



**CITY OF CHANDLER
JOB ORDER PROJECT AGREEMENT**

**FIRE LOGISTICS RENOVATION
Project No. FI2601.401
Council Date: August 13, 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 Caliente Construction Inc., an Arizona corporation, ("JOC Contractor") and is entered into pursuant to Job Order Master Agreement No. JOC2409.401 ("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 6, 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 Fire Logistics Renovation, Project Number FI2601.401 The scope of work consists of remodeling the west wing of the Fire Support Services Building, located at 163 South Price Road, into climate-controlled storage space including demolition, drywall repair, painting, lighting upgrades, reconfiguring the front opening to accommodate double doors, constructing a connecting sidewalk ramp, and other related improvements 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 \$275,574 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: Scott Riter	
	Phone:	480-782-3328
	Email:	Scott.Riter@chandleraz.gov
JOC CONTRACTOR:	Caliente Construction Inc.	
	485 W. Vaughn Street, Tempe, AZ 85283	
	JOC Contractor Representative: Lorraine Bergman	
	Phone:	480-894-5500
	Email:	lbergman@calienteconstruction.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"
CALIENTE CONSTRUCTION INC.

Mayor

RECOMMENDED BY:

Daniel Haskins July 15, 2026
Daniel Haskins, P.E.
CIP City Engineer

APPROVED AS TO FORM:

City Attorney *TMB*

ATTEST:

City Clerk Seal

Lorraine Bergman July 15, 2026
Signature Date

LORRAINE BERGMAN
Print Name

President/CEO
Title

lbergman@calienteconstruction.com
Signer Email Address

EXHIBIT A

SCOPE OF WORK

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

6/24/26

Scott Riter
Project Manager
City of Chandler
Public Works and Utilities – Capital Projects Division
215 East Buffalo Street
Chandler, AZ 85225

RE: City of Chandler – Fire Logistics Renovation

Mr. Riter,

Thank you for the opportunity to provide our proposal for the Fire Logistics Remodel.

We have based the attached proposal on information received and knowledge of the space in coordination with City of Chandler and the Sketch provided here within dated 5.26.26

The Total Cost is **\$275,574.00**. See attached spreadsheets with bid tabulations and subcontractor back-up for further details.

Please contact me at your convenience should you have any questions.

Best Regards,

Chad Staymaker

PROJECT MANAGER
Caliente Construction Inc.



One of the Valley's Healthiest Employers
485 West Vaughn, Tempe, Arizona 85283-3672 Phone: (480) 894-5500 Fax: (480) 894-2323
AZ ROC091625 AZ ROC098769 AZ ROC164561 CA 770323 UT 4741522-550 NV 0078132
ID RCE-28529 NM 85371 CO 233580 MT 159637

"We build more than structures; we build confidence and relationships that last"



Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

EXHIBIT A SCOPE-OF WORK

PROJECT:

City of Chandler Fire Logistics Remodel

General Requirements:

- 1) Provide office support, safety program and inspections, supervision, overhead/profit, taxes based on MRRA, insurances, and bond.
- 2) Provide Temporary Protection as required.
- 3) Temporary water and electric
- 4) Dumpsters
- 5) Final Cleaning

Construction:

- 1) Temp enclosures for Dust Mitigation
- 2) Demo of walls, restrooms, flooring, electrical, and hardlid ceilings
- 3) Repair drywall, texture, and paint
- 4) Grind glue and seal concrete floor
- 5) Rework front opening to include double doors
- 6) Limited lighting
- 7) Sidewalk for doors
- 8) Clean-up Site.

Project Duration:

Proposal based on onsite Project Duration of (7) weeks after procurement of materials

Assumptions/Clarifications/Exclusions:

See attached spreadsheets.



One of the Valles Healthiest Employers
485 West Vaughn, Tempe, Arizona 85283-3672 Phone : (480) 894-5500 Fax : (480) 894-2323
AZ ROC091625 AZ ROC098769 AZ ROC164561 CA 770323 UT 4741522-550 NV 0078132
ID RCE-28529 NM 85371 CO 233580 MT 159637



Handy 1.5

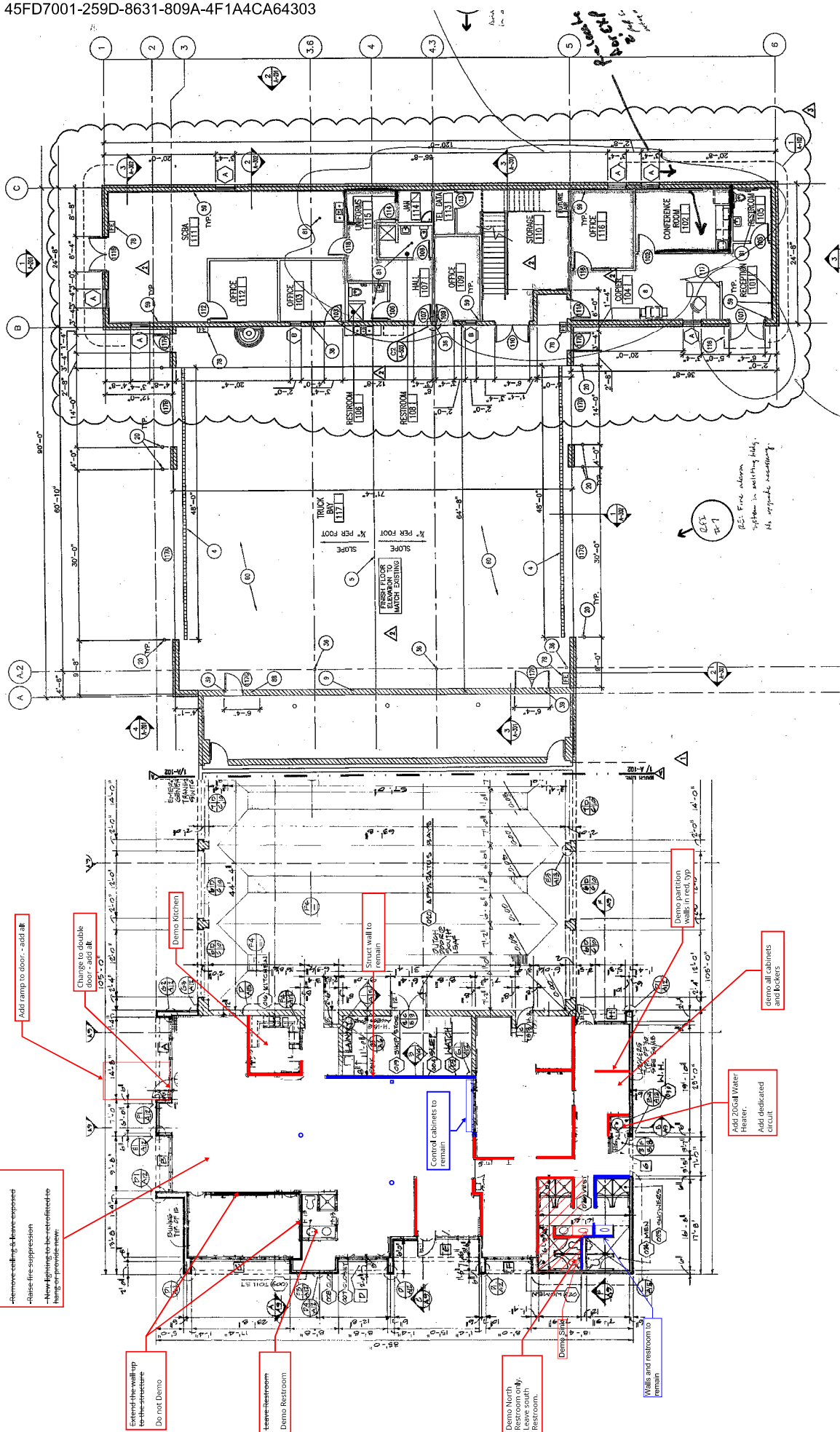


EXHIBIT B

FEE SCHEDULE

EXHIBIT "B"

**JOB ORDER COST PROPOSAL
SUMMARY SHEET
Fire Logistics Renovation
FI2601.401**

Negotiated Prices		
Price of Subcontractor(s)	\$	131,059.00
Price of Scope Allowance	\$	20,000.00
General Conditions	\$	68,129.00
Contractors Contingency	\$	10,959.00
SUBTOTAL (NEGOTIATED PRICES):		\$ 230,147.00
Overhead and Profit (Coefficient per Job Order Master Agreement)	8.00%	\$ 18,411.76
TOTAL (NEGOTIATED PRICES + OVERHEAD & PROFIT):		\$ 248,558.76
Insurance, Bonds, & Taxes		
Sales Tax Percentage (Current Tax Rate)	ENTER TAX % HERE:	MRRA
General Liability Insurance Percentage (Actual Cost per Job Order)	\$	3,452.00
Builder's Risk Insurance Percentage (Actual Cost per Job Order)	\$	2,336.00
Payment Bond (Actual Cost per Job Order)	\$	2,359.00
Performance Bond (Actual Cost per Job Order)	\$	-
SUBTOTAL (INSURANCE, BONDS, & TAXES):		\$ 8,147.00
COMBINED TOTAL (TOTAL + INSURANCE, BONDS, & TAXES):		\$ 256,705.76
City's Allowance	\$	18,868.24
TOTAL JOB ORDER:		\$ 275,574.00

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.

General Construction - Construction Management - Design/Build - Facilities Management

COC Fire Fleet Building TI ROM

PROJECT INFORMATION

OWNER:
LOCATION
PROPOSAL DATE:
BUILDING AREA (SF)

City of Chandler
163 Price Road, Chandler, AZ
12/8/2025
3,199

PHASE CODE	DESCRIPTION/TRADE	ESTIMATE VALUE	NOTES
------------	-------------------	----------------	-------

02-0000 CE Existing Conditions	14,406	Demo non-loading bear partitions and all carpet/tile. Assuming all rackings and materials in 3,200 SF work area will be removed prior to mobilizing.
07-0000 CE Thermal and Moisture Protection	898	Joint sealants.
09-0000 CE Finishes	42,300	Drywall patching, infill ceiling grid at existing partitions called for demo, grind and seal concrete and touch up paint.
21-0000 CE Fire Sprinkler	8,421	Rework sprinkler heads for removed partitions.
22-0000 CE Plumbing	21,943	Cut/cap fixtures in southwest bathroom.
23-0000 CE HVAC/Mechanical	6,529	Rework diffusers within space.
26-0000 CE Electrical	33,929	Make safe electrical in walls called for demolition. Adjust light layout and add receptacles as needed.
28-0000 CE Electronic Safety and Security	2,633	Additional notification for removed partitions.
SUBTOTAL DIRECT COST	\$ 131,059	
General Conditions	52,100	
General Requirements	16,029	
Door and Concrete Allowance	20,000	Allowance for Double Doors and Ramp
Construction Contingency	10,959	
Contractor's Liability Insurance	3,452	
Builders Risk Insurance	2,336	
Bonding Fees	2,359	
Fee (Overhead & Profit)	18,412	
Sales Tax - Included as MRRA	-	
SUBTOTAL INDIRECT COST	\$ 125,648	
TOTAL CONSTRUCTION COSTS	\$ 256,706	

SOFT COSTS		
Preconstruction Services	-	Code analysis.
Owner Contingency	18,868	
SUBTOTAL SOFT COSTS	\$ 18,868	

TOTAL PROJECT COSTS	\$ 275,574	
---------------------	------------	--



#1 General Contractor in Arizona 2017, 2018, 2019, 2021 & #1 Tenant Improvement Contractor in Arizona 2017, 2018, 2019
2016 Tempe Business Excellence Award Winner
485 W. Vaughn Street, Tempe, AZ 85283 / Phone: (480) 894-5500 / Fax: (480) 894-2323
AZ ROC091625 AZ ROC098769 AZ ROC164561 CA 770323 UT 4741522-950
ID RCE-28529 NM 85371 CO 233580 MT 159637



Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

BASIS OF ESTIMATE

Owner: City of Chandler
Project : COC Fire Fleet Building TI ROM
Location: 163 Price Road, Chandler, AZ
Proposal No.: 0
Proposal Date: 06/24/2026

GENERAL CONSTRUCTION

Inclusions

- 1 Pricing was based on sketched asbuilt provided 5.29.26
- 2 Estimate is based on a 7 week duration
- 3 Assumes standard working hours. After hours costs have not been included.
- 4 Acknowledge no addendums
- 5 This bid shall remain valid for thirty (30) days. The bid amount is based on current material and labor costs. Absent a significant price increase through no fault of Caliente, Owner shall have the right for 30-days from bid submission to enter into a contract for performance at the bid amount. If a contract is not entered into within 30 days of the bid, the bid amount may increase due to material, labor and other cost escalations and Caliente shall be under no duty to honor this bid amount.
- 6 This GMP proposal is based upon material and equipment pricing at the time the proposal was made. The Contractor can not reasonably assess the impact or scope of current trade negotiations being conducted by the United States government and the impact of tariffs on material and equipment pricing and therefore this proposal and resultant GMP shall not include material and equipment cost increases resulting from or related to the imposition of tariffs or other international trade actions taken by the United States or other governments after the date of this proposal and as a condition for providing this proposal, the Contractor shall be entitled to an equitable adjustment for the same. If the Contractor is delayed at any time in the commencement or progress of the Work due to a delay in the delivery of, or unavailability of, materials beyond the control of and without the fault of the Contractor, its Subcontractors and Material Suppliers, the Contractor shall be entitled to an equitable extension of the Contract Time.
- 7 It is assumed that the removal of the restrooms meet code and will be confirmed by the architect hired by the City prior to removal and mobilization
- 8 Once design is completed and provide we reserve the right to adjust pricing accordingly

Exclusions

- 1 Owner contingency.
- 2 Design contingency.
- 3 Architectural design fees or costs.
- 4 Furniture, fixtures, or equipment. Relocating/moving existing furniture.
- 5 Land costs, development, financing or real estate fees.
- 6 Permitting Fees.
- 7 Professional jobsite photos.
- 8 Escalation of material costs.

EXISTING CONDITIONS

Inclusions

- 1 Demo of noted walls, millwork, flooring, outlets, and plumbing
- 2 adjustment of fire sprinkler heads in hard lid to be replaced with ACT
- 3 Any floor penetrations for conduits to be removed will be ground flush and plugged.

Exclusions

- 1 Hazardous materials abatement testing, investigation, report, and mitigation.



#1 General Contractor in Arizona 2017, 2018, 2019, 2021 & #1 Tenant Improvement Contractor in Arizona 2017, 2018, 2019
 2016 Tempe Business Excellence Award Winner
 485 W. Vaughn Street, Tempe, AZ 85283 / Phone: (480) 894-5500 / Fax: (480) 894-2323
 AZ ROC091025 AZ ROC098769 AZ ROC104561 CA 770323 UT 4741522-550
 ID RCE-28529 NM 85371 CO 233580 MT 159637



"We build more than structures; we build confidence and relationships that last"

Callente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

BASIS OF ESTIMATE

Owner: City of Chandler
 Project : COC Fire Fleet Building TI ROM
 Location: 163 Price Road, Chandler, AZ
 Proposal No.: 0
 Proposal Date: 06/24/2026

- 2 Update of any code deficiencies
- 3 Repair of existing slab on grade. The existing floor is unlevel and condition is unknown.

SITEWORK

Inclusions

- 1 Budget for exterior sidewalk

Exclusions

- 1 Hard digging.
- 2 Water meters.
- 3 Fire lane striping/signage.
- 4 Adjustment of utilities existing grade deficiencies
- 5 Landscape repair

EXTERIOR ENCLOSURE & ROOFING

Inclusions

- 1 Budget for rework of doors and hardware to account for a HM double door with removable mullion
- 2 Removal of glazing and adjustment to HM frame

Exclusions

- 1 All work not specified above
- 2 Windows

INTERIOR CONSTRUCTION

Inclusions

- 1 Patch ceiling grid and infill tiles
- 2 Drywall patch to match existing texture
- 3 Repaint space
- 4 Grinding floor to eliminate glue
- 5 Seal coat floor
- 6 Minor floor patch for areas where walls and restrooms are removed.

Exclusions

- 1 Excludes any work in restroom to remain
- 2 Major floor leveling
- 3 Heavy grinding of floor
- 4 New ceiling grid system
- 5 Replacement of ceiling tiles
- 6 Raising of ceiling grid

MECHANICAL, ELECTRICAL, & PLUMBING

Inclusions



#1 General Contractor in Arizona 2017, 2018, 2019, 2021 & #1 Tenant Improvement Contractor in Arizona 2017, 2018, 2019
 2016 Tempe Business Excellence Award Winner
 485 W. Vaughn Street, Tempe, AZ 85283 / Phone: (480) 894-5500 / Fax: (480) 894-2323
 AZ ROC091025 AZ ROC098769 AZ ROC104561 CA 770323 UT 4741522-550
 ID RCE-28529 NM 85371 CO 233580 MT 159637



"We build more than structures; we build confidence and relationships that last"

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

BASIS OF ESTIMATE

Owner: City of Chandler
 Project : COC Fire Fleet Building TI ROM
 Location: 163 Price Road, Chandler, AZ
 Proposal No.: 0
 Proposal Date: 06/24/2026

- 1 Cut and Cap Plumbing fixtures.
- 2 Chipping to level out on the ground and small patch work for all plumbing
- 3 Excludes any underground work.
- 4 Dedicated circuit for Water Heater
- 5 20 Gallon water heater
- 6 Electrical Make Safe and demo in walls to be removed
- 7 Resupport Lights and swap out with compatible fixtures into lay in ceilings
- 8 Rework diffusers and Tstat relocations
- 9 Limited adjustment to firesprinkler heads and fire alarm
- 10

Exclusions

- 1 Custom colored escucheons.
- 2 All special systems low voltage wiring and devices. This includes but is not limited to tel-com, A/V and security.
- 3 Booster Pumps.
- 4 Restroom Fixtures
- 5 Load Studies

ALLOWANCES

1	North Entry - Remove Concrete, Install Ramp and Double Doors	\$	20,000
---	--	----	--------



#1 General Contractor in Arizona 2017, 2018, 2019, 2021 & #1 Tenant Improvement Contractor in Arizona 2017, 2018, 2019
 2016 Tempe Business Excellence Award Winner
 485 W. Vaughn Street, Tempe, AZ 85283 / Phone: (480) 894-5500 / Fax: (480) 894-2323
 AZ ROC091025 AZ ROC098769 AZ ROC104561 CA 770323 UT 4741522-550
 ID RCE-28529 NM 85371 CO 233580 MT 159637



"We build more than structures; we build confidence and relationships that last"

General Construction - Construction Management - Design/Build - Facilities Management

Site Area =	0	SF	GC \$ / MO \$	35,092		
Gross Building Area =	3,199	SF	GC Labor	468		
Construction Duration =	7	WKS	Fee / Month \$	10,586		
	1.5	MO	Labor	Materials	Sub/Supplier	Total Budget

GENERAL CONDITIONS			HOURS PER WEEK	QTY	UNIT		47,222	-		4,878	52,100
Staffing Costs											
00-1056	Project Director	1	6	HR	135.00	868		0		0	868
00-1040	Project Manager	8	51	HR	110.00	5,657		0		0	5,657
00-1052	Asst Project Manager	8	51	HR	90.00	4,629		0		0	4,629
00-1035	Senior Estimator		24	HR	125.00	3,000		0		0	3,000
00-1045	Superintendent	40	257	HR	100.00	25,714		0		0	25,714
00-1047	Project Coordinator		13	HR	65.00	836		0		0	836
00-1041	Project Accountant		13	HR	75.00	964		0		0	964
00-1053	Laborer	8	51	HR	45.00	2,314		0		0	2,314
Project Office Costs											
00-1060	Temp Internet/Phone		1	MO	-	0		0		150	223
00-1070	Office Supplies and Equipment		1	MO		0		0		1,050	1,559
00-1075	Drinking Water		7	WKS		0		0		210	210
00-1094	First Aid			LS		0		0		150	150
00-1405	Field Office		1	MO		0		0		300	445
00-1417	Hand Wash Station	1	1	MO	450.00	450		0		200	297
00-5219	Temp. Toilets - 1x Cleaning/Week	2	1	MO	450.00	900		0		200	594
Vehicles and Equipment											
00-1072	Small Tools		7	WKS		0		0		200	1,400
00-1020	Project Fuel	\$ 6.00	7	WKS	270.00	1,890		0		0	1,890

02-0000 Cf Existing Conditions

BUILDING SF (GROSS)	SITE SIZE	\$/SF
---------------------	-----------	-------

3199
0
4.50

02-0000 CI Existing Conditions									
BUILDING SF (GROSS)				3199				ESTIMATE VALUE	
SITE SIZE				0					
\$/SF				4.50					
SPECIFICATION SECTIONS									
SCOPE ITEMS				QTY	UNIT	COST/UNIT			
BASE BID AMOUNT									
1 Demo						\$	-	\$	13,681
2 Carpet				2913	sf	\$	1.00	\$	2,913
3 Tile				286	sf	\$	2.50	\$	715
4 Partitions - Assume 12' high				165	lf	\$	7.20	\$	1,188
5 Doors				8	ea	\$	150.00	\$	1,200
6 Plumbing Fixtures				14	ea	\$	200.00	\$	2,800
7 Kitchen casework				1	ea	\$	800.00	\$	800
8						\$	-	\$	-
9						\$	-	\$	-
10						\$	-	\$	-
CGI MISC SCOPE				QTY	UNIT	COST/UNIT			
46 Texture Fee						\$	21	\$	30
BID TOTALS						\$	9,637	\$	13,711
SALES TAX (IF NOT INCLUDED)						\$	5.070%	\$	489
TOTAL W/ TAXES						\$	10,126	\$	14,406
TOTAL W/ BOND & TAXES (ESTIMATE VALUE)				Tot				\$	14,406

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

CONSTRUCTION PROPOSAL

Date: 6/24/2026

TO: Chad Slaymaker
Caliente Construction Inc

FOR: COC Fire Fleet Building TI

QTY	UNITS	DESCRIPTION	RATE	AMOUNT
1	LS	Demolition	\$13,680.69	\$13,680.69
1	LS	Flooring	\$14,773.06	\$14,773.06
1	LS	Grid / ACT	\$6,984.10	\$6,984.10
1	LS	Paint	\$8,831.34	\$8,831.34
1	LS	Drywall Patch / Repair	\$5,081.85	\$5,081.85
SUBTOTAL:				\$49,351.04
Insurance			0.00%	\$0.00
Fee			0.0%	\$0.00
Sales Tax (MRRA)			0%	\$0.00
TOTAL COST:				\$49,351.04

Notes: (Scope of Work)

Demolition of existing flooring, select walls @ two restrooms

Flooring prep/patch, grid and seal

Patch/Repair ACT and grid as needed

Patch/Repair Drywall as needed

Paint all walls

Clean up

Normal Business Hours

Excludes:

Any scope of work or cost not clearly show in the plans and not specifically indicated in this proposal or shown in bid documents.



#1 Tenant Improvement Contractor in Arizona 2016, 2017, 2018 & #1 General Contractor in Arizona 2017
2018 Tempe Business Excellence Award Winner
496 W. Vaughn Street, Tempe, AZ 85283 / Phoenix, (480) 994-6500 / Fax: (480) 994-3229
AZ ROC091625 AZ ROC090789 AZ ROC164561 CA 770323 UT 4741522-550
ID RCE-28529 NM 85371 CO 233580 MT 159637 OR 218629 WA 804-190-884

"We build more than structures; we build confidence and relationships that last"



Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

07-0000 CI Thermal and Moisture Protection

BUILDING SF (GROSS) 3199
SITE SIZE 0
\$/SF 0.28

				CCI BUDGET		ESTIMATE VALUE
SPECIFICATION SECTIONS						
SCOPE ITEMS						
BASE BID AMOUNT				QTY	UNIT	
1 Caulking around door and misc.				8	MH	\$ 85.00
2 Material				1	ls	\$ 150.00
3						\$ -
4						\$ -
5						\$ -
CCI MISC SCOPE				QTY	UNIT	COST/UNIT
46 Textura Fee						\$ 25
BID TOTALS						\$ 855
SALES TAX (IF NOT INCLUDED)					5.070%	\$ 43
TOTAL W/ TAXES						\$ 898
TOTAL W/ BOND & TAXES (ESTIMATE VALUE)					Tot	\$ 898

BUILDING SF (GROSS)
SITE SIZE
\$/SF

3199
0
13.22

09-0000 C/Finishes				3199		CCI BUDGET		Calliente		ESTIMATE VALUE	
BUILDING SF (GROSS)				0							
SITE SIZE				13.22							
\$/SF											
SPECIFICATION SECTIONS											
SCOPE ITEMS				QTY		UNIT		COST/UNIT			
BASE BID AMOUNT											
1 Drywall								\$		33,670	
2 Patching allowance				56 MH		\$		85.00			
3 Framing/Stucco at HMD				1 ls		\$		4,760		Included	
4 Material				40% pct		\$		4,760.00		Included	
5								\$		1,904	
6 Ceilings								\$		-	
7 Infill with metal trim or ACT				165 lf		\$		90.00		14,850	
8								\$		-	
9								\$		-	
10 Flooring								\$		-	
11 Grind and seal floor				3199 sf		\$		3.50		11,197	
12 Floor patching								\$		-	
13								\$		-	
14								\$		-	
15 Paint				40 MH		\$		75.00		3,000	
16 Paint Entire Storage Room				40% pct		\$		3,000.00		1,200	
17								\$		-	
18								\$		-	
CCI MISC SCOPE				QTY		UNIT		COST/UNIT			
46 Texture Fee								\$		81	
BID TOTALS								\$		36,992	
								\$		40,259	
								\$		88	
								\$			
SALES TAX (IF NOT INCLUDED)								5.070%		1,875	
										2,041	
TOTAL W/ TAXES								\$		38,867	
										\$	
										\$	
TOTAL W/ BOND & TAXES (ESTIMATE VALUE)						Tot		\$		38,867	
								\$		42,300	
								\$		42,300	
								\$		42,300	

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

CONSTRUCTION PROPOSAL

Date: 6/24/2026

TO: Chad Slaymaker
Caliente Construction Inc

FOR: COC Fire Fleet Building TI

QTY	UNITS	DESCRIPTION	RATE	AMOUNT
1	LS	Demolition	\$13,680.69	\$13,680.69
1	LS	Flooring	\$14,773.06	\$14,773.06
1	LS	Grid / ACT	\$6,984.10	\$6,984.10
1	LS	Paint	\$8,831.34	\$8,831.34
1	LS	Drywall Patch / Repair	\$5,081.85	\$5,081.85
SUBTOTAL:				\$49,351.04
Insurance			0.00%	\$0.00
Fee			0.0%	\$0.00
Sales Tax (MRRA)			0%	\$0.00
TOTAL COST:				\$49,351.04

Notes: (Scope of Work)

Demolition of existing flooring, select walls @ two restrooms

Flooring prep/patch, grid and seal

Patch/Repair ACT and grid as needed

Patch/Repair Drywall as needed

Paint all walls

Clean up

Normal Business Hours

Excludes:

Any scope of work or cost not clearly show in the plans and not specifically indicated in this proposal or shown in bid documents.



#1 Tenant Improvement Contractor in Arizona 2016, 2017, 2018 & #1 General Contractor in Arizona 2017
2018 Tempe Business Excellence Award Winner
496 W. Vaughn Street, Tempe, AZ 85283 / Phoenix, (480) 994-6500 / Fax: (480) 994-3229
AZ ROC091625 AZ ROC090789 AZ ROC164561 CA 770323 UT 4741522-550
ID RCE-28529 NM 85371 CO 233580 MT 159637 OR 218629 WA 804-190-884

"We build more than structures; we build confidence and relationships that last"



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 **Fire Logistics Renovation FI2601.401**, 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__.

AGENT OF RECORD

PRINCIPAL SEAL

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 **Fire Logistics Renovation FI2601.401**, 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__.

AGENT OF RECORD

PRINCIPAL SEAL

By _____

SURETY SEAL

AGENT ADDRESS

EXHIBIT E

CONTRACTOR'S AFFIDAVIT REGARDING SETTLEMENT OF CLAIMS

_____, Arizona

Date _____

Project: **Fire Logistics Renovation**

Project No.: **FI2601.401**

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: **Fire Logistics Renovation**
Project No.: **FI2601.401**

(TO BE COMPLETED BY CONTRACTOR)

I HEREBY CERTIFY THAT ALL GOODS AND/OR SERVICES REQUIRED BY CITY OF CHANDLER PROJECT NO. Fire Logistics Renovation 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.



Date: June 24, 2026
Job Name: FI2601.401 Fire Station
Est Number: E26068

Page 1 of 3

To: Caliente Construction Inc.
485 W Vaughn St
Tempe, Arizona

Attention: Chad Slaymaker

Subject: FI2601.401 Fire Station

Alvarado Electric, LLC is pleased to submit for your consideration our Budget for the above referenced project. This proposal is based on drawings, scope of work, and clarifications listed below.

Drawing: N/A

Engineer: N/A

Addenda: N/A

Scope of Work:

- Installation of EMT/PVC raceways for the project.
- Demo Safe off all the designated walls to be removed.
 - Take back circuits to nearest J -box.
- Demo Kitchen
 - Take back circuits to nearest J -box/electrical panel.
- Demo designated rest rooms.
 - Update panel schedule.
- Relocate designated switches where doors are being
- Installation of new circuit for 20gal water heater.
 - Switch for disconnect.
 - Flex connections.
 - #10 wiring.
- Allowance
 - Tracing of electrical systems in construction area.
 - Update devices.
 - Receptacles
 - Switches
 - Add occupancy switches in area not fully occupied during regular hours.
 - New lighting for restrooms.
 - Switches.
 - Fixtures
 - GFCI.
- Label breakers, junction boxes, coordination studies.
- Coordinate inspections.
- Clean up and remove all debris from jobsite daily.



Date: June 24, 2026
Job Name: FI2601.401 Fire Station
Est Number: E26068

Page 2 of 3

DEMO SOW: \$6,315.63
New fixture allowance: \$7,000.00
Materials: \$10,257.78
Labor: \$7,315.63
Tax: \$1,484.16

Clarifications/Exclusions:

1. All work will be done in a workman-like manner with best engineering practices and in accordance with the National Electrical Code.
2. Not included in price fire sealing as required for penetrations through fire rated walls.
3. Control, Fire Alarm, and Tele/Data wiring is to be furnished and installed by others.
4. Overtime and Weekends are not included in pricing.
5. This letter must be made a part of the contract.
6. Temporary power and lighting included. Temp Lights, spider boxes. No TEMP Generator's
7. Includes outage and utility relocations.
8. Does not include IR scanning.
9. UL certification of non-UL listed equipment is excluded.
10. ALVARADO ELECTRIC, LLC. will work on energized electrical systems only after it is determined that the work can be performed safely. Before we work on any system that is energized, our Method of Procedure (MOP) must be reviewed and signed/approved by the Owner.
11. The cost of a performance bond and payment bond not included. Cost of any special insurance is excluded. Price provided if requested.
12. Engineering/fees, permits/fees, special inspection fees, utility fees and taxes are included.
13. Exclude any existing conditions/code violations.
14. Security systems not included.
15. Davis Bacon Wages not included.
16. Saw cutting is not included in base bid.
17. Concrete patch back and replacement not included.

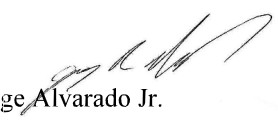
Insurance, Warranty, & Spares:

° Proposal includes the basic "Additional Insured" insurance for GC & project owner ° Proposal includes (1) year warranty and (2) year workmanship ° ALVARADO ELECTRIC, LLC. will only transfer the manufacturer's warranties to Owner. °

Thank you for considering our proposal for the electrical work on the referenced project. We await your authorization to proceed. If you have any questions, please do not hesitate to call.

Sincerely,

Alvarado Electric, LLC.


George Alvarado Jr.
CEO

480-628-2179

WWW.ALVARADOELECTRICLLC.COM



Date: June 24, 2026
Job Name: FI2601.401 Fire Station
Est Number: E26068

Page 3 of 3

Change Orders. Any alteration or deviation from the Services mentioned or any other contractual specifications that result in a revision of this Agreement shall be executed and attached to this Agreement as a change order ("Change Order").

"ACCEPTANCE OF SCOPE OF WORK"

Signature _____ **Date** _____

Print Name _____

Company Name _____

PO _____

	Yes	or No	Initials
Acceptance of Tax adder	☐	☐	_____

	Yes	or No	Initials
Acceptance of APS adder	☐	☐	_____

3199
0
0.82

28-0000 C/Electronic Safety and Security					
BUILDING SF (GROSS)	3199				
SITE SIZE	0				
\$/SF	0.82				
SPECIFICATION SECTIONS					
SCOPE ITEMS		QTY	UNIT	COST/UNIT	
BASE BID AMOUNT					
1 Rework FA		1	ls	\$ 2,500.00	
2				\$ -	
3				\$ -	
4				\$ -	
5				\$ -	
CCI MISC SCOPE		QTY	UNIT	COST/UNIT	
46 Texture Fee				\$ 6	
BID TOTALS				\$ 2,506	
SALES TAX (IF NOT INCLUDED)			5.070%	\$ 127	
TOTAL W/ TAXES				\$ 2,633	
TOTAL W/ BOND & TAXES (ESTIMATE VALUE)			Tot	\$ 2,633	\$ 2,633

1325 N. Mondel Drive • Gilbert, Arizona 85233 (480) 497-4526 • FAX (480) 497-4527
C-37R 098919 • L-37 080516 • L-39 097541
www.ryanmechanical.com

A PLUMBING PROPOSAL FOR:
CHANDLER FIRE SUPPORT DEMO

PROVIDE & INSTALL:

- [illegible]

EXCLUSIONS:

- NOTE: WE ARE PROVIDING THIS BID TO ENSURE COVERAGE. PLEASE CONTACT ME TO REVIEW SCHEDULING BEFORE AWARDING THIS PROJECT.**

Sincerely,

SPR

Sean R. Ryan
RYAN MECHANICAL CO.

EXHIBIT H

BUILDERS RISK INSURANCE