS APPLICABLE SOLELY TO JOB ORDER AGREEMENTS (JOC)

16.1 **ADDITIONAL DEFINITIONS**

The definitions set forth in Sections 2 and below will apply to all Job Order Agreements and Job Orders. In addition, the definitions set forth in Section 15.1 above will apply to all Cost-Based Job Orders.

Agreement –
Includes the Job Order Master Agreement and Job Order Project Agreements issued and agreed to by City and JOC Contractor.

JOC Contractor's Coefficient –
A numerical factor that represents JOC Contractor total costs (indirect and direct costs, sales tax, profit, etc.) and other adjustments for market conditions.

Job Order Request for Proposal (RFP) –
The Request for Proposals issued by City for each Job Order Project Agreement relating to a specific Project.

Job Order Cost Proposal –
The Proposal submitted by JOC Contractor in response to a Job Order Request for Proposal (RFP) issued by City to develop a Job Order Project Agreement for a specific Project.

Guaranteed Maximum Price (GMP) Job Order –
Job Order under which JOC Contractor is compensated for actual costs incurred.

Job Order Project Agreement (Job Order) –
The agreement for a specific project, as it may be modified by all Change Orders, executed by the Parties, which incorporates the terms and conditions of the Job Order Master Agreement.

16.2 **ORDERING AND PROCESSING PROCEDURES FOR JOB ORDERS**

16.2.1 The process for developing and issuing a Job Order for a particular Project consists of three (3) procedures: (1) issuance of a RFP by City; (2) JOC Contractor's response to the RFP in the form of JOC Contractor's Job Order Cost Proposal; and (3) Issuance of a Job Order by City, as set for below.

16.2.2 RFP's For Job Orders

16.2.2.1 City will provide to JOC Contractor RFP with a Scope of Work (SOW) describing the Work to be performed, which may include special instructions and conditions, material submittal requirements, and, if applicable, a complete set of sketches, construction drawings and specifications for the Job Order.

16.2.2.2 Some Job Order RFP's will be issued by City without detailed sketches, drawing and specifications and will rely on JOC Contractor to produce them for City review and approval and is considered to be Pre-Construction and incidental design services included in JOC Contractor's overhead for GMP Job Orders. In addition JOC Contractor will not be reimbursed for any Pre-Job Order costs, including proposal preparation, attendance during negotiations, or site visits.

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16.2.3 JOC Contractor's Job Order Cost Proposal

16.2.3.1 JOC Contractor must respond within ten (10) calendar days of the RFP date or site visit, whichever is later or as otherwise indicated on a case-by-case basis, by submitting JOC Contractor's Job Order Cost Proposal to the City representative.

16.2.3.2 Unless otherwise required under the terms of the RFP, JOC Contractor's Job Order Cost Proposal must include the following.

a. JOC Contractor's Job Order Cost Proposal in PDF and electronic format;

b. A Project Schedule and schedule of values that reflects the costs of each work element on the schedule. The schedule must show all milestones (e.g., permits, submittals, ordering materials, demolition, work phases, closeout and completion date); and

c. Necessary documentation will be required to indicate that adequate scoping, layout, setup and planning to accomplish the Work has been done. Examples of documentation that might reasonably be expected include sketches, drawings, calculations, catalog cuts and specifications produced to a level of detail and skill that could be expected of experienced, competent Project Managers with five or more periods experience in their respective trade.

16.2.3.3 JOC Contractor must select Subcontractors based on qualifications alone or on a combination of qualifications and price and must not select Subcontractors based on price alone. A qualifications and price selection may be a one-step selection based on a combination of qualifications and price or two-step selection. In a two-step selection, the first step must be based on qualifications alone and the second step may be based or a combination of qualifications and price or on price alone.

16.2.3.4 Upon request, JOC Contractor must provide City with copies of Subcontractor quotes and the basis for selection of each Subcontractor.

16.2.3.5 If City objects to a selected Subcontractor, City will make the objection and the reasons for the objection known to the JOC Contractor. JOC Contractor must then present an acceptable Subcontractor for the applicable discipline. City will not unreasonably object to or withhold approval of a Subcontractor.

16.2.3.6 For self-performed work, the City retains the right to have the JOC Contractor establish JOC Contractor's costs by bidding their costs against at least three (3) other interested trade Contractors. No self- performed work will be allowed to be performed on a lump sum basis.

16.2.4 Issuance of Job Order

16.2.4.1 City Representative will compare the JOC Contractor's Job Order Cost Proposal with the City's estimate, schedules and other requirements, and then, if the City Representative determines it is in the best interest of City, arrange a meeting with JOC Contractor, at which time the JOC Contractor's Job Order Cost Proposal will be discussed and negotiated.

16.2.4.2 If the City Representative determines that it is in the best interest of the City, City will then issue a Job Order to JOC Contractor for execution.

16.2.4.3 Specific Job Orders may vary, but unless agreed to by City in writing otherwise, the content

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of Job Orders under the Agreement will generally be as follow, all of which will be signed and/or initialed by JOC Contractor's designated representative:

a. The description of the Scope of the Work and Project Schedule (attached as Exhibit A to the Job Order);

b. The address or location of the Work;

c. The Agreement Price for Work (Construction) included in the Project (attached as Exhibit B to the Job Order);

d. The name of the JOC Contractor representative for the Project;

e. The Drawings and Specifications for the Project;

f. If any shop drawings, project date and/or samples are required for the Job Order, the date for delivery of each required item (included in the Project Schedule, Exhibit A to the Job order); and

g. Project Specific Provisions, if any, in Exhibit A to the Job Order, including, without limitation, whether any of the following are required: Pre-Construction Conference, weekly progress meetings, field office, storage enclosure, materials and equipment handling facility, submittals, shop drawings, product data, equipment list, samples, project manual, schedule of values, Construction progress schedule, narrative reports, progress report, progress charts, progress photographs, materials status report, Construction diagram, Construction status report, operation and maintenance data, operating maintenance instructions and parts list, and as-build drawings.

16.2.5 Job Order Intent. Each Job Order will be interpreted to include all items reasonably necessary to complete the Project under that Job Order as described in the scope of the Work in that Job Order. All Work must be performed in a professional manner and all materials used must be new and of the highest quality and of the type best adapted to their purpose, unless otherwise specified. The Notice to Proceed date, and the award date established therein, will be deemed an integral part of the Job Order the same as if set forth therein.

16.3 **INCIDENTAL DESIGN SERVICES**

16.3.1 This effort includes all "extensions of design" for systems that are typically specified in a performance oriented manner by consultants and designers. Examples include: fire sprinkler systems, fire alarm and sprinkler systems, DDC controls, control systems, prefabricated metal building and similar situations. These designs are normally provided under submittals as a shop drawing with engineering backup and as appropriate, seals of registered engineers specializing in the particular system.

16.3.2 Incidental design includes all documents, sketches, schematic diagrams, floor plan layouts, equipment schedules and other documents produced by the JOC Contractor to define the work required for projects that the City does not develop formal or abbreviated designs requiring a seal by a registered engineer. Incidental design does not include preparation of designs requiring an architect or engineer seal.

16.3.3 JOC Contractor represents, covenants, and agrees, and contractually assumes the obligation to furnish, all of the required Design Services through properly licensed and

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experienced Design Professionals in complete accordance with all of the duties imposed on a Design Professional under the Agreement Documents, Laws, Regulations, or Legal Requirements, and the common law.

16.3.4 All Design Documents (and all other Project-related documents, models, computer drawings and other electronic expression, photographs and other expressions CADD, and BIM files and images included) that JOC Contractor and/or JOC Contractor's Design Professional(s) prepare in connection with a Job Order and the copyrights therein (collectively, the "Instruments of Service") will be the property of City. JOC Contractor covenants and agrees to execute any additional document reasonably requested by City to confirm such assignment without any additional compensation.

16.4 **CONSTRUCTION SERVICES**

16.4.1 The following subsections of this Section 16.4 set forth requirements beyond those set forth in Section 4 above which apply to Construction Services performed under a Job Order.

16.4.2 JOC Contractor must perform the Work using only those firms, team members and individuals designated by JOC Contractor consistent with each Job Order or otherwise approved by City pursuant to the General Conditions. No other entities or individuals may be used without the prior written approval of the Project Manager.

16.4.3 Construction Phasing

16.4.3.1 City use of the facilities is anticipated while the Work is being performed. The Work must be planned and accomplished so that there will be a minimum of interference and inconvenience to occupants in the building and agencies in the vicinity and to other craftsmen who may have to do work in the affected facilities. Any blockage of building exits or driveways must be coordinated in advance.

16.4.3.2 If applicable, furniture, portable office equipment and wall appurtenances not rigidly fastened to the walls must be moved by JOC Contractor, protected from damage and replaced to the original position upon completion of the work. If the work required by the Job Order will not allow furniture and portable office equipment to be replaced to its original position, new locations will be designated by City. Incidental costs associated with moving one-piece furnishings up to approximately 150 pounds to perform such tasks as painting, carpet or tile replacement, etc., are considered a general cost of building renovation and must be included in the JOC Contractor's Coefficient. Costs for large scale or wholesale removal and replacement of large quantities of desks or modular workstations, copiers, multiple full file cabinets, etc. to another location or storage outside the work space, or disassembly and reassembly of modular furniture is not considered part of the JOC Contractor's Coefficient and will be priced separately.

16.4.3.3 The work must, so far as practicable, be done in definite sections or divisions and confined to limited areas which must be completed before work in other sections or divisions are begun.

16.4.4 Work Site Conflicts. In the event of a conflict between JOC Contractor and others in an occupied facility or where other Contractors are performing work on the same facility under other Agreements, City will decide to dispute and that decision will be final.

16.4.5 Ownership of Work Product. Work Product prepared or otherwise created in connection

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with the performance of this Agreement, including the Work, are to be and remain the property of City. For purposes of this provision, "Work Product" will include all designs, drawings, plans, specifications, ideas, renderings and other information or matter, in whatever form created (e.g., electronic or printed) and in all media now known or hereinafter created. All Work Product will be considered Work Made for Hire as defined in the United States Copyright Act 17 U.S.C. §101 (Copyright Act). If for any reason any such Work is found not to be a work for hire, JOC Contractor hereby transfers and assigns ownership of the copyright in such Work to City. The rights in this Section are exclusive to City in perpetuity.

16.5 **OPTIONAL LIQUIDATED DAMAGES**

16.5.1 Specific Job Orders. City will have the right to assess liquidated damages in relation to any specific JOC Project Agreement as set forth below.

16.5.2 Substantial Completion Liquidated Damages. JOC Contractor acknowledges and agrees that if JOC Contractor fails to obtain Substantial Completion of the Work within the Agreement Time, City will sustain extensive damages and serious loss as a result of such failure. The exact amount of such damages will be extremely difficult to ascertain. Therefore, City and JOC Contractor agree that if JOC Contractor fails to achieve Substantial Completion of the Work within the Agreement Time, City will be entitled to retain or recover from JOC Contractor, as liquidated damages and not as a penalty, the sum per calendar day as indicated in MAG § 108.9.

16.5.3 Final Acceptance Liquidated Damages. For the same reasons set forth in Section 16.5.2 above, City and JOC Contractor further agree that if JOC Contractor fails to achieve Final Acceptance of the Work within the Agreement Time, City will be entitled to retain or recover from JOC Contractor, as liquidated damages and not as a penalty, the sum per calendar day as indicated in MAG § 108.9 commencing from the actual date of Substantial Completion or Final Acceptance as required under any specific JOC Project Agreement.

16.5.4 MAG Liquidated Damages. Liquidated damages provisions in MAG § 108.9 may apply to any specific JOC Project Agreement.

16.5.5 City may deduct liquidated damages assessed pursuant to this Section 16.5 from any unpaid amounts then or thereafter due JOC Contractor under the Agreement or any specific JOC Project Agreement between JOC Contractor and City. Any liquidated damages not so deducted from any unpaid amounts due JOC Contractor must be payable to City at the demand of City, together with interest from the date of the demand at the highest lawful rate of interest payable to JOC Contractor.

16.6 **PERFORMANCE MEASUREMENT**

16.6.1 Performance Assessment. After the Final Acceptance of Work under each Job Order, City will complete a written evaluation of the performance of JOC Contractor on the Job Order.

16.6.2 Consideration in Assignment of Work. JOC Contractor's record of cost, schedule and quality performance and comparative assessments will be significant considerations in City's determination whether to award future Job Orders. JOC Contractor agrees that any determination by City not to not award future Job Orders or Option periods based on performance will be at the sole discretion of City.

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SECTION 17 - PROVISIONS APPLICABLE SOLELY TO PRE-CONSTRUCTION SERVICES FOR CONSTRUCTION MANAGER AT RISK

17.1 ADDITIONAL DEFINITIONS

The definitions set forth in Section 2 and 15.1 above will apply to all Pre-Construction Services Agreements.

17.2 GENERAL

17.2.1 CM@Risk must perform the Services required by, and in accordance with the Agreement Documents and as outlined in Exhibit A of the Agreement to the satisfaction of the Project Manager, exercising the degree of care, skill, diligence and judgment a professional construction manager experienced in the performance of such services for construction and/or facilities of similar scope, function, size, quality, complexity and detail to the Project in urban areas throughout the United States, would exercise at such time, under similar conditions. CM@Risk must, at all times, perform the required services consistent with sound and generally accepted engineering principles and construction management and construction contracting practices.

17.2.2 As a participating member of the Project Team, CM@Risk must provide to City and Design Professional a written evaluation of City's Project Program and budget, each in terms of the other, with recommendations as to the appropriateness of each. CM@Risk must prepare a Baseline Cost Model that validates City's budget. The Baseline Cost Model must include all assumptions and basis of estimates in enough detail so that the Project Team can compare future detail estimates to the Baseline Cost model for variances. City and Design Professional will provide all the reasonably required data that is available in order to reach agreement between the team members that the Baseline Cost Model is an accurate projection of the costs of the Project.

17.2.3 CM@Risk must attend Project Team meetings, which may include, but are not limited to, bi- weekly Project management meetings, Project workshops, special Project meetings, construction document rolling reviews, public meetings and partnering sessions. CM@Risk attendance at design or other meetings in which CM@Risk is provided the opportunity but does not actively participate and/or is not properly prepared is not acceptable. Repeated instances of non-participation and/or lack of preparedness will be grounds for termination of CM@Risk Agreement for default.

17.2.4 CM@Risk must provide Pre-Construction Services, described herein, in a timely manner and consistent with the intent of the most current Drawings and Specifications. CM@Risk must promptly notify City in writing whenever CM@Risk determines any Drawings or Specifications are inappropriate for the Project and/or cause changes in the scope of Work that deviates more than the allowed contingencies within the Baseline Cost Model or requires an adjustment in the Baseline Cost Model, Detailed Cost Estimate, Detailed Project Schedule, GMP Proposals and/or in the Agreement Time for the Work, to the extent such as established.

17.2.5 CM@Risk when requested by City, must attend, make presentations and participate as may be appropriate in public agency and or community meetings, relevant to the Project. CM@Risk must provide drawings, schedule diagrams, budget charges and other materials describing the Project when their use is required or appropriate in any such public agency meetings.

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17.2.6 Ownership of Work Product. All Work Product prepared or otherwise created in connection with the performance of this Agreement, including the Work, are to be and remain the property of City. For purposes of this provision, "Work Product" will include all designs, drawings, plans, specifications, ideas, renderings and other information or material, in whatever form created (e.g., electronic or printed) and in all media now know or hereinafter created. All Work Product will be considered Work Made for Hire as defined in the United States Copyright Act 17 U.S.C.
§101 (Copyright Act). If for any reason any such Work is found not to be a work for hire, Contractor hereby transfers and assigns ownership of the copyright in such Work to City. The rights in this Section are exclusive to City in perpetuity.

17.2.7 CM@Risk represents to City in completing Pre-Construction Services and providing the reports and analysis required thereunder, that Work can be properly and timely constructed within the GMP Proposal, if accepted. CM@Risk does not assume any design responsibilities unless specifically called for in the scope of work, but CM@Risk will be responsible for their errors, omissions or inconsistencies included in the Work.

17.3 **DETAILED PROJECT SCHEDULE**

17.3.1 The fundamental purpose of the Detailed Project Schedule is to identify, coordinate and record the tasks and activities to be performed by all of the Project Team members and then for the Project Team to utilize that Deliverable as a basis for managing and monitoring all member's compliance with the schedule requirements of the Project. Each Project Team member is responsible for its compliance with the Detailed Project Schedule requirements. CM@Risk must, however, develop and maintain the Detailed Project Schedule on behalf of and to be used by the Project Team based on input from the other Project Team members. The Baseline Project Schedule must be developed as part of the Baseline Cost Model. The Detailed Project Schedule must use the Critical Path method ("CPM") technique, unless required otherwise, in writing by City. CM@Risk must use scheduling software acceptable to City to develop the Detailed Project Schedule. The Detailed Project Schedule must be presented in graphical and tabular reports as agreed upon by the Project Team. If Project phasing as described below is required, the Detailed Project Schedule must indicate milestone dates for the phases once determined. As part of construction phase, City may require CM@Risk to prepare a "resource loaded" schedule for all work, including work performed by Subcontractors, detailing each of the project tasks and the required/anticipated number of personnel per day for each task. CM@Risk must also indicate on the schedule its ability to meet said required/anticipated personnel requirements.

17.3.2 CM@Risk must include and integrate in the Detailed Project Schedule the services and activities required of City, Design Professional and CM@Risk including all construction phase activities based on the input received from City and the Design Professional. The Detailed Project Schedule must define activities as determined by City to the extent required to show: (a) the coordination between preliminary design and various pre-construction documents, (b) any separate long-lead procurements, (c) any permitting issues, (d) any land, right-of-way, or easement acquisition, (e) bid packaging strategy and awards to Subcontractors and Suppliers, (f) major stages of construction, (g) start-up and commissioning, and (h) occupancy of the completed Work by City. The Detailed Project Schedule must include by example and not limitation, proposed activity sequences and durations for design, procurement, construction and testing activities, milestone dates for actions and decisions by the Project Team, preparation and processing of shop drawings

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and samples, delivery of materials or equipment requiring long-lead time procurement (if any), milestone dates for various construction phases, Total Float for all activities to the extent authorized by City, relationships between the activities, City's occupancy requirements showing portions of the Project having occupancy priority, and proposed dates for Final Acceptance.

17.3.3 A Baseline Project Schedule must be initiated with the project Baseline Cost Model and agreed to by the project team at the same time. CM@Risk must update and maintain a detailed Project Schedule throughout pre-construction such that it will not require major changes at the start of the construction phase to incorporate CM@Risk's plan for the performance of the construction phase Work. CM@Risk must provide updates and/or revisions to the Detailed Project Schedule for use by the Project Team, whenever required, but no less often than at the Project Team meetings. CM@Risk must include with such submittals a narrative describing its analysis of the progress achieved to-date vs. the Baseline Project Schedule, including any concerns regarding delays or potential delays, and any recommendations regarding mitigating actions.

17.3.4 If phased construction is deemed appropriate at the time of developing the Baseline Cost Model or during the development of the Detailed Project Schedule, and City approves, CM@Risk must review the design and make recommendations regarding the phased issuance of Construction Documents to facilitate phased construction of the Work, with the objective of reducing the Project Schedule and/or Cost of the Work. CM@Risk must take into consideration such factors as natural and practical lines of work severability, sequencing effectiveness, access and availability constraints, total time for completion, construction market conditions, labor and materials availability, and any other factors pertinent to saving time and cost.

17.3.5 Long Lead Time Items. As part of developing the Detailed Project Schedule, CM@Risk must identify all long lead time materials, fabrications, equipment, or other items which may impact the Project Schedule and may require early action on the part of the Project Team. Dates for selecting and ordering long lead time items will be included and highlighted in the Detailed Project Schedule

17.3.6 Equipment Plan. Contractor must develop an Equipment Plan that addresses all rental and owned equipment, regardless of whether such equipment will be provided by CM@Risk or subcontractor(s), that will be necessary to construct the Project and the cost of which will be included as a Cost of the Work in the GMP Proposal. The Equipment Plan will seek to minimize the cost of the equipment to City and maximize the efficient and coordinated use of the equipment for completion of the Project. The Equipment Plan will not only include the costs and allowable lease rates for the equipment, but will also include an equipment schedule that will be incorporated into the Detailed Project Schedule and the Schedule of Values submitted with the GMP Proposal.

17.4 DESIGN DOCUMENT REVIEWS

17.4.1 CM@Risk must evaluate periodically the availability of labor, materials/equipment, cost-sensitive aspects of the design; and other factors that may create an unacceptable variance to the Baseline Cost Model and/or Baseline Project Schedule.

17.4.2 CM@Risk must recommend, in conjunction with the Project Team, those additional surface and subsurface investigations that, in its professional opinion, are required to provide the necessary information for CM@Risk to construct the Project. These additional

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investigations, if agreed to be necessary by the Project Manager and the Design Professional, will be acquired by City and copies of the reports will be provided to CM@Risk.

17.4.3 CM@Risk must meet with the Project Team as required to review designs during their development. CM@Risk must familiarize itself with the evolving documents through pre- construction. CM@Risk must proactively advise the Project Team and make recommendations on factors related to construction costs, and concerns pertaining to the feasibility and practicality of any proposed means and methods, selected materials, equipment and building systems, and, labor and material availability. CM@Risk must furthermore advise the Project Team on proposed site improvements, excavation and foundation considerations, as well as, concerns that exist with respect to coordination of the Drawings and Specifications. CM@Risk must use established value analysis principles in recommending cost effective alternatives.

17.4.4 CM@Risk must routinely conduct constructability and bid-ability reviews of the Drawings and Specifications as necessary to satisfy the needs of the Project Team. The reviews must attempt to identify all discrepancies and inconsistencies in the Construction Documents especially those related to clarity, consistency, completeness and coordination of Work of Subcontractors and Suppliers.

17.4.4.1 CM@Risk must evaluate whether: (a) the Drawings and Specifications are configured to enable efficient construction; (b) design elements are standardized; (c) construction efficiency is properly considered in the Drawings and Specifications; (d) module/preassembly design is prepared to facilitate fabrication, transport and installation; (e) sequences of Work required by or inferable from the Drawings and Specifications are practicable; (f) the design has taken into consideration efficiency issues concerning access and entrance to the site, laydown and storage of materials, staging of site facilities, construction parking, and other similar pertinent issues; and (g) the design maintains continued operation of the existing City systems and maintains traffic on adjacent roadways. CM@Risk must also review the Drawings and Specifications to ensure that what is depicted therein can be constructed as designed and must promptly inform the Project Team of any issues.

17.4.4.2 CM@Risk must check cross-reference and complementary Drawings and sections within the Specifications and in general evaluate whether: (a) the Drawings and Specifications are sufficiently clear and detailed to minimize ambiguity and to reduce scope interpretation discrepancies; (b) named materials and equipment are commercially available and are performing well, or otherwise, in similar installations; (c) Specifications include alternatives in the event a requirement cannot be met in the field; and (d) in its professional opinion, the Project is likely to be subject to Differing Site Conditions.

17.4.4.3 The results of the reviews must be provided to Project Team in formal, written reports clearly identifying all reviewed documents and the discovered discrepancies and inconsistencies in the Drawings and Specifications with notations and recommendations made on the Drawings, Specifications and other documents. CM@Risk must meet with Project Team to discuss any findings and review reports.

17.4.4.4 CM@Risk's reviews must be from a Contractor's perspective, and though it will serve to eliminate/reduce the number of RFIs) and changes during the construction phase, responsibility for the Drawings and Specifications will remain with the Design Professional and not CM@Risk.

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17.4.5 It is CM@Risk's responsibility to assist the Design Professional in ascertaining that, in CM@Risk's professional opinion, the Construction Documents are in accordance with applicable Laws, Regulations, or Legal Requirements, building codes, sound engineering principle's rules and regulations. If CM@Risk recognizes that portions of the Construction Documents are at variance with applicable laws, statutes, ordinances, building codes, sound engineering principle's rules and regulations, it must promptly notify the Project Team in writing, describing the apparent variance of deficiency. However, the Design Professional is ultimately responsible for the compliance of the Drawings and Specifications with those laws, statutes, ordinances, building codes, rules and regulations.

17.4.6 The Project Team will routinely identify and evaluate using value analysis principles and alternate systems, approaches, design changes that have the potential to reduce Project costs while still delivering a high quality and fully functional Project consistent with the Project Program. If the Project Team agrees, CM@Risk in cooperation with the Design Professional, will perform a cost/benefit analysis of the alternatives and submit such in writing to the Project Team. City, through the Project Manager, will direct which alternatives will be incorporated into the Project. The Design Professional will have full design responsibility for the review and incorporation of CM@Risk suggested alternatives into the Drawings and Specifications. CM@Risk must analyze the costs and schedule impacts of the alternatives against the Baseline Cost Model and Schedule and provide a recommendation for the Project Team's consideration and City's approval prior to the establishment of the GMP.

17.5 **BASELINE COSTS MODEL, DETAILED COST ESTIMATES, AND SCHEDULE OF VALUES**

17.5.1 At the conclusion of the Master Planning and Programming, if required, CM@Risk will review all available information regarding the design and scope of the Project using CM@Risk's experience in performing similar work, knowledge of similar projects and current and projected construction costs and, based upon that review, must develop a Baseline Cost Model for review by the Project Team and approval by City. Once approved by City, the Baseline Cost Model will be continually referenced as detailed estimates are created as the design progresses throughout Pre-Construction until the final GMP for the entire Project is established. A final GMP for the entire Project must be established and approved by City prior to the start of construction. It is the responsibility of CM@Risk to ensure City has sufficient information to evaluate and approve a final GMP prior to the time necessary to start construction so construction can be completed within the Agreement Time. The Project Detailed Cost Estimate will be the best representation from CM@Risk of what the complete functional Project's construction costs will be as indicated by the most current available documents and will be constantly checked against the Baseline Cost Model. CM@Risk must communicate to the Project Team and assumptions made in preparing the Baseline Cost Model. The Baseline Cost Model must support CM@Risk's Detailed Cost Estimates and may be broken down initially as dictated by the available information, as required by City.

17.5.2 After receipt of the Design Professional's most current documents from certain specified pre- construction milestones, CM@Risk must provide a draft Detailed Cost Estimate including a detailed written report detailing any variances to the Baseline Cost Model and Baseline Project Schedule. The Design Professional and CM@Risk will reconcile any disagreements on the estimate to arrive at an agreed upon Detailed Cost Estimate for the construction costs based on the scope of the Project through that specified pre-construction milestone. Pre-Construction milestones applicable to this paragraph are:

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Master Planning and Programming, Schematic Design, 50% Design Development, 100% Design Development, and 50% Construction Drawings, If no consensus is reached, City will make the final determination. If the Project Team requires additional updates of the Detailed Cost Estimate beyond that specified in this paragraph, CM@Risk must provide the requested information in a timely manner.

17.5.3 If at any point the Detailed Cost Estimate submitted to City exceeds the previously accepted Baseline Cost Model or previously approved Detailed Cost Estimate agreed to as set forth in Section 17.5.2 above, CM@Risk must make appropriate recommendations to project Team on means/methods, materials, and or other design elements that it believes will reduce the estimated construction costs, such that it is equal to or less than the established Project Team's Baseline Cost Model.

17.5.4 Unless other levels of completion are agreed to in writing in the Construction Documents, at 50% Construction Drawings and included with the associated report, CM@Risk must also submit to the Project Team for review and approval a Schedule of Values that complies with the following requirements. The Schedule of Values must be based on City standard bid schedule and highlight significant variances from any previously submitted Schedule of Values. The Schedule of Values must be directly related to the breakdowns reflected in the Detailed Project Schedule and CM@Risk's Detailed Cost Estimate. In addition, the Schedule of Values must: (a) detail unit prices and quantity take-offs, (b) detail all other contingencies and unit price Work shown and specified in the detailed design documents.

17.5.5 CM@Risk is to track, estimate/price and address the Project Team's overall project cost issues that arise outside of the Baseline Cost Model and the latest approved Detailed Cost Estimate such as: City generated changes, Project Team proposed changes, alternate system analysis, constructability items and value engineering analysis. The system used to implement this process will be referred to as the Design Evolution Log. This is to be addressed between the Baseline Cost Model and the Master Planning and Programming Detailed Cost Estimate, and then (unless other levels of completion are agreed to in writing in the Construction Documents) between the Detailed Cost Estimates for each of the pre-construction milestones thereafter, Schematic Design, 50% Design Development, 100% Design Development, and 50% Construction Documents, and the bid packages for all Phases.

17.5.6 Upon request by City, CM@Risk must submit to City a cash flow projection for the Project based on the current updated/revised Detailed Project Schedule and the anticipated level of payments for CM@Risk during the design and construction phases. In addition, if requested by City and based on information provided by City, CM@Risk must prepare a cash flow projection for the entire Project based on historical records for similar types of projects to assist City in the financing process.

17.5.7 Construction Water. CM@Risk must estimate the quantity of water to be used and include the cost thereof in each Detailed Cost Estimate and GMP Proposal provided by City.

17.6 SUBCONTRACTOR AND MAJOR SUPPLIER SELECTIONS

17.6.1 There are two ways to select Subcontractors and major Suppliers prior to submission of a GMP Proposal: (1) qualifications-based selection; or (2) a combination of qualifications and price. Except as noted below, the selection of Subcontractors/Suppliers is the sole responsibility of CM@Risk. In any case, CM@Risk is solely responsible for the performance of the selected Subcontractors/Suppliers, and for compliance with the requirements of

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Title 34 of the Arizona Revised Statutes in the selection of a Subcontractors/Suppliers, to the extent applicable. CM@Risk must comply with its Subcontractor Selection Plan submitted with its Statement of Qualifications.

17.6.2 City may approve the selection of a Subcontractor(s) or Suppliers(s) based only on their qualifications when CM@Risk can demonstrate it is in the best interest of the Project. All Work that is performed, after such a qualifications-based selection, for a price that is negotiated by CM@Risk will be billed in accordance with the GMP for actual costs and may be subject to audit by City.

17.6.2.1 Qualifications based selection of a Subcontractor(s)/Supplier(s) should only occur prior to the submittal of the GMP Proposal.

17.6.2.2 If a Subcontractor/Supplier selection plan was submitted and agreed to by City, CM@Risk must apply the plan in the evaluation of the qualifications of a Subcontractor(s) or Supplier(s) and provide City with its review and recommendations.

17.6.2.3 CM@Risk must receive written City approval for each selected Subcontractor(s) and Supplier(s).

17.6.2.4 CM@Risk must negotiate costs for services/supplies from each Subcontractor/Supplier selected under this method.

17.6.3 All Work must be competitively bid unless a Subcontractor or Supplier was selected pursuant to Section 17.6.2 above.

17.6.3.1 CM@Risk must develop Subcontractor and Supplier interest, submit the names of a minimum of three qualified Subcontractors or Suppliers for each trade in the Project for approval by City and solicit bids for the various Work categories. If there are not three qualified Subcontractors/Suppliers available for a specific trade or there are extenuating circumstances warranting such, CM@Risk may request approval by City to submit less than three names. Without prior written notice to City, no change in the recommended Subcontractors/Supplies will be allowed.

17.6.3.2 If City objects to any nominated Subcontractor/Supplier or to any self-performed Work for good reason, CM@Risk must nominate a substitute Subcontractor/Supplier that is acceptable to City.

17.6.3.3 CM@Risk must distribute Drawings and Specifications, and when appropriate, conduct a Pre- Bid Conference with prospective Subcontractors and Suppliers.

17.6.3.4 If CM@Risk desires to self-perform certain portions of the Work, it must request to be one of the approved Subcontractor bidders for those specific bid packages. CM@Risk's bid will be evaluated in accordance with the process identified below. If events warrant and City concurs that it is necessary in order to ensure compliance with the Project Schedule and/or the most recent Detailed Cost Estimate, CM@Risk may be authorized to self-perform Work without bidding or rebidding the Work. When CM@Risk self-performs work without bidding, only the actual costs associated with performing the Work in accordance with the approved GMP will be billed and may be subject to audit by City.

17.6.3.5 CM@Risk must receive, open, record and evaluate the bids; provided, however, that if CM@Risk or one of its affiliates is bidding to self-perform the Work that is the subject of the bid, then the bids must be received, opened, recorded and evaluated by Project Manager

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instead of CM@Risk. Bids for each category of Work must be opened and recorded at a pre-determined time. The apparent low bidders must be interviewed to determine the responsiveness of their proposals. In evaluating the responsiveness of bid proposals CM@Risk, in addition to bid price, may consider the following factors: past performance on similar projects, qualifications and experience of personnel assigned, quality management plan, approach or understanding of the Work to be performed, and performance schedule to complete the Work. The final evaluation of Subcontractor/Supplier bids must be done with Project Manager in attendance to observe and witness the process. CM@Risk must resolve any Subcontractor/Supplier bid withdrawal, protest or disqualification in connection with the award at no increase in the Cost of Work.

17.6.4 CM@Risk will be required to prepare two different reports on the subcontracting process.

17.6.4.1 Within fifteen days after each major Subcontractor/Supplier bid opening process; CM@Risk must prepare a report for City's review and approval identifying the recommended Subcontractors/Supplier for each category of Work. The report must detail: (a) the name of the recommended Subcontractor/Supplier and the amount of the Subcontractor/Supplier bid for each sub-agreement; (b) the sum of all recommended Subcontractor/Supplier bids received; (c) and trade work and its cost that CM@Risk intends to self-perform, if any.

17.6.4.2 Upon completion of the Subcontractor/Supplier bidding process, CM@Risk must submit a summary report to City of the entire Subcontractor/Supplier selection process. The report must indicate, by bid process, all Subcontractors/Suppliers contacted to determine interest, the Subcontractors/Suppliers solicited, the bids received and costs negotiated, and the recommended Subcontractors/Suppliers for each category of Work.

17.6.5 The approved Subcontractors/Suppliers will provide a Schedule of Values with their bid proposals, which will be used to create the overall Project Schedule of Values.

17.6.6 If after receipt of sub-bids or after award to Subcontractors and Suppliers, City objects to any nominated Subcontractor/Supplier or to any self-performed Work without any reasonable basis, CM@Risk must nominate a substitute Subcontractor or Supplier, preferably if such option is still available, from those who submitted Subcontractor bids for the Work affected. Once such substitute Subcontractors and Suppliers are consented to by City, CM@Risk's proposed GMP for the Work or portion thereof must be correspondingly adjusted to reflect any higher or lower costs form any such substitution.

17.7 **GMP PROPOSAL**

17.7.1 When a GMP Proposal is submitted for a phase of the Work, the GMP will have a Detailed Cost Estimate of the Costs of the Work (as set forth in Section 15.2) in each phase of the Work that is being proposed plus the current estimate for all other Work. City will not approve the GMP for the phase of work without a total estimate for the complete Project. City may request a GMP Proposal for all or any portion of the Project and at any time during pre-construction. Any GMP Proposals submitted by CM@Risk must be based on and consistent with Baseline Cost Model and the current update/revised Detailed Cost Estimate at the time of the request and include any clarifications or assumptions upon which the GMP Proposal(s) are based.

17.7.2 A GMP Proposal for the entire Project will be the sum of the Cost of the Work, CM@Risk Fee, and General Conditions Cost. CM@Risk guarantees to complete the Project at or less than

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the final GMP Proposal amount plus approved Change Orders. CM@Risk will be responsible for any costs for expenses that would cause the Cost of the Work actually incurred, including the Construction Fee and General Conditions Costs, to exceed the GMP.

17.7.3 CM@Risk must prepare its GMP Proposal in accordance with City's request for GMP Proposal requirements based on the most current completed Drawings and Specifications at that time, which unless otherwise directed by City in writing, will be at 100% Construction Drawings. CM@Risk must mark the face of each document of each set upon which its GMP Proposal is based. These documents must be identified as the GMP Plans and Specifications. CM@Risk must send one set of those documents to the Project Manager, keep one set and return the third set to the Design Professional.

17.7.4 An updated/revised Detailed Project Schedule, Equipment Plan, and Schedule of Values must be included in any GMP Proposal(s), all of which must reflect the GMP Plans and Specifications the Detailed Project Schedule must be shown in relationship to the Project Schedule and identify any variance to the Baseline Project Schedule. Any such Detailed Project Schedule updates/revisions must continue to comply with the requirements of Section 17.3.1 through 17.3.5.

17.7.5 GMP Proposals(s) Review and Approval

17.7.5.1 CM@Risk must meet with the Project Team to review the GMP Proposal(s) and the written statement of its basis. In the event the Project Team discovers inconsistencies or inaccuracies in the information presented, CM@Risk must make adjustments as necessary to the GMP Proposal.

17.7.5.2 If during the review and negotiation of GMP Proposals design changes are required, City may authorize and cause the Design Professional to revise the GMP Plans and Specifications to the extent necessary to reflect the agreed-upon assumptions and clarifications contained in the final approved GMP Proposal. Such revised GMP Plans and Specification will be furnished to CM@Risk. CM@Risk must promptly notify the Project Team in writing if any such revised GMP Plans and Specifications are inconsistent with the agreed upon assumptions and clarifications.

17.7.6 All portions of or items comprising the GMP Proposal are subject to audit by City, as deemed appropriate by City, including, without limitation, any based upon unit prices or Work to be self- performed by CM@Risk, or its affiliates.

17.8 **PAYMENT PROCEDURE FOR PRE-CONSTRUCTION SERVICES**

17.8.1 Requests for monthly payments by CM@Risk for Pre-Construction Services must be submitted monthly and must be accompanied by a progress report, detailed invoices and receipts, if applicable. Any requests for payment must include, as a minimum, a narrative description of the tasks accomplished during the billing period, a listing of any Deliverables submitted, and copies of any Subconsultants' requests for payment, plus similar narrative and listings of Deliverables associated with their Work. Payment for services negotiated as a lump sum will be made in accordance with the percentage of work completed during the preceding month.

17.8.2 In no event will City pay more than seventy-five (75%) of the Agreement Price until acceptance of ALL Pre-Construction Services and award of the final approved Construction Services Agreement for the entire Project by City Council. If CM@Risk does not prepare a

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GMP Proposal that is acceptable to City, or the GMP Proposal exceeds the City's Construction Budget, then CM@Risk understands and acknowledges that it will forfeit any right to receive the 25% of the Agreement Price being retained by City.

17.8.3 CM@Risk agrees that no charges or claims for costs or damages of any type will be made by it for any delays or hindrances beyond the reasonable control of City during the progress of any portion of Pre-Construction Services specified in this Agreement. Such delays or hindrances, if any, will be solely compensated for by an extension of time for such reasonable period and may be mutually agreed between the parties. It is understood and agreed, however, that permitting CM@Risk to proceed to complete any such Services, in whole or in part 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 City of any of their respective legal rights herein.

17.8.4 No compensation to CM@Risk will be allowed contrary to Article I, Chapter I, Title 34 of the Arizona Revised Statutes.

17.8.5 If any service(s) executed by CM@Risk is abandoned or suspended in whole or in part, for a period of more than 180 days through no fault of CM@Risk, CM@Risk is to be paid for the services performed prior to the abandonment or suspension.

17.9 **SURVIVAL OF THE DESIGN SERVICES AGREEMENT, DUTIES, OBLIGATIONS AND WARRANTIES**

If the GMP Proposal is accepted by City and a Construction Agreement is entered into between City and CM@Risk, the duties, obligations and warranties of CM@Risk under the Pre- Construction Services Agreement survive and are incorporated into the resulting Construction Agreement.

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SECTION 15 – APPENDICES

The following Appendices attached hereto are referenced in the General Conditions and are incorporated herein.

Appendix 1 – Policy Statement for Calculating Delays and Damages
Appendix 2 – Cost Reduction Incentive Proposals for Design Bid Build Agreements
Appendix 3 – Contractor's Affidavit Regarding Settlement of Claims
Appendix 4 – Forms of Performance Bond
Appendix 5 – Forms of Payment Bond
Appendix 6 – Dispute Resolution
Appendix 7 – Certificate of Completion
Appendix 8 – Construction Sign Detail
Appendix 9 – Cost of the Work (Applicable solely to Construction Manager at Risk and Job Order Contracting)
Appendix 10 Landscape Establishment Period

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CALCULATING DELAYS AND DAMAGES

The purpose of this policy statement is to establish guidelines and procedures for negotiation between the Contractor and City of Chandler relating to compensation for delays pursuant to Arizona Revised Statutes (A.R.S.) 34-221(F). This policy statement contains notice requirements in addition to those set forth in the Agreement Documents, and will be the Agreement Provision contemplated by that statute.

NOTE: As used herein, the term "Engineer" will refer to the City of Chandler City Engineer or his/her designated representative. Nothing in this Policy Statement will be construed to void any provision in the Agreement which requires timely notice of delays or provides for arbitration or any other procedure for settlement or provides for liquidated damages.

I. TYPES OF DELAYS:

For the purposes of this document, there are essentially four types of delays encountered by City of Chandler Construction Contractors; excusable/compensable, excusable/non-compensable, non- excusable, and concurrent. Only delays that extend Agreement Completion Time set forth in the Agreement Document will be considered for issues relating to Agreement extensions or additional compensation. All other delays are considered to be activity delays and do not entitle the Contractor to either time extensions or additional compensation. Agreement Completion Time will be defined as the date set forth in Maricopa Association of Governments (MAG) Uniform Standard Specification Section 101 and as may be modified by the Agreement Documents.

A. Excusable/Compensable:

These are delays caused solely by the City's actions or inactions, are unreasonable under the circumstances, and which were not within the contemplation of the parties to the Agreement at or prior to the time of execution of the Agreement. Since the Contractor presumably has no control over the events causing the delay, he may be entitled to both Agreement time extensions and additional compensation for delay damages. Further, he/she may be entitled to additional compensation from the impact of that delay on other work. Examples of excusable/compensable (E/C) delays include: failure to properly locate an underground City-owned utility within 2 feet of the actual location; failure to relocate City-owned utilities far enough in advance of construction in an area where the Contractor is scheduled to work that it delays start or completion of the Contractor's regularly scheduled work; failure to provide City-furnished equipment or materials in a timely manner if required by the Agreement; failure to acquire necessary Right-of-Way or Public Utility Easements prior to the Contractor beginning Work in the area; failure to timely return Shop Drawings or other Agreement Submittals in accordance with the Agreement; unreasonable delay by the City in making decisions which affect critical activities; surveying errors when the City is contractually responsible for providing Project Surveying. This list is not meant to be all inclusive, but is intended merely as examples of the type of City action or inaction which can result in a Contractor's claim for additional time and compensation.

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B. Excusable/Non-compensable:

These are delays over which neither the City nor the Contractor had control. Since both parties to the Agreement have been potentially damaged by the delay, but neither have caused it, only Time Extensions are warranted. Examples of excusable, non-compensable (E/N) delays include: unusually severe weather; fire; acts of God; failure of non-City owned utilities (SRP, CenturyLink, Cable TV, Southern Pacific Railroad, and Southwest Gas, etc.) to properly or timely locate accurately; failure of non-City owned utilities to relocate in advance of construction; the voluntary or involuntary filing for Bankruptcy protection by a Supplier or Subcontractor which causes the Supplier/Subcontractor to fail to meet a contractual deadline provided the Contractor can provide documentation that he/she executed the required Purchase Orders/Subcontract Agreements and received delivery schedules which, if met, would have eliminated the delay; delays as a result of an incomplete shutdown of a City or non-City owned utility main (the City does not guarantee a complete shutdown). This list also is not necessarily all inclusive but merely indicative of type and class of E/N delays.

C. Non-excusable/Non-compensable:

These are delays caused by the actions or inactions of Contractor or an officer, employee, agent, Subcontractor, Supplier or any other party for whom the Contractor is responsible. Since the Contractor has assumed responsibility for the risks associated with the events that caused the delay, he/she are not entitled to either time extensions or monetary delay damages. All non-excusable delays are also non-compensable. Examples of non- excusable, non-compensable (N/N) delays include: failure to perform by the Contractor, its Subcontractors and/or Suppliers (except as noted in section I.B above); failure to provide adequate labor, materials, and/or equipment on the Project; failure to perform contractually-required coordination with utilities, agencies and other Contractors; failure to notify the Engineer, in writing, of delay impacts within two working days, as required by MAG 104.2.3, or the next work day, as required by MAG 109.8.2; failure to timely submit Shop Drawings; failure to pothole or otherwise visually locate utilities sufficiently ahead of the Work to allow the Engineer to direct corrective action when necessary; delays due to retesting of previously failed work, re-inspection, and/or restaking resulting from faulty workmanship, poor quality control, or lack of compliance with Agreement Specifications. Again, this list is not necessarily all inclusive.

D. Concurrent:

When two or more delays occur simultaneously or overlap, each delay is analyzed separately to determine its impact on the overall project completion date based on when that delay started. Once again, only those delays which actually extend the Agreement completion time are considered as delays. The concurrent delay is considered an additional delay only to the extent it prolongs the delay to the Agreement Completion Time beyond the date that the one it is concurrent with had already delayed that date. For example, if two delays are concurrent, and one is five days long and the second is seven days long, the second concurrent delay will only extend the Agreement Completion Time by two days. The same method of analysis is

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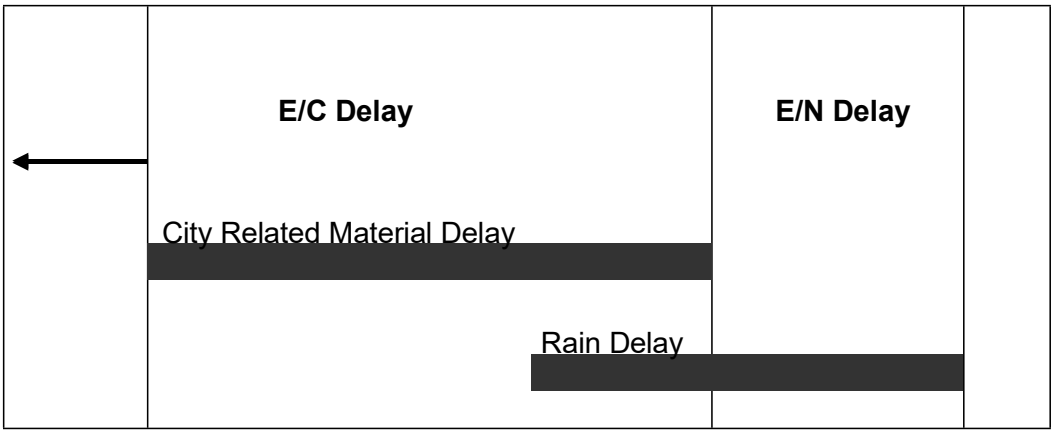
used when there are multiple concurrent delays. Only those extending the Project Completion Date are considered to be delays for the purposes of this policy. The portion of each concurrent delay that delays the completion of the work is classified in the same manner as described previously for individual delays and being either E/C, E/N or N/N.

An example of a concurrent delay is where the City delays furnishing material, but the Contractor could not have installed it anyway due to unusually severe weather. The effect of the first delaying activity will extend for the full duration and will be considered controlling on the Contractor's schedule. A subsequent, concurrent delay will thereafter only be considered to effect the project completion (if at all) once the first delaying activity has ceased to impact the project completion. In this case, if the unusually severe weather continued and delayed the work after the material was delivered, the first portion of the delay would be classified E/C (delay for material) and the second as E/N (delay due to unusually severe weather). Using the procedure set forth above, the entire concurrent portion would be considered E/C as shown in the chart which follows.

Example of a Concurrent Delay:



II. ANALYZING THE DELAY:

The Contractor must provide all documents required or requested by the Engineer to analyze the delay(s). It is important to understand that, prior to the delay analysis, delays and their impacts are alleged issues. The information the Contractor provides will be compared with the Inspector's Daily Log, Schedules and other available Project information and together they will support or refute that delays occurred and, if so, how they impact other work and the overall project completion. The Contractor's delay in providing these documents will be considered prima facie evidence that either the delay did not occur or it did not impact the Project Completion Date and any claim for time extension or damages will be denied.

The Engineer will accept delay analyses in CPM format, as these may demonstrate to his/her satisfaction whether or not Project Completion has been impacted by a specific event. If the Contractor chooses not to use CPM scheduling procedures, then the burden will be on the Contractor to prove to the Engineer's satisfaction that the Project Completion has been impacted. The procedures

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below assume that the Contractor is using CPM scheduling methods. As a minimum the Contractor must provide the following materials to the Engineer:

A. As-Planned Schedule. The initial construction schedule, required by the Agreement Documents, will be considered the baseline schedule. It is to the Contractor's advantage that the As-Planned (baseline) Schedule be as detailed as possible in order for delays, as they occur, to be incorporated into the schedule in representative locations. It is also to the Contractor's advantage to use a computer software program to generate the schedule since updated schedules are required monthly by the Agreement Documents and since updated schedules are required to support delays and requests for additional compensation for delays. The As-Planned (baseline) Schedule must be presented in network format which clearly shows the interrelationships of the activities. The Contractor must also provide a printout of the activities showing early start, early finish, late start, late finish, duration and float. The activity list printout must also indicate predecessor and successor activities.

B. As-Built Schedules. The as planned (baseline) schedule must be updated with complete progress-to-date information (actualized) up to the date of the start of the alleged delay. Each updated schedule will serve as the as-built schedule for analyzing the alleged delay and provide a new baseline as-planned schedule for the next delay. This process must be repeated for each alleged delay as it occurs. In updating the baseline schedule, the alleged delay must be treated as an activity and inserted into the schedule as a predecessor to the impacted activity (ies). When an activity that has already started is impacted, it is preferable to divide this activity into two parts and show the impact affecting the second part. For schedules which incorporate a time line (or data date), the delay activity must be inserted at the time it actually occurred. Some software scheduling programs have a PAUSE-RESUME feature that can be used to facilitate the requirements. The updated schedule must also be accompanied by a listing of activities as with the baseline schedule. This activities list must contain the alleged delay as an activity showing the duration and the activities which are predecessors and successors to it. When computer generated schedules are used, the Contractor must provide, in electronic media format, the complete data files for the updated schedule that included the delay activity, preferably either in Suretrak or in Microsoft Project. Each electronic media must contain a label identifying the Project name, Contractor's name, program name and version number, data date and project finish date.

C. Other Documents: In order to determine the amount of the alleged delay and if it is compensable, the Contractor must provide all backup documentation relevant to the issue and as required by the Engineer. This documentation must include copies of such items as: purchase orders; delivery schedules; correspondence; memoranda of telephone calls; force account daily worksheets (initialed by the Inspector); payroll data; estimating (bid) worksheets; and any other materials which may be requested by the Engineer.

D. Procedure: Only after receipt of sufficient documentation will the Engineer analyze each alleged delay and determine if it is supported or refuted. If supported, the Engineer will determine if it is excusable or non-excusable, compensable or non-

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compensable. If the Engineer determines that the delay did not affect the Project Completion, the as-planned schedule, which has been updated to the date of the alleged delay, must be revised to indicate this. If the Engineer determines the delay did occur but was N/N, then no time extension will be granted. It is imperative that an actualized schedule be submitted as soon as the occurrence of the alleged delay is known. In no event will the Contractor submit an actualized updated schedule later than 60 days after the occurrence of the alleged delay becomes known.

If the Engineer determines the delay did occur and was excusable but, due to a reason listed in section I.B. is non-compensable, he/she will determine the length of the E/N delay and prepare a Change Order to add that time to the Agreement. The Engineer's decision will be final.

If the Engineer determines the delay was excusable and compensable, he/she will determine the length of the E/C delay and proceed to review the Contractor's damage calculations in accordance with Section III. The Engineer will check the Contractor's calculations, review the backup documentation provided, and prepare a Change Order to cover both the additional compensation and the time extension. The Engineer's decision on both the time extension and additional compensation for the delay will be final.

If the issue involves a concurrent delay, the Engineer will analyze available data to determine the portions which are E/C, E/N, and/or N/N as described above. The Engineer will proceed to determine the length of E/C delay and verify the Contractor's delay damage calculations, if any are provided. Upon completion of this review, the Engineer will prepare a Change Order for the Contractor's review and signature. The Engineer's decision regarding excusable delay and additional compensation for the delay is final.

The amount of time the Engineer will require to analyze the alleged delay(s) will depend upon the Engineer's workload, the complexity of the delay analysis, availability of supporting data, extent of cooperation by the Contractor, and other factors beyond the Engineer's control. It is entirely possible other delay(s) may occur while the Engineer is analyzing particular claim for delay(s). The Engineer's failure to respond to the Contractor in a set period of time will not be used as the basis for a further delay claim or as justification for extending and existing delay claim. The time required for delay analysis by the Engineer will not be counted against the time allotted for processing Final Payment as required by (MAG Section 109.7(B)) or the release of retention and Final Payment as prescribed by A.R.S. Arizona Revised Statutes §34-221.

III. CALCULATING MONETARY DELAY DAMAGES:

Additional compensation for delay, when authorized by the Engineer, will be calculated in accordance with MAG Section 109.5 ACTUAL COST WORK with the following exceptions:

A. No additional compensation or other monetary damages will be awarded or paid for any loss of anticipated profits by the Contractor, Subcontractors or Suppliers.

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B. No additional compensation or other monetary damages will be awarded for home office overhead or non-project general conditions of the Contractor, Subcontractors or Suppliers.

C. Equipment:

1. Contractor-owned equipment rate calculations must be computed in accordance with Section 109.04(D)(3), Arizona Department of Transportation "Standard Specifications for Road and Bridge Construction," 2008 or latest edition and as modified herein. Year and regional adjustment factors must be based on the most recent publications of the Rental Rate Blue Book for Construction Equipment, published by the Equipment Guide-Book Company, San Jose, CA, same as provided by ADOT and in print as of the date of alleged delay. In no event will the compensation for Contractor-owned equipment exceed the purchase price, including tax, paid by the Contractor for the equipment. Compensation will not be allowed for small tools or equipment that show a daily equipment rental rate of less than $5.00 per day or for unlisted equipment that has a value of less than for hundred dollars ($400.00).
2. For leased and rented equipment or equipment not otherwise listed in the Blue Book, rental contracts, or other supporting data will be used to establish the hourly rate. No hourly operating expense will be allowed for delay on standby equipment. In no case will equipment be considered for rental which exceeds the hourly rate for the first eight hours and the daily rate divided by eight for all additional hours as compared with similar equipment listed in the Blue Book. The hourly standby rate must be computed as the lesser of:

    a. Dividing the monthly invoice or rental value by 176 hours per month when the equipment is utilized by the Contractor for more than three weeks;

    b. Dividing the monthly invoice or rental value by 40 hours per week when the equipment is utilized by the Contractor for more than three days.

    In no event will compensation be paid for delay at more than 8 hours per day or 40 hours per week.

3. Except for vehicles used by supervisory personnel, all equipment will be paid at the "standby" rate during the delay period.

4. Equipment brought solely to mitigate the delay (such as pumps, light plants, etc.) may be paid in accordance with ADOT section 109.04(D) (3).

5. The Blue Book regional adjustment will apply in determining rental rates.

D. Material:

Allowable material charges may include, in addition to material incorporated in the

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work material used to mitigate the delay such as barricades, plates, shoring, cold mix, etc. Except in emergencies the Contractor will not employ such material without the prior written approval of the Engineer.

E. Labor:

1. Except for Supervisory Personnel (Superintendent, Project Engineer, and Foremen), labor wages will not be paid after the first one-half day of claimed delay or impact. It is expected the Contractor will reassign or layoff unneeded employees.

2. For Foreman wages to be included, that Foreman must have been actively employed on the project prior to the commencement of the delay and be directly responsible for the activity being delayed.

3. Labor burden must be actual amounts incurred but must not exceed the ADOT approved rate.

F. All costs (equipment, material, and labor) must be substantiated by the City of Chandler's Daily Work Reports.

IV. DOCUMENT REQUIRED FOR CLAIM ANALYSIS:

For purposes of reviewing the Contractor's request for additional compensation, it will be required that the Contractor submit the following listed information. Information requested must be prepared on forms which are substantially similar to the City of Chandler's Daily Work Report form, a copy of which is attached as an exhibit.

A. Labor:

For each employee, laborer, and foreman, for which compensation is requested: Name, classification, dates of work performed, daily hours worked, total hours worked, labor rates, labor burden rates, overtime or premium time charges. Further, the Contractor must make available for inspection and copying to the Engineer the following listed documentation.

1. Certified payroll reports for the period of work claimed.
2. Accounting of Fringe Benefits – certified by a CPA.
3. Contractor's and Subcontractor's daily field reports and daily diaries.

B. Materials:

For all materials for which compensation is requested, if any, total quantities of materials, prices, extensions and transportation costs must be provided on a daily basis. Further, the Contractor must make available for inspection and copying to the Engineer the following listed documentation.

1. Invoices for all materials incorporated.
2. Weigh tickets.
3. Purchase orders.

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4. Delivery schedules.
5. Quotes or proposals from manufacturers or supplier.
6. Freight bills, Bills of Lading, or other documentation to show transportation costs.
7. Restocking charges-invoices from vendor.

C. Equipment:

For all equipment, the Contractor must provide the Engineer with the designation, dates and hours of usage, dates and hours of standby, if any, daily hours, total hours, rental rates and extension for each unit of equipment and machinery. Rental rates will be as established in Section III. Further, the Contractor must make available for inspection and copying to the Engineer the following listed documentation.

1. Owned:
   a. Purchase contracts(s).
   b. Depreciation schedule(s).
   c. Invoices for fuel, lube, repairs and other operating costs.

2. Leased:
   a. Lease agreement with hourly rate, overtime rate, double shift rate, etc.
   b. Invoices or other documentation showing hours worked on a daily basis.

D. Subcontractors/Owner-Operators:

In the event the Contractor submits a claim which includes requests for compensation for Subcontractors of Owner-Operators, the same information requested of the Contractor must be provided by the Subcontractor/Owner-Operator. Further, the Contractor must make available for inspection and copying to the Engineer the following listed documentation.

1. Bid/Estimate work sheets and/or spreadsheets.
2. Subcontract Agreements or Agreements with Owner-Operator.
3. All invoices and billing statements received from the Subcontractor/Owner-Operator which relates to the amount requested.

E. Miscellaneous:

Further, the Contractor must make available for inspection and copying to the Engineer the following listed documentation.

1. Evidence of payment for bonds and insurance premiums (MAG 109.5.6).
2. Taxes – unless the Contractor can show otherwise, taxes are reimbursable at 65% of the total cost (less bonds and insurance).

V. TIME LIMIT ON SUBMISSIONS OF CLAIM FOR DELAY OR IMPACT DAMAGES:

No claims for delay or impact damages will be considered or allowed more than 45 days after the event or occurrence which the Contractor claims gives rise to the delay or impact. In no event will a

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claim for delay or impact damages be considered after submission by the Contractor of the Final Payment Request.

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COST REDUCTION INCENTIVE PROPOSALS FOR DESIGN BID BUILD AGREEMENTS

The Contractor may submit to the Engineer proposals for modifying the Plans, Specifications, or other requirements of the Agreement for the sole purpose of reducing the total cost of Project construction. The proposals must not impair in any manner the essential functions or characteristics of the project; including but not limited to service life, economy of operations, ease of maintenance, desired appearance, compatibility with existing or planned equipment, standardization of systems, or design and safety standards.

It must not be inferred from this Policy that the Engineer is required to consider any proposal submitted.

Submissions that propose changes in the basic design of a bridge, propose changes in pipe line size, materials, bedding conditions, pipe specifications; or that propose any change in pavement design will not be considered.

Proposals submitted pursuant to this Policy will be identified as Cost Reduction Incentive Proposals. They must be submitted in writing and, at a minimum, contain the following.

1. Complete the attached or similar cost reduction incentive proposal form.

2. A description of both the existing Agreement Requirements for performing the work and the proposed changes.

3. All Engineering Drawings and computations necessary for the thorough and expeditious evaluation.

4. An itemization of the existing Agreement Requirements that must be changed if the Proposal is adopted and a recommendation as to the manner in which the change should be made.

5. A detailed estimate of the cost of performing the Work under the existing Agreement and under the proposed changes, including the cost of developing and implementing the changes.

6. The Agreement items affected by the proposed changes and any variations in quantities resulting from the changes.

7. An objective estimate of any effects the proposal will have on collateral cost to the City, costs of related items, and cost of maintenance and operation.

8. A statement as to the effect that the Proposal will have on the time for the completion of the Project.

9. A statement as to the time by which a Change Order adopting the Proposal must be executed or when the Engineer must have given verbal approval.

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Proposals will be processed expeditiously; however, the City will not be liable for any delay in acting upon any Proposal nor for any failure to accept any Proposal pursuant to this Special Provision.

The Engineer will be the sole judge of the acceptability of a Proposal and of the estimated net savings in construction costs from the adoption of all or any part of the Proposal. The Contractor will be notified in writing by the Engineer as to whether his/her Proposal has been accepted. The decision by the Engineer is final.

When the City deems such action to be appropriate, it reserves the right to require the Contractor to share equally in the cost to the City of investigating, evaluating, and processing the proposal as a condition for the consideration of such Proposal. Such cost must be shared whether the Proposal is accepted or rejected. When such a condition is imposed, the City will estimate these costs and the Contractor must indicate his acceptance thereof in writing. Such acceptance will authorize the City to deduct the Contractor's share of the costs from any monies due or that may become due to the Contractor under the Agreement.

If the Contractor's Proposal is accepted in whole or in part, the necessary Agreement Modifications and Agreement Price Adjustments will be affected by the execution of a Change Order which will specifically state that it is executed pursuant to this Special Provision.

The Contractor must continue to perform the work in accordance with the requirements of the Agreement until a Change Order incorporating the Proposal has been executed or until he/she has been given verbal approval by the Engineer that his/her Proposal has been accepted. If the Change Order has not been executed or he/she has not been given verbal approval on or before the date specified on the attached cost reduction incentive proposal form or on or before such other date as the Contractor may have subsequently specified in writing, the Proposal may be deemed to be rejected.

The executed Change Order will incorporate the changes in the Plans, Specifications, or other requirements of the Agreement which are necessary to permit the Proposal, or such part of it which has been accepted, to be put into effect, and will include any condition – upon which the City's approval thereof is based, if such approval is conditional. The executed Change Order may also extend the time for the completion of the Agreement if such an extension has been deemed to be warranted by the Engineer as a result of his evaluation of the Proposal.

The executed Change Order will also establish the estimated net savings in the cost of performing the Work attributable to the Proposal effectuated by the Change Order. In determining the net savings, the right is reserved to the Engineer to disregard the Agreement bid prices if, in his/her judgment, such prices do not represent a fair measure of the value of the Work to be performed or to be deleted. The net savings will be established by determining the Contractor's cost of performing the Work, taking into account his/her cost of developing the Proposal and implementing the change, and reducing this amount by any ascertainable collateral costs to the City. The executed Change Order may provide that the Contractor be paid 50 percent of the estimated net savings amount.

The executed Change Order may also provide for the adjustment in Agreement prices. Agreement prices may be adjusted by subtracting the City's share of the accrued net savings.

The amount specified to be paid to the Contractor in the executed Change Order which effectuates a Cost Reduction Proposal will constitute full compensation to the Contractor for the Cost Reduction

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Proposal and the performance of the work thereof pursuant to the said Change Order.

Upon acceptance of a Cost Reduction Incentive Proposal, any restrictions imposed by the Contractor on its use or on disclosure of the information will become void, and the City thereafter will have the right to use all or any part of the Proposal without obligation or compensation of any kind to the Contractor.

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COST REDUCTION INCENTIVE PROPOSAL FORM

TO: CIP City Engineer

FROM:

PROJECT NAME: **ARROWHEAD MEADOWS WATER MAIN REPLACEMENT**

CITY PROJECT NUMBER: **WA2203.402**

DATE:

Summary of Change (Brief description of proposed change including advantages and disadvantages):

ESTIMATED COST SUMMARY (Attached detailed estimate):

A.	Original Cost:	$
B.	Proposed Cost:	$
C.	Construction Savings (A-B):	$
D.	Gross Savings (Included OH %, Bond %)	$
E.	Contractor Implementing	$
F.	City Implementing Cost:	$
	Reduction in Agreement Price (C+D-E-F) x 50%:	$

Date by which a Change Order must be issued so as to obtain maximum cost reduction:

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CITY OF CHANDLER, ARIZONA
PUBLIC WORKS & UTILITIES DEPARTMENT

CONTRACTOR'S AFFIDAVIT REGARDING SETTLEMENT OF CLAIMS

_____, Arizona
Date _____

Project Name: Arrowhead Meadows Water Main Replacement
City Project No.: WA2203.402

To the City of Chandler, Arizona

Gentlemen:

This is to certify that all lawful claims for materials, rental of equipment and labor used in connection with the construction of the above project, whether by subcontractor or claimant in person, have been duly discharged.

The undersigned, for the total compensation of $_____, as set out in the final pay application, as full and complete payment under the terms of the Agreement, hereby waives and relinquishes any and all further claims or right of lien under, in connection with, or as a result of the above described project. The undersigned further agrees to indemnify and save harmless the City of Chandler against any and all liens, claims or liens, suits, actions, damages, charges and expenses whatsoever, which said City may suffer arising out of the failure of the undersigned to pay for all labor performances and materials furnished for the performance of said installation.

Signed and dated at _____, this _____ day of _____ 20_____.

_____
CONTRACTOR

By _____

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

The foregoing instrument was subscribed and sworn to before me this _____ day of _____ 20 _____.

_____
Notary Public

_____
My Commission Expires

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PERFORMANCE BOND

ARIZONA STATUTORY PERFORMANCE BOND
PURSUANT TO TITLES 28, 34, AND 41, ARIZONA REVISED STATUTES
(Penalty of this bond must be 100% of the Agreement amount)

KNOW ALL MEN BY THESE PRESENTS THAT:_____

(hereinafter "Principal"), and _____ (hereinafter "Surety"), a corporation organized and existing under the laws of the State of _____ with its principal office in the City of _____, holding a certificate of authority to transact surety business in Arizona issued by the Director of Insurance pursuant to Title 20, Chapter 2, Article 1, as Surety, are held and firmly bound unto _____(hereinafter "Obligee") in the amount of _____ (Dollars) ($_____), for the payment whereof, 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 Agreement with the Obligee, dated

the _____ day of _____, 20___ for construction of **WA2203.402, Arrowhead Meadows Water Main Replacement** which Agreement is hereby referred to and made a part hereof as fully and to the same extent as if copies at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal faithfully performs and fulfills all the undertakings, covenants, terms, and conditions of the Agreement during the original term of the Agreement and any extension of the Agreement, with or without notice of the Surety, and during the life of any guaranty required under the Agreement, and also performs and fulfills all the undertakings, covenants, terms, conditions, and agreements of all duly authorized modifications of the Agreement 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 2, Article 2, Arizona Revised Statutes, and all liabilities on this bond will be determined in accordance with the provisions of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, to the same extent as if it were copied at length in this Agreement.

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

Witness our hands this _____ day of _____, 20__.

_____
PRINCIPAL SEAL

_____
AGENT OF RECORD

By _____

_____
SURETY SEAL

_____
AGENT ADDRESS

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PAYMENT BOND

ARIZONA STATUTORY PAYMENT BOND
PURSUANT TO TITLES 28, 34, AND 41, OF THE ARIZONA REVISED STATUTES
(Penalty of this Bond must be 100% of the Agreement amount)

KNOW ALL MEN BY THESE PRESENTS THAT:_____

(hereinafter "Principal"), as Principal, and _____(hereinafter "Surety"), a corporation organized and existing under the laws of the State of _____ with its principal office in the City of _____, holding a certificate of authority to transact surety business in Arizona issued by the Director of the Department of Insurance pursuant to Title 20, Chapter 2, Article 1, as Surety, are held and firmly bound unto _____ (hereinafter "Obligee") in the amount of _____ (Dollars) ($_____), for the payment whereof, the 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 Agreement with the Obligee, dated the _____ day of _____, 20___ for construction of **WA2203.402, Arrowhead Meadows Water Main Replacement** which Agreement 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 moneys 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 said Agreement, 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 2, Article 2 Arizona Revised Statutes, and all liabilities on this bond will be determined in accordance with the provisions, conditions and limitations of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, to the same extent as if it were copied at length in this Agreement.

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

Witness our hands this _____ day of _____, 20__.

_____
PRINCIPAL SEAL

_____
AGENT OF RECORD

By _____

_____
SURETY SEAL

_____
AGENT ADDRESS

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DISPUTE RESOLUTION

A. INFORMAL DISPUTE RESOLUTION

The parties to the Agreement agree that time is of the essence in relation to performance of the Agreement and completion of the Project, therefore any and all disputes in relation to the Agreement will initially be referred to the Project Manager, the Design Professional Representative and/or the Contractor Representative as applicable to the dispute, for immediate resolution. If, after good faith efforts to reach a resolution, none is reached, any party to the dispute may submit the dispute to the Dispute Resolution Representative ("DRR") process set forth below, which is intended to be an expedited process.

B. DISPUTE RESOLUTION REPRESENTATIVE ("DRR") PROCESS

1. The Parties under the Agreement agree that all claims and disputes in relation to the Project which are not resolved in the ordinary course of the Project ("Claim" or "Claims") will, as a prerequisite to any mediation, or litigation of the Claim, first be submitted for resolution between the designated Dispute Resolution Representatives of the Parties as set forth herein (the "DRR Process").

2. The DRR Process will be initiated through service of a DRR Notice as set forth below:

   a. For claims by the Contractor or the Design Professional, the DRR Process will be initiated by the party asserting the claim serving written notice on the City setting forth in detail: (i) the basis for the claim; (ii) the effect of the Claim upon the construction of, and/or Project Schedule for, the Project;
   (iii) the specific relief requested, the amount thereof, and how such was calculated; (iv) the parties involved in the Claim, and how they are involved; (v) the specific Agreement provisions in the Agreement Documents (including, if applicable, drawings and specifications) which apply; and (vi) efforts made to date to resolve the Claim.

   b. For claims by the City, the DRR process will be initiated by the City providing written notice to the other parties of the basis and amount of its claim, the parties involved in the Claim, and how they are involved, the provisions in the Agreement Documents that apply, and the relief requested.

   c. The DRR Notice will be hand-delivered and e-mailed to the other parties' designated Dispute Resolution Representatives.

3. The other parties will respond in writing to the DRR Notice ("DRR Response") within ten (10) calendar days of receipt of the DRR Notice, setting forth those items set forth in the DRR Notice that they agree with, dispute, and/or have questions concerning. The DRR Response will be hand-delivered and e-mailed to the other parties' Dispute Resolution Representatives.

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4. The designated Dispute Resolution Representatives for the Parties to the claim will then meet as soon as possible and in any event within twenty (20) calendar days of submission of the DRR Notice (regardless of whether a DRR Response has been submitted by all parties involved in the dispute), at a mutually agreed upon time and place, to attempt to resolve the Claim based upon the DRR Notice and DRR Response.

5. At any time after the first meeting required above, either party may terminate the DRR Process by written notice to the other party.

6. The parties may agree, in writing, to extend or modify the time limits or other provisions of the DRR process in relation to a specific pending Claim.

7. Unless otherwise designated in a written notice to the other parties, the City and the representatives of the Contractor and of the Design Professional will act as the parties' designated Dispute Resolution Representatives.

8. If a resolution of the Claim is reached, that resolution must be set forth in writing and must be signed by the Parties' designated Dispute Resolution Representative. If the resolution involves a change in any Agreement Documents, the Agreement Price, the Project Schedule, or any other change requiring a written Change Order or Amendment, the parties must execute an appropriate written Change Order or Amendment pursuant to the terms of the Agreement Documents.

C. MEDIATION

1. Unless extended by written agreement of the parties involved in the dispute, any Claim not resolved through the DRR process set forth above within five (5) calendar days after the meeting required under B (4) above, or after the DRR is terminated pursuant to B (5) above, whichever is earlier, will be submitted to mediation as a condition precedent to litigation by either party.

2. The mediation will be commenced by written demand upon the other party for mediation. If the parties cannot agree upon a mediator within ten (10) calendar days of the written demand, either party may make a request to the Civil Presiding Judge of the Maricopa County Superior Court to appoint a mediator. The mediation will occur within forth (40) calendar days of the written demand for mediation, unless the parties agree, in writing, to a longer period of time.

3. The qualifications for the mediator will be that he/she be: (a) an experienced mediator, arbitrator or litigator of construction disputes; and (b) having engaged a significant portion of his/her time involving and/or resolving construction disputes for at least the past five (5) years.

4. Each party will provide to the other party and the mediator all of the information and documentation required under B(1) and (2) above, together with any additional information and documentation which the party believes relevant. In addition, the parties will exchange, and provide to the mediator such additional memoranda, information and/or documentation, as the

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mediator may request, and in the form and at such times, as the mediator may direct.

5. The parties will share the mediator's fee and any filing fees equally. The mediation will be held in Chandler, Arizona, unless another location is mutually agreed upon. Agreements reached in mediation will be specifically enforceable in any court having jurisdiction thereof.

D. LITIGATION

Any claim arising out of or related to the Agreement, except Claims relating to aesthetic effect and except those claims waived as provided for in the Agreement Documents, must be resolved through litigation in the Maricopa County, Arizona Superior Court.

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CITY OF CHANDLER, ARIZONA
PUBLIC WORKS & UTILITIES DEPARTMENT

CERTIFICATE OF COMPLETION

PROJECT NAME:	**ARROWHEAD MEADOWS WATER MAIN REPLACEMENT**		
CITY PROJECT NO.:	**WA2203.402**		
If Federally Funded:			
FEDERAL NO.:		**ADOT NO:**	

(*This section to be completed by Prime*)
I HEREBY CERTIFY THAT ALL GOODS AND/OR SERVICES REQUIRED BY CITY OF CHANDLER FOR THIS PROJECT HAVE BEEN DELIVERED IN ACCORDANCE WITH THE AGREEMENT DOCUMENTS AND BID SPECIFICATIONS AND ALL ACTIVITIES REQUIRED BY THE AGREEMENTOR UNDER THE AGREEMENT HAVE BEEN COMPLETED AS OF THE COMPLETION DATE LISTED HERE:

FINAL ACCEPTANCE DATE:	

PRIME CONTRACTOR:

FIRM NAME:			
PRINCIPAL:			
TITLE:			
SIGNATURE:		DATE:	

CERTIFIED BY [*INSERT NAME AND TITLE OF PARTY THAT OVERSEES CONSTRUCTION*]:

FIRM NAME:			
SIGNATURE:		DATE:	

PROJECT ACCEPTED BY CITY OF CHANDLER:

NAME:			
SIGNATURE:		DATE:	

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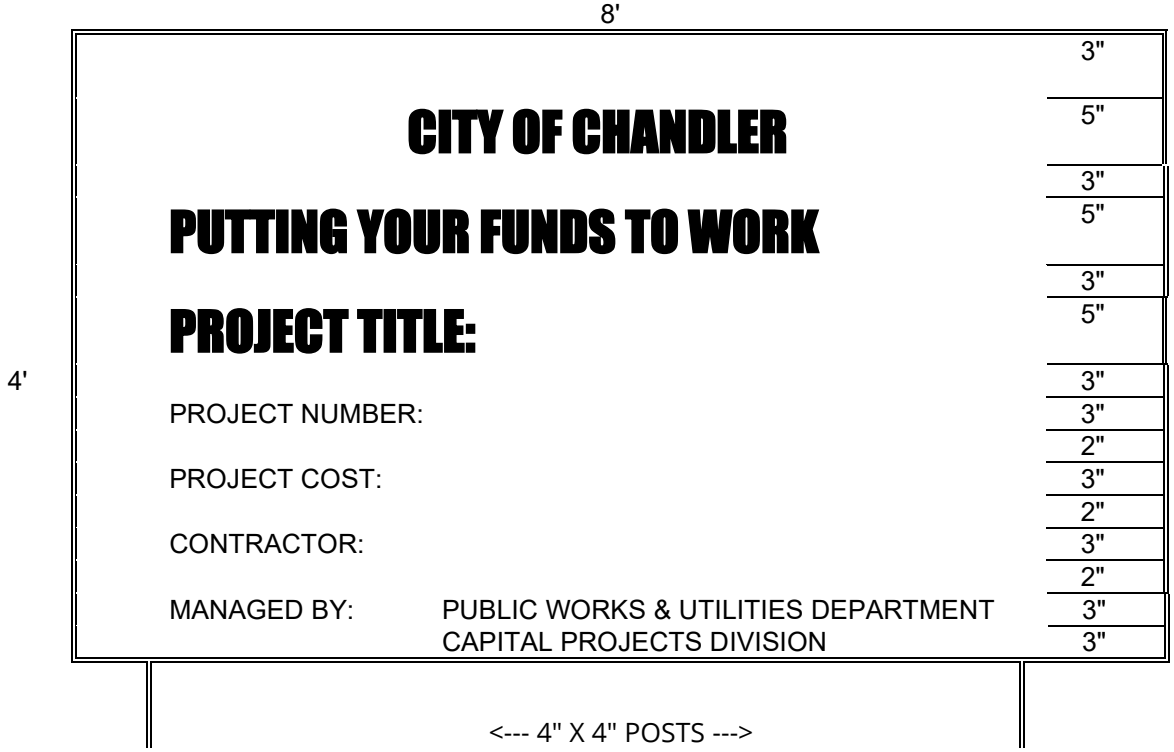
CONSTRUCTION SIGN DETAIL



NOTES:

SIGN(S) MUST BE FURNISHED AND ERECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION. POSTS MUST BE ANCHORED A MINIMUM OF TWO FEET INTO THE GROUND. BOTTOM OF SIGN MUST BE A MINIMUM OF FOUR FEET ABOVE THE GROUND.

TYPICAL PROJECT IDENTIFICATION SIGN FOR GENERAL PROJECTS MUST BE NON-REFLECTORIZED GREEN BACKGROUND, AND NON-REFLECTORIZED WHITE LETTERS AND NUMERALS.

ONE SIGN MUST BE ERECTED FOR BUILDINGS AND OTHER LIMITED AREA SINGLE SITES. FOR MULTIPLE SITES, ONE SIGN MUST BE ERECTED AT EACH SITE.

FOR LINEAR PROJECTS ONE HALF MILE OR LONGER, PLACE ONE SIGN AT EACH END OF THE PROJECT.

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COST OF THE WORK

(APPLICABLE SOLELY TO CONSTRUCTION MANAGER AT RISK AND JOB ORDER CONTRACTING)

SECTION 1 – COSTS TO BE REIMBURSED

1.1 Cost of the Work

The term Cost of the Work will mean costs necessarily incurred by Contractor in the proper performance of the Work. Such costs must be at rates not higher than the standard paid at the place of the Project except with prior consent of City. The Cost of the Work will include only the items set forth in this Section 1.

1.2 Labor Costs

1.2.1 Wages of construction workers directly employed by the Contractor to perform the construction of the Work at the site or, with City's approval, at off-site workshops. Cost to be reimbursed will be the actual wages paid to the individuals performing the work.

1.2.2 Wages or salaries of the Contractor's supervisory and administrative personnel when stationed at the site with City's approval. No Contractor personnel stationed at the Contractor's home or branch offices will be charged to the Cost of the Work. Non-field office based Contractor management and support personnel are expected to provide service and advice from time to time throughout the job and his/her time devoted to Project matters is considered to be covered by the Contractor's Fee.

1.2.3 Wages and salaries of Contractor's supervisory or administrative personnel who would normally be stationed at the field office in accordance with Section 1.2.2 but who become engaged, at factories, workshops or on the road, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of his/her time required for the Work. Employee bonuses and/or costs associated with Employee Stock Ownership Plans ("ESOP") will not be considered reimbursable labor or labor burden costs and will be considered non-reimbursable costs considered to be covered by the Contractor's Fee.

1.2.4 Costs paid or incurred by Contractor for taxes, insurance, contributions, assessments and benefits required by law or collective bargaining agreements and, for personnel not covered by such agreements, customary benefits such as sick leave, medical and health benefits, holiday, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Subparagraphs 1.2.1 through 1.2.3.

1.2.4.1 Cost of the Work will include the actual net cost to Contractor for worker's compensation insurance attributable to the wages chargeable to the Cost of Work per this Agreement. The actual net cost of worker's compensation must take into consideration all cost adjustments due to experience modifiers, premium discounts, policy dividends, retrospective rating plan premium adjustments, assigned risk pool rebates, any applicable weekly maximums, etc. Contractor may charge an estimated amount for worker's compensation insurance costs, but will make appropriate cost adjustments to actual costs within 45 days of receipt of actual cost adjustments from the insurance carrier.

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1.2.4.3 Overtime wages paid to salaried personnel (if approved in advance in writing by City) will be reimbursed at the actual rate of overtime pay paid to the individual. No time charges for overtime hours worked on the Project will be allowed if the individual is not paid for the overtime worked.

1.2.4.4 Any overtime premium or shift differential expense to be incurred by Contractor for hourly workers will require City's advance written approval before the incremental cost of the overtime premium or shift differential will be considered a reimbursable cost. If the Contractor is required to work overtime as a result of an inexcusable delay or other coordination problems caused by the Contractor or anyone he/she is responsible for, the overtime premium and/or shift differential expense portion of the payroll expense and related labor burden costs will be considered as cost not to be reimbursed.

1.2.4.5 Reimbursable labor burden costs will be limited to payroll taxes, worker's compensation insurance, the employer's portion of union benefit costs for union employees working on the Project, and the actual verifiable fringe benefit costs incurred by Contractor for non-union individuals working on the Project subject to the following maximum percentages for the following reimbursable non-union fringe benefit costs. The following maximums (as a percentage of reimbursable actual wages by individual) will apply for each of the following types of fringe benefit costs specifically attributable to each of the non-union personnel working on the Project:

- Medical Insurance, Dental, Life & AD&D Insurance: 12.00%
- Holiday, vacation and other paid time not worked: 10.00%
- Pension Plan Contributions to Vested Employee Account, Simplified Employee Pension Plans, or 401K matching plans (Note: ESOP related costs are covered by the Contractor Fee) 10.00%

For non-union personnel, no other fringe benefit costs (other than the three specific categories listed immediately above, will be considered reimbursable Cost of Work. Any labor burden costs that are in excess of the amounts considered reimbursable or are otherwise not considered reimbursable under the terms of this agreement are intended to be covered by the Contractor Fee.

1.3 Subcontract Costs

1.3.1 Payments made by Contractor to Subcontractors in accordance with the requirements of the subcontracts.

1.3.2 For Scope of Work Bid Packages typically performed by Subcontractors, Contractor may "self- perform" such work on an actual cost basis subject to an agreed upon Guaranteed Maximum Price for the "self-performed work". The Contractor must, unless agreed to by City in writing, bid his/her proposed guaranteed Maximum Price for the work to be "self-performed" against at least three other interested trade Contractors. All savings under any such Subcontract for "self-performed work" must be applied to reduce the Cost of Work under the Agreement and the Guaranteed Maximum Price. For purposes of defining "self-performed work" subject to this provision, any division of Contractor, or any separate Contractor or Subcontractor that is partially owned or wholly owned by the Contractor or any of his/her employees or employee's relatives will be considered a related party entity and will be subject to this provision regarding "self-performed work". No self-performed work will

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be allowed to be performed on a Fixed Price basis.

1.3.3 Contractor (with respect to its Suppliers, Subcontractors and all lower tier Subcontractors) must provide City advance written notice and must obtain City's approval for any proposed Subcontract Change Order, Material Purchase Order, or other financial commitment in an amount in excess of $5,000 prior to placing such order or entering into such agreement (regardless of whether or not any such commitment will affect the prime Agreement Guaranteed Maximum Cost). It is agreed that sums applicable to any Subcontract Change Order, Purchase Order or other financial commitment entered into in violation of the above notice and approval requirement will not be included in the amounts owning to Contractor, Subcontractors or Suppliers whether as Costs of the Work or as reasonable termination costs in the event of termination.

1.4 Costs of Material and Equipment Incorporated in the Completed Construction

1.4.1 Costs, including transportation and storage, of materials and equipment incorporated or to be incorporated in the completed construction.

1.4.2 Costs of materials described in the preceding Subparagraph 1.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, in any, will become City's property at the completion of the Work or, at City's option, may be sold by the Contractor. Any amounts realized from such sales must be credited to City as a deduction from the Cost of Work.

1.4.3 Proceeds from the sale of recyclable materials, scrap, waste, etc. will be credited to job cost.

1.5 Costs of Other materials and Equipment, Temporary Facilities and Related Items

1.5.1 Costs, including transportation and storage, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers, that are provided by the Contractor at the site and fully consumed in the performance of the Work; and cost (less salvage value) of such items if not fully consumed, whether sold to others or retained by Contractor. Cost for items previously used by Contractor will mean fair market value.

1.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by Contractor at the site, whether rented from Contractor or others, and costs of transportation, installation, minor repairs and replacements, dismantling and removal thereof. Rates and quantities of equipment rented will be subject to City's prior written approval.

1.5.2.1 The Projected usage for each piece of equipment to be rented for use on the Project and the estimated total rentals must be considered by Contractor before the piece of equipment is rented so that an appropriate rent versus buy decision can be made. Purchased equipment must be considered "job owned". At the completion of the Project, Contractor must transfer title and possession of all remaining job-owned equipment to City, or Contractor may keep any such equipment for an appropriate fair market value credit to job cost, which will be mutually agreed to by City and Contractor.

1.5.2.2 Each piece of equipment to be rented must have hourly, daily, weekly and monthly rates and

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the most economical rate available will be reimbursed based on the circumstances of actual need and usage of the piece of equipment while it is stationed at the jobsite. When the piece of equipment is no longer needed for the work, no rental charges will be reimbursed if the piece of equipment remains at the jobsite for the convenience of Contractor.

1.5.2.3 Equipment Rental Rates

1.5.2.3.1 Compensation for equipment used on the Project will be paid in accordance with the Equipment Plan submitted by Contractor in the accepted GMP Proposal and no payments will be made in excess of the rates set forth in the Equipment Plan, or actual documented costs, whichever is less.

1.5.2.3.2 All equipment rental rates and costs are subject to City's right to audit when submitted as part of Equipment Plan and/or at any time during the Project.

1.5.2.4 The aggregate rentals chargeable for each piece of Contractor owned tools or equipment must not exceed 50% of the fair market value of such equipment at the time of its commitment to the Work. The original purchase price and date of purchase of the equipment will be documented with a copy of the purchase invoice for the piece of equipment. Such aggregate limitations will apply and no further rentals will be charged even if a piece of equipment is taken off the job and is later replaced by a similar piece of equipment. For purposes of computing the aggregate rentals applicable to aggregate rental limitations, rental charges for similar pieces of equipment will be combined if the pieces of equipment were not used at the same time.

1.5.2.5 Fair market value for used material and equipment as referred to in the Agreement Documents will mean the estimated price a reasonable purchaser would pay to purchase the used material or equipment at the time it was initially needed for the job. Note: This is usually lower than the price a reasonable purchaser would pay for similar new construction material or construction equipment.

1.5.2.6 All losses resulting from lost, damaged or stolen tools and equipment will be the sole responsibility of Contractor, and not City, and the cost of such losses will not be reimbursable under the Agreement.

1.5.2.7 Contractor will be required to maintain a detailed equipment inventory of all job-owned equipment (either purchased and charged to job cost or job-owned through aggregate rentals) and such inventory must be submitted to City each month. For each piece of equipment, such inventory should contain at a minimum (1) original purchase price or acquisition cost (2) acquisition date (3) approved Fair Market Value at the time the piece of equipment was first used on the job and (4) final disposition.

1.5.2.8 All costs incurred for minor maintenance and repairs will be reimbursed at actual cost. Such costs include routine and preventative maintenance, minor repairs and other incidental costs. Repairs and/or replacement of a capital nature are considered to be covered by the rental rates. Major repairs and overhauls are not considered routine and ordinary; consequently such costs are not reimbursable and are intended to be covered by the rental rates.

1.5.3 Costs of removal of debris from the Site.

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1.5.4 Costs of document reproductions, facsimile transmissions and long-distance telephone calls, postage and parcel delivery charges, telephone service at the site and reasonable petty cash expenses of the site office.

1.5.5 That portion of the reasonable expenses of Contractor's personnel incurred while traveling in discharge of duties connected with the Work.

1.5.5.1 No travel expenses will be reimbursed to Contractor's representatives unless Project related travel required them to travel to a destination more than 100 miles from the Project location. Any travel involving airfare will require advance written approval by an authorized City's representative.

1.5.6 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, if approved in advance by the City.

1.5.7 Reproduction costs will be the actual costs of reproduction subject to a maximum of five cents ($.05) per square foot for prints and a maximum of five cents ($.05) per 8 ½ by 11-inch page for offset print or photo copied agreement documents, specifications, etc. Telephone costs will be the actual costs paid to the third party telephone company for the field office telephone.

1.6 Miscellaneous Costs

1.6.1 That portion of insurance and bond premiums that can be directly attributed to the Agreement. The City will reimburse Contractor for contractually required bond at time of first pay application for GMP and Cost-Based Agreements upon receipt of proof of payment from the Contractor. If the Contractor completes Work for less than the Agreement Price, Contractor must credit the City a pro- rated amount for the unused portion of the bond payment

1.6.1.1 Contractor's actual cost for insurance will be considered to be included within the Maximum limit for General Conditions Costs. All premiums for any insurance and bonds required for the Project must reflect the net actual costs to Contractor after taking into consideration cost adjustments due to experience modifiers, premium discounts, policy dividends, retrospective rating plan premium adjustments, assigned risk pool rebates, refunds, etc.

1.6.1.2 The amount to be reimbursed to Contractor for all contractually required insurance will be actual costs not to exceed a total of 2% of the Agreement Value, unless Contractor establishes to City's satisfaction that the actual cost is higher and City agrees to such actual higher cost in writing. If Contractor's cost of contractually required insurance is greater than the amount agreed to be reimbursed per this Agreement Provision, the difference will be considered to be covered by the Contractor's Fee. The City will reimburse Contractor for contractually required insurance on a monthly basis for GMP and Cost-Based Agreements. If Contractor can demonstrate substantial savings by paying for all insurance in advance, the City may agree to reimburse all insurance costs at time of first pay application for GMP and Cost-Based Agreements with proof of payment from Contractor.

1.6.2 Sales, use or similar taxes imposed by a governmental authority that are related to the Work.

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1.6.3 Fees and assessments for the building permit and for other permits, licenses and inspections for which Contractor is required by the Agreement Documents to pay.

1.6.4 Fees of laboratories for tests required by the Agreement Documents, except those related to defective or nonconforming Work and which do not fall within the scope of ¶ 1.7.3 below.

1.6.5 Royalties and license fees paid for the use of a particular design, process or product required by the Agreement Documents; the cost of defending suites or claims for infringement of patent rights arising from such requirement of the Agreement Documents; and payments made in accordance with legal judgments against Contractor resulting from such suites or claims and payments of settlements made with City's consent. However, such costs of legal defenses, judgments and settlements must not be included in the calculation of the Contractor's Fee or subject to the Guaranteed Maximum Price.

1.6.6 Data processing costs related to the Work. However, any such data processing costs will be limited to the cost of personal computer hardware used at the field office in the normal day to day administration, management and control of the Project. The aggregate charges for any such hardware must not exceed the Fair Market Value of the hardware at the time it was brought to the field office. If the total charges for any particular piece of hardware reach an amount equal to the Fair Market Value, that particular piece of hardware must be turned over to City whenever it is no longer needed for the Project. If Contractor elects to keep the particular piece of hardware, the job costs must be credited with a mutually agreeable amount which will represent the Fair Market Value of the particular piece of hardware at the time it was no longer needed for the job. Software or other costs associated with the use of computer programs will not be considered to be a reimbursable cost and will be considered to be covered by the Contractor's Fee.

1.6.7 Deposits lost for causes other than Contractor's negligence or failure to fulfill a specific responsibility to City as set forth in the Agreement Documents.

1.6.8 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between City and Contractor, reasonably incurred by Contractor in the performance of the Work and with City's prior written approval; which approval will not be unreasonably withheld.

1.6.9 Expenses incurred in accordance with Contractor's standard personnel policy for relocation and temporary living allowances of personnel required for the Work, if pre-approved by City in writing. If City authorizes the reimbursement of relocation costs, the reimbursable relocation expenses will be limited to a maximum of $50,000 per person. Any relocation cost incurred by Contractor in excess of the amount reimbursed by City will be considered to be covered by the Contractor's Fee.

1.7 Other Costs and Emergencies

1.7.1 Other costs incurred in the performance of the Work if and to the extent approved in advance in writing by City.

1.7.2 Costs due to emergencies incurred in taking action to prevent threatened damage, injury or

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loss in case of an emergency affecting the safety of persons and property.

1.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by Contractor, Subcontractors or Suppliers, provided that such damaged or nonconforming Work was not caused by negligence or failure to fulfill a specific responsibility of Contractor and only to the extent that the cost of repair or correction is not recoverable by Contractor from insurance, sureties, Subcontractors or Suppliers.

1.8 Related Party Transactions

1.8.1 The term "related party" will mean a parent, subsidiary, affiliate or other entity having common ownership or management with Contractor; any entity in which any stockholder in, or management employee of, Contractor owns any interest in excess of ten percent in the aggregate; or any person or entity which has the right to control the business or affairs of Contractor. The term "related party" includes any member of the immediate family of any person identified above.

1.8.2 If any of the costs to be reimbursed arise from a transaction between Contractor and a related party, Contractor must notify City in writing of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If City, after such notification, authorizes in writing the proposed transaction, then the cost incurred will be included as a cost to be reimbursed, and Contractor must procure the Work, equipment, goods or service from the related party, as a Subcontractor. If City fails to authorize the transaction, Contractor must procure the Work, equipment, goods or service from some person or entity other than a related party.

SECTION 2 – COSTS NOT TO BE REIMBURSED

2.1 The Cost of Work must not include:

2.1.1 Salaries and other compensation of Contractor's personnel stationed at Contractor's principal office or offices other than the site office, except as specifically provided in Subparagraphs 1.2.2 and 1.2.3.

2.1.2 Expenses of Contractors' principal office and offices other than the site office.

2.1.3 Overhead and general expenses, except as may be expressly included in Section 1.

2.1.3.1 Costs of Contractor's home office computer services or other outside computer processing services will be considered overhead and general expense. Accordingly, Contractor should not plan to perform any such computer related services or alternatives at the field office when such services or functions can be performed at Contractor's home or branch offices, or other outside service locations.

2.1.4 Contractor's capital expenses, including interest on Contractor's capital employed for the Work.

2.1.5 Rental costs of machinery and equipment, except as specifically provided in subparagraph 1.5.2.

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2.1.6 Except as provided in Subparagraph 1.7.3 of the Agreement, costs due to the negligence or failure to fulfill a specific responsibility of Contractor, Subcontractors and Suppliers or anyone directly or indirectly employed by any of them or for whose acts of them may be liable.

2.1.7 Any cost not specifically and expressly described in Section 1.

2.1.8 Costs, other than costs included in Change Orders approved by City that would cause the GMP to be exceeded.

SECTION 3 – DISCOUNTS, REBATES, REFUNDS AND SAVINGS

3.1 Cash discounts obtained on payments made by Contractor will accrue to City if (1) before making the payment, Contractor included them in an Application for Payment and received payment therefore from City, or (2) City has deposited funds with Contractor with which to make payments; otherwise, cash discounts will accrue to Contractor. Trade discounts, rebates, refunds and amounts received from sales or surplus materials and equipment will accrue to City, and Contractor must make provisions so that they can be secured.

3.1.1 Cost of the Work will be credited with all insurance policy discounts, performance and payment bond rebates or refunds, refunds or return premiums from any Subcontractor default insurance, refunds or rebates from any Contractor controlled insurance programs applicable to the Project, merchandise rebates of any nature, refunds of any nature, insurance dividends; and a portion of any volume rebates or free material credits earned with purchase of material or other goods and services charged to the job.

3.1.2 "Cash" discounts which may accrue to Contractor will be limited to a maximum of 1.5% of invoice cost. Any portion of "Cash" discounts greater than 1.5% will automatically accrue to City if Contractor is eligible to take advantage of the discounts.

3.2 Amounts that accrue to City in accordance with the provisions of Paragraph 3.1 will be credited to City as a deduction from the Cost of the Work.

3.3 Any and all savings on the GMP, or any separately guaranteed items comprising the GMP, will belong to City, subject to any express right in the Agreement for Contractor to share in savings. Savings are subject to City's right to audit, and may be audited separately.

SECTION 4 – GENERAL CONDITIONS COSTS

4.1 General Conditions Costs may include, but are not limited to, the following types of costs incurred by Contractor during construction of the Work to the extent they are reimbursable Costs of the Work as delineated above: payroll costs for Work conducted at the site, payroll costs for the superintendent and full-time general foremen, payroll costs for management personnel resident and working on the site workers not included as direct labor costs engaged in support (e.g. loading/unloading, clean-up, etc.), administrative office personnel, costs of offices and temporary facilities including office materials, office supplies, office equipment, minor expenses, utilities, fuel, sanitary facilities and telephone services at the site, costs of liability insurance premiums not included in labor burdens for direct labor

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costs, costs of bond premiums, costs of consultants not in the direct employ of Contractor or Subcontractors, fees for permits and licenses.

4.2 General Conditions Costs may be paid on a percentage of the Agreement Price or on a lump/stipulate sum basis as set forth in the Agreement. All costs included in the General Conditions Costs will not be separately invoiced to or paid by City.

4.3 The total amount of General Conditions Costs for the Work may be divided by the number of days allowed for performance of the Work, to determine a fixed daily rate for General Conditions Costs that may be used in computing the General Conditions Costs allocated to any period of time, or for any adjustments in the General Conditions Costs agreed to in writing by City.

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LANDSCAPE ESTABLISHMENT PERIOD

Section 1 – Description and General

Contractor is in direct control of work performed under the Landscape Establishment Period. If work is subcontracted, a representative of the Contractor will be present at the site of the work for all hours that the subcontractor works. Subcontracting of Landscape Establishment work will be permitted for weed eradication with herbicides, because of special licensing. A licensed temporary service may be used to supply labor to Contractor if Contractor has received approval from City Representatives. Contractor will submit the required subcontract documentation.

Contractor must provide adequate personnel to accomplish the required maintenance of the plant materials at intervals acceptable to City Representatives.

If not healthy at the end of the maintenance period, the maintenance must be continued until the plant material is approved by City.

1.1 Time and Schedule

Unless otherwise expressly agreed to in writing by City, the Landscape Establishment Period will be per General Conditions Section 6.5.4.

1.2 Planted Stock and Seeding Establishment

1.2.1 Tree planting and staking must be per City of Chandler Standard Detail C-801.

1.2.2 All trees will stand erect on their own without stakes when brought to this site. If the tree cannot stand on its own when nursery stakes are removed, the tree will be removed and replaced.

1.3 Pre-Emergent Herbicide and Weed Control

1.3.1 Contractor will provide three applications of an approved pre-emergent herbicide on all unpaved areas of the project, as directed by City Representatives, to control weed growth in all areas of the project. The number of applications may be increased as directed by the City Representative, and at no additional cost to City, if the City Representative deems additional applications are required to control weed growth.

1.3.2 Application sequence will be approved in advance by City. The first application of pre-emergent will be completed prior to the application of Decomposed Granite and will be included with the cost of the Decomposed Granite as specified and part of the Construction Phase portion of work. The second application of pre-emergent will be completed after installation of the Decomposed Granit and no later than half-way through the Landscape Establishment Period. The third and final application of pre-emergent will be applied 15 days prior to completion of the Landscape Establishment portion of the project. The second and third pre-emergent applications will be included with the cost of Landscape Establishment. Watering will be completed in accordance with the manufacturer's recommendations, as included and as related to each application.

1.3.3 The pre-emergent herbicide will be applied in accordance with the Technical Specifications and the recommendations of the pre-emergent herbicide manufacturer, as approved by City Representatives.

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1.3.4 The control of weeds will be accomplished by the use of herbicides. Manual removal of weeds will be required, after herbicides have taken affect.

1.3.5 Contractor is responsible for the removal and disposal of all trash and debris that during the Landscape Establishment Period. Contractor will keep the project in a neat and orderly manner during the duration of the Landscape Establishment Period.

1.4 Water

The water used during Landscape Establishment to properly maintain the plant material will be furnished by City, at designated sources from within the project limits, at no charge to Contractor. Contractor will be responsible for all equipment, materials and labor necessary to load, transport and unload water for watering purposes.

1.5 Plant Material Replacements

The plant material replacement will be considered as included in the work for Landscape Establishment, and will be made at no charge to the City.

1.5.1 Shrub and Plant Replacement - During the second half of the Landscaping Establishment period, Contractor will provide, where required, plant replacements as follows:

Original Size	**Replacement Size**
1 gallon	5 gallon
5 gallon	15 gallon
15 gallon	24-inch box
36-inch box	48-inch box

1.5.2 Tree Replacement – During the second half of the Landscape Establishment Period, Contractor will provide plant material replacements for existing plants that die as follows:

Existing Plant Material Sizes	**Replacement Size**
Trees:	
2-inch Caliper	24-inch box
4-inch Caliper	36-inch box
6-inch Caliper and greater	54-inch box
Shrubs:	
All Existing Shrubs	15 gallon

1.6 Measurement and Payment

See Technical Specifications for Measurement Payment provisions.

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EXHIBIT C

TECHNICAL SPECIFICATIONS

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CITY OF CHANDLER

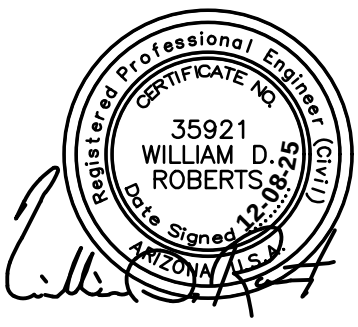
ARROWHEAD MEADOWS

Water Main Replacement
Technical Specifications

Project No. WA2203.402

December 2025

GHD Inc
3200 East Camelback Road, Suite 210
Phoenix, AZ 85018
(602) 216-7200
www.ghd.com



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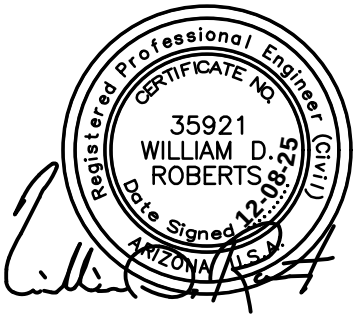

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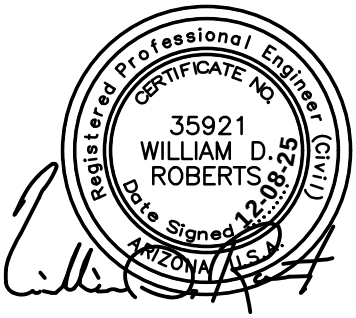

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TECHNICAL SPECIFICATIONS

PART A: SCOPE OF WORK

1. SCOPE OF WORK

General:

This section includes a basic description of the Work covered in detail on the drawings and these technical specifications. The Project consists of the replacement of approximately 7,550 linear feet of existing water mains in Chandler, Arizona. The existing mains will be replaced with new piping that ranges between 4 and 8 inches in diameter.

The new improvements will be installed in the following areas:

- Arrowhead Meadows: Replace water mains within an area between and including West Erie Street, North Alma School Road, West Chandler Boulevard, and North Arrowhead Drive.

The existing mains will be replaced with matching diameter piping unless they are smaller than the City of Chandler's (city) minimum 8-inch diameter. All existing mains that are smaller than the minimum size will be replaced with 8-inch piping.

The Scope of Work generally includes:

- Installation of water piping, fittings, connections, fire hydrants, valves, backflow prevention assemblies, and thrust collars
- Removal and replacement of AC pavement
- Fill and seal pavement cracks
- Slurry seal pavement
- Removal and replacement of concrete improvements
- Protection and bracing of existing utilities and other improvements
- Removal and restoration of landscaping and irrigation
- Traffic control and barricading

The construction requirements for the Work are in the following documents:

- City of Chandler General Conditions
- These Technical Specifications
- The project's construction drawings/plans
- The latest revision to the City of Chandler Maricopa Association of Governments (MAG) specification and detail supplements
- City of Chandler Technical Design Manuals
- Uniform Standard Specifications for Public Works Construction sponsored and distributed by the MAG
- MAG Uniform Standard Details

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The information written into these Technical Specifications will:

- Describe any special or unusual conditions.
- Explain details of the work not covered in other documents.
- Relate certain work to specific bid items or payment quantities.
- Contain the specifications and/or requirements of utility companies affected or included within the drawings and specifications of this project.

Geotechnical and potholing investigations of the site have been prepared and included in these technical specifications. It is the Contractor's responsibility to familiarize themselves with the findings of these reports including observed existing pavement thicknesses. The Contractor shall be responsible for determining the validity of the investigations along with any conclusions or interpretations drawn from the reports. Additional borings, testing, and/or potholes may be requested, but shall be arranged and scheduled by, and shall be at the expense of, the Contractor.

No blasting will be allowed on this project. All excavation shall be performed with conventional equipment approved by the Inspector. There will be no additional compensation for hard dig conditions.

General construction notes for city projects are included in the plan set and shall be applicable, unless specifically noted otherwise, to all plan sheets.

PART B: GENERAL INFORMATION

The following items are non-payment items being considered incidental to the project, the costs of which are to be included in project overhead or within a specific bid item.

102.4 EXAMINATION OF PLANS, TECHNICAL SPECIFICATIONS, AND SITE

General: Add the following:

If any person or entity contemplating submitting a bid for the proposed contract is in doubt as to the true meaning of any part of the plans, specifications, or other contract documents, or finds discrepancies in, or omissions from the plans and specifications or other contract documents, he may submit to the city a written request for an interpretation or correction thereof. The person submitting the request will be responsible for its prompt delivery. An interpretation or correction of the contract documents will be made only by Addendum duly issued by the city. Any information provided outside of the Addendum will not be binding. A copy of such addendum will be provided to each person or entity that has received a set of such documents. The Owner and the Consultant will not be responsible for any other explanation or interpretation of the documents.

Any work shown on the plans and not listed as a bid item will be considered incidental to the project, unless noted otherwise.

No direct measurement or direct payment will be made to Contractor for costs relating to the examination of plans, technical specifications, and site.

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102.5 PLANS AND SHOP DRAWINGS

Replace MAG Standard Specifications Section 105.2 with the following:

All submittals shall be in English units and dimensions. A marked up copy of the applicable specification and/or detail will be included with each submittal. When the submittal agrees or matches a requirement in the reference material, a check will be place beside it. When the submittal differs from a requirement in the reference material, it must be noted in the mark-up with an explanation on how and why the submittal differs. When a submittal includes multiple sizes or options, the options intended for the project must be highlighted.

All products submitted must comply with the City of Chandler List of approved products, latest edition found in the City of Chandler UDM Section 8.

Materials: The Contractor shall furnish to the city's Construction Manager product data, material certificates, mix designs and shop drawings in sufficient detail to show complete compliance with all specified requirements, including but not necessarily limited to the following:

Product Data:

- Pipes and appurtenances
- Fire hydrants
- Valves and valve boxes
- Restraint fittings
- Irrigation system components
- Meter boxes and service components
- Couplings

Product data shall include information such as the manufacturer's printed recommendations, compliance with recognized trade association standards, application of testing agency labels and seals, product dimensioning, and notation of coordination requirements. All products or materials in contact with potable water must include a statement that the products and/or materials are NSF certified.

Certificates:

- Piping materials (by inspection at source)
- Gaskets
- Polywrap

The Manufacturer or testing agency shall prepare the Certificates and should include technical specifications and compliance with industry trade association and testing agency standards.

Mix Designs:

- Asphaltic concrete pavement

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- Portland cement concrete
- CLSM backfill
- Slurry seal
- AC pavement crack seal and fill

The mix designs shall directly compare the proposed mix components and properties with those of the referenced standard mix or as modified within the technical specifications.

Shop Drawings and Plans:

- Sequence of construction details
- Water main testing and system connection plan
- Service switchover plans (minimizing disruption of service)
- Traffic control plans (including haul routes)
- Utility protection plans
- Hauling plans
- Details of structures if non-standardized (e.g. sidewalk and/or curb transitions, unique drainage structures, etc.)
- Trench shoring
- Utility and utility pole bracing

Shop drawings and plans shall include the name of the project, project number, date prepared, name of the Preparer, Contractor, and Subcontractor, if applicable. All dimensions and identification of products and materials included, along with notation of any coordination requirements and established field dimensions/measurements/verifications shall be clearly shown or noted.

The Contractor will prepare a water main testing and connection plan for review and approval and provide the labor, equipment, and materials required to execute those plans. Each plan will include:

- Mock testing and testing schedule
- Connection schedule with dates and times
- List of shut-off valves required for each connection/shut-off
- Number of customers impacted by each connection/shut-off
- Duration of each connection/shut-off
- Coordination and support for city staff to verify that existing shut off valves are functional
- An exhibit that illustrates the phased testing segments and connection points. The exhibits will also illustrate the existing valves required and customers impacted by shut-offs.
- Existing water mains must remain in service until:
    - The new mains parallel to them have been installed, tested, and approved
    - All the existing services on them have been transferred to a new or existing water main as shown on the plans.

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- Their shut-down has been approved by the city.

The Contractor shall provide a phasing plan that depicts the order in which the project will be constructed for review and approval. The Contractor will revise the testing and connection plan based on a city and Engineer review. Revisions may include additional testing phases and connections between new water main segments.

Samples:

Plant materials
Ground cover
Slurry seal (field applied)
AC Pavement crack seal and fill (field applied)

Samples shall be representative of the materials to be incorporated into the project and submitted in sufficient quantity to permit evaluation and/or comparison.

Distribution and Review: The Contractor shall anticipate and schedule for a review period of twenty-one (21) days or less by the city and/or its designee during which time will either approve, disapprove, or request modifications. The latter two will require resubmittal of the material and a subsequent additional review period. This process shall be repeated until all submitted materials have been approved.

Shop drawings shall be on sheets in standard size increments between 8½”x11”, 11”x17”, or 24”x36” size sheets. All drawings shall indicate the name of the job, the city’s job number, date, names of the Contractor, Subcontractor and Preparer, and the date of approval by the Contractor. Present all other data, certificates, or mix design reports on 8½”x11” sheets.

An electronic copy (.pdf format) of the Contractor approved submittal along with a letter of transmittal shall be delivered to the city’s Construction Manager. The Contractor shall first review all submitted data for compliance with specification and job requirements. Any Contractor comments, recommendations, etc. shall be clearly noted on the submitted data. The Contractor shall provide all submittals far enough in advance of the scheduled need to allow for the specified city review time, including any resubmittals. The city will not consider time extension requests or delays, damages, inefficiency claims, etc. resulting from the Contractor failing to properly schedule and deliver complete and compliant submittals.

If the submittal is acceptable, an electronic copy (.pdf format) will be stamped approved, dated, and initialed by the Reviewer, and returned to the Contractor.

If the submittal requires corrections or is rejected, an electronic copy (.pdf format) along with an explanation of the outstanding concerns will be returned to the Contractor for revision and the subsequent resubmittal as described above.

Resubmittal of any required corrections shall be made within ten working days.

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Contract Documents: Approved drawings, data, mixes and certificates as they are returned to the Contractor will become a portion of the Contract Documents.

No direct measurement or direct payment will be made to Contractor for costs relating to plan and shop drawing preparation, submittal, and revisions.

105.6 COOPERATION WITH UTILITIES

General: Add the following:

The locations of existing underground utilities have been shown on the plans to the best of the Design Engineer's knowledge at the time of the drawing preparation. It shall be the Contractor's responsibility to field verify all utility locations shown on the construction documents and/or bluestaked through advance potholing and to coordinate in a timely manner with the pertinent utility companies so that any obstructing utility installation may be adjusted without delay to the Contractor's project schedule. In addition, the city will not consider additional compensation requests from the Contractor to perform any potholing, utility company coordination, etc. needed to locate/verify utility locations shown on the plans and/or by Bluestake markings, to adjust contract work items as necessary to avoid conflicts with existing utilities if they are found to be different than what is illustrated on the on the plans or located by bluestake markings, or to cooperate with utilities in adjusting schedule as needed to allow for utility company work, relocations, etc. The Contractor's bid shall include the above coordination, work, and adjustments.

Any realignments to the proposed water mains due to unknown or unidentified utilities that are not illustrated on the plans or located by Bluestake markings shall be compensated under ITEM 9000000 OWNER'S ALLOWANCE after being approved by the city's Construction Manager.

The Contractor's bid will include the bracing of existing utilities and utility poles as required for trenching and installations whether they are called out on the plans or not. Bracing must be performed by the utility owner or a Contractor approved by the utility owner.

Utility Crossings: The crossing of existing utilities. The Contractor shall adhere to the specific requirements of the utility companies affected and install temporary support for existing utilities as required. The Contractor shall re-align and/or encase the proposed waterline as required to avoid existing utilities or establish a safe and sanitary crossing, respectively. The city Inspector must approve all realignments and encasements prior to their installation. All realignments shall be conducted in accordance with a detail proposed by the Contractor and approved by the city. The utility crossing callouts on the plans refer only to the type of utility being crossed, not necessarily the quantity of existing utilities or conduits. One crossing on the plans may represent multiple conduits of the same utility. The Contractor shall take this into consideration and budget accordingly.

The Contractor shall be responsible for repairing any utilities, irrigation piping, and/or storm

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drain piping damaged during construction. Any repair methods and work must be approved by the city and utility owner.

Potholing: The Contractor shall pothole all existing utilities that are crossed or impacted by the new improvements. Potholing shall also be performed on existing service connections to verify their location and alignments as required to install the proposed improvements. Potholing will be performed far enough in advance of materials acquisition and installation activities to allow alignment and profile changes without impacting the project's budget and/or schedule. The potholer shall provide the following:

1. Extract soils to expose any existing utilities, in such a manner to ensure the safety and integrity of the utility.
2. In a city approved format, observe and record the following minimum data for each utility located:
   - Pavement thickness and description of pavement surface and base.
   - Diameter/Width of utility, top and bottom depths, and configuration of systems.
   - Elevations accurately measured to 1/10th foot from original ground and/or pavement surface to utility.
   - Utility structure material composition, when reasonably ascertainable.
3. Furnish and install "PK" nails, "hubs", stakes, high-visibility "whiskers", or, markings, directly above the centerline of the utility structure (pipe and/or duct). Swing-tie referencing, for surveyors, may also be requested.

Contacts: The following telephone numbers should put the Contractor in contact with the proper personnel. The Contractor shall verify the contact information provided and invite a representative from each utility to the project's preconstruction meeting.

Utility Company	Telephone Number
City of Chandler (Water & Sewer)	(480) 782-3700
City of Chandler (Traffic Signals)	(480) 720-1380
American Telephone & Telegraph (Fiber)	(480) 510-8107
Arizona Public Service (Electric)	(602) 371-7546
Cox Communications (Cable, Fiber)	(623) 328-2202
CenturyLink (Telephone)	(815) 245-9640
MCI/Verizon (Fiber)	(480) 382-5844
Salt River Project (Inspector for Irrigation and Electric)	(602) 809-1304
Southwest Gas (Gas)	(480) 730-3855
Sprint Communications (Fiber)	(442) 202-5262
Zayo/AGL (Fiber)	(480) 564-3455

Coordination: Construction activities shall be coordinated and scheduled to incorporate the following applicable Utility construction activities.

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CenturyLink Inc. (Lumen)	Blue staking for location of CenturyLink facilities must be completed prior to any construction. When crossing facilities, the Contractor will be required to pothole to determine the depth and maintain a minimum of 12-inch vertical and horizontal separation from the facilities. Support and protection is required for all CenturyLink facilities.
Southwest Gas Corporation	Blue staking for location of Southwest Gas facilities must be completed prior to any construction. The Contractor shall hand dig carefully at marked locations until gas pipe has been exposed (without breaking the tracer wire). When crossing Southwest Gas facilities, a minimum of 24 inches face-to-face clearance is required at the point of crossing unless approval from Southwest Gas is granted for a smaller clearance. The mechanical trenching process shall be done by hand, and once this process is in progress no digging is allowed within two feet of a gas pipe. If the gas pipe should be hooked or strained while excavation is in process, the Contractor shall contact (623) 780-3350. Should a steel gas facility be exposed and the pipe coating is in need of repair, the Contractor should contact the Southwest Gas office so that the pipe may be rewrapped. Once excavations are complete all gas pipes should be protected. Southwest requires 6 inches of bedding and 6 inches of shading with material free of rocks and able to pass through a 3/8 inch screen prior to any backfill. If the trench is greater than 3 feet in width, the pipe must be supported in a manner where the support material does not damage the pipe or its protective wrapping.
Verizon	Blue stake for location of Verizon facilities prior to any construction. The Contractor shall use non-destructive potholing methods to carefully locate existing facilities at marked locations. Maintain 12” clearance when crossing Verizon facilities.
APS	In order to permit access to and maintenance of either facility without damage to the other, a 24-inch horizontal separation shall be maintained between APS Electric Facilities and water, sewer or gas

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	pipeline systems. In the event of an inconsistency or conflict with any Municipal specifications, the more stringent specification shall apply. Please be advised that it is the responsibility of the customer to maintain proper clearances and Blue Stake prior to digging. For actual conditions, please contact Arizona Blue Stake Center at (602) 263-1100, 811, or www.arizona811.com for Blue Stake to be performed.
Cox	Should project activities occur in the immediate vicinity of Cox Facilities, it will be the Contractor's responsibility to conduct potholing and to properly protect Cox's Facilities. Cox requests that a minimum of 12 inches of vertical and horizontal separation from existing Cox Facilities be always maintained. If you have any questions or require additional information, please contact the Corporate Traffic Management Center at constructionsupport@cox.com.
Cogent/Sprint	Cogent/Sprint is very concerned about any excavation near the fiber system. No mechanized excavation within 24 inches is allowed. Cogent/Sprint needs to be present for any activity near the fiber. The fiber can be electronically located horizontally but the vertical alignment can only be determined by potholing. No facilities may be added closer than 24 inches vertically or horizontally to Cogent/Sprint structures, including encasement. Contractors shall utilize the Arizona Blue Stake procedures before excavating.

No direct measurement or direct payment will be made to the Contractor for costs relating to coordination with and protection of utilities.

107 COORDINATION WITH OWNERS, PRIVATE PROPERTY, RECORD OF EXISTING CONDITIONS, AND PROTECTION OF EXISTING IMPROVEMENTS

General: Add the following:

Coordination with Owners of Impacted and Adjacent Properties: The Contractor shall notify the impacted and/or adjacent property owners which may include, but not be limited to, homeowners, business owners, property owners, tenants, schools, city departments which may be affected such as sanitation, police, fire department, etc., and any other parties which may be affected. This notice shall be in writing and distributed at least 48 hours prior to doing any work within private property. For any work on or in front of any

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driveway or access point, and prior to any street restrictions that will affect access to private property, the notice shall be distributed according to the Contractor's phasing schedule. Notification letters shall be approved in advance by the Construction Manager. All notifications shall also be posted at all common points of neighborhood, community, and district entry (adjacent to street entrances, delivery entrances, gates, guard shacks, and adjacent to group mailboxes). The notification shall be for the purpose of allowing the referenced parties to relocate any vehicles, reschedule routes, etc., as required prior to construction, and should specify the length of time the driveway and/or street will be impacted. If there are any delays in the construction, affected parties shall be re-notified.

In addition to notifications, the Contractor shall coordinate with the Engineer's public outreach consultant, who will review and approve the Contractor's door hangers, post cards, website material, and email notifications. The Contractor shall include the Engineer's public outreach consultant on schedule updates, shutdowns, closures, customer coordination, and public input. In addition to coordinating with the Contractor and reviewing the Contractor's public outreach materials, the Engineer's public outreach consultant will be responsible for the project's construction hotline.

The Contractor shall be responsible for containing all construction activities within the right-of-way, limits of construction, or limits of disturbance illustrated on the plans and/or defined in these technical specifications. The limits of disturbance along private water service installations shall be defined as a three (3) foot path along the proposed service alignment. The Contractor shall keep the site free from accumulation of waste materials, rubbish, and other debris resulting from construction operations. The Contractor shall provide on-site containers for collection and removal of waste materials in accordance with applicable regulations. The Contractor shall provide all required work and materials necessary to clean the site daily to the satisfaction of the city Inspector.

Work on Private Property: If work is required on or adjacent to private property, the Contractor shall coordinate with the owner and Construction Manager prior to beginning work. The Contractor shall contact the owner, in person, a minimum of 48 hours prior to commencing work on the property. If the first attempt is unsuccessful, the second and third attempts shall be in writing and in person. If the owner is unavailable for coordination after three attempts by the Contractor, the Contractor may only commence work with the written approval of the Inspector. If the property owner and the business owner or resident associated with a property are different, the Contractor shall contact and coordinate with both parties.

The Contractor shall inspect any private facilities (irrigation, lighting, etc.) along the proposed improvement alignment and satisfy themselves of conditions prior to the start of work. All utility crossing on public and private property must be potholed by the Contractor in advance of pipe and/or service installation. Any damage to or alteration of existing conditions while working, including markings placed outside the paved roadway during "Blue Stake" investigation, shall be repaired or replaced to the satisfaction of the owner and city Inspector by the Contractor at no additional cost to the city. Existing conditions as defined herein shall include, but not be limited to, plants, turf, trees, rocks, other landscaping materials, plastic under rock, masonry walls, walkways, pavers,

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sidewalks, driveways, patios, and sheds unless otherwise noted on the Approved Plans, hardscape, planters, electrical lines and lighting, telecommunication lines, sewer services, gas lines, flood irrigation piping, and underground sprinkler systems. Damaged irrigation or sprinkler lines shall be repaired and will operate to the owner and city inspector's satisfaction within 24 hours.

Notices shall include a description of the work proposed, Contractor's name, Contractor's contact person and telephone number of the contact person. The Contractor shall be prepared to answer questions from the property owner about how he will handle modifications to any existing improvements such as landscaping, sprinkler irrigation, walls and fences, driveways, etc., which may be required.

Record of Existing Conditions: Prior to the commencement of any construction activities, the Contractor shall photograph and video document the existing project area including private property. The Contractor shall furnish to the city Construction Manager two copies of the photos and video in a format of the Manager's choice prior to the start of construction. The photos and video shall illustrate the following:

- Landscape and hardscape features.
- Existing driveway conditions.
- Existing road, curb, and sidewalk conditions.
- The condition of existing buildings and structures adjacent to the proposed construction.
- The condition of existing private irrigation structures adjacent to the proposed construction. Photos and videos shall be taken while irrigation water is being delivered to confirm whether any leaking is present. This requirement applied to both flood and pressurized irrigation water systems.

The Contractor shall satisfy himself of the condition of existing improvements prior to any construction activities occurring in any area. Any repair or replacement required of the Contractor by the city after construction activities assumes that the existing improvement was in good or working condition unless proof otherwise is presented by the Contractor to the city and Property Owner prior to construction activities.

Any damage of existing conditions that are not shown to be demolished on the plans shall be reported to the city and owner within the same business day of initial damage. The Contractor shall first notify the city inspector prior to contacting the owner. If the owner is not available, a door hanger shall be left describing the damage and remedy. The Contractor will repair or replace the existing improvement in kind if requested by the city.

Protect Existing Improvements in Place: All existing improvements designated as "Protect in Place" shall be flagged in the field and surrounded with stakes and warning tape prior to construction activities in the area. In addition, the Contractor's project manager and superintendent shall notify all employees and subcontractors that these items shall not be disturbed. Should a protected feature or items be damaged or destroyed, the Contractor shall notify the Inspector and Owner immediately. The

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damaged or demolished feature shall then be replaced in kind to the satisfaction of the Inspector and Owner.

Existing walls/fences damaged during construction will be replaced in-kind or repaired to the satisfaction of the owner. If the wall includes integral coloring in its block, the existing block shall be protected, stored and reused. If the wall is painted or includes painted stucco, the entire wall section in which the repair occurs, shall be repainted.

Should the new coating not match the existing wall, the entire wall will be recoated at the Inspector's discretion. If the wall includes mounted gates, they will be salvaged and remounted after the wall is rebuilt.

No direct measurement or direct payment will be made to the Contractor for costs relating to coordination with owners, private property, record of existing conditions, and protection of existing improvements.

107.2 PERMITS

General: Add the following:

It shall be the responsibility of the Contractor to obtain and provide payment for all required permits for construction, dust control, relocation of plants, erection of signs, etc.

The Contractor shall be responsible for securing and payment for any necessary hydrant meters including deposits and all fees for water usage. The Contractor shall install temporary construction meters (with pressure regulator and check feature) for construction water. Construction meter locations shall be located as directed/approved by the city.

All haul routes for removals, excavation and dirt moving must be approved by the Construction Coordinator prior to commencement of operations.

This project is subject to the Maricopa County Air Pollution Control Regulations. The Contractor shall comply with the provisions of MAG Specification Subsection 104.1.4.

The Contractor shall obtain approval from the city for marshalling areas that they propose to use. The Contractor must demonstrate in writing to the city the minimum requirements set forth in MAG Section 107.6 prior to occupying the property for proposed marshalling areas.

Contractor is not responsible for any city encroachment permit, plan review fees, or Quality Assurance (QA) (i.e. city inspection) costs.

No direct measurement or direct payment will be made to the Contractor for costs relating to permitting and dust control and revisions thereto.

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108.4 CONTRACTOR'S CONSTRUCTION SCHEDULE

General: Replace Section 108.4 with the following

A construction schedule shall be prepared, submitted to, and found acceptable by the city. The schedule shall identify the work to be performed, including the location and duration of planned activities. Submittal of the Schedule shall be made a minimum of seven days prior to the planned work to allow sufficient time for the city to review the request and to schedule any necessary inspections.

The Contractor shall be responsible for payment for all contractor, engineer, and city overtime and off-hours inspection and testing services that occur outside the normal and accepted working hours due to the Contractor's negligence or request.

Sequence: All underground work must be completed to the satisfaction of the Construction Manager prior to the start of any roadwork, unless the Contractor can provide a sequence of work schedule and traffic control plan which will demonstrate, to the satisfaction of the city, that neither traffic safety nor Contractor operations will be adversely impacted. The Construction Manager shall have total discretion and authority to accept or reject the Contractor's proposed sequence of work schedule and traffic control plan.

Coordination: The following items are particular to this project.

- The Contractor's work sequence and schedule shall be reviewed and approved by the Construction Manager before it is implemented.
- The Contractor shall perform all construction activities in a manner that allows vehicle access as defined under the City of Chandler Engineering & Design Standards Manual for Public Works Construction, Chapter 7 Traffic Barricade Design.
- Traffic lane closures and the setup of traffic lane closures shall be per the City of Chandler Engineering & Design Standards Manual for Public Works Construction, Chapter 7 Traffic Barricade Design.
- Construction work hours shall be in compliance with City of Chandler Code of Ordinances Part III.11-10.2 Construction Noise.
- The Contractor shall pothole far enough ahead of installation to verify the locations, depths and sizes of existing utilities and to accommodate alignment changes without incurring additional work or delay.
- Vehicular access to at least one driveway per property shall be always available.
- Pavement, roadways, and work areas will be cleaned every day at the end of shift and as needed for dust and stormwater pollution control to the Inspector's satisfaction.
- No excavated material will be stored on site unless immediately used for backfilling of the trenches on the same day when allowed by project documents.
- Contractor is responsible for providing a marshalling yard. All material shall be stored in the marshalling yard and will not be strung out along the project. The marshalling yard shall be coordinated between the contractor and yard's property

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owner. Adequate proof of coordination shall be provided upon request.

- Existing waterlines shall be shut down a maximum of six hours at a time. Existing services shall be shut down a maximum of two hours at a time. If this is necessary, the Contractor shall notify the affected customers in writing seven days in advance. The Construction Manager shall approve of the shut down schedule and the notification letter prior to it being sent out. A second approved notice shall be delivered to the affected customers 48 hours in advance. The Contractor shall have all necessary equipment and personnel on site at the time of shutdown. Necessary equipment shall include pipe, pumps, fittings, etc.
- At the City's request, shut downs will occur during night time hours.
- Existing waterlines and services shall remain operational until such time that the city has accepted new construction and authorized in writing, tie-in to the existing waterlines. Any deviation from the construction sequence must be presented to the city prior to construction. Contractor shall field locate tie-in points at no cost to the city. Tie-in to the existing system will be done after completing new waterline disinfection.
- Contractor shall also install construction meters as directed by the city at no additional cost to the city.
- All construction activity and disturbances shall be contained within the public rightof way or limits of disturbance define on MAG, city, and project documents.
- All trees, plants, and their canopies not called out on the plans will be protected in place during construction. The Contractor shall adjust his installation methods to achieve this.
- All trench excavation, pipe installation, paving, slurry seal, and sidewalk work adjacent to schools and along school bus routes must be performed during the summer break or seasonal breaks that last at least two weeks. Work that occurs longer than two weeks must be shown in the proposed construction schedule and approved by the city. The Contractor may request to perform minor improvements during weekends if approved by the city but that approval is not guaranteed.

The Contractor shall be responsible for planning, scheduling and reporting the progress of the work as to ensure timely completion of the work called for in the contract. All schedules shall be computer generated created by critical path scheduling software.

The Contractor shall submit a complete critical path schedule for the entire project to the Construction Manager within ten (10) days of the date of execution of the Contract. The city will review and comment on the draft schedule and the Contractor will issue a final schedule with the city's comments incorporated within ten (10) days. Deviation from this schedule without written approval shall be considered a default to the contract.

The schedule shall include a complete critical path schedule to cover the Contractor's anticipated time schedule. The schedule shall include a detailed network diagram acceptable to the Construction Manager with the following features:

(A) The schedule shall be time-scaled in calendar days. All activities shall be plotted on their early start and finish dates. Activities shall not exceed 30 calendar days in length of

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time when detailed in each critical path schedule.

(B) The schedule shall show the order and interdependence of activities and the sequence of work as reflected in the schedule report as described below. The critical activities shall be prominently distinguished.

(C) The schedule shall include, in addition to all construction activities, such tasks as mobilization, demobilization, submittal and approval of samples of materials and shop drawings, procurement of significant materials and equipment, and fabrication of special items, traffic restrictions, as well as installation and testing, and interfacing with other projects/contractors/utility companies/etc.

(D) The schedule of activities shall be sufficiently detailed so that the Construction Manager can follow the sequence. For example, the activities shall show forming, reinforcing, and placement of concrete on the calendar days they are scheduled to be performed.

(E) The schedule diagram shall show for each activity the preceding and following event numbers and the description and duration of the activity in calendar days.

(F) The activities shall be organized and described so as to conform to the contract bid items.

(G) The diagram shall be accompanied by a schedule report of the network with a tabulation of the following data for each activity:

1. Preceding and following event numbers;
2. Activity description;
3. Activity duration;
4. Earliest start date;
5. Earliest finish date;
6. Latest start date;
7. Latest finish date;
8. Total float times;
9. Responsibility for activity (for example, Contractor, subcontractor, supplier, etc.;
10. Resource summary for each activity listing personnel, equipment and anticipated revenue.

The Contractor shall submit electronic copies of the updated overall project and reports/three-week project schedules in two-week increments commencing from notice to proceed in conformance with the following:

(A) The Construction Manager shall determine if the detailed network diagram and/or report requires revision in whole or in part and shall so inform the Contractor of noncompliance with contract schedule.

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(B) In addition to the overall project schedule, the Contractor shall prepare a look ahead schedule to show the activities or portion of activities that are expected to be completed over the upcoming three weeks with anticipated start and finish dates. The contractor shall prepare a 3-week schedule for the project every week for review and approval by the city.

(C) The overall project report shall state the percentage of revenue actually earned as of the report date.

(D) The overall project report shall be accompanied by a narrative description of job progress, problem areas, current and anticipated delaying factors and their anticipated effect, and any corrective actions proposed or taken. This report shall identify departures from earlier schedules and changes in logical sequence or logicalties.

(E) The report shall include a summary of all activities scheduled to begin in the next 3-week period that are critical path, those activities whose float has changed and those activities with less than ten-day float. The activities shall be sequenced by critical path activities, by least total float and by greatest float, respectively.

Acceptance of the Contractor's schedules by the Construction Manager is not to be construed as:

- Relieving the Contractor of his obligation to complete the contract work within the contract time
- Granting or rejecting Contractor requests for adjustments to the contractcompletion date
- Acceptance of claims for additional compensation.

Any time extension requests shall be processed in strict compliance with other relevant provisions of the contract.

No direct measurement or direct payment will be made of Contractor for costs relating to preparation and submission of schedules and reports and revisions thereto.

210 BORROW AREAS AND DISPOSAL OF EXCESS MATERIALS

General: Add the following:

It shall be the responsibility of the Contractor to import any necessary borrow material, and to dispose of excess excavated and unsuitable materials from the site per MAG Specification 210 as supplemented herein.

Where excess material is taken from or is placed on land not specifically designated for the purpose, the Contractor shall furnish the city with a copy of the landholder's written consent (Also see Part B (5) – Permits). Trash, asphalt, concrete and non-soil materials shall be disposed of at County-designated public refuse disposal sites. All excess material shall be removed from the job site each day.

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There shall be no separate payment for borrow or excess material.

PART C: MEASUREMENT AND PAYMENT

General: The section includes measurement and payment criteria applicable to the Work. The bid item will match the values listed on the bid schedule. Deviations to the measurement or payment methods listed will not be accepted without written approval from the city.

Quantities and measurements indicated in the Design Drawings and Contract Bid Documents are for bidding and contract purposes only. Quantities and measurements supplied or placed in the Work and verified by the city or Engineer shall determine payment.

If the actual Work requires more or fewer quantities than those quantities indicated, the Contractor shall provide the required quantities at the unit prices contracted. When quantities exceed those quantities indicated, the additional work must be approved by the city before it is executed.

The Contractor will perform and confirm all quantity measurements and compute quantities accordingly.

Contractor shall only apply the contingenices and/or allowances listed on the bid schedule with written approval from the city.

Measurement of Quantities:

Measurement Devices:

- Weigh Scales: Inspected, tested and certified by the applicable state Weights and Measures department within the past year.
- Platform Scales: Of sufficient size and capacity to accommodate the conveying vehicle.
- Metering Devices: Inspected, tested, and certified by the applicable State department within the past year.
- Measurement by Weight: Rolled or formed steel or other metal shapes shall be measured by handbook weight.
- Measurement by Volume: Measured by cubic dimensions using mean length, width, and height or thickness.
- Measurement by Area: Measured by square dimensions using mean length and width.
- Linear Measurement: Measurement by linear dimension, at the item centerline or mean chord.
- Lump Sum: Measure on a percent of complete basis.

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Payment: Shall include full compensation for all required labor, materials, tools, equipment, transportation, services, and any other work described within these technical specifications.

Final payment for Work governed by unit prices will be made based on the actual measurements and quantities accepted by the city or Engineer multiplied by the unit price for Work, which is incorporated in or made necessary by the Work.

PART D: TECHNICAL SPECIFICATIONS

The following specifications are included to explain details of work not covered by applicable Standard Specifications.

ITEM 104101 PROJECT SIGNS

General: Contractor shall provide four (4) project signs in accordance with the General Conditions. The signs shall be installed at a location selected by the city Construction Manager.

Measurement and Payment: Payment for the project signs will be made at the unit price per each, as shown on the Schedule of Bid Items, and shall be considered full compensation for all material, equipment, labor, and appurtenances to complete the work as described and specified herein.

ITEM 105801 CONSTRUCTION SURVEYING

MAG Section 105.8, Construction Stakes, Lines and Grades is deleted and the following inserted:

General: The Contractor shall furnish all materials, personnel, and equipment necessary to perform all surveying, staking, laying out of control lines and verifications of the accuracy of all existing control points which are delineated in the Contract Documents. The work shall be done under the direction of a Registered Land Surveyor licensed to practice in the State of Arizona. Centerlines, right of way, property lines, public utility easements indicated on the drawings were provided by the city based on its GISmaps.

Staking Outline: Prior to beginning any survey operations, the Contractor shall furnish to the city Construction Manager for approval, a written outline detailing the method of staking, interval of stakes, marking of stakes, grade control for various courses of materials, referencing, structure control, and any other procedures and controls necessary for survey completion. A part of this outline shall be a schedule which shows the sequencing of the survey and layout work, throughout the course of the contract, and a listing of percentage of completion for each month.

Field Books: The Contractor shall furnish field books to be used for recording survey data and field notes. These books shall be available for inspection by the city at any time

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and they shall become the property of the city upon completion of the work. In lieu of field books, the Contractor may submit a raw data file in a format acceptable to the city.

Survey Control Verification:

(A) Control Points (horizontal and vertical) - The existence and location of all survey monuments, benchmarks and control points shall be verified prior to demolition or construction activity. Immediately notify the city Construction Manager when location discrepancies greater than five-hundredths (0.05) foot horizontal or two-hundredth (0.02) foot vertical are found. All datum shall be accepted by the city.

(B) Control Lines - Construction control lines with grade breaks, transition points, horizontal and vertical curves, etc., shall be established and referenced by the Contractor prior to construction.

(C) Temporary Benchmarks - Temporary benchmarks shall be established and referenced by the Contractor prior to construction.

Pre-Construction Location Survey: All existing features which are located prior to construction shall be referenced to survey monuments along control lines by stationing in accordance with the construction documents and by offset distance from the control lines. All features shall be relocatable after construction. Distances measured shall be within one-hundredth (0.01) foot.

(A) Survey monuments - All survey monuments that lie within the construction area that may be disturbed shall be referenced to a specific point on at least four (4) stable objects by distance measurement. Reference objects shall be located no greater than three hundred (300) feet from the survey monument referenced.

(B) Utility appurtenances - Utility line tie-in points and crossings shall be located and compared to the location shown on the Contractor's approved construction documents prior to installation. Deviations shall be noted on Contractor's As-Built set and relayed to Engineer and Construction Manager prior to any installation.

(C) Match Points and Removals - Verify the location (horizontal and vertical) of existing improvements to which the project will connect or demolish including pavement, curb and gutter, valley gutters, sidewalks, and aprons along the trench.

Construction Stakes: The Contractor shall set construction stakes and marks establishing line and grade for road work, curbs, gutters, structures, centerlines for utilities, and necessary appurtenances and other work as indicated in the Contract Documents and shall be responsible for their conformance with the plans and specifications.

The stakes shall be established in accordance with the following guidelines which represent the minimum standard and the Contractor shall provide additional stakes and controls necessary to perform the work. The Contractor shall be held responsible for the preservation of all stakes and marks and will replace, at no additional cost to the city, any

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construction stakes or marks which have been destroyed by any party. All stakes shall include stationing markings or labels.

(A) Curb and Gutter:

(1) Finish grade stakes shall be set to curb grade at twenty-five (25) feet intervals, at grade brakes, angle points, transitions, returns, driveways, alley entrances, sidewalk ramps, and other curb control points. The stakes shall be placed for line on a two (2) foot offset to the back of curb.
(2) Face of curb forms shall be checked for grade at flow line prior to placing concrete where longitudinal grades are one- tenth (0.10) percent or less.
(3) Face of curb forms shall match existing grade.

(B) Water:

All cuts will be to the invert of the pipe, given to the nearest one-hundredth (0.01) of a foot. On portions of the project in which the waterline must be realigned from the proposed grades, it must maintain a constant slope to a desired high point, the Contractor shall determine the high point invert based on existing topography and minimum cover. The Contractor will also determine pipe inverts and verify minimum cover is available along the segment of defined slope.

(1) Stakes for water will be driven flush with the existing ground, set on an offset at twenty-five (25) feet intervals and specified grade breaks. Stakes will be marked with the offset and indicated cut.
(2) Fittings or other critical points such as tees will be marked with two stakes. Each stake will include an offset and cut.
(3) Fire hydrants will be located with two (2) stakes per hydrant set parallel with the roadway five (5) feet from the centerline of the hydrant. The stakes will be marked with the offset to the hydrant and indicated cut to the top of curb at the centerline of the hydrant. The invert of the hydrant must be level or higher than its tee.
(4) Water meters will be located with two (2) stakes per meter box set parallel with the roadway five (5) feet from the centerline of the meter. The stakes will be marked with the offset to the meter and indicated cut to the existing grade based on the elevation recorded prior to its demolition or modification.
(5) Cut sheets shall be supplied by the Contractor to the city Inspector.

When items to be staked out are in existing paving, nails driven into the pavement will replace the aforementioned stakes. Offset and cut information may be marked on the existing paving if the pavement will be sealed after construction. The Contractor’s surveyor shall refresh or remark any information that becomes illegible prior to installation.

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Inspection and Acceptance of Work: The city reserves the right to make inspections and random checks of any portion of the staking and layout work. If, in the city's opinion, the work is not being performed in a manner that will assure proper control and accuracy of the work, the city will order any or all the staking and layout work redone at no additional cost.

Measurement and Payment: Construction surveying will be measured as a single complete item of work and paid at the lump sum price indicated on the Schedule of Bid Items, which shall be considered full compensation for the work as described herein and required to provide all necessary survey stakes and control. The approved schedule showing the sequencing and percentage of the survey and layout work shall be the basis on which monthly progress payments shall be made. This schedule shall be subject to periodic review, at the request of either party, if the survey and layout work lags or accelerates. If necessary, the schedule will be revised to reflect changes in survey and layout progress. When approved by the Construction Manager, the revised schedule will become the basis for payment. If the contract time is extended, the extension will not revise the lump sum price in the bid.

ITEM 105802 CONSTRUCTION WORKING DRAWINGS AND GIS DATA

General: The Contractor shall be responsible for providing the project's working construction drawings to the Engineer for use in preparing the project's as-builts. Contractor's approved licensed land surveyor shall certify on the project working drawings that the field information collected and added to the working drawings is true and accurate. The Contractor shall also collect and provide GIS/GPS data as required per Exhibit D of the city's contract documents. Measurements and documentation shall be coordinated with the Engineer.

The Contractor is responsible for including information for all fittings, valves, deflections (horizontal and vertical), and appurtenances on the as-builts. This shall include northing, easting, elevation, type, material, and size.

A full-size set of drawings shall be kept on-site and updated on a weekly basis with a red pencil or red ink to reflect any field adjustments, changes, omissions, additions, etc. as they occur on the project. The city Inspector will check the drawings and GIS data on a weekly basis to ensure all modified project elements have been properly recorded on the field plan set and GIS information has been collected on the installed improvements. The GIS/GPS data and redlines shall be submitted to the city's GIS Department and Engineer of Record monthly for incorporation into the city's GIS system and record drawings. The GIS/GPS data shall be provided in an ESRI file geodatabase format. The Contractor shall include a progress PDF of the working drawings, which includes survey as-built points and information from his or her Surveyor, with each pay application submitted to the city. The survey points will be provided in ground and grid formats for review.

The Contractor will be responsible for printing out the original bond plan sheets for use in preparing the working drawings. Information shall be shown on these sheets in **red opaque**

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ink, depicting the constructed dimensions, elevations, grades, and materials including locations of existing underground utilities found during construction.

The Contractor shall exercise extreme care in handling the originals. The Contractor's Surveyor shall seal the working drawings and return them to the city and Engineer in like condition. In the event the originals are damaged or determined by the city to be unacceptable, the Contractor shall replace the originals and have new drawings produced. All costs incurred as the result of replacing the originals shall be borne by the Contractor. The city will be the sole judge in determining whether the drawings are acceptable.

All work included in the contract documents as well as changes to the contract shall be noted as correct or modified by either checking off the information if it is correct, or by drawing a neat line through the original data and writing in the correct information in red opaque ink if the information is incorrect. Unless noted otherwise below in the minimum working drawing requirement section, station/offset measurements will be from construction centerline/monument line both parallel and transverse to roadway; added items or location changes shall be physically drawn at revised or new locations on the drawings; and all measurements and stations should match the level of accuracy shown on the original design documents. If a value was not provided on the original design documents for the measurement in question, horizontal data shall be shown to the nearest tenth of a foot and vertical data shall be shown to the nearest hundredth of a foot.

The minimum requirements for working drawing acceptance is as follows:

(1) Project Drawing Quantity Notations: Any project drawing or quantity summary sheet that shows a quantity on it that is incorrect shall be corrected by drawing a neat line through the original quantity and writing in the correct information. When space on the drawing does not allow room to indicate the corrections, a separate table may be drawn on a separate sheet with reference on both plan sheets to the plan sheet that the table refers to or to the sheet where the table is located.

(2) Existing/New Utilities: All underground infrastructure utilities, whether depicted on the project plans or not, shall be verified, corrected or added to the drawings noting the beginning and ending station/offset location and elevation of utility relative to finished roadway grade or other identifiable ground or permanent roadway/project feature. Any electrical installation work for street lighting or power connection shall be located relative to construction centerline/monument line or relative to back of curb and gutter (whichever is closer) including the depth of the facility.

(3) Removals: Dimensions and/or other volumetric descriptions and station/offset location of all removed items.

(4) Curb/Gutter/Valley Gutter: Beginning and ending station/offset location of straight curb/gutter/valley gutter runs relative to construction centerline/monument line; flow line elevation; and station/offset location of PC's and PT's.

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(5) Driveway/Alley Entrances: Beginning and ending station/offset including driveway wings.

(6) Roadway Pavement: Beginning/ending station and measured width of actual sawcut removal/tie-in to existing pavement locations.

(7) Pipelines: All stations, offsets, inverts, and dimensions shown on the plans will be located in the field before the new pipeline is backfilled and the field verified values will be shown on the drawings. When pipeline parallels the construction centerline/monument line, verify, or correct the perpendicular distance between the two. When pipeline angles relative to the construction centerline/monument line or is in a curved roadway section, measured straight pipe run distances, angle points, changes in size, fitting/tee locations tied-in with practical known construction centerline/monument line location or other easily verifiable permanent point. Distances between fittings are from fitting centerline. Fire hydrant branch lines are to be located including bends. All project drawing pipeline cross-sections and profiles are to be corrected to reflect modified pipeline locations/alignments.

(8) Facilities Abandoned in Place: All waterlines, water valves, curb stops, and appurtenances abandoned in place, whether depicted on the project plans or not, shall be verified, corrected or added to the working drawings noting the beginning and ending station/offset location of waterline of each plan sheet.

The working drawings shall be certified by an Arizona Registered Land Surveyor hired by the Contractor. In addition to the monthly progress updates discussed above, the full and complete working drawings and an ESRI geodatabase file containing the Surveyor's shots shall be delivered to the city Construction Manager within thirty (30) calendar days from the date of final inspection and acceptance by the city of the work completed under this contract for each project area. Work under this bid item includes transfer of all information noted by the Contractor during the Construction Surveying section, to the on-site working drawing set. Final payment will be made only after submitted drawings are accepted by the city (see "Measurement and Payment" section of these technical specifications).

GIS/GPS Requirements: The Contractor shall also collect data as required to locate all proposed improvements, including buried fittings and deflections, and provide updated GIS/GPS data monthly as required per Exhibit D of the city's contract documents. Monthly updates will accompany the Contractor's pay applications.

Measurement and Payment: Construction working drawings and GIS/GPS data will be measured as a single complete item of work and paid at the lump sum price indicated on the Schedule of Bid Items, which shall be considered full compensation for the work as described herein and required to clearly collect and indicate all specific installation information.

ITEM 107210 EROSION CONTROL (SWPPP PREPARATION, INSTALLATION, MAINTENANCE, AND REMOVAL)

Description: The work under this item will consist of obtaining furnishing all materials,

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labor, and equipment necessary to prepare the SWPPP plan, furnish, install, maintain and remove (if applicable) erosion control best management practices as specified in the Project Plans and directed by City Representatives.

(A) General Requirements

The Contractor shall finalize the SWPPP before submitting a Notice of Intent (NOI) to ADEQ. Except for the NOI, all signatures required of the Contractor by the AZPDES Construction General Permit (CGP), including those required for the NOT, SWPPP, and inspection reports, shall be provided by a duly authorized representative of the Contractor, as defined in Part VIII.J.2 of said permit. Signature of the NOI shall be by a responsible corporate officer, as defined in Part VIII.J.1 of the CGP.

Even if the area of disturbance for this project does not warrant an official SWPPP, the Contractor shall prepare a sediment and erosion control plan in accordance with the SWPPP requirements in MAG, city, and Project documents.

The Contractor shall finalize the SWPPP before submitting to Construction Manager. All signatures required of the Contractor by the AZPDES Construction General Permit (CGP), including those required for the SWPPP, and inspection reports, shall be provided by a duly authorized representative of the Contractor, as defined in Part VIII.J.2 of said permit.

(B) Submittals:

The Contractor shall prepare and submit two copies of the SWPPP, including all information specified herein, to the city's Construction Manager at the pre-construction conference for approval. The SWPPP shall contain an executed letter of delegation which delegates the responsibilities for compliance with the Arizona Construction General Permit and Site Stormwater Pollution Prevention Plan to the Contractor.

Submission of the Contractor's NOI shall certify that the Contractor and its subcontractors have read and will comply with all provisions of the project specific SWPPP and the (current) ADEQ Arizona Pollutant Discharge Elimination System Construction General Permit (CGP).

The Contractor will include any additional revisions directed by the city's Construction Manager. The finalized SWPPP shall meet the terms and conditions of the CGP and be compatible with construction. Upon approval of the SWPPP, the Contractor shall file an NOI.

The Construction Manager may withhold the Notice to Proceed until an Authorization to Discharge from ADEQ has been issued to the Contractor, and a copy has been provided to the Construction Manager.

(C) Contractor's Responsibilities

The Contractor shall review the existing conditions and project documents, evaluate all requirements for adequacy in addressing pollution prevention during construction, and

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prepare a SWPPP.

The Contractor shall designate the erosion control coordinator as an authorized representative of the Contractor in accordance with Part VIII.J.2 of the CGP. The erosion control coordinator shall be responsible for finalization and implementation of the SWPPP as well as all other applicable requirements of the CGP.

The SWPPP shall include all information required in the CGP, including, but not limited to, a site map; identification of receiving waters and wetlands impacted by the project; a list of potential pollutant sources; inspection schedule; inspection form; any onsite or off-site material storage sites; additional or modified storm water, erosion, and sediment controls; procedures for maintaining temporary and permanent erosion control measures; a list of the Contractor's "good housekeeping practices"; and other permit requirements as stipulated in the CGP as well as other applicable state or local programs.

The Contractor shall install erosion control measures as soon as possible in the construction sequencing of the project.

The SWPPP shall identify and address erosion and pollution control at on-site fueling operations, waste piles, material storage sites, concrete washout areas, off-site dedicated asphalt and concrete plants, Contractor-use areas, storage areas, and support activity locations which are used solely for the project and are covered by the CGP. The SWPPP shall accommodate all requirements for the Contractor's "good housekeeping" procedures. In addition, the SWPPP shall specifically identify the erosion control measures proposed by the Contractor during any vegetation removal and salvaging phases ofthe project.

The SWPPP shall specify the mechanism whereby revisions may be proposed throughout the project and incorporated into the plan, including review and approval procedure. The city's Construction Manager and Contractor shall jointly approve and sign each revision to the SWPPP before implementation. Any subsequent submittals required by the Contractor to revise or update the SWPPP may require at least 48 hours for review.

Contractors and subcontractors responsible for implementing all or portions of the SWPPP shall be identified, with contact information, in the SWPPP, along with the measures for which they are responsible.

No clearing, grubbing, earthwork, or other work elements affected by the erosion control requirements in the SWPPP, shall be started until the SWPPP has been approved, the NOI completed and filed, copies of the NOI and Authorization to Discharge from ADEQ provided to the Construction Manager, and the SWPPP implemented. The Contractor shall post the ADEQ Authorization Number in a conspicuous location, near the construction entrance or construction yard, whichever is more visible to the public.

The Contractor shall give attention to the effect of the Contractor's operations upon the landscape and shall take care to maintain natural surroundings undamaged and keep all operations within the project limits as defined on the plans.

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The Contractor shall maintain all related erosion control elements in proper working order throughout the project. Work under this section also includes inspections, record-keeping, and implementation of "good housekeeping". If existing erosion and sediment control measures (BMPs) need to be repaired, modified or increased, implementation shall be completed within 7 calendar days or before the next rain event (whichever is sooner).

The approved SWPPP shall be updated whenever a change in design, construction method, operation, maintenance procedure, or other activity may cause a significant effect on the discharge of pollutants to surface waters, or when a change is proposed to the personnel responsible for implementing any portion of the SWPPP. The SWPPP shall also be amended if inspections indicate that the SWPPP is ineffective in eliminating or significantly reducing pollutants in the discharges from the construction site. All necessary modifications to the SWPPP shall be made within seven calendar days following the inspection that revealed the deficiency.

The Contractor's erosion control coordinator shall maintain two copies of the SWPPP, in two separate binders, including amendments, completed inspection records, and all data used to complete the NOI, Notice of Termination (NOT) and any other AZPDES records in a three-ring binder. The SWPPP shall remain at the job site, or at the location identified in the SWPPP, from the time construction begins until completion of the project. The SWPPP shall be available for public inspection and for use by city staff.

Upon acceptance of the project, and after the Contractor has filed their NOT, the Contractor shall submit one complete copy of the SWPPP binder along with the as-built plans to the city's Construction Manager and retain its own records for a period of at least three years from the filing of the Contractor's NOT.

No condition of the CGP or the SWPPP shall release the Contractor from any responsibilities or requirements under other environmental statutes or regulations.

Measurement and Payment: Erosion Control (SWPPP Preparation, Installation, Maintenance, and Removal) will be measured as a single complete unit of work and paid at the Agreement lump sum price, which price will be full compensation for the work described herein and complete in place. No payment will be made for rejected best management practices, for maintenance after a storm event, or for the repair of storm damage.

ITEM 324000 PORTLANT CEMENT CONCRETE PAVEMENT

General: Comply with MAG and COC Sections 324, 336, and 340 except as modified herein.

The Contractor shall verify and match the thickness, dimensions, color, finish, joint spacing, rebar, and transitions in the existing driveway for replacement work. The new and existing concrete pavement shall be separated by a sealed flexible construction joint. The Contractor shall submit a joint layout for any concrete pavement for approval by the City prior to its installation. In addition, Contractor shall furnish all labor, equipment, and material necessary to remove the existing concrete improvements.

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Remove existing improvements to the nearest joint unless a full replacement is required on the plans. Removal of existing concrete materials shall be performed with saw cutting methods.

Contractor shall prepare color and finish mock-up for approval if color and/or finish of existing concrete feature is anything other than natural concrete with a smooth or broom finished concrete. If the mock-up cannot be incorporated into the permanent installation, the Contractor will be responsible for its demolition and disposal.

The Contractor shall be responsible to replace, at their cost, all damaged pavement outside the pay limits, due to their activities on the project. This includes, but is not limited to, the replacement of newly cracked pavement, the replacement of existing cracked pavement were the cracks have been widened, and the replacement of any chipped missing pieces of pavement.

Measurement and Payment:
Measurement of concrete pavement shall be made per square yard. Measurement of item shall include the total slab thickness required. Payment shall be made per square yard removed and installed and shall include materials, finishing, excavation, transport, equipment, labor and all other work or items necessary or incidental for completion of the item. Replacement due to Contractor damage shall not be included in the measurement for Payment.

ITEM 332200 SLURRY SEAL

Description: Contractor shall furnish all materials, equipment, tools, labor, etc. as necessary to provide Residential Slurry Seal and Arterial Slurry Seal, Type II. Project areas will be determined by the city's Streets Project Manager/designee. Contractor shall provide a weekly schedule to the Contract Administrator/designee no later than the Wednesday prior to the work being performed the following week.

Contractor shall roll with pneumatic roller all sealed streets to establish a secure bond between aggregates and emulsions and reduce traffic tire scaring.

The Contractor shall submit to the city's Streets Project Manager/designee for approval the Type II Slurry Seal mix proportions and source prior to beginning the work. Slurry Seal shall consist of mixing asphalt emulsion, aggregate, and water and spreading the mixture on a surface or pavement as specified. All starting and stopping points of the slurry process shall have a minimum thickness of 1/8". Start and stop points not meeting the minimum 1/8" will be rejected.

This specification covers the materials, equipment and construction procedures for rut filling and/or resurfacing of existing paved surfaces. The arterial slurry surface shall be a mixture of cationic polymer modified asphalt emulsion, mineral aggregates, mineral filler, water and other additives, properly proportioned, mixed and spread on the pavement surface in accordance with this guideline and as directed by the Contract Administrator/designee.

1. **Composition of slurry seal mixtures.** A job mixture shall conform to the specification limits, and that is suitable for the traffic, climatic conditions, curing

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conditions, and final use. All materials shall be pre-tested for their suitability in the slurry seal mixture. The mixture shall attain initial set in not less than 5 minutes nor more than one hour. The setting time may be regulated by the addition of mineral fillers or chemical agents. The mixture shall be one of three types whose combined aggregates conform to the gradation requirements listed in Table 3. The mixture shall be sufficiently free flowing to fill cracks in the pavement. The mixture shall not segregate during or after lay-down. The mixture shall produce a skid-resistant surface.

2. **Determination of Job Mix.** All materials shall be pre-tested in a qualified laboratory to determine their suitability for use in the slurry seal and to insure they meet the specifications set forth herein. Tests will be used for design purposes to establish the percent of residual asphalt, water and accelerator to be used in the specified slurry seal.

Materials:

1. **Asphalt Emulsion.** The polymerized catatonic emulsion is herein classified as CSS-IH, quick setting, cationic type emulsion for mixing applications and seal coat. Shall be a homogeneous brown color throughout and show no separation after thorough mixing, shall break and set on the aggregate within five (5) minutes and shall be ready for cross-traffic within fifteen (15) to forty-five (45) minutes. The amount of polymer shall be based on weight of polymer and asphalt (total weight) and be certified by the supplier. The polymer asphalt emulsion, upon standing undisturbed for a period of twenty- four (24) hours, shall show no white or milky colored substance on its surface and conform to the requirements in Table 1.

Table 1

TESTING DESCRIPTION	TEST METHOD	SPECIFICATION LIMITS
Test on Emulsion		
Viscosity, Saybolt Furol seconds @ 25 °C (77 °F)	AASHTO T-59	15 - 100
Sieve test, retained on 850 µm (No. 20), %	AASHTO T-59	0.1 Max [2]
Storage Stability, 24 hours, %	AASHTO T-59	1.0 Max
Particle Charge	AASHTO T-59	Positive
Evaporation Residue, %	Arizona 512	57 Min
Test on Residue by Evaporation	Arizona 504	
Kinematic Viscosity @ 275 °F, cst	AASHTO T-201	650 Min
Penetration, 25 °C (77 °F), 100 grams, 5 seconds, dmm	AASHTO T-49	40 - 90
Ductility, 25 °C (77 °F), 5 cm/minute	AASHTO T-51	40 Min
Elastic Recovery by means of Ductilometer, 25 °C (77 °F), %	AASHTO T-301	55 Min
Test Evaporation Residue after RTFO		
Softening Point, °F	AASHTO T-53	130 Min
Kinematic Viscosity @ 275 °F, cst, aging ratio	AASHTO T-201	3.0 Max

i. A minimum of 3% SBS polymer solids, by total weight of SBS polymer

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and asphalt residue, shall be added prior to emulsification.

ii. The maximum of 0.1 percent applies to the preapproval of emulsions sampled from the supplier tank. A maximum of 0.3 percent is allowed for emulsions that are sampled at the project site.

2. **Modifier Type and Content.** The modifier shall be solid. The asphalt cement shall contain a minimum of 4% solid polymer by weight of asphalt residue, sheared into the asphalt prior to emulsification. Plant verification (by City forces) and certification of polymer type and content (by supplier) will be required throughout the duration of the contract. Each tank of emulsion produced shall be certified to meet these specifications. Each load of emulsion delivered to the project will be accompanied by a certificate of analysis. These certificates of compliance and analysis will be given to city as the material is made and/or delivered.

3. **Aggregate.** The min-aggregate shall consist of sound, durable crushed stone or crushed gravel and approved mineral filler. The material shall be free from vegetable matter and other deleterious substances. Aggregates shall be 100% crushed with no rounded particles. No natural sand will be allowed.

   The percentage composition by weight of the aggregate shall conform to the nominated gradation selected from the following Table 2.

   **All Roadway Sections must meet a minimum 3/8" Aggregate Sieve, Residential Roadways Sections with prior CITY STREETS PROJECT MANAGER APPROVAL may utilize ½" Aggregate Sieve.*

Table 2

Percentage Passing	
Sieve Sizes	**Type II**
½"	100
3/8"	100
No. 4	85-100
No. 8	65-90
No. 16	45-70
No. 30	30-50
No. 50	18-30
No. 100	10-21
No. 200	5-15
Theoretical asphalt content, % based on dry aggregate	7.5-13.5
Approximate application rate (Pounds/Square Yard)	11-15*

a) Average minimum required application rate of 12-13lbs/SY

b) The mineral aggregate and mineral filler shall have equivalency value not less than 50 (ASTM D 2419) and be non-plastic.

4. **Mineral Filler.** Mineral filler, required by the mix design, shall be any recognized

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brand of non-air entrained Type I normal Portland cement that is free of lumps and clods, with a minimum of 85% passing the #200 sieve added by weight of aggregate as specified by the mix design.

5. **Polymer.** Styrene Butadiene Rubber latex polymer shall be added to the water/soap phase by injection prior to the mill manufacture of the asphalt emulsion by the emulsion producer. The polymer shall be BASF NX 1118 or approved equal. The amount of polymer solids shall be between 3 and 4 percent of the asphalt residual content and shall be certified by the emulsion producer on each load of emulsion delivered to the job site. No post or field addition of polymer will be allowed. Samples of polymer shall be provided and shall conform to the following requirements:

Table 3

Test	Requirement
Total Solids, min %	60
Bound Styrene %	24-60
PH at 25 Degrees C	4.2-5.2
Brookfield Viscosity RVT	1000-4000
Residual Monomer %	0.08 ax.

6. **Water.** Contractor shall state the source of water at time of tendering. Water shall be potable and be compatible with the slurry ingredients used. Contractor shall be required to obtain a fire hydrant meter from the city if he intends on using city water. A deposit is required to obtain the meter and all water used will be charged to Contractor.

7. **Additives.** Additives may be used to accelerate or retard the breaking point and set times of the arterial slurry surface mix, or improve the resulting finished surface. The use of additives in the arterial slurry surface mix shall be supplied in quantities by the laboratory mix design.

8. **Proportioning.** The arterial slurry surface mixture shall be proportioned in accordance with the mix design. Calibrated sign flow meters shall be provided to measure both the addition of water and additives shall be provided to measure both the additions of water and additives to the pug mill. Emulsion and cement flow shall be tied directly to aggregate flow. All additive flows shall be calibrated.

   Asphalt emulsion shall be added at a rate determined by the mix design and in the range of the table above. A job mix design shall be submitted by the Contractor for approval by the City that conforms to the specification limits and that is will include recommended application rate of slurry to suite the job conditions.

   The Slurry Seal mixture shall be proportioned by the operation of a single start/stop switch or lever, which automatically sequences the introduction of aggregate, emulsified asphalt, admixtures, if used, and water to the pug mill. Calibrated flow meters shall be provided to measure both the addition of water and liquid additives to the pug mill. If necessary for workability, a retarding agent, that will not adversely affect the seal, may be used.

   Water, and retarder if used, shall be added to ensure proper workability and (a)

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permit uncontrolled traffic on the slurry seal no more than three (3) hours after placement without the occurrence of bleeding, raveling, separation or other distress; and (b) prevent development of bleeding, raveling, separation of other distress within fifteen (15) days after placing the slurry seal.

The arterial slurry surface mixture shall be proportioned per the mix design to ensure:

a) Traffic-ability - with a relative humidity at not more than 50% and ambient air temperature of at least 77 degrees F, the material will permit uncontrolled traffic without damage to the surface within one (1) hour.

b) Prevent development of bleeding, raveling, separation or other distress for (7) seven days after placing the arterial slurry surface.

9. **Mix Design Formula:** Contractor shall provide a job mix formula from an approved laboratory and present certified test results for the Contract Administrator/designee's approval. Compatibility of the aggregate and polymer modified asphalt emulsion shall be certified by the emulsion manufacturer. All the materials used in the job mix formula shall be representative of the material proposed by Contractor for use in the project.

10. **Specifications.** Contractor shall obtain written approval from the Contract Administrator/designee of the mix design prior to use. The specification limits are as follows:

Table 4

Residual Asphalt	6% - 11.5% by dry weight of agg.
Mineral Filler	.1% - 1% by dry weight of agg.
Polymer Content/Type	4% min. (see section 5.)
Additive	As required for mix properties
Water	As required for mix properties
Aggregate Grading	Type as specified meeting sec. 6
Consistency	2.5 to 3.0 cm
Traffic Time	See section 10.1
Abrasion Loss	50 g/S.F. max.
Adhesion	90% minimum
Loaded Wheel Sand Adhesion	See section Table

*The laboratory that performed the tests and mix design and shall show the results of the tests on individual materials, comparing the test results to those required by the specifications, shall sign the laboratory report. The report shall clearly show the proportions of aggregate, filler as determined from the tests, minimum and maximum), water (minimum and maximum), asphalt solids content based on the dry weight of aggregate and set-control agent usage. Previous laboratory reports covering the same materials may be accepted provided they are made during the same calendar year. **No work shall begin until the City has reviewed and approved the laboratory reports and mix design for the proposed work.**

11. **Modified Cohesion Test.** Contractor shall furnish laboratory test data showing

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design to be trafficable one (1) hour after application at 77ºF conforming to the following criteria in accordance with test methods described in Appendix III & IV (ADOT Standards).

Table 5

Set Time Test	30 minutes 12 kg - cm minimum
Early Rolling Traffic Time	60 minutes 20 kg - cm minimum

12. **Loaded Wheel Sand Adhesion Test.** Contractor shall furnish laboratory test data showing the mix design conforming to the following criteria in accordance with test methods described in Appendix III. (ADOT Standards)

Table 6

Vehicles/day	Maximum Sand Adhesion
0-30	70 g/ft
250-1500	60 g/ft
1500-3000	55 g/ft
greater than 3000	50 g/ft

Contractor shall report the laboratory report the quantitative effects of moisture content in the unit weight of the aggregate (bulking affect). The report must clearly show the theoretical recommended proportion of aggregate, mineral filler (min & max.), water (min & max.), additive(s), and asphalt and how the proportion are based (dry aggregate weight, total mix. etc.).

Construction Requirements:

1. **Trial Applications**. Contractor shall place a test strip of 60 square yards in the area designated by the Contract Administrator/designee. The test sections shall be placed using the same equipment and methods as will be used on the job. Slurry mixtures placed in test strips shall conform to the design mix as determined by the tests with minor variations to obtain crack filling, set time, pavement bond and a skid resistant texture. If the materials do not meet the requirements for fluidity, non-segregation, or surface texture, a new job mix shall be formulated and tested. Work shall not proceed before approval of design mix and acceptance following the placing of a test strip.

2. **Testing the Arterial Slurry Surface.** Contractor shall take samples throughout the project for testing by the approved laboratory per ISSA TB101. Testing shall be at the expense of the contractor, for the following:
   a. Asphalt content
   b. Aggregate gradation
   c. % Polymer content and type

3. **Mixing Equipment.** The machine shall be specifically designed and manufactured to lay a 4% polymer modified slurry seal. The material shall be mixed by an automatic sequenced, self-propelled slurry surfacing mixing machine which shall be a continuous flow mixing unit, able to accurately deliver and proportion the aggregate, emulsified asphalt, mineral filler, control setting additive and water to a revolving multi-blade double shafted mixer and discharge the mixed product on a continuous

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flow basis. The machine shall have sufficient storage capacity for aggregate, emulsified asphalt, mineral filler, control additive and water to maintain an adequate supply to the proportioning controls. On arterial streets and collectors the machine will be a self-loading machine capable of loading materials while continuing to lay slurry surfacing, thereby minimizing construction joints. The self-lading machine shall be equipped to allow the operator to have full control of the forward and reverse speed during application of the slurry surfacing material and be equipped with opposite side driver stations to assist in alignment. The self-loading device, opposite side driver stations, and forward and reverse speed controls shall be original equipment manufacturer design.

4. **Calibration.** Contractor shall calibrate each mixing unit to be used in the performance of the work prior to construction. Calibration data, if done within the calendar year, using the same material, may be used, providing a verification of the aggregate feed agrees.

    i. **Weight Control.** Contractor shall provide Individual volume or weight control for proportioning each material to be added to the mix, and shall make these accessible to the Contract Administrator/designee. Contractor shall calibrate and document each material control device prior to work, for inspection by the Contract Administrator/designee.

    ii. **Aggregate Feed.** The aggregate feed to the mixer shall be equipped with a revolution counter or similar device so the amount of aggregate used may be determined at any time.

    iii. **Emulsion Pump.** The emulsion pump shall be the positive displacement type with a jacketed housing for uniform heating. A revolution counter or similar device shall be fitted so that the amount of emulsion used may be determined at any time.

    iv. **Fines Feeder.** Contractor shall supply an approved fines feeder that will provide a uniform, positive, accurately metered range of 0-1 percent by dry aggregate weight. The fines feeder has to have a counter so the amount of mineral filler can be determined at any time.

    v. **Liquid Additive.** The mixing machine shall be equipped with a liquid additive system that provides a pre-determined amount of additive to the mixing chamber. This additive system must be equipped with a counter that can determine the amount used at any time.

    vi. **Water System.** The mixing machine shall be equipped with water system that provides a pre-determined amount of water to the mixing chamber. This water system must be equipped with a counter that can determine the amount used at any time.

5. **Operator Controls.** Contractor shall provide controls that will allow the operator to

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sequence and proportion the material per mix design.

i. **Spray Bars.** The mixing machine shall be equipped with a water pressure system that provides a water spray immediately ahead of and outside the spreader box.

ii. **Spread Equipment.** The paving mixture shall be spread uniformly by means of mechanical type lay-down box attached to the mixer, equipped with agitation, to spread the materials throughout the box without any dead zones. These paddles shall be designed and operated so all the fresh mix will be agitated. Flexible seals, front and rear, shall be in contact with the road surface to prevent loss of mixture from the box. The spreader box shall be equipped with hydraulic cylinders for controlling the thickness of the spread mixture.

The rut filling spreader box shall have 6 to 8 foot skids to provide for leveling and filling uneven depressed areas. The rut filling spreader box will require two adjustable steel strike-off plates. The rear flexible seal shall act as a final strike-off and shall be adjustable. The steel strike-offs shall be controlled by hydraulic cylinders placed at the rear of the spreader box.

The spreading equipment shall be maintained free from buildup of the mixture on the paddles of sidewalls. Any skips, lumps, or tears in the finished product will not be allowed.

6. **Traffic Control.** Contractor shall adhere to all city, state and federal traffic and Safety guidance, City of Chandler Engineering & Design Standards manual for Public Works Construction Chapter 7 – Traffic Barricade Design, City of Chandler Municipal code 46-2.7.E construction sign requirements and the Manual on Uniform Traffic Control Devices (MUTCD). Contractor shall submit all traffic control plans for approval to the City of Chandler Transportation and Development Department before any work may progress. Traffic control shall include uniformed Chandler Police Officer and squad car as required.

7. **Striping.** Contractor shall provide city with striping as-builds before start of project. All striping shall follow the latest version of the city Standard Details and Specifications Manual. No striping shall begin until approved by city Traffic Engineering Division and Contract Administrator/designee. Temporary striping is required where thermo striping is to be applied at a later time. Street intersections which require striping shall not remain un-striped for more than three consecutive days.

8. **Survey Monuments.** This work will consist of adjusting survey monuments and brass caps. Survey markers shall be adjusted according to MAG Standard Detail 120. Frames and covers shall be adjusted according to MAG Standard Detail 270. Survey markers shall be re-established and referenced by a Registered Land Surveyor

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(RLS). The RLS shall reset and punch the survey markers. Any and all new survey coordinates shall be recorded and described in detail to the City of Chandler and governing authorities by the RLS.

9. Application:

i. **General.** The arterial slurry seal surface shall be of the desired consistency when deposited in the spreading box and nothing more shall be added to it. The mixing time shall be sufficient to produce a complete and uniform coating of the aggregate and the mixture shall be chuted into the moving spreader box at a sufficient rate to maintain an ample supply across the full width of the strike-off squeegee at all times.

ii. **Weather.** The arterial slurry seal surfacing shall be placed when the temperature is at least 45 ºF and rising, and is not raining. The surface temperature shall be 50ºF or higher when the mixture is applied.

The arterial slurry seal surface shall not be applied unless the pavement temperature is at least 45ºF and rising. The mixture shall not be applied during unsuitable weather.

iii. **Protection of Existing Services.** Contractor shall take all necessary precautions to prevent arterial slurry seal or other material used on the work from entering or adhering to grating, hydrants or valve boxes, manhole covers, bridge or culvert decks and other road fixtures. Immediately after surfacing the contractor shall clean off any such material and leave any such grating, manholes, etc., in a satisfactory condition.

iv. **Preparation of The Surface.** Immediately before applying the bituminous material, Contractor shall clean the area to be surfaced of dirt, loose material, and other objectionable material. In urban areas, the surface shall be cleaned with a self-propelled pick-up sweeper. In rural areas power brooms may be used. When necessary, cleaning shall be supplemented by hand brooms. This also includes the removal of grass or weeds, which are growing in the joint between the street and concrete gutter.

Contractor shall not apply the bituminous material until an inspection of the surface has been made by the Contract Administrator/designee and he/she has determined that it is suitable.

v. **Fogging Pavement.** The surface will be pre-wetted by fogging ahead of the spreader box. The rate should be adjusted as dictated by the pavement temperatures, surface texture, humidity and dryness of existing pavement.

vi. **Mix Stability.** The modified mix shall possess sufficient stability so that

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premature breaking of material in the spreader box should not occur. The mixture shall be homogeneous during the following mixing and spreading, it shall be free of excess water or emulsion and free of segregation of the emulsion and aggregate fines from the courser aggregate.

vii. **Application Rate.** The application rate, square yards per cubic yard of mix specified are average rates, the surface texture variation throughout the work will dictate the actual spreading rates. The strike-off squeegee shall be adjusted to provide an arterial slurry surface thickness, which will completely fill the surface voids and provide an additional thickness not exceeding one and one half times the largest top-size stone. This requirement of 1 1/2 stone depth does not apply to rut filling operations as these depths vary greatly according to the surface irregularities.

viii. **Joints.** No excessive buildup or unsightly appearance shall be permitted on longitudinal or transverse joints. A maximum of 4.0" overlay will be permitted on longitudinal joints. The contractor shall provide suitable width spreading equipment to produce a minimum number of longitudinal joints throughout the work. Half passes and an odd width passes will be used only in minimum amounts. If half passes are used, they cannot be the last pass of any paved area. Care shall be taken to ensure straight lines along curb and shoulders. No runoff on these areas will be permitted.

Construction joints shall be neat in appearance and shall be tapered or feathered to conform to the existing surfacing. All excess material shall be removed from the surface upon completion of each run.

ix. **Hand Work.** Approved squeegees and lutes shall be used to spread the mixture in areas inaccessible to the spreader box and other areas where hand spreading may be required. Adequate methods such as barricades, flagmen, pilot cars, etc., shall be used to protect the uncured slurry surface from all types of traffic. City barricade manual shall be the approved method of providing traffic control.

x. **Protection of Slurry Seal Surface.** Contractor shall provide adequate means to protect the uncured product. Any damage done to the product shall be repaired at Contractor's expense.

Adequate methods such as barricades, flagmen, pilot cars, etc., shall be used to protect the uncured slurry surface from all types of traffic. city barricade manual shall be the approved method of providing traffic control.

xi. **Damage to Slurry Seal Surface.** Contractor's responsibility to replace

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arterial slurry surface damage by unexpected rain after spreading shall be limited to the period within four (4) hours of placement of the arterial slurry surface.

The Contractor will apply slurry seal as shown on the construction plans in a manner that allows a minimum of 10 feet of vehicular access at all times. The application rate shall be per the manufacturer's recommendations. The surface treatment shall be rolled per the manufacturer's recommendations.

Cleaning and Notification: The Contractor shall be responsible for providing the street cleaning, "No Parking" posting, and traffic control. Contractor shall place signs as directed by the Engineer to notify residents of any scheduled street closures. Signs shall be constructed per plans. The Contractor shall place temporary no parking signs on scheduled collector and residential roadways to be slurry sealed 48 hours in advance of the application. There will be a minimum of ten per block per side or enough to provide clear and concise information to ensure no residential parking on scheduled roadways.

The Contractor shall notify all emergency services residents, apartment managers, post offices, schools, and businesses by handbill 48 hours in advance of any street restriction that will affect access to their property. The Contractor shall present the handbill to the city Construction Manager or designee for approval, prior to its distribution to the public. The handbill will include the month (non-numeric) and dates expected for the restrictions. For Monday work, the handbill shall be distributed the preceding Thursday. For Tuesday work, the handbill shall be distributed the preceding Friday. Should work not occur or be completed on the specified day, a new handbill will be distributed by the Contractor. The cost shall be incidental to the project. Re-notification shall be a minimum of 24 hours in advance. For rain days, the Contractor may "pre-notify" the public of potential non-work in lieu of re-notification.

The Contractor shall be responsible for all cleanup of the work areas and staging areas. The Contractor shall be responsible for covering and uncovering all structure covers, such as manholes, valve, and monument covers. All street (full width and gutters) shall be swept by self-propelled pick-up sweeper no sooner than 24 hrs after slurry seal placement is complete. All areas will be swept to the satisfaction of the inspector.

Area Omissions: All areas temporarily omitted by the Contractor during normal operations shall be logged and a list of the missed areas (addresses or intersections) given the inspector before the start of the next day's work.

Repair of Early Distress: If bleeding, raveling, delamination, rutting, or wash boarding occurs within 60 days after placing the slurry seal, the Contractor shall diligently pursue repairs by a method proposed by the Contractor and approved by the Engineer. The Contractor shall not be relieved from maintenance until repairs have been completed.

Patching: Areas that require patching shall be full lane width or as directed by the inspector. Patching will be limited to one side of the street at a time.

Measurement and Payment: Slurry Seal will be measured by the square yard and will

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be paid for at the Agreement unit price per square yard, which price will be full compensation for the item, complete in place.

No additional measurement or payment will be made for asphalt emulsion and aggregate, the cost being considered incidental to this item.

ITEM 337000 FILL AND SEAL PAVEMENT CRACKS

General: Conform to MAG Section 337 and all other applicable sections except as modified herein.

The work covered by this specification will consist of furnishing all labor, equipment, and materials necessary to repair all existing cracks in the roadway and the joints between new and existing pavement prior to sealing the roadway.

The Contractor shall repair cracks that are ¼" – 1" wide with hot rubber sealant or cold pour sealant. Submit sealant for approval. Cracks that are 1" and wider shall be patched with hot mix asphalt instead of sealant. Submit mix for approval. Fill and seal a sample section of street 100' long for approval by the city Inspector before proceeding with the rest of the project.

Measurement and Payment: Filling and sealing pavement cracks will be measured as a single complete item of work and paid at the price per linear foot as indicated on the Schedule of Bid Items regardless of crack width, which shall be considered full compensation for the work as described herein.

ITEMS 340001 THROUGH 340401 CURB AND GUTTER, SIDEWALKS, AND VALLEY GUTTERS & APRONS

General: Comply with MAG and COC Section 340 except as modified herein.

The Contractor shall verify and match the thickness, dimensions, color, finish, joint spacing, rebar, and transitions of the existing curb, curb and gutter, sidewalk, valley gutter, apron, and driveway on either side of the removal. The minimum new concrete sidewalk and driveway thickness shall be 4 and 8 inches, respectively. The new and existing concrete pavement shall be separated by a sealed flexible construction joint. The Contractor shall submit a joint layout for any concrete pavement for approval by the city prior to its installation. In addition, Contractor shall furnish all labor, equipment, and material necessary to remove the existing concrete improvements. Remove existing improvements to the nearest joint unless a full replacement is required on the plans.

Contractor shall submit color and finish samples to the city Construction Manager for approval if color and/or finish of existing concrete feature is anything other than smooth or broom finished concrete.

The Contractor shall match existing pavers or other driveway material removed to match the existing driveway in kind. When replacing pavers, the existing stone will be stored, protected and reused. The replacement asphalt pavement shall be a minimum

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of 3-inches thick or match the thickness of the existing drive if greater.

Measurement and Payment for Item 340001 Curb and Gutter, MAG Std. Det. 220 Type "A": Measurement of curb and gutter shall be made per lineal foot. Payment shall be made per lineal foot removed and installed and shall include materials, forms, finishing, excavation, transport, equipment, labor and all other work or items necessary or incidental for completion of the item.

Measurement shall be based on quantities actually removed and replaced. Payment shall be at the contract unit rate as shown in the Schedule of Bid Items. The construction progress of this item shall be monitored based on the Contractor's quantity take offs established during the development of the Schedule of Bid Items.

Replacement due to Contractor damage shall not be included in the measurement for Payment. Curb and gutter quantities are not shown on the plans for water services. When curb and gutter is damaged due to water service installation, the cost of that replacement will be included in the water service cost.

Measurement and Payment for Item 340041 Roll Curb and Gutter, MAG Std. Det. 220 Type "C": Measurement of roll curb and gutter shall be made per lineal foot. Payment shall be made per lineal foot removed and installed and shall include materials, forms, finishing, excavation, transport, equipment, labor and all other work or items necessary or incidental for completion of the item.

Measurement shall be based on quantities actually removed and replaced. Payment shall be at the contract unit rate as shown in the Schedule of Bid Items. The construction progress of this item shall be monitored based on the Contractor's quantity take offs established during the development of the Schedule of Bid Items.

Replacement due to Contractor damage shall not be included in the measurement for Payment. Roll curb and gutter quantities are not shown on the plans for water services. When roll curb and gutter is damaged due to water service installation, the cost of that replacement will be included in the water service cost.

Measurement and Payment for Item 340200 Sidewalks: Removal and replacement of sidewalks shall be measured in square footage of concrete to the nearest joint. Cost will include modifications to standard details as required to match existing conditions. This item will include removing and replacing existing access ramps in kind. Payment shall be made for each square foot of sidewalk removed and installed and shall include materials, forms, finishing, excavation, transport, equipment, labor and all other work or items necessary or incidental for completion of the item.

Measurement shall be based on quantities actually removed and replaced. Payment shall be at the contract unit rate as shown in the Schedule of Bid Items. The construction progress of this item shall be monitored based on the Contractor's quantity take offs established during the development of the Schedule of Bid Items.

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Replacement due to Contractor damage shall not be included in the measurement for Payment. Sidewalk quantities are not shown on the plans for water services. Sidewalk is damaged due to water service installation, the cost of that replacement will be included in the water service cost.

Measurement and Payment for Item 340400 Valley Gutter and Concrete Aprons: Each replacement of concrete valley gutter and its aprons shall be measured per square foot and replaced to their original dimensions. Payment shall be made at the contract unit price for each square foot of valley gutter and aprons removed and installed and shall include materials, forms, finishing, excavation, transport, equipment, labor and all other work or items necessary or incidental for completion of the item.

Measurement and Payment for Item 340401 Concrete Ramp, Curb, and Detectable Warning Strip: Each replacement of a concrete ramp, curb, and detectable warning strip assembly shall be measured per each assembly removed and replaced to their original dimensions. Payment shall be made at the contract unit price for each assembly removed and installed and shall include materials, forms, finishing, excavation, transport, equipment, labor and all other work or items necessary or incidental for completion of the item.

ITEM 340900 SPEED HUMPS

General: Comply with MAG and COC Section 321 except as modified herein.

The Contractor shall saw cut and remove of the entire existing speed hump and its underlying paving prior to the waterline installation. After replacing the paving to match the adjacent road, the Contractor shall mill the new pavement before placing the new hump.

Measurement and Payment: Measurement shall be per each speed hump removed and replaced regardless of the total hump length and width, which will match city standard detail C-234. Payment shall be made at the contract unit price for each speed hump replaced and shall include sawcut, milling, materials, markings, excavation, transport, equipment, labor and all other work or items necessary or incidental for completion of the item.

ITEMS 350000 THROUGH 350230 ABANDONMENT OF EXISTING WATERLINES AND APPURTENANCES

General: The abandonment of pipe shall be performed in accordance with MAG Standard Specifications Section 350 except as modified herein.

MAG Subsection 350.2.1 Utilities is modified to REPLACE the second paragraph with the following:

“The Contractor shall furnish all materials, labor, supervision, and equipment required for the orderly abandonment of existing waterline piping, fittings, and other appurtenances as shown on the drawings and described herein.

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Abandonment shall be accomplished in a neat and careful manner so as not to damage adjacent improvements or unnecessarily interfere with existing operations.

The Contractor will confirm existing waterline materials during his potholing activities. Abandoned waterlines located under roadway pavement shall be pumped full of an approved grout mixture. The locations of these waterlines are shown in the construction drawings. The waterlines shall be completely filled, leaving no voids or air spaces. Grout shall be injected in an upslope manner to remove trapped air. The Contractor shall provide additional portals as required by the city for proper venting or verification of the abandonment. Portals shall be a minimum of six inches in diameter. Abandonment shall be limited to 500 feet in length and only increased in 100-foot increments with the city Inspector's prior approval. Grout shall be pumped to an open discharge point or pipe end that is the same diameter as the piping being abandoned. Pumping pressures shall not exceed 50 psi and shall be constantly monitored for the entire duration of the abandonment. Should the pumping pressure exceed 50 psi, the abandonment length will be reduced to maintain acceptable pressures. The Contractor shall accurately as built the materials used and limits of the abandonment. Abandoned pipe shall be capped per details on the plans after the section is filled.

Flowable fill grout for abandoned waterlines shall be 1/2 sack cement, 3 sack ash with Darafill sand slurry. Grout mix shall be the following or approved equivalent:

Rock/Sand 0/100

	UNIT	WEIGHT	VOLUME	S.G.
Cement ASTM-C150 Type I/II/V	lbs/yd^3	47.00	0.24	3.15
Micro Silica Fume	lbs/yd^3	282.00	2.12	2.13
Concrete Sand	lbs/yd^3	2250.00	14.03	2.57
1" Concrete Rock	lbs/yd^3	0.00	0.00	2.66
1/2" Concrete Rock	lbs/yd^3	0.00	0.00	2.66
3/8" Concrete Rock	lbs/yd^3	0.00	0.00	2.60
Fine Sand	lbs/yd^3	120.00	0.74	2.60
Water Added In Mix	lbs/yd^3	333.00	5.34	
Darafill (17% Air)	ozs/yd^3	3	4.59	
TOTALS		3032.00	27.05	

Slump: 8" +/- 1"

Sand used in the mixture shall be composed only of hard, strong, durable, uncoated grains of quartz and shall be free from extraneous substances.

Measurement and Payment for Item 350000 Abandonment of Waterline in Place: Measurement for the abandonment of the existing piping that is in the right-of-way but not under the roadway will be on a lump sum basis. This piping will not be grouted. Its abandonment will include abandoning existing valves and existing air valves along the existing pipe in accordance with the construction plans and the hardscape, landscape, and irrigation removals and repairs required for that abandonment. Payment shall include

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materials, labor, supervision, and equipment required for the abandonment of existing waterline piping, shut off valves, air valves, fittings, and other appurtenances as shown on the drawings and described herein.

Measurement and Payment for Item 350001 Abandonment of Existing Valve in Place within Existing Sidewalks or Ramps: Measurement for the abandonment of existing valves located in sidewalks and ramps when the valve box is called out to remain in place shall be made on an each basis and include filling the existing valve box with CLSM and concrete after City staff set the valve in its final position. Payment shall include materials, labor, supervision, and equipment required for the abandonment of the existing shut off valves, CLSM placement, concrete placement, and other efforts as shown on the drawings and described herein.

Measurement and Payment for Item 350100 Abandonment of Existing Waterline with Grout: Measurement for the grouting of pipe under existing roadways shall be made on a lineal foot basis and include filling the existing piping shown with grout. Payment shall include materials, labor, supervision, and equipment required for the abandonment of existing waterline piping, shut off valves, air valves, fittings, grout injection, and other appurtenances as shown on the drawings and described herein. This item will include the hardscape, landscape, and irrigation removals and repairs required for the required abandonment.

Measurement and Payment for Item 350230 Removal and Disposal of Existing Meter and Meter Box: Measurement for the removal and disposal of the existing meter and meter box shall be made on an each basis and include backfilling the remaining voids with compacted ABC in driveways and sidewalks and native material in yards. Payment shall include materials, labor, supervision, and equipment required for the removal and disposal of existing meters and meter boxes, and also for backfilling the remaining voids as shown on the drawings and described herein.

ITEM 350300 DEMOLITION OF EXISTING CONCRETE WATER VAULT

General: Demolition of the existing concrete water vault shall conform to MAG Standard Specifications Sections 350. This Bid Item includes all labor, materials, equipment and incidentals required for the demolition, removal and disposal of the existing concrete vault and its contents as shown on the plans.

Coordination: Prior to beginning demolition, the Contractor shall notify City of Chandler Water Distribution in accordance with these special provisions and perform any required coordination with the property owner. Once the notification and coordination process is complete, the Contractor shall rope off the area’s limits of disturbance and salvage or protect any protected native plants and unprotected plants that may be impacted by the demolition.

Demolition of Vault: Break up and remove all walls, foundations, slabs, floors, and vault in its entirety. Demolish concrete and all materials in small sections. Demolished items shall not be used in backfill. The Contractor shall import ABC to fill the void created by the

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removal of the existing vault.

Following the demolition of the existing improvements, the Contractor shall grade the disturbed area to match and drain with the topography of the surrounding property and revegetate the area's in accordance with these special provisions. All native plants and plants within the limits of disturbance shall be protected or salvaged during demolition activities and replanted in their original location once work is complete. The use of explosives, blasting materials, or expansion compounds is prohibited on this project.

Mechanical and Piping Improvements: Demolish into small assemblies and remove the entire contents of the existing vault including piping, fittings, valves, meter, supports, hatches, ladders, and all appurtenances. Remove all piping, valves, meters, and fittings within the vault and cut and cap the existing piping leading to and from it.

Pollution Controls: Use water application to limit the amount of dust and dirt rising and scattering in the air. Comply with governing regulations pertaining to environmental protection. Clean adjacent structures, facilities, and improvements of dust, dirt, and debris caused by demolition operations.

Material Removal: All demolished materials, equipment, and debris shall become the property of the Contractor and shall be removed from the site daily. The Contractor shall dispose of all demolished materials, equipment, and debris in conformance with all existing applicable laws and regulations at an approved landfill. The Contractor shall provide a landfill manifest if requested.

Measurement and Payment: Demolition and removal of the existing vault and its contents shall be made on the lump sum basis. Payment shall be made at the contract unit price per lump sum for all equipment removed and shall include; materials, labor, excavation, landfill disposal fees, transport, equipment, native plant and plant salvage and relocation, utility coordination and fees, and all other work or items necessary or incidental for completion of the item.

ITEM 350700 REMOVE FIRE HYDRANT AND PIPING TO GATE VALVE

General: Comply with MAG Section 350 except as modified herein.

If there is a period between the commissioning of the new fire hydrants and the demolition of the existing hydrants, the Contractor shall fit the existing hydrants with "Out of Service" signs in accordance with COC Standard Detail C-303.

The existing hydrants shall be removed before the adjacent roads are repaved, sealed, and slurry sealed. The Contractor shall remove the existing hydrant marker in the roadway and seal any voids caused by the removal.

Measurement and Payment: Measurement shall be per each fire hydrant assembly removed regardless of the length of the piping and number of fittings between hydrant and its shut off valve. Payment shall be made at the contract unit price for each removal

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and shall include removal of the hydrant and piping between it and its shut off valve, abandonment of the shut off valve, disposal of removed hydrants and piping, labor and all other work or items necessary or incidental for completion of the item.

ITEM 401000 TRAFFIC CONTROL

General: Conform to MAG Section 401, City of Chandler Section 401, City of Chandler Engineering & Design Standards Manual for Public Works Construction Chapter 7 - Traffic Barricade Design and the Manual of Uniform Traffic Control Devices, as supplemented herein.

Description: Delete text in MAG Section 401.1 and insert the following:

This bid item is for all barricades, message boards, signs, flagmen, off-duty police officers, etc. needed to keep traffic moving through the worksite and to provide the following:

- Vehicular access to a minimum of one driveway per property at all times.
- At least one lane shall always remain open on local streets.

All traffic control signing, haul routes and barricading plans will be submitted to the city and Inspector for approval prior to starting the work and all Contractor changes to the plans will be approved by the city prior to implementation.

The Construction Manager and the city's Traffic Department must approve any noncompliance with these requirements in writing. The Contractor shall not disturb traffic outside normal working hours. The Contactor shall not leave any trenches or excavation open outside normal working hours. Only with the Construction Manager's approval will this be allowed. Open trenches shall be covered with recessed plates in a manner acceptable to the Construction Manager.

The Contractor shall notify the Inspector seven days in advance of the time work will be started in areas requiring the rerouting of traffic, traffic lane striping, and removal of street signs. The foregoing shall apply to progressive modifications of traffic routing within an area in which work is in progress.

City of Chandler uniformed off-duty law enforcement officers shall be provided by the Contractor when construction activities occur along a school frontage or within 300 feet of a signalized intersection or school entrance. When the use of an off-duty police officer is required and approved by the city, the Contractor shall attempt to schedule a Chandler officer through the following website:

https://chandlerazpd.gov/extra-duty

If a Chandler officer is not available, an officer from another jurisdiction may be used.

Any plans to use an off-duty officer must be submitted to the city Inspector for approval prior to starting the work. All Contractor changes to the plans will be approved by the city

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prior to implementation. The Construction Manager and the city's Traffic Department must approve any noncompliance with these requirements in writing.

The Contractor shall notify the Inspector seven days in advance of the time work will be started in areas requiring an off-duty officer.

Measurement and Payment: Measurement of all traffic control work as described herein and as required for the project will be measured on a lump sum basis. Payment for all traffic control work including the use of off duty uniformed police officers as described in the technical specifications will be paid for at the lump sum amount indicated on the Schedule of Bid Items, which payment will be considered full compensation for the work complete as described herein and on the plans, and as modified or instructed on-site by City staff. Adjustments to approved traffic control plans, barricading or signing to accommodate specific on-site needs at the sole discretion of the City is included in the lump sum bid item payment.

ITEM 402000 RE-STRIPE ROADWAY PAVEMENT

General: The work covered by this specification will consist of furnishing all labor, equipment, and materials necessary to replace existing roadway striping, markings, and symbols in kind after the application of slurry seal.

Replacement striping, markings, and symbols shall be thermoplastic and be installed per city requirements, ADOT Standards, and MUTCD. Prior to beginning construction, the Contractor shall photo document and measure all existing striping, markings, and symbols. Copies of this documentation shall be delivered to the city before work starts.

Measurement and Payment: This work will include the replacement of any striping or pavement markings damaged or covered with slurry during construction. It will be measured as a single complete item of work regardless on striping width, length, and coating system. It will be paid at the lump sum price indicated on the Schedule of Bid Items, which shall be considered full compensation for the work as described herein and illustrated on the plans. The construction progress of this item shall be monitored based on the Contractor's quantity take-offs established during the development of the Schedule of Bid Items.

ITEM 430000 LANDSCAPE AND IRRIGATION SYSTEM

General: Conform to MAG Section 430 and 440 except as modified herein.

The removal, replacement, and repair of private or public landscaping and landscape irrigation. This work includes the restoration of hardscape, landscaping, irrigation improvements required by water service connections, the installation and removal of fire hydrants, and the waterline construction. This work shall also include coordination with the city and property owners to identify and coordinate modifications to keep the existing irrigation system layouts operational and to restore them to properly operational systems. The Contractor shall notify the city and property owners of any impact or damage to their

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landscaping irrigation system that occurs during construction. The irrigation system shall not be out of order for more than 24 hours. After a private landscaping and/or irrigation system has been restored the Contractor shall operate the system successfully in the presence of the city Inspector and Homeowner.

Any landscaping features, landscaping or native plants, and irrigation equipment damaged or removed during construction, within the city Right of Way, private Right of Way, or private property during construction shall be restored. The Contractor shall replace any existing landscape and/or irrigation improvements in kind per MAG and COC specifications and these technical specifications. Should two or more of these guidelines conflict, the more stringent specification will apply as directed by the city.

Landscape features shall include but not be limited to grading, decomposed granite, lawns, ground coverings, plants, trees, cacti, lighting, mailboxes, boulders, private signs, decorative curb, patios, railroad ties, landscape walls, hardscape, private pavement, concrete, flood irrigation berms, plastic weed barriers, and other structures. All features not defined by these technical specifications and its referenced specifications shall be replaced in kind to the satisfaction of the city and Owner. When replacing improvements in kind, the Contractor shall give the Property Owner the opportunity to approve the plants or materials before they are installed.

If there are any landscape features in the location of a proposed meter or backflow prevention assembly, the Contractor shall relocate the landscape features. The new location of the landscape features shall be approved by the Construction Manager, Inspector, and the Property Owner.

The Contractor shall always maintain driveway access to homes.

Section 430.2 shall be appended as follows:

Landscaped areas shall be smooth graded to match pre-construction conditions. Imported soil shall conform to MAG section 795.2.

Decomposed Granite Area:

Decomposed granite shall match the existing materials. The Contractor shall confirm that a sufficient quantity is available so that the entire area will be of the same composition and appearance. The Contractor shall furnish a sample to the city Inspector for approval of color and appearance.

Tree, Shrub, and Ground Cover Planting: The Contractor shall comply with MAG Section 430.

Native Plants: Any protected native species shall be protected in place or relocated per the city and State provisions. The Contractor will be required to contact the Arizona Department of Agriculture, Plant Services Division.

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Plant Establishment Period: Section 430.13 shall be modified as follows:

A Plant Establishment Period shall not apply to this project. Any correction of defective work of plants, lawns or trees planted as part of this project shall be covered by the workmanship warranty established in the General Conditions.

Irrigation Pipe Installation: Modify Section 440.6 as follows:

Class or schedule of irrigation piping shall be equivalent to the existing material damaged or removed during construction.

Valves, Valve Boxes, and Special Equipment Installation: Append Section 440.4 as follows:

All remote-control valves, gate valves, or globe valves unless otherwise indicated shall be installed in suitable plastic or other type valve access box of proper size as required for easy access to the valve. Access boxes shall be complete and constructed of plastic or other approved type material. Valve boxes shall be AMETEX or equal approved by the city inspector. All valve boxes shall be installed with a six (6) inch minimum pea gravel sump.

Sprinkler Head Installation and Adjustment: Modify Section 440.5 as follows:

Bubbler heads as referred to in the MAG Specifications shall also mean emitter heads, whichever is damaged or removed during construction. All bubbler and/or emitter heads shall be equivalent to the existing equipment damaged or removed during construction.

Flushing and Testing: Append Section 440.10 with the following:

The Contractor shall test the irrigation system and any backflow prevention systems in the presence of the city Inspector. Contractor shall notify Inspector of the testing schedule three working days prior to testing.

Arborist: The Contractor shall enlist the services of a certified arborist to evaluate the impacts of trenching or boring beneath the canopy of existing trees. Prior to construction, the Contractor, the Contractor's Certified Arborist, and the city Inspector, will walk along the proposed service alignment and agree on the pruning limits required during installation and the areas that root protection will be required. Tree branches to be trimmed shall be flagged. Areas where root protection is required will be flagged off.

Trees with canopies which conflict with the service installation shall be trimmed only to the extent needed to install the new line. Trimming shall be done with a hand saw and to a lateral branch. Stub cutting is not permitted. Trimming shall be monitored by the Arborist.

In areas where roots may be present, excavation shall be done by hand or in a non-

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destructive manner approved by the city. The proposed service will be tunneled under all large roots. The Contractor shall contact the city Inspector and Arborist 24 hours prior to exposing roots to arrange for a site visit to review field and exposed root conditions prior to placement of the service. The Contractor's Arborist shall photograph each crossing and make additional recommendations according to the situation. The Contractor shall wrap exposed large roots in wet burlap to avoid dehydration. The burlap will be kept wet as long as the roots are exposed. Smaller roots may be trimmed with Arborist approval by hand using clean cuts that are wetted until backfilled. Trenches shall be backfilled with native soils as soon as possible to protect roots. Trenches containing roots shall not be left open longer than 24 hours.

Should the irrigation system serving trees be rendering inoperable during construction, the Contractor shall provide temporary irrigation as directed by the Arborist.

Measurement and Payment: The Contractor shall provide landscape and irrigation restoration for all work under the lump sum amount indicated on the Schedule of Bid Items, which payment will be considered full compensation for the work complete as described herein and, on the plans, regardless of the type or size of removals and replacements.

ITEMS 4400058 THROUGH 440600 BACKFLOW PREVENTER ASSEMBLY

General: Conform to City of Chandler Standard Details No. C-311 and C-315 except as modified herein.

Piping, fittings, valves, concrete pads and supports shall be installed in accordance with city standards. All models and manufacturers for the proposed equipment are to be pre-approved by the city prior to being ordered.

The above ground portions of the backflow prevention assemblies 4-inches and larger shall be painted "Desert Tan". The prime coat shall be Tnemec Series N69 Hi-Build Epoxoline II per manufacturer's instructions. The finish coat shall be Tnemec Series 1095 Endura-Shield per manufacturer's instructions.

The Contractor shall provide locks for the backflow prevention assemblies, as specified by the city. The lock key shall be turned over to the Property Owner.

Contractor shall prepare shop drawings of all piping and fittings associated with the backflow prevention assemblies that illustrate that the proposed assembly fits in its enclosure and/or proposed location for the Engineer to review prior to ordering.

Before the start of work, the Contractor shall verify the sizing of all backflow prevention assemblies called out on the plans. All assemblies shall match or be one diameter larger than their upstream meter.

The Contractor will hire a certified and city approved testing company to test and provide passing test results for city documentation. Test results shall be provided to the city and Property Owner.

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Measurement and Payment for Items 440058 through 440400: Payment for all backflow prevention assemblies and their enclosures will be based on a unit cost per each unit installed. This unit cost shall include all piping, fittings, valves, pads, enclosures, supports, locks, and tests required for a functional assembly.

Measurement and Payment for Item 440500 Demolish Existing Backflow Assembly: Measurement for the demolition of a complete existing backflow assembly shall be made on an each basis. Payment shall be made at the contract unit price per each existing backflow assembly demolition and shall include material, labor, removal, disposal, excavation, compaction, and all other work or items necessary or incidental for completion of the item as shown on the drawings and described herein. The demolition will include the complete removal of all above grade improvements including piping, valves, concrete pads, pipe supports, metal enclosures, and locks. Cut and cap all piping 2' below existing grade. Dispose of all demolished materials properly at a landfill. Provide a landfill manifest if requested. Following the demolition of the existing improvements, the Contractor shall grade the disturbed area to match and drain with the topography of the surrounding property.

Measurement and Payment for Item 440600 Relocate and Test Existing Backflow Prevention Assembly: Measurement for the relocation and testing of the existing backflow assembly shall be made on an each basis. Payment shall be made at the contract unit price per each backflow prevention assembly and shall include materials, labor, excavation, compaction, pads, enclosures, supports, locks, testing, and all other work or items necessary or incidental for completion of the item as shown on the drawings and described herein. This item will include relocating the existing assembly and installing new improvements such as piping, concrete pads, steel enclosures, and locks as required to meet City Standard Detail C-311.

ITEM 505600 INSTALL REINFORCED THRUST COLLAR

Description: This specification covers the installation of reinforced thrust collars at the locations indicated on the plans. Thrust Collars shall be per the detail provided in the plans. Collar forms, rebar, and megalug or ring placement must be inspected and approved by the city before concrete is ordered.

Before installing the new piping where a collar is required, the Contractor will confirm that there is sufficient pipe length/space for the collar installation between the proposed tie-in point and new features such as fittings or valves. The Contractor shall submit an RFI for any desired adjustment in advance of the work in that area. Contractor shall provide concrete cure time required for concrete to reach the design minimum compressive strength prior to pressurizing the waterline.

Measurement and Payment: Measurement of reinforced thrust collars shall be made on each basis with the number as identified in the plans regardless of the size of collar installed. Payment shall be made at the contract unit price per each thrust collar installed and shall include material, excavation, compaction, formwork, placement of

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reinforcement, concrete, restraints, labor and all other work or items necessary or incidental for completion of the item.

ITEMS 610131 THROUGH 610135 SERVICE LINE CONNECTIONS

General: This item applies to the new service line between the water main tap and the new water meter. Conform to MAG and City of Chandler Standard Detail C-301 and Section 610 except as modified herein.

Meter Service Connections: Delete text of MAG Section 610.13 and insert the following:

Taps on new water mains will be made by the Contractor prior to testing and disinfection of the new line. Service piping will be extended from the tap and connected to the new meter. Meter service piping shall be type K soft copper or blue PEX-A tubing and will be installed by mechanical/pneumatic underground boring or open cut construction. All service tubing shall have a pressure rating equal to or greater than 200 psi. All service tubing shall be continuous in length when possible. If the length required on the plans is too long to be continuous, restrained joints approved by the Construction Manager shall be used. All copper pipe, tubing, and fittings shall conform to MAG 754. Deflections in copper and PEX tubing shall not exceed the maximum angle recommended by the tubing's manufacturer. If a deflection that exceeds the manufacturer's recommendations is required, additional deflections will be used to obtain the required angle.

PEX tubing shall meet the requirements of AWWA C904. All fitting and valves on tubing shall be brass, NSF certified, and meet the requirements of AWWA C800. PEX-B, PEX-C, PEX-D and PE-RT tubing are not allowed on this project. PEX tubing shall not be exposed to UV light prior to being installed in trenches and backfilled. All trenches must be backfilled or plate covered at the end of each workday. Allow 1/8" of slack per linear foot of PEX tubing. Connect PEX tubing to other piping or tubing materials using Sharkbite universal brass push-on fittings or approved equivalent. Wrap fittings in silicone wrap prior to burial. Tape 1" on each side of fitting and provide a ½" overlap with each wrap around the fitting.

PEX tubing connections shall include stainless steel inserts that are approved in writing by the tubing manufacturer.

All tubing shall be installed with tracer wire per MAG Specification Section 632 and Details 399 1-6. Tracer wire shall be independently stake grounded where mainline tracer wire does not exist. Tracer wire will not stop at valve boxes. All ground rods must be set in undisturbed soil.

Contractor shall conduct a mandatory 2-hour vendor provided training session on tracer wire installation. All tracer wire must be tested by the contractor after the initial backfill, and again before paving occurs. The second test will be performed by a third party hired by the contractor with City staff present.

The Contractor shall coordinate the shutdown of existing services with the Construction

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Manager, Inspector, and the Property Owner.

All areas behind the curb or edge of pavement shall be hand dug or excavated using a walk-along trencher unless otherwise agreed upon by the city and Property Owner. The trench width shall be limited to 8 inches and the total disturbance width shall be limited to 3 feet. All trenches will be backfilled or barricaded at the end of each day. All disturbances to existing structures and landscape features as defined per the Landscape and Irrigation System Modification section shall be repaired or replaced to the Property Owner's satisfaction at the expense of the Contractor.

The Contractor shall always maintain driveway access to homes. Trenches shall be covered with recessed plates as soon as they are cut across a driveway. No trenches will be excavated outside normal working hours.

Any pavement, concrete, curb, curb and gutter, sidewalk, driveway, walls, fences, and/or pads damaged during the installation of a service, meter, backflow prevention assembly, or meter box must be replaced in kind to the satisfaction of the city in accordance with applicable sections of these specifications. The cost for installing water services shall be inclusive of all removal and restoration of pavement, curb and gutter, and sidewalk.

The Contractor may choose to install a water service pipe under the pavement, curb, gutter, sidewalk, and other features using slurry boring to minimize the restoration requirements. Trenchless installations are shown for some services on the plans but the Contractor may install additional services using a trenchless technology with prior city approval. Trenchless installation approvals may vary from area to area and/or lot to lot and are not guaranteed. The Contractor shall prepare a boring plan and profile for each trenchless service installation per COC Std. Det. C-112 and COC Specification Section 450 for review and approval. All existing utilities that cross the service must be potholed prior to the preparation of the bore profile.

All new water services will include a new meter and box. The meter will be supplied by the city and installed by the Contractor and the existing meter will be salvaged back to the city. The meter box and its lid will be polymer concrete and supplied and installed by the Contractor. The construction plans indicate when a meter must be relocated and when a traffic rated meter box is required. For each service, the Contractor will:

- Coordinate the final meter box location with the home or business owner when a relocation is called out on the plans.
- Locate the existing water service alignment.
- Install type K copper or PEX-A tubing from the new meter location to the existing private service tubing/piping at the original meter unless noted otherwise on the construction plans. When a meter and box are installed in the same location as the existing assembly, the Contractor shall maintain a 1' offset between the existing water service alignment and the new water service alignment.
- Pressure test the new tubing and its connections hydrostatically or pneumatically per the International Plumbing Code.

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- Flush all new public and private service tubing for 2 minutes. Flushing shall be performed such that water is flushed away from existing building connections.
- Remove the existing meter and box
- Install the new meter and box
- Make the required compression fitting connections between the new meter, the new water service, and the existing downstream private water service.
- Restore the surface to match its surroundings

The Contractor shall provide all fitting, couplings, and bushings required to connect to existing private piping.

New meter boxes and covers shall be set to match the surrounding grades. Existing meters and meter boxes to be removed shall be removed in their entirety and disposed of in a landfill. The Contractor shall deliver all existing meters to the city within seven days of their removal with completed city supplied paperwork and forms that include meter number and final reading.

New services in which the water meter and box are relocated shall maintain a 6-foot separation from existing sewer services. The Contractor shall locate sewer services prior to the installation of water service lines. If it the proposed meter and box location does not satisfy the 6’ requirement, the Contractor shall propose a new location for review and approval by the city and Engineer.

When a meter and box are installed in a different location than the existing assembly, the Contractor shall run new continuous Type K copper or PEX-A tubing between the new and existing locations. After the existing meter box is removed and disposed, the opening shall be backfilled with compacted ABC. The surface shall match the existing surrounding surface type and grade.

Measurement and Payment: New water service connections shall be made at the price for each service type as indicated on the Schedule of Bid Items which shall be considered full compensation for all materials and services necessary to complete the work as shown on the plans. This cost will include materials, piping, service saddles, corporation stops, service lines, meter installation, boxes, covers, appurtenant fittings, trenching, backfill, compaction, installation, landscaping, labor and all other work or items necessary or incidental for completion of the item. Keynotes on the project drawings indicate the service size and if a new meter and meter box will be installed in the existing location or a new location.

Pavement, curb and gutter, and sidewalk quantities are not shown on the plans for water services. These quantities shall be included in the unit water service cost.

ITEM 610140 THROUGH 610141 PRIVATE SERVICES (CUSTOMER SIDE)

General: This item specifically applies to locations on the project in which an existing meter and box location is changed, and new private service piping must be installed to

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connect the new meter to the existing private service. Conform to the International Plumbing Code, unless otherwise modified by the construction documents. This item includes the following work:

- Installation of the proposed service between the new meter and connection point
- Removal of the existing meter and box
- A new backflow prevention assembly or pressure vacuum breaker when noted on the plans
- A new sleeve for private services running under pavement, hardscape or turf when noted on the plans
- Any required adaptions, reducers or couplings
- Connection to the house feed or existing service

Before starting the installation of the new service, the existing public and private services shall be exposed near the existing meter and building connection and measured. Notify the Engineer of the field measurements a minimum of five working days prior to installation for size and pipe material verification. All new public and private services shall be 1-inch in diameter or shall match the existing service size if greater than 1-inch.

All private piping to be abandoned shall be cut and capped 2 feet below grade at the existing meter and proposed tie-in location shown on the plans. Existing water meter boxes shall be removed in its entirety and disposed at a landfill. The remaining opening shall be backfilled with compacted ABC. The surface shall match the existing surrounding surface type and grade.

All private service line shall be type K copper or PEX-A tubing that shall be continuous in length. All copper pipe, tubing, and fittings shall conform to MAG 754. Deflections in type K copper tubing shall not exceed the maximum angle recommended by the tubing's manufacturer. If a deflection that exceeds the manufacturer's recommendations is required, additional deflections will be used to obtain the required angle. PEX tubing shall meet the requirements of AWWA C904. All exposed tubing shall be type K copper. All fitting and valves on private tubing shall be brass, NSF certified, and meet the requirements of AWWA C800. PEX-B, PEX-C, PEX-D and PE-RT tubing are not allowed on this project. The pressure rating of all tubing shall be 200 psi or greater. The minimum service depth in the right-of-way shall be 30 inches and the minimum service depth within private property shall be 24 inches. The new service must slope upward from the new meter to the proposed tie-in point.

The plans may call out to connect the proposed private service to the existing tubing at a specific point to minimize disruptions to a property. Prior to making this connection, the Contractor shall verify that the existing private service tubing material is acceptable to the city. If it is not a city approved pipe material, the Contractor shall notify the Construction Manager and Inspector immediately to determine the next steps.

The Contractor shall budget three (3) visits and their required coordination for each property that will receive a private service. The first visit will be used to schedule the work with the homeowner. The Contractor will also determine the service's required diameter

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based on the size of the existing service and its fire sprinkler system requirements (if applicable). The second visit will be used for the installation of the new service. Due to the schedule of the main line installations, a third visit may be required to connect the private service at the new meter in the right of way and at the tie-in point. The third visit would also be used to remove the existing meter and box and cutoff the abandoned service piping.

All private services shall be hand dug or excavated using a walk-along trencher unless otherwise agreed upon by the city and Property Owner. The maximum trench width shall be 8 inches and the total surface disturbance width shall be limited to 3 feet. All trenches will be backfilled or barricaded at the end of each day.

The Contractor may install service piping by open trench excavation and boring as needed to avoid existing improvements. When called out on the plans, the Contractor shall protect existing curb, hardscape, and driveways by boring under them per Item 610141. All installations under private paving, hardscape, structures, and walls will be installed by boring unless noted otherwise on the plans and approved by the city. The Contractor shall prepare a boring plan and profile for each trenchless service installation per COC Std. Det. C-112 and COC Specification Section 608 for review and approval. All existing utilities that cross the service must be potholed prior to the preparation of the bore profile. Should the existing surface improvement crack during boring, it shall be removed and replaced between the nearest joints.

The Contractor shall coordinate the shutdown of existing services with the city and the Property Owner. The existing water service shall be shut down a maximum of two hours at a time. If a shutdown is necessary, the Contractor shall notify the affected customers in writing seven days in advance. The Contract Administrator shall approve of the shutdown schedule and the notification letter prior to it being sent out. A second notice shall be delivered to the affected customers 48 hours in advance. If the existing water service is shutdown longer than the allowable time, a $500.00 penalty will be assigned for each 15 minutes of additional time or portion thereof that the water service is shut down.

All newly installed services shall be pressure tested at 100 psi and flushed for three minutes before they are connected. Flushing shall be performed such that water is flushed away from existing building connections.

Existing services that are to be intersected by new services or waterline shall remain in service until the Contractor is prepared to make the proposed connection. The Contractor shall provide and install any necessary reducers, expansions, or couplings necessary to connect to the existing plumbing. Prior to connecting to the existing service, the new service shall be pneumatically pressure tested per the International Plumbing code. Should the existing plumbing fail during the connection, the Contractor shall repair the failure at no additional cost.

All work performed shall be warrantied for a minimum of 1 year from final acceptance. Any repair or replacement work required during the 1-year warranty period shall be handled by the Contractor at no additional cost to the city or Property

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Owner. The Contractor's cost under this item shall include coordination with Property Owners on warranty issues.

Measurement and Payment for Item 610140: Private Service Line Connection: Private service connections shall be paid per lineal foot as indicated on the Schedule of Bid Items which amount shall be considered full compensation for all materials and services necessary to complete the work as shown on the plans. This item includes the installation of connections, tubing, removals, salvage, replacements, restorations, and appurtenant fittings.

Measurement and Payment for Item 610141: Bore Under Existing Feature: Boring under existing features shall be made on an each basis as indicated on the Schedule of Bid Items which amount shall be considered full compensation for all materials and services necessary to complete the work as shown on the plans. Payment shall include the installation of connections, tubing, removals, salvage, replacements, restoration, and appurtenant fittings.

ITEMS 610304 THROUGH 610308 WATERLINE CONSTRUCTION

General: Waterline construction shall conform to MAG and COC Sections 610 and 611, MAG Section 750, and AWWA C900 as supplemented herein. Gate valves and combination air/vacuum valves shall conform to MAG and COC Section 630 as supplemented herein.

Materials: Delete text of Section 610.3 and insert the following.

Water distribution lines shall be constructed of 4, 6, and 8-inch Ductile Iron Pipe (DIP). All ductile iron pipes shall have bell and spigot joints unless otherwise noted on the construction plans. All proposed waterline joints shall be restrained as required by the construction plans. Refer to the City of Chandler List of Approved Products, latest edition for approved pipe materials and joint-restraining materials. Connections to existing waterlines shall include the required fittings or adapters needed to connect to piping made of different materials, different diameters, and/or out of round pipe.

Section 610.6.1 shall be appended as follows:

The installation of all DIP will include the application of blue polyethylene protection wrap (polywrap) per AWWA C105. Thrust blocks are not allowed on this installation. Piping shall be restrained with joint restraints based on the restraint lengths called out on the plans in accordance with the City of Chandler List of Approved Products, latest edition.

Proposed waterlines shall be installed in 20' straight pipe segments with joint deflections less than manufacturer's recommendations in curved alignments unless otherwise noted on the plans. Joint deflection shall always be less than 4 degrees.

The minimum pressure class of all waterlines shall be Class 350 and fittings shall be

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Class 250.

All proposed waterlines shall be installed at the depths shown on the plans. The minimum cover shall not be less than 36 inches for 6” and 8” pipe, unless specifically noted otherwise on the plans or as required to avoid existing utilities. Depths less than those called out in the project profiles or the minimum cover must be approved in writing by the city prior to installation. The Contractor shall lower the proposed waterline up to 1’ at no additional cost to avoid existing improvements when required by field conditions.

Construction Methods: Modify Section 610.4 as follows:

Trenching, backfilling, and compaction shall be in accordance with this Section and the detail provided in the project drawings.

All compaction efforts within public right-of-way will be Type I per Table 601.2 unless otherwise noted. Compaction testing will be as required by the city Inspector or his authorized representative. Backfill in 4-inch loose lifts and mechanically compact. Contractor will be responsible for all testing on the project, including compaction testing. Contractor will be responsible for correcting any compaction deficiencies and Contractor shall pay for any subsequent compaction testing required by the city to correct deficiencies.

Connections to existing ductile iron piping shall include long body sleeves with Megalug connections on each side of the sleeve. Connections to existing asbestos cement and cast-iron piping shall be made with a pre-approved Romac or Hymax coupling that is only restrained on the new piping or ductile iron side of the coupling and is accompanied by a thrust collar.

Polyethylene protection wrap (polywrap) shall not be placed on piping until immediately before placing pipe in the trench.

No excavated or backfill material shall be stockpiled in the right of way. Roadway shall be cleaned and swept at the end of each day to the satisfaction of the city Inspector.

All piping shall be installed with tracer wire per MAG Specification Section 632 and Details 399 1-6. Tracer wire shall be independently stake grounded where mainline tracer wire does not exist. Contractor shall conduct a mandatory 2-hour vendor provided training session on tracer wire installation. All tracer wire must be tested by the contractor after the initial backfill, and again before paving occurs. The second test will be performed by a third party hired by the contractor with City staff present. The second test will include all wire above waterlines, service lines, and fire hydrants.

Connections to Existing Mains: Append MAG Section 610.11 with the following:

The existing waterlines affected by this project shall be shut down a maximum of six (6) hours at a time. If a shutdown is necessary, the Contractor shall notify the affected customers in writing seven days in advance. The Construction Manager shall approve

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of the shutdown schedule and the notification letter prior to it being sent out. A second notice shall be delivered to the affected customers 48 hours in advance. Shutdowns may be scheduled at night to reduce the effect on customers at the city's request. The Contractor shall be responsible for payment for all overtime and off-hours inspection, testing services, and labor burden that occur outside the normal and excepted working hours indicated herein. The Contractor will not be allowed to shut down a water main when a tapping sleeve and valve connection is called out on the plans.

For water service connection taps, see the applicable technical specification.

The city does not guarantee all shutdowns will be completely dry. The Contractor shall schedule a trial shutdown with city staff before the actual shutdown. The city requires a 72 hour notice for trial and actual shutdowns. The Contractor shall have adequate pumping equipment to keep trenches free of water during all shutdowns.

Pavement Removal and Replacement : The piping cost the Contractor's bid shall include pavement removal and replacement as required for the pipe installation. The Contractor shall replace any remnant pavement section less than 48 inches in width.

Conform to MAG and COC Section 336 except as modified herein.

This section is specifically related, but not limited to the replacement of asphalt paving removed or damaged by the proposed improvements discussed in these specifications and the construction plans. It also includes the saw cut and removal of the existing asphalt concrete and its base along the proposed waterline alignments. The sawcut and removal of the asphalt concrete shall comply with MAG Sections 336 and 350 and as modified by the city's latest revisions thereof. The Contractor shall sawcut the existing paving to accommodate the configurations defined in MAG Standard Detail 200 as modified on the plans.

Contractor shall provide the initial pavement sawcut or milling for trenching and then provide separate sawcuts for the T-top during pavement replacement. Prior to the installation of the new pavement, a tack coat shall be applied per MAG Specification Section 321. Tack coats shall also be provided between pavement lifts. Crack sealant shall be applied to the joint between the new and the old pavement prior to the application of the slurry pavement sealant.

The Contractor will be responsible to replace, at their cost, any and all damaged pavement outside the pay limits, due to their activities on the project. This includes, but is not limited to, the replacement of newly cracked pavement, the replacement of existing cracked pavement where the cracks have been widened, the replacement of any chipped or missing pieces of pavement, and the replacement of any deformed pavement. The pavement will be saw cut at right angles to the roadway, to encompass the replacement areas or at the direction of the city Inspector.

Set recessed steel plates over any open trenches in pavement including those for services and hydrants until final paving is completed.

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All asphalt mixes shall be in accordance with the Chandler List of Approved Products, which includes city approved mixes from the East Valley Asphalt Committee (EVAC). Erie Street will be treated as an Arterial when selecting mixes.

Measurement and Payment: Measurement for payment shall be in linear foot of pipe. This item shall be inclusive of the new pipe, fittings, restraints, locator wire, trenching, bedding, backfill and pavement removal and replacement, and testing.

ITEM 610600 CUT AND CAP EXISTING PIPING

General: Conform to MAG and COC Sections 610 as supplemented herein.

This item shall incorporate all cuts, caps, plugs, and blind flanges called out by location on the plans.

The installation of pipe plugs/caps/blind flanges shall include cutting and removing any piping required to install the proposed plugs. Buried plugs shall include capping the end of pipe in accordance with MAG Standard Detail 427. Any plugs that will be exposed to pressure shall include a thrust block in accordance with MAG Standard Detail 380. Any caps at existing valves shall include a blind flange with the same pressure rating as the existing valve. All materials between cuts shall be removed and disposed of in accordance with Federal, State, and Local Government requirements. This work shall include removal of asbestos cement pipe (ACP) at locations where it is exposed.

The Contractor shall furnish all permits, labor, equipment, and material necessary to remove and dispose of the existing piping including ACP water main. When the existing piping is ACP, the Contractor shall obtain and comply with the National Emission Standard for Hazardous Air Pollutants (NESHAP) permit as administered by Maricopa County. The Contractor shall be licensed to handle ACP pipe and dispose of hazardous waste. Documentation that the ACP was delivered to a landfill and that the landfill is allowed to accept ACP shall be provided.

Measurement and Payment: The cost for all materials, cutting pipe, removing pipe, and any other costs described above are to be included under the cost of each cut and cap as indicated on the Schedule of Bid Items regardless of pipe size and material.

ITEM 610700 WATER AND SEWER PROTECTION

General: Conform to MAG and COC Sections 610 as supplemented herein.

The Contractor shall verify the minimum vertical and horizontal separation is present when the proposed water crosses and an existing sewer service or sewer line. When the clearance is not available, the Contractor shall notify the city and recommend an encasement or vertical realignment for review and approval. When an encasement is required or called out on the plans, it will be installed in accordance with MAG Standard

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Detail 404. The encasement forms and reinforcing must be inspected and approved before it is poured.

Measurement and Payment: Measurement for payment shall be in linear foot of concrete encasement per MAG 404. This item shall be inclusive of the locating and exposing existing piping, concrete, reinforcement, forms, finishing, transport, equipment, labor and all other work or items necessary or incidental for completion of the item.

ITEM 610900 FIRE HYDRANT

General: Conform to MAG and COC Sections 610 except as modified herein.

The Contractor's surveyor shall stake out all the project's hydrants in advance of trenching activities. Based on this staked location, the Contractor shall verify that the proposed hydrant location satisfies the city's required hydrant clearances. If it does not, the Contractor will propose an alternative location. The city Inspector will then review all the proposed and alternative hydrant locations and final adjustments will be made based on the city's input.

The installation of a new fire hydrant shall include its roadway marker.

Measurement and Payment: Measurement shall be per each number of hydrants installed. Payment will be at the unit price for the installation of each hydrant complete in place and in operating condition. The unit price of each hydrant shall include staking, reviewing, and adjusting the hydrant locations, postings, the installation of restrained piping from the water main tee to the hydrant, the shut off valve, and the hydrant pavement marker.

ITEM 619904 WATER METER ASSEMBLY (4") AND CONCRETE METER VAULT

General: The 4" water meter assembly and concrete meter vault shall conform to MAG and COC Standard Specifications Sections 610 and 725, and COC Standard Detail C-316, except as modified by the construction plans and details. Water meter assemblies will be provided by the city and installed by the Contractor. This item shall incorporate the vault, footing, crushed rock floor, seals, lids, hatches, and vents.

The Contractor shall prepare shop drawings of the proposed vault and its contents for approval prior to ordering it. These drawings will be based on the existing meter assemblies provided by the city and the fittings and piping the Contractor intends on installing within them to verify their interior dimensions. The penetration locations within the vault walls shall be based on potholing data collected by the Contractor. The joints between the valves' hatches, lids, and vertical sections shall include mastic seals.

Measurement and Payment: Measurement for and payment for these items will be based on unit cost per each water meter assembly and vault installed and shall include the installation of the provided water meter assembly, piping, fittings, restraints, piping supports, and valves within the meter vault; forms, finishing, excavation, transport,

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equipment, labor and all other work or items necessary or incidental for completion of the item. The Contractor shall pick up the meter assembly at a location specified by the city and deliver them to the project site.

ITEMS 630306 THROUGH 630308 VALVES

Valve boxes shall comply with City of Chandler Section 630, Chandler Standard Detail C-307, and MAG Standard Detail 391 for cast-iron valve boxes. The boxes shall include a top section, and adjustable extension of length required for depth of burial of valve, a locking lid with the lettering “water”, a bottom section with a base of an appropriate size to fit over valve, and an approximately 5-inch-diameter barrel.

Measurement and Payment: Measurement of shut off valves shall be made on an “each” basis with the number and size as identified in the plans. Payment shall be made at the contract unit price per each valve installed and shall include material, excavation, concrete supports, restraints, box and cover, concrete ring, extension of locator wire within valve boxes, labor and all other work or items necessary or incidental for completion of the item.

ITEM 630401 TAPPING SLEEVE & VALVE

Tapping sleeve and valve installations shall be in accordance with MAG Standard Detail 340. All sleeves shall be 360-degree, full circle sleeves that are made of 14-gauge 304 stainless steel. The sleeve’s gasket will be a minimum of ¼ thick and permanently attached. All hardware will also be stainless steel. The Contractor shall level and compact the soils under the footprint of the tapping machine and verify the weight of the machine does not hang on the TS&V during installation.

Measurement and Payment: Measurement of tapping sleeves and valves shall be made on an “each” basis with the number and size as identified in the plans. Payment shall be made at the contract unit price per each sleeve and valve installed and shall include material, excavation, tapping, concrete supports, restraints, sleeve, valve, box and cover, concrete ring, labor and all other work or items necessary or incidental for completion of the item.

ITEM 800000 MOBILIZATION/DEMOBILIZATION

General: The city shall compensate the Contractor for a one-time, round-trip mobilization/demobilization of the contractor’s personnel equipment, supplies and incidentals, safety supplies, small tools, establishment of offices, buildings, and other facilities required for the performance of the work on the project, including preparatory work and operations prior to the commencement of the work on the project site.

Measurement and Payment: Payment for mobilization/demobilization will be by lump sum as a single complete unit of work. Payment shall be made in equal one-third portions. The first payment will be paid with the Contractor’s initial billing. The second payment will be made when the total payments to the Contractor for the pay items, exclusive of payments for mobilization/demobilization, equal greater than one-half of the

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initial contracted amount, exclusive of mobilization/demobilization. The remaining one-third will be paid as part of the final payment due to the Contractor upon final acceptance of the project.

ITEM 9000000 OWNER'S ALLOWANCE

General: This allowance will cover work not described above and as directed by the Owner. The Contractor will be required to receive city approval prior to using the allowance. A detailed proposal including the cost, implementation plan, materials, labor, subcontractors, and schedule shall be submitted to the city for review and approval.

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APPENDIX A

GEOTECHNICAL EVALUATION

NOTE: The borings included in this report that are east of Alma School Road are not applicable to this project.

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Geotechnical Evaluation
Chandler Water Main Replacement 2022
Various Locations
Chandler, Arizona

GHD
4747 North 22nd, Suite 200 | Phoenix, Arizona 85016

April 28, 2023 | Project No. 607398001



Geotechnical | Environmental | Construction Inspection & Testing | Forensic Engineering & Expert Witness

Geophysics | Engineering Geology | Laboratory Testing | Industrial Hygiene | Occupational Safety | Air Quality | GIS

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

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Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

35+ YEARS

April 28, 2023
Project No. 607398001

Mr. Bill Roberts, PE
GHD
4747 North 22nd Street, Suite 200
Phoenix, Arizona 85016

Subject: Geotechnical Evaluation
Chandler Water Main Replacement 2022
Various Locations
Chandler, Arizona

Dear Mr. Roberts:

In accordance with our proposal dated March 10, 2022, and your authorization, Ninyo & Moore has performed a geotechnical evaluation for the above-referenced site. The attached report presents our methodology, findings, conclusions, and recommendations regarding the geotechnical conditions at the project site.

Ninyo & Moore appreciates the opportunity to be of service to you on this project.

Respectfully submitted,
NINYO & MOORE

Registered Professional Engineer (Civil) CERTIFICATE NO. 62212 KENNETH RUSH III Date Signed 4/28/2023 ARIZONA U.S.A.

Kenneth Rush, III, PE
Senior Engineer

Steven D. Nowaczyk

Steven D. Nowaczyk, PE
Managing Principal Engineer

KR/SDN/tlp

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1 INTRODUCTION

In accordance with our proposal dated March 10, 2022, and your authorization, we have performed a geotechnical evaluation for the proposed Chandler Water Main Replacement 2022 Projects to be located in Chandler, Arizona. The purpose of our evaluation was to assess the subsurface conditions at the project sites in order to provide geotechnical recommendations for design and construction. This report presents the results of our evaluation, and our geotechnical considerations and recommendations regarding the proposed construction.

2 SCOPE OF SERVICES

The scope of our services for this project generally included:

- Reviewing readily available geotechnical data, aerial photographs, and published geologic literature, including maps and reports pertaining to the project site and vicinity.
- Obtaining City of Chandler (COC) permission to conduct the field work.
- Conducting a geologic reconnaissance of the site.
- Marking out the boring locations at the project site and notifying Arizona 811 of the boring locations prior to drilling.
- Arranging for a private utility locator to evaluate underground utilities at our boring locations east of Alma School Road due to unknown location of private irrigation line.
- Arranging for appropriate traffic control services to be implemented during our field work activities.
- Drilling, logging, and sampling 21 exploratory borings to depths ranging from approximately 9 to 15 feet below ground surface (bgs). The boring logs are presented in Appendix A.
- Collecting soil samples in the borings at approximately 2.5 and 5.0-foot intervals using ASTM International (ASTM) Methods D1586 (Standard Penetration Test with split-spoon barrel sampling of soils) and D3550 (ring-lined barrel sampling of soils) for laboratory testing and analysis.
- Performing laboratory tests on selected samples obtained from the borings to evaluate in-situ moisture content and dry density, gradation, Atterberg limits, maximum density, consolidation, and corrosivity characteristics (including pH, minimum electrical resistivity, and soluble sulfate and chloride contents). The in-situ moisture content and dry density results are presented on the boring logs in Appendix A. The remainder of the laboratory test results are presented in Appendix B.
- Preparing this report presenting our findings, conclusions, and recommendations regarding the design and construction of the project.

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Our scope of services did not include environmental consulting services such as hazardous waste sampling or analytical testing at the site. A detailed scope of services and estimated fee for such services can be provided upon request.

3 SITE DESCRIPTION

The project sites are located within the Arrowhead Meadows, Tyson Manor, and Sunset Manor subdivisions in Chandler, Arizona (Figure 1). Arrowhead Meadows is located southwest of Erie Street and Alma School Road; Tyson Manor is located northwest of Erie Street and Alma School Road; and the Sunset Manor site is located northwest of Chandler Boulevard and Hartford Road. At the time of our evaluation, the sites consisted of residential properties with collector streets, except Alma School Road and Chandler Boulevard, bordered by residential and commercial properties.

According to the Chandler, Arizona 7.5-Minute United States Geological Survey Topographic Quadrangle Map (2021), the Arrowhead Meadows site is at an average elevation of roughly 1,201 feet relative to mean sea level (MSL), the Tyson Manor site is at an average elevation of 1,204 feet relative to MSL, and the Sunset Manor site is at an average elevation of 1,207 feet relative to MSL. Based on information from this topographic quadrangle map, the ground surface at the site vicinity gently slopes from the east to the west.

4 AERIAL PHOTOGRAPH REVIEW

Aerial photographs dated 1937 through 2022 from the Maricopa County website, Google Earth and Historic Aerials website were reviewed for this project. A summary of the observations noted for each aerial photograph is presented in Table 1:

Table 1 – Summary of Aerial Photograph Review

Photograph Date(s)	Site	Adjacent Properties	
1937, 1949, 1953	All three subdivisions depicted as agricultural land. Alma School Road, Galveston Street, Hartford Street and Chandler Boulevard alignments. Scattered residential properties.	North:	Agricultural land.
		South:	Agricultural land.
		East:	Agricultural land and residential development.
		West:	Agricultural land.

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Table – Summary of Aerial Photograph Review			
Photograph Date(s)	**Site**	**Adjacent Properties**	
1959, 1961, 1962, 1967, 1970-1982, 1984	Tyson Manor, and Sunset Manor depicted as partially developed. Arrowhead Meadows remains agricultural land until 1961. Arrowhead Meadows Park.	North:	Commercial and residential properties. Scattered agricultural parcels.
		South:	Commercial and residential properties. Scattered agricultural parcels.
		East:	Commercial and residential properties. Scattered agricultural parcels.
		West:	Agricultural land.
1986, 1993, 1996, 1998, 2000-2022	All three subdivisions depicted as similar to current conditions.	North:	Commercial and residential properties.
		South:	Commercial and residential properties.
		East:	Commercial and residential properties.
		West:	Commercial and residential properties.

5 PROPOSED CONSTRUCTION

The project includes the design and construction of new water mains in Chandler, Arizona within the three subdivisions previously described. We understand the new construction will service the surrounding residential and commercial properties in the area. The new water mains are assumed to have invert elevations on the order of 10 feet bgs, or less. Traditional cut-and-cost construction techniques are assumed to be used over much of the alignments; however, trenchless (jack-and-bore) methods may be implemented at larger intersections or key project locations.

Arrowhead Meadows will have 6,900 linear feet of water main replacement. Water main replacements will generally occur within Erie Street, Comanche Drive, Apache Drive, and Chippewa Place. The main line along Chandler Boulevard will remain; however, new service will be connected to this existing line.

Tyson Manor will have 6,585 linear feet of water main replacement. Water main replacements will generally occur within Erie Street, Flint Street, Tyson Street, Oakland Street, Tulsa Street, Galveston Street, Pleasant Drive and Alma School Road. The main line along Jay Street will remain; however, new service will be connected to this existing line.

Sunset Manor will have 5,461 linear feet of water main replacement. Water main replacements will generally occur within Erie Street, Flint Street, Detroit Street, Toledo Street, Chandler Boulevard Frontage Road, and Vine Street. The main lines along Sunset Drive, Evergreen Street, Chandler Boulevard and Hartford Road with remain; however, new service with be connected to these existing lines.

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6 FIELD EXPLORATION AND LABORATORY TESTING

The following report sections describe our field and laboratory activities.

6.1 Current Explorations

On March 14, 15 and 16, 2023, Ninyo & Moore conducted a subsurface exploration at the sites in order to evaluate the subsurface conditions and to collect soil samples for laboratory testing. Our evaluation consisted of drilling, logging, and sampling 21 small-diameter borings using a CME-75 truck-mounted drill rig equipped with hollow-stem augers. The borings, denoted as B-1 through B-21, extended to depths ranging from approximately 9 to 15 feet bgs (Figure 2). Bulk and relatively undisturbed soil samples were collected at selected intervals. Descriptions of the soils encountered are presented in the boring logs in Appendix A. Table 2 presents the general location and depth of each boring at the site.

Table 2 – Boring Summary

Subdivision	Borings	Approximate Depth (ft)
Arrowhead Meadows	B-1 through B-7	10
Tyson Manor	B-8 through B-14	9 to 10
Sunset Manor	B-15 through B-21	10 to 15

6.2 Previous Explorations

A previous Ninyo & Moore geotechnical exploration from 2020 was performed for the Westwood Manor water main replacement project along lines that will connect to the Sunset Manor area prior to this design effort and was utilized in our evaluation for this design effort. The approximate locations of these 2020 explorations are shown on Figure 2C and boring logs for these borings are included in Appendix C.

6.3 Laboratory Testing

The soil samples collected from our drilling activities were transported to the Ninyo & Moore laboratory in Phoenix, Arizona. In addition, Ninyo & Moore performed laboratory tests on selected samples obtained from the borings to evaluate the in-situ moisture content and dry density, gradation, Atterberg limits, maximum density, consolidation, corrosivity characteristics (including pH, minimum electrical resistivity, and soluble sulfate and chloride contents).

The in-situ moisture content and dry density results are presented on the boring logs in Appendix A. A description of the laboratory testing as well as the remainder of the laboratory test results are presented in Appendix B.

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7 GEOLOGY AND SUBSURFACE CONDITIONS

The geology and subsurface conditions at the site are described in the following sections.

7.1 Geologic Setting

The project site is located in the Sonoran Desert Section of the Basin and Range physiographic province, which is typified by broad alluvial valleys separated by steep, discontinuous, subparallel mountain ranges. The mountain ranges generally trend north-south and northwest-southeast. The basin floors consist of alluvium with thickness extending to several thousands of feet.

The basins and surrounding mountains were formed approximately 10 to 18 million years ago during the Mid- to Late-Tertiary. Extensional tectonics resulted in the formation of horsts (mountains) and grabens (basins) with vertical displacement along high-angle normal faults. Intermittent volcanic activity also occurred during this time. The surrounding basins filled with alluvium from the erosion of the surrounding mountains as well as from deposition from rivers. Coarser-grained alluvial material was deposited at the margins of the basins near the mountains.

The surficial geology of the three sites is described as Late and Middle Pleistocene (10,000 to 750,000 years) age fine-grained basin-floor deposits. The United States Department of Agriculture Web Soil Survey described the site as generally consisting of Contine clay, Mohall Sandy, and Mohall Loam.

Loam is an agriculture soil classification that refers to a soil comprised of a mixture of clay, silt, and sand. The loam in this region has historically comprised of lean clays, fat clays, clayey sands, and silty sands in the upper five feet of material.

7.2 Subsurface Conditions

Our knowledge of the subsurface conditions at the project site is based on the results of our exploratory borings and our understanding of the general geology of the area. The boring logs contains our field test results, as well as our interpretation of the conditions likely to exist between actual samples retrieved. Therefore, the boring logs contains both factual and interpretive information. Lines delineating subsurface strata on the boring logs are intended to group soils having similar engineering properties and characteristics. They should be considered approximate, as the actual transition between soil types may be gradual. Detailed stratigraphic information as well as a key to the soil symbols and terms used on the boring logs are provided in Appendix A.

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7.2.1 Asphalt Concrete and Aggregate Base

Asphalt concrete (AC) was encountered at the surface of each of our borings and ranged in thickness from approximately 2 to 5 inches. Aggregate base (AB) was observed underlying the AC, and ranged in thickness from approximately 3 to 5½ inches in our borings.

7.2.2 Fill

Undocumented fill soils were encountered beneath the AB in boring B-3, to a depth of approximately 3 feet. The fill generally consisted of loose clayey sand (SC) in our boring.

7.2.3 Alluvium

Native alluvial soils were encountered beneath the AB in our borings, and beneath the AB and fill soils in boring B-3 as described above, and extended to the boring termination depths. In our borings, the alluvium generally consisted of stiff to hard lean clays (CL) and loose to very dense clayey sands (SC), silty sands (SM), and poorly graded sands (SP). Varying quantities of gravel and scattered caliche nodules with moderate degrees of cementation were also observed in our borings.

7.2.4 Groundwater

Groundwater was not encountered in our borings. Based on well data from the Arizona Department of Water Resources, the depth to groundwater has been estimated to be about 130 feet bgs. Groundwater levels can fluctuate due to seasonal variations, irrigation, groundwater withdrawal or injection, and other factors.

8 GEOLOGIC HAZARDS

The following sections describe regional geologic hazards, including land subsidence, earth fissures, and faults, and collapsible soils.

8.1 Land Subsidence and Earth Fissures

Groundwater depletion, due to groundwater pumping, has caused land subsidence and earth fissures in numerous alluvial basins in Arizona. It has been estimated that subsidence has affected more than 3,000 square miles and has caused damage to a variety of engineered structures and agricultural land. From 1948 to 1983, excessive groundwater withdrawal has been documented in several alluvial valleys where groundwater levels have been reportedly lowered by up to 500 feet. With such large depletions of groundwater, the alluvium has undergone consolidation resulting in large areas of land subsidence (Schumann and Genualdi, 1986).

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In Arizona, earth fissures are generally associated with land subsidence and pose an ongoing geologic hazard. Earth fissures generally form near the margins of geomorphic basins where significant amounts of groundwater depletion have occurred. Earth fissures form due to tensional stress caused by differential subsidence of the unconsolidated alluvial materials over buried bedrock ridges and irregular bedrock surfaces.

Based on our field reconnaissance and review of the referenced material, there are no known or exposed earth-fissures present at the subject site. The closest documented earth fissure to these sites is approximately 8¼ miles to the southeast of the site (AZGS, 2017). Continued groundwater withdrawal in the area may result in subsidence of the valley and the formation of new fissures or the extension of existing fissures. In general, land subsidence and earth fissures are not considered to be a constraint to development on this project site.

8.2 Faulting

The site lies within the Sonoran zone, which is a relatively stable tectonic region located in southwestern Arizona, southeastern California, southern Nevada, and northern Mexico (Euge et al., 1992). This zone is characterized by sparse seismicity and few Quaternary faults. Based on our field observations, review of pertinent geologic data, and analysis of aerial photographs, Quaternary faults are not located on or adjacent to the property.

The closest documented Quaternary fault to the site is the Carefree Fault Zone, located approximately 31 miles to the north of the sites. The Carefree Fault Zone is a series of northwest striking discontinuous normal faults that dip to the southwest. Recent movement along this fault was approximately 750,000 years ago during the Middle Pleistocene epoch. The slip-rate category of this fault is less than 0.2 millimeters per year (Pearthree, 1998).

8.3 Expansive Soils

Expansive soils typically contain significant clay fractions, and the expansive characteristics of these clay fractions depend upon a number of factors, which include clay mineralogy, degree of compaction (density) for reworked soils, moisture content, etc. Very low to low expansive potential soils are defined as having an Expansion Index (by ASTM D4829) of 50 or less. In addition, expansive soils tend to have a more adverse effect on lightly loaded construction elements (e.g., exterior flatwork, floor slabs, etc.) than on more heavily loaded foundations. The presence of expensive soils at this site is considered low to moderate.

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8.4 Collapsible Soils

Collapsible soils generally consist of loose soils that exhibit a sudden decrease in volume upon inundation with water or excessive loading. The “collapse” of the soils is attributed to clay or cemented bonds between individual particles losing strength or dissolving when in contact with water resulting in filling of voids. Collapsible soils can have an adverse effect on foundations, floor slabs, pavements, and walls due to the response in the settlement. The presence of collapsible soils at this site is considered low.

9 GEOTECHNICAL CONSIDERATIONS

Based on the results of our subsurface evaluation, laboratory testing, and data analysis, it is our opinion that the proposed construction is feasible from a geotechnical standpoint, provided that the recommendations of this report are incorporated into the design and construction of the proposed project, as appropriate. Geotechnical considerations include the following:

- An initial condition survey should be performed prior to construction to document existing conditions of nearby and adjacent settlement-sensitive features.
- The soils along the project alignment generally consist of interlayered deposits of cohesive and cohesionless soils. Some of these soils were classified as loose.
- Groundwater was not observed in our borings. Based on published well data by ADWR groundwater has been encountered historically at 130 feet bgs at the site vicinity. In general, groundwater is not anticipated to be a constraint to the construction of the project.
- No known or reported geologic hazards are present underlying, or immediately adjacent to, the project alignment.
- Due to the widely spaced nature of our borings, soil conditions that differ from what was encountered in our borings may be encountered during construction.
- Conventional heavy-duty earthmoving construction equipment may be used to excavate the waterline alignments. However, very dense sands, hard clays, gravels, and moderate levels of caliche cementation were encountered in our borings at various depths, which could be more difficult to excavate during construction.
- Due to the heterogeneity of the soil conditions at the site and the loose soils encountered, sloughing of soils during construction could occur; specifically, where the excavation abuts other fill soils from adjacent utilities. In addition, vibrations caused by the influence of vibrations from nearby traffic may cause sloughing into excavations.
- Due to the presence of loose and/or cohesionless soils along the alignments, care should be taken during excavation. Shoring or the use of trench boxes may be needed during construction.

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- Imported soils and soils generated from on-site excavation activities that exhibit a very low to low expansion potential can generally be used as engineered fill, provided the oversized or heavily cemented materials are either broken down or wasted. On the basis of our evaluation, some of the on-site soils will not be suitable for re-use as engineered fill.

- Due to the presence of gravels and caliche nodules with varying degrees of cementation, using jack-and-bore pipe instillation methods may be difficult to perform.

- The subgrade soils at the sites are corrosive to ferrous metals and the sulfate content of the soils presents a negligible sulfate exposure to concrete.

10 RECOMMENDATIONS

The following sections present our geotechnical recommendations and were developed based on our understanding of the proposed construction (Section 5), the observed subsurface conditions (Section 7.1), and our experience. In general, the recommendations and guidelines outlined in the Maricopa Association of Governments (MAG) Standard Specifications and Details and/or any COC amendments should be used unless recommended differently herein.

The recommendations in this report pertain to the locations where our borings were drilled at. If the proposed construction is changed from that discussed herein or subsurface conditions other than those shown on the boring logs (Appendix A) are observed at the time of construction, Ninyo & Moore should be retained to conduct a review of the new information and to evaluate the need for additional recommendations.

10.1 Instrumentation and Documentation

Given the proximity of the planned excavations to existing settlement sensitive features, consideration should be given to implementing documentation and instrumentation programs to evaluate design assumptions, existing conditions, and to monitor movements, levels, and deformations prior to and during construction. The monitoring programs may include the use of inclinometers, convergence points, and/or an array of surface control points. The resulting data should be reviewed and evaluated during construction. These programs should be in-place or conducted prior to the start of construction.

10.1.1 Documentation of Existing Conditions

We recommend that a pre-construction survey be performed prior to construction on pavements, residences, and structures within 50 feet of the proposed trench excavations. The pre-construction survey should consist of photographic documentation of the pavement condition, exterior portions of the buildings, including distress features, such as cracks and/or separations that may be present. Consideration may be given to videotaping the

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survey. In addition, interviews with owners should be conducted to provide knowledge of the age and type of the buildings as well as maintenance history and utility problems.

10.1.2 Lateral Movement of Shoring Support System

We recommend that inclinometers and/or survey points be established behind excavations located in areas where structures are located above a 1:1 (horizontal to vertical [H:V]) plane projected from the bottom of the proposed excavations. The inclinometers or survey points should be monitored and evaluated daily during excavation activities to provide an advanced warning system of potential problems.

10.1.3 Ground Surface Settlement

An array of ground survey points should be installed along the pipeline alignment to monitor settlement. The survey points should be installed as close as practical to the pipeline alignment and incrementally away from the alignment. The contractor should be responsible for maintaining the total settlement to less than ½-inch. If settlements reach ¼-inch, we recommend that a review of the contractor's methods be performed and appropriate changes be made, if needed.

Consideration should be given to placing survey monitoring points on nearby structures to monitor the performance of the structures. In this way, a record of the performance of the structures will be maintained and available. This information, in conjunction with pre-construction surveys, may help in reducing potential claims and expediting and limiting settlement of legitimate claims.

10.2 Earthwork

The following sections present our earthwork recommendations for this project. In general, MAG and any COC construction standards and specifications are expected to apply, unless otherwise noted.

10.2.1 Excavations

Our evaluation of the excavation characteristics of the on-site materials is based on the results of our exploratory borings, site observations, and experience with similar materials. In our opinion, many of the surface soils may be excavated or ripped using conventional heavy-duty earthmoving or excavation equipment; however, due to the widely spaced nature of our borings, soil conditions encountered during construction may differ from what were encountered in our borings. Various quantities of very dense sands, hard clays, gravel

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and caliche nodules with varying degrees of cementation were observed in our borings which will be more difficult to excavate and will slow the rate of excavation.

Equipment and procedures should be used that do not cause significant disturbance to the excavation bottoms. If the subgrade becomes disturbed, it should be compacted before placing the backfill material.

The bottoms of trench excavations should expose competent soils and should be dry and free of loose, soft, or disturbed soil. Any soft, wet, weak, or deleterious materials should be over-excavated to expose competent soils.

10.2.2 Temporary Slopes

Excavations for this project should be designed in accordance with current applicable, state, and federal trenching guidelines, including the Occupational Safety and Health Administration (OSHA) requirements for excavations presented in 29 CFR Part 1926 (Revised July 1992), Subpart P, Excavations.

For planning purposes, and according to OSHA soil classifications, a "Type C" soil should be considered for this project due to the loose and cohesionless (e.g., sandy and gravelly) nature of the fill and alluvial soils. In general, temporary slopes excavations in competent “Type C” soil should be inclined no steeper than 1.5:1 (H:V), however flatter slopes or shoring may be needed.

Details for open-cut slopes and shoring based on soil type and groundwater conditions are provided in the latest amended OSHA regulations. These details apply to temporary open-trench excavations up to 20 feet deep. Trenches more than 20 feet deep, or in areas where seepage is encountered should be designed by the contractor’s engineer based on alignment-specific geotechnical analyses. Upon excavation, soil classifications and excavation performance should be evaluated in the field by the geotechnical consultant in accordance with the OSHA regulations.

Temporary excavations that encounter very loose to loose soil and/or groundwater seepage or surface runoff may need shoring or dewatering. Flatter slopes or bracing should be used if excessive sloughing or raveling is observed. If material is stored or equipment is operated near an excavation, stronger shoring should be used to resist the extra pressure due to superimposed loads.

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10.2.3 Temporary Shoring and Trench Boxes

Due to the presence of loose soil conditions, the proposed depths of the excavations, and presence of existing utilities and structures (e.g., roadways, utilities, and buildings), it may be preferable to temporarily shore or brace the trenches rather than using open cuts to the base of the excavations. Temporary earth retaining systems will be subjected to lateral loads resulting from earth pressures. Shored and braced trench excavations may be designed using the parameters on Figure 3.

10.2.4 Bottom Stability

Bottom of the excavations should be stable for the purpose of the planned construction. However, if excavations are open during a heavy rain event, the bottom of the trench may become saturated and unstable. Dewatering as discussed in Section 10.2.5 below may be anticipated in such events.

10.2.5 Construction Dewatering

Excavations that encounter seepage or surface run-off could be dewatered by pumping the water out and away from the excavation. Such zones may call for more aggressive means of dewatering and consultation with a qualified expert. Discharge of water from the excavations to natural drainage channels, if needed, may entail securing a special permit.

10.2.6 Fill Material

The following sections provide our fill material recommendations for this project. The recommendations below are provided for the finished and raw water pipelines.

10.2.6.1 Reuse of On-site Soils

On-site and imported soils that exhibit relatively low to low-moderate plasticity indices are generally suitable for re-use as engineered fill for this project. Relatively low to low-moderate plasticity indices are defined as a plasticity index ([PI] ASTM D4318) value of 15 or less. The Atterberg limits tests performed on selected samples indicated that the samples tested ranged in PI values from 0 (Non-plastic, NP) to 31. Based on our test results, some of the on-site soils are not considered suitable for re-use as engineered fill, if supporting settlement-sensitive features for this project. Higher PI value soils (up to a PI value of 25) can be placed as trench backfill, provided these soils are situated deeper than 3 feet below a new pavement or slab surface and 1 or more foot above the top of the pipe. Additional field sampling and laboratory testing

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should be conducted by the contractor during construction to better screen for any unsuitable materials.

Suitable engineered fill should also not include organic material, construction debris, or other non-soil fill materials. Rock particles and clay lumps should not be larger than 3 inches in dimension. Unsuitable fill material should be disposed of offsite or in non-structural areas.

Generated excavation materials that contain oversize fraction shall not be used as engineered fill unless the material meets the criteria given above and/or the oversize fraction has been processed and removed from the material. Imported backfill material, if utilized, should meet the criteria for imported fill as presented in this report. An earthwork (shrinkage) factor of 5 to 15 percent for the on-site soils is estimated.

10.2.6.2 Imported Fill Material

Imported fill, if utilized, should consist of granular material with a very low or low expansion potential as discussed in this report. Import material in contact with ferrous metals should preferably have low corrosion potential (minimum electrical resistivity more than 2,000 ohm-cm, chloride content less than 25 parts per million [ppm]). In lieu of this, corrosion protection techniques (e.g., cathodic protection, pipe wrapping, etc.) can be implemented. Imported material in contact with concrete should have a soluble sulfate content of less than 0.1 percent. The geotechnical consultant should evaluate such materials and details of their placement prior to importation. A corrosion specialist should be consulted for recommendations.

10.3 Pipe Bedding and Modulus of Soil Reaction (E')

We recommend the pipeline being installed using cut-and-cover techniques be supported on 4 inches or 1/12 the outside diameter of the pipe of granular bedding material such as sand and gravel, or crushed rock meeting the MAG Section 702 Standard Specifications (Figure 4). Pea gravel and/or crushed chips are not acceptable for this project. This bedding/pipe-zone backfill should extend 1 foot above the pipe crown. Care should be taken not to allow voids to form beneath the pipe (i.e., the pipe haunches should be continuously supported) to avoid damaging the pipeline. This may involve fill placement by hand or small compaction equipment. The pipe bedding should be moisture-conditioned and compacted as discussed in Section 10.4.

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The modulus of soil reaction (E´) is used to characterize the stiffness of soil backfill placed on the sides of buried pipelines for the purpose of evaluating deflection caused by the weight of the backfill over the pipe. For granular backfill soils for pipes, we recommend using an E´ value of 1,500 pounds per square inch (psi).E' for native materials will vary with material type and stiffness of the trench sidewalls. Approximate values of E' for the materials encountered in our borings based on US Bureau of Reclamation (2013) are presented in Table 3 below.

Table 3 – Modulus of Soil Reaction (E') for Native Soils

Trench Wall Soil Classification (USCS)	Approximate E' (psi)		
	Loose / Firm	Medium Dense / Stiff	Dense – Very Dense / Very Stiff-Hard
Sandy Silt/Clay (ML, CL)	200	500	1500
Silty/Clayey Sand and Gravel (SM, SC, SC/SM, GC)	400	700	2500
Sand (SP, GP)	700	1000	4000

10.4 Fill Placement and Compaction

In the bedding/pipe-zone, care should be taken not to allow voids to form beneath the pipe (i.e., the pipe haunches should be supported) to avoid damaging the pipeline. This may involve fill placement by hand or small compaction equipment. Pipe bedding guidelines are presented on Figure 4. Prior to the placement of any new fill or other construction, the exposed soil surface should be carefully evaluated by the geotechnical consultant for the presence of soft, loose, or wet native soils. Based on this evaluation, additional remediation may be needed. This additional remediation, if needed, should be addressed by the geotechnical consultant during the earthwork operations. This could include scarification of the exposed surface, drying or overexcavation of some materials may be appropriate.

In other areas where reuse of on-site soil as backfill is allowed, compaction of the clayey and fine-grained soils may be difficult since the lift thickness may need to be less than 8 inches (4 to 8 inches) and increased number of passes with compaction equipment may be needed to meet compaction requirements. Special care should be exercised to avoid damaging the pipe or other structures during the compaction of the backfill. Compaction should be accomplished in a manner that inhibits surface water infiltration as well as conveyance of subsurface moisture due to the intersection of natural drainages along the alignment.

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New engineered fill, including pipe zone material and final backfill material should be placed in horizontal lifts approximately 8 inches in loose thickness when compacted by mechanical methods. If non-conventional, hand operated, compaction equipment is employed horizontal lifts shall not exceed 4 inches in loose thickness. It is recommended that soil be compacted by appropriate mechanical methods at moisture content as outlined in Table 4.

Table 4 – Summary of Compaction Recommendations

Description	Percent Relative Compaction per ASTM D698	Moisture Content
Pipe Bedding	95 percent	±2 percent of optimum
Granular Trench Backfill – Within 2 feet below pavement	100 percent	
Non-Granular Trench Backfill – Within 2 feet below pavement	95 percent	
Trench Backfill –Deeper than 2 feet below pavement	95 percent	

Engineered fill used to raise grade will settle a portion of its height due to its own weight prior to construction of the foundation systems. The magnitude of this settlement will depend on the type of fill used. In general, the engineered fill recommended in this report is expected to settle about 1 percent of its height.

We recommend that new pavements and exterior flatwork, if any, located outside the new pipeline footprint be supported on an engineered fill. This zone of engineered fill should be measured from the bottom of the AB layer and should extend to a depth of 12 inches. The zone should be backfilled with engineered fill that is moisture-conditioned to moisture content slightly above optimum, and compacted to 95 percent (ASTM D698).

Prior to the placement of new engineered fill (as described above), the geotechnical consultant should carefully evaluate the resulting exposed surface. Backfilling should be accomplished by mechanical methods; compaction by flooding or jetting should not be permitted. In addition, particle sizes should not exceed 3 inches in diameter.

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10.5 Controlled Low Strength Material (CLSM)

It is our opinion that the backfill zone may be filled with CLSM. CLSM consists of a fluid, workable mixture of aggregate, Portland cement, and water. The use of CLSM has some advantages:

- A narrower backfill zone can be used, thereby minimizing the quantity of soil to be excavated and possibly reducing disturbance to the near-by traffic;
- Relatively higher E' values may be used (E'= 3,000 psi);
- The support given to the connecting pipes is generally better;
- Because little compaction is needed to place CLSM, there is less risk of damaging the connecting pipes; and
- CLSM can be batched to flow into irregularities in the trench bottom and walls.

The CLSM design mix should be in accordance with current MAG or Standard Specifications for Public Works Construction standards. Additional mix design information can be provided upon request. The 28-day strength of the material should be no less than 50 psi and no more than 120 psi.

Buoyant or uplift forces on the piping should be considered when using CLSM and prudent construction techniques may result in multiple pours to avoid inducing excessive uplift forces. Sufficient time should be provided to allow the CLSM to cure before placing additional lifts of CLSM or trench backfill.

10.6 Trenchless Installation

As indicated earlier, trenchless installation methods (i.e., jack-and-bore or micro-tunneling operations) may be implemented at larger intersections or key project locations. However, as previously described in Section 7.2, the presence of gravels and caliche nodules with varying degrees of cementation were observed in our borings which will be more difficult to excavate and will slow the rate of construction during construction.

Please note that drilling between the anticipated launching (jacking) and receiving pits was not performed during the field exploration. However, based on our knowledge of the site, caving of the pipe shaft may occur, particularly if relatively very loose to loose or wet surface soils are present. For stability and safety purposes, and to reduce ground movement, a perimeter shaft support system (carrier casing) should be installed as the excavation progresses.

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Following the installation of the utility inside the carrier casing, the annulus space should be in-filled with fine gravel or sand that is blown in with air from the ends or CLSM. A portion of the gravel or sand could be blown in first (so as to fill under the haunches of the utility) to reduce the potential for future movement of the pipe.

We recommend the contractor be responsible for the design of access shaft shapes, dimensions and ground support systems for the launching and receiving pit excavations so that such design can be compatible with their construction equipment and methods. Soldier piles with lagging or other types of shored excavations may serve as a suitable system for this project. Driven sheeting may be difficult to install because of hard ground conditions and the possibility of encountering buried gravel, cobbles, and or boulders. In addition, driven sheeting may cause real and perceived damage by vibrations to nearby structures.

Jacking reaction force is developed by passive soil pressure resistance to the jacking operation against the surface of the opposite wall of the jacking pit. For the case of a jacking pit geometry, which consists of a vertical face extending at a 1.5:1 (H:V) plane to the horizontal ground surface, an ultimate passive resistance of 600 pounds per square foot per foot of depth may be used (Figure 5). This value assumes no groundwater conditions. For different jacking pit geometry, we should be contacted for supplemental recommendations. A factor of safety of 2.0 should be used to calculate the allowable jacking pit resistance.

Surface subsidence associated with these operations was not evaluated as part of our analysis. Nevertheless, the contractor should implement a monitoring program during these operations to observe any ground movement above and adjacent to the pipe being installed. If signs of subsidence or disturbance are noted, construction operations should be stopped to address the ground movement. The integrity of nearby utilities, roadways and canal lining will need to be protected during these operations.

Excavations using trenchless construction techniques may encounter soils of little to no cohesion, as described previously in this report. If granular and/or cohesionless material occurs near the crown, the possibility exists for a “run-in” which could result in voids above the tunnel or a sinkhole at the ground surface. When granular materials are encountered at the invert, the possibility exists for bottom instability and difficulty in maintaining vertical alignment of the tunnel. Granular materials containing appreciable amounts of silt or clay behave more favorably to tunneling techniques than clean sands, although not as well as cohesive soils. The contractor should be made aware of the potential for the difficult tunneling conditions described above, and plan for them accordingly.

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In addition to the installation techniques described above, we also recommend that the installation of the pipe be continued with as little interruptions as possible. A delay in the advancement of pipe sections within the tunnel can allow for set-up of the surrounding soils in contact with the pipe, causing increased frictional resistance along the surface of the pipe.

10.7 T-Top Pavement Replacement

In AC paved areas over trench excavations, we recommend the use of MAG "T-Top" Type Trench Backfill (MAG detail 200-1) with respect to the AC and AB replacement at the surface of the trench excavations, in order to reduce the potential for distress due to differential settlement and water infiltration into the subsurface. This includes the removal of AC and AB to 1 foot or more laterally beyond the extent of each side of the installation trench and extending to a depth of 1 foot or more below the bottom of the asphalt layer.

In the T-Top, the thickness of AB should be 12 inches or match either the existing or design thickness, whichever is more. We recommend a seal be placed at the saw cut joint between the patch and the existing AC. Periodic maintenance of the pavement should be performed. The AC thickness should be in accordance with any COC design standards, or match the existing thickness, whichever is thicker.

10.8 Corrosion

The corrosion potential of the on-site materials across the three subdivisions was tested to evaluate its potential effect on the ferrous metals used along the project alignments. Our corrosion evaluation of the on-site soils is based on the results of our field and laboratory testing done for this project. A corrosion specialist should perform their own analysis.

Laboratory testing consisted of pH, minimum electrical resistivity, and chloride and soluble sulfate contents. The pH and minimum electrical resistivity tests were performed in general accordance with Arizona Test 236c, while sulfate and chloride tests were performed in accordance with Arizona Test 733 and 736, respectively. The results of these corrosivity tests are presented in Appendix B. A summary of the corrosivity tests are presented below in Table 5.

Table 5 – Summary of Corrosivity Testing Results

Project Alignments	pH	Resistivity (Ohm-cm)	Sulfate Content (%)	Chloride Content (ppm)
Arrowhead Meadows	7.3 to 7.8	2,211 to 3,015	0.0002 to 0.0010	8 to 16
Tyson Manor	7.4 to 7.6	2,010 to 2,613	0.0004 to 0.0007	10 to 13
Sunset Manor	6.9 to 7.7	2,144 to 2,546	0.0003 to 0.0011	13 to 31

The results of the laboratory testing indicate that the on-site are corrosive to ferrous materials. To reduce the corrosion potential of buried metallic utilities, we recommend that topsoil, organic soils, soils, and mixtures of sand and clay not be placed adjacent to buried metallic utilities. Rather, we suggest that sand or gravel be placed around buried metal piping. Also, buried utilities of different metallic construction or operating temperatures should be electrically isolated from each other to minimize galvanic corrosion problems. In addition, new piping should be electrically isolated from old piping, if any, so that the old metal will not increase the corrosion rate of the new metal. A corrosion specialist should be consulted for further recommendations.

10.9 Concrete

Laboratory chemical tests performed on an on-site soil samples indicated a sulfate content ranged between 0.0002 to 0.0011 percent by weight, which represents a negligible sulfate exposure for concrete. Based on the following American Concrete Institute (ACI) table (Table 6), the on-site soils should be considered to have negligible sulfate exposure to concrete. Based on the sulfate test results, and based on our experience with similar soil conditions, the specific use of the facility, and nearby practice, we however recommend the use of sulfate resistant cement (Type II or similar) for construction of concrete structures at this site. Due to potential uncertainties as to the use of reclaimed irrigation water, or topsoil that may contain higher sulfate contents, pozzolan or admixtures designed to increase sulfate resistance may be considered.

Table 6 – ACI Requirements for Concrete Exposed to Sulfate-Containing Soil

Sulfate Exposure	Water-Soluble Sulfate (SO_4) in Soil, Percentage by Weight	Cement Type	Water-Cementitious Materials Ratio, by Weight, Normal-Weight Aggregate Concrete[1]	f'c, Normal-Weight and Lightweight Aggregate Concrete, psi x 0.00689 for MPa
Negligible	0.00 - 0.10	--	--	--
Moderate[2]	0.10 - 0.20	II, IP(MS), IS (MS)	0.50 or less	4,000 or more
Severe	0.20 - 2.00	V	0.45 or less	4,500 or more
Very severe	Over 2.00	V plus pozzolan[3]	0.45 or less	4,500 or more

Notes:

[1] A lower water-cementitious materials ratio or higher strength may be needed for low permeability or for protection against corrosion of embedded items or freezing and thawing (ACI Table 4.2.2).

[2] Seawater.

[3] Pozzolan that has been evaluated by test or service record to improve sulfate resistance when used in concrete containing Type V cement.

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We recommend that the structural concrete have a water-cementitious materials ratio no more than 0.50 by weight for normal weight aggregate concrete. The structural engineer should ultimately select the concrete design strength based on the project specific loading conditions. Higher strength concrete may be selected for increased durability and resistance to slab curling and shrinkage cracking.

10.10 Site Drainage

Positive surface drainage should be provided to divert water away from the trench zone and pavements. Surface water should not be permitted to pond over the trench zone or on pavement surfaces after construction. Water that is pumped out of the trench should be done so in an area that drains the water away from the trench.

10.11 Pre-Construction Conference

We recommend that a pre-construction conference be held. Representatives of the owner, civil engineer, the geotechnical consultant, and the contractor should be in attendance to discuss the project plans and schedule. Our office should be notified if the project description included herein is incorrect, or if the project characteristics are significantly changed.

10.12 Construction Observation and Testing

During construction operations, we recommend that a qualified geotechnical consultant perform observation and testing services for the project. These services should be performed to evaluate exposed subgrade conditions, including the extent and depth of overexcavation, to evaluate the suitability of the on-site materials for use as fill and to observe placement and test compaction of fill soils. If another geotechnical consultant is selected to perform observation and testing services for the project, we request that the selected consultant provide a letter to the owner, with a copy to Ninyo & Moore, indicating that they fully understand our recommendations and they are in full agreement with the recommendations contained in this report. Qualified subcontractors utilizing appropriate techniques and construction materials should perform construction of the proposed improvements.

11 LIMITATIONS

The field evaluation, laboratory testing, and geotechnical analyses presented in this geotechnical report have been conducted in general accordance with current practice and the standard of care exercised by geotechnical consultants performing similar tasks in the project area. No warranty, expressed or implied, is made regarding the conclusions, recommendations, and opinions presented in this report. There is no evaluation detailed enough to reveal every

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subsurface condition. Variations may exist and conditions not observed or described in this report may be encountered during construction. Uncertainties relative to subsurface conditions can be reduced through additional subsurface exploration. Additional subsurface evaluation will be performed upon request. Please also note that our evaluation was limited to assessment of the geotechnical aspects of the project, and did not include evaluation of structural issues, environmental concerns, or the presence of hazardous materials.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires additional information or has questions regarding the content, interpretations presented, or completeness of this document.

This report is intended for design purposes only. It does not provide sufficient data to prepare an accurate bid by contractors. It is suggested that the bidders and their geotechnical consultant perform an independent evaluation of the subsurface conditions in the project areas. The independent evaluations may include, but not be limited to, review of other geotechnical reports prepared for the adjacent areas, site reconnaissance, and additional exploration and laboratory testing.

Our conclusions, recommendations, and opinions are based on an analysis of the observed site conditions. If geotechnical conditions different from those described in this report are encountered, our office should be notified and additional recommendations, if warranted, will be provided upon request. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

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FIGURES

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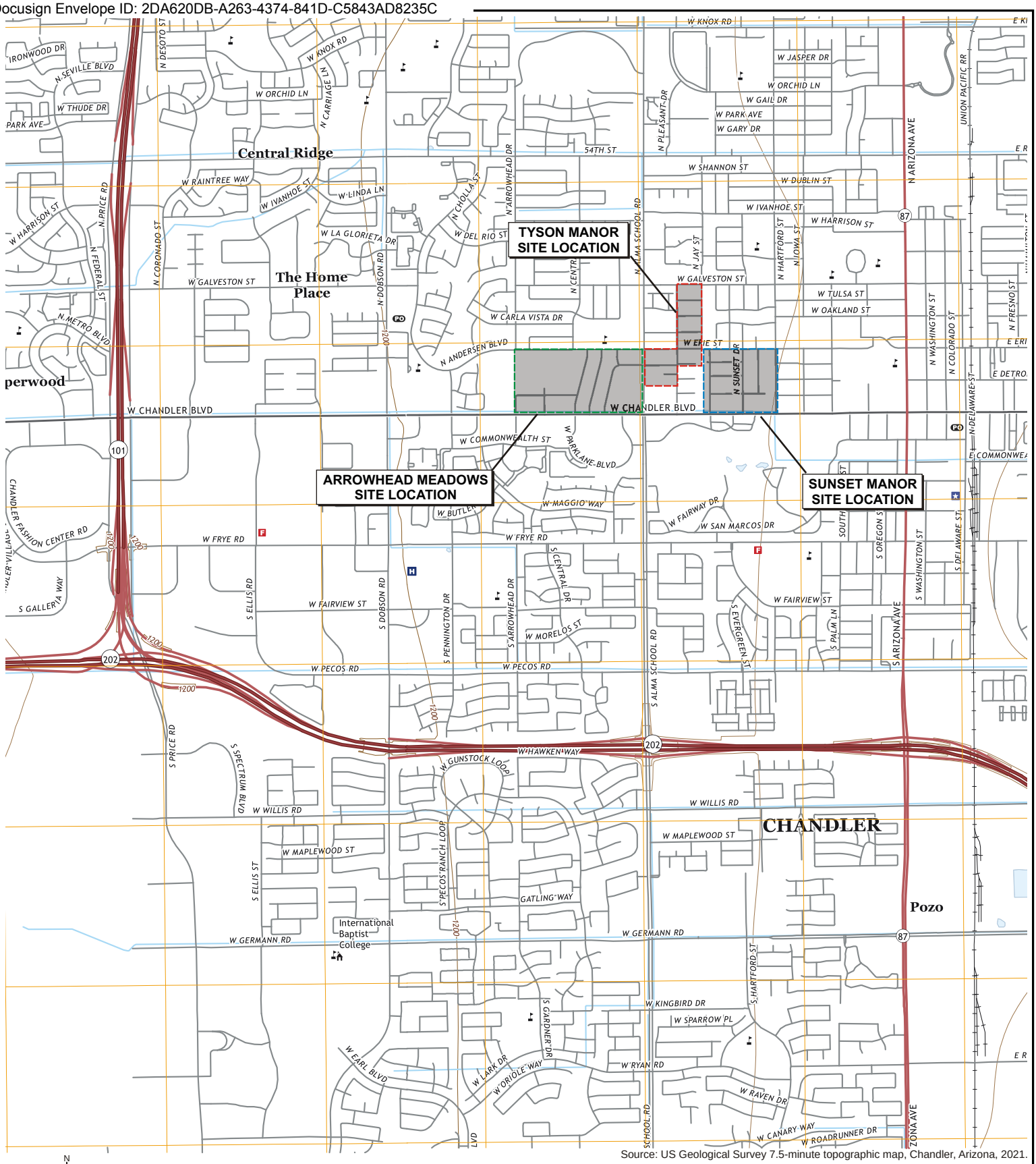

Source: US Geological Survey 7.5-minute topographic map, Chandler, Arizona, 2021.

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FEET

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NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

FIGURE 1

SITE LOCATIONS

CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

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Source: NAVTEQ, 03/22.

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NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

FIGURE 2A

BORING LOCATIONS - ARROWHEAD MEADOWS

CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

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Source: NAVTEQ, 03/22.

NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

FIGURE 2B

BORING LOCATIONS - TYSON MANOR

CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

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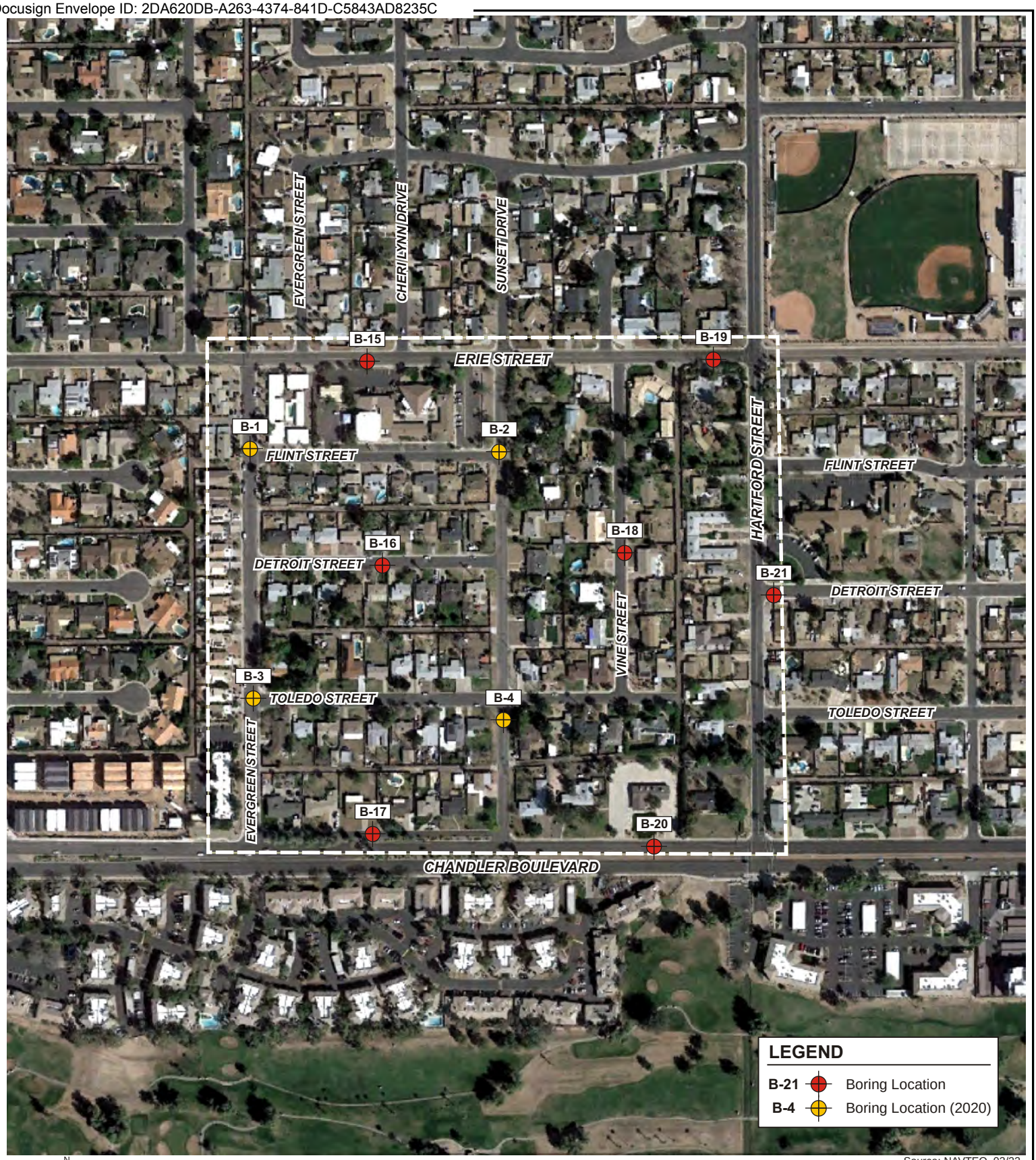

Source: NAVTEQ, 03/22.

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NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

FIGURE 2C

BORING LOCATIONS - SUNSET MANOR

CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

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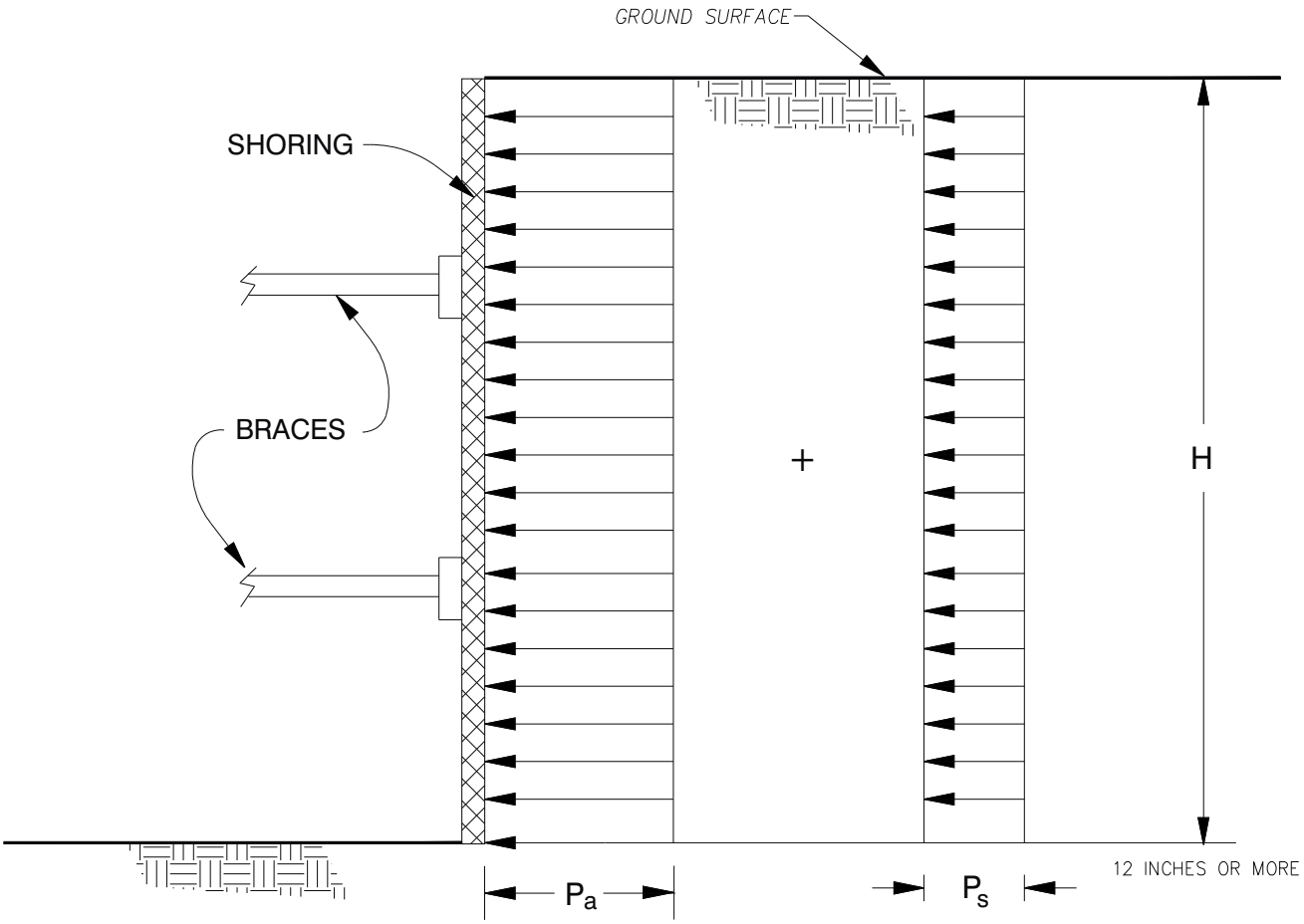

NOTES:

1. APPARENT LATERAL EARTH PRESSURE, P_a
   P_a = 29H psf
2. CONSTRUCTION TRAFFIC INDUCED SURCHARGE PRESSURE, P_s
   P_s = 120 psf
3. ASSUMES GROUNDWATER IS NOT PRESENT
4. SURCHARGES FROM EXCAVATED SOIL OR CONSTRUCTION MATERIALS ARE NOT INCLUDED
5. H IS IN FEET

FIGURE 3

LATERAL EARTH PRESSURES FOR BRACED EXCAVATION

CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

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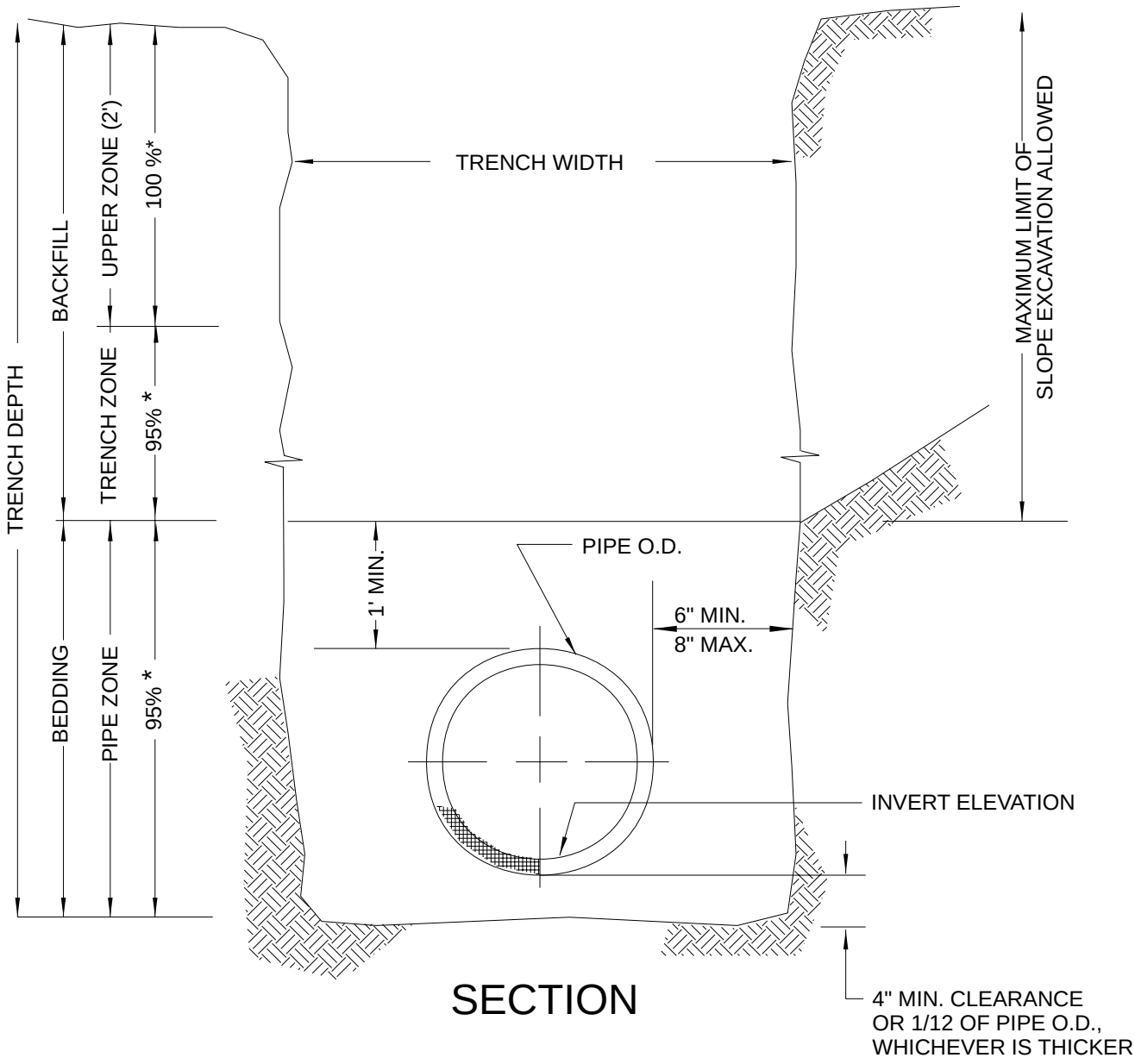

SECTION

NOTES

* Indicates minimum relative compaction (see report for details).

Upper zone required for pavement areas only.

Diagram not drawn to scale.

NOT TO SCALE

NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

FIGURE 4

PIPE BEDDING GUIDELINES

CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

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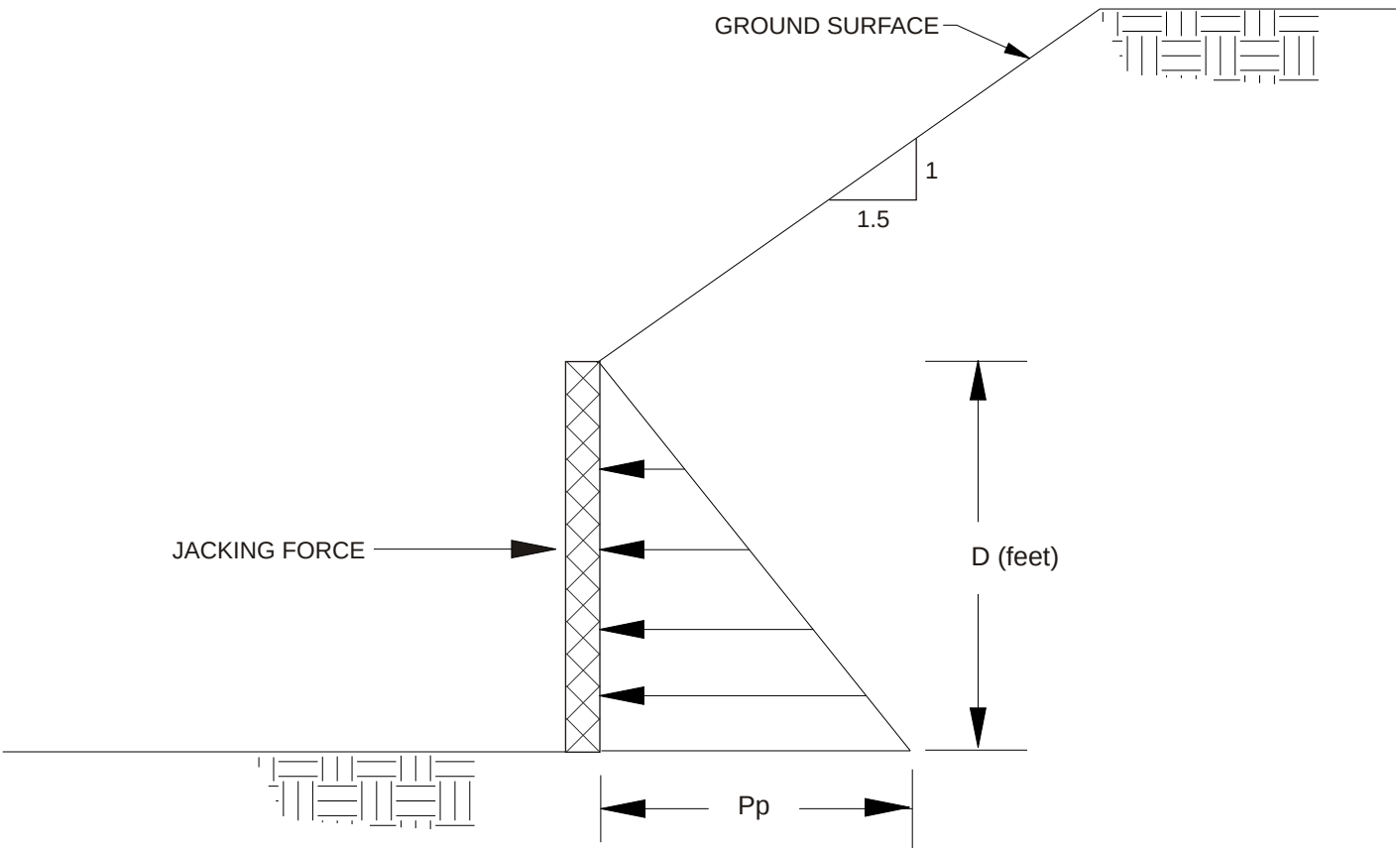

ASSUMPTIONS AND NOTES

1. NO GROUNDWATER
2. JACKING PIT GEOMETRY AS SHOWN
3. Pp = 600D psf

NOT TO SCALE

NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

FIGURE 5

JACKING FORCE RESISTANCE DIAGRAM

CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

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APPENDIX A

Boring Logs

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APPENDIX A

BORING LOGS

Field Procedure for the Collection of Disturbed Samples
Disturbed soil samples were obtained in the field using the following methods.

Bulk Samples
Bulk samples of representative earth materials were obtained from the exploratory borings. The samples were bagged and transported to the laboratory for testing.

The Standard Penetration Test (SPT) Sampler
Disturbed drive samples of earth materials were obtained by means of a SPT sampler. The sampler is composed of a split barrel with an external diameter of 2 inches and an unlined internal diameter of 1-3/8 inches. The sampler was driven up to 18 inches into the ground with a 140-pound hammer falling freely from a height of 30 inches in general accordance with ASTM D1586. The blow counts were recorded for every 6 inches of penetration; the blow counts reported on the logs are those for the last 12 inches of penetration. Soil samples were observed and removed from the sampler, bagged, sealed, and transported to the laboratory for testing.

Field Procedure for the Collection of Relatively Undisturbed Samples
Relatively undisturbed soil samples were obtained in the field using the following method.

The Modified Split-Barrel Drive Sampler
The sampler, with an external diameter of 3.0 inches, was lined with 1-inch long, thin brass rings with inside diameters of approximately 2.4 inches. The sample barrel was driven into the ground with a 140-pound hammer falling freely from a height of 30 inches in general accordance with ASTM D3550. The approximate length of the fall, the weight of the hammer or bar, and the number of blows per foot of driving are presented on the boring logs as an index to the relative resistance of the materials sampled. The samples were removed from the sample barrel in the brass rings, sealed, and transported to the laboratory for testing.

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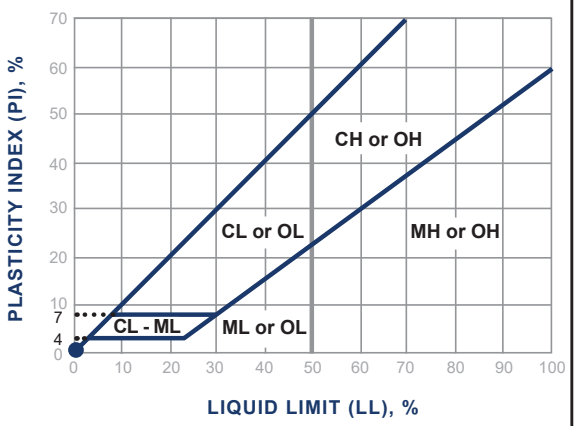
Soil Classification Chart Per ASTM D 2488

Primary Divisions			Secondary Divisions	
			Group Symbol	Group Name
COARSE-GRAINED SOILS more than 50% retained on No. 4 sieve	**GRAVEL** more than 50% of coarse fraction retained on No. 4 sieve	CLEAN GRAVEL less than 5% fines	GW	well-graded GRAVEL
			GP	poorly graded GRAVEL
		GRAVEL with DUAL CLASSIFICATIONS 5% to 12% fines	GW-GM	well-graded GRAVEL with silt
			GP-GM	poorly graded GRAVEL with silt
			GW-GC	well-graded GRAVEL with clay
			GP-GC	poorly graded GRAVEL with
		GRAVEL with FINES more than 12% fines	GM	silty GRAVEL
			GC	clayey GRAVEL
			GC-GM	silty, clayey GRAVEL
	SAND 50% or more of coarse fraction passes No. 4 sieve	CLEAN SAND less than 5% fines	SW	well-graded SAND
			SP	poorly graded SAND
		SAND with DUAL CLASSIFICATIONS 5% to 12% fines	SW-SM	well-graded SAND with silt
			SP-SM	poorly graded SAND with silt
			SW-SC	well-graded SAND with clay
			SP-SC	poorly graded SAND with clay
		SAND with FINES more than 12% fines	SM	silty SAND
			SC	clayey SAND
			SC-SM	silty, clayey SAND
FINE-GRAINED SOILS 50% or more passes No. 200 sieve	**SILT and CLAY** liquid limit less than 50%	INORGANIC	CL	lean CLAY
			ML	SILT
			CL-ML	silty CLAY
		ORGANIC	OL (PI > 4)	organic CLAY
			OL (PI < 4)	organic SILT
	SILT and CLAY liquid limit 50% or more	INORGANIC	CH	fat CLAY
			MH	elastic SILT
		ORGANIC	OH (plots on or above "A"-line)	organic CLAY
			OH (plots below "A"-line)	organic SILT
	Highly Organic Soils		PT	Peat

Grain Size

Description		Sieve Size	Grain Size	Approximate Size
Boulders		> 12"	> 12"	Larger than basketball-sized
Cobbles		3 - 12"	3 - 12"	Fist-sized to basketball-sized
Gravel	Coarse	3/4 - 3"	3/4 - 3"	Thumb-sized to fist-sized
	Fine	#4 - 3/4"	0.19 - 0.75"	Pea-sized to thumb-sized
Sand	Coarse	#10 - #4	0.079 - 0.19"	Rock-salt-sized to pea-sized
	Medium	#40 - #10	0.017 - 0.079"	Sugar-sized to rock-salt-sized
	Fine	#200 - #40	0.0029 - 0.017"	Flour-sized to sugar-sized
Fines		Passing #200	< 0.0029"	Flour-sized and smaller

Plasticity Chart



Apparent Density - Coarse-Grained Soil

Apparent Density	Spooling Cable or Cathead		Automatic Trip Hammer	
	SPT (blows/foot)	Modified Split Barrel (blows/foot)	SPT (blows/foot)	Modified Split Barrel (blows/foot)
Very Loose	≤ 4	≤ 8	≤ 3	≤ 5
Loose	5 - 10	9 - 21	4 - 7	6 - 14
Medium Dense	11 - 30	22 - 63	8 - 20	15 - 42
Dense	31 - 50	64 - 105	21 - 33	43 - 70
Very Dense	> 50	> 105	> 33	> 70

Consistency - Fine-Grained Soil

Consis-tency	Spooling Cable or Cathead		Automatic Trip Hammer	
	SPT (blows/foot)	Modified Split Barrel (blows/foot)	SPT (blows/foot)	Modified Split Barrel (blows/foot)
Very Soft	< 2	< 3	< 1	< 2
Soft	2 - 4	3 - 5	1 - 3	2 - 3
Firm	5 - 8	6 - 10	4 - 5	4 - 6
Stiff	9 - 15	11 - 20	6 - 10	7 - 13
Very Stiff	16 - 30	21 - 39	11 - 20	14 - 26
Hard	> 30	> 39	> 20	> 26

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USCS METHOD OF SOIL CLASSIFICATION

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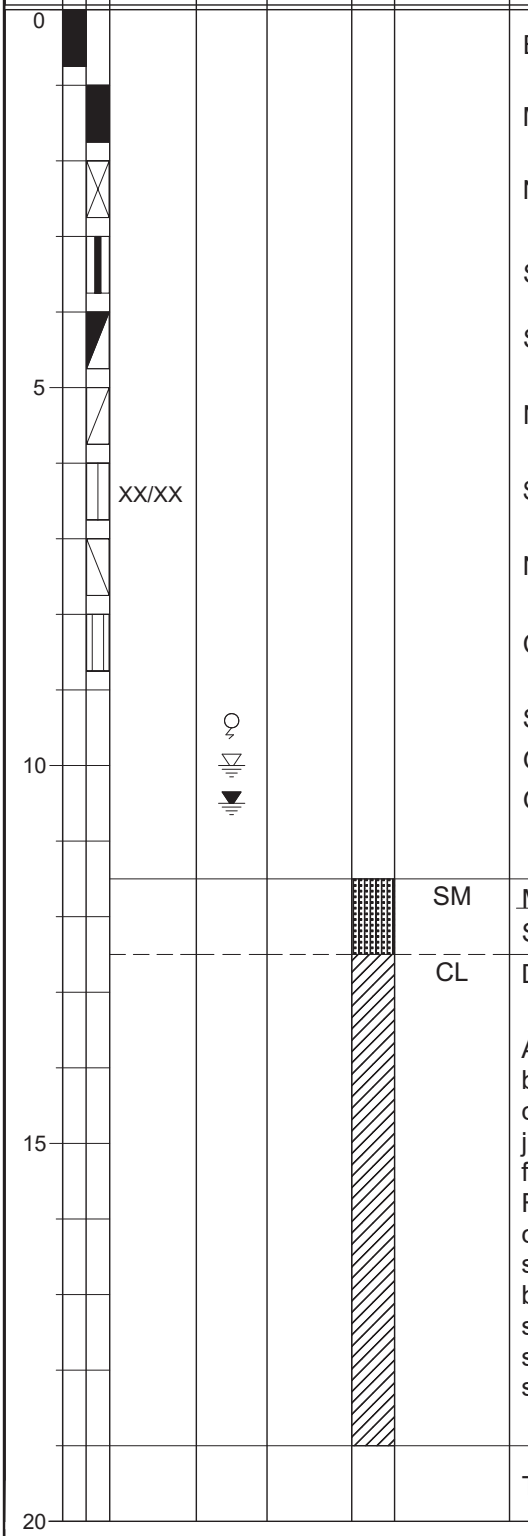
BORING LOG EXPLANATION SHEET



Bulk sample.

Modified split-barrel drive sampler.

No recovery with modified split-barrel drive sampler.

Sample retained by others.

Standard Penetration Test (SPT).

No recovery with a SPT.

Shelby tube sample. Distance pushed in inches/length of sample recovered in inches.

No recovery with Shelby tube sampler.

Continuous Push Sample.

Seepage.

Groundwater encountered during drilling.

Groundwater measured after drilling.

MAJOR MATERIAL TYPE (SOIL):

Solid line denotes unit change.

Dashed line denotes material change.

Attitudes: Strike/Dip
b: Bedding
c: Contact
j: Joint
f: Fracture
F: Fault
cs: Clay Seam
s: Shear
bss: Basal Slide Surface
sf: Shear Fracture
sz: Shear Zone
sbs: Shear Bedding Surface

The total depth line is a solid line that is drawn at the bottom of the boring.

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DATE DRILLED 3/14/23 BORING NO. B-1

GROUND ELEVATION 1,197' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 2 inches thick.
							AGGREGATE BASE: Approximately 4 inches thick.
						CL	ALLUVIUM: Brown, dry, very stiff, lean CLAY with sand.
		14	9.4	118.2			
		21					Hard; scattered caliche nodules.
5							
		26	9.1	110.2			Very stiff.
						SM	Brown, dry, medium dense, silty SAND; few fine gravel.
						CL	Brown, dry to moist, hard, lean CLAY with sand; scattered caliche nodules.
		34					
10							Total Depth = 10 feet.
							Groundwater not encountered during drilling.
							Backfilled and asphalt concrete patched on 3/14/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
15							
20							

FIGURE A- 1

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DATE DRILLED 3/14/23 BORING NO. B-2

GROUND ELEVATION 1,199' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 4 inches thick.
							AGGREGATE BASE: Approximately 3 inches thick.
						CL	ALLUVIUM: Brown, moist, very stiff, lean CLAY with sand; scattered caliche nodules.
		17					
		38	15.2	110.7			Hard.
5		43					
		58					
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/14/23 shortly after completion of drilling.
15							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report. The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
20							

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATE DRILLED 3/14/23 BORING NO. B-3

GROUND ELEVATION 1,202' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 2 inches thick.
							AGGREGATE BASE: Approximately 4 inches thick.
		12	11.4	107.6		SC	FILL: Brown, dry to moist, loose, clayey SAND.
		11				SC	ALLUVIUM: Brown, dry, medium dense, clayey SAND; scattered caliche nodules.
5		45	6.0	112.0			Dense.
						SM	Brown, dry, dense, silty SAND.
		22				SP	Brown, dry, dense, poorly graded SAND; trace clay.
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/14/23 shortly after completion of drilling.
15							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report. The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
20							

FIGURE A- 3

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DATE DRILLED 3/16/23 BORING NO. B-4

GROUND ELEVATION 1,201' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 4 inches thick.
							AGGREGATE BASE: Approximately 3 inches thick.
						SC	ALLUVIUM: Brown, dry, medium dense, clayey SAND; scattered caliche nodules.
		14					
		28	14.3	105.4			
5							
		18					Few fine gravel.
		20					
10						SM	Brown, dry, medium dense, silty SAND.
							Total Depth = 10 feet.
							Groundwater not encountered during drilling.
							Backfilled and asphalt concrete patched on 3/16/23 shortly after completion of drilling.
15							
20							

Notes:
Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.

The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATE DRILLED 3/14/23 BORING NO. B-5

GROUND ELEVATION 1,201' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 2 inches thick.
							AGGREGATE BASE: Approximately 4 inches thick.
						CL	ALLUVIUM: Brown, moist to dry, very stiff, lean CLAY with sand; scattered caliche nodules.
		23	18.8	105.9			
		18					
5		50/5"	10.9	108.0			Hard.
		27				SM	Brown, dry, dense, silty SAND; trace clay; scattered caliche nodules.
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/14/23 shortly after completion of drilling.
15							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report. The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
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FIGURE A- 5

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DATE DRILLED 3/14/23 BORING NO. B-6

GROUND ELEVATION 1,203' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 2 inches thick.
							AGGREGATE BASE: Approximately 4 inches thick.
						SC	ALLUVIUM: Brown, moist, medium dense, clayey SAND.
		8					
		24	12.3	109.7			
5							
		9				SM	Brown, dry, medium dense, silty SAND.
		68/11"					Very dense.
						SC	Brown, dry, very dense, clayey SAND; scattered caliche nodules.
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/14/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
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FIGURE A- 6

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CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

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DATE DRILLED 3/16/23 BORING NO. B-7

GROUND ELEVATION 1,202' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 2 inches thick.
							AGGREGATE BASE: Approximately 4 inches thick.
						SC	ALLUVIUM: Brown, dry, medium dense, clayey SAND.
		17	10.5	109.1			
		7					Loose.
5							
		22	9.2	112.8			Medium dense.
		11					
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/16/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
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FIGURE A- 7

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CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

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DATE DRILLED 3/16/23 BORING NO. B-8

GROUND ELEVATION 1,204' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 5 inches thick.
							AGGREGATE BASE: Approximately 3 inches thick.
						SC	ALLUVIUM: Brown, moist, medium dense, clayey SAND.
		11					
		32	15.2	110.9			
5							
						CL	Brown, dry, hard, sandy lean CLAY; scattered caliche nodules.
		22					
		28					
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/16/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report. The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
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FIGURE A- 8

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DATE DRILLED 3/15/23 BORING NO. B-9

GROUND ELEVATION 1,203' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 4 inches thick.
							AGGREGATE BASE: Approximately 5 inches thick.
						CL	ALLUVIUM: Brown, dry, hard, sandy lean CLAY; scattered caliche nodules.
		34	17.6	104.3			
		14					Very stiff.
5							
		45	6.6	113.1			Hard.
						SM	Brown, dry, dense, silty SAND; few fine gravel.
		20					
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/15/23 shortly after completion of drilling.
15							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report. The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
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FIGURE A- 9

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CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

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DATE DRILLED 3/15/23 BORING NO. B-10

GROUND ELEVATION 1,204' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 3 inches thick.
							AGGREGATE BASE: Approximately 4 inches thick.
						CL	ALLUVIUM: Brown, dry to moist, very stiff, sandy lean CLAY; scattered caliche nodules.
		13					
		36	17.8	104.1			Hard.
5							
		24					
		20				SM	Brown,dry, medium dense, silty SAND; trace clay; scattered caliche nodules.
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/15/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
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FIGURE A- 10

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CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

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DATE DRILLED 3/15/23 BORING NO. B-11

GROUND ELEVATION 1,204' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 3 inches thick.
							AGGREGATE BASE: Approximately 5 1/2 inches thick.
						SC	ALLUVIUM: Brown, dry to moist, loose, clayey SAND.
		12	10.2	113.8			
		10					Medium dense.
5							
		73	16.2	95.6			Very dense; scattered caliche nodules.
		30					Dense.
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/15/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
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FIGURE A- 11

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CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

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DATE DRILLED 3/15/23 BORING NO. B-12

GROUND ELEVATION 1,204' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 3 inches thick.
							AGGREGATE BASE: Approximately 3 inches thick.
						SC	ALLUVIUM: Brown, dry to moist, medium dense, clayey SAND.
		14					
		36	14.2	109.7			
5		49					Very dense; scattered caliche nodules.
		50/3"					Dry.
							Total Depth = 9.3 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/15/23 shortly after completion of drilling.
10							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
15							
20							

FIGURE A- 12

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CHANDLER, ARIZONA

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DATE DRILLED 3/15/23 BORING NO. B-13

GROUND ELEVATION 1,205' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 3 inches thick.
							AGGREGATE BASE: Approximately 3 inches thick.
						SC	ALLUVIUM: Brown, moist to dry, medium dense, clayey SAND.
		30	15.6	113.9			
		23					Dense; scattered caliche nodules.
5							
		77/10"	13.3	104.5			Very dense.
		88/11"					
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/15/23 shortly after completion of drilling.
15							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
20							

FIGURE A- 13

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CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

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DATE DRILLED 3/15/23 BORING NO. B-14

GROUND ELEVATION 1,205' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 4 1/2 inches thick.
							AGGREGATE BASE: Approximately 3 inches thick.
						CL	ALLUVIUM: Brown, moist to dry, very stiff, sandy lean CLAY; scattered caliche nodules.
		18					
		30	14.6	107.3			Hard.
5							
		30					
		63					
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/15/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
15							
20							

FIGURE A- 14

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DATE DRILLED 3/16/23 BORING NO. B-15

GROUND ELEVATION 1,205' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 4 inches thick.
							AGGREGATE BASE: Approximately 4 inches thick.
						SC	ALLUVIUM: Brown, dry to moist, medium dense, clayey SAND.
		21	15.5	110.2			
		14					
5							
		21				SP	Brown, dry, medium dense, poorly graded SAND.
						SM	Brown, dry, medium dense, silty SAND; trace coarse gravel.
		17					
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/16/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
15							
20							

FIGURE A- 15

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CHANDLER, ARIZONA

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DATE DRILLED 3/15/23 BORING NO. B-16

GROUND ELEVATION 1,206' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 2 inches thick.
							AGGREGATE BASE: Approximately 4 inches thick.
						CL	ALLUVIUM: Brown, dry, very stiff, sandy lean CLAY; scattered caliche nodules.
		15					
		19	18.2	103.5			
5							
		26					Hard.
		26					Very stiff.
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/15/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
15							
20							

FIGURE A- 16

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CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATE DRILLED 3/15/23 BORING NO. B-17

GROUND ELEVATION 1,208' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 3 inches thick.
							AGGREGATE BASE: Approximately 4 inches thick.
						SC	ALLUVIUM: Brown, dry to moist, medium dense, clayey SAND.
		9					No recovery; coarse gravel.
		19	15.6	98.4			
5						SM	Brown, dry, medium dense, silty SAND; trace fine gravel.
		11					
		26				SC	Brown, moist, medium dense, clayey SAND.
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/15/23 shortly after completion of drilling.
15							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
20							

FIGURE A- 17

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CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATE DRILLED 3/15/23 BORING NO. B-18

GROUND ELEVATION 1,207' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 3 1/2 inches thick.
							AGGREGATE BASE: Approximately 4 inches thick.
						CL	ALLUVIUM: Brown, moist, very stiff, lean CLAY with sand; scattered caliche nodules.
		21	15.5	110.7			
		19					
5							
		32	16.5	106.9			Hard.
		10					Stiff.
						SM	Brown, dry, medium dense, silty SAND.
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/15/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
15							
20							

FIGURE A- 18

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATE DRILLED 3/16/23 BORING NO. B-19

GROUND ELEVATION 1,207' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 4 inches thick.
							AGGREGATE BASE: Approximately 4 inches thick.
						CL	ALLUVIUM: Brown, moist to dry, very stiff, sandy lean CLAY; scattered caliche nodules.
		25	18.8	103.9			
		19					
5							
		20	13.1	99.6		SM	Brown, dry, medium dense, silty SAND.
		7					Loose.
10							
						SC	Brown, dry, very dense, clayey SAND; scattered caliche nodules.
		39					
15							Total Depth = 15 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/16/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
20							

FIGURE A- 19

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATE DRILLED 3/16/23 BORING NO. B-20

GROUND ELEVATION 1,211' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 3 inches thick.
							AGGREGATE BASE: Approximately 4 inches thick.
						SC	ALLUVIUM: Brown, dry, medium dense, clayey SAND.
		16					
		22	9.6	105.3			
5							
						CL	Brown, dry, very stiff, sandy lean CLAY; scattered caliche nodules.
		12					
		45					Hard.
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/16/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
15							
20							

FIGURE A- 20

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CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATE DRILLED 3/16/23 BORING NO. B-21

GROUND ELEVATION 1,208' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (GSI)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY SDN

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 3 inches thick.
							AGGREGATE BASE: Approximately 3 inches thick.
						CL	ALLUVIUM: Brown, moist, stiff, sandy lean CLAY.
		12	16.4	110.1			
		20					Very stiff.
5							
		25	11.4	115.5		SM	Brown, dry to moist, medium dense, silty SAND.
						CL	Brown, dry to moist, hard, sandy lean CLAY; scattered caliche nodules.
		21					
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/16/23 shortly after completion of drilling.
							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
15							
20							

FIGURE A- 21

Ninyo & Moore
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CHANDLER WATER MAIN REPLACEMENT 2022
CHANDLER, ARIZONA

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

APPENDIX B

Laboratory Testing

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

APPENDIX B

LABORATORY TESTING

Classification
Soils were visually and texturally classified in accordance with the Unified Soil Classification System (USCS) in general accordance with ASTM D2488. Soil classifications are indicated on the logs of the exploratory borings in Appendix A.

In-Place Moisture and Density Tests
The moisture content and dry density of relatively undisturbed samples obtained from the exploratory borings were evaluated in general accordance with ASTM D2937. The test results are presented on the logs of the exploratory borings in Appendix A.

Gradation Analysis
Gradation analysis tests were performed on selected representative soil samples in general accordance with ASTM D422. The grain-size distribution curves are shown on Figures B-1 through B-10. These test results were utilized in evaluating the soil classifications in accordance with the USCS.

Atterberg Limits
Atterberg Limits Tests were performed on selected representative fine-grained soil samples to evaluate the liquid limit, plastic limit, and plasticity index in general accordance with ASTM D4318. These test results were utilized to evaluate the soil classification in accordance with the USCS. The test results and classifications are shown on Figures B-11 and B-12.

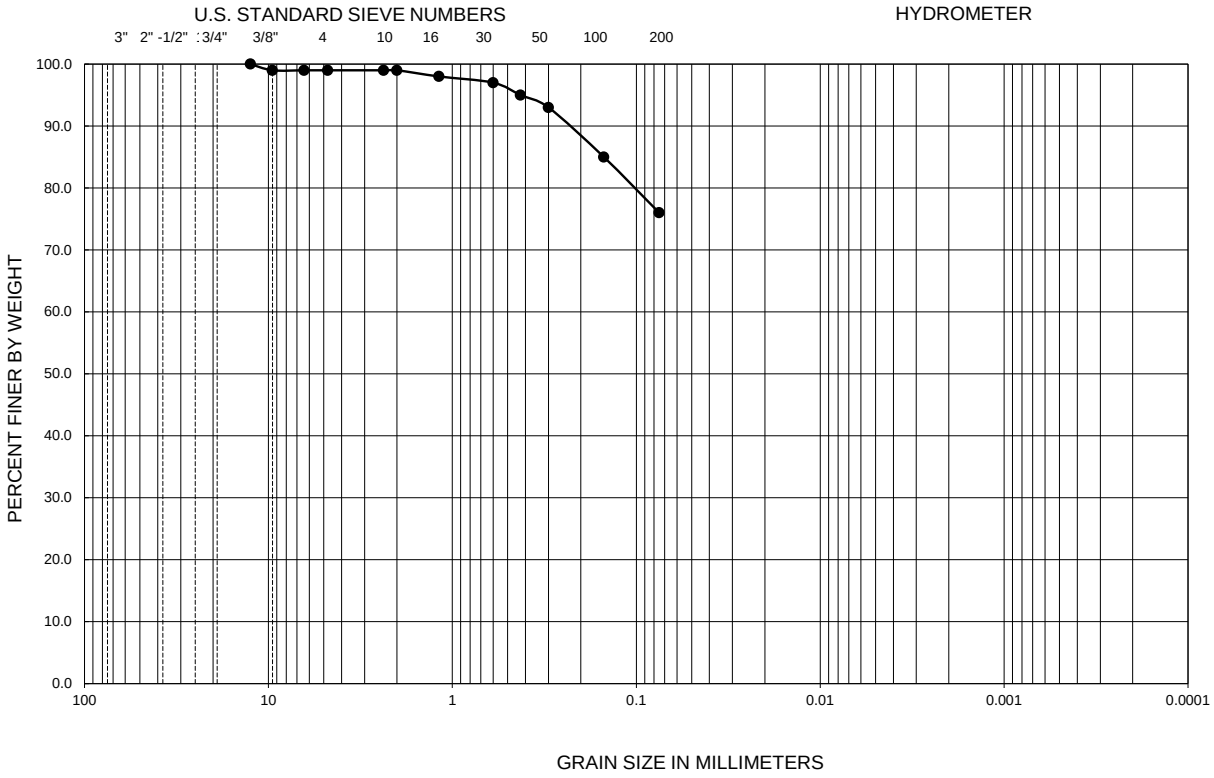
Proctor Density Tests
The maximum dry density and optimum moisture content of selected representative soil samples were evaluated using the Standard Proctor method in general accordance with ASTM D698. The results of these tests are summarized on Figures B-13 and B-14.

Consolidation Tests
Consolidation tests were performed on selected relatively undisturbed soil samples in general accordance with ASTM D2435. The samples were inundated during testing to represent adverse field conditions. The percent of consolidation for each load cycle was recorded as a ratio of the amount of vertical compression to the original height of the sample. The results of the tests are summarized on Figures B-15 and B-16.

Soil Corrosivity Tests
Soil pH and minimum resistivity tests were performed on a representative sample in general accordance with Arizona test method, ARIZ 236c. The chloride content of the selected sample was evaluated in general accordance with ARIZ 736. The sulfate content of the selected sample was evaluated in general accordance with ARIZ 733. The test results are shown on Figures B-17 and B-18.

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY



Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D_{10}	D_{30}	D_{60}	C_u	C_c	Passing No. 200 (percent)	USCS
●	B-1	3.5-5.0	44	19	25	--	--	--	--	--	76.0	CL

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-1

GRADATION TEST RESULTS

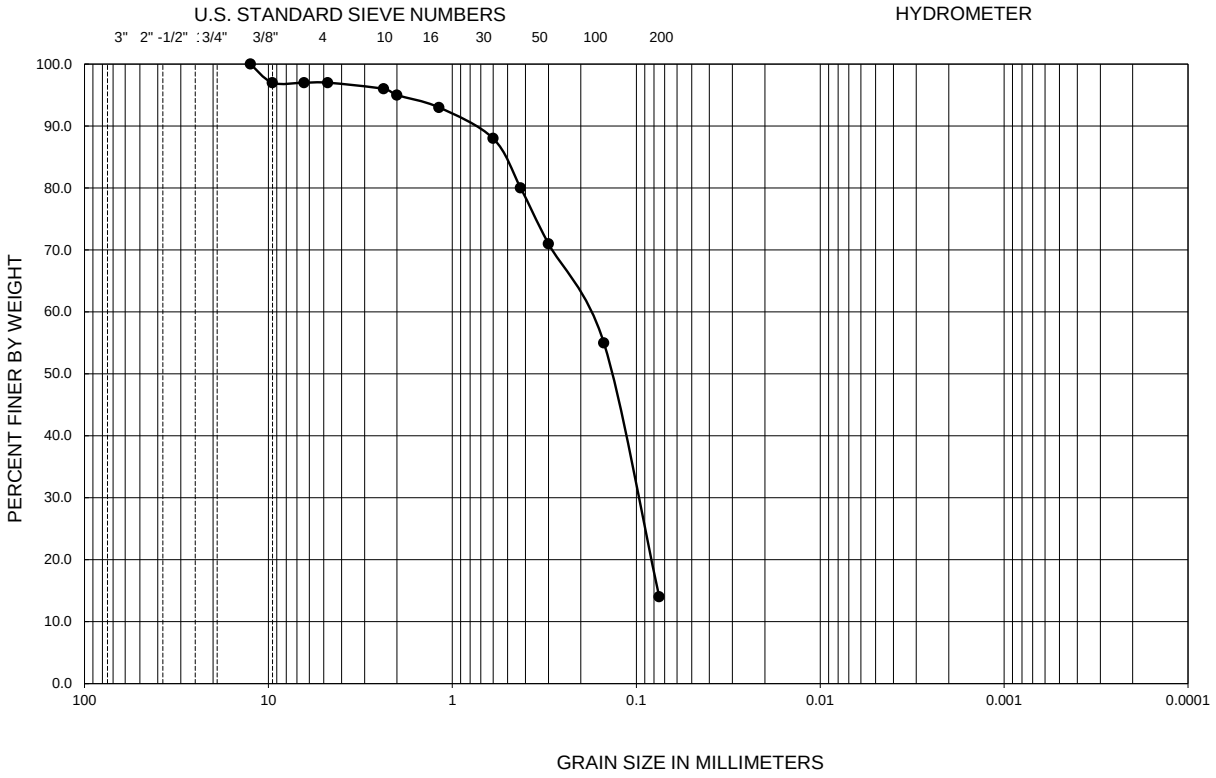
CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY



Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D_{10}	D_{30}	D_{60}	C_u	C_c	Passing No. 200 (percent)	USCS
●	B-4	1.0-2.5	52	21	31	--	0.097	0.19	--	--	14.0	SC

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-2

GRADATION TEST RESULTS

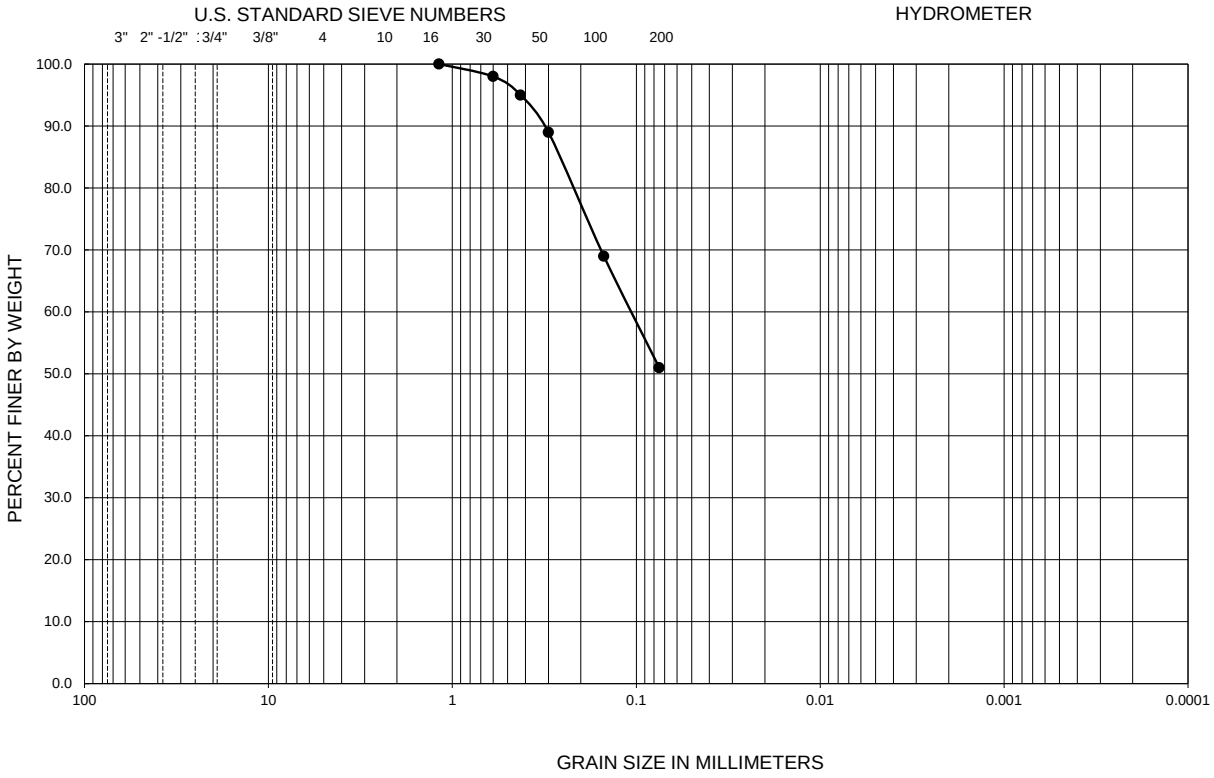
CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY



Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D_{10}	D_{30}	D_{60}	C_u	C_c	Passing No. 200 (percent)	USCS
●	B-5	3.5-5.0	39	17	22	--	--	0.11	--	--	51.0	CL

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-3

GRADATION TEST RESULTS

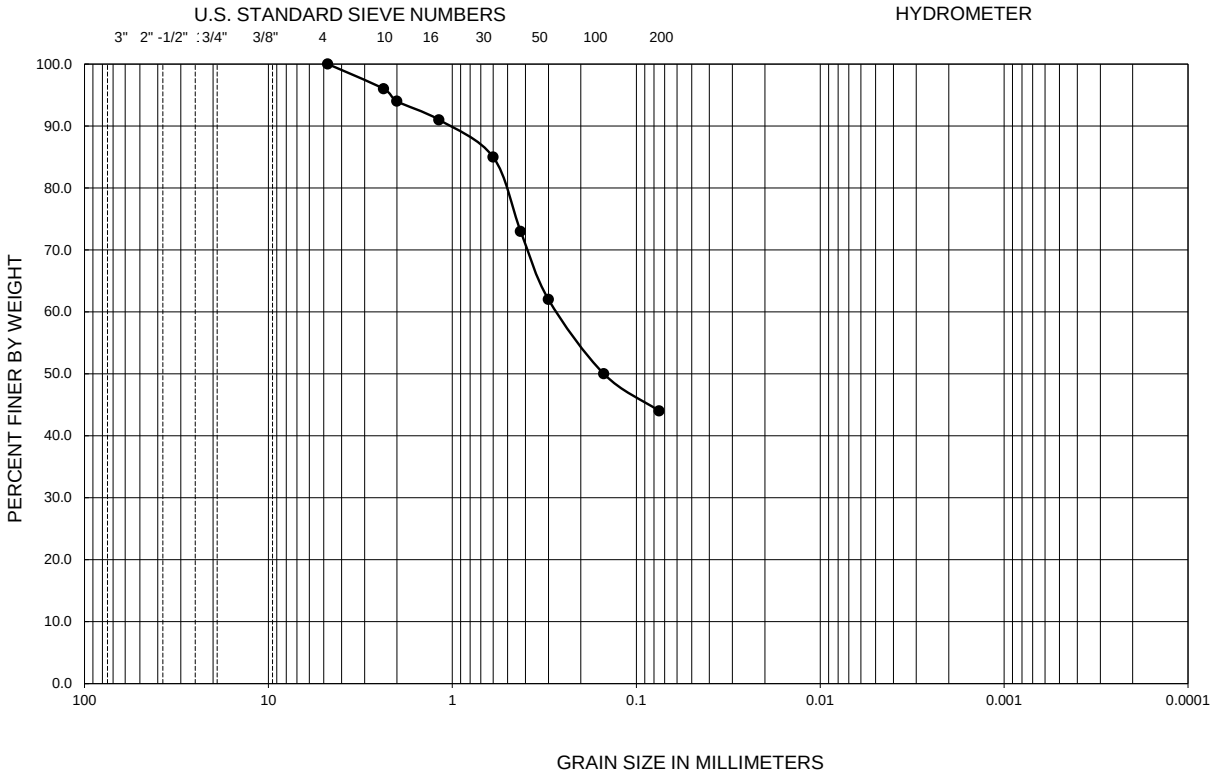
CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY



Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D_{10}	D_{30}	D_{60}	C_u	C_c	Passing No. 200 (percent)	USCS
●	B-7	3.5-5.0	38	20	18	--	--	0.27	--	--	44.0	SC

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-4

GRADATION TEST RESULTS

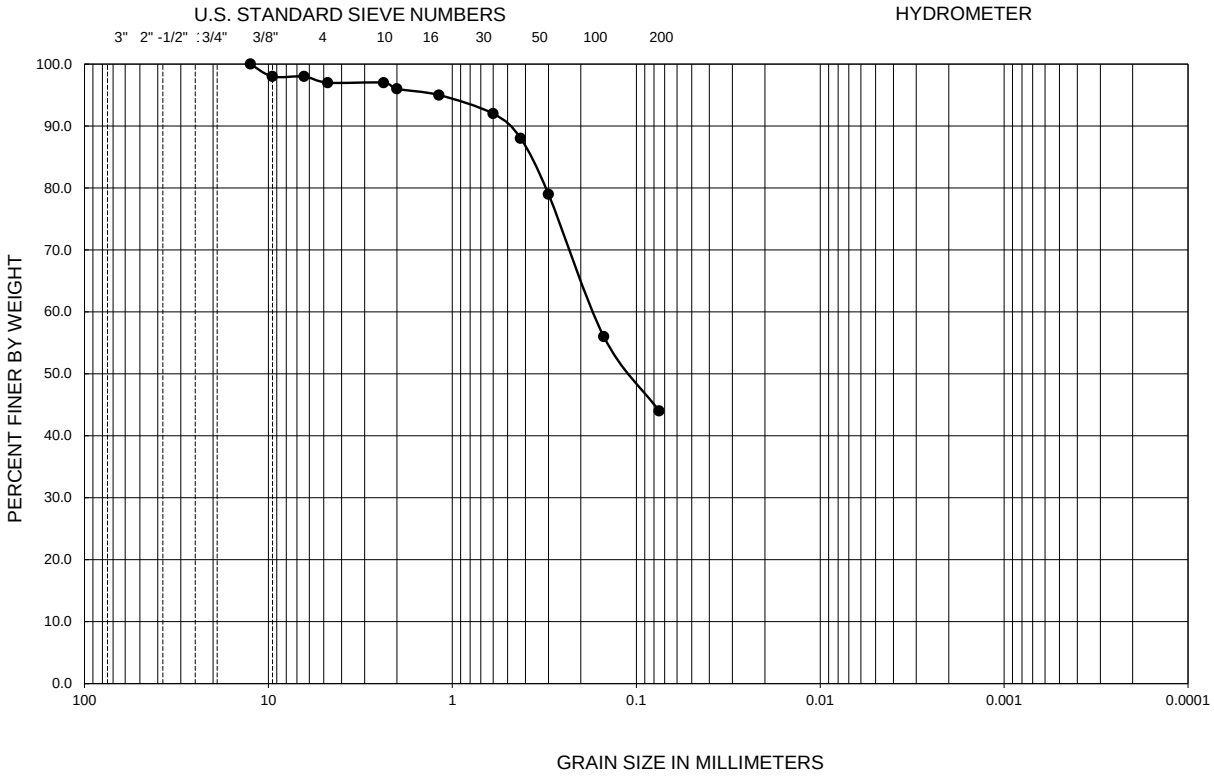
CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY



Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D_{10}	D_{30}	D_{60}	C_u	C_c	Passing No. 200 (percent)	USCS
●	B-8	1.0-2.5	37	14	23	--	--	0.17	--	--	44.0	SC

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-5

GRADATION TEST RESULTS

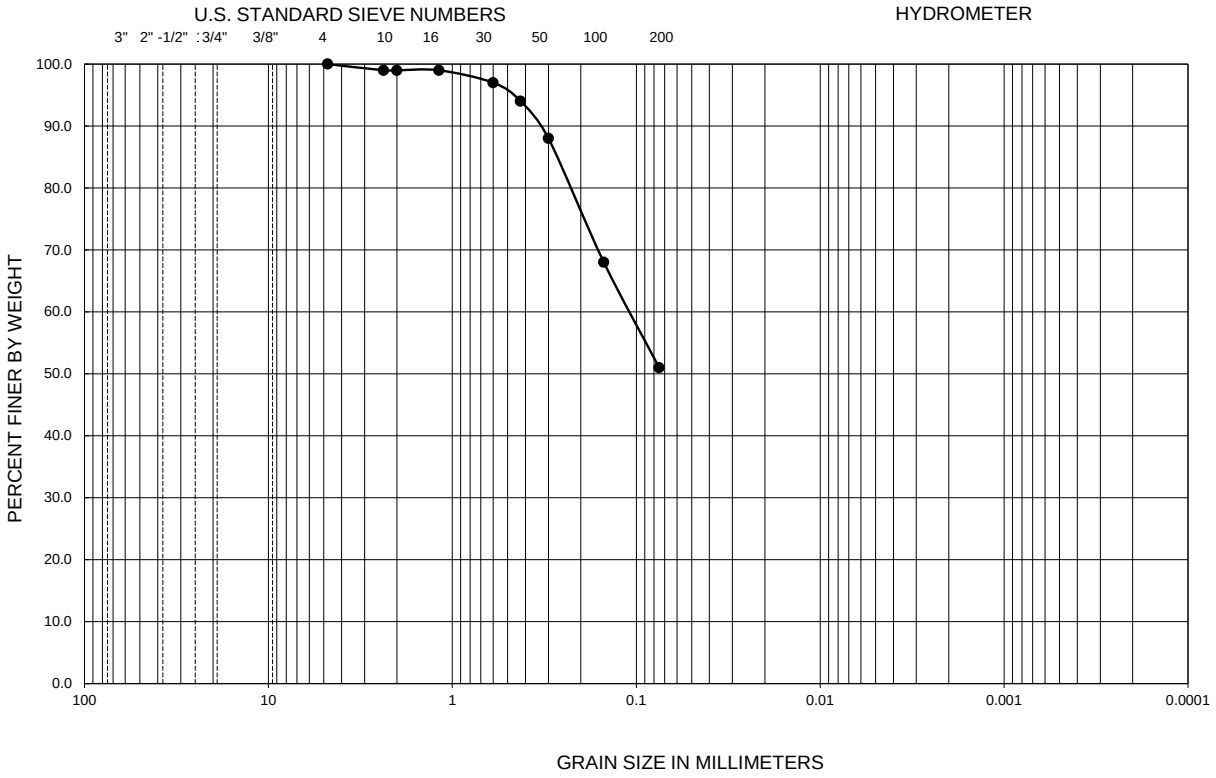
CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY



Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D_{10}	D_{30}	D_{60}	C_u	C_c	Passing No. 200 (percent)	USCS
●	B-9	3.5-5.0	42	15	27	--	--	0.11	--	--	51.0	CL

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-6

GRADATION TEST RESULTS

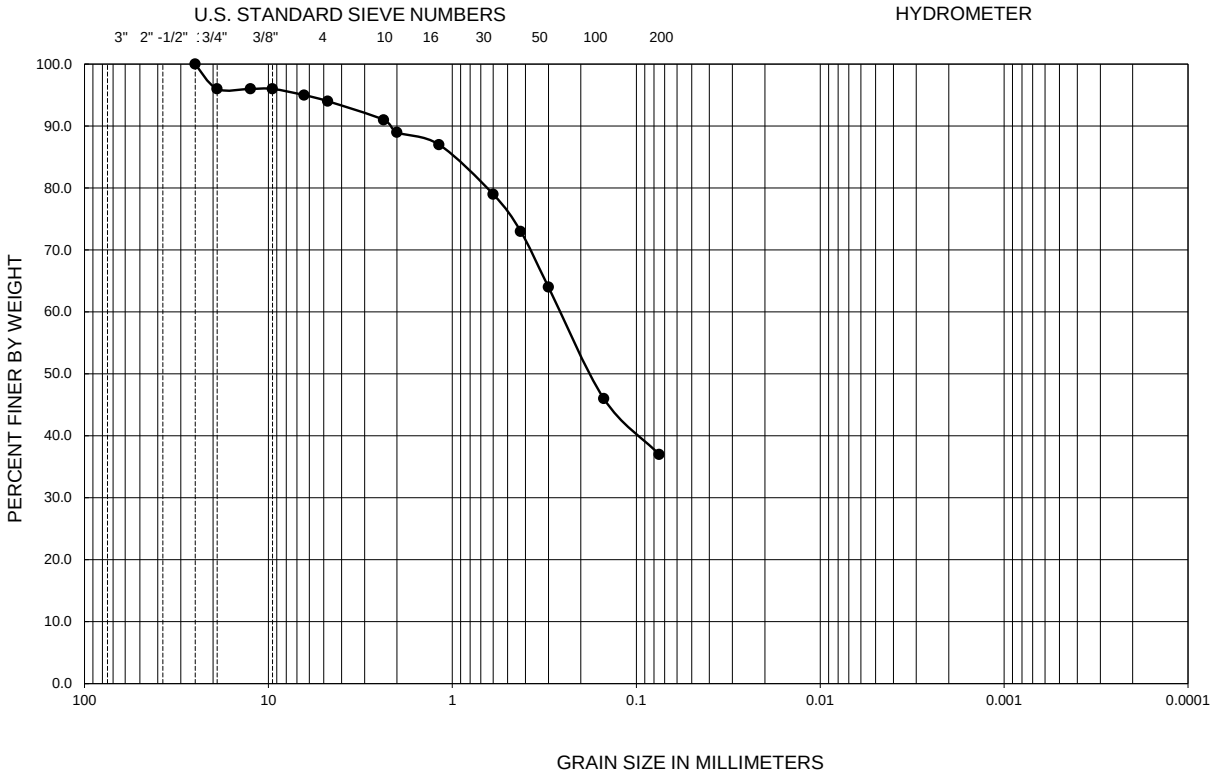
CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY



Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D_{10}	D_{30}	D_{60}	C_u	C_c	Passing No. 200 (percent)	USCS
●	B-13	3.5-5.0	39	15	24	--	--	0.26	--	--	37.0	SC

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-7

GRADATION TEST RESULTS

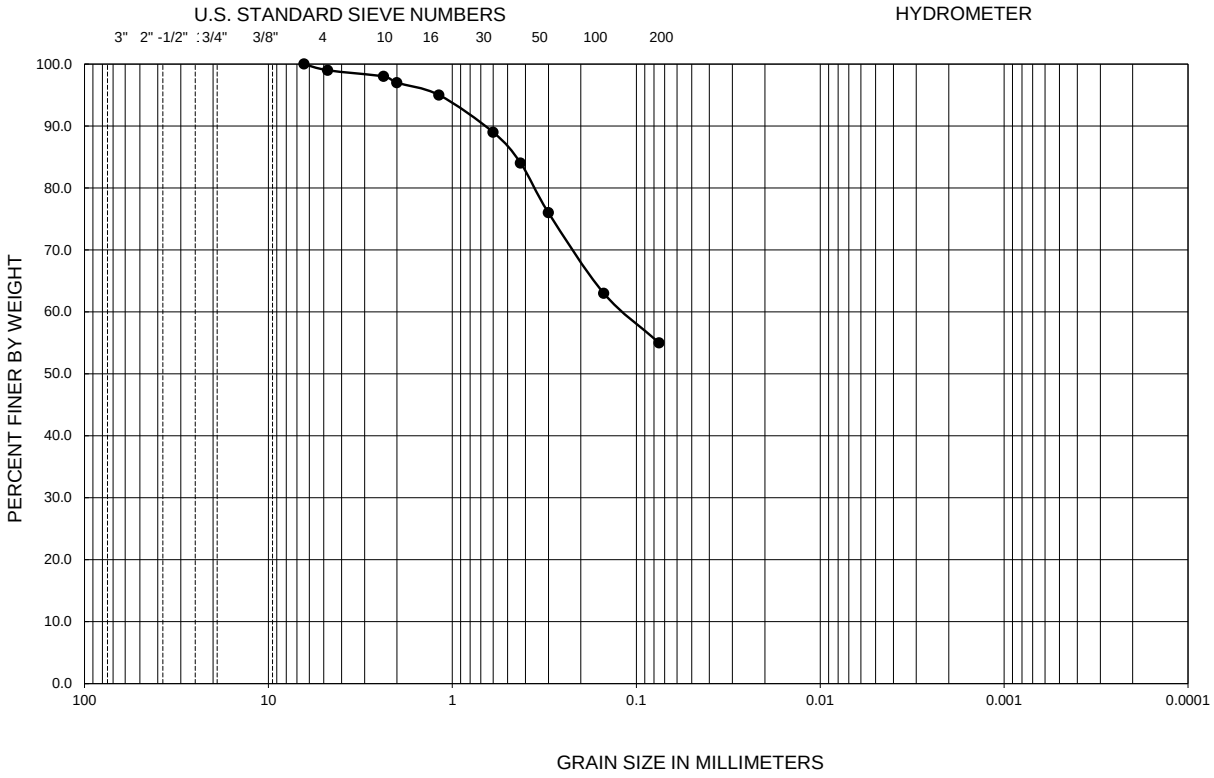
CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY



Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D_{10}	D_{30}	D_{60}	C_u	C_c	Passing No. 200 (percent)	USCS
●	B-14	1.0-2.5	41	16	25	--	--	0.12	--	--	55.0	CL

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-8

GRADATION TEST RESULTS

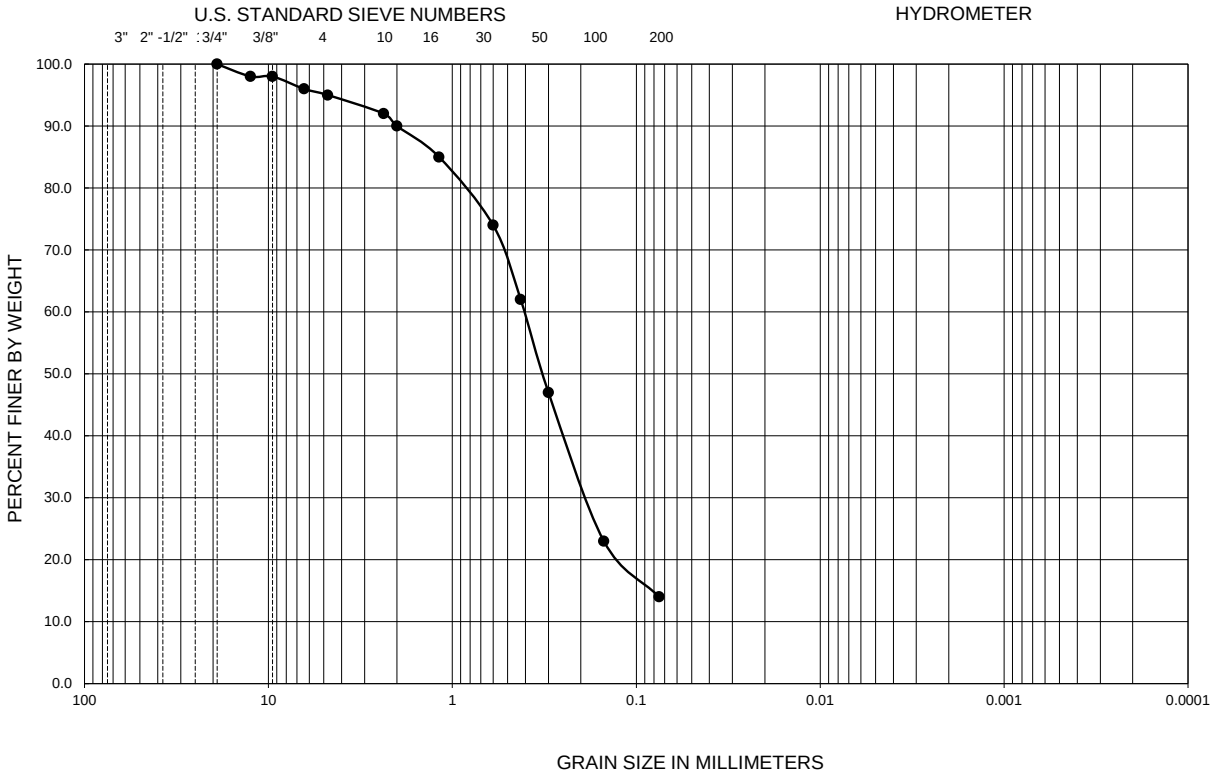
CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY



Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D_{10}	D_{30}	D_{60}	C_u	C_c	Passing No. 200 (percent)	USCS
●	B-17	6.0-7.5	--	--	NP	--	0.184	0.41	--	--	14.0	SM

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-9

GRADATION TEST RESULTS

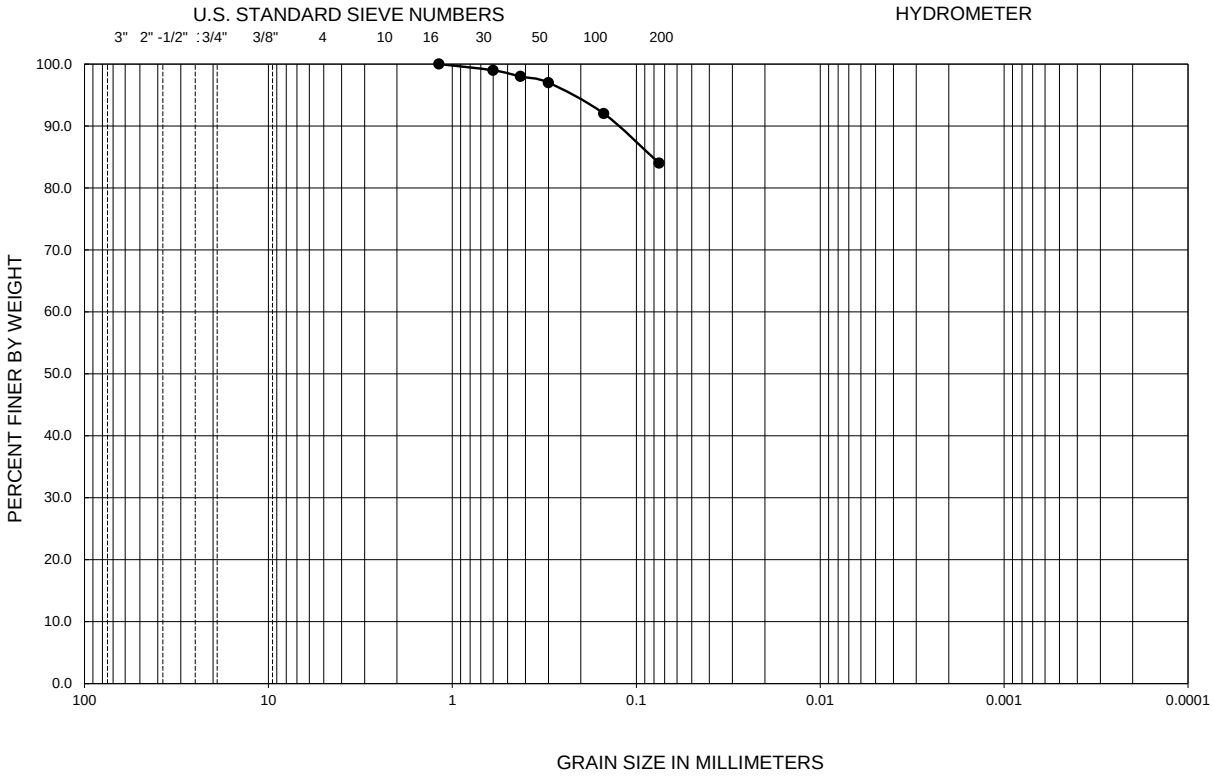
CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY



Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D_{10}	D_{30}	D_{60}	C_u	C_c	Passing No. 200 (percent)	USCS
●	B-18	3.5-5.0	43	16	27	--	--	--	--	--	84.0	CL

PERFORMED IN GENERAL ACCORDANCE WITH ASTM C136 / D422

FIGURE B-10

GRADATION TEST RESULTS

CHANDLER WATER MAIN REPLACEMENT 2022

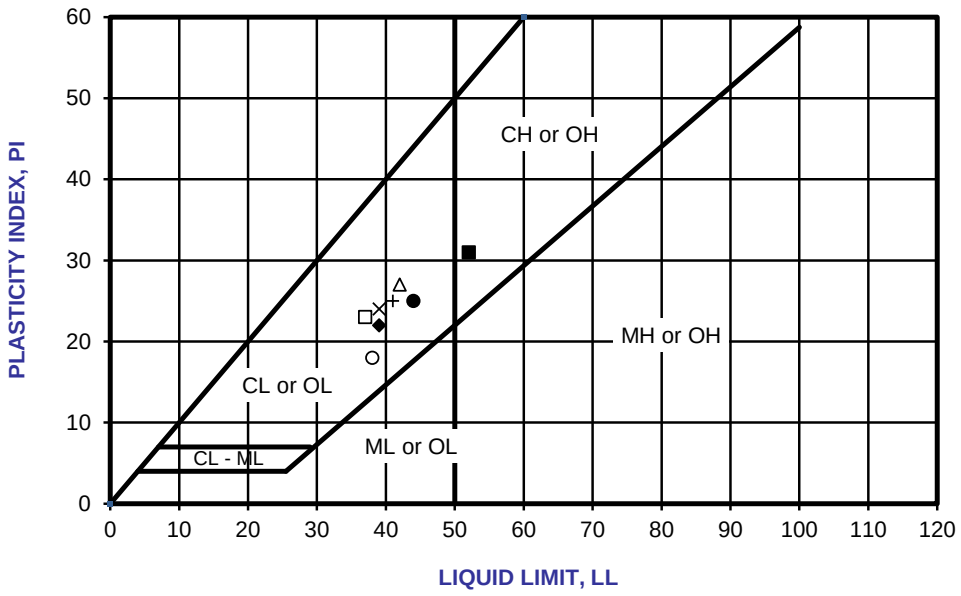
CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

SYMBOL	LOCATION	DEPTH (ft)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	USCS CLASSIFICATION (Fraction Finer Than No. 40 Sieve)	USCS
●	B-1	3.5-5.0	44	19	25	CL	CL
■	B-4	1.0-2.5	52	21	31	CH	SC
◆	B-5	3.5-5.0	39	17	22	CL	CL
○	B-7	3.5-5.0	38	20	18	CL	SC
□	B-8	1.0-2.5	37	14	23	CL	SC
△	B-9	3.5-5.0	42	15	27	CL	CL
X	B-13	3.5-5.0	39	15	24	CL	SC
+	B-14	1.0-2.5	41	16	25	CL	CL

NP - INDICATES NON-PLASTIC



PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4318

FIGURE B-11

ATTERBERG TEST RESULTS

CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
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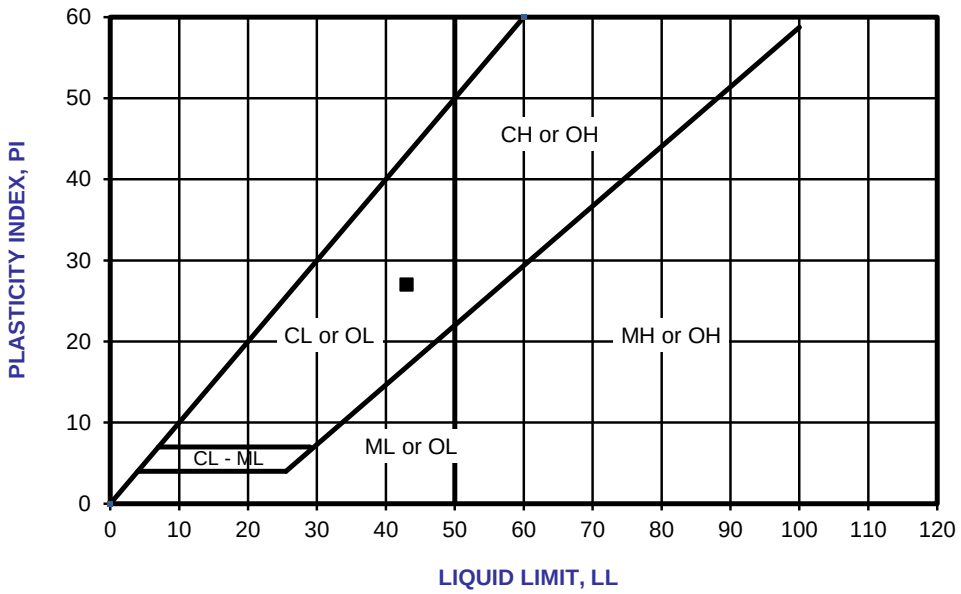
607398001 | 4/23

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

SYMBOL	LOCATION	DEPTH (ft)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	USCS CLASSIFICATION (Fraction Finer Than No. 40 Sieve)	USCS
●	B-17	6.0-7.5	--	--	NP	ML	SM
■	B-18	3.5-5.0	43	16	27	CL	CL

NP - INDICATES NON-PLASTIC



PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4318

FIGURE B-12

ATTERBERG TEST RESULTS

CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

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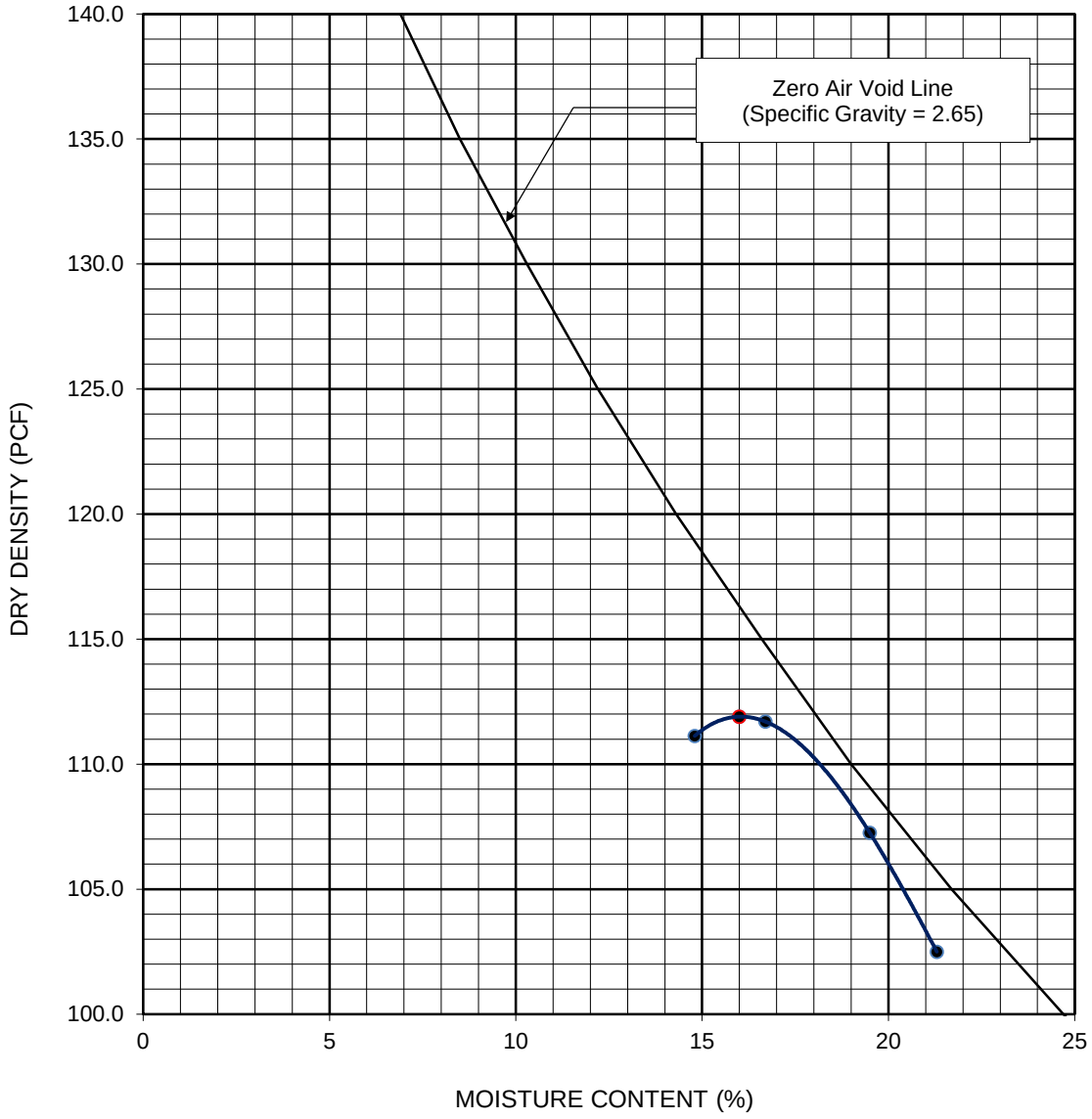
Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C



Sample Location	Depth (ft)	Soil Description	Maximum Dry Density (pcf)	Optimum Moisture Content (percent)
B-4	1.0-5.0	SC	111.9	16.0
Dry Density and Moisture Content Values Corrected for Oversize (ASTM D 4718)			114	15

PERFORMED IN GENERAL ACCORDANCE WITH ☐ ASTM D 1557 ☑ ASTM D 698 METHOD ☑ A ☐ B ☐ C

FIGURE B-13

MAXIMUM DENSITY RESULTS

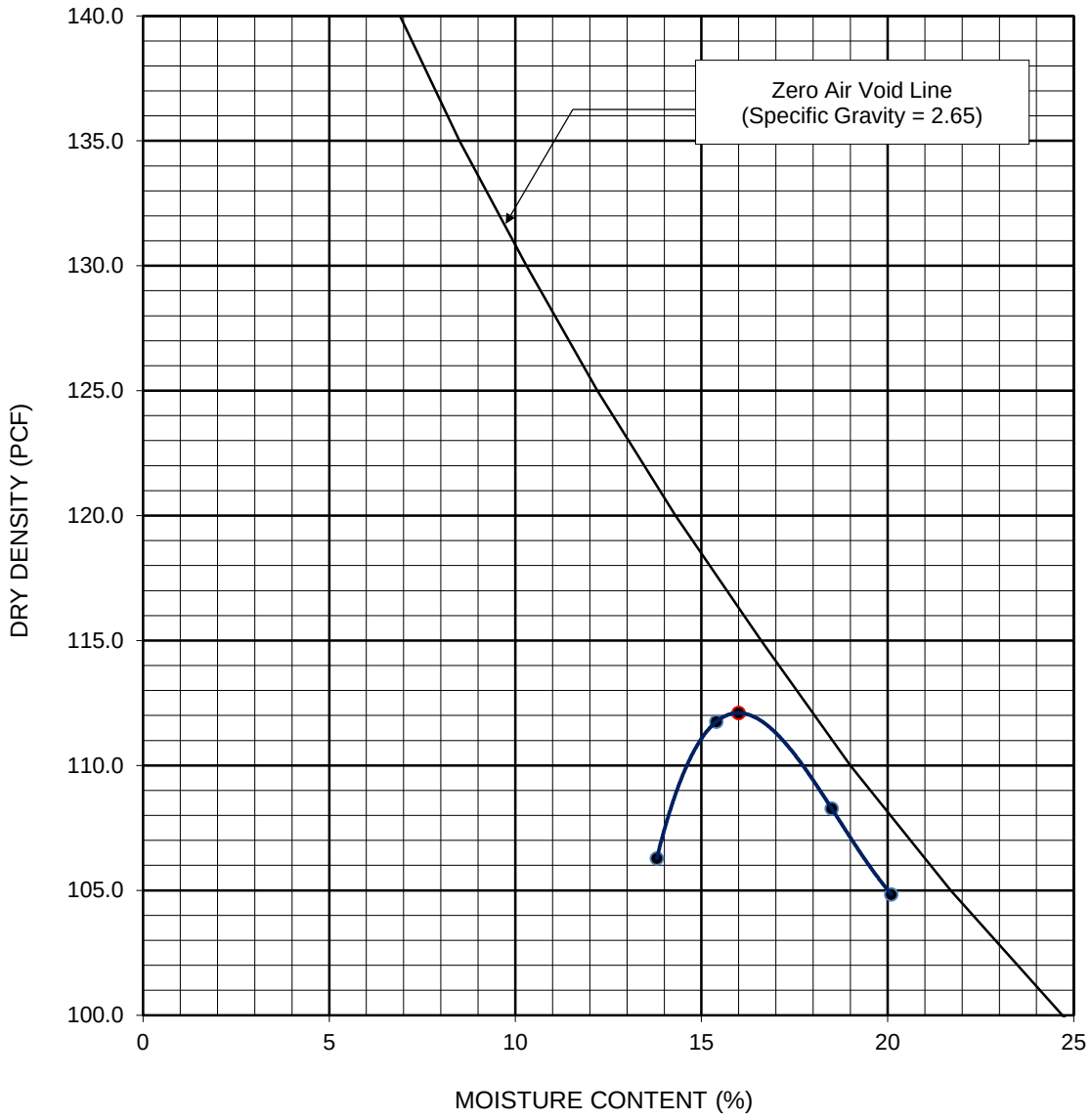
CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

607398001 | 4/23

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C



Sample Location	Depth (ft)	Soil Description	Maximum Dry Density (pcf)	Optimum Moisture Content (percent)
B-14	1.0-5.0	CL	112.1	16.0
Dry Density and Moisture Content Values Corrected for Oversize (ASTM D 4718)			114	15

PERFORMED IN GENERAL ACCORDANCE WITH ☐ ASTM D 1557 ☑ ASTM D 698 METHOD ☑ A ☐ B ☐ C

FIGURE B-14

MAXIMUM DENSITY RESULTS

CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

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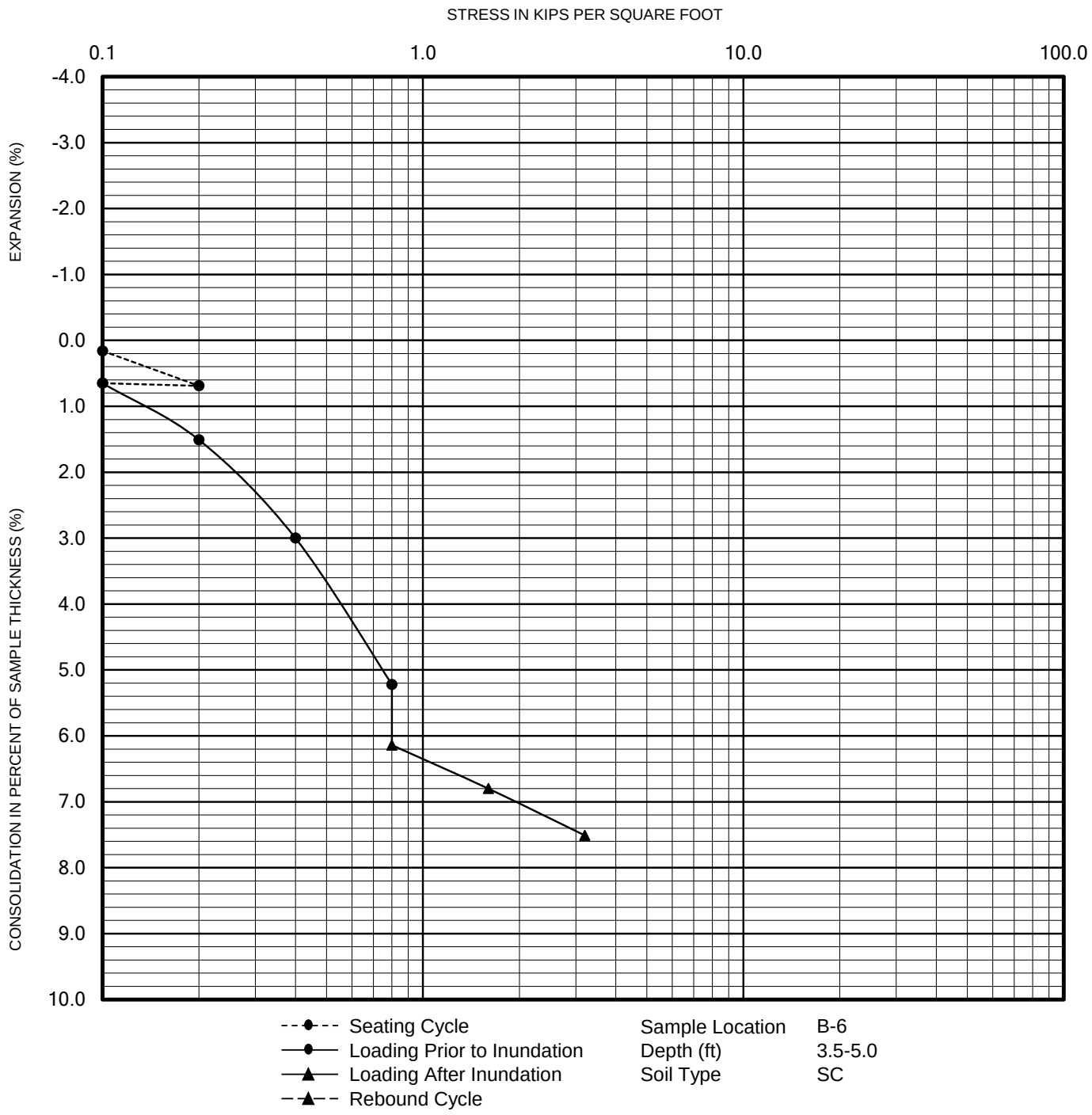
Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C



PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 2435

FIGURE B-15

CONSOLIDATION TEST RESULTS

CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

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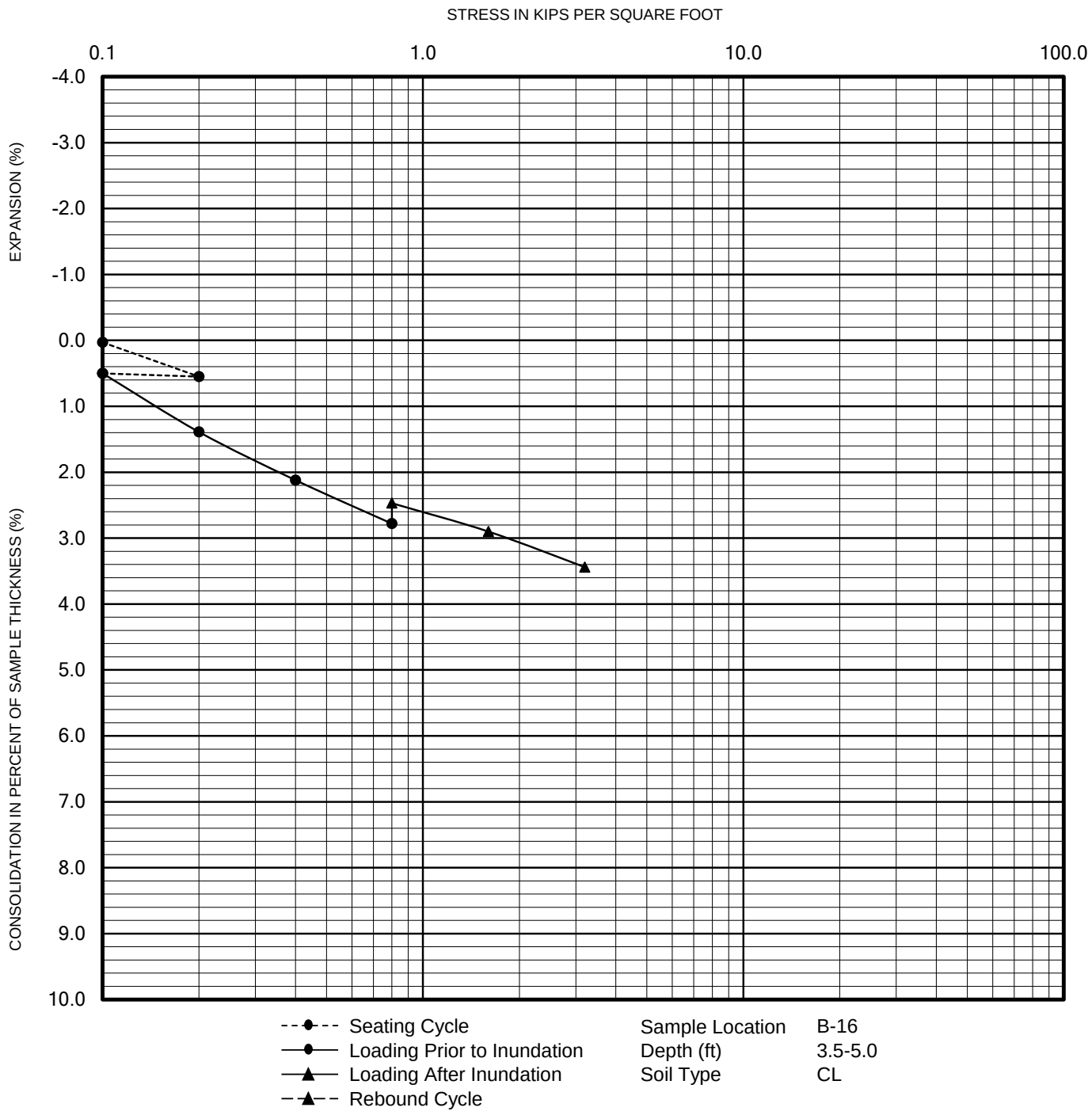
Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C



PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 2435

FIGURE B-16

CONSOLIDATION TEST RESULTS

CHANDLER WATER MAIN REPLACEMENT 2022

CHANDLER, ARIZONA

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

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Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

SAMPLE LOCATION	SAMPLE DEPTH (ft)	pH [1]	RESISTIVITY [1] (Ohm-cm)	SULFATE CONTENT [2] (ppm)	(%)	CHLORIDE CONTENT [3] (ppm)
B-1	1.0-5.0	7.8	2,211	2	0.0002	12
B-6	1.0-5.0	7.7	3,015	4	0.0004	8
B-7	1.0-5.0	7.3	3,015	10	0.0010	16
B-8	1.0-5.0	7.5	2,479	6	0.0006	11
B-9	1.0-5.0	7.6	2,010	4	0.0004	10
B-11	1.0-5.0	7.4	2,613	7	0.0007	13
B-15	1.0-5.0	7.7	2,211	8	0.0008	13
B-17	1.0-5.0	7.3	2,546	11	0.0011	31

[1] PERFORMED IN GENERAL ACCORDANCE WITH ARIZONA TEST METHOD 236c
[2] PERFORMED IN GENERAL ACCORDANCE WITH ARIZONA TEST METHOD 733
[3] PERFORMED IN GENERAL ACCORDANCE WITH ARIZONA TEST METHOD 736

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

SAMPLE LOCATION	SAMPLE DEPTH (ft)	pH [1]	RESISTIVITY [1] (Ohm-cm)	SULFATE CONTENT [2] (ppm)	(%)	CHLORIDE CONTENT [3] (ppm)
B-21	1.0-5.0	6.9	2,144	3	0.0003	14

[1] PERFORMED IN GENERAL ACCORDANCE WITH ARIZONA TEST METHOD 236c
[2] PERFORMED IN GENERAL ACCORDANCE WITH ARIZONA TEST METHOD 733
[3] PERFORMED IN GENERAL ACCORDANCE WITH ARIZONA TEST METHOD 736

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

APPENDIX C

Ninyo & Moore Boring Logs - 2020

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

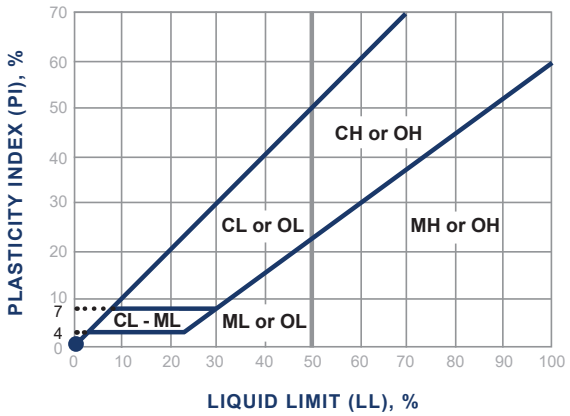
Soil Classification Chart Per ASTM D 2488

Primary Divisions			Secondary Divisions	
			Group Symbol	Group Name
COARSE-GRAINED SOILS more than 50% retained on No. 4 sieve	**GRAVEL** more than 50% of coarse fraction retained on No. 4 sieve	CLEAN GRAVEL less than 5% fines	GW	well-graded GRAVEL
			GP	poorly graded GRAVEL
		GRAVEL with DUAL CLASSIFICATIONS 5% to 12% fines	GW-GM	well-graded GRAVEL with silt
			GP-GM	poorly graded GRAVEL with silt
			GW-GC	well-graded GRAVEL with clay
			GP-GC	poorly graded GRAVEL with
		GRAVEL with FINES more than 12% fines	GM	silty GRAVEL
			GC	clayey GRAVEL
			GC-GM	silty, clayey GRAVEL
	SAND 50% or more of coarse fraction passes No. 4 sieve	CLEAN SAND less than 5% fines	SW	well-graded SAND
			SP	poorly graded SAND
		SAND with DUAL CLASSIFICATIONS 5% to 12% fines	SW-SM	well-graded SAND with silt
			SP-SM	poorly graded SAND with silt
			SW-SC	well-graded SAND with clay
			SP-SC	poorly graded SAND with clay
		SAND with FINES more than 12% fines	SM	silty SAND
			SC	clayey SAND
			SC-SM	silty, clayey SAND
FINE-GRAINED SOILS 50% or more passes No. 200 sieve	**SILT and CLAY** liquid limit less than 50%	INORGANIC	CL	lean CLAY
			ML	SILT
			CL-ML	silty CLAY
		ORGANIC	OL (PI > 4)	organic CLAY
			OL (PI < 4)	organic SILT
	SILT and CLAY liquid limit 50% or more	INORGANIC	CH	fat CLAY
			MH	elastic SILT
		ORGANIC	OH (plots on or above "A"-line)	organic CLAY
			OH (plots below "A"-line)	organic SILT
	Highly Organic Soils		PT	Peat

Grain Size

Description		Sieve Size	Grain Size	Approximate Size
Boulders		> 12"	> 12"	Larger than basketball-sized
Cobbles		3 - 12"	3 - 12"	Fist-sized to basketball-sized
Gravel	Coarse	3/4 - 3"	3/4 - 3"	Thumb-sized to fist-sized
	Fine	#4 - 3/4"	0.19 - 0.75"	Pea-sized to thumb-sized
Sand	Coarse	#10 - #4	0.079 - 0.19"	Rock-salt-sized to pea-sized
	Medium	#40 - #10	0.017 - 0.079"	Sugar-sized to rock-salt-sized
	Fine	#200 - #40	0.0029 - 0.017"	Flour-sized to sugar-sized
Fines		Passing #200	< 0.0029"	Flour-sized and smaller

Plasticity Chart



Apparent Density - Coarse-Grained Soil

Apparent Density	Spooling Cable or Cathead		Automatic Trip Hammer	
	SPT (blows/foot)	Modified Split Barrel (blows/foot)	SPT (blows/foot)	Modified Split Barrel (blows/foot)
Very Loose	≤ 4	≤ 8	≤ 3	≤ 5
Loose	5 - 10	9 - 21	4 - 7	6 - 14
Medium Dense	11 - 30	22 - 63	8 - 20	15 - 42
Dense	31 - 50	64 - 105	21 - 33	43 - 70
Very Dense	> 50	> 105	> 33	> 70

Consistency - Fine-Grained Soil

Consis-tency	Spooling Cable or Cathead		Automatic Trip Hammer	
	SPT (blows/foot)	Modified Split Barrel (blows/foot)	SPT (blows/foot)	Modified Split Barrel (blows/foot)
Very Soft	< 2	< 3	< 1	< 2
Soft	2 - 4	3 - 5	1 - 3	2 - 3
Firm	5 - 8	6 - 10	4 - 5	4 - 6
Stiff	9 - 15	11 - 20	6 - 10	7 - 13
Very Stiff	16 - 30	21 - 39	11 - 20	14 - 26
Hard	> 30	> 39	> 20	> 26

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USCS METHOD OF SOIL CLASSIFICATION

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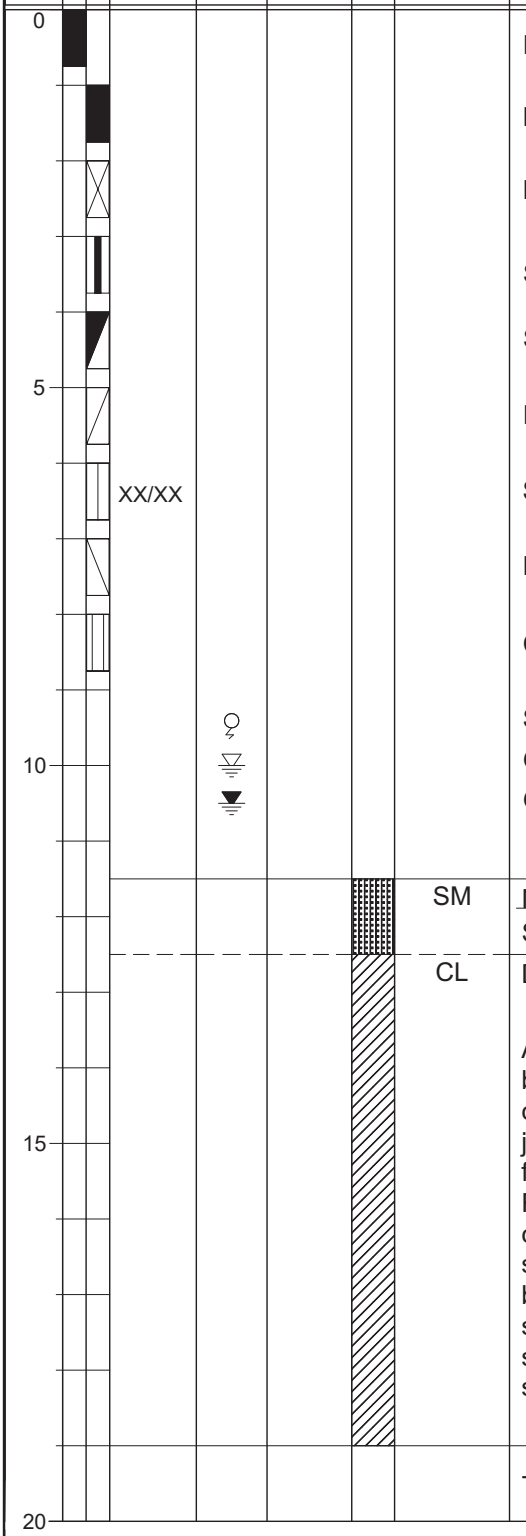
BORING LOG EXPLANATION SHEET



Bulk sample.

Modified split-barrel drive sampler.

No recovery with modified split-barrel drive sampler.

Sample retained by others.

Standard Penetration Test (SPT).

No recovery with a SPT.

Shelby tube sample. Distance pushed in inches/length of sample recovered in inches.

No recovery with Shelby tube sampler.

Continuous Push Sample.

Seepage.

Groundwater encountered during drilling.

Groundwater measured after drilling.

MAJOR MATERIAL TYPE (SOIL):

Solid line denotes unit change.

Dashed line denotes material change.

Attitudes: Strike/Dip
b: Bedding
c: Contact
j: Joint
f: Fracture
F: Fault
cs: Clay Seam
s: Shear
bss: Basal Slide Surface
sf: Shear Fracture
sz: Shear Zone
sbs: Shear Bedding Surface

The total depth line is a solid line that is drawn at the bottom of the boring.

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATE DRILLED 3/9/20 BORING NO. B-1

GROUND ELEVATION 1,208' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (Wildcat)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY JSR

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 5 inches thick.
							AGGREGATE BASE: Approximately 5 inches thick.
		27	13.4	112.3		SC	ALLUVIUM: Brown, dry, medium dense, clayey SAND; scattered caliche filaments and nodules.
		14					
5		43	14.9	104.7			Dense.
		20					Medium dense.
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/9/20 shortly after completion of drilling. Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report. The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
15							
20							

FIGURE A- 1

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CHANDLER WATER MAIN REPLACEMENT
CHANDLER, ARIZONA

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATE DRILLED 3/9/20 BORING NO. B-2

GROUND ELEVATION 1,208' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (Wildcat)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY JSR

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 3 inches thick.
							AGGREGATE BASE: Approximately 5 inches thick.
						CL	ALLUVIUM: Brown, dry, very stiff, lean CLAY with sand; trace gravel; scattered caliche nodules.
		19					
		83/11"	11.0	98.3			Hard.
5						SC	Brown, moist, very dense, clayey SAND.
		50					
		50/5"	8.4	95.3			
10							Total Depth = 9.4 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/9/20 shortly after completion of drilling.
15							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.
20							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATE DRILLED 3/9/20 BORING NO. B-3

GROUND ELEVATION 1,208' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (Wildcat)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY JSR

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 2 1/2 inches thick.
							AGGREGATE BASE: Approximately 5 inches thick.
		23	13.3	104.4		SC	FILL: Brown, dry, medium dense, clayey SAND; scattered caliche nodules.
5		19				SC	ALLUVIUM: Brown, dry, medium dense, clayey SAND; few gravel.
		64	10.3	87.1			Very dense.
10		19					Medium dense; scattered caliche nodules.
							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/9/20 shortly after completion of drilling.
15							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report. The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
20							

FIGURE A- 3

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CHANDLER WATER MAIN REPLACEMENT
CHANDLER, ARIZONA
606283001 | 4/20

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATE DRILLED 3/9/20 BORING NO. B-4

GROUND ELEVATION 1,208' ± (MSL) SHEET 1 OF 1

METHOD OF DRILLING CME-75, 8" Diameter Hollow-Stem Auger (Wildcat)

DRIVE WEIGHT 140 lbs. (Automatic Trip Hammer) DROP 30"

SAMPLED BY DM LOGGED BY DM REVIEWED BY JSR

DEPTH (feet)	SAMPLES (Bulk / Driven)	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION
0							ASPHALT CONCRETE: Approximately 6 inches thick.
							AGGREGATE BASE: Approximately 5 inches thick.
		8				SC	FILL: Brown, dry, medium dense, clayey SAND.
		18	10.0	103.7			
5		18				SC	ALLUVIUM: Brown, dry, medium dense, clayey SAND.
		66	11.7	107.4			Dense.
10							Total Depth = 10 feet. Groundwater not encountered during drilling. Backfilled and asphalt concrete patched on 3/9/20 shortly after completion of drilling.
15							Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report. The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
20							

FIGURE A- 4

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CHANDLER WATER MAIN REPLACEMENT
CHANDLER, ARIZONA
606283001 | 4/20

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C



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Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

APPENDIX B

POTHOLE RESULTS

NOTE: The potholes included in this report that are east of Alma School Road are not applicable to this project.

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

SAFE SITE UTILITY SERVICES, LLC
The Professional Choice

Test Hole Summary Report

Report Prepared for: GHD
Address: Chandler, AZ
Date of Report: 1/8/2024
Description of Project: Chandler WMR 2022
Cust Job #: PO 380-001735
Safe Site Project #: 22-08-3204

Test Hole #	Utility Owner	Utility Type	Quantity	Pipe Size(s)	Material / Structure	Direction	Soil Type	Surface Cut	Northing & Easting		Ground Elevation	Depth to Top of Facility (Feet)	Depth to Bottom of Facility (Feet)	Top Elevation	Bottom Elevation	Pipe OD or Structure Height (inches)	Date Verified	Comments
PH 1	City of Chandler	Water	1	3/4"	Copper	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	841498.38	718379.42	1204.03	3.45	3.51	1200.58	1200.52	0.75	9/25/2023	
PH 1-1	UNKNOWN	Unknown	1	1" cable exiting 2" conduit	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	841498.35	718378.04	1204.06	1.15	1.35	1202.91	1202.71	2.38	9/25/2023	Cable turns and runs East and West
PH 2	CenturyLink	Comm	2	2"	PVC	NORTH & SOUTH	Native Backfill	None Off-Road	841496.02	718342.44	1204.62	2.11	2.31	1202.51	1202.31	2.38	9/25/2023	
PH 3	City of Chandler	Water	No Utility Found (See Comments)				Native Backfill	None Off-Road	841504.87	718340.45	1204.63		7.60	#VALUE!	1197.03		9/25/2023	Looking for a water main. We located it to the East (PH1) but could not trace it West. We potholed down to 7.6' and slotted 2' on either side of the bluestake but did not find the waterline. We clamped the line directly and could not get a signal from it.
PH 4	City of Chandler	Water	1	6"	ACP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	841679.18	718434.83	1204.18	3.72	4.33	1200.46	1199.85	7.26	9/25/2023	
PH 5	City of Chandler	Water	1	12"	ACP	EAST & WEST	Native Backfill	None Off-Road	841641.88	718326.07	1204.34	3.99	5.16	1200.35	1199.18	14.03	9/25/2023	
PH 6	City of Chandler	Storm Drain	1	12"	RCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	841655.83	718387.30	1204.28	2.07	3.45	1202.21	1200.84	16.50	9/25/2023	
PH 7	City of Chandler	Storm Drain			Concrete Cap or Encasement	NORTH & SOUTH			841329.33	718385.14	1203.64	0.74		1202.90			9/25/2023	Ran into concrete and could not dig any further
PH 8	City of Chandler	Storm Drain	No Utility Found (See Comments)				Native Backfill	Jackhammer & Coldpatch	841007.46	718382.82	1203.38		5.55		1197.83		9/25/2023	Dry hole looking for Storm Drain. Moved to West side of concrete apron to try to get the storm drain but it is to far to tunnel under and get an accurate measurement.
PH 9	City of Chandler	Storm Drain	1		Encased - See Comments	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	841008.44	718386.91	1203.43	0.87	2.52	1202.56	1200.91	19.80	9/25/2023	
PH 10	CenturyLink	Comm	1	1"	Direct Buried Cable	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	841044.19	718377.69	1203.69	2.89	2.99	1200.80	1200.70	1.25	9/25/2023	
PH 11	City of Chandler	Water	1	6"	ACP	NE & SW	Native Backfill	Jackhammer & Coldpatch	841152.64	718358.06	1203.99	3.78	4.39	1200.21	1199.60	7.26	9/25/2023	
PH 12	City of Chandler	Storm Drain	1	18"	RCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840967.11	718376.14	1203.64	3.13	5.05	1200.51	1198.60	23.00	9/25/2023	
PH 13	SW Gas	Gas	1	2"	PE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840852.17	718378.42	1203.79	2.82	3.02	1200.97	1200.77	2.38	9/27/2023	
PH 13-1	SW Gas	Gas	1	2"	PE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840855.72	718378.23	1203.67	3.05	3.25	1200.62	1200.42	2.38	9/27/2023	Abandoned gas
PH 14	SRP	Electric	1		Encased - See Comments	SE & NW	Native Backfill	Cut & Patch	840674.37	718380.58	1203.89	0.6	2.98	1203.29	1200.91	28.56	9/27/2023	Encasement
PH 15	City of Chandler	Storm Drain	1	30"	RCP	NORTH & SOUTH	Native Backfill	Cut & Patch	840715.74	718372.72	1203.93	4.64	7.72	1199.29	1196.20	37.00	9/27/2023	
PH 16	CenturyLink	Comm	1	2"	PVC	EAST & WEST	Native Backfill	Cut & Patch	840383.15	718382.86	1204.27	2.41	2.61	1201.86	1201.66	2.38	9/27/2023	
PH 16-1	CenturyLink	Comm	1	2"	PVC	EAST & WEST	Native Backfill	Cut & Patch	840385.74	718384.15	1204.20	3.16	3.36	1201.04	1200.84	2.38	9/27/2023	
PH 17	CenturyLink	F/O	3	1.50"	Bundle	EAST & WEST	Native Backfill	Cut & Patch	840374.74	718378.77	1204.25	3.46	3.79	1200.79	1200.46	3.92	9/27/2023	
PH 18	AT&T	Comm	1	2"	PVC	EAST & WEST	Native Backfill	Cut & Patch	840369.19	718380.55	1204.15	5.32	5.52	1198.83	1198.63	2.38	9/27/2023	
PH 19	SW Gas	Gas	1	4"	PVC	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840311.66	718378.81	1204.20	3.61	4.01	1200.59	1200.19	4.80	9/27/2023	

Horizontal and vertical locations of utilities obtained by actual exposure and subsequent measurement of subsurface utilities at a specific point. Diameters shown are estimated visually and may not be exact.

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

SAFE SITE UTILITY SERVICES, LLC
The Professional Choice

Test Hole Summary Report

Report Prepared for: GHD
Address: Chandler, AZ
Date of Report: 1/8/2024
Description of Project: Chandler WMR 2022
Cust Job #: PO 380-001735
Safe Site Project #: 22-08-3204

Test Hole #	Utility Owner	Utility Type	Quantity	Pipe Size(s)	Material / Structure	Direction	Soil Type	Surface Cut	Northing & Easting		Ground Elevation	Depth to Top of Facility (Feet)	Depth to Bottom of Facility (Feet)	Top Elevation	Bottom Elevation	Pipe OD or Structure Height (inches)	Date Verified	Comments
PH 20	SRP	Electric	3	2"	PVC	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840307.66	718376.53	1204.20	5.34	5.54	1198.86	1198.67	2.38	9/27/2023	
PH 21	SW Gas	Gas	1	2"	PE	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840019.41	718386.07	1203.38	3.22	3.42	1200.16	1199.96	2.38	9/27/2023	
PH 22	Other (See Comments)		No Utility Found (See Comments)				Native Backfill	Jackhammer & Coldpatch	840670.97	718379.76	1203.93		7.16		1196.77		9/27/2023	Dry hole looking for Power/Comm. Map shows 2 electric lines but bluestake marked a comm we cleared down to 7.16' deep and slotted 2 feet each direction. No utility found.
PH 23	SW Gas	Gas	1	1/2"	PE	SE & NW	Native Backfill	Jackhammer & Coldpatch	840188.46	718380.77	1203.80	2.60	2.66	1201.20	1201.14	0.75	9/27/2023	
PH 23-1	UNKNOWN	Unknown	1	6"	Steel	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840188.09	718378.55	1204.00	2.72	3.27	1201.28	1200.72	6.63	9/27/2023	
PH 24	SRP	Electric	No Utility Found (See Comments)				Native Backfill	Jackhammer & Coldpatch	839990.56	718380.08	1203.33		6.72		1196.61		9/27/2023	Cleared Hole looking for Power for the street light. Utility not marked by 811 and we could not recreate what was shown on the map. Cleared down to 6.72' and slotted 2' each direction. No Utility Found
PH 25	SW Gas	Gas	1	3/4"	PE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	839943.02	720032.72	1207.22	2.41	2.49	1204.81	1204.72	1.00	9/28/2023	
PH 26	SW Gas	Gas	1	1"	PE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	839457.29	720031.01	1207.99	2.90	3.01	1205.09	1204.98	1.32	9/28/2023	
PH 27	City of Chandler	Storm Drain	1	30"	RCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840078.21	719040.97	1205.52	4.40	7.48	1201.12	1198.04	37.00	9/28/2023	
PH 28	SRP	Electric	1	2"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	839791.99	719075.35	1205.18	2.35	2.55	1202.83	1202.63	2.38	9/28/2023	
PH 29	CenturyLink	Comm	1	1 1/2"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	839793.52	719076.58	1205.21	3.52	3.68	1201.69	1201.53	1.90	9/28/2023	
PH 30	MCI	Comm	1	4"	PVC	NORTH & SOUTH	Native Backfill	None Off-Road	839794.09	719063.99	1205.24	5.04	5.44	1200.20	1199.80	4.80	9/28/2023	
PH 31	City of Chandler	Irrigation	1	18"	RCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	839799.22	719693.67	1207.01	.96	2.88	1206.05	1204.13	23.00	9/28/2023	
PH 32	SW Gas	Gas	1	1/2"	PE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840623.09	718377.88	1204.17	2.19	2.25	1201.98	1201.92	0.75	9/28/2023	
PH 33	Cox	F/O	3	1.5"	PE	EAST & WEST	Native Backfill	None Off-Road	840376.51	718879.38	1204.74	4.32	4.65	1200.42	1200.08	4.00	9/28/2023	
PH 33-1	Cox	F/O	1	2"	PVC	EAST & WEST	Native Backfill	None Off-Road	840372.19	718879.02	1204.92	5.05	5.25	1199.87	1199.68	2.38	9/28/2023	
PH 34	City of Chandler	Storm Drain	1	30"	RCP	EAST & WEST	Screened Backfill	Cut & Patch	841690.91	718874.78	1204.80	1.02	4.10	1203.78	1200.69	37.00	9/29/2023	Unable to accurately verify pipe size because it was right under the subgrade. We could only expose half of the storm drain at 18"
PH 35	CenturyLink	Comm	2	3/4"/ 1.5"	Direct Buried Cable	EAST & WEST	Screened Backfill	Cut & Patch	841694.74	718875.04	1204.94	3.30	4.28	1201.64	1200.65	11.80	9/29/2023	
PH 36	City of Chandler	Water	1	6"	ACP	NORTH & SOUTH	Screened Backfill	Cut & Patch	841719.06	718868.40	1205.07	5.35	5.96	1199.72	1199.11	7.26	9/29/2023	
PH 37	SW Gas	Gas	1	2"	PE	NORTH & SOUTH	Screened Backfill	Cut & Patch	841658.11	718857.15	1204.24	2.65	2.85	1201.59	1201.39	2.38	9/29/2023	
PH 38	City of Chandler	Storm Drain	1	18"	RCP	NORTH & SOUTH	Slurry	Cut & Patch	841657.68	718841.28	1204.79	0.83	2.75	1203.96	1202.04	23.00	9/29/2023	Hit concrete under asphalt. Opened up manhole for storm drain and got pipe size
PH 39	City of Chandler	Water	1	6"	ACP	NORTH & SOUTH	Screened Backfill	Cut & Patch	841013.26	718894.62	1204.89	3.10	3.71	1201.79	1201.18	7.26	9/29/2023	

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SAFE SITE UTILITY SERVICES, LLC
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Test Hole Summary Report

Report Prepared for: GHD
Address: Chandler, AZ
Date of Report: 1/8/2024
Description of Project: Chandler WMR 2022
Cust Job #: PO 380-001735
Safe Site Project #: 22-08-3204

Test Hole #	Utility Owner	Utility Type	Quantity	Pipe Size(s)	Material / Structure	Direction	Soil Type	Surface Cut	Northing & Easting		Ground Elevation	Depth to Top of Facility (Feet)	Depth to Bottom of Facility (Feet)	Top Elevation	Bottom Elevation	Pipe OD or Structure Height (inches)	Date Verified	Comments
PH 40	SW Gas	Gas	1	3"	PE	SE & NW	Native Backfill	Jackhammer & Coldpatch	840029.68	717184.41	1201.99	5.69	5.98	1196.30	1196.01	3.50	9/29/2023	
PH 41	SRP	Electric	1	2.5 "	PE	EAST & WEST	Native Backfill	None Off-Road	839264.64	716277.76	1199.86	5.15	5.39	1194.71	1194.47	2.88	9/29/2023	
PH 42	CenturyLink	Comm	1	3/4"	Direct Buried Cable	EAST & WEST	Native Backfill	None Off-Road	839234.73	716292.34	1199.81	2.14	2.22	1197.67	1197.59	1.00	9/29/2023	
PH 43	MCI	Comm	1	2"	HDPE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	839081.66	719065.27	1207.82	3.66	3.86	1204.16	1203.97	2.38	9/29/2023	
PH 44	SRP	Irrigation	1	24"	RCP	NORTH & SOUTH	Screened Backfill	Cut & Patch	839082.30	719698.85	1208.60	1.84	4.34	1206.76	1204.26	30.00	9/29/2023	
PH 45	City of Chandler	Water	1	8"	Steel	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840305.54	716807.16	1200.42	2.92	3.64	1197.50	1196.78	8.63	9/29/2023	
PH 46	Cox	Comm	1	2"	PVC	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840293.85	716516.94	1199.88	2.59	2.79	1197.29	1197.09	2.38	9/29/2023	
PH 47	SRP	Electric	1	2"- pvc	Encased - See Comments	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840314.64	716514.48	1199.57	3.45	5.11	1196.12	1194.46	19.92	9/29/2023	We were only able to expose one of the conduits in the encasement. Measurements are from top and bottom of encasement
PH 48	AT&T	Comm	2	1 1/2"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840341.60	717665.48	1203.18	5.64	5.97	1197.54	1197.21	4.00	10/2/2023	
PH 49	SRP	Electric	1	4"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840340.67	717661.48	1203.06	3.72	4.12	1199.34	1198.94	4.80	10/2/2023	
PH 50	SRP	Electric	1	2"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840340.45	717654.94	1202.96	2.08	2.28	1200.88	1200.69	2.38	10/2/2023	
PH 51	SRP	Irrigation	1	24"	RCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840340.25	717648.86	1202.82	2.11	4.61	1200.71	1198.21	30.00	10/3/2023	
PH 52	Cox	Comm		2-2" pvc/2-1.5" pe	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840340.26	717643.50	1202.73	7.77	8.20	1194.96	1194.53	5.20	10/2/2023	
PH 53	SRP	Electric	1	2"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840340.74	717638.40	1202.69	2.55	2.75	1200.14	1199.95	2.38	10/2/2023	
PH 54	Cox	Comm			Encased - See Comments	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840342.26	717733.88	1202.91	2.94	4.59	1199.97	1198.32	19.80	10/2/2023	
PH 55	City of Chandler	Electric	1	2"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840340.92	717736.69	1202.86	2.21	2.41	1200.65	1200.45	2.38	10/2/2023	Traffic signal
PH 56	City of Chandler	Comm	1	2"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840341.87	717740.08	1202.85	4.19	4.39	1198.66	1198.46	2.38	10/2/2023	Traffic signal
PH 57	Zayo	Comm	2	1 1/2"	PE	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840340.82	717769.58	1203.02	4.40	4.72	1198.62	1198.30	3.80	10/2/2023	
PH 58	SRP	Irrigation	No Utility Found (See Comments)				Concrete	Jackhammer & Coldpatch	840354.29	717724.99	1202.98		0.59	#VALUE!	1202.39		10/3/2023	Dry hole looking for irrigation. Hit concrete directly below asphalt. There is a patch on the NE corner of the intersection and all the holes we did within that patch had concrete directly below the asphalt
PH 59	City of Chandler	Water	1	12"	ACP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840366.23	717719.31	1203.16	5.05	6.22	1198.11	1196.94	14.03	10/3/2023	

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Date of Report: 1/8/2024
Description of Project: Chandler WMR 2022
Cust Job #: PO 380-001735
Safe Site Project #: 22-08-3204

Test Hole #	Utility Owner	Utility Type	Quantity	Pipe Size(s)	Material / Structure	Direction	Soil Type	Surface Cut	Northing & Easting		Ground Elevation	Depth to Top of Facility (Feet)	Depth to Bottom of Facility (Feet)	Top Elevation	Bottom Elevation	Pipe OD or Structure Height (inches)	Date Verified	Comments
PH 60	Zayo	Comm	3	1.5"	PE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840366.66	717720.77	1203.16	8.36	8.94	1194.80	1194.22	6.90	10/3/2023	
PH 61	CenturyLink	Comm	Duct Bank	4"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840365.94	717722.05	1203.08	6.41	7.25	1196.67	1195.83	10.04	10/3/2023	
PH 62	City of Chandler	Water	1	12"	ACP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840377.59	717719.93	1203.16	5.31	6.48	1197.85	1196.68	14.03	10/3/2023	Waterline 45's down to go below storm drain
PH 63	City of Chandler	Storm Drain	1	30"	RCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840383.44	717720.54	1203.10	4.55	7.63	1198.55	1195.47	37.00	10/3/2023	
PH 64	City of Chandler	Water	No Utility Found (See Comments)				Concrete	Jackhammer & Coldpatch	840341.26	717720.77	1203.16		0.70	#VALUE!	1202.46		10/4/2023	Looking for water line and came down on concrete. There is a patch on the NE corner of the intersection and all the holes we did within that patch had concrete directly below the asphalt
PH 65	SW Gas	Gas	No Utility Found (See Comments)				Concrete	Jackhammer & Coldpatch	840341.14	717716.40	1203.32		1.46	#VALUE!	1201.86		10/4/2023	Looking for gas line. There is a patch on the NE corner of the intersection and all the holes we did within that patch had concrete directly below the asphalt
PH 66	Zayo	Comm	2	2"	PE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840317.89	717671.02	1203.29	6.20	6.60	1197.09	1196.69	4.76		
PH 67	City of Chandler	Water	1	8"	Steel	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840310.76	717671.52	1203.29	4.10	4.82	1199.19	1198.47	8.63	10/4/2023	
PH 68	City of Chandler	Comm	2	2"	PVC	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840302.83	717674.86	1203.41	2.74	2.94	1200.67	1200.47	2.38	10/4/2023	Traffic signal
PH 69	SW Gas	Gas	1	6"	PVC	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840305.28	717674.12	1203.34	6.04	6.62	1197.30	1196.73	6.90	10/4/2023	
PH 70	SW Gas	Gas	1	4"	PE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840185.77	717126.24	1201.50	2.50	2.90	1199.00	1198.60	4.80	10/4/2023	
PH 71	Zayo	Comm	3	1.5"	PE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840351.81	715352.20	1196.83	5.01	5.33	1191.82	1191.50	3.80	10/4/2023	
PH 72	City of Chandler	Comm	1	4"	PVC	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840355.82	715351.22	1196.92	4.01	4.41	1192.91	1192.51	4.80	10/4/2023	
PH 73	City of Chandler	Comm	1	4"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840342.03	715385.13	1197.18	3.76	4.16	1193.42	1193.02	4.80	10/5/2023	
PH 74	City of Chandler	Storm Drain	1	24"	RCP	NE & SW	Native Backfill	Jackhammer & Coldpatch	840340.80	715232.57	1196.75	2.52	5.02	1194.23	1191.73	30.00	10/5/2023	
PH 75	CenturyLink	Comm	1	1/5"	Direct Buried Cable	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840341.96	715196.29	1196.61	2.05	2.09	1194.56	1194.51	0.50	10/5/2023	
PH 76	SRP	Electric	1	3"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840342.82	715187.33	1196.58	2.56	2.85	1194.02	1193.72	3.50	10/5/2023	
PH 77	SW Gas	Gas	1	4"	PE	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840342.04	715089.27	1197.34	3.25	3.65	1194.09	1193.69	4.80	10/5/2023	
PH 78	SRP	Electric	Duct Bank	3"	PE	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840346.58	716371.88	1199.63	4.54	5.15	1195.09	1194.49	7.30	10/5/2023	
PH 79	SW Gas	Gas	1	2"	PE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840161.08	716805.28	1200.61	2.23	2.43	1198.38	1198.18	2.38	10/5/2023	
PH 80	SRP	Electric	1	1/2"	Direct Buried Cable	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840301.40	716806.59	1200.40	2.86	2.90	1197.54	1197.50	0.50	10/5/2023	
PH 81	City of Chandler	Storm Drain	1	30"	RCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840345.61	718373.53	1204.31	5.46	8.54	1198.85	1195.76	37.00	10/6/2023	

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Test Hole Summary Report

Report Prepared for: GHD
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Date of Report: 1/8/2024
Description of Project: Chandler WMR 2022
Cust Job #: PO 380-001735
Safe Site Project #: 22-08-3204

Test Hole #	Utility Owner	Utility Type	Quantity	Pipe Size(s)	Material / Structure	Direction	Soil Type	Surface Cut	Northing & Easting		Ground Elevation	Depth to Top of Facility (Feet)	Depth to Bottom of Facility (Feet)	Top Elevation	Bottom Elevation	Pipe OD or Structure Height (inches)	Date Verified	Comments
PH 82	CenturyLink	Comm	1	1.5"	Direct Buried Cable	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840346.44	718340.37	1204.17	3.01	3.17	1201.16	1201.00	1.90	10/6/2023	
PH 83	Cox	Comm	1	2"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840346.41	718333.96	1204.16	1.91	2.11	1202.25	1202.05	2.38	10/6/2023	
PH 84	City of Chandler	Storm Drain	1	15"	RCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840346.34	718319.80	1204.11	3.54	5.19	1200.57	1198.93	19.75	10/6/2023	
PH 85	Cox	Comm	Duct Bank	2"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840016.56	717740.02	1203.10	3.53	4.08	1199.57	1199.02	6.62	10/6/2023	
PH 86	City of Chandler	Electric	1	2"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840015.80	717737.25	1203.08	2.25	2.45	1200.83	1200.63	2.38	10/6/2023	
PH 87	City of Chandler	Comm	1	3"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840015.69	717735.31	1203.06	2.35	2.64	1200.71	1200.42	3.50	10/6/2023	T/S fiber
PH 88	CenturyLink	Comm	6	4"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840014.90	717729.62	1202.98	7.15	7.97	1195.83	1195.02	9.82	10/6/2023	
PH 89	SRP	Electric			Encased - See Comments	SE & NW	Native Backfill	Jackhammer & Coldpatch	840349.48	716637.71	1200.05	3.58	4.11	1196.47	1195.94	6.32	10/9/2023	Concrete cap or encasement
PH 90	SW Gas	Gas	1	2"	PE	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840348.23	716693.23	1200.21	3.16	3.36	1197.05	1196.85	2.38	10/9/2023	
PH 91	City of Chandler	Storm Drain	1	48"	RCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840328.14	716804.92	1200.62	7.47	12.43	1193.15	1188.19	59.50	10/9/2023	
PH 92	City of Chandler	Storm Drain	1	48"	RCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840330.71	717125.10	1201.55	7.98	12.94	1193.57	1188.61	59.50	10/9/2023	
PH 93	CenturyLink	Comm	1	1/2"	Direct Buried Cable	EAST & WEST	Native Backfill	None Off-Road	840029.49	717933.64	1203.57	3.72	3.76	1199.85	1199.81	0.50	10/9/2023	
PH 94	SRP	Electric	No Utility Found (See Comments)			EAST & WEST	Slurry	Jackhammer & Coldpatch	840313.36	716111.72	1198.45		0.56		1197.89		10/9/2023	Dry hole looking for electric. Ran into concrete/ slurry unable to dig through. E/M depth is 4' 5"
PH 95	SRP	Electric	1	2.5"	PE	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840345.20	716120.91	1198.69	3.79	4.03	1194.90	1194.66	2.88	10/9/2023	
PH 96	SW Gas	Gas	1	2"	PE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840349.98	716286.04	1198.96	3.83	4.03	1195.13	1194.93	2.38	10/10/2023	
PH 97	SW Gas	Gas	1	2"	PE	NORTH & SOUTH	Slurry	Jackhammer & Coldpatch	840347.24	716309.84	1199.13	3.11	3.31	1196.02	1195.82	2.38	10/10/2023	Looking for electric. Found unmarked gas line. Tried to locate the electric and kept bleeding off on all the different utilities. Unable to find electric.
PH 98	City of Chandler	Storm Drain	1	48"	RCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840326.98	716516.75	1199.81	7.98	12.94	1191.83	1186.87	59.50	10/10/2023	
PH 99	City of Chandler	Storm Drain	1	48"	RCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840324.64	715630.55	1197.97	9.10	14.06	1188.87	1183.91	59.50	10/10/2023	
PH 100	City of Chandler	Storm Drain	1	48"	RCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840325.64	716113.89	1198.90	8.61	13.57	1190.29	1185.33	59.50	10/10/2023	
PH 101	City of Chandler	Sewer	1	4"	VCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840345.38	716164.54	1198.76	4.48	4.90	1194.28	1193.86	5.00	10/10/2023	
PH 102	City of Chandler	Storm Drain	1	18"	RCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840347.28	718789.30	1204.94	3.81	5.73	1201.13	1199.21	23.00	10/11/2023	
PH 103	SW Gas	Gas	1	2"	Steel	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840348.21	719017.25	1205.20	3.38	3.58	1201.82	1201.63	2.38	10/11/2023	

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PH 104	Zayo	Comm	2	2"	PE	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840349.63	719055.75	1205.32	3.38	3.58	1201.94	1201.74	2.38	10/11/2023	
PH 105	City of Chandler	Storm Drain	1	18"	RCP	NORTH & SOUTH	Native Backfill		840349.49	719141.10	1205.30	3.40	5.32	1201.90	1199.98	23.00	10/11/2023	
PH 106	City of Chandler	Storm Drain	1	18"	RCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840353.46	719363.49	1205.42	3.02	4.94	1202.40	1200.48	23.00	10/11/2023	
PH 107	City of Chandler	Storm Drain	1	18"	RCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840352.22	719451.30	1205.69	5.97	7.89	1199.72	1197.80	23.00	10/11/2023	
PH 108	City of Chandler	Storm Drain	1	18"	RCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840353.31	719661.60	1206.00	4.00	5.92	1202.00	1200.09	23.00	10/11/2023	
PH 109	SW Gas	Gas	1	2"	Steel	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840356.19	720020.12	1206.72	2.92	3.12	1203.80	1203.60	2.38	10/11/2023	
PH 110	City of Chandler	Storm Drain	1	48"	RCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840351.41	720028.63	1206.74	5.50	10.46	1201.24	1196.28	59.50	10/11/2023	
PH 111	CenturyLink	Comm	1	1.5"	Direct Buried Cable	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840357.27	720183.23	1206.97	1.93	2.06	1205.04	1204.92	1.50	10/11/2023	
PH 112	City of Chandler	Water	1	6"	DIP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840357.41	720199.83	1207.03	3.35	3.93	1203.68	1203.10	6.90	10/11/2023	
PH 113	City of Chandler	Water	1	8"	DIP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840362.27	720392.01	1207.61	2.84	3.59	1204.77	1204.01	9.05	10/11/2023	Exposed at Tee
PH 114	City of Chandler	Storm Drain	1	18"	RCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840358.91	720348.58	1207.36	4.61	6.53	1202.75	1200.84	23.00	10/11/2023	
PH 115	Zayo	Comm	2	1-4"/1-2"pe	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840033.05	717664.63	1202.80	3.14	3.69	1199.66	1199.11	6.62	10/11/2023	
PH 116	SRP	Irrigation	1	24"	RCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840032.88	717647.98	1202.74	1.68	4.18	1201.06	1198.56	30.00	10/11/2023	
PH 117	SW Gas	Gas	1	3"	PE	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840031.04	717646.28	1202.73	3.45	3.74	1199.28	1198.99	3.50	10/12/2023	
PH 118	City of Chandler	Water	1	8"	Steel	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840030.21	717640.63	1202.67	3.61	4.33	1199.06	1198.35	8.63	10/12/2023	
PH 119	AT&T	Comm	3	1.5"	PE	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840031.85	717660.18	1202.84	4.16	4.48	1198.68	1198.36	3.80	10/12/2023	
PH 120	CenturyLink	Comm	1	1/2"	Direct Buried Cable	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840032.93	717667.40	1202.72	2.22	2.26	1200.50	1200.46	0.50	10/12/2023	
PH 121	SRP	Electric			Encased - See Comments	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840032.56	717654.47	1202.85	4.13	4.80	1198.72	1198.05	8.00	10/12/2023	Joint trench with Cox Comm
PH 122	SW Gas	Gas	1	2"	PE	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840337.02	720028.36	1206.31	2.92	3.61	1203.39	1202.70	8.25	10/12/2023	
PH 123	SRP	Electric	5	2"	PVC	SE & NW	Native Backfill	None Off-Road	839835.46	717746.38	1202.93	5.28	5.48	1197.65	1197.45	2.38	10/12/2023	
PH 124	Cox	Comm	1	1"	PVC	NE & SW	Native Backfill	None Off-Road	839838.90	717748.38	1202.95	0.58	0.69	1202.37	1202.26	1.32	10/19/2023	
PH 125	Cox	Comm	3	2-2" 1- 1/2"	PVC	NORTH & SOUTH	Native Backfill	None Off-Road	839835.59	717742.07	1203.25	2.85	3.37	1200.40	1199.88	6.20	10/19/2023	
PH 126	Cox	Comm	1	4"	PVC	NORTH & SOUTH	Native Backfill	None Off-Road	839835.17	717740.90	1203.42	3.02	3.42	1200.40	1200.00	4.80	10/19/2023	

Horizontal and vertical locations of utilities obtained by actual exposure and subsequent measurement of subsurface utilities at a specific point. Diameters shown are estimated visually and may not be exact.

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

SAFE SITE UTILITY SERVICES, LLC
The Professional Choice

Test Hole Summary Report

Report Prepared for: GHD
Address: Chandler, AZ
Date of Report: 1/8/2024
Description of Project: Chandler WMR 2022
Cust Job #: PO 380-001735
Safe Site Project #: 22-08-3204

Test Hole #	Utility Owner	Utility Type	Quantity	Pipe Size(s)	Material / Structure	Direction	Soil Type	Surface Cut	Northing & Easting		Ground Elevation	Depth to Top of Facility (Feet)	Depth to Bottom of Facility (Feet)	Top Elevation	Bottom Elevation	Pipe OD or Structure Height (inches)	Date Verified	Comments
PH 127	SRP	Electric	1	3"	PVC	NORTH & SOUTH	Native Backfill	None Off-Road	839835.17	717740.17	1203.39	4.40	4.69	1198.99	1198.69	3.50	10/19/2023	
PH 128	Cox	Comm	2	4"	PVC	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	839835.23	717737.53	1203.33	5.63	6.03	1197.70	1197.30	4.80	10/19/2023	Had to undercut sidewalk
PH 129	City of Chandler	Water	1	6"	ACP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	839834.22	717733.36	1203.02	4.46	5.07	1198.56	1197.95	7.26	10/19/2023	
PH 130	SW Gas	Gas High Pressure	1	8"	Steel	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	839834.77	717728.53	1203.03	3.32	4.04	1199.71	1198.99	8.63	10/19/2023	
PH 131	City of Chandler	Water	1	6"	ACP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	839836.12	717721.53	1203.23	4.95	5.56	1198.28	1197.67	7.26	10/19/2023	Exposed at T joint. Covered in concrete
PH 132	City of Chandler	Water	1	12"	ACP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840016.35	717720.95	1203.14	4.65	5.82	1198.49	1197.32	14.03	10/19/2023	
PH 133	SW Gas	Gas High Pressure	1	8"	Steel	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840016.38	717716.27	1203.33	4.80	5.52	1198.53	1197.81	8.63	10/19/2023	
PH 134	City of Chandler	Storm Drain	1	12"	RCP				839962.98	717673.47	1202.95	3.97	5.35	1198.98	1197.60	16.50	10/19/2023	
PH 135	City of Chandler	Sewer	1	6"	VCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	839876.36	717674.17	1203.07	11.46	12.13	1191.61	1190.94	8.00	10/19/2023	
PH 136	City of Chandler	Water	1	12"	DIP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	839848.26	717676.19	1203.13	4.82	5.92	1198.31	1197.21	13.20	10/20/2023	
PH 137	City of Chandler	Water	1		Encased - See Comments	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	839827.21	717676.14	1203.10	1.57	3.74	1201.53	1199.36	26.04	10/20/2023	Possible thrust block on stub. Unable to get clear visual of bottom depth of encasement due to another line being in the way
PH 137-1	Unknown	Unknown	1	1 1/2"	Direct Buried Cable	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	839826.00	717674.04	1203.06	3.78	3.91	1199.28	1199.16	1.50	10/20/2023	Looking for waterline, came across unknown
PH 138	City of Chandler	Sewer	1	4"	VCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840344.43	715609.28	1197.50	5.44	5.87	1192.06	1191.63	5.10	12/29/2023	
PH 139	City of Chandler	Sewer	1	8"	VCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840171.01	716510.61	1199.69	4.28	5.11	1195.41	1194.58	10.00	12/29/2023	
PH 140	City of Chandler	Sewer	1	6"	VCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840016.05	717806.53	1203.28	5.57	6.24	1197.71	1197.04	8.00	12/29/2023	
PH 141	City of Chandler	Sewer	1	4"	VCP	NORTH & SOUTH	Native Backfill	Jackhammer & Coldpatch	840019.02	717924.13	1203.27	6.04	6.47	1197.23	1196.81	5.10	12/29/2023	
PH 142	City of Chandler	Sewer	1	4"	VCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	841332.96	718888.40	1204.70	5.45	5.88	1199.25	1198.83	5.10	12/29/2023	
PH 143	City of Chandler	Sewer	1	4"	VCP	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840497.75	720001.80	1206.93	4.76	5.19	1202.17	1201.74	5.10	12/29/2023	
PH 144	SW Gas	Gas	1	3/4"	Steel	EAST & WEST	Native Backfill	Jackhammer & Coldpatch	840450.25	720002.25	1206.89	2.13	2.19	1204.76	1204.70	0.75	12/29/2023	

Horizontal and vertical locations of utilities obtained by actual exposure and subsequent measurement of subsurface utilities at a specific point. Diameters shown are estimated visually and may not be exact.

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SAFE SITE UTILITY SERVICES, LLC
The Professional Choice

Test Hole Summary Report

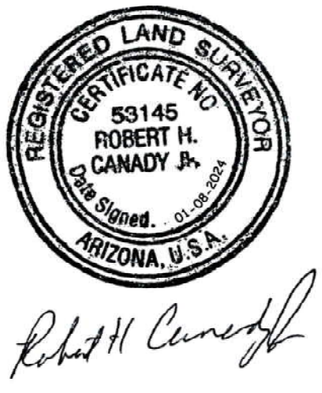
Report Prepared for: GHD
Address: Chandler, AZ
Date of Report: 1/8/2024
Description of Project: Chandler WMR 2022
Cust Job #: PO 380-001735
Safe Site Project #: 22-08-3204

Test Hole #	Utility Owner	Utility Type	Quantity	Pipe Size(s)	Material / Structure	Direction	Soil Type	Surface Cut	Northing & Easting	Ground Elevation	Depth to Top of Facility (Feet)	Depth to Bottom of Facility (Feet)	Top Elevation	Bottom Elevation	Pipe OD or Structure Height (inches)	Date Verified	Comments

Horizontal Control as provided by Client				
PT	***NORTHING***	***EASTING***	***ELEVATION***	***DESCRIPTION***
305	840342.72	718370.55	1204.25	BCFL
300	840327.17	715059.04	1197.75	BCFL
312	840357.53	720390.97	1206.86	BCHH
333	841664.24	718363.99	1203.54	BCHH
343	839036.20	720401.77	1210.72	BCFL
318	839009.09	716280.47	1201.41	BCFL

Vertical Control as provided by Client				
PT	***NORTHING***	***EASTING***	***ELEVATION***	***DESCRIPTION***
305	840342.72	718370.55	1204.25	BCFL

I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN HEREIN WERE MADE UNDER MY DIRECT SUPERVISION OR AS NOTED AND ARE CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MANHOLES	NORTHING	EASTING	RIM ELEVATION	RIM-INVERT MEASUREMENT	INVERT ELEVATION	DIRECTION	NOTES
MH01	839789.61	719068.42	1205.04	4.40	1200.64	NORTH & SOUTH	Storm Drain. 4" PVC
MH02	839962.82	717705.80	1203.48	6.58	1196.90	NORTH & SOUTH	City of Chandler. Sewer.
IRR01	840372.76	717653.63	1205.12	5.62	1199.50	NORTH & SOUTH	City of Chandler. Irrigation. RCP.
IRR01	840369.24	717651.47	1205.00	6.75	1198.25	NORTH & SOUTH	City of Chandler. Irrigation. RCP.
IRR01	840371.87	717650.77	1205.15	7.37	1197.78	EAST & WEST	City of Chandler. Irrigation. RCP.
MH03	840485.80	717680.01	1203.45	11.32	1192.13	NORTH & SOUTH	City of Chandler. Sewer. VCP.
MH03	840489.11	717680.19	1203.43	11.24	1192.19	NORTH & SOUTH	City of Chandler. Sewer. VCP.
MH04	840350.58	717687.44	1203.71	11.67	1192.04	NORTH & SOUTH	City of Chandler. Sewer. VCP.
MH04	840346.33	717687.02	1203.71	11.95	1191.76	NORTH & SOUTH	City of Chandler. Sewer. VCP.
MH04	840347.43	717688.92	1203.73	11.74	1191.99	EAST & WEST	City of Chandler. Sewer. VCP.
MH05	840193.85	717687.55	1203.64	11.96	1191.68	NORTH & SOUTH	City of Chandler. Sewer. VCP.
MH05	840192.22	717685.87	1203.55	11.61	1191.94	EAST & WEST	City of Chandler. Sewer. VCP.
MH05	840190.27	717687.42	1203.58	11.86	1191.72	NORTH & SOUTH	City of Chandler. Sewer. VCP.
MH06	840298.73	717704.41	1203.50	7.50	1196.00		City of Chandler. Storm Drain. RCP.
MH06	840300.11	717706.11	1203.58	7.02	1196.56		City of Chandler. Storm Drain. RCP.
MH06	840302.68	717704.80	1203.61	7.62	1195.99	NORTH & SOUTH	City of Chandler. Storm Drain. RCP.
MH07	840332.02	717704.22	1203.64	9.58	1194.06	EAST & WEST	City of Chandler. Storm Drain. RCP.
MH07	840329.19	717707.16	1203.55	7.96	1195.59	NORTH & SOUTH	City of Chandler. Storm Drain. RCP.
MH07	840332.30	717708.63	1203.57	9.38	1194.19	EAST & WEST	City of Chandler. Storm Drain. RCP.
MH08	840380.42	717711.47	1203.52	7.62	1195.90	NORTH & SOUTH	City of Chandler. Storm Drain. RCP.
MH08	840384.37	717711.86	1203.45	7.44	1196.01	NORTH & SOUTH	City of Chandler. Storm Drain. RCP.
MH08	840383.24	717713.62	1203.35	7.67	1195.68	EAST & WEST	City of Chandler. Storm Drain. RCP.
MH09	840331.30	717213.49	1201.70	12.28	1189.42	EAST & WEST	City of Chandler. Storm Drain. RCP.
MH09	840331.12	717217.63	1201.73	12.39	1189.34	EAST & WEST	City of Chandler. Storm Drain. RCP.
MH10	840351.15	718204.43	1203.62	10.93	1192.69	EAST & WEST	City of Chandler. Sewer. VCP.
MH10	840351.22	718200.89	1203.60	10.90	1192.70	EAST & WEST	City of Chandler. Sewer. VCP.

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SAFE SITE UTILITY SERVICES, LLC
The Professional Choice

Test Hole Summary Report

Report Prepared for: GHD

Address: Chandler, AZ

Date of Report: 1/8/2024

Description of Project: Chandler WMR 2022

Cust Job #: PO 380-001735

Safe Site Project #: 22-08-3204

Test Hole #	Utility Owner	Utility Type	Quantity	Pipe Size(s)	Material / Structure	Direction	Soil Type	Surface Cut	Northing & Easting		Ground Elevation	Depth to Top of Facility (Feet)	Depth to Bottom of Facility (Feet)	Top Elevation	Bottom Elevation	Pipe OD or Structure Height (inches)	Date Verified	Comments
									Water Vault Measurements	840324.59	719395.03	1205.97	3.27	1202.70	EAST		City of Chandler. Water. 6" DIP.	
									Water Vault Measurements	840324.59	719395.03	1205.97	3.50	1202.47	WEST			
									M.H Invert 5 Sewer (North)	840171.47	716527.00	1199.71	5.06	1194.65	NORTH & SOUTH		City of Chandler. Sewer. VCP.	
									M.H Invert 5-1 Sewer(South)	840171.47	716527.00	1199.71	4.96	1194.75	NORTH & SOUTH		City of Chandler. Sewer. VCP.	
									M.H Invert 6	839247.81	716292.97	1200.10	3.24	1196.86	NORTH & SOUTH		City of Chandler. Sewer. VCP.	

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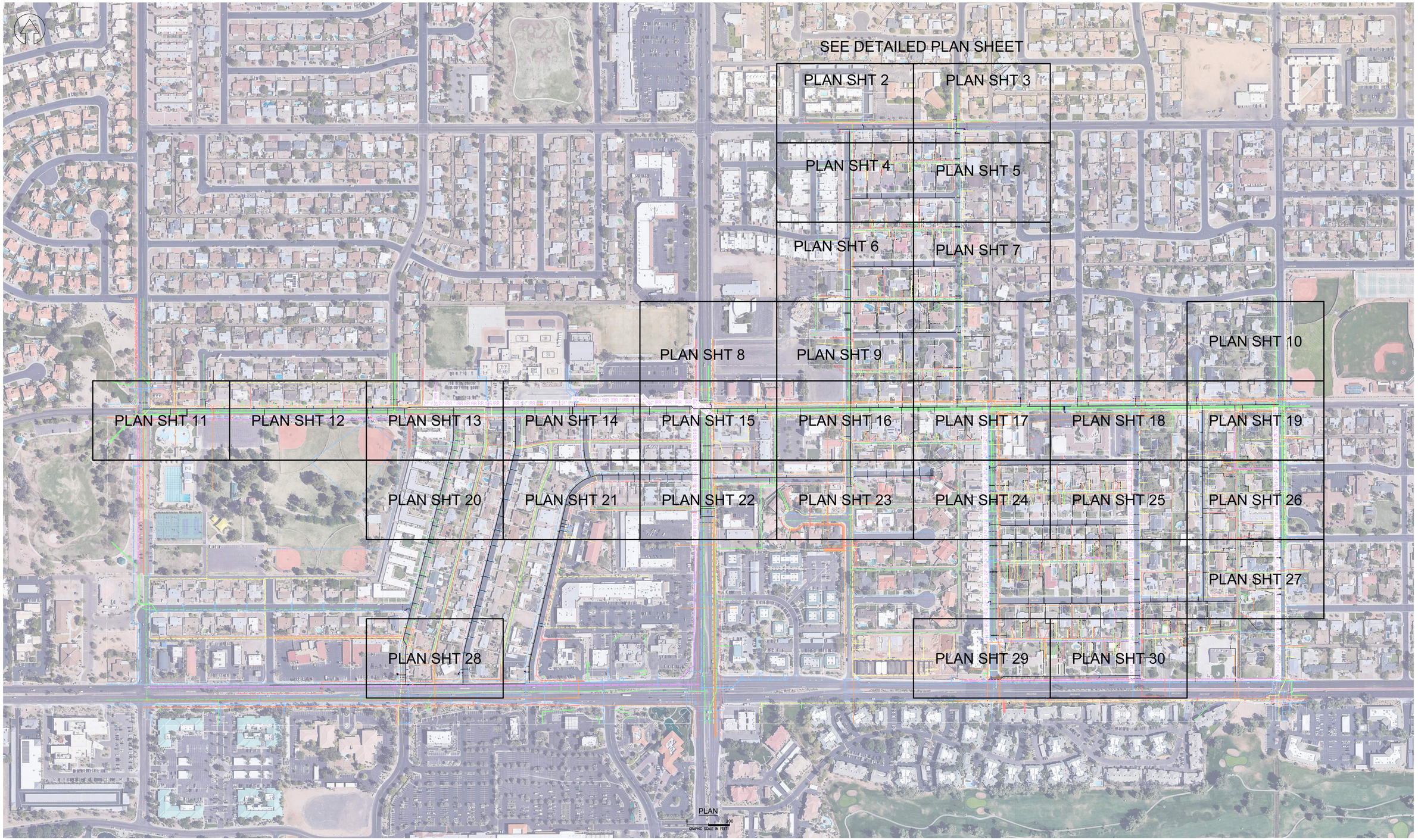

NOTES:

ALL UTILITY LOCATIONS SHOWN ON THIS MAP ARE QUALITY LEVEL B UNLESS NOTED WISE. UTILITY LOCATION QUALITY DESIGNATIONS ARE AS FOLLOWS:

- QUALITY LEVEL A (QL-A) - PRECISE LOCATION CONFIRMED BY EXPOSING THE UTILITY (I.E. POTHOLING).
- QUALITY LEVEL B (QL-B) - APPROXIMATE HORIZONTAL LOCATION DETERMINED USING SURFACE GEOPHYSICAL LOCATING TECHNIQUES (I.E. ELECTROMAGNETIC LOCATING EQUIPMENT).
- QUALITY LEVEL C (QL-C) - LOCATION ESTIMATED THROUGH USE OF UTILITY RECORD INFORMATION AND VISIBLE ABOVE-GROUND SIGNS. POTHOLING IS RECOMMENDED TO DETERMINE EXACT LOCATION.

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LEGEND

- COMM — COMMUNICATION
- OT — OVERHEAD TELEPHONE
- T — UNDERGROUND TELEPHONE
- TV — UNDERGROUND CABLE TV
- FOT — FIBER OPTIC TELEPHONE
- FOTV — FIBER OPTIC TV
- SPL — SPECIAL SYSTEM
- S — SANITARY SEWER
- SD — STORM SEWER
- IR — IRRIGATION
- IC — IRRIGATION CONTROL
- OP — OVERHEAD POWER
- P — UNDERGROUND POWER
- GND — GROUND
- GPR — UTILITY LOCATED BY GPR
- UNK — UNKNOWN UTILITY
- MT — EMPTY CONDUIT
- G — GAS
- W — WATER
- CW — CHILLED WATER
- DW — DOMESTIC WATER
- FW — FIRE WATER
- POTHOLE
- PROPOSED POTHOLE
- JUNCTION BOX
- METER
- PEDESTAL
- MANHOLE
- HANDHOLE
- VAULT
- VALVE
- END OF MAIN
- RISER
- STORM DRAIN
- CLEANOUT
- POLE
- TRANSFORMER
- SWITCH
- LIGHT
- RECEPTACLE
- HYDRANT
- FIRE DEPT CONNECTION

EM NOTE:
EM DEPTHS ARE DERIVED ELECTROMAGNETICALLY AND ARE APPROXIMATE.
EM DEPTHS TO BE FIELD VERIFIED BEFORE CONSTRUCTION.

EM - ELECTROMAGNETIC DEPTH (FT)
DOC - POTHOLE DEPTH OF COVER (FT)
MOC - MATERIAL OF CONSTRUCTION
EIC - ENCASED IN CONCRETE
X - POTHOLE SIZE (IN)

SAFE SITE UTILITY SERVICES, LLC
PHOENIX, AZ (602)606-8882

CHANDLER WMR 2022

DWN CDC | CHK JNS
PROJECT NO 22-08-3204
FILENAME

REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 200' | DATE 1-8-2024 | SHEET 1 OF 30

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C



NOTES:

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LEGEND

COMM COMMUNICATION	IR IRRIGATION	W WATER	MANHOLE	POLE
OT OVERHEAD TELEPHONE	IC IRRIGATION CONTROL	CW CHILLED WATER	HANDHOLE	TRANSFORMER
T UNDERGROUND TELEPHONE	OP OVERHEAD POWER	DW DOMESTIC WATER	VAULT	SWITCH
TV UNDERGROUND CABLE TV	P UNDERGROUND POWER	FW FIRE WATER	VALVE	LIGHT
FOT FIBER OPTIC TELEPHONE	GND GROUND	POTHOLE	END OF MAIN	RECEPTACLE
FOTV FIBER OPTIC TV	GPR UTILITY LOCATED BY GPR	PROPOSED POTHOLE	RISER	HYDRANT
SPL SPECIAL SYSTEM	UNK UNKNOWN UTILITY	JUNCTION BOX	STORM DRAIN	FIRE DEPT CONNECTION
S SANITARY SEWER	MT EMPTY CONDUIT	METER	CLEANOUT	
SD STORM SEWER	G GAS	PEDESTAL		

EM NOTE:
EM DEPTHS ARE DERIVED ELECTROMAGNETICALLY AND ARE APPROXIMATE.
EM DEPTHS TO BE FIELD VERIFIED BEFORE CONSTRUCTION.

EM - ELECTROMAGNETIC DEPTH (FT)
DOC - POTHOLE DEPTH OF COVER (FT)
MOC - MATERIAL OF CONSTRUCTION
EIC - ENCASED IN CONCRETE
X - POTHOLE SIZE (IN)

SAFE SITE UTILITY SERVICES, LLC
PHOENIX, AZ (602)606-8882

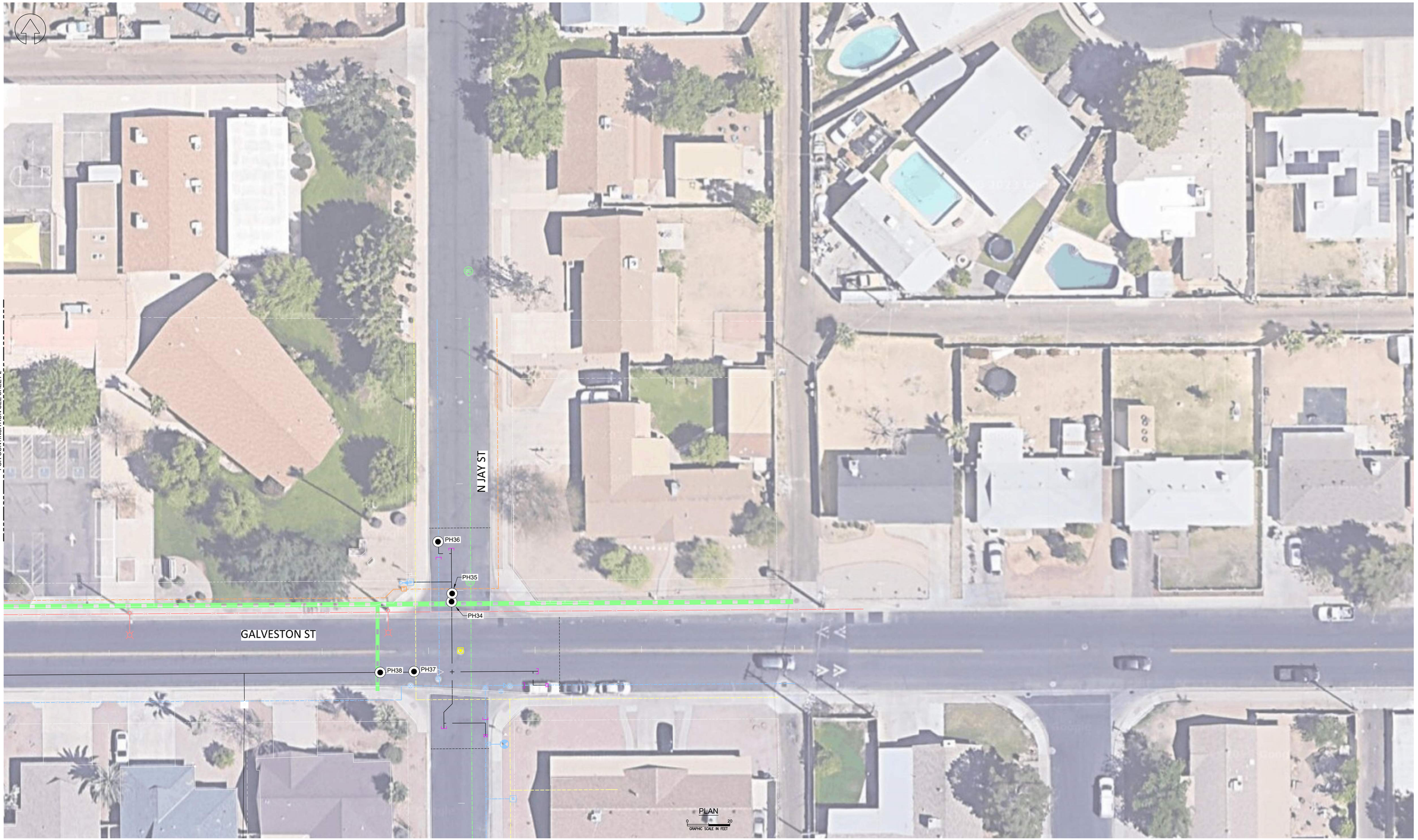
CHANDLER WMR 2022

DWN CDC | CHK JNS
PROJECT NO. 22-08-3204
FILENAME

REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 2 OF 30

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C



NOTES:

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LEGEND

COMM	COMMUNICATION	IR	IRRIGATION	W	WATER	MANHOLE	POLE
OT	OVERHEAD TELEPHONE	IC	IRRIGATION CONTROL	CW	CHILLED WATER	HANDHOLE	TRANSFORMER
T	UNDERGROUND TELEPHONE	OP	OVERHEAD POWER	DW	DOMESTIC WATER	VAULT	SWITCH
TV	UNDERGROUND CABLE TV	P	UNDERGROUND POWER	FW	FIRE WATER	VALVE	LIGHT
FOT	FIBER OPTIC TELEPHONE	GND	GROUND		POTHOLE	END OF MAIN	RECEPTACLE
FOTV	FIBER OPTIC TV	GPR	UTILITY LOCATED BY GPR		PROPOSED POTHOLE	RISER	HYDRANT
SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		JUNCTION BOX	STORM DRAIN	FIRE DEPT CONNECTION
S	SANITARY SEWER	MT	EMPTY CONDUIT		METER	CLEANOUT	
SD	STORM SEWER	G	GAS		PEDESTAL		

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MOC - MATERIAL OF CONSTRUCTION
EIC - ENCASED IN CONCRETE
X - POTHOLE SIZE (IN)

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CHANDLER WMR 2022

DWN	CHK
CDC	JNS

PROJECT NO. 22-08-3204
FILENAME

REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 3 OF 30

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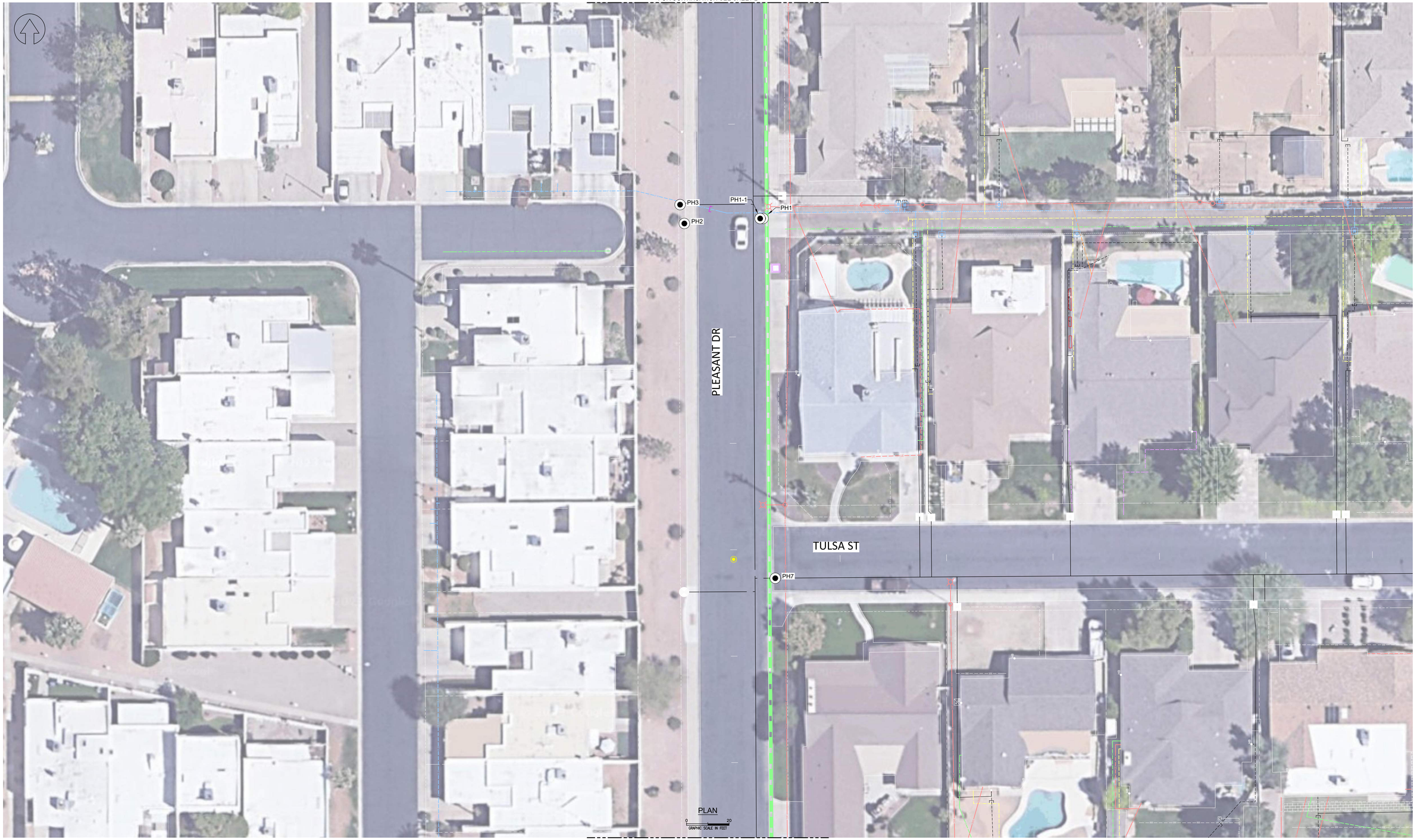
FOR CONTINUATION SEE SHEET 2



FOR CONTINUATION SEE SHEET 6

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LEGEND

COMM	COMMUNICATION	IR	IRRIGATION	W	WATER
OT	OVERHEAD TELEPHONE	IC	IRRIGATION CONTROL	CW	CHILLED WATER
T	UNDERGROUND TELEPHONE	OP	OVERHEAD POWER	DW	DOMESTIC WATER
TV	UNDERGROUND CABLE TV	P	UNDERGROUND POWER	FW	FIRE WATER
FOT	FIBER OPTIC TELEPHONE	GND	GROUND		POTHOLE
FOTV	FIBER OPTIC TV	GPR	UTILITY LOCATED BY GPR		PROPOSED POTHOLE
SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		JUNCTION BOX
S	SANITARY SEWER	MT	EMPTY CONDUIT		METER
SD	STORM SEWER	G	GAS		PEDESTAL

	MANHOLE		POLE
	HANDHOLE		TRANSFORMER
V	VAULT		SWITCH
	VALVE		LIGHT
	END OF MAIN		RECEPTACLE
	RISER		HYDRANT
	STORM DRAIN		FIRE DEPT CONNECTION
	CLEANOUT		

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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 4 OF 30

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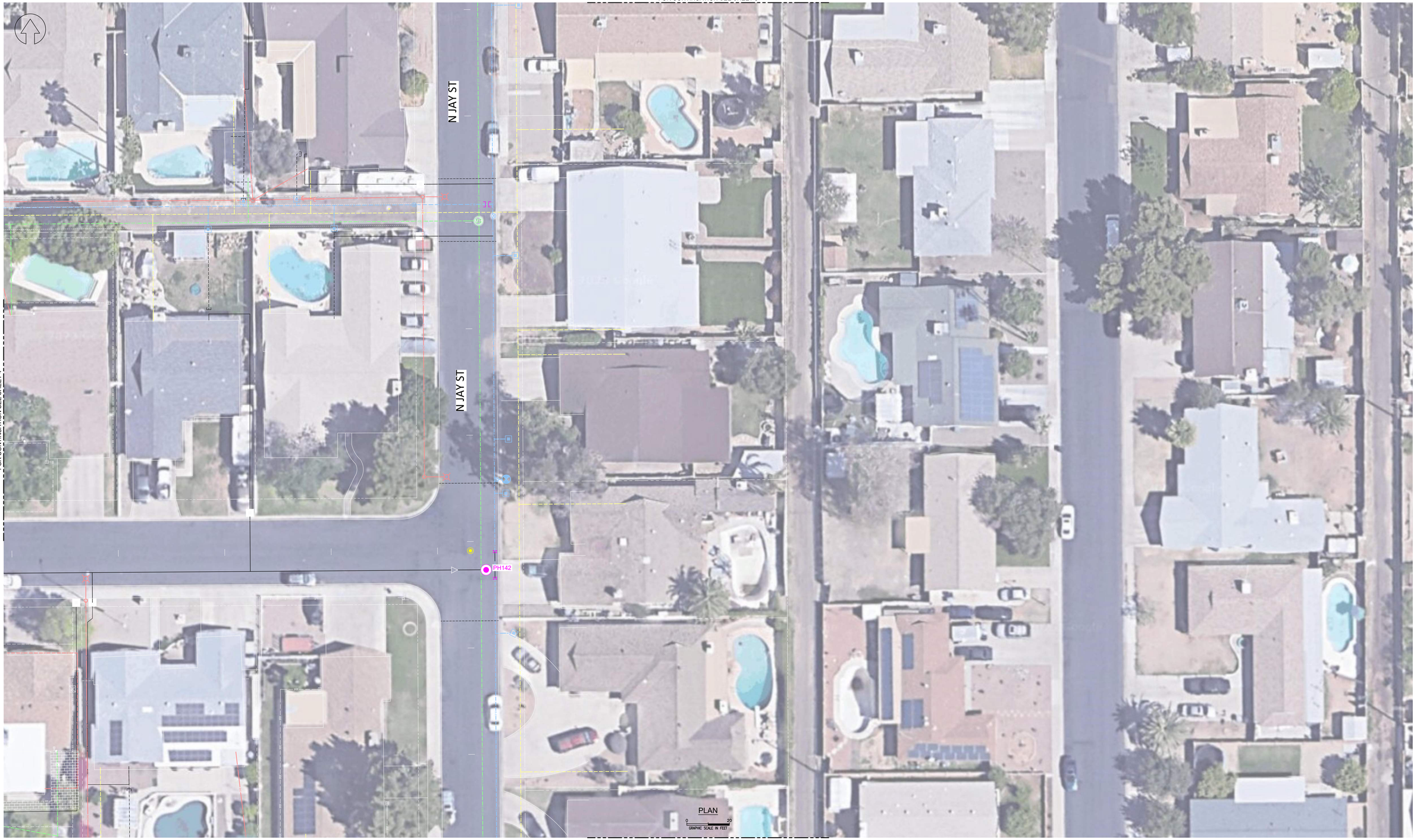
FOR CONTINUATION SEE SHEET 3

FOR CONTINUATION SEE SHEET 4



FOR CONTINUATION SEE SHEET 7

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OT	OVERHEAD TELEPHONE	IC	IRRIGATION CONTROL	CW	CHILLED WATER	HANDHOLE	TRANSFORMER
T	UNDERGROUND TELEPHONE	OP	OVERHEAD POWER	DW	DOMESTIC WATER	VAULT	SWITCH
TV	UNDERGROUND CABLE TV	P	UNDERGROUND POWER	FW	FIRE WATER	VALVE	LIGHT
FOT	FIBER OPTIC TELEPHONE	GND	GROUND		POTHOLE	END OF MAIN	RECEPTACLE
FOTV	FIBER OPTIC TV	GPR	UTILITY LOCATED BY GPR		PROPOSED POTHOLE	RISER	HYDRANT
SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		JUNCTION BOX	STORM DRAIN	FIRE DEPT CONNECTION
S	SANITARY SEWER	MT	EMPTY CONDUIT		METER	CLEANOUT	
SD	STORM SEWER	G	GAS		PEDESTAL		

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EIC - ENCASED IN CONCRETE
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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 5 OF 30

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FOR CONTINUATION SEE SHEET 4



FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 7

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LEGEND

COMM	COMMUNICATION	IR	IRRIGATION	W	WATER	MH	MANHOLE
OT	OVERHEAD TELEPHONE	IC	IRRIGATION CONTROL	CW	CHILLED WATER	HH	HANDHOLE
T	UNDERGROUND TELEPHONE	OP	OVERHEAD POWER	DW	DOMESTIC WATER	V	VAULT
TV	UNDERGROUND CABLE TV	P	UNDERGROUND POWER	FW	FIRE WATER	VA	VALVE
FOT	FIBER OPTIC TELEPHONE	GND	GROUND		POTHOLE	EOM	END OF MAIN
FOTV	FIBER OPTIC TV	GPR	UTILITY LOCATED BY GPR		PROPOSED POTHOLE	R	RISER
SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		JUNCTION BOX	SD	STORM DRAIN
S	SANITARY SEWER	MT	EMPTY CONDUIT		METER	CO	CLEANOUT
SD	STORM SEWER	G	GAS		PEDESTAL		

P	POLE	
T	TRANSFORMER	
SW	SWITCH	
LT	LIGHT	
REC	RECEPTACLE	
H	HYDRANT	
FDC	FIRE DEPT CONNECTION	

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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 6 OF 30

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LEGEND

COMM	COMMUNICATION	IR	IRRIGATION	W	WATER
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T	UNDERGROUND TELEPHONE	OP	OVERHEAD POWER	DW	DOMESTIC WATER
TV	UNDERGROUND CABLE TV	P	UNDERGROUND POWER	FW	FIRE WATER
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FOTV	FIBER OPTIC TV	GPR	UTILITY LOCATED BY GPR		POTHOLE
SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		PROPOSED POTHOLE
S	SANITARY SEWER	MT	EMPTY CONDUIT		END OF MAIN
SD	STORM SEWER	G	GAS		JUNCTION BOX
					METER
					PEDESTAL

	MANHOLE
	HANDHOLE
V	VAULT
	VALVE
	RISER
	STORM DRAIN
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T	TRANSFORMER
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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 7 OF 30

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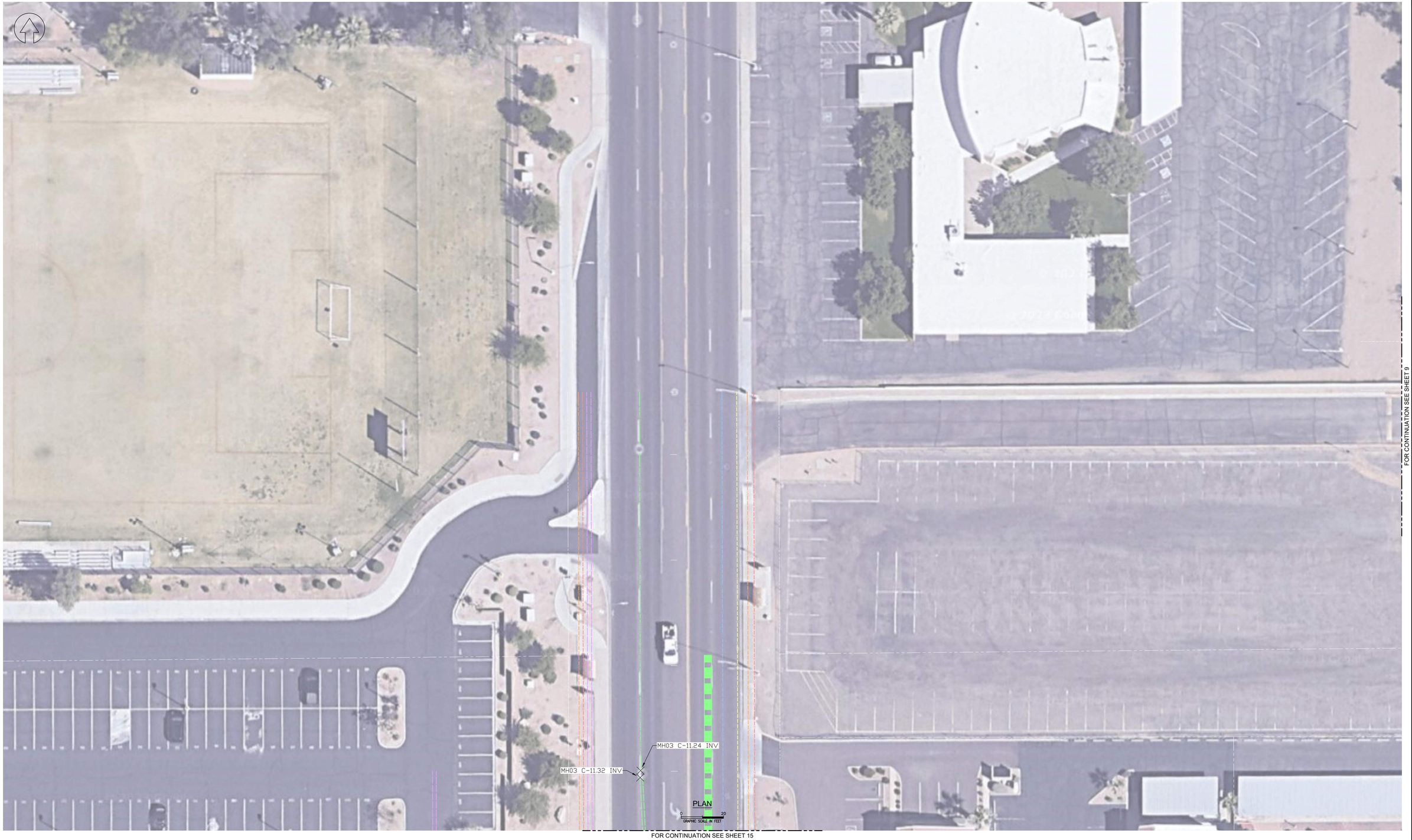

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LEGEND

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SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		JUNCTION BOX	STORM DRAIN	FIRE DEPT CONNECTION
S	SANITARY SEWER	MT	EMPTY CONDUIT		METER	CLEANOUT	
SD	STORM SEWER	G	GAS		PEDESTAL		

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SAFE SITE UTILITY SERVICES, LLC
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CHANDLER WMR 2022

REVISION 6
UTILITY LOCATION PLAN

DWN CDC | CHK JNS | PROJECT NO. 22-08-3204 | FILENAME

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 8 OF 30

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FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 8



PLAN

GRAPHIC SCALE IN FEET 0 20

FOR CONTINUATION SEE SHEET 16

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SCALE 1" = 20' DATE 1-8-2024 SHEET 9 OF 30

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FOR CONTINUATION SEE SHEET 19

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REVISION 6
UTILITY LOCATION PLAN

SCALE	DATE	SHEET	OF
1" = 20'	1-8-2024	10	30

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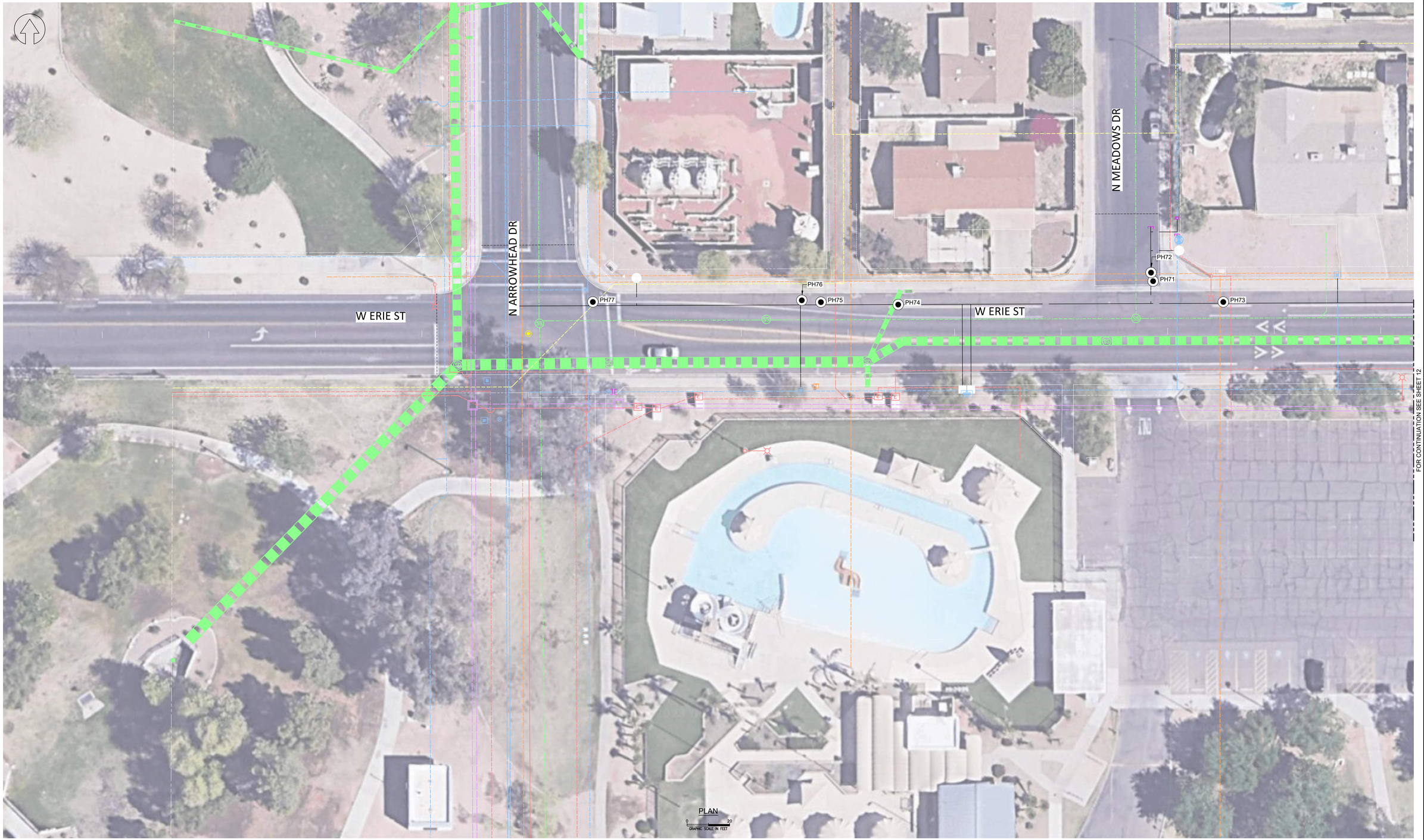

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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 11 OF 30

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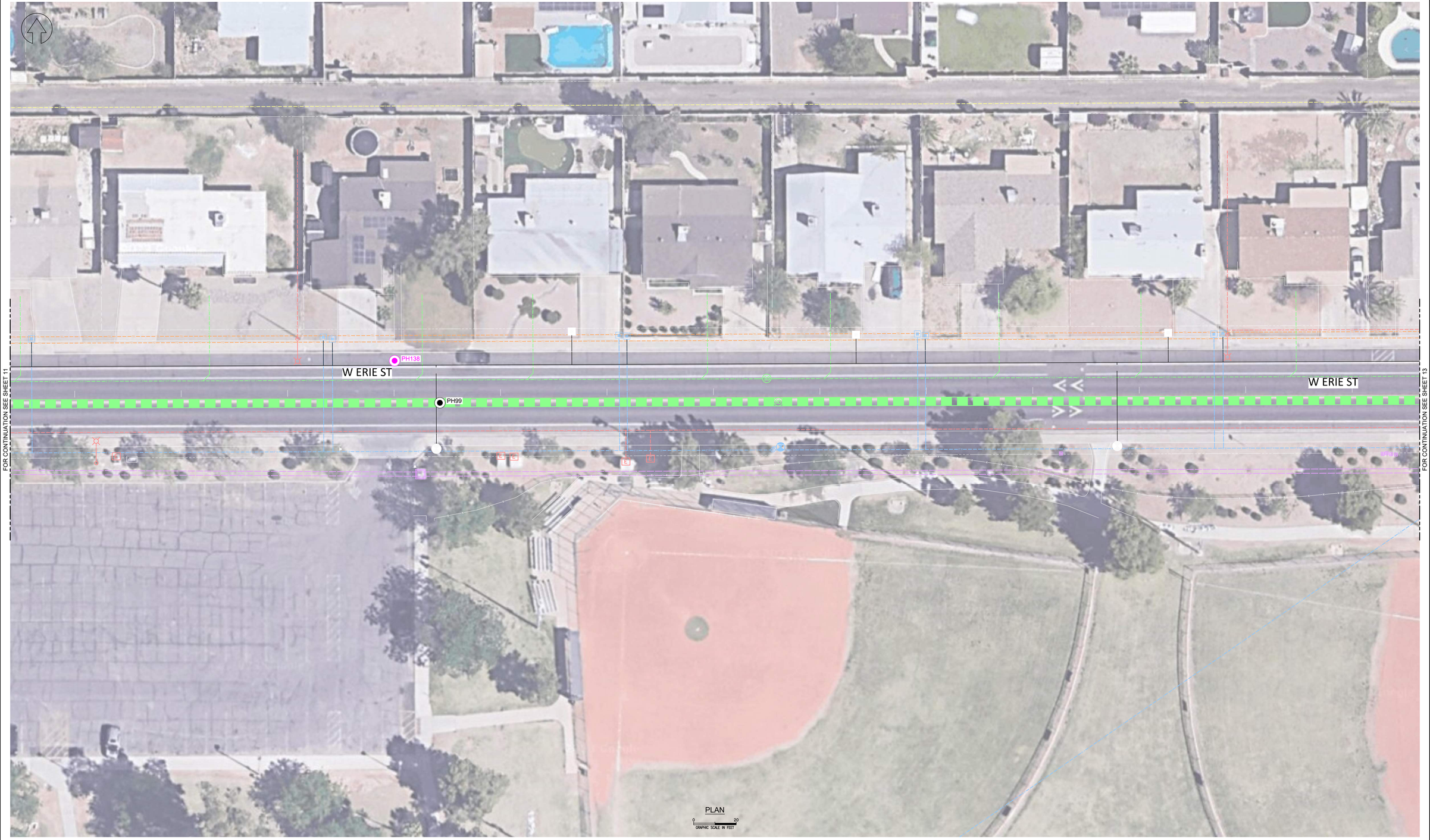

PLAN

GRAPHIC SCALE IN FEET 0 20

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LEGEND

COMM	COMMUNICATION	IR	IRRIGATION	W	WATER	MANHOLE	POLE
OT	OVERHEAD TELEPHONE	IC	IRRIGATION CONTROL	CW	CHILLED WATER	HANDHOLE	TRANSFORMER
T	UNDERGROUND TELEPHONE	OP	OVERHEAD POWER	DW	DOMESTIC WATER	VAULT	SWITCH
TV	UNDERGROUND CABLE TV	P	UNDERGROUND POWER	FW	FIRE WATER	VALVE	LIGHT
FOT	FIBER OPTIC TELEPHONE	GND	GROUND		POTHOLE	END OF MAIN	RECEPTACLE
FOTV	FIBER OPTIC TV	GPR	UTILITY LOCATED BY GPR		PROPOSED POTHOLE	RISER	HYDRANT
SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		JUNCTION BOX	STORM DRAIN	FIRE DEPT CONNECTION
S	SANITARY SEWER	MT	EMPTY CONDUIT		METER	CLEANOUT	
SD	STORM SEWER	G	GAS		PEDESTAL		

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DOC - POTHOLE DEPTH OF COVER (FT)
MOC - MATERIAL OF CONSTRUCTION
EIC - ENCASED IN CONCRETE
X - POTHOLE SIZE (IN)

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PHOENIX, AZ (602)606-8882

CHANDLER WMR 2022

DWN CDC CHK JNS
PROJECT NO. 22-08-3204
FILENAME

REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 12 OF 30

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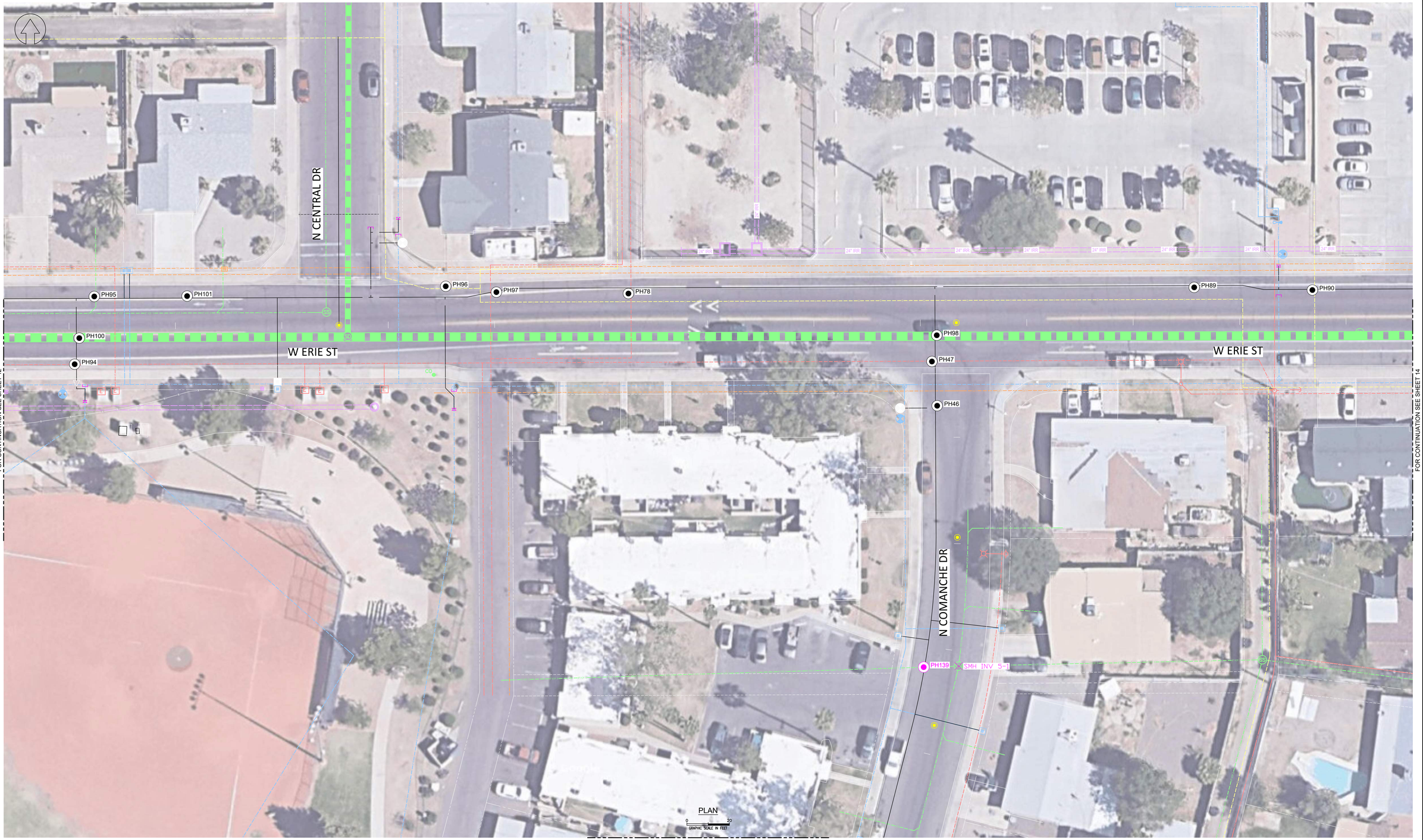

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LEGEND

COMM	COMMUNICATION	IR	IRRIGATION	W	WATER	MANHOLE	POLE
OT	OVERHEAD TELEPHONE	IC	IRRIGATION CONTROL	CW	CHILLED WATER	HANDHOLE	TRANSFORMER
T	UNDERGROUND TELEPHONE	OP	OVERHEAD POWER	DW	DOMESTIC WATER	VAULT	SWITCH
TV	UNDERGROUND CABLE TV	P	UNDERGROUND POWER	FW	FIRE WATER	VALVE	LIGHT
FOT	FIBER OPTIC TELEPHONE	GND	GROUND		POTHOLE	END OF MAIN	RECEPTACLE
FOTV	FIBER OPTIC TV	GPR	UTILITY LOCATED BY GPR		PROPOSED POTHOLE	RISER	HYDRANT
SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		JUNCTION BOX	STORM DRAIN	FIRE DEPT CONNECTION
S	SANITARY SEWER	MT	EMPTY CONDUIT		METER	CLEANOUT	
SD	STORM SEWER	G	GAS		PEDESTAL		

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DWN CDC | CHK JNS
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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 13 OF 30

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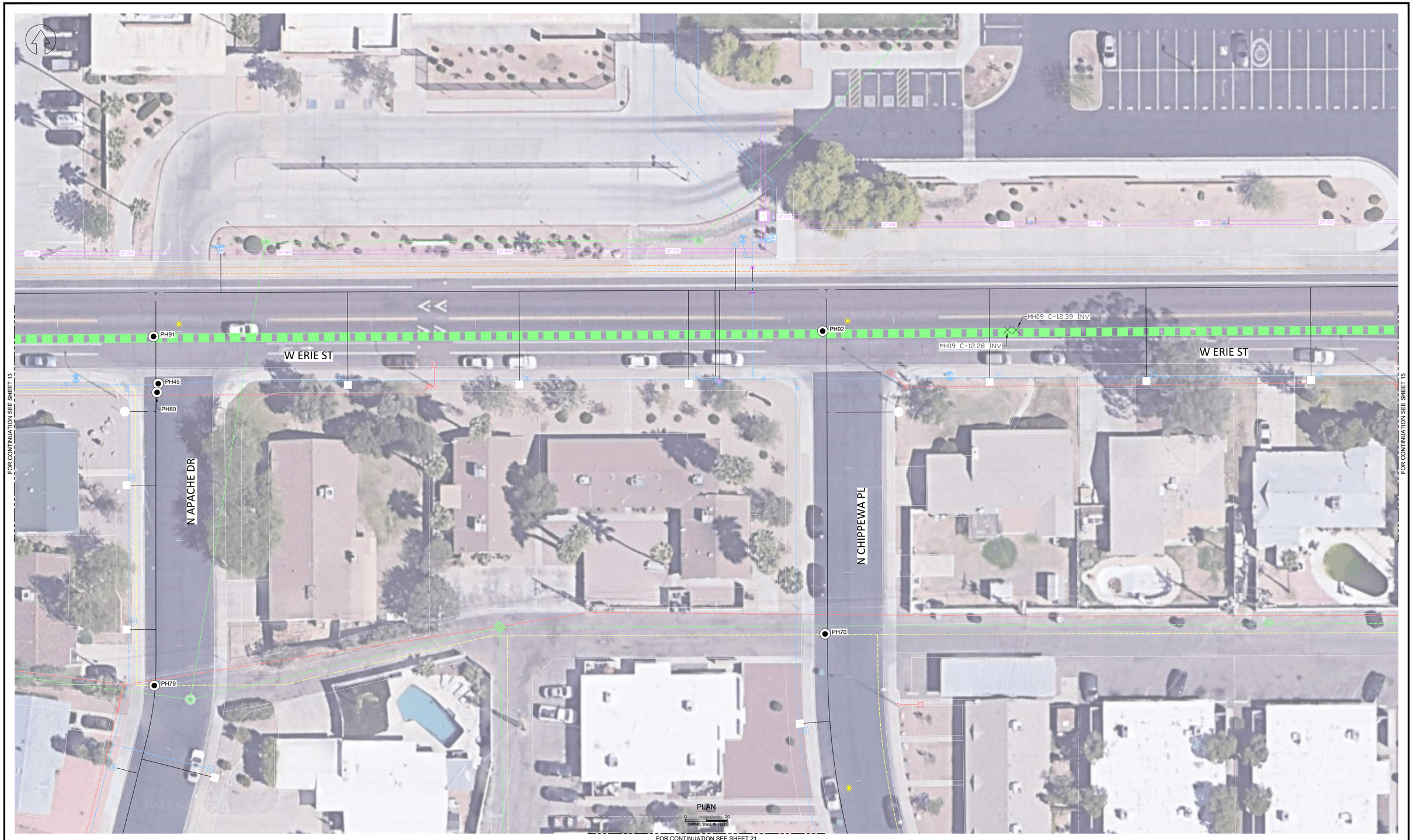

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LEGEND

COMM	COMMUNICATION	IR	IRRIGATION	W	WATER
OT	OVERHEAD TELEPHONE	IC	IRRIGATION CONTROL	CW	CHILLED WATER
T	UNDERGROUND TELEPHONE	OP	OVERHEAD POWER	DW	DOMESTIC WATER
TV	UNDERGROUND CABLE TV	P	UNDERGROUND POWER	FW	FIRE WATER
FOT	FIBER OPTIC TELEPHONE	GND	GROUND		POTHOLE
FOTV	FIBER OPTIC TV	GPR	UTILITY LOCATED BY GPR		PROPOSED POTHOLE
SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		JUNCTION BOX
S	SANITARY SEWER	MT	EMPTY CONDUIT		METER
SD	STORM SEWER	G	GAS		PEDESTAL

MANHOLE	POLE		
HANDHOLE	TRANSFORMER		
VAULT	SWITCH		
VALVE	LIGHT		
END OF MAIN	RECEPTACLE		
RISER	HYDRANT		
STORM DRAIN	FIRE DEPT CONNECTION		
CLEANOUT			

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PROJECT NO.
22-08-3204

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REVISION 6
UTILITY LOCATION PLAN

SCALE	DATE	SHEET	OF
1" = 20'	1-8-2024	14	30

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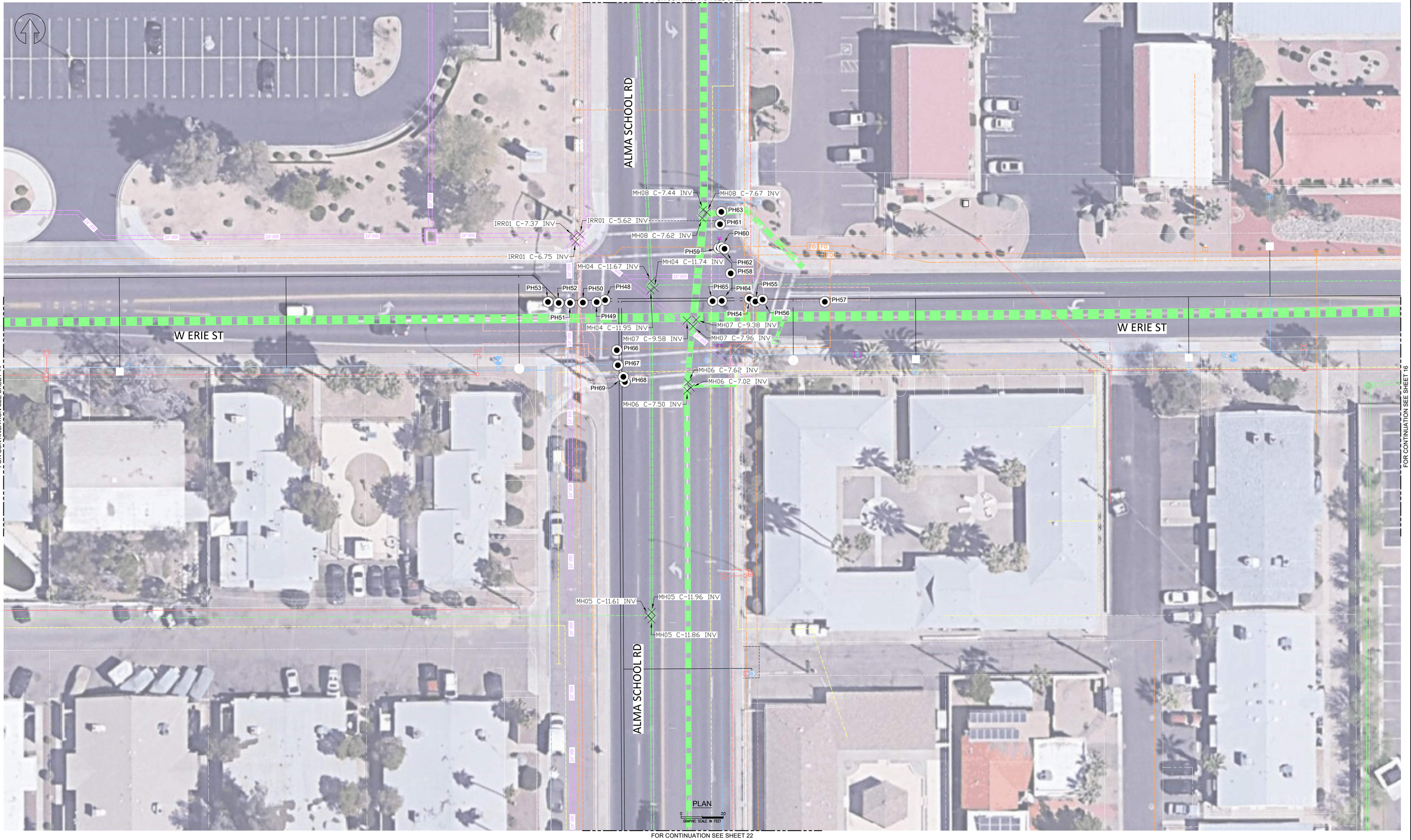
FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE SHEET 14

FOR CONTINUATION SEE SHEET 16



FOR CONTINUATION SEE SHEET 22

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LEGEND

COMM — COMMUNICATION	IR — IRRIGATION	W — WATER	MANHOLE	POLE
OT — OVERHEAD TELEPHONE	IC — IRRIGATION CONTROL	CW — CHILLED WATER	HANDHOLE	TRANSFORMER
T — UNDERGROUND TELEPHONE	OP — OVERHEAD POWER	DW — DOMESTIC WATER	VAULT	SWITCH
TV — UNDERGROUND CABLE TV	P — UNDERGROUND POWER	FW — FIRE WATER	VALVE	LIGHT
FOT — FIBER OPTIC TELEPHONE	GND — GROUND	POTHOLE	END OF MAIN	RECEPTACLE
FOTV — FIBER OPTIC TV	GPR — UTILITY LOCATED BY GPR	PROPOSED POTHOLE	RISER	HYDRANT
SPL — SPECIAL SYSTEM	UNK — UNKNOWN UTILITY	JUNCTION BOX	STORM DRAIN	FIRE DEPT CONNECTION
S — SANITARY SEWER	MT — EMPTY CONDUIT	METER	CLEANOUT	
SD — STORM SEWER	G — GAS	PEDESTAL		

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DWN CDC CHK JNS
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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' DATE 1-8-2024 SHEET 15 OF 30

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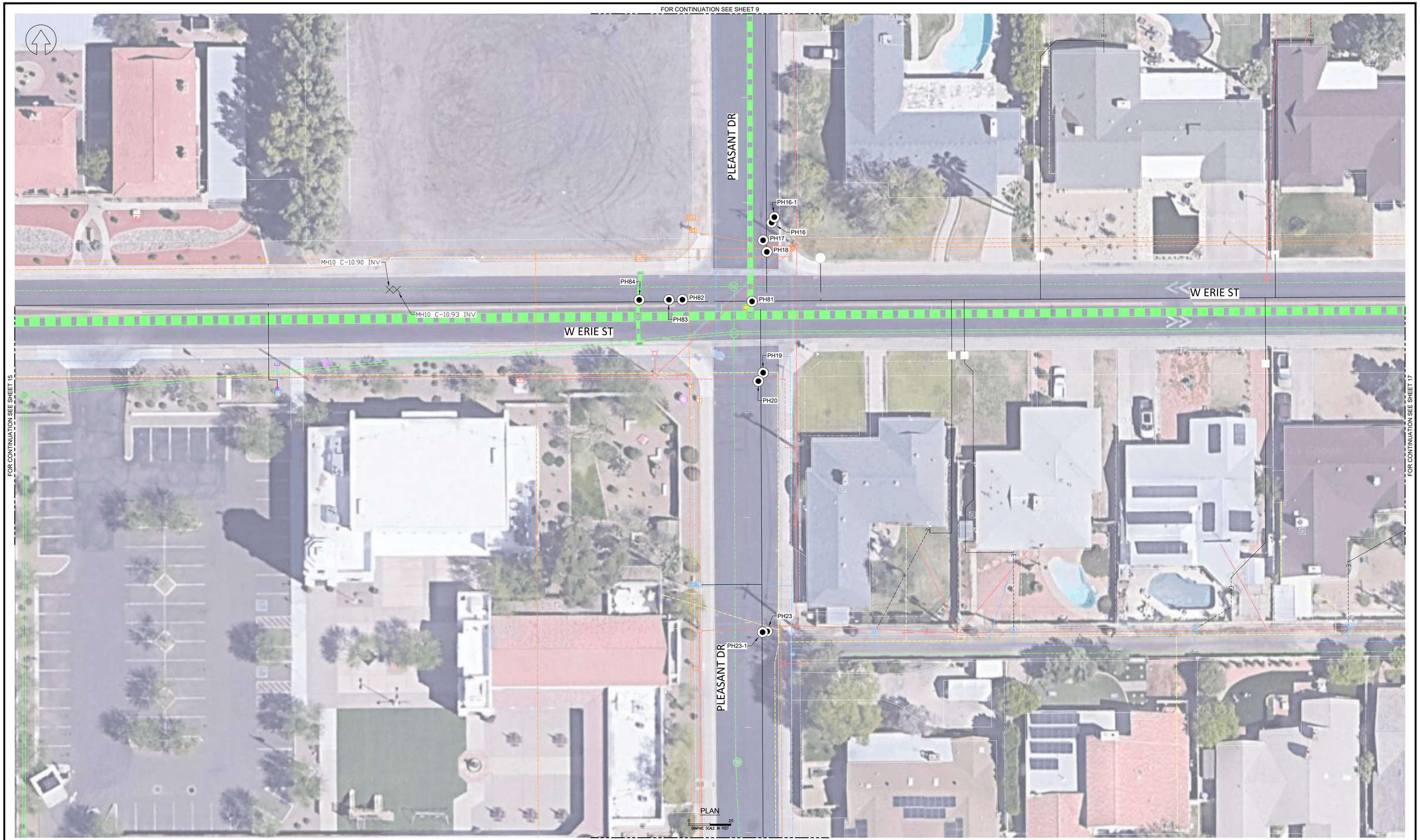

FOR CONTINUATION SEE SHEET 15

FOR CONTINUATION SEE SHEET 17

FOR CONTINUATION SEE SHEET 23

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LEGEND

POLE		
TRANSFORMER		
SWITCH		
LIGHT		
RECEPTACLE		
HYDRANT		
FIRE DEPT CONNECTION		

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DWN	CHK
CDC	JNS

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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 16 OF 30

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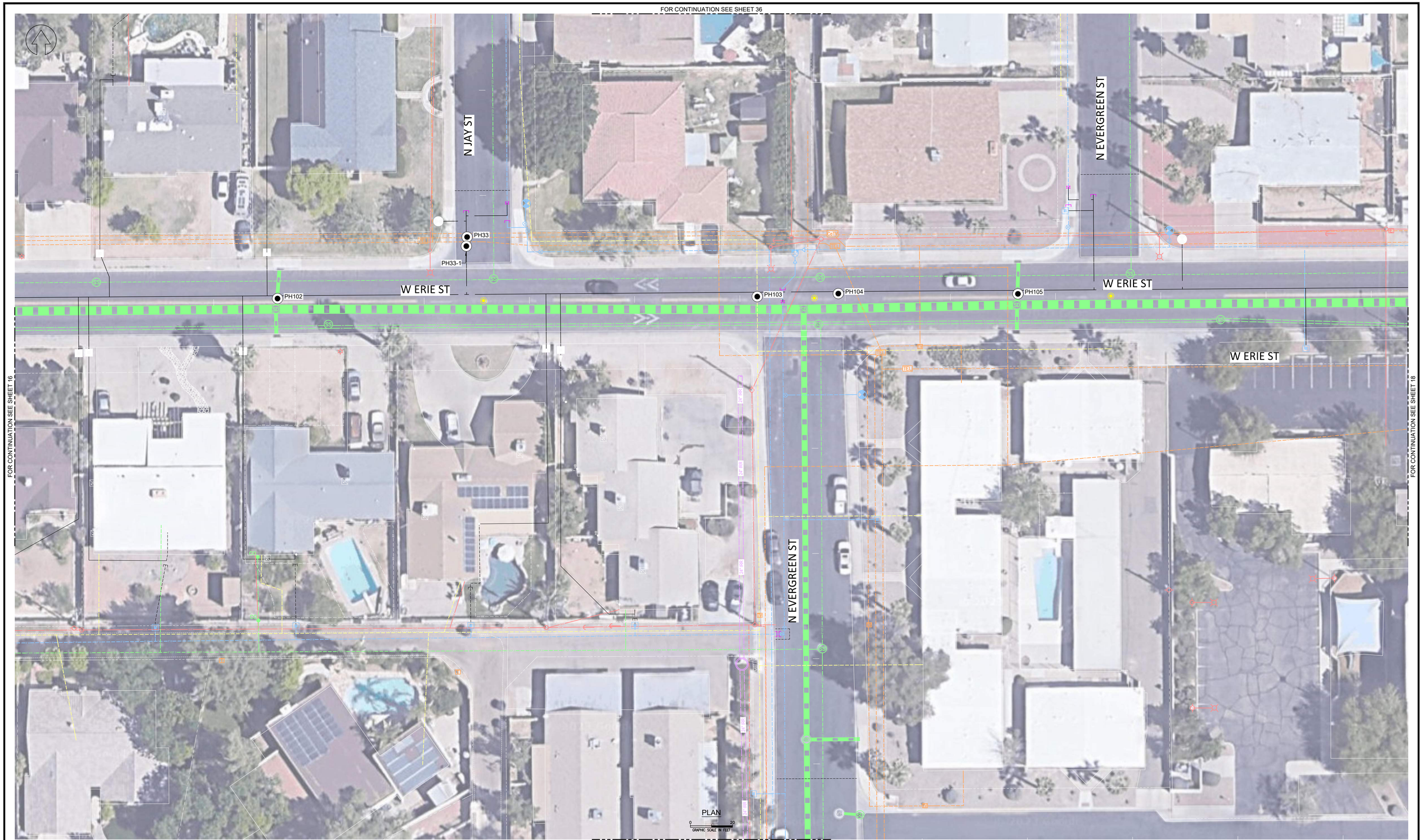

FOR CONTINUATION SEE SHEET 16

FOR CONTINUATION SEE SHEET 18

FOR CONTINUATION SEE SHEET 24

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LEGEND

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CHANDLER WMR 2022

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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 17 OF 30

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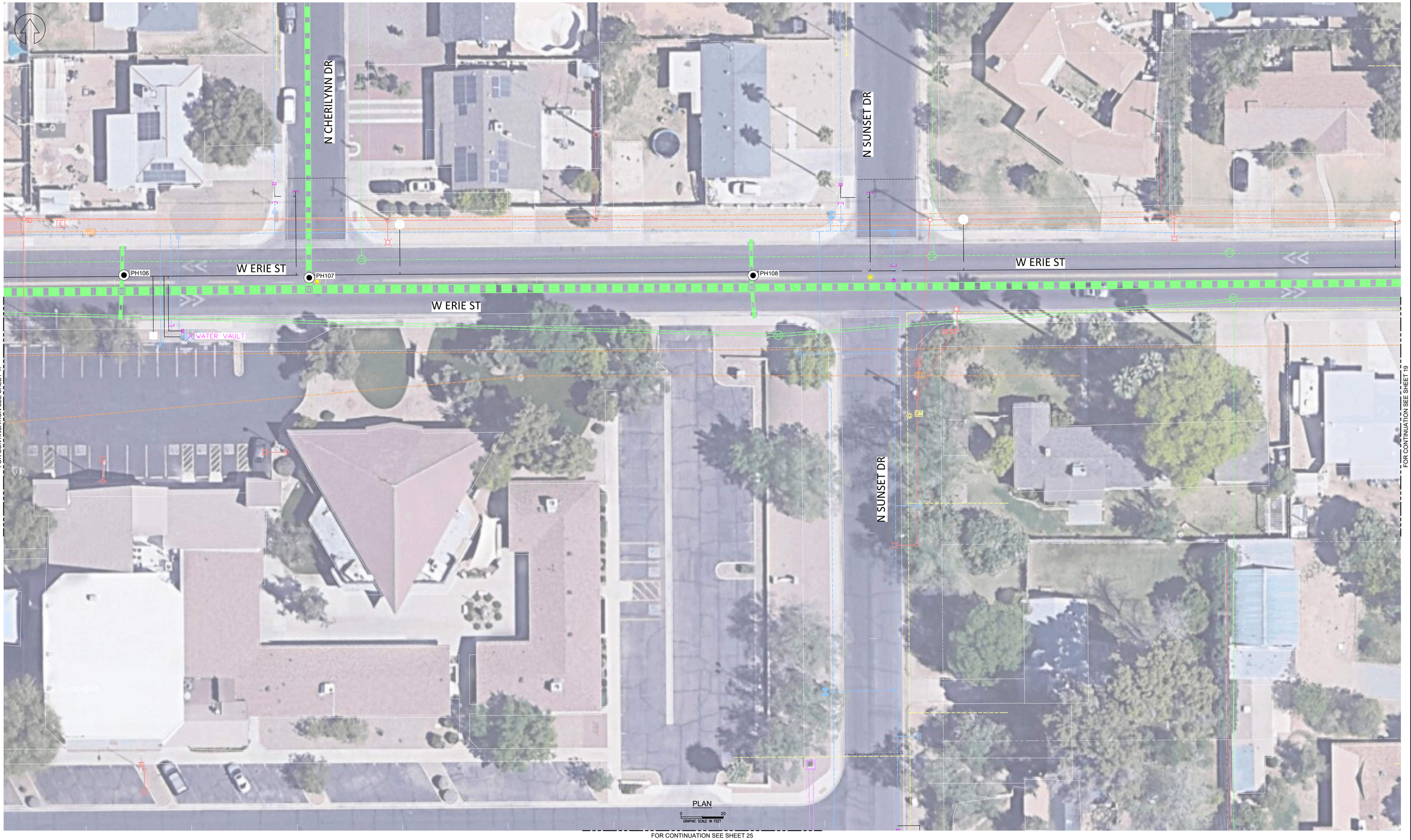

FOR CONTINUATION SEE SHEET 25

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	MANHOLE		POLE
	HANDHOLE	T	TRANSFORMER
V	VAULT		SWITCH
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J	END OF MAIN		RECEPTACLE
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CHANDLER WMR 2022

DWN CDC CHK JNS
PROJECT NO. 22-08-3204
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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 18 OF 30

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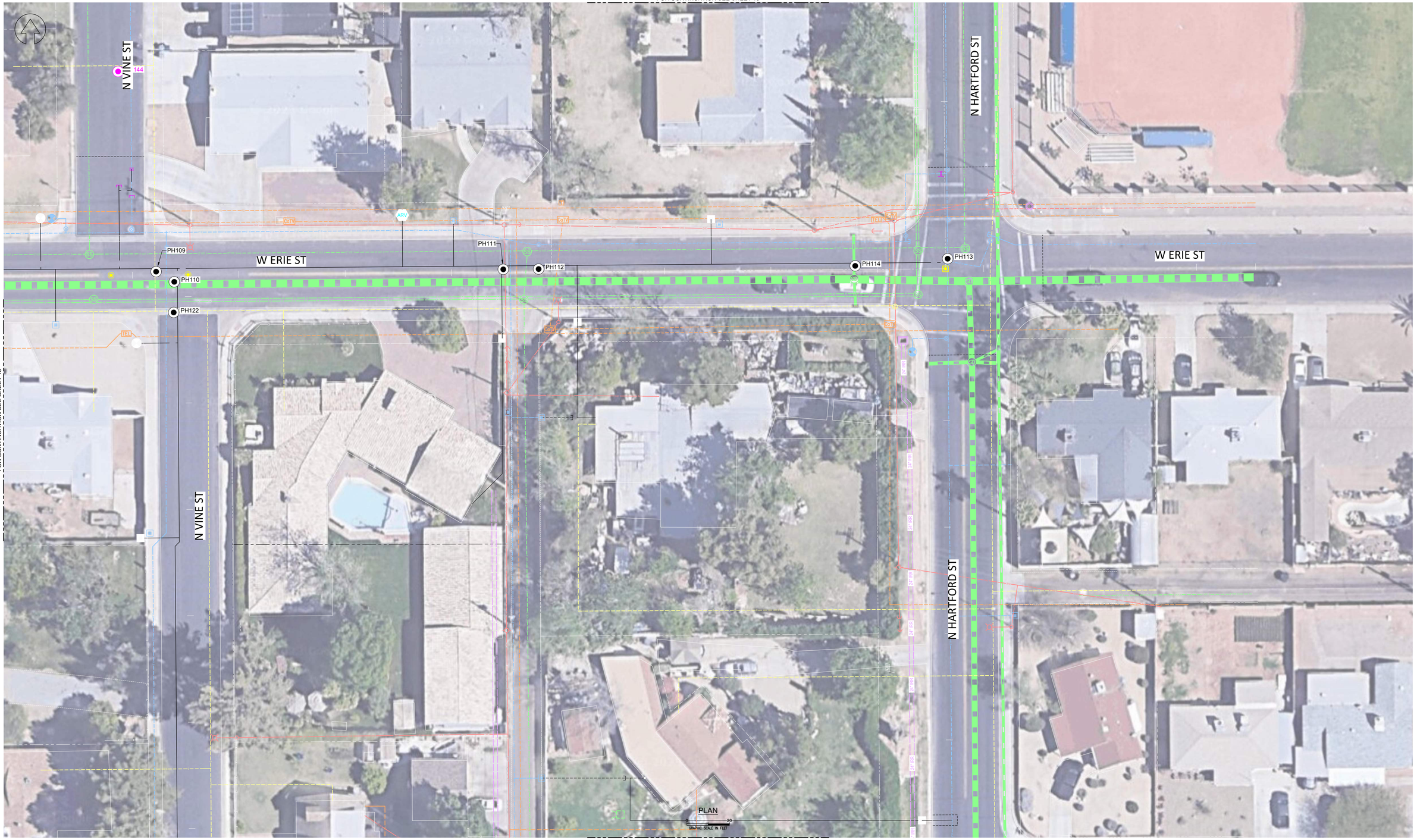

FOR CONTINUATION SEE SHEET 18

FOR CONTINUATION SEE SHEET 26

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SCALE 1" = 20' | DATE 1-8-2024 | SHEET 19 OF 30

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FOR CONTINUATION SEE SHEET 13



FOR CONTINUATION SEE SHEET 21

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- TV — UNDERGROUND CABLE TV
- FOT — FIBER OPTIC TELEPHONE
- FOTV — FIBER OPTIC TV
- SPL — SPECIAL SYSTEM
- S — SANITARY SEWER
- SD — STORM SEWER
- IR — IRRIGATION
- IC — IRRIGATION CONTROL
- OP — OVERHEAD POWER
- P — UNDERGROUND POWER
- GND — GROUND
- GPR — UTILITY LOCATED BY GPR
- UNK — UNKNOWN UTILITY
- MT — EMPTY CONDUIT
- G — GAS
- W — WATER
- CW — CHILLED WATER
- DW — DOMESTIC WATER
- FW — FIRE WATER
- POTHOLE
- PROPOSED POTHOLE
- JUNCTION BOX
- METER
- PEDESTAL
- MANHOLE
- HANDHOLE
- VAULT
- VALVE
- END OF MAIN
- RISER
- STORM DRAIN
- CLEANOUT
- POLE
- TRANSFORMER
- SWITCH
- LIGHT
- RECEPTACLE
- HYDRANT
- FIRE DEPT CONNECTION

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MOC - MATERIAL OF CONSTRUCTION
EIC - ENCASED IN CONCRETE
X - POTHOLE SIZE (IN)

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CHANDLER WMR 2022

DWN CDC CHK JNS
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FILENAME

REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20'
DATE 1-8-2024
SHEET 20 OF 30

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FOR CONTINUATION SEE SHEET 14



FOR CONTINUATION SEE SHEET 20

FOR CONTINUATION SEE SHEET 22

NOTES:

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LEGEND

COMM — COMMUNICATION	IR — IRRIGATION	W — WATER	MANHOLE	POLE
OT — OVERHEAD TELEPHONE	IC — IRRIGATION CONTROL	CW — CHILLED WATER	HANDHOLE	TRANSFORMER
T — UNDERGROUND TELEPHONE	OP — OVERHEAD POWER	DW — DOMESTIC WATER	VAULT	SWITCH
TV — UNDERGROUND CABLE TV	P — UNDERGROUND POWER	FW — FIRE WATER	VALVE	LIGHT
FOT — FIBER OPTIC TELEPHONE	GND — GROUND	POTHOLE	END OF MAIN	RECEPTACLE
FOTV — FIBER OPTIC TV	GPR — UTILITY LOCATED BY GPR	PROPOSED POTHOLE	RISER	HYDRANT
SPL — SPECIAL SYSTEM	UNK — UNKNOWN UTILITY	JUNCTION BOX	STORM DRAIN	FIRE DEPT CONNECTION
S — SANITARY SEWER	MT — EMPTY CONDUIT	METER	CLEANOUT	
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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 21 OF 30

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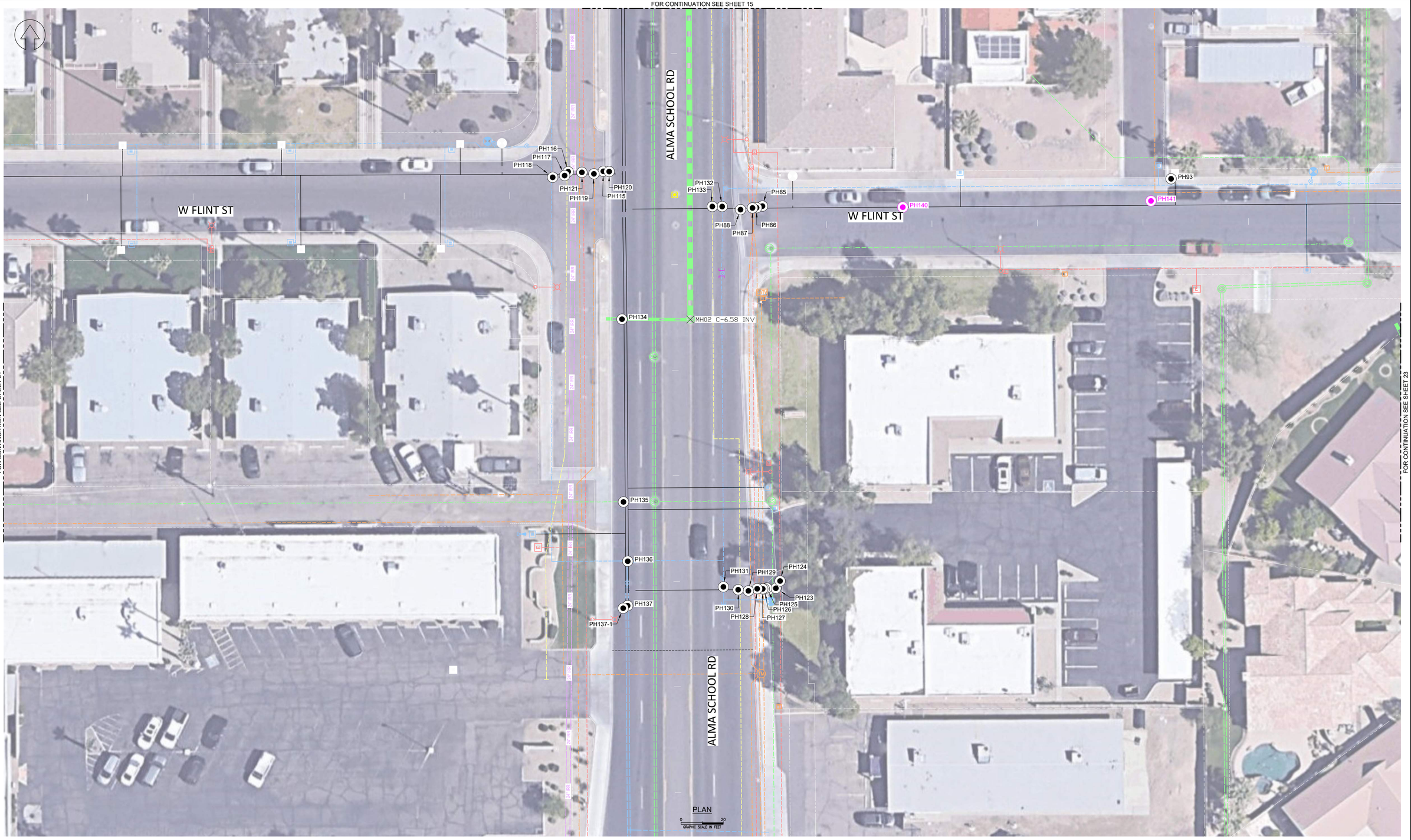
FOR CONTINUATION SEE SHEET 15

FOR CONTINUATION SEE SHEET 21

FOR CONTINUATION SEE SHEET 23



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LEGEND

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DWN CDC CHK JNS
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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20'
DATE 1-8-2024
SHEET 22 OF 30

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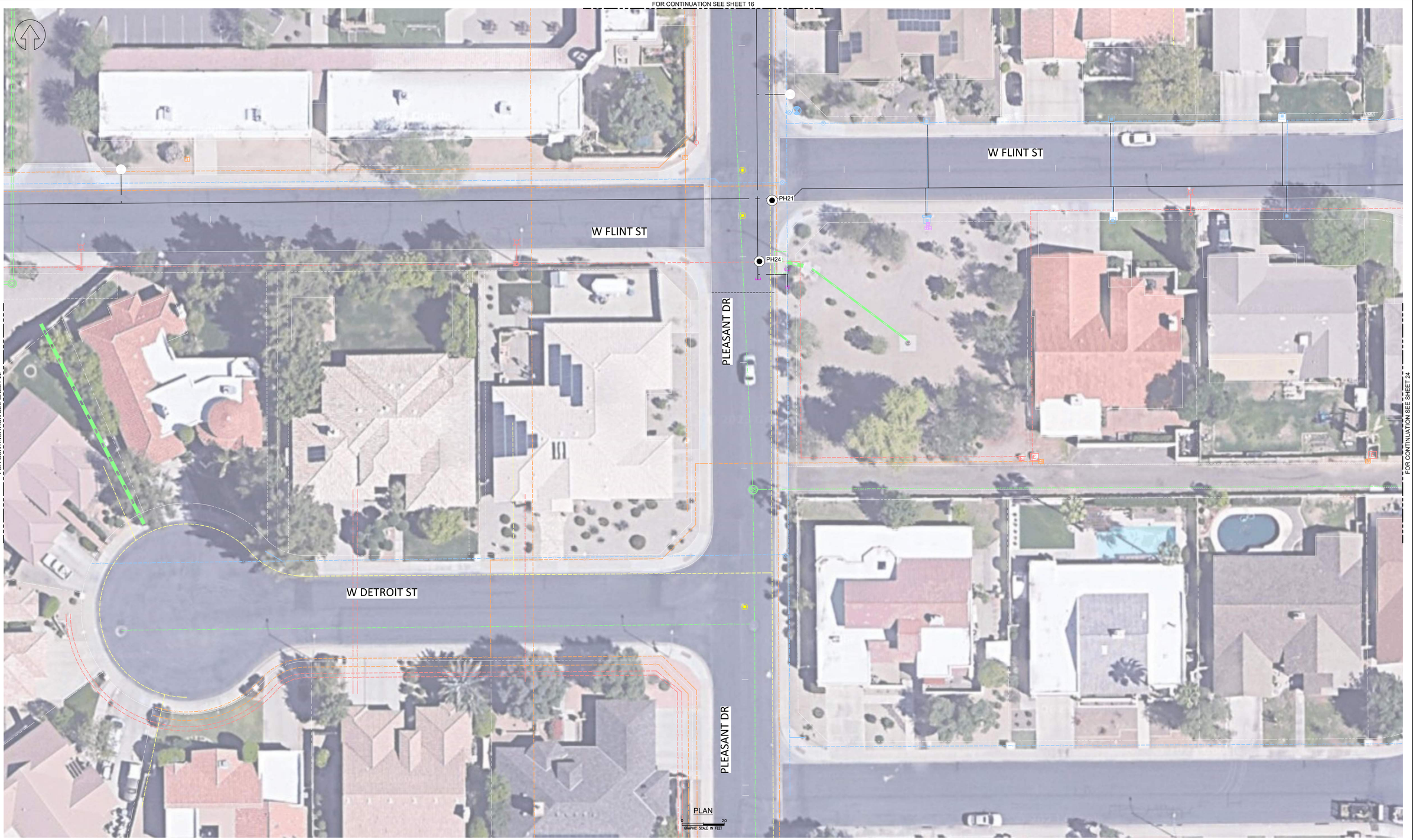
FOR CONTINUATION SEE SHEET 16

FOR CONTINUATION SEE SHEET 22

FOR CONTINUATION SEE SHEET 24



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LEGEND

COMM	COMMUNICATION	IR	IRRIGATION	W	WATER	MANHOLE	POLE
OT	OVERHEAD TELEPHONE	IC	IRRIGATION CONTROL	CW	CHILLED WATER	HANDHOLE	TRANSFORMER
T	UNDERGROUND TELEPHONE	OP	OVERHEAD POWER	DW	DOMESTIC WATER	VAULT	SWITCH
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FOTV	FIBER OPTIC TV	GPR	UTILITY LOCATED BY GPR		PROPOSED POTHOLE	RISER	HYDRANT
SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		JUNCTION BOX	STORM DRAIN	FIRE DEPT CONNECTION
S	SANITARY SEWER	MT	EMPTY CONDUIT		METER	CLEANOUT	
SD	STORM SEWER	G	GAS		PEDESTAL		

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EIC - ENCASED IN CONCRETE
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DWN CDC CHK JNS
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FILENAME

REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' DATE 1-8-2024 SHEET 23 OF 30

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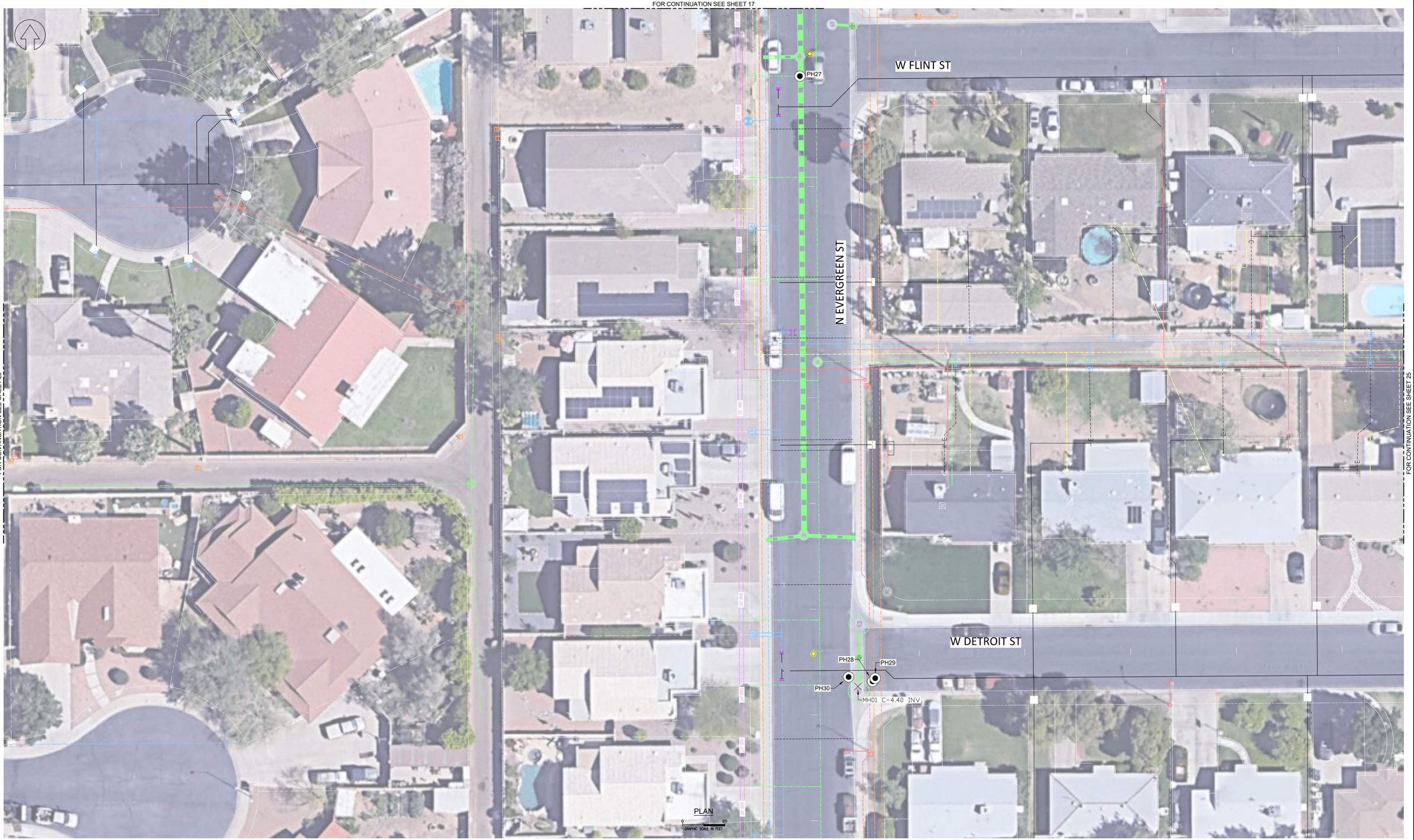
FOR CONTINUATION SEE SHEET 17

FOR CONTINUATION SEE SHEET 23

FOR CONTINUATION SEE SHEET 25



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LEGEND

COMM — COMMUNICATION	IR — IRRIGATION	W — WATER	MANHOLE	POLE
OT — OVERHEAD TELEPHONE	IC — IRRIGATION CONTROL	CW — CHILLED WATER	HANDHOLE	TRANSFORMER
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SPL — SPECIAL SYSTEM	UNK — UNKNOWN UTILITY	JUNCTION BOX	STORM DRAIN	FIRE DEPT CONNECTION
S — SANITARY SEWER	MT — EMPTY CONDUIT	METER	CLEANOUT	
SD — STORM SEWER	G — GAS	PEDESTAL		

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CHANDLER WMR 2022

DWN CDC | CHK JNS
PROJECT NO. 22-08-3204
FILENAME

REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 24 OF 30

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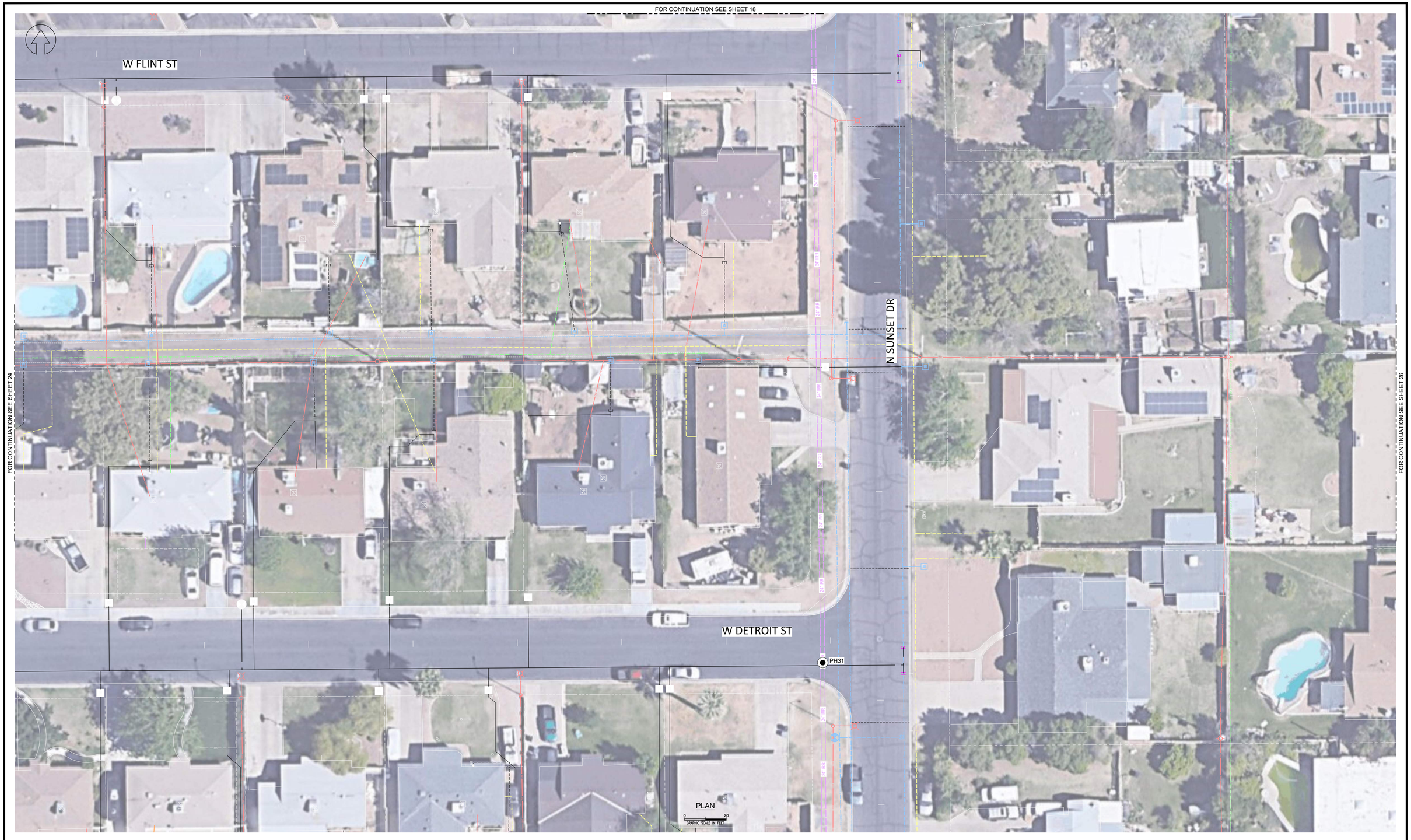

FOR CONTINUATION SEE SHEET 24

FOR CONTINUATION SEE SHEET 26

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LEGEND

COMM	COMMUNICATION	IR	IRRIGATION	W	WATER
OT	OVERHEAD TELEPHONE	IC	IRRIGATION CONTROL	CW	CHILLED WATER
T	UNDERGROUND TELEPHONE	OP	OVERHEAD POWER	DW	DOMESTIC WATER
TV	UNDERGROUND CABLE TV	P	UNDERGROUND POWER	FW	FIRE WATER
FOT	FIBER OPTIC TELEPHONE	GND	GROUND		POTHOLE
FOTV	FIBER OPTIC TV	GPR	UTILITY LOCATED BY GPR		PROPOSED POTHOLE
SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		JUNCTION BOX
S	SANITARY SEWER	MT	EMPTY CONDUIT		METER
SD	STORM SEWER	G	GAS		PEDESTAL

	MANHOLE		POLE
	HANDHOLE		TRANSFORMER
	VAULT		SWITCH
	VALVE		LIGHT
	END OF MAIN		RECEPTACLE
	RISER		HYDRANT
	STORM DRAIN		FIRE DEPT CONNECTION
	CLEANOUT		

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CHANDLER WMR 2022

DWN CDC CHK JNS
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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' DATE 1-8-2024 SHEET 25 OF 30

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FOR CONTINUATION SEE SHEET 19

FOR CONTINUATION SEE SHEET 25

N VINE ST

N HARTFORD ST

W FLINT ST

W DETROIT ST

PH25

PLAN

0 20
GRAPHIC SCALE IN FEET

FOR CONTINUATION SEE SHEET 27

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LEGEND

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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20'
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SHEET 26 OF 30

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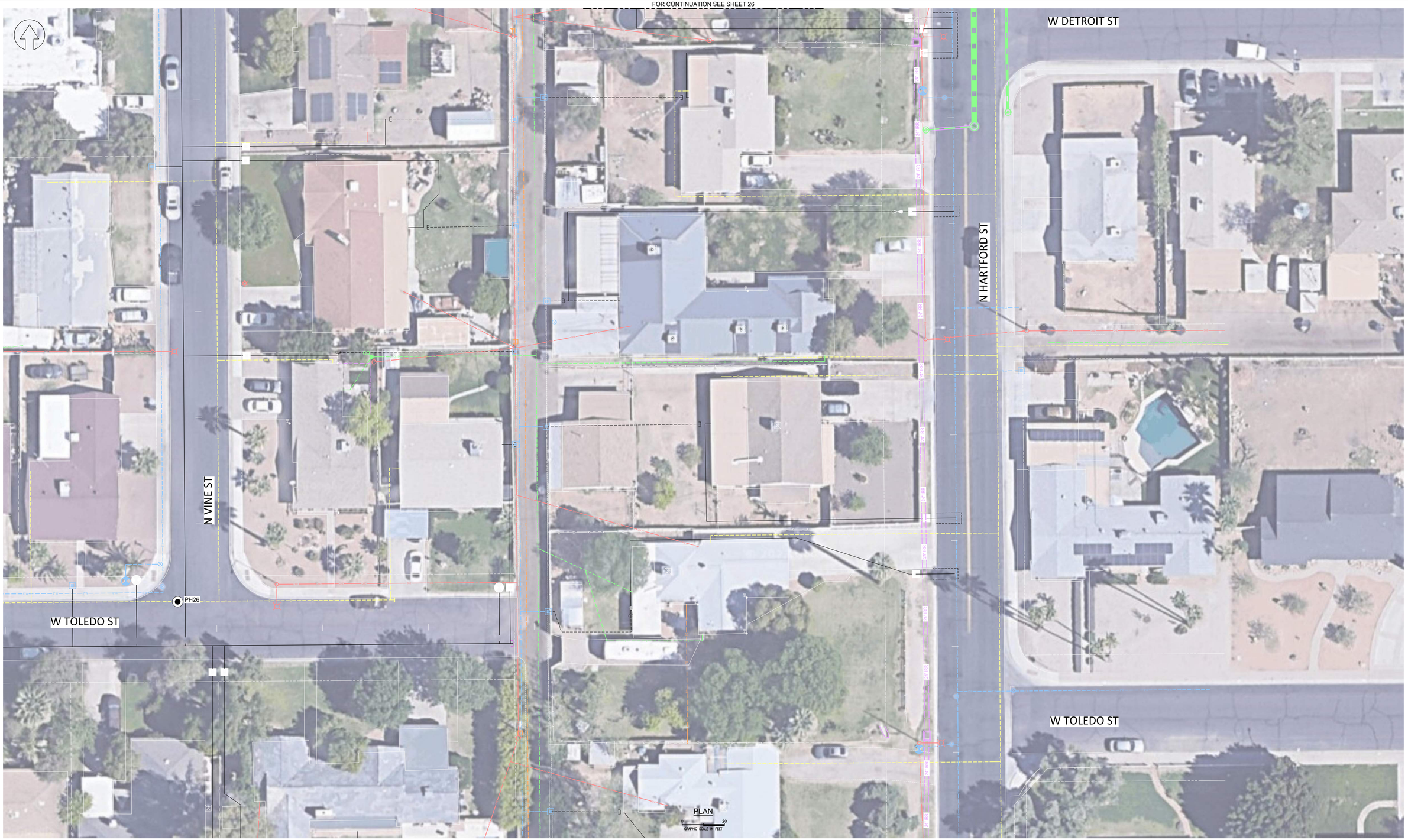
FOR CONTINUATION SEE SHEET 26



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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 27 OF 30

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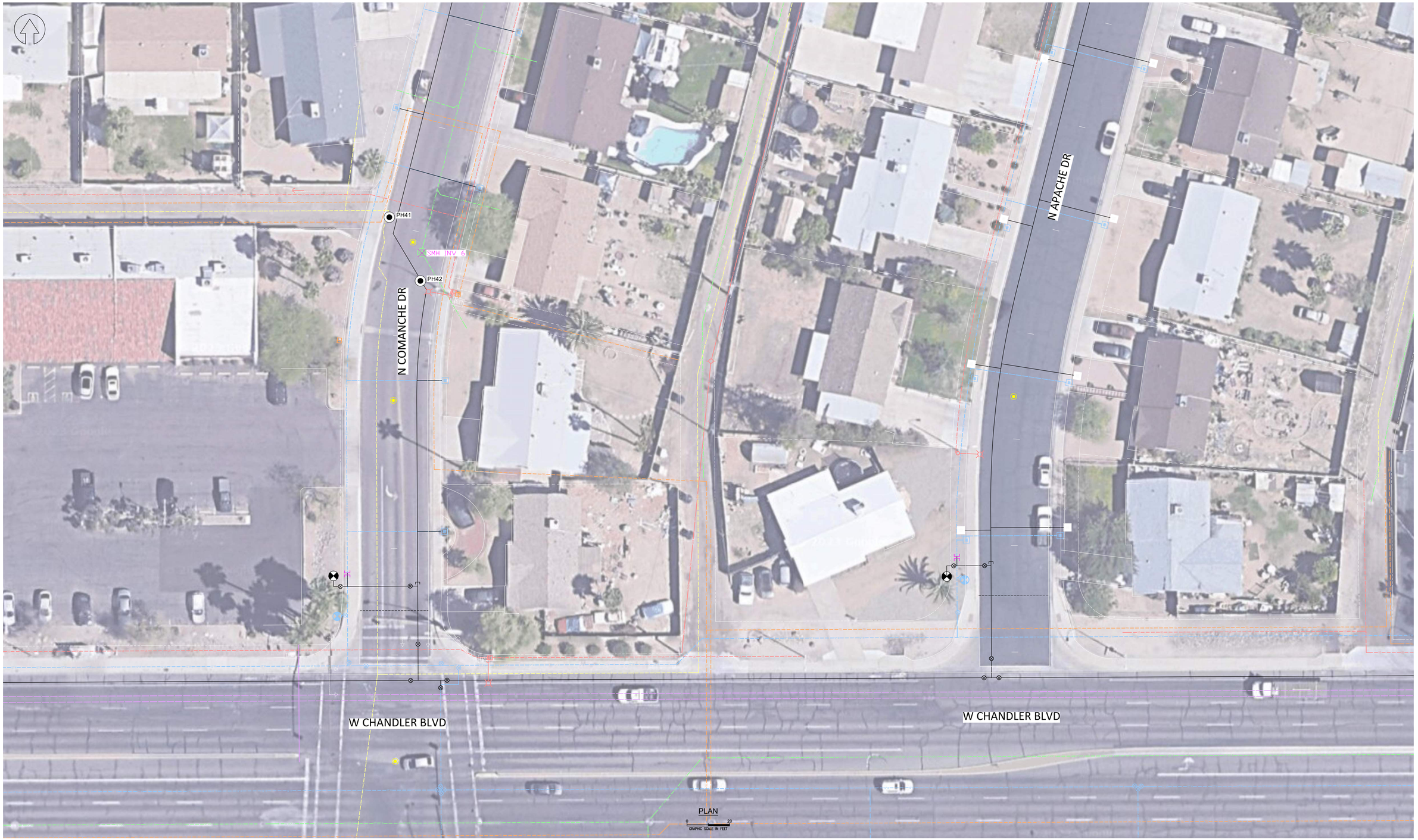

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EIC - ENCASED IN CONCRETE
X - POTHOLE SIZE (IN)

SAFE SITE UTILITY SERVICES, LLC
PHOENIX, AZ (602)606-8882

CHANDLER WMR 2022

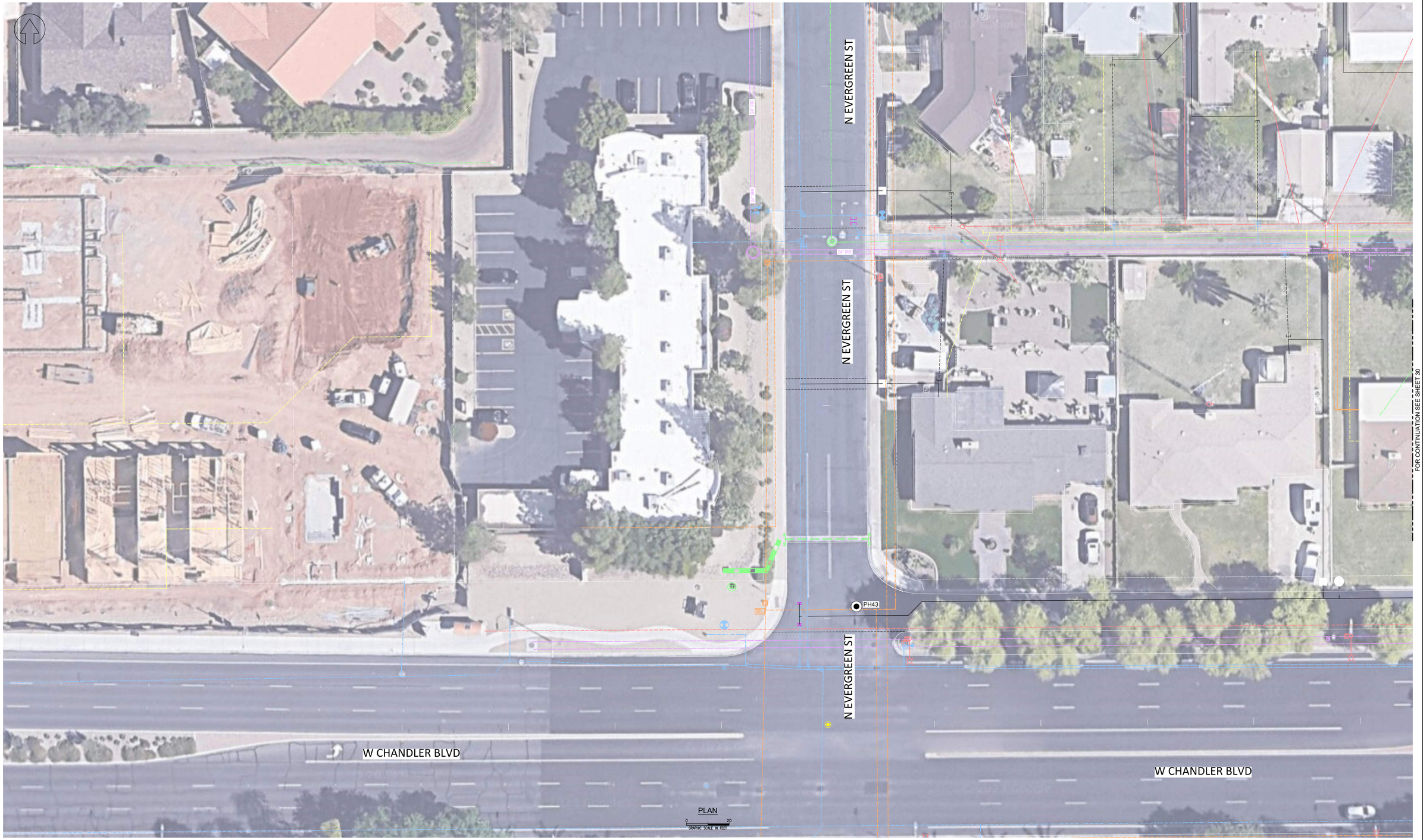
DWN	CHK
CDC	JNS

PROJECT NO. 22-08-3204
FILENAME

REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 28 OF 30

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C



PLAN

0 20
GRAPHIC SCALE IN FEET

NOTES:

ALL UTILITY LOCATIONS SHOWN ON THIS MAP ARE QUALITY LEVEL B UNLESS NOTED WISE. UTILITY LOCATION QUALITY DESIGNATIONS ARE AS FOLLOWS:

- QUALITY LEVEL A (QL-A) - PRECISE LOCATION CONFIRMED BY EXPOSING THE UTILITY (I.E. POTHOLING).
- QUALITY LEVEL B (QL-B) - APPROXIMATE HORIZONTAL LOCATION DETERMINED USING SURFACE GEOPHYSICAL LOCATING TECHNIQUES (I.E. ELECTROMAGNETIC LOCATING EQUIPMENT).
- QUALITY LEVEL C (QL-C) - LOCATION ESTIMATED THROUGH USE OF UTILITY RECORD INFORMATION AND VISIBLE ABOVE-GROUND SIGNS. POTHOLING IS RECOMMENDED TO DETERMINE EXACT LOCATION.

THIS MAP IS PROVIDED FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING SITE WORK. SAFE SITE DISCLAIMS ALL LIABILITIES FOR DAMAGE CAUSED BY THE EXECUTION OF SITE WORK.

LEGEND

COMM	COMMUNICATION	IR	IRRIGATION	W	WATER
OT	OVERHEAD TELEPHONE	IC	IRRIGATION CONTROL	CW	CHILLED WATER
T	UNDERGROUND TELEPHONE	OP	OVERHEAD POWER	DW	DOMESTIC WATER
TV	UNDERGROUND CABLE TV	P	UNDERGROUND POWER	FW	FIRE WATER
FOT	FIBER OPTIC TELEPHONE	GND	GROUND		POTHOLE
FOTV	FIBER OPTIC TV	GPR	UTILITY LOCATED BY GPR		PROPOSED POTHOLE
SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		JUNCTION BOX
S	SANITARY SEWER	MT	EMPTY CONDUIT		METER
SD	STORM SEWER	G	GAS		PEDESTAL

MANHOLE	POLE		
HANDHOLE	TRANSFORMER		
VAULT	SWITCH		
VALVE	LIGHT		
END OF MAIN	RECEPTACLE		
RISER	HYDRANT		
STORM DRAIN	FIRE DEPT CONNECTION		
CLEANOUT			

EM NOTE:
EM DEPTHS ARE DERIVED ELECTROMAGNETICALLY AND ARE APPROXIMATE.
EM DEPTHS TO BE FIELD VERIFIED BEFORE CONSTRUCTION.

EM - ELECTROMAGNETIC DEPTH (FT)
DOC - POTHOLE DEPTH OF COVER (FT)
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CHANDLER WMR 2022

DWN CDC CHK JNS
PROJECT NO. 22-08-3204
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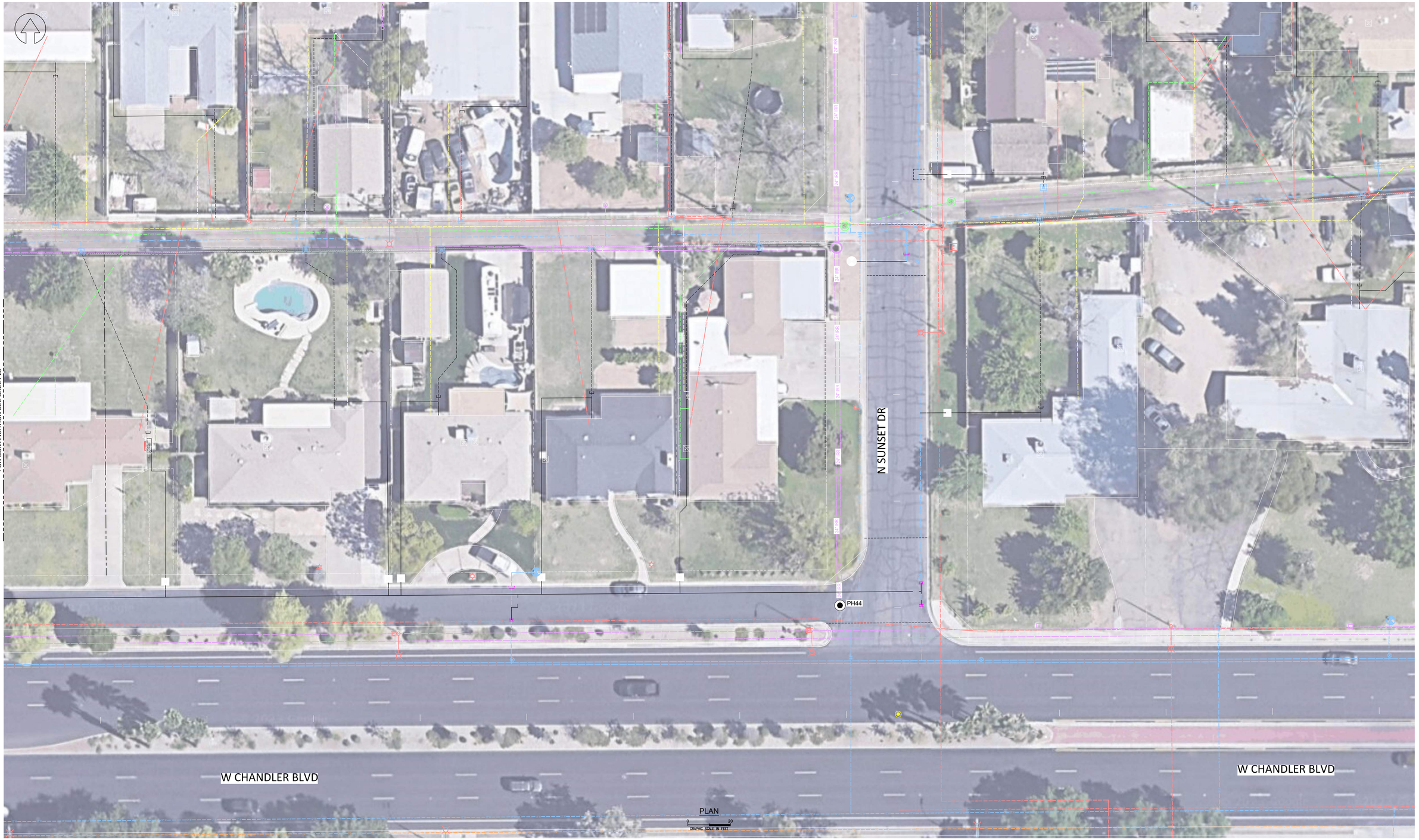
REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 29 OF 30

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C



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LEGEND

COMM	COMMUNICATION	IR	IRRIGATION	W	WATER	MANHOLE	POLE
OT	OVERHEAD TELEPHONE	IC	IRRIGATION CONTROL	CW	CHILLED WATER	HANDHOLE	TRANSFORMER
T	UNDERGROUND TELEPHONE	OP	OVERHEAD POWER	DW	DOMESTIC WATER	VAULT	SWITCH
TV	UNDERGROUND CABLE TV	P	UNDERGROUND POWER	FW	FIRE WATER	VALVE	LIGHT
FOT	FIBER OPTIC TELEPHONE	GND	GROUND		POTHOLE	END OF MAIN	RECEPTACLE
FOTV	FIBER OPTIC TV	GPR	UTILITY LOCATED BY GPR		PROPOSED POTHOLE	RISER	HYDRANT
SPL	SPECIAL SYSTEM	UNK	UNKNOWN UTILITY		JUNCTION BOX	STORM DRAIN	FIRE DEPT CONNECTION
S	SANITARY SEWER	MT	EMPTY CONDUIT		METER	CLEANOUT	
SD	STORM SEWER	G	GAS		PEDESTAL		

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REVISION 6
UTILITY LOCATION PLAN

SCALE 1" = 20' | DATE 1-8-2024 | SHEET 30 OF 30

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

EXHIBIT D

GIS / GPS DATA DELIVERY REQUIREMENTS

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

GIS / GPS Data Delivery Requirements

Contractor shall provide survey grade GPS / GIS data, meeting the following requirements for all facilities to be owned and/or operated by the City of Chandler.

a) ESRI File Geodatabase format:

All GPS point data, along with corresponding GIS Attribute data, must be submitted in ESRI File Geodatabase format. The City of Chandler will provide a copy of the File Geodatabase in ESRI ArcGIS format. Please submit your request through the Project Manager.

b) Data dictionary and Attribute data:

Attribute data should be provided for each of the GPS'd Utility Features listed in Section 'd' below. All Attribute data should conform to the ESRI File Geodatabase format, provided by the City. A copy of the data dictionary is also attached here for reference.

c) Coordinate System:

Horizontal Datum: Arizona State Plane Coordinates, Central Zone NAD83 (HARN)
Vertical Datum: NAVD88

d) Point Data for GPS:

1) Water System Features:
- Water main location (top of pipe), size and material (one (1) coordinate provided every 100 feet minimum) and at fittings.
- Water fitting location (top of feature), size, material and type including: Bend (22.5, 45, or 90), Tee, Tapping Sleeve, Cross, Coupling, End Cap, Line Stop, Reducer, Saddle, Other.
- Water valve location (center of valve box cover), size and type.
- Fire hydrant location (top of hydrant), manufacturer and year.
- Water service line location (at connection to main, any bends, and termination at meter box or meter vault or at the edge of easement or ROW), size and material.
- Water blow-off and air release valve location (center of cover), size, type and manufacturer.
- Water manhole or vault location (center of cover), size and type.

2) Waste Water System Features:
- Sewer manhole and cleanout location (center of cover), size, material, and cover type.
- Sewer gravity main location (invert of pipe), size, material and flow direction (from) at all manholes, cleanouts and structures.
- Sewer service line location, size and material (at connection to main, and termination at cleanout, or stub out at edge of the easement or ROW).
- Sewer force main location (top of pipe), size, and material (one (1) coordinate provided every 100 feet minimum) and at fittings.

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

- Sewer force main (and gravity) fitting location (top of feature), size, material and type including: Bend (22.5, 45, or 90), Tee, Tapping Sleeve, Cross, Coupling, End Cap, Linestop, Reducer, Saddle, Wye, Other
- Sewer force main valve location (center of valve box cover), size and type.
- Sewer force main air release valve location (center of cover), size, type and manufacturer.
- Sewer force main manhole or vault location (center of cover), size and material.
- Sewer structure (center of structure), type (diversion, junction box).

3) Reclaimed Water System Features:
   - Reclaimed main location (top of pipe), size, and material (one (1) coordinate provided every 100 feet minimum) and at fittings.
   - Reclaimed fitting location (top of feature), size, material and type including: Bend (22.5, 45, or 90), Tee, Tapping Sleeve, Cross, Coupling, End Cap, Linestop, Reducer, Saddle, Other.
   - Reclaimed valve location (center of valve box cover), size and type.
   - Reclaimed service line location (at connection to main, any bends, and termination at meter box or meter vault or at the edge of easement or ROW), size and material.
   - Reclaimed blow-off and air release valve location (center of cover), size, type and manufacturer.
   - Reclaimed manhole or vault location (center of cover), size and type.

4) Storm Water System Features:
   - Storm manhole and cleanout location (center of cover), size, material, and cover type.
   - Storm gravity main location (invert of pipe), size, material, and flow direction (from) at all manholes, cleanouts and structures.
   - Storm structure location (center of structure), type and category including: Drywell, Catch Basin, Scupper, Bubbler Box, and Collection Vault.

5) Streetlight Feature:
   - Streetlights

6) Standard GPS Metadata on all points collected: Date, Time, Horizontal Accuracy, Vertical Accuracy, Latitude, Longitude, Altitude, Surveyor, and Comments.

7) Electronic Data Submittal: Each submittal must consist of
   - ESRI – ArcGIS Geodatabase with cumulative data and attributes
   - Construction plans with collected utilities clearly redlined and changes marked

   The frequency of data submittals will be every two weeks after water, sewer, reclaim or storm assets go into the ground. Please email submittals to: GIS@chandleraz.gov

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATA DICTIONARY: WATER

WATER_BACKFLOW				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	GIS_BACKFLOW_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	GIS_BACKFLOW_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	GIS_BACKFLOW_SPATIALSOURCE
SIZE	SIZE	Double		
TYPE	TYPE	Text	25	GIS_BACKFLOW_TYPE
MANUFACTURER	MANUFACTURER	Text	25	GIS_BACKFLOW_MANUFACTURER
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	15	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

WATER_FITTING				
Field Name	**Alias Name**	**Data Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	WS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	WS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	WS_SPATIALSOURCE_STD
MATERIAL	MATERIAL	Text	20	WS_FITTING_MATERIAL
DIAMETER1	DIAMETER1	Text	8	RWS_FITTING_DIAMETER
DIAMETER2	DIAMETER2	Text	8	RWS_FITTING_DIAMETER
TYPE	TYPE	Text	30	WS_FITTING_TYPE
BEND	BEND	Text	20	WS_FITTING_BEND
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

WATER_HYDRANT				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	Feature Owner	Text	25	WS_FEATUREOWNER
LIFECYCLESTATUS	Lifecycle Status	Text	25	WS_LIFECYCLESTATUS
SPATIALSOURCE	Spatial Source	Text	25	WS_SPATIALSOURCE_STD
BARRELDIAMETER	Barrel Diameter	Double		
LARGENOZZLEDIAMETER	Large Nozzle Diameter	Double		
SMALLNOZZLEDIAMETER	Small Nozzle Diameter	Double		
OUTLETCONFIGURATION	Outlet Configuration	Double		
SEATDIAMETER	Seat Diameter	Double		
MANUFACTURER	Manufacturer	Text	25	WS_HYD_MANUFACTURER
YEARMANUFACTURED	Manufacture Year	Text	25	
HASLOCK	Has Lock ?	Text	25	GIS_BOOLEAN_YES_NO
COLOR	Color	Text	25	WS_HYD_COLOR
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	25	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

WATER_MANHOLE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	WS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	WS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	WS_SPATIALSOURCE_STD
ACCESSDIAMETER	ACCESSDIAMETER	Text	8	
ACCESSTYPE	ACCESSTYPE	Text	20	
GROUNDTYPE	GROUNDTYPE	Text	20	WS_SYSVAL_GROUNDTYPE
COVERMATERIAL	COVERMATERIAL	Text	10	
COVERTYPE	COVERTYPE	Text	8	
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

WATER_METER				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	Feature Owner	Text	20	GBA_WMSL_FEATUREOWNER
LIFECYCLESTATUS	Lifecycle Status	Text	25	GBA_WMSL_LIFECYCLESTATUS
SPATIALSOURCE	Spatial Source	Text	25	GBA_STATIC_SPATIALSOURCE
DIAMETER	DIAMETER	Double		WS_METER_DIAM
MANUFACTURER	Manufacturer	Text	25	WS_METER_MANUFACTURER
METERTYPE	Meter Type	Text	25	WS_METER_TYPE
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	15	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

WATER_SYSTEM_VALVE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATURE OWNER	Text	20	WS_SYSVAL_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLE STATUS	Text	20	WS_SYSVAL_LIFECYCLESTATUS
SPATIALSOURCE	SPATIAL SOURCE	Text	20	WS_SYSVAL_SPATIALSOURCE
TYPE	TYPE	Text	25	WS_SYSVAL_TYPE
VALVETYPE	VALVE TYPE	Text	10	WS_SYSVAL_VALVETYPE
FUNCTION	FUNCTION	Text	25	WS_SYSVAL_FUNCTION
GROUNDTYPE	GROUNDTYPE	Text	25	WS_SYSVAL_GROUNDTYPE
DIAMETER	Diameter	Text	8	WS_SYSVAL_DIAM
GPS_DATE	GPS DATE	Date		
GPS_TIME	GPS TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS COMMENT	Text	30	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

Water Domains:

Domain name	WS_LIFECYCLESTATUS
ABANDONED	ABANDONED
ACTIVE	ACTIVE
FUTURE	FUTURE
INACTIVE	INACTIVE
REMOVED	REMOVED
UNKNOWN	UNKNOWN

Domain name	WS_SYSVAL_SPATIALSOURCE
APPROVED PLANS	APPROVED PLANS
ASBUILT	ASBUILT
DESIGN	DESIGN
GPS	GPS
HYDRMAINT	HYDRMAINT
ORTHOPHOTO	ORTHOPHOTO
TM7	TM7
UNKNOWN	UNKNOWN

Domain name	WS_HYD_MANUFACTURER
AMERICANDARLING	AMERICANDARLING
AVK	AVK
CLOW	CLOW
DRESSER	DRESSER
GREENBERG	GREENBERG
KENNEDY	KENNEDY
MUELLER	MUELLER
PACIFIC	PACIFIC
UNKNOWN	UNKNOWN
WATEROUS	WATEROUS

Domain name	WS_FEATUREOWNER
COC	Chandler
COG	Gilbert
COM	Mesa
COP	Phoenix
COT	Tempe
COUNTY	Maricopa County
GOULD	Gould
GRIC	GRIC
INTEL	Intel
MICROCHIP	Microchip
MOTOROLA	Motorola
PRIVATE	Private
SRP	SRP
SRVWUA	SRVWUA
UNKNOWN	UNKNOWN

Domain name	WS_SYSVAL_LIFECYCLESTATUS
FUTURE	FUTURE
UNKNOWN	UNKNOWN
INACTIVE	INACTIVE
ACTIVE	ACTIVE
REMOVED	REMOVED
ABANDONED	ABANDONED

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

Domain name	WS_FITTING_BEND
HORIZONTAL	HORIZONTAL
VERTICAL	VERTICAL

Domain name	WS_SYSVAL_DIAM
2	2
3	3
4	4
6	6
8	8
10	10
12	12
16	16
20	20
24	24
30	30
36	36
42	42
48	48
54	54

Domain name	WS_HYD_COLOR
0	YELLOW
1	BLACK/YELLOW
2	RED
3	UNKNOWN

Domain name	WS_FITTING_TYPE
11B	11B
22B	22B
45B	45B
90B	90B
COUPLING	COUPLING
CROSS	CROSS
ENDCAP	ENDCAP
LINESTOP	LINESTOP
OTHER	OTHER
REDUCER	REDUCER
SADDLE	SADDLE
TAPPING SLEEVE	TAPPING SLEEVE
TEE	TEE
UNKNOWN	UNKNOWN
WYE	WYE

Domain name	WS_SYSVAL_GROUNDTYPE
CONCRETE	CONCRETE
ASPHALT	ASPHALT
LANDSCAPE	LANDSCAPE
UNKNOWN	UNKNOWN

Domain name	WS_SPATIALSOURCE_STD
ASBUILT	ASBUILT
DESIGN	DESIGN
FIELD	FIELD
GPS	GPS
ORTHOPHOTO	ORTHOPHOTO
UNKNOWN	UNKNOWN

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

Domain name	WS_METER_DIAM
0.63	.63
0.75	.75
1	1
1.5	1.5
2	2
2.5	2.5
3	3
4	4
6	6
8	8
10	10

Domain name	WS_METER_MANUFACTURER
BADGER METERS	BADTER METERS
NEPTUNE METERS	NEPTUNE METERS
PRECISION METERS	PRECISION METERS
BADGER-NEPTUNE	BADGER-NEPTUNE
SENSUS	SENSUS

Domain name	WS_METER_TYPE
BYPASS	BYPASS
COMBO	COMBO
CMPND	CMPND
DISC	DISC
MAG	MAG
FDTEC	FDTEC
MLTJET	MLTJET
TURBIN	TURBIN
Ultrasonic	Ultrasonic

S

Domain name	WS_SYSVAL_FEATUREOWNER
COC	COC
PRIVATE	PRIVATE
COM	COM
MOTOROLA	MOTOROLA
INTEL	INTEL
UNKNOWN	UNKNOWN
TOG	TOG

Domain name	WS_FITTING_MATERIAL
DI	DI
PVC	PVC
BRASS	BRASS
STL	STL
COPPER	COPPER
AC	AC
CC	CC
CI	CI

Domain name	WS_SYSVAL_TYPE
STANDARD	STANDARD
BLOWOFF	BLOWOFF
ARV	ARV
AIR VACUUM	AIR VACUUM
PERMASEAL	PERMASEAL

Domain name	GBA_WMSI_LIFECYCLESTATUS
Operational	Operational
Empty	Empty
Out of Service	Out of Service
Abandoned	Abandoned

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

Domain name	WS_SYSVAL_FUNCTION
INLINE	INLINE
HYDRANT	HYDRANT
STUBOUT	STUBOUT
UNKNOWN	UNKNOWN
SERVICE	SERVICE
BYPASS	BYPASS
WPF	WPF
FDC	FDC
VAULT	VAULT
BACKFLOW	BACKFLOW
PUMPOUT	PUMPOUT
PUMPSTATION	PUMPSTATION
FIRELINE	FIRELINE
ARV	ARV
ZONE_SPLIT_VALVES	ZONE_SPLIT_VALVES

Domain name	GIS_BACKFLOW_FEATUREOWNER
COC	COC
PRIVATE	PRIVATE
CONTRACTOR	CONTRACTOR
INTEL	INTEL
OCA	OCA
OMG	OMG
TOG	TOG
UNKNOWN	UNKNOWN

Domain name	WS_SYSVAL_VALVETYPE
GATE	GATE
BUTTERFLY	BUTTERFLY
BALL	BALL
PLUG	PLUG
PIV	PIV
UNKNOWN	UNKNOWN
INSERTA	INSERTA

Domain name	GIS_BACKFLOW_MANUFACTURER
FEBCO	FEBCO
WATTS	WATTS
WILKINS	WILKINS
AMES	AMES
CONBRACO	SERVICE
HERSEY	HERSEY
RAIN BIRD	RAIN BIRD
APOLLO VALVES	APOLLO VALVES
METRON	METRON
OTHER	OTHER

Domain name	GIS_BACKFLOW_TYPE
Air Gap	Air Gap
Unknown	Unknown
Double Check Detector	Double Check Detector
Pressure Vacuum Breaker	Pressure Vacuum Breaker
Double Check	Double Check
Reduced Pressure Detector	Reduced Pressure Detector
Atmoshpheric Vacuum Breaker	Atmoshpheric Vacuum Breaker

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATA DICTIONARY: SEWER

SEWER CLEANOUT				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	WW_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	WW_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	WW_SPATIALSOURCE
RIM_ELEV	RIM_ELEV	Double		
INV_ELEV	INV_ELEV	Double		
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

SEWER CONTROL VALVE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	WW_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	WW_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	WW_SPATIALSOURCE
TYPE	TYPE	Text	25	WW_CONTROL_VALVE_TYPE
DIAMETER	DIAMETER	Text	8	
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

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SEWER_FITTING				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	WW_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	WW_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	WW_SPATIALSOURCE
MATERIAL	MATERIAL	Text	20	WW_FITTING_MATERIAL
TYPE	TYPE	Text	30	WW_FITTING_TYPE
BEND	BEND	Text	20	WW_FITTING_BEND
SIZE	SIZE	Text	20	
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

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SEWER_MANHOLE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	WW_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	WW_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	WW_SPATIALSOURCE
TYPE	TYPE	Text	20	WW_MH_TYPE
COVER_MATERIAL	COVER_MATERIAL	Text	25	WW_MH_COVER_MATERIAL
COVER_HOLE	COVER_HOLE	Text	25	WW_MH_COVER_HOLE
COVER_SIZE	COVER_SIZE	Text	20	WW_MH_COVER_SIZE
RIM_ELEV	RIM_ELEV	Double		
INV_ELEV	INV_ELEV	Double		
LINING	LINING	Text	255	WW_MH_LINER
WALL_MATERIAL	WALL_MATERIAL	Text	255	WW_MH_WALL_MATERIAL
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

Sewer Domains:

Domain name	WW_FEATUREOWNER
COC	COC
PRIVATE	PRIVATE
TOG	TOG
UNKNOWN	UNKNOWN

Domain name	WW_SPATIALSOURCE
GPS	GPS
ASBUILT	ASBUILT
UNKNOWN	UNKNOWN

Domain name	WW_MH_COVER_HOLE
UNKNOWN	UNKNOWN
SEALED	SEALED

Domain name	WW_MH_LINER
CAST-IN-PLACE	CAST-IN-PLACE
CEMENTITIOUS	CEMENTITIOUS
COMPOSITE	COMPOSITE
CURED-IN-PLACE	CURED-IN-PLACE
EPOXY	EPOXY
FR PLASTIC INSERT	FR PLASTIC INSERT
FR POLYMER INSERT	FR POLYMER INSERT
INSERT	INSERT
UNKNOWN	UNKNOWN

Domain name	WW_LIFECYCLESTATUS
ABANDONED	ABANDONED
ACTIVE	ACTIVE
INACTIVE	INACTIVE
PULLED	PULLED
UNKNOWN	UNKNOWN

Domain name	WW_MH_COVER_MATERIAL
ALUMINUM	ALUMINUM
CASTIRON	CASTIRON
HDPE COMPOSITE - CAP	HDPE COMPOSITE - CAP
HDPE COMPOSITE - EJ	HDPE COMPOSITE - EJ
HDPE COMPOSITE - HD20	HDPE COMPOSITE - HD20
STEEL	STEEL
UNKNOWN	UNKNOWN

Domain name	WW_MH_COVER_SIZE
0	Unknown
4	4
6	6
8	8
22	22
24	24
26	26
28	28
30	30
32	32
38	38
48	48
60	60

Domain name	WW_MH_WALL_MATERIAL
NONE	NONE
COMPOSITE	COMPOSITE
UNKNOWN	UNKNOWN
CONCRETE	CONCRETE
POURED	POURED
TLOCK	TLOCK
PRECAST	PRECAST
BRICK	BRICK

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Domain name	WW_FITTING_MATERIAL
PVC	PVC
DIP	DIP
HDPE	HDPE
RCP	RCP
ACP	ACP
ABS	ABS
RUBBER	RUBBER
CONCRETE	CONCRETE
CLAY	CLAY
STEEL ENCASED VCP	STEEL ENCASED VCP
TLOCK LINE	TLOCK LINE
LINED RCP	LINED RCP
PVC LINED RCP	PVC LINED RCP
PVC LINED DIP	PVC LINED RCP

Domain name	WW_FITTING_BEND
HORIZONTAL	HORIZONTAL
VERTICAL	VERTICAL
NONE	NONE

Domain name	WW_MH_TYPE
0	UNKNOWN
1	SANITARY SEWER
2	ARV

Domain name	WW_FITTING_TYPE
TEE	TEE
WYE	WYE
90 BEND	90 BEND
45 BEND	45 BEND
22 BEND	22 BEND
11 BEND	11 BEND
ENCAP	ENCAP
PLUG	PLUG
REDUCER	REDUCER
ARV	ARV
FLOW METER	FLOW METER
NO FLOW POINT	NO FLOW POINT
OWNERSHIP CHANGE	OWNERSHIP CHANGE
OTHER	OTHER
UNKNOWN	UNKNOWN
COUPLING	COUPLING

Domain name	WW_CONTROL_VALVE_TYPE
AIRRELEASE	AIRRELEASE
AIRVACUUMRELEASE	AIRVACUUMRELEASE
PRESSURERELIEF	PRESSURERELIEF
VACUUMRELEASE	VACUUMRELEASE
UNKNOWN	UNKNOWN
N/A	N/A

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DATA DICTIONARY: RECLAIM

RECLAIM_WATER_BACKFLOW				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	GIS_BACKFLOW_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	GIS_BACKFLOW_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	GIS_BACKFLOW_SPATIALSOURCE
SIZE	SIZE	Double		
TYPE	TYPE	Text	25	GIS_BACKFLOW_TYPE
MANUFACTURER	MANUFACTURER	Text	25	GIS_BACKFLOW_MANUFACTURER
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	15	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

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RECLAIM_WATER_FITTING				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	RWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	RWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	RWS_SPATIALSOURCE
MATERIAL	MATERIAL	Text	20	RWS_MAIN_OR_SERVICE_MATERIAL
DIAMETER1	DIAMETER1	Text	8	RWS_FITTING_DIAMETER
DIAMETER2	DIAMETER2	Text	8	RWS_FITTING_DIAMETER
TYPE	TYPE	Text	30	RWS_FITTING_TYPE
BEND	BEND	Text	20	RWS_FITTING_BEND
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double	8	
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double	8	
GPS_COMMENT	GPS_COMMENT	Text	30	

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RECLAIM_WATER_MANHOLE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	RWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	RWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	RWS_SPATIALSOURCE
ACCESSDIAMETER	ACCESSDIAMETER	Text	8	
ACCESSTYPE	ACCESSTYPE	Text	20	
GROUNDTYPE	GROUNDTYPE	Text	20	RWS_GROUNDTYPE
COVERMATERIAL	COVERMATERIAL	Text	10	RWS_COVER_MATERIAL
COVERTYPE	COVERTYPE	Text	8	RWS_COVER_TYPE
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

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RECLAIM_WATER_METER				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	Feature Owner	Text	20	GBA_WMSL_FEATUREOWNER
LIFECYCLESTATUS	Lifecycle Status	Text	25	GBA_WMSL_LIFECYCLESTATUS
SPATIALSOURCE	Spatial Source	Text	25	GBA_STATIC_SPATIALSOURCE
DIAMETER	DIAMETER	Double		RWS_METER_DIAM
MANUFACTURER	Manufacturer	Text	25	RWS_METER_MANUFACTURER
METERTYPE	Meter Type	Text	25	RWS_METERTYPE
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	15	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	30	

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RECLAIM WATER SYSTEM VALVE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATURE OWNER	Text	20	RWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLE STATUS	Text	20	RWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIAL SOURCE	Text	20	RWS_SPATIALSOURCE
TYPE	TYPE	Text	25	RWS_SYSVAL_TYPE
VALVETYPE	VALVE TYPE	Text	10	RWS_SYSVAL_VALVETYPE
FUNCTION	FUNCTION	Text	25	RWS_SYSVAL_FUNCTION
GROUNDTYPE	GROUNDTYPE	Text	25	RWS_SYSVAL_GROUNDTYPE
DIAMETER	DIAMETER	Double		RWS_SYSVAL_DIAM
GPS_DATE	GPS DATE	Date	8	
GPS_TIME	GPS TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS COMMENT	Text	30	

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Reclaim Water Domains:

Domain name	RWS_SYSVAL_VALVETYPE
BALL	BALL
BUTTERFLY	BUTTERFLY
GATE	GATE
INSERTA	INSERTA
PIV	PIV
PLUG	PLUG
UNKNOWN	UNKNOWN

Domain name	RWS_SYSVAL_FUNCTION
ARV	ARV
INLINE	INLINE
PUMPOUT	PUMPOUT
PUMPSTATION	PUMPSTATION
SERVICE	SERVICE
STUBOUT	STUBOUT
UNKNOWN	UNKNOWN
VAULT	VAULT

Domain name	RWS_SYSVAL_TYPE
ARV	ARV
AIR VACUUM	AIR VACUUM
BLOWOFF	BLOWOFF
PERMASEAL	PERMASEAL
STANDARD	STANDARD

Domain name	RWS_FITTING_BEND
HORIZONTAL	HORIZONTAL
VERTICAL	VERTICAL

Domain name	RWS_MAIN_OR_SERVICE_MATERIAL
AC	AC
CC	CC
CI	CI
CU	COPPER
DI	DI
PVC	PVC
UNKNOWN	UNKNOWN
AC	AC
CC	CC

Domain name	RWS_FITTING_TYPE
11B	11B
22B	22B
45B	45B
90B	90B
COUPLING	COUPLING
CROSS	CROSS
ENDCAP	ENDCAP
LINESTOP	LINESTOP
MECHANICAL JOINT	MECHANICAL JOINT
OTHER	OTHER
RECHARGE WELL	RECHARGE WELL
REDUCER	REDUCER
SADDLE	SADDLE
TAPPING SLEEVE	TAPPING SLEEVE
TEE	TEE
UNKNOWN	UNKNOWN
WYE	WYE

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Domain name	RWS_SPATIALSOURCE
ASBUILT	ASBUILT
FIELD	FIELD
GPS	GPS
ORTHOPHOTO	ORTHOPHOTO
UNKNOWN	UNKNOWN

Domain name	RWS_LIFECYCLESTATUS
ABANDONED	ABANDONED
ACTIVE	ACTIVE
INACTIVE	INACTIVE
REMOVED	REMOVED
UNKNOWN	UNKNOWN

Domain name	RWS_SYSVAL_DIAM
1.5	1.5
2	2
3	3
4	4
6	6
8	8
10	10
12	12
16	16
20	20
24	24
30	30
36	36
42	42
48	48
9999	UNKNOWN

Domain name	RWS_GROUNDTYPE
ASPHALT	ASPHALT
CONCRETE	CONCRETE
DIRT	DIRT
UNKNOWN	UNKNOWN

Domain name	RWS_SYSVAL_GROUNDTYPE
ASPHALT	ASPHALT
CONCRETE	CONCRETE
LANDSCAPE	LANDSCAPE
UNKNOWN	UNKNOWN

Domain name	RWS_FITTING_DIAMETER
0.63	0.63
0.75	0.75
1	1
1.25	1.25
1.5	1.5
2	2
2.5	2.5
3	3
4	4
6	6
8	8
10	10
12	12
15	15
16	16
18	18
20	20
24	24
30	30

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Domain name	RWS_COVER_MATERIAL
CAST IRON	CAST IRON
ALUMINUM	ALUMINUM
UNKNOWN	UNKNOWN

Domain name	RWS_COVER_TYPE
SEALED	SEALED
VENTED	VENTED
BOLTED	BOLTED
UNKNOWN	UNKNOWN

Domain name	RWS_METER_MANUFACTURER
BADGER METERS	BADGER METERS
NEPTUNE METERS	NEPTUNE METERS
PRECISION METERS	PRECISION METERS
BADGER-NEPTUNE	BADGER-NEPTUNE
SENSUS	SENSUS

Domain name	RWS_METERTYPE
BYPASS	BYPASS
COMBO	COMBO
CMPND	CMPND
DISC	DISC
MAG	MAG
FDTEC	FDTEC
MLTJET	MLTJET
TURBIN	TURBIN

Domain name	RWS_METER_DIAM
0.63	.63
0.75	.75
1	1
1.5	1.5
2	2
2.5	2.5
3	3
4	4
6	6
8	8
10	10

Domain name	RWS_FEATUREOWNER
COC	CHANDLER
COM	MESA
INTEL	INTEL
OCA	OCA
OMG	OMG
PRIVATE	PRIVATE
SRP	SRP
TOG	GILBERT
UNKNOWN	UNKNOWN

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DATA DICTIONARY: STORM

STORM_BUBBLER_BOX				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
GRATE_OPENINGS_NUM	GRATE_OPENINGS_NUM	Short		SWS_GRATE_OPENINGS
GRATE_LENGTH	GRATE_LENGTH	Double	8	SWS_GRATE_LENGTH
GRATE_WIDTH	GRATE_WIDTH	Double	8	SWS_GRATE_WIDTH
DRYWELL_ASSOC	DRYWELL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

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STORM_CATCHBASIN				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
STRUCTURE_TYPE	STRUCTURE_TYPE	Short		SWS_STRUCTURE_TYPE
CATCHBASIN_TYPE	CATCHBASIN_TYPE	Text	25	SWS_CB_TYPE
CITY_EMBLEM	CITY_EMBLEM	Text	5	GIS_BOOLEAN_YES_NO
ACCESS_OPENING_TYPE	ACCESS_OPENING_TYPE	Text	25	SWS_CB_ACCESS_OPENING_TYPE
GRATE_LENGTH	GRATE_LENGTH	Double		SWS_GRATE_LENGTH
GRATE_WIDTH	GRATE_WIDTH	Double		SWS_GRATE_WIDTH
LID	LID	Text	5	GIS_BOOLEAN_YES_NO
LID_TYPE	LID_TYPE	Text	25	SWS_CB_LID_TYPE
DRYWELL_CONN	DRYWELL_CONN	Text	5	GIS_BOOLEAN_YES_NO
OUTLET_CONN	OUTLET_CONN	Text	5	GIS_BOOLEAN_YES_NO
BUBBLERBOX_CONN	BUBBLERBOX_CONN	Text	5	GIS_BOOLEAN_YES_NO
BUBBLERBOX_DRYWELL_ASSOC	BUBBLERBOX_DRYWELL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
LAKE_DRAIN	LAKE_DRAIN	Text	5	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

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STORM_COLLECTION_VAULT				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	20	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	20	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	20	SWS_SPATIALSOURCE
INLET_NUM	INLET_NUM	Short		SWS_CV_NUMB_INLETS
INLET_DIAM	INLET_DIAM	Short		SWS_CV_PIPE_SIZE
INLET_PIPE_TYPE	INLET_PIPE_TYPE	Text	30	SWS_CV_PIPE_TYPE
NUISANCE_LINE_ASSOC	NUISANCE_LINE_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
DRYWELL_ASSOC	DRYWELL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
LID_GRATE	LID_GRATE	Text	5	SWS_LID_GRATE
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

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STORM_DRAIN_MANHOLE				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
STRUCTURE_TYPE	STRUCTURE_TYPE	Short	2	SWS_STRUCTURE_TYPE
CHANDLER_NAME	CHANDLER_NAME_ON_LID	Text	5	GIS_BOOLEAN_YES_NO
DIAMETER	DIAMETER	Short	2	SWS_SDMH_SIZE
VENT_HOLE	VENT_HOLE	Text	30	GIS_BOOLEAN_YES_NO
ACCESS_OPENING_TYPE	ACCESS_OPENING_TYPE	Text	25	SWS_SDMH_ACCESS_OPENING_TYPE
LID_TYPE	LID_TYPE	Text	30	SWS_SDMH_TYPE
LID_TEXT	LID_TEXT	Text	30	SWS_SDMH_LID_TEXT
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

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STORM_DRYWELL				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
FIELD_LOC	FIELD_LOC	Text	100	SWS_DW_LOCATION
INSTALLER	INSTALLER	Text	30	SWS_DW_INSTALLER
CHAMBER_TYPE	CHAMBER_TYPE	Text	30	SWS_DW_CHAMBER_TYPE
LID_SIZE	LID_SIZE	Short		SWS_DW_LID_SIZE
LID_TYPE	LID_TYPE	Text	25	SWS_DW_LID_TYPE
NUISANCE_LINE_ASSOC	NUISANCE_LINE_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
CONCRETE_PAD	CONCRETE_PAD	Text	5	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

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STORM_INLET				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
CATCHBASIN_TYPE	CATCHBASIN_TYPE	Text	25	SWS_CB_TYPE
FIELD_LOC	FIELD_LOC	Text	100	SWS_FIELD_LOC
GRATE_ASSOC	GRATE_ASSOC	Text	25	GIS_BOOLEAN_YES_NO
GRATE_LENGTH	GRATE_LENGTH	Double		SWS_GRATE_LENGTH
GRATE_WIDTH	GRATE_WIDTH	Double		SWS_GRATE_WIDTH
INLET_PIPE_DIAM	INLET_PIPE_DIAM	Short		SWS_INLET_PIPE_DIAM
INLET_NUMBER	NUMBER_OF_INLETS	Short		SWS_INLET_NUMBER
TRASHRACK_ASSOC	TRASHRACK_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
TRASH_LENGTH	TRASH_LENGTH	Double		
TRASH_WIDTH	TRASH_WIDTH	Double		
NUISANCE_LINE_ASSOC	NUISANCE_LINE_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
BUBBLER_BOX_DRYWELL_ASSOC	BUBBLER_BOX_DRYWELL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
HEADWALLASSOC	HEADWALLASSOC	Text	5	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

STORM_OUTLET				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
GRATE_ASSOC	GRATE_ASSOC	Text	25	GIS_BOOLEAN_YES_NO
GRATE_LENGTH	GRATE_LENGTH	Double		SWS_GRATE_LENGTH
GRATE_WIDTH	GRATE_WIDTH	Double		SWS_GRATE_WIDTH
INLET_PIPE_DIAM	INLET_PIPE_DIAM	Short		SWS_INLET_PIPE_DIAM
INLET_NUMBER	NUMBER_OF_INLETS	Short		SWS_INLET_NUMBER
TRASHRACK_ASSOC	TRASHRACK_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
TRASH_LENGTH	TRASH_LENGTH	Double		
TRASH_WIDTH	TRASH_WIDTH	Double		
NUISANCE_LINE_ASSOC	NUISANCE_LINE_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
BUBBLER_BOX_DRYWELL_ASSOC	BUBBLER_BOX_DRYWELL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
HEADWALLASSOC	HEADWALLASSOC	Text	5	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

STORM_SCUPPER				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	FEATUREOWNER	Text	25	SWS_FEATUREOWNER
LIFECYCLESTATUS	LIFECYCLESTATUS	Text	25	SWS_LIFECYCLESTATUS
SPATIALSOURCE	SPATIALSOURCE	Text	25	SWS_SPATIALSOURCE
CITY_EMBLEM	CITY_EMBLEM	Text	5	GIS_BOOLEAN_YES_NO
NUMBER_OPENINGS	NUMBER_OPENINGS	Short		
WIDTH	WIDTH	Double		
SPILLWAY_ASSOC	SPILLWAY_ASSOC	Text	25	GIS_BOOLEAN_YES_NO
HEADWALL_ASSOC	HEADWALL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
NUISANCE_LINE_ASSOC	NUISANCE_LINE_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
BUBBLERBOX_ASSOC	BUBBLERBOX_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
BUBBLER_BOX_DRYWELL_ASSOC	BUBBLER_BOX_DRYWELL_ASSOC	Text	5	GIS_BOOLEAN_YES_NO
LAKE_DRAIN	LAKE_DRAIN	Text	5	GIS_BOOLEAN_YES_NO
RIPRAP	RIPRAP	Text	25	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

Storm Domains:

Domain name	SWS_DW_LOCATION
AIRPORT	AIRPORT
CITYRETENTION	CITY RETENTION
PARK	PARK
PARKING_LOT	PARKING LOT
PRIVATERETENTION	PRIVATE RETENTION
STREET	STREET
WELL_SITE	WELL SITE

Domain name	SWS_GRATE_LENGTH
12	12
24	24
28	28
30	30
36	36
38	38
40	40
50	50
60	60
76	76

Domain name	SWS_CB_LID_TYPE
STEEL	STEEL
CONCRETE	CONCRETE

Domain name	SWS_DW_CHAMBER_TYPE
DOUBLE	DOUBLE
SINGLE	SINGLE
TRIPLE	TRIPLE

Domain name	SWS_LIFECYCLESTATUS
ACTIVE	ACTIVE
REMOVED	REMOVED
ABANDONED	ABANDONED
INACTIVE	INACTIVE
FUTURE	FUTURE

Domain name	SWS_GRATE_OPENINGS
1	1
2	2
3	3
4	4
5	5
6	6

Domain name	SWS_SPATIALSOURCE
APPROVED_PLANS	APPROVED_PLANS
ASBUILT	ASBUILT
DESIGN	DESIGN
FIELD	FIELD
GPS	GPS
ORTHOPHOTO	ORTHOPHOTO
UNKNOWN	UNKNOWN

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Domain name	SWS_SDMH_SIZE
22	22
24	24
26	26
28	28
30	30
32	32
38	38

Domain name	SWS_DW_LID_SIZE
22	22
24	24
25	25
26	26
32	32
38	38

Domain name	SWS_STRUCTURE_TYPE
1	CATCH BASIN
2	SCUPPER
3	DRYWELL
4	MANHOLE
5	OUTLET
6	INLET
7	BUBBLERBOX
8	SPILLWAY
9	SEPARATOR

Domain name	SWS_SDMH_LID_TEXT
CHANDLER_SANITATION_SEWER	CHANDLER SANITATION SEWER
CHANDLER_STORM/SEWER	CHANDLER STORM/SEWER
NONE	NONE
OTHER	OTHER
STORM SEWER	STORM SEWER

Domain name	SWS_DW_INSTALLER
McGUCKINDRILLING	McGUCKIN DRILLING
TORRENTRESOURCES	TORRENT RESOURCES
WACODRILLING	WACO DRILLING
OTHER	OTHER

Domain name	SWS_CB_ACCESS_OPENING_TYPE
NONE	NONE
RECTANGULAR	RECTANGULAR
ROUND	ROUND
SQUARE	SQUARE

Domain name	SWS_FEATUREOWNER
ADOT	ADOT
CITY_OF_CHANDLER	CITY_OF_CHANDLER
HOA	HOA
OTHER	OTHER

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

Domain name	SWS_GRATE_WIDTH
6	6
12	12
16	16
18	18
24	24
28	28
30	30
36	36
38	38
44	44
72	72

Domain name	SWS_SDMH_ACCESS_OPENING_TYPE
NONE	NONE
RECTANGULAR	RECTANGULAR
ROUND	ROUND
SQUARE	SQUARE

Domain name	SWS_FIELD_LOC
PARK	PARK
WELLSI	WELL_SITE
PRKLOT	PARKING_LOT
STREET	STREET
AIRPOR	AIRPORT
CTYRTN	CITYRETENTION
PVRET	PRIVATERETENTION

Domain name	SWS_SDMH_TYPE
PRESSURIZED	PRESSURIZED
NON-PRESSURIZED	NON-PRESSURIZED

Domain name	SWS_DW_LID_TYPE
STEEL	STEEL
GRANITE	GRANITE
CONCRETE_SEALED	CONCRETE_SEALED
GRATE	GRATE

Domain name	SWS_INLET_PIPE_DIAM
12	12
13	13
14	14
15	15
16	16
18	18
24	24
26	26
30	30
36	36
42	42
46	46
60	60
72	72

Domain name	SWS_INLET_NUMBER
1	1
2	2
3	3
4	4

Domain name	SWS_CB_TYPE
TYPE_A	TYPE_A
TYPE_B	TYPE_B
TYPE_C	TYPE_C
TYPE_D	TYPE_D
TYPE_E	TYPE_E
TYPE_F	TYPE_F
TYPE_G	TYPE_G
TYPE_H	TYPE_H
TYPE_Q	TYPE_Q
NONE	NONE

Domain name	SWS_LID_GRATE
LID	LID
GRATE	GRATE

Domain name	SWS_CV_PIPE_TYPE
CONCRETE	CONCRETE
OTHER	OTHER
METAL	METAL

Domain name	SWS_CV_PIPE_SIZE
12	12
14	14
16	16
18	18
20	20
24	24
30	30
36	36

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATA DICTIONARY: MISCELLANEOUS POINTS

MISCELLANEOUS POINT				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
SIZE	SIZE	Double		
MATERIAL	MATERIAL	Text	30	
UTILITY_TYPE	UTILITY_TYPE	Text	30	PW_UTILITY_TYPE
NOTES	NOTES	Text	150	
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	50	

Domains:

Domain name	PW_UTILITY_TYPE
WATER	WATER
WASTEWATER	WASTEWATER
RECLAIM	RECLAIM
STORM	STORM
OTHER	OTHER

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

DATA DICTIONARY: STREETLIGHTS

STREETLIGHTS				
Field Name	**Alias Name**	**Type**	**Length**	**Domain**
OBJECTID	OBJECTID	OID		
SHAPE	SHAPE	Geometry		
FEATUREOWNER	POLE_OWNER	Text	10	ST_STLITINV_FEATUREOWNER
SPATIALSOURCE	SPATIALSOURCE	Text	25	GBA_STATIC_SPATIALSOURCE
POLENUMBER	POLENUMBER	Text	10	
POLE_HEIGHT	POLE_HEIGHT	Short		
POLE_TYPE	POLE_TYPE	Text	30	TE_STLITINV_POLE_TYPE
POLE_COAT	POLE_COAT	Text	30	TE_STLITINV_POLE_COAT
FOUNDATION	FOUNDATION	Text	30	GIS_BOOLEAN_YES_NO
GPS_DATE	GPS_DATE	Date		
GPS_TIME	GPS_TIME	Text	10	
LATITUDE	LATITUDE	Double		
LONGITUDE	LONGITUDE	Double		
ALTITUDE	ALTITUDE	Double		
HORIZONTAL_ACCURACY	HORIZONTAL_ACCURACY (m)	Double		
VERTICAL_ACCURACY	VERTICAL_ACCURACY (m)	Double		
GPS_COMMENT	GPS_COMMENT	Text	255	

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Streetlights Domains:

Domain name	ST_STLITINV_FEATUREOWNER
COC	CITY OF CHANDLER
PRIVATE	PRIVATE
SRP	SRP
AP	APS

Domain name	GBA_STATIC_SPATIALSOURCE
GPS	GPS
ORTHOPHOTO	ORTHOPHOTO
APPROVED_PLANS	APPROVED_PLANS
GEOCODED	GEOCODED
UNKNOWN	UNKNOWN

Domain name	TE_STLITINV_POLE_TYPE
SL 1	SL 1
SL 6	SL 6
SL 8	SL 8
SL 10	SL 10
SL 16	SL 16
SL 17	SL 17
CURVED	CURVED
CUSTOM	CUSTOM
STERNBERG	STERNBERG
SIGNAL POLE	SIGNAL POLE
POWER POLE	POWER POLE

Domain name	TE_STLITINV_POLE_COAT
GALVANIZED	GALVANIZED
PAINTED	PAINTED
POWDER COATED	POWDER COATED

Docusign Envelope ID: 2DA620DB-A263-4374-841D-C5843AD8235C

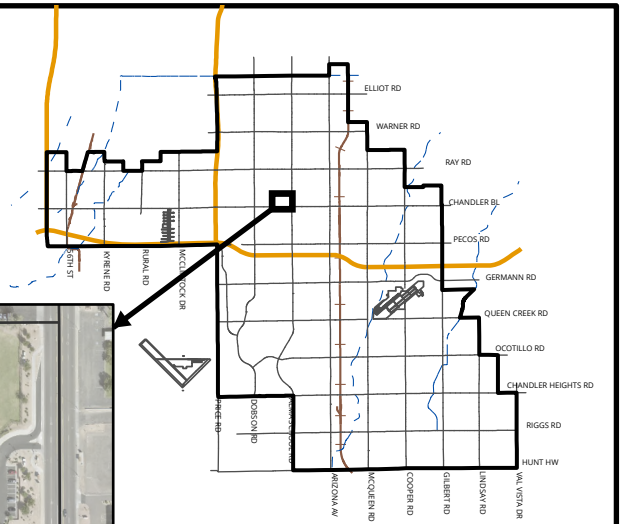
EXHIBIT E

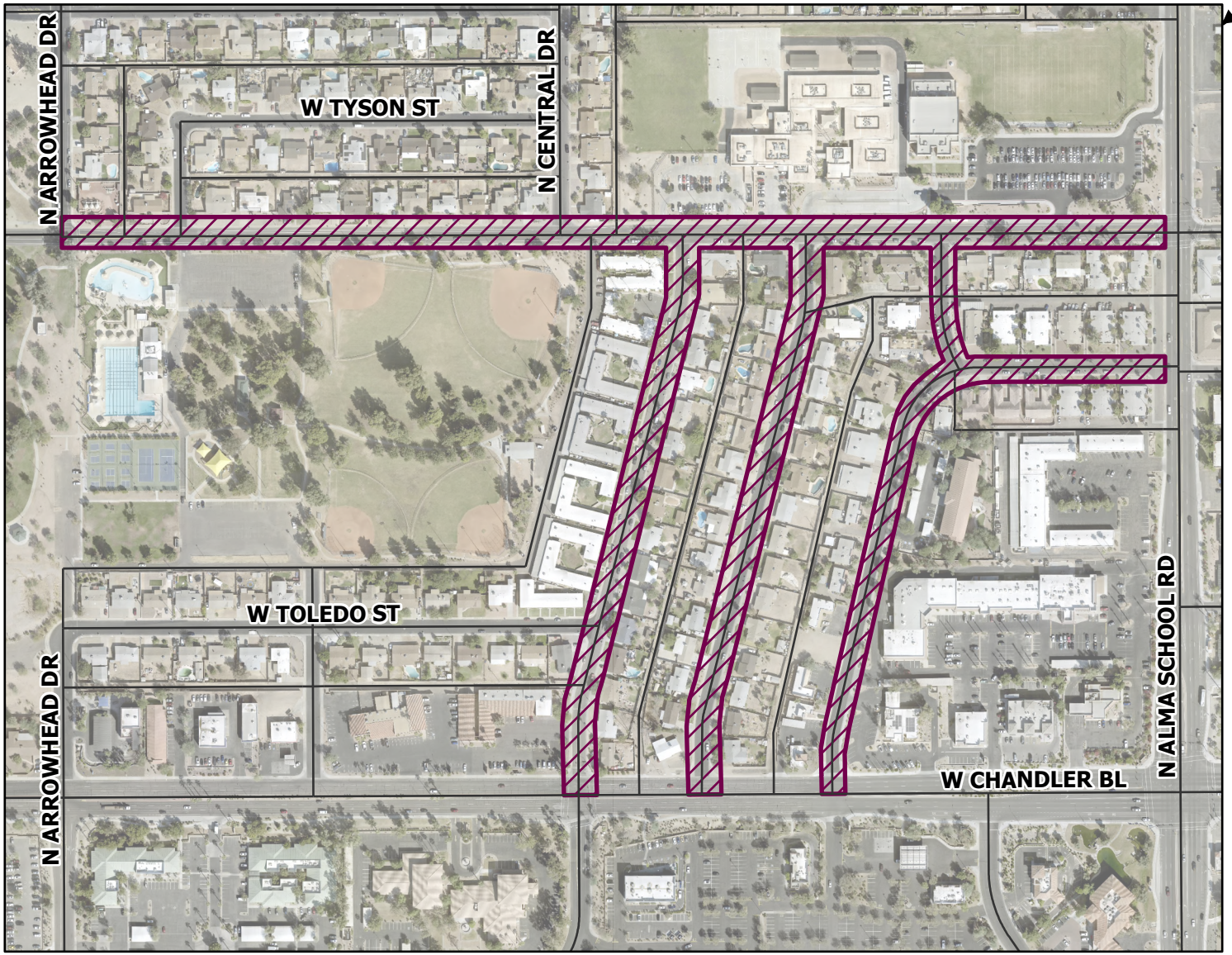
FEDERAL PROVISIONS

N/A

CHANDLER
arizona

ARROWHEAD MEADOWS WATER MAIN REPLACEMENT
PROJECT NO. WA2203.402





MEMO NO. CP26-069

ARROWHEAD MEADOWS WATER MAIN REPLACEMENT

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ITEM 17

CHANDLER arizona
Community of Innovation

City Council Memorandum Management Services Memo No. 26-074

Date: April 09, 2026
To: Mayor and Council
John M. Pombier, City Manager
Thru: Dawn Lang, Deputy City Manager/CFO
Kristi Smith, Management Services Director
From: Danielle Wells, Revenue and Tax Senior Manager
Subject: Special Event Liquor Licenses and Temporary and Permanent Extensions of Liquor License Premises Administratively Approved

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Attachments

Special Event Liquor

April 9, 2026

Special Event Liquor and Extensions of Liquor Premises Approvals

Special Event Liquor Licenses

Organization Name: Downtown Chandler Community Foundation
Applicant: Jessica Walrath
Event Details: Downtown Chandler Taco Festival on Saturday, April 25, 2026, from 11:00 a.m. until 8:00 p.m. and Sunday, April 26, 2026, from 11:00 a.m. until 6:00 p.m.
Location: Dr. A.J. Park, Stage Plaza, 178 E. Commonwealth Avenue

Temporary Extensions of Liquor License Premises
N/A

Permanent Extensions of Liquor License Premises
N/A