



**CITY OF CHANDLER
JOB ORDER PROJECT AGREEMENT**

PIMA PARK SIDEWALK IMPROVEMENTS

Project No. PR2506.401

Council Date: April 23, 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 Pima Park Sidewalk Improvements, Project Number PR2506.401. The scope of work consists of the removal of the existing concrete and asphalt pedestrian path, grading and placement of new aggregate base course, and construction of a new ADA-compliant concrete path, 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 \$1,342,571 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 365 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: Scott Riter	
	Phone:	480-782-3328
	Email:	Scott.Riter@chandleraz.gov
JOC CONTRACTOR:	Hunter Contracting Co.	
	701 North Cooper Road, Gilbert AZ 85233	
	JOC Contractor Representative: Michael Gonzales	
	Phone:	602-541-0671
	Email:	michaelg@huntercontracting.com

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

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

**"CITY"
CITY OF CHANDLER**

**"JOC CONTRACTOR"
HUNTER CONTRACTING CO.**

Mayor

Dig Karki April 6, 2026
Signature Date

RECOMMENDED BY:

Dig Karki
Print Name

Daniel Haskins April 6, 2026
Daniel Haskins, P.E.
CIP City Engineer

Sr. Vice President
Title

APPROVED AS TO FORM:

digk@huntercontracting.com
Signer Email Address

City Attorney *TMB*

ATTEST:

City Clerk Seal

**EXHIBIT A
SCOPE OF WORK**



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
Pima Park Path Replacement - NORTH & SOUTH
SCOPE OF WORK

Project Manager:	Scott Riter	
Agreement Title:	Pima Park - Sidewalk Improvements	
Agreement No.:	PR2506.401	
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 - Pima Park - Sidewalk Improvements - 1/16/2026	
	Specs - Pima Park - Sidewalk Improvements - 11/20/2021	
	Geotech - None	
Description of Services:	This project includes the removal of existing concrete and asphalt path. Grading and placing of Aggregate Base course and replacing with a concrete path. The project will be staged with a temporary construction yard located in the parking lot, if approved by the City of Chandler.	
Special Terms/Notes:		
Excluded Items:	* Electrical Work * Permit costs	

**EXHIBIT B
FEE SCHEDULE**



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
 Pima Park Path Replacement - NORTH & SOUTH
 SUMMARY SHEET**

Negotiated Prices		JOC - Pima Park Path Replacement - South	
Price of Subcontractor(s)		\$	223,261.76
Price of Subconsultant(s)		\$	-
General Conditions		\$	146,828.00
Preconstruction Labor (if applicable)		\$	-
Construction Labor (if applicable)		\$	715,270.67
		SUBTOTAL (NEGOTIATED PRICES):	\$ 1,085,360.43
Overhead and Profit (Coefficient per Job Order Master Agreement)		8.00%	\$ 86,828.83
		TOTAL (NEGOTIATED PRICES + OVERHEAD & PROFIT):	\$ 1,172,189.26
Insurance, Bonds, & Taxes			
Sales Tax Percentage (Current Tax Rate)	ENTER TAX % HERE:	5.07%	\$ 59,430.00
General Liability Insurance Percentage (Actual Cost per Job Order)			\$ 13,425.71
Builder's Risk Insurance Percentage (Actual Cost per Job Order)			\$ 668.60
Payment Bond (Actual Cost per Job Order)			\$ 9,025.86
Performance Bond (Actual Cost per Job Order)			\$ -
		SUBTOTAL (INSURANCE, BONDS, & TAXES):	\$ 82,550.17
		COMBINED TOTAL (TOTAL + INSURANCE, BONDS, & TAXES):	\$ 1,254,739.43
City's Allowance (Design Development and Contractor/Owner Contingencies)			\$ 87,831.76
		TOTAL JOB ORDER:	\$ 1,342,571.19

EXHIBIT "B.2"

**JOB ORDER COST PROPOSAL
Pima Park Path Replacement - North
SCHEDULE OF VALUES**

Date: 3/4/26

Bid Item	Description	Bid Qty	UM	Unit Cost	Total Cost
1	Removals & Earthwork	1	LS	\$ 80,801.18	\$ 80,801.18
1.1	Remove Existing Concrete Pavement	1,847	SF	\$ 4.67	\$ 8,625.49
1.2	Remove Existing Asphalt Paving	29,946	SF	\$ 0.20	\$ 5,989.20
1.3	Remove Existing Drainage Structures	1	LS	\$ 10,096.81	\$ 10,096.81
1.4	Clear & Grub	1	LS	\$ 28,624.41	\$ 28,624.41
1.5	Earthwork (Cut to Fill)	531	CY	\$ 30.67	\$ 16,285.77
1.6	Import (Trucking Only) and Place Material	174	CY	\$ 64.25	\$ 11,179.50
					\$ -
2	Storm Drain	1	LS	\$ 41,420.64	\$ 41,420.64
2.1	Storm Drain Pipe Extension (24" Dia.) & End Sections	1	LS	\$ 31,152.09	\$ 31,152.09
2.2	Clean Out Existing Equalizer Pipe	1	LS	\$ 1,645.00	\$ 1,645.00
2.3	Concrete Scupper	1	EA	\$ 8,623.55	\$ 8,623.55
3	Concrete	1	LS	\$ 477,136.56	\$ 477,136.56
3.1	Grade Sidewalk & Aggregate Base Course	34,309	SF	\$ 3.90	\$ 133,805.10
3.2	4" Concrete Paving (Medium Broom Finish)	34,309	SF	\$ 9.94	\$ 341,031.46
3.3	Caulk Joints	1	LS	\$ 2,300.00	\$ 2,300.00
4	Landscape	1	LS	\$ 96,976.35	\$ 96,976.35
4.1	Landscape Header Curb	112	LF	\$ 27.23	\$ 3,049.76
4.2	Turf Restoration	38,341	SF	\$ 1.72	\$ 65,946.52
4.3	Decomposed Granite Restoration	13,105	SF	\$ 1.99	\$ 26,078.95
4.4	Hand Placed Angular Riprap, 12" Thick, D-50 = 6"	4	CY	\$ 475.28	\$ 1,901.12
5	Project Requirements	1	LS	\$ 224,817.95	\$ 224,817.95
5.1	Fixed Cost	1	LS	\$ 34,759.50	\$ 34,759.50
	<i>Set-Up Yard / Facilities (setup yard site mobilize fence)</i>	1	LS	\$ 18,175.82	\$ 18,175.82
	<i>Project Signs</i>	2	EA	\$ 1,229.29	\$ 2,458.58
	<i>Clean-Up</i>	2	DY	\$ 2,688.39	\$ 5,376.78
	<i>GPS Model</i>	1	LS	\$ 1,600.00	\$ 1,600.00
	<i>Trackout</i>	2	EA	\$ 2,446.57	\$ 4,893.14
	<i>Pothole Utilities</i>	4	EA	\$ 563.79	\$ 2,255.16
5.2	Mobilization	1	LS	\$ 9,549.28	\$ 9,549.28
5.3	Construction Surveying and Layout	1	LS	\$ 17,500.00	\$ 17,500.00
5.4	Quality Control Testing	1	Each	\$ 13,273.00	\$ 13,273.00
5.5	SWPPP, Maintenance and Permits	1	LS	\$ 15,686.03	\$ 15,686.03
5.6	Duration Driven Costs	4.00	MO	\$ 33,512.54	\$ 134,050.16
	<i>Temp Facilities (Construction Fence Rental, Dumpster, J-John's)</i>	4	MO	\$ 3,220.83	\$ 12,883.33
	<i>Service (Equipment lube, fuel service)</i>	4	MO	\$ 6,282.46	\$ 25,129.82
	<i>Dust Control (Water Truck & Driver)</i>	4	MO	\$ 18,585.60	\$ 74,342.40
	<i>Traffic Control</i>	3	MO	\$ 615.38	\$ 1,846.15
	<i>Construction Water</i>	4	MO	\$ 3,847.12	\$ 15,388.46
	<i>GPS Station (earthwork)</i>	4	MO	\$ 440.00	\$ 1,760.00
	<i>Private locate (Utilities)</i>	1	LS	\$ 2,700.00	\$ 2,700.00
	SUBTOTAL - COST				\$ 938,532.43

5	General Conditions	4.00	MO	\$ 36,707.00	\$ 146,828.00
5.1	Project Manager	176	HR	\$116.75	\$20,548.00
5.2	Project Engineer	352	HR	\$77.75	\$27,368.00
5.3	Project Superintendent	704	HR	\$110.75	\$77,968.00
5.4	Truck, Pick Up	1,232	HR	\$17.00	\$20,944.00
	SUBTOTAL - GENERAL CONDITIONS				\$ 146,828.00

GRAND TOTAL - COST				\$	1,085,360.43
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Notes/Clarifications/Assumptions:

- 1 Pricing based on plans provided by the City dated November 20, 2025
- 2 Turf Restoration is included per the plans
- 3 All electrical work is excluded. Hunter Contracting Co. will private locate electrical lines and will do our due dilligence in avoiding a utility strike.
- 4 City Permits and special inspection costs are excluded
- 5 Decomposed Granite is priced as replacement per the plans

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 **Pima Park Sidewalk Improvements PR2506.401**, 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

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 **Pima Park Sidewalk Improvements PR2506.401**, 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

EXHIBIT E

CONTRACTOR'S AFFIDAVIT REGARDING SETTLEMENT OF CLAIMS

_____, Arizona

Date _____

Project: **Pima Park Sidewalk Improvements**

Project No.: **PR2506.401**

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

EXHIBIT F

CERTIFICATE OF COMPLETION

Project: **Pima Park Sidewalk Improvements**
Project No.: **PR2506.401**

(TO BE COMPLETED BY CONTRACTOR)

I HEREBY CERTIFY THAT ALL GOODS AND/OR SERVICES REQUIRED BY CITY OF CHANDLER PROJECT NO. Pima Park Sidewalk Improvements 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)

(Title) DATE: _____

CERTIFIED BY ENGINEER/CONSULTANT (IF APPLICABLE):

(Signature) DATE: _____

(Firm Name)

PROJECT ACCEPTED BY USER DEPARTMENT

(Signature) DATE: _____

(Dept. /Div.)

_____ Date of Final Walk-Through

_____ Date As-Built Received

_____ City As-Built Number

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.

EXHIBIT H

BUILDERS RISK INSURANCE