



**CITY OF CHANDLER
JOB ORDER PROJECT AGREEMENT**

**DEVELOPMENT SERVICES HVAC
Project No. BF2502.401
Council Date: September 17, 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 GCON, Inc., an Arizona corporation, ("JOC Contractor") and is entered into pursuant to Job Order Master Agreement No. JOC2408.401 ("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 21, 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 Development Services HVAC, Project Number BF2502.401. The scope of work consists of replacing two air handler units, replacing the existing HVAC controls, and other associated improvements at the Development Services building located at 215 E. Buffalo Street, Chandler, Arizona, 85225, 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 a 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 \$989,681 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 180 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: Raymond Potts	
	Phone:	480-782-3326
	Email:	Raymond.Potts@chandleraz.gov
JOC CONTRACTOR:	GCON, Inc.	
	2411 W. Rose Garden Lane, Suite 100, Phoenix, AZ 85027	
	JOC Contractor Representative: Tiffany Fisher	
	Phone:	480-322-8636
	Email:	tiffanyf@gconinc.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"
GCON, INC.

Mayor

Tiffany Fisher August 20, 2026
Signature Date

RECOMMENDED BY:

Tiffany Fisher
Print Name

Daniel Haskins August 20, 2026
Daniel Haskins, P.E.
CIP City Engineer

Vice President
Title

APPROVED AS TO FORM:

tiffanyf@gconinc.com
Signer Email Address

City Attorney *JMB*

ATTEST:

City Clerk Seal

EXHIBIT A

SCOPE OF WORK

PD2501 - Development Services HVAC

Scope of Work

Inclusions

- Scope as outlined in the plans prepared by LSW Engineers, dated 02/27/2026.
- Replacement of the two air handlers on the roof with new Daikin units.
- New controls per plan and spec. Based on Delta Controls.
- Test and balance to verify things are working post switch over.
- Screen wall extension.

Exclusions

- Permits or Fees.
- Structural modifications for new units.

Qualifications

- Proposal is based on the project being completed during regular work hours.
- Includes an allowance for the replacement of damaged ceiling tiles.
- Pricing is valid for 60 days from date of proposal.

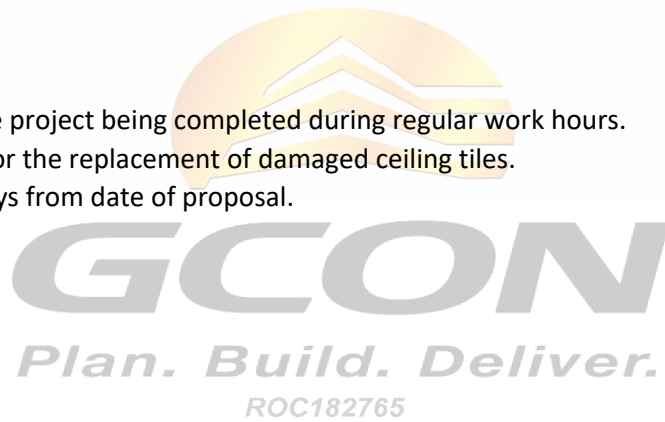


EXHIBIT B

FEE SCHEDULE

EXHIBIT "B"

JOB ORDER COST PROPOSAL
SUMMARY SHEET
PD2501 - Development Services HVAC



Negotiated Prices		
Price of Subcontractor(s)	\$	654,714.00
Price of Subconsultant(s)	\$	-
General Conditions	\$	124,554.00
Preconstruction Labor (if applicable)	\$	-
Construction Labor (if applicable)	\$	-
SUBTOTAL (NEGOTIATED PRICES):		\$ 779,268.00
Overhead and Profit (Coefficient per Job Order Master Agreement)	8.00%	\$ 62,342.00
TOTAL (NEGOTIATED PRICES + OVERHEAD & PROFIT):		\$ 841,610.00
Insurance, Bonds, & Taxes		
Sales Tax Percentage (Current Tax Rate)	ENTER TAX % HERE: 5.07%	\$ 42,670.00
General Liability Insurance Percentage (Actual Cost per Job Order)		\$ 8,778.00
Builder's Risk Insurance Percentage (Actual Cost per Job Order)		\$ 931.00
Payment Bond (Actual Cost per Job Order)		\$ 5,692.00
Performance Bond (Actual Cost per Job Order)		Included
SUBTOTAL (INSURANCE, BONDS, & TAXES):		\$ 58,071.00
COMBINED TOTAL (TOTAL + INSURANCE, BONDS, & TAXES):		\$ 899,681.00
City's Allowance	10.00%	\$ 90,000.00
TOTAL JOB ORDER:		\$ 989,681.00

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.



July 17, 2026

Via Email: Raymond.Potts@chandleraz.gov

Raymond Potts
Construction/Design Project Manager
City of Chandler
215 E Buffalo St
Chandler, AZ 85225

RE: PD2501 - Development Services HVAC
215 E Buffalo St, Chandler, AZ 85225

Mr. Potts

On behalf of GCON Inc we present herein our offer to construct the improvements for the PD2501 - Development Services HVAC. Our offer is based on the attached scope of work.

Anticipated project duration is four months from initiation to completion of owner training and project closeout.

Our proposal for the cost of work as outlined is:	\$	899,681.00
Value of owner's 10% allowance:	\$	90,000.00
Proposed total PO value:	\$	989,681.00

Nine Hundred Eighty Nine Thousand Six Hundred Eighty One Dollars and No Cents

We thank you for the opportunity to provide construction services for this important project. If you desire to discuss our proposal or any part thereof, feel free to contact me at thomasb@gconinc.com or 602-828-4061.

Sincerely,

Thomas Bernard
Estimator

Due to current market fluctuations we can only hold our price for 60 days from proposal date.

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 **Development Services HVAC BF2502.401**, 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 **Development Services HVAC BF2502.401**, 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: **Development Services HVAC**

Project No.: **BF2502.401**

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: **Development Services HVAC**
Project No.: **BF2502.401**

(TO BE COMPLETED BY CONTRACTOR)

I HEREBY CERTIFY THAT ALL GOODS AND/OR SERVICES REQUIRED BY CITY OF CHANDLER PROJECT NO. Development Services HVAC 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

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.



ROC # 360269

June 4, 2025

ATT: GCON
Thomas Bernard

RE: CITY OF CHANDLER – DEVELOPMENT SERVICES – HVAC UPGRADES

H&F Sheet Metal proposes to furnish and install the scope of work listed below with clarifications and exclusions in accordance with the following bid documents:

Specifications Dated: **2-27-26**
Structural Drawings Dated: **2-7-26**
Addendum(s): **None**

➤ **NO SPEC SECTION – Metal Screen Wall Panels**

Inclusions:

- WESETERN STATES – 22GA, Type “B” Decking, 1-1/2” depth, 36” wide with galvanized finish.
- Exposed fasteners with neoprene washers.
- Panels anchor to 18GA, G90, Galvanized “Z” furring at top/bottom of panels.
- Demo existing screen wall panels and dispose in GC-supplied dumpster.

EXCLUSIONS:

- Oil Canning.
- Custom color(s) / Metallic color(s) / Premium color(s) / Standard Color(s).
- All flashings and copings.
- Demo of all existing materials.
- Steel framing, structural steel framing.
- Traffic and Pedestrian Control/Protection
- Engineering / Engineered Stamped Drawings.
- Permits, inspections, and fees.

CLARIFICATIONS:

- GC to provide porta-potties.
- GC to provide dumpster and recycling service.
- Taxes and Bond included.
- H&F Sheet Metal to provide standard manufacturers and 2-year installer warranties.
- One mobilization included.
- Retention (if required) to be 10% maximum.
- H&F Sheet Metal has bid on this work to be completed in an efficient and logical sequential manner.
- Schedule and sequence for our scope of work to be mutually agreeable.
- Payment terms: Net 45-60.
- Proposal valid for 30 days.

SCHEDULE:

Submittals	2-3	Week from Executed Contract
Shop Drawings	4-6	Weeks from Approved Submittals
Material Procurement	6-8	Weeks from Approved Submittals
Installation Duration	4	Working Days

TOTAL BASE BID:

\$17,585

Thank you for the opportunity to submit a bid on this scope of work. We hope our proposal meets your approval and that we can work with your firm on this project. Please feel free to call us with any questions you may have.

Sincerely,

Jason Hammer

Jason Hammer | Estimating and Sales

H&F Sheet Metal
6751 N. Sunset Blvd. #320
Glendale, AZ 85305

CELL: (253)888-0396
EMAIL: jason@hfsheetmetal.us



Commercial Painting & Wallcovering

P.O. Box 12542 Glendale, AZ 85318 | ROC316954 | (602) 547 - 2109 | aldpainting@aldpainting.com

Date: 6/5/26
Contractor: GCON
Attention: Estimating
Project: City of Chandler roof screen @ 265 E buffalo ST Chandler AZ 85244

We propose to do the following work per plans 2/27/26 includes:

Exterior: Paint new metal deck screen
Touch up existing steel screen wall framing

Exclusions: Weekends, O.T., special coatings, Masonry walls, parapets, lifts,
"Excessive" Touchup, multiple trips, Elastomeric coatings, Rust cleanup,
exterior facing walls, demo, off hours, blockfill, areas out of scope,

Base Bid Amount: \$ 1,712.00

Proposal good for 60 days

Respectfully,

Gavin Dupuy

Gavin Dupuy
Estimator/Project Manager
M: 602-821-1726
gavind@aldpainting.com



Iron Horse Mechanical, Inc

Proposal

June 3, 2026

Project: City of Chandler Transportation and Development HVAC Upgrade

Location: 215 East Buffalo Street, Chandler, AZ 85244

Contractor: GCON

Iron Horse is pleased to present this proposal for the HVAC portion of the above-referenced project. This is a non-prevailing wage job. We will provide all labor, material, and equipment to fully execute, per AZ code, the requirements to perform the HVAC work. Our proposal is based on design development plans dated 02/27/2026.

Scope of work includes and will be as follows:

1. **(2) Daikin Chilled Water Air Handlers**
2. **New controls per plan and spec**
3. **Insulation per plan and spec**
4. **Test and balance per plan and spec**

Tel (480) 830-2865 Fax (480) 830-1063
378 S. Hamilton Ct. Gilbert, 85233
Iron Horse Mechanical, Inc.
License #1145123



Iron Horse Mechanical. Inc

EXCLUSIONS:

1. Electrical work of any nature
2. Structural work of any nature
3. Roof and wall penetrations of any nature, coordination and layout only
4. Conduit's and raceways
5. Acoustical or fire caulking
6. Removal of job site debris from the site, GC must provide dumpster
7. Any work not shown on the Mechanical drawings dated 02/27/2026
8. Access panels
9. Third party commissioning, coordination and assistance only
10. Permits and fees
11. 3rd party inspection fees
12. Drywall repairs
13. Design or Engineering Costs
14. Concrete cutting and patch back
15. Seismic Bracing
16. Bonds
17. Vibration isolation
18. Painting
19. Full time safety personnel
20. Liquidated damages
21. Sales and Material tax
22. Textura Fees
23. Water treatment

HVAC Base price: **\$560,953.00**

ADD/ALT 1: New CHW control valves, OSA damper actuators, Return air damper actuators for the (7) existing AHU's to make controls system uniform **\$17,195.00**

ADD/ALT 2: Controls for (2) Heat Pumps not shown on plans to make a complete seamless Integration. Appears these were missed by the design team. **\$10,005.00**

HVAC TOTAL: **\$588,153.00**

Plus \$11,764 for a bond at 2%

Respectfully,

Iron Horse Mechanical

Brian Hayes

Acceptance by: _____

Date: _____

PROPOSAL

THREE PHASE ELECTRIC

ARIZONA LICENSE ROC 270277

PROJECT: CITY OF CHANDLER HVAC UPGRADES DATE: 6/4/2026

ADDENDUMS SEEN:

Three Phase Electric proposes to provide labor and materials for the above
We also include the following project specific scope per the clarifications below:

* All existing to remain items are assumed in working order, no allowance for clean or repair/troubleshooting

CLARIFICATIONS:

- * INCLUDES MAKE SAFE FOR DEMO.
- * INCLUDES NEW POWER FOR (2) ROOFTOP AHU PER PLAN.

WE PROPOSE TO FURNISH LABOR AND MATERIALS IN ACCORDANCE WITH THE ABOVE QUALIFICATIONS

for the total amount	\$9,500.00	ADD FOR SALES TAX	\$322.92
PRICES SUBJECT TO CHANGE DUE TO INCREASES IN FUEL AND MATERIALS			IF APPLICABLE
		ADD FOR TEXTURA	\$21.42

Exclusions from This Proposal unless specifically noted otherwise:

- General Exclusions**

 - Permits, fees, and sales tax
 - Cost of performance bond
 - Acts of Congress, tariffs
 - X-RAY
 - Painting and off-site work
 - Saw cutting or patching of asphalt or concrete
 - Hard dig, import clean fill, or export of excess so
 - Removal of trash from the site
 - Landscape restoration
 - Overtime or off-hours work
 - Grid wires & siesmac supports for light fixtures
- Systems & Wiring**

 - All low-voltage systems
 - Fire alarm, audio-visual, CCTV, nurse call, security
 - Low-voltage wiring or special junction boxes
 - Energy management systems or installation

Testing & Certifications

 - Duct smoke detectors
 - Third-party testing or certification
 - Arc flash studies and coordination studies

Other Conditions

 - Utility company charges and final design
 - Offsites/street lighting/right of way scope

Thank you

Steve Kabello
Steve@3phaseelectric.net

EXHIBIT H

BUILDERS RISK INSURANCE