

**FY 23 Old Library Renovation Project - Chasse Building Team, 1 GPA #18-15PV-03**

Project Location	Architectual Design	MP&E Engineering/Design	Other Design Costs	Section Total
Old Library Bldg	\$21,330.00	\$8,250.00	\$10,770.00	\$40,350.00

Account to be charged: 511-5-7115-656 Project #62345

## Customer Service Facility

Project Number: 62345  
 Total Capital Cost: \$704,000.00

Department: Water  
 Type: Capital Improvement

**Request description:**

The Master Plan provided the current Customer Service facility with an overall rating of poor and the Library facility received an overall rating of fair. The plan would be to convert the existing library at 14011 N. 1st Avenue to a new Customer Service Facility.

Capital Costs	FY2023	Total
Planning		\$0.00
Design	\$53,000.00	\$53,000.00
Engineering		\$0.00
Repairs/Improvements		\$0.00
Construction/Maintenance	\$651,000.00	\$651,000.00
Furniture and Fixtures		\$0.00
Other		\$0.00
<b>Total</b>	<b>\$704,000.00</b>	<b>\$704,000.00</b>

Funding Source	FY2023	Total
111 - General		\$0.00
114 - Court		\$0.00
121 - Court Enhancement		\$0.00
128 - Towing		\$0.00
131 - HURF		\$0.00
141 - LTAF		\$0.00
148 - CDBG		\$0.00
156 - Capital Streets		\$0.00
511 - Water	\$704,000.00	\$704,000.00
516 - Ranchettes		\$0.00
541 - Sewer		\$0.00
591 - Sanitation		\$0.00
<b>Total</b>	<b>\$704,000.00</b>	<b>\$704,000.00</b>

**Additional Information**

Type of Project: Refurbishment  
 Strategic Priority: Effective Government  
 Grant Funding: No  
 Bond Eligible: No  
 Project Status: New

# Customer Service Facility

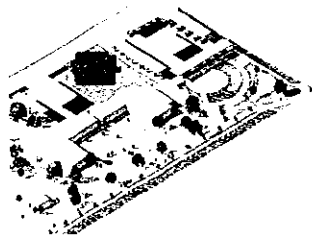
## Overview

Submitted By	Macy Walker, Fiscal Services Analyst
Request Owner	Nick Russo, Public Works Director
Department	Water
Type	Capital Improvement
Project Number	62345

## Description

The Master Plan provided the current Customer Service facility with an overall rating of poor and the Library facility received an overall rating of fair. The plan would be to convert the existing library at 14011 N. 1st Avenue to a new Customer Service Facility.

## Images



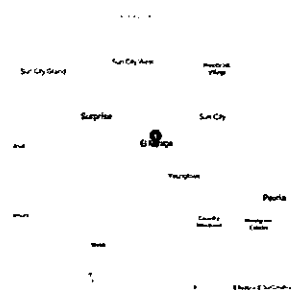
New Customer Service Facility

## Details


Division	None
Type of Project	Refurbishment
Strategic Priority	Effective Government
Grant Funding	No
Bond Eligible	No
Project Status	New

## Location

Address: 14011 North 1st Avenue



## Supplemental Attachments

 [Customer Service Facility\(/resource/cleargov-prod/projects/documents/73ba88f39778c9d8201f.pdf\)](#)

Excerpts from the Master Plan rating.

## Capital Cost

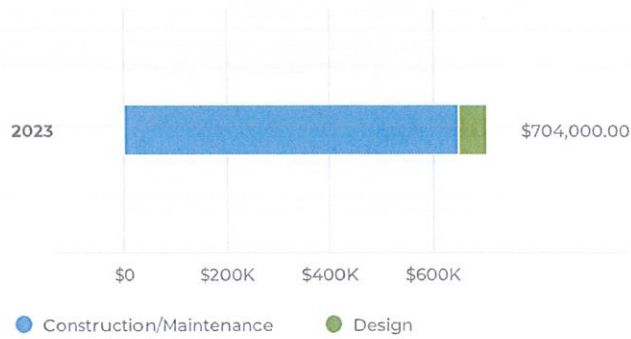
FY2023 Budget

**\$704,000**

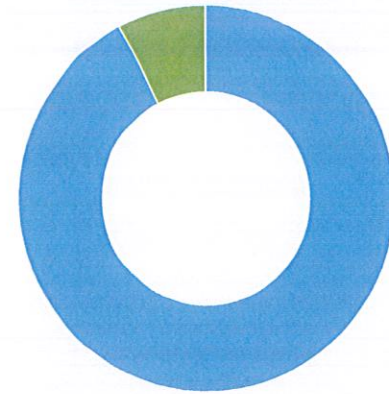
Total Budget (all years)

**\$704K**

Capital Cost by Year



Capital Cost for Budgeted Years



● Construction/Maintenance (92%)	\$651,000.00
● Design (8%)	\$53,000.00
<b>TOTAL</b>	<b>\$704,000.00</b>

Capital Cost Breakdown	
Capital Cost	FY2023
Design	\$53,000
Construction/Maintenance	\$651,000
<b>Total</b>	<b>\$704,000</b>

## Funding Sources

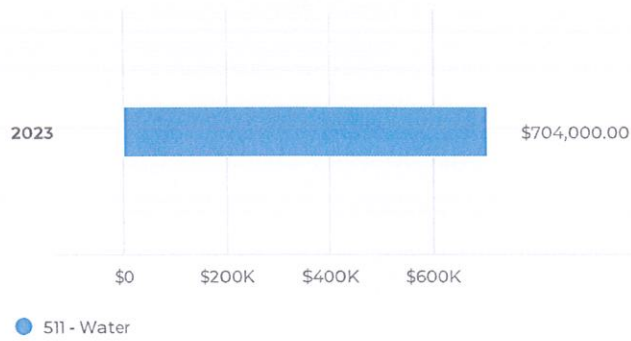
FY2023 Budget

**\$704,000**

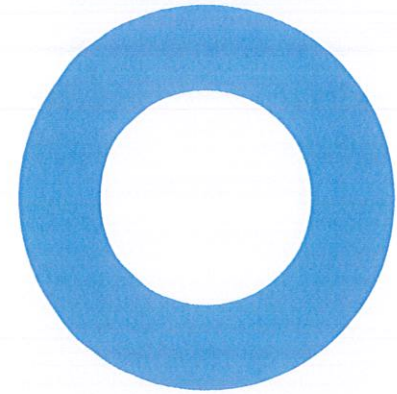
Total Budget (all years)

**\$704K**

Funding Sources by Year



Funding Sources for Budgeted Years



● 511 - Water (100%)	\$704,000.00
<b>TOTAL</b>	<b>\$704,000.00</b>

Funding Sources Breakdown	
Funding Sources	FY2023
511 - Water	\$704,000
<b>Total</b>	<b>\$704,000</b>

El Mirage Library Renovation Design  
 1 GPA #18-15PV-03  
 Estimator: J. Kerns  
 Date: 9/2/2022



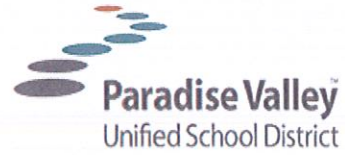
BUDGET PROPOSAL BY CSI DIVISION

CSI Div	Description		
1300	<b>Architectural Design</b>		\$21,330
	*Site visit and evaluation of existing facility and design needs		
	*Development of Demo Plan, Floor Plan, RCP, Wall Sections, Window and Door Schedules, Millwork Details, Finish Schedule and General Notes		
	*Provide packet suitable for plan review		
1300	<b>MP&amp;E Engineering/Design</b>		\$8,250
	*Site visit and evaluation of existing facility and design needs		
	*Development of Code Compliance Documents required by Jurisdiction		
	*M&E load calculations		
	*Mechanical ductwork redesign		
	*Plumbing redesign and specifications		
	*Electrical circuit and data conduit design		
	*Electrical lighting design		
	<b>General Requirements / Conditions</b>		\$3,468
<b>Total Direct Costs</b>			\$33,048
	Patio cover structural engineering allowance - if needed		\$2,500
<b>Subtotal Construction Estimate</b>			\$35,548
	G/L Insurance	1.30%	\$525
	Builder's Risk Insurance	0.60%	\$242
	Contractor Fee	10.0%	\$4,035
<b>Total Construction Estimate</b>			\$40,350

**Clarifications**

- 1 Proposal is for design services only. No Construction Administration services are included.
- 2 Permit & plan check fees by owner
- 3 City fees, impact costs, or utility company fees by owner
- 4 General Requirements / Conditions line item is considered to be a lump sum
- 5 Proposal excludes anything not itemized above
- 6 Construction Admin/Submittal review not included in this proposal.
- 7 Excludes any data cabling or access control design
- 8 Excludes any asbestos or lead testing
- 9 Scope based on job walk with Cason Chambers
- 10 Proposal is good for 30 days

\* Please e-mail purchase orders to Jarrod Kerns  
[jkerns@chasse.us](mailto:jkerns@chasse.us) 602-908-5294



Contract Extension/Amendment

February 24, 2022

Chasse Building Team

230 S. Siesta Lane  
Tempe, AZ 85281

Attn: Matt Wedding (mwedding@chasse.us)

Re: Extension Agreement for Contract #18-15PV-03, Job Order Contracting – General Contractors


The above referenced contract is hereby mutually extended for an additional one (1) year period until May 17, 2023. This is the fifth and final year of a five-year agreement. Please indicate your desire to extend your contract by completing and emailing back the signed Contract Extension along with the following documentation:

- Updated Certificate of Insurance (see terms and conditions of contract to ensure compliance).
- Proof/Verification of ROC Licensing in good standing (if applicable).
- Proof of any other applicable licensing related to your contract.
- Proof/Verification of good standing with Arizona Corporation Commission or other State’s comparable Corporations/Business Division or Secretary of State (as applicable).
- Updated Contact Information Sheet completed.

By signing this document, vendor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

In addition, please verify that your company is providing usage reports as per the terms of your contract. If you have any questions or concerns regarding these reports, please feel free to contact Michelle Aiken by email: maiken@1GPA.org.

**Except as otherwise expressly provided in this amendment, all of the terms and conditions of the Contract remain unchanged and in full force and effect.**

Vendor Acceptance/Signature: 	
Printed Name: Barry Chasse	
Title: Chief Executive Officer	Date: March 14, 2022

1GPA Authorized Signature:

*Christy Knorr*

Printed Name: Christy Knorr

Title: Vice President

Date:

*3/21/2022*

Paradise Valley Unified School District Authorized Signature:

*Eva D. Calles*

Printed Name: Eva Calles

Title: Director of Purchasing

Date:

*3/23/2022*

**JOB ORDER CONTRACTING  
MASTER AGREEMENT**

THIS AGREEMENT, entered into and made effective the 18th day of May, 2018 by and between 1Government Procurement Alliance (1GPA), Paradise Valley Unified School District, and Chasse Building Team, a Corporation with offices at 2400 West Broadway Road, Mesa, AZ 85202 (hereinafter referred to as Contractor).

WITNESSETH:

THAT IN CONSIDERATION of the mutual promises and covenants hereinafter contained in this Agreement by these presents do agree, as follows:

**ARTICLE 1**

DEFINITIONS

- A. The term "Owner" means the Paradise Valley Unified School District, and any 1GPA Member utilizing this agreement, or his duly authorized representative which means any person specifically authorized to act for Owner by executing the Contract and any modification thereto. Duties include administration of the Contract, including the negotiation of change orders and modifications and assessing Contractor's technical performance and progress; inspecting and periodically reporting on such performance and progress during the stated period of performance, and finally certifying as to the acceptance of the Work in its entirety or any portion thereof, as required by the Contract documents. All references to the District mean the Paradise Valley Unified School District or any 1GPA Member utilizing this agreement.
- B. The term "Contractor" means Contractor's senior manager or his duly authorized representative, which means any person specifically authorized to act for Contractor by executing the Contract, and any modifications thereto. Duties include administration of the Contract, including performance of the Work.
- C. The term "Contract" as used herein means this Master Agreement, original Request for Qualifications and all proposals submitted by awarded firm, including its attachments and any Job Orders that may be issued.
- D. The term "Subcontract" as used herein means any agreement including purchase orders (other than one involving an employer-employee relationship) entered into by Contractor calling for equipment, supplies or services required for Contract performance, including any modifications thereto.

**ARTICLE 2**

WORK TO BE PERFORMED

- A. In response to Job Orders that may be mutually agreed upon and issued periodically by Owner, Contractor shall, except as may be specified elsewhere in the Contract, furnish all necessary labor, materials, tools, supplies, equipment, transportation, supervision, management, and perform all operations necessary and required for survey, design and construction work (hereinafter called "the Work") which will be defined and further described as to specific project requirements in each Job Order. The Work shall be performed in accordance with the requirements set forth in each Job Order and as further specified in Attachment "A"

**ARTICLE 48**

**TIME IS OF ESSENCE**

**IN WITNESS WHEREOF**, the parties hereto have made and executed this Agreement entered into as of the day and year first written above.

**1Government Procurement Alliance**

Ken Carter  
Executive Director

By:  \_\_\_\_\_

**Paradise Valley Unified School District No. 69**

Claudia Leon  
Director of Purchasing

By:  \_\_\_\_\_

**Contractor: Chasse Building Team**

Barry Chasse  
President

By:  \_\_\_\_\_



April 16, 2018

Chasse Building Team  
2400 W. Broadway Road  
Mesa, AZ 85202

Attn: Barry Chasse – bchasse@chasse.us

RE: Request for Qualifications 18-15PV – Job Order Contracting – General Contractors

Dear Mr. Chasse:

As you know, your firm was ranked as one of the top 15 firms. The next step in the process is for 1GPA and Paradise Valley Unified School District (PVUSD) to enter into negotiations for compensation and other contract terms. 1GPA and PVUSD request you provide the following information:

#### **Unit Price Book**

Provide what Unit Price Book you will be utilizing: **RS Means is our first preference. We are also open to using other price books as mutually agreed upon.**

Provide coefficient for Base JOC work, Monday through Friday normal working hours: **.90**

Provide coefficient for JOC work, after hours, weekends and holidays, etc.: **.92**

Provide coefficient for JOC work, Davis Bacon: **.94**

Provide any location adjustment multipliers: **No location adjustments**

Coefficients shall include all costs associated with performing the work as follows:

The direct cost of doing the work, project management, supervision, labor, overhead, general and administrative, profit, project office expenses, mobilization and close-out costs, insurance, waste and excess material, compliance with environmental laws, work site signs and barriers.

Coefficients should exclude Non-Pre-Priced (NPP) items, Design Services, Bonds, permits, and Sales Tax.

Provide your markup for NPP items.

**No additional markups will be added to NPP items**

## Open Book

Provide Profit percentage breakout for the following T.I.C. cost project size brackets:

\$1.00 - \$50,000	10%
\$50,001 - \$100,000	9.5%
\$100,001 - \$250,000	9.0%
\$250,001 - \$500,000	8.5%
\$500,001 - \$1,000,000:	8.0%
Over \$1,000,000:	6.5%

Provide breakdown for hourly rates for all labor titles (i.e. Project Manager, Superintendent, etc.)

- **Project Director \$150.00**
- **Sr Project Manager \$125.00**
- **Project Manager \$95.00**
- **Asst Project Manager \$80.00**
- **Project Engineer: \$70.00**
- **General Superintendent \$125.00**
- **Sr Superintendent \$105.00**
- **Superintendent \$90.00**
- **Asst Superintendent \$75.00**
- **Safety Director \$80.00**
- **Laborer \$35.00**
- **Intern: \$30.00**

Open Booking pricing shall include:

- Direct costs – Subcontractor
- Project Specific General Conditions
- Profit multiplier

Provide a list of what your firm considers reimbursable expenses.

- **Design services, Builders Risk and Liability Insurance, Bonds, permits & sales tax**

## Job Order Contracting Master Agreement

Please review the attached JOC Master Agreement and indicate if your firm is willing to sign this document, if awarded, as part of the agreement or provide any recommended changes.

Please provide all information by 12:00 P.M. Friday, April 20, 2018. Send to Ken Carter, [kcarter@1gpa.org](mailto:kcarter@1gpa.org) and Claudia Leon, [cleon@pvschools.net](mailto:cleon@pvschools.net).

Sincerely,

*Ken Carter*

Ken Carter, Executive Director  
1Government Procurement Alliance

*Claudia Leon*

Claudia Leon, Director of Purchasing  
Paradise Valley Unified School District (PVUSD)