



PAGE CITY COUNCIL

697 Vista Avenue
Page, AZ 86040

Mike Farrow, Vice Mayor
Kenna Hettinger, Councilor
Tom Preller, Councilor

Debi Roundtree, Councilor
David Auge, Councilor
Amanda Hammond, Councilor

Steven Kidman, Mayor

MEETING NOTICES

Consent Agenda: This portion is a means of expediting routine matters. All items approved will be done by one undebatable motion passed unanimously. Any item may be removed for debate on request of any member of City Council. Items removed from the Consent Portion become the first items of business of the Regular Agenda.

Hear From the Citizens: The City of Page welcomes public engagement, and the public may comment and address the City Council during this portion of the agenda. To request to speak, complete and submit the Request to Speak form PRIOR to the start of the meeting. When called to speak, please step up to the lectern, speak clearly into the microphone, and begin by stating your name for the record. Hear From the Citizens provides a time for the public to speak about matters that are NOT listed on the posted Agenda. The City Council cannot discuss or take legal action on any matters during the Hear From the Citizens. At the conclusion of the Hear From the Citizens, individual members of the City Council may respond to criticism made by those who have addressed the City Council, may ask Staff to review a matter, and/or may ask that a matter be put on a future agenda. If the topic you are commenting about is listed on the current agenda, you will be called to speak during that agenda item. Comments are limited to 3 minutes each speaker and 30 minutes in total. If you are with a group, please designate a spokesperson.

This agenda may be subject to change up to 24 hours prior to the meeting.

Pursuant to A.R.S. §38.431.02, notice is hereby given to the members of the City Council and to the general public that the Page City Council will hold a meeting open to the public. Supporting documents and Staff reports, which were furnished to the City Council, with this agenda, are available for review at cityofpage.org or at the City Clerk's Office. Councilmembers of the City of Page City Council will attend either in person or by technological means. City Council may vote to go into Executive Session for the purpose of obtaining legal advice from the City Attorney on any item listed on the agenda, pursuant to A.R.S. §38-431.03 (A)(3). City Council may modify the agenda order, if necessary.

Persons with disabilities should call the City Clerk's Office, at 928-645-4205 for program and services information and accessibility.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the City of Page makes a video or voice recording of a minor child A.R.S. §1-602.A.9.

City Council meetings are audio and video recorded. Parents or guardians may either submit a written consent to the City Clerk's Office, or by allowing a minor to be present and/or participate in the meeting, parents or guardians waive this right.

If you would like to receive email notification for City Council agendas, please sign up for subscriptions on our website at cityofpage.org.



**City Council
Regular Meeting**

**City Hall
697 Vista Ave, Page AZ
October 8, 2025 at 5:30 PM**

Notice of Public Meeting and Agenda

Page City Council may discuss and take action on any item listed on the agenda

- 1. Call to Order and Opening Activities**
- 2. Roll Call**
- 3. Hear From The Citizens**
- 4. Reports and Announcements**
 1. Mayor's Reports and Announcements
 2. City Manager's Current Events Summary
- 5. Boards and Commissions**
 1. Council Liaison Reports on Board Meetings
 2. Airport Advisory Board Appointments
- 6. Unfinished Business**
 1. Terminal Building Expansion
 2. Norris Design Presentation and Discussion for Downtown Beautification Project
- 7. New Business**
 1. Taxilane Rehabilitation Project Construction Management C&S Companies
 2. Date Street Mill and Overlay
 3. Sports Complex Lighting Upgrade
 4. Taxilane Rehabilitation Project Mel Clark Inc.
 5. Terminal Building Expansion Construction Management Services C&S Companies
 6. ARFF Building Feasability Study C&S Companies
- 8. Potential Future Agenda Items**
 1. Pera Club Master Plan
- 9. Executive Sessions**
 1. EXECUTIVE SESSION
Pursuant to A.R.S. § 38-431.03 (A)(3) and (A)(4) The City Council may vote to go into Executive Session for legal advice, discussion or consultation with the attorneys of the public body regarding settlement negotiations.
Page Action Committee vs City of Page Settlement Agreement
 2. EXECUTIVE SESSION
Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions regarding negotiations for the purchase, sale, or lease of real property.
Potential Land Sale for Portions of Parcels 80216009J, 80218011J, 80219003, and 80217002

(Southeast corner of Highway 89 and Highway 98)

3. EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(3) and (A)(4) The City Council may vote to go into Executive Session for legal advice, discussion or consultation with the attorneys of the public body regarding contracts.

Republic Services Contract Extension

Adjourn

Next Regular Meeting: Wednesday, October 22, 2025 at 5:30 p.m.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following places: City Hall Bulletin Board located at 697 Vista Avenue, Page, Arizona; Justice Building Bulletin Board located at 547 Vista Avenue, Page, Arizona; U. S. Post Office Lobby located at 44 Sixth Avenue, Page, Arizona, on the ____ day of _____, 2025, at _____ a.m./p.m. in accordance with the statement filed by the City of Page City Council with the City Clerk.

CITY CLERK'S OFFICE

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Meeting Date:** October 8, 2025**Department:** City Council**Presented by:****Brief Title:** Council Liaison Reports on Board Meetings**Agenda Section:** Boards and Commissions**Agenda Sub-category:** Administrative Report**Action:** Other**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

N/A

Background:

Reports on the most recent Board meetings by Board Liaisons (The most recent Board Agendas can be found on the City of Page website <https://cityofpage.org/government/public-meetings/>):

Mayor Kidman – Page Utility Enterprises Board

Mayor Kidman – Page Public Safety Personnel Retirement Systems Board

Mayor Kidman – Volunteer Firefighter Pension Board

Vice Mayor Farrow – Youth Advisory Commission

Councilor Auge - Substance Abuse Task Force

Councilor Hettinger - Parks and Recreation Advisory Board

Councilor Preller – Planning and Zoning Commission

Councilor Hammond – Economic Development Advisory Board

Councilor Roundtree – Library Advisory Board

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:**Fiscal Year:****Amount Requested:****Line Item(s):**

Budget Impact:

Notes:**Attachments:**

None

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** City Clerk**Meeting Date:** October 8, 2025**Presented by:**

Steven Kidman, Mayor

Brief Title: Airport Advisory Board Appointments**Agenda Section:** Boards and Commissions**Agenda Sub-category:** Agenda Item**Action:** Motion**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to appoint _____, _____, _____ and _____ to the Airport Advisory Board with a term ending June 30, 2028.

Move to appoint _____, _____, and _____ to the Airport Advisory Board with a term ending June 30, 2027.

Background:

There are seven (7) vacancies on the Airport Advisory Board. The City has received eight (8) requests from Michael Preller, John Kocjan, Neil Salmi, Mario Bevilacqua Von Gunderode, Justin Feldman, Reg Kalweit, Vernon Randel and Scott Golba to be considered for appointment on the Airport Advisory Board.

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:**Fiscal Year:****Amount Requested:****Line Item(s):**

Budget Impact:

Notes:**Attachments:**

1. Application - MPreller
2. Application - JKocjan
3. Application - JFeldman

4. Application - MGunderrode
5. Application - NSalmi
6. Application - RKalweit
7. Application - VRandel
8. Application - SGolba



City of Page | Board Appointment Application

* Required field

Date: *

08/28/2025

Personal Information:

First Name: *

Michael

Last Name: *

Preller

Street Address: *

[REDACTED]

P.O. Box: *

[REDACTED]

City: *

Page

State: *

Arizona

Zip: *

86040

Home Phone: *

[REDACTED]

Work Phone:

[REDACTED]

Fax:

Email Address: *

Boards upon which you wish to serve (you may apply for up to two Boards.):

Advisory Boards and Commissions:

- ☐ Community Center Advisory Board
- ☐ Economic Development Advisory Board
- ☐ Library Advisory Board
- ☐ Parks and Recreation Advisory Board
- ☐ Planning and Zoning Commission
- ☐ Public Safety Personnel Retirement System Board
- ☐ Youth Advisory Commission

City Authorities

- ☐ Substance Abuse Task Force
- ☐ Page Utility Enterprises
- ☐ Board of Adjustment

Brief statement of your qualifications for and/or reasons for applying for these Boards: *

Airport Board Working in the aviation industry and especially at Page Municipal Airport for Grand Canyon Scenic Airlines, Papillon Helicopters and a brief stint for American Aviation since 2011. I am the base manager of Papillon Helicopters and Grand Canyon Scenic Airlines since 2018. I see on a daily basis the issues at Page Municipal Airport: parking, restrooms, temporarily overcrowded terminal, issues with the heating and the air conditioning, ... I would like to make the airport a better place for my fellow co-workers of all the companies working at the airport as well as the passengers of all companies (Contour Airlines, Westwind Air Service, Adventurous Antelope Air, Papillon Helicopters & Grand Canyon Scenic Airlines) as well as private and charter pilots using KPGA. I would like to share my ideas of much needed improvements. Change is needed. Thanks for your consideration.

Questionnaire for Board Candidates:

Board(s) for which you are applying:

Airport Board

1. Tell us about yourself and why you are interested in serving on this Board:

Please see above

2. What do you think the relationship should be between the City Council and this Board?

Communication is key

3. What do you hope to accomplish by being on this Board and what innovations or ideas do you have that you think might help this Board become more customer oriented?

Helping the employees to have a more enjoyable work place. Helping passengers to find their way around in and outside of the airport. Push for local tourism businesses to increase the tax revenue for the city.

4. What positive and negative issues do you foresee if you are appointed to this Board?

The Page Municipal Airport is my workplace since April 2011. A remodeling is necessary. Parking spots are needed. I see these as positive issues since it can only be improved. I do not foresee any negative issues with me on this board.

5. Tell us why we should be interested in appointing you to this Board?

I see the airport from the eyes of an employee working there dealing with the annoying little issues on a daily basis. I can see the problems from the eyes of a European tourist who doesn't speak a word of English. After all, English is not my first language and I deal with European and Asian passengers all week long.

Demographic Information:

This section is **entirely optional**, and your responses will remain confidential. You may select all that apply or choose not to answer.

Age:

Gender:

Ethnicity:

CITY OF PAGE BOARD INFORMATION

COMMUNITY CENTER ADVISORY BOARD - This board is comprised of five (5) Council appointed citizens for staggered three year terms. This board will act in an advisory and review capacity to the City Council regarding the operation, programming and fundraising activities of the Community Center.

ECONOMIC DEVELOPMENT ADVISORY BOARD - This board is comprised of seven (7) Council appointed citizens for staggered three year terms. The Economic Development Advisory Board shall act as the advisory board to the Page City Council on matters pertaining to the economic development, airport and tourism industries. The board shall advise the Council on goal setting, strategic planning, beautification, construction, marketing strategies, hospitality and business recruitment, retention and expansion.

LIBRARY ADVISORY BOARD - This board is comprised of seven (7) Council appointed citizens for staggered three year terms. This board will act in an advisory and review capacity to the City Council regarding the operation and programming of the Page Public Library.

PARKS AND RECREATION ADVISORY BOARD - This board is comprised of seven (7) Council appointed citizens for staggered three year terms. This board will act in an advisory and review capacity to the City Council regarding the operation, maintenance, promotion, improvement and activities of the City parks, recreation facilities, playgrounds, trails, and playing and sports fields.

PLANNING AND ZONING COMMISSION - This commission is comprised of seven (7) Council appointed citizens for staggered three year terms. This commission will assist in the preparation of a General Plan; assist in the preparation of development controls; review development proposals, proposed changes to ordinances and changes in development policies;

hold public hearings and meetings; assist in preparation of a capital improvements program; make recommendations on proposed boundary changes; and make recommendations on a uniform schedule of fees for service.

PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM BOARD - This board is comprised of five (5) members pursuant to Arizona Statute §38-847. This board shall have the responsibilities and duties as set forth in A.R.S. § 38-847, as it may be amended from time to time.

YOUTH ADVISORY COMMISSION - This board is comprised of seven (7) Council appointed members who must be actively enrolled students in a public or private high school in Page (including charter and home schools) between ninth and twelfth grade. The board will assist and advise the Parks and Recreation Board on issues concerning youth in Page; present recommended improvements to the City Council of public projects and programs relating to youth; and assist in planning youth/recreation activities and events.

SUBSTANCE ABUSE TASK FORCE - This task force is comprised of five (5) Council appointed citizens for staggered four year terms. This board is responsible for fostering the health and well being of the citizens of Page, Arizona by coordinating efforts to establish and strengthen programs to reduce and prevent substance abuse in the community.

PAGE UTILITY ENTERPRISES BOARD - This board shall be composed of a total of six (6) members who shall live within the city limits of Page, Arizona. Five (5) members shall be appointed by resolution of the Council and serve for staggered five year terms. The sixth members shall be the Mayor or designee who shall serve as an ex-officio member without the privilege of voting. The board was established as an independent body to operate the Page Utility Enterprises, as more specifically set out in Ordinance No. 588-12. The board has general powers to operate the electric, water, and sewer systems; procure and erect all buildings and facilities for the use of the utilities; appoint a General Manager; and recommend rates, fees, and charges for adoption by City Council.

BOARD OF ADJUSTMENT - This board is comprised of five (5) Council appointed citizens for staggered three year terms, pursuant to Arizona Statute section 9-462-06. **ADJUSTMENT** - Meets as necessary when appeals have been filed. Duties are to hear and decide appeals for variances from terms of the zoning ordinances and to hear and decide appeals in alleged error in the order, requirement, or decision made by the Zoning Administrator.

APPEALS - The board has the authority to hear cases in which a citizen wishes to overturn the decision of the building official on matters pertaining to the adopted Uniform Building Codes. This board does not have the power to hear variances on individual cases. They are primarily concerned with code interpretation and alternate use of building materials whenever a request is denied by the building official. The board should be trained in the Uniform Code and have background in building construction or design. Occasionally the board may be used as a review board to recommend code changes.

FIRE - The board hears matters on petition by a citizen when an interpretation or ruling is needed on the Uniform Fire Code. When such a request is filed, the board sets a meeting date and information on the reason for the interpretation under consideration is presented in report form by the Fire Department. The petitioner presents information in the hearing and the board makes a ruling based on its findings after considering the information and the wording of the Code. Revised December 4, 2018 Ordinance 650-18 Section §31.20

Please confirm your signature by typing your full name in the box below.

Michael Preller

I agree this is a legal representation of my signature for all purposes just the same as a pen-and-paper signature.

Signed On: 8/28/2025



City of Page | Board Appointment Application

* Required field

Date: *

08/28/2025

Personal Information:

First Name: *

John

Last Name: *

Kocjan

Street Address: *

[REDACTED]

P.O. Box: *

[REDACTED]

City: *

Page

State: *

Arizona

Zip: *

86040

Home Phone: *

[REDACTED]

Work Phone:

[REDACTED]

Fax:

Email Address: *

[REDACTED]

Boards upon which you wish to serve (you may apply for up to two Boards.):

Advisory Boards and Commissions:

- ☐ Community Center Advisory Board
- ☐ Economic Development Advisory Board
- ☐ Library Advisory Board
- ☐ Parks and Recreation Advisory Board
- ☐ Planning and Zoning Commission
- ☐ Public Safety Personnel Retirement System Board
- ☐ Youth Advisory Commission

City Authorities

- ☐ Substance Abuse Task Force
- ☐ Page Utility Enterprises
- ☐ Board of Adjustment

Brief statement of your qualifications for and/or reasons for applying for these Boards: *

I have had a lot of experience dealing with the Airport

Questionnaire for Board Candidates:

Board(s) for which you are applying:

Airport Board

1. Tell us about yourself and why you are interested in serving on this Board:

I fly out of the airport a lot

2. What do you think the relationship should be between the City Council and this Board?

The Board should advise the Council on matters concerning the airport

3. What do you hope to accomplish by being on this Board and what innovations or ideas do you have that you think might help this Board become more customer oriented?

Making the airport a thriving business

4. What positive and negative issues do you foresee if you are appointed to this Board?

I have delt with airport matters in the past and I am familiar with the Master Plan

5. Tell us why we should be interested in appointing you to this Board?

I have years of experience dealing with City matters

Demographic Information:

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Ethnicity:

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Please confirm your signature by typing your full name in the box below.

John Joseph Kocjan

I agree this is a legal representation of my signature for all purposes just the same as a pen-and-paper signature.

Signed On: 8/28/2025



City of Page | Board Appointment Application

* Required field

Date: *

09/16/2025

Personal Information:

First Name: *

Justin. (Doc)

Last Name: *

Feldman

Street Address: *

[REDACTED]

P.O. Box: *

[REDACTED]

City: *

Page

State: *

AZ

Zip: *

86040

Home Phone: *

[REDACTED]

Work Phone:

Fax:

Email Address: *

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City Authorities

- ☐ Substance Abuse Task Force
- ☐ Page Utility Enterprises
- ☐ Board of Adjustment

Brief statement of your qualifications for and/or reasons for applying for these Boards: *

B.S. degree in aviation management, previous CFII, MEI, ATP, Sea plane, rotorcraft, SkyWest & Alaska airlines pilot.

Questionnaire for Board Candidates:

Board(s) for which you are applying:

Airport only

1. Tell us about yourself and why you are interested in serving on this Board:

Retired, I would like to see non aviation related businesses and storage removed.

2. What do you think the relationship should be between the City Council and this Board?

To work in unison

3. What do you hope to accomplish by being on this Board and what innovations or ideas do you have that you think might help this Board become more customer oriented?

☐

4. What positive and negative issues do you foresee if you are appointed to this Board?

☐

5. Tell us why we should be interested in appointing you to this Board?

☐

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Please confirm your signature by typing your full name in the box below.

Justin feldman

I agree this is a legal representation of my signature for all purposes just the same as a pen-and-paper signature.

Signed On: 9/16/2025



City of Page | Board Appointment Application

* Required field

Date: *

09/04/2025

Personal Information:

First Name: *

Mario

Last Name: *

Bevilacqua von Gunderode

Street Address: *

[REDACTED]

P.O. Box: *

[REDACTED]

City: *

Page

State: *

AZ

Zip: *

86040

Home Phone: *

[REDACTED]

Work Phone:

[REDACTED]

Fax:

Email Address: *

Boards upon which you wish to serve (you may apply for up to two Boards.):

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- ☐ Youth Advisory Commission

City Authorities

- ☐ Substance Abuse Task Force
- ☐ Page Utility Enterprises
- ☐ Board of Adjustment

Brief statement of your qualifications for and/or reasons for applying for these Boards: *

As General Manager of Amangiri, and having lived in many smaller and larger communities around the country, I am truly passionate about bringing my knowhow in tourism and economic development to the City of Page.

Questionnaire for Board Candidates:

Board(s) for which you are applying:

~~Economic Development Advisory Board~~ Airport Advisory Board

1. Tell us about yourself and why you are interested in serving on this Board:

I have worked in the Hospitality industry for 26 years. I am a dual citizen, Italian/USA and have served on other boards in the past. Most recently in the Aspen Tourism Advisory Board, and previously in the San Francisco Hotel council. I would love to bring my experience and perspective to serve Page development.

2. What do you think the relationship should be between the City Council and this Board?

I believe the relationship between the City Council and the Economic Development Advisory Board should be one of collaboration and mutual support. The Board's role is to provide informed recommendations, grounded in industry expertise and community perspective, to help the Council make decisions that promote sustainable economic growth. The City Council sets the vision and policy direction, while the Board serves as a trusted advisor, offering practical insights, data, and recommendations that reflect the needs of residents, businesses, and visitors. In this way, the relationship is complementary: the Council retains decision-making authority, and the Board enhances the quality and effectiveness of those decisions through its specialized knowledge and community engagement.

3. What do you hope to accomplish by being on this Board and what innovations or ideas do you have that you think might help this Board become more customer oriented?

By serving on this Board, I hope to contribute to the sustainable economic growth of Page by bringing the perspective of someone actively engaged in luxury hospitality and international tourism. My goal is to help ensure that Page continues to attract high-value visitors, support local businesses, and create opportunities that benefit both residents and the broader community.

4. What positive and negative issues do you foresee if you are appointed to this Board?

If appointed, I see many positive opportunities. Page has a unique position as both a thriving community and a world-class destination. Serving on the Board would allow me to contribute my experience in hospitality and luxury tourism to help attract investment, diversify the economy, and enhance the quality of life for residents. A positive outcome would be stronger collaboration between the public and private sectors, ensuring that decisions are informed by both local knowledge and industry expertise. There can however be limitations in budget, infrastructure that may slow progress. Another potential issue is ensuring that growth benefits the entire community, not just certain sectors.

5. Tell us why we should be interested in appointing you to this Board?

You should consider appointing me because I bring a unique combination of global hospitality experience, business leadership, and commitment to Page's long-term success. As General Manager of a luxury resort in the region, I work daily at the intersection of tourism, community, and economic impact. I understand what attracts visitors and investors, how to deliver world-class experiences, and how to translate those into benefits for the local economy and residents.

Demographic Information:

This section is **entirely optional**, and your responses will remain confidential. You may select all that apply or choose not to answer.

Age:

Gender:

Ethnicity:

CITY OF PAGE BOARD INFORMATION

COMMUNITY CENTER ADVISORY BOARD - This board is comprised of five (5) Council appointed citizens for staggered three year terms. This board will act in an advisory and review capacity to the City Council regarding the operation, programming and fundraising activities of the Community Center.

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sports fields.

PLANNING AND ZONING COMMISSION - This commission is comprised of seven (7) Council appointed citizens for staggered three year terms. This commission will assist in the preparation of a General Plan; assist in the preparation of development controls; review development proposals, proposed changes to ordinances and changes in development policies; hold public hearings and meetings; assist in preparation of a capital improvements program; make recommendations on proposed boundary changes; and make recommendations on a uniform schedule of fees for service.

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SUBSTANCE ABUSE TASK FORCE - This task force is comprised of five (5) Council appointed citizens for staggered four year terms. This board is responsible for fostering the health and well being of the citizens of Page, Arizona by coordinating efforts to establish and strengthen programs to reduce and prevent substance abuse in the community.

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Please confirm your signature by typing your full name in the box below.

Mario Bevilacqua von Gunderröde

I agree this is a legal representation of my signature for all purposes just the same as a pen-and-paper signature.

Signed On: 9/4/2025



City of Page | Board Appointment Application

* Required field

Date: *

08/28/2025

Personal Information:

First Name: *

Neil

Last Name: *

Salmi

Street Address: *

[REDACTED]

P.O. Box: *

[REDACTED]

City: *

Page

State: *

AZ

Zip: *

86040

Home Phone: *

[REDACTED]

Work Phone:

[REDACTED]

Fax:

Email Address: *

Boards upon which you wish to serve (you may apply for up to two Boards.):

Advisory Boards and Commissions:

- ☐ Community Center Advisory Board
- ☐ Economic Development Advisory Board
- ☐ Library Advisory Board
- ☐ Parks and Recreation Advisory Board
- ☐ Planning and Zoning Commission
- ☐ Public Safety Personnel Retirement System Board
- ☐ Youth Advisory Commission

City Authorities

- ☐ Substance Abuse Task Force
- ☐ Page Utility Enterprises
- ☐ Board of Adjustment

Brief statement of your qualifications for and/or reasons for applying for these Boards: *

Airport Board. Previously on other airport boards. Commercial pilot certificate

Questionnaire for Board Candidates:

Board(s) for which you are applying:

Airport board

1. Tell us about yourself and why you are interested in serving on this Board:

Aviator for 54 years, Airport manager Townsend, Mt, airport board Heber City, Ut, lease hangar at Page. Own aircraft. Ex Naval Aviator

2. What do you think the relationship should be between the City Council and this Board?

Advisory to city and airport manager

3. What do you hope to accomplish by being on this Board and what innovations or ideas do you have that you think might help this Board become more customer oriented?

Great things are happening at KPGA. I would like to be part of future using my extensive aeronautical background

4. What positive and negative issues do you foresee if you are appointed to this Board?

Positive: As a very active pilot I see on a daily basis potential problems developing. Negative: with commercial traffic increasing and the mix of airlines, tour aircraft, business jets, helicopters, and light aircraft the potential for a problem exists. TSA will be more actively involved, limiting non aviation activities on the airport.

5. Tell us why we should be interested in appointing you to this Board?

I love The city of page. The airport is more vital to Page as never before. To make it great for the future, mistakes cannot be allowed to happen

Demographic Information:

This section is **entirely optional**, and your responses will remain confidential. You may select all that apply or choose not to answer.

Age:

Gender:

Ethnicity:

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Please confirm your signature by typing your full name in the box below.

Neil M Salmi

I agree this is a legal representation of my signature for all purposes just the same as a pen-and-paper signature.

Signed On: 8/28/2025

Copyright ©2022 City of Page, Arizona



CITY OF PAGE BOARD APPOINTMENT APPLICATION

Name: <u>REG KALWEIT</u>	Date:
Street Address: [REDACTED]	P.O. Box: [REDACTED]
City: <u>PAGE</u>	State, Zip: <u>AZ 86040</u>
Work Phone:	Fax:
Home Phone: [REDACTED]	E-Mail: [REDACTED]

Boards upon which you wish to serve: (You may apply for up to two Boards. Please rate interest in each Board for which you wish to apply by indicating a 1 or a 2 with 1 being first choice.)

ADVISORY BOARDS AND COMMISSIONS	CITY AUTHORITIES
☐ Community Center Advisory Board	☐ Substance Abuse Task Force
☐ Economic Development Advisory Board	☐ Page Utility Enterprises
☐ Library Advisory Board	☐ Board of Adjustment
☐ Parks and Recreation Advisory Board	
☐ Planning and Zoning Commission	
☐ Public Safety Personnel Retirement System Board	<u>AIRPORT ADVISORY BOARD</u>
☐ Youth Advisory Commission	
☐	

Brief statement of your qualifications for and/or reasons for applying for these Boards.

<u>I HAVE AN INTEREST IN THE AVIATION</u> <u>COMMUNITY. I WOULD LIKE TO BE PART</u> <u>OF PAGE AVIATIONS FUTURE AS IT GROWS.</u>
Signature: <u>Reg Kalweit</u>

Questionnaire for Board Candidates

Name:

Board(s) for which you are applying:

AIRPORT ADVISORY BOARD

1. Tell us about yourself (experience, knowledge, etc.) and why you are interested in serving on this Board.

I AM A PILOT AND HAVE BEEN FOR 57
YEARS. I HAVE OWNED MULTIPLE AIRCRAFT
AND CURRENTLY OWN A TWIN ENGINE
AIRCRAFT BASED IN A HANGAR IN PAGE
AIRPORT.

2. What do you think the relationship should be between the City Council and this Board?

I FEEL THAT THE CITY COUNCIL SHOULD TAKE
INTO CONSIDERATION THE WANTS, NEEDS, AND
SAFETY OF GENERAL AND COMMERCIAL AIRCRAFT.

3. What do you hope to accomplish by being on this Board and what innovations or ideas do you have that you think might help this Board become more customer oriented?

I WOULD LIKE MORE INFORMATION

TRANSMITTED TO LOCAL PILOTS ON THE

FUTURE PLANS FOR THE AIRPORT I FEEL

MORE PILOT INVOLVEMENT WOULD GREATLY

ENHANCE THE SAFETY OF THE AIRPORT.

4. What positive and negative issues do you foresee if you are appointed to this Board?

IT IS GOOD FOR THE AIRPORT TO GROW,

BUT THE QUESTION OF CONGESTED AIRSPACE

IS APPROACHING.

5. Tell us why we should be interested in appointing you to this Board?

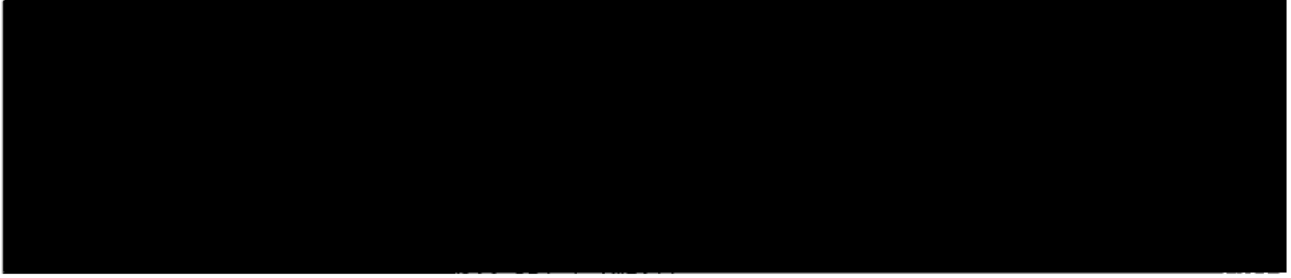
AS A MEMBER OF THE COMMUNITY AND A

PILOT, I AM INTERESTED IN ITS

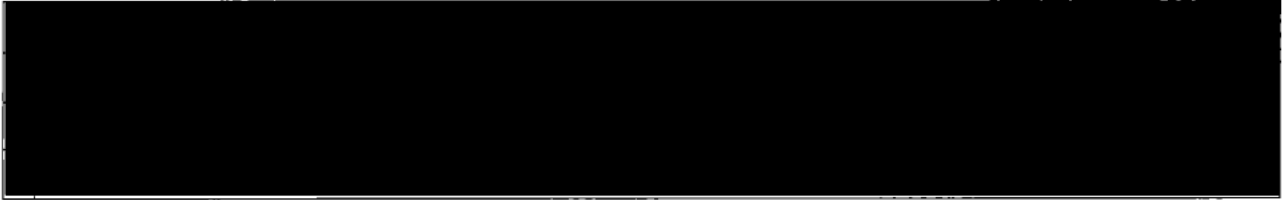
FUTURE.

(If you need more space, please continue on the back of this form and refer to the question number.)

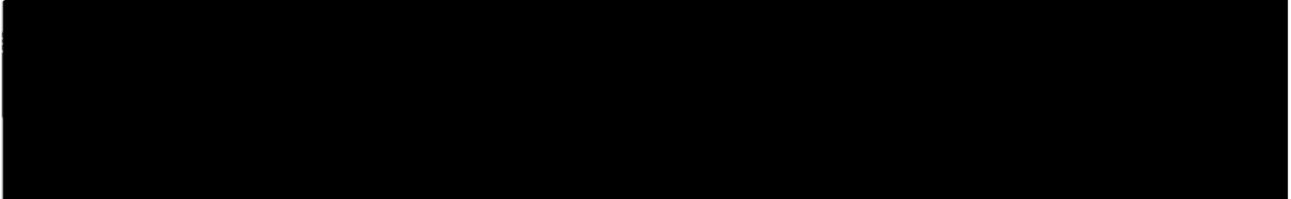
ETHNICITY

A large black rectangular redaction box covering the entire response area for the Ethnicity question.

GENDER

A large black rectangular redaction box covering the entire response area for the Gender question.

AGE

A large black rectangular redaction box covering the entire response area for the Age question.

THIS SECTION IS ENTIRELY OPTIONAL, AND YOUR RESPONSES WILL REMAIN CONFIDENTIAL. YOU MAY SELECT ALL THAT APPLY OR CHOOSE NOT TO ANSWER.



CITY OF PAGE BOARD INFORMATION PACKET

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City of Page | Board Appointment Application

* Required field

Date: *

09/16/2025

Personal Information:

First Name: *

Vernon

Last Name: *

Randel

Street Address: *

[REDACTED]

P.O. Box: *

[REDACTED]

City: *

Erie

State: *

CO

Zip: *

80516

Home Phone: *

[REDACTED]

Work Phone:

Fax:

Email Address: *

[REDACTED]

Boards upon which you wish to serve (you may apply for up to two Boards.):

Advisory Boards and Commissions:

- ☐ Community Center Advisory Board
- ☐ Economic Development Advisory Board
- ☐ Library Advisory Board
- ☐ Parks and Recreation Advisory Board
- ☐ Planning and Zoning Commission
- ☐ Public Safety Personnel Retirement System Board
- ☐ Youth Advisory Commission

City Authorities

- ☐ Substance Abuse Task Force
- ☐ Page Utility Enterprises
- ☐ Board of Adjustment

Brief statement of your qualifications for and/or reasons for applying for these Boards: *

See below

Questionnaire for Board Candidates:

Board(s) for which you are applying:

Airport Board

1. Tell us about yourself and why you are interested in serving on this Board:

I am a GA pilot that flies in to Page Airport as I have a second Home in Grenehaven and I own 2 Hangars at the Page Airport making the airport very important to me. I would like to be part of the success of the airport.

2. What do you think the relationship should be between the City Council and this Board?

I would prompt open exchange with both to hopefully move the airport forward

3. What do you hope to accomplish by being on this Board and what innovations or ideas do you have that you think might help this Board become more customer oriented?

Which customers are you targeting, Comercial, GA, or other? I would want to get a better understanding of where to Airport is heading in order to make suggestions regarding innovations and or improvements to the operational environment. I would want to address the rules that are in place to ensure that all are being followed.

4. What positive and negative issues do you foresee if you are appointed to this Board?

Hopefully none, I think there could be some challenges however most can be solved

5. Tell us why we should be interested in appointing you to this Board?

I have been an active owner in a private airport for 30+ years and during this time I over saw repaving, seal coating, runway lighting, and numerous other improvements. I was on the Board of Directors , ACC and Maintenance committee. I also own and store my Aircraft in hangars at Page (KPGA)and Colorado Air and Space Port (KCFO) so I understand the Airport environment. In closing I am a very Active Pilot as well.

Demographic Information:

This section is **entirely optional**, and your responses will remain confidential. You may select all that apply or choose not to answer.

Age:



Gender:



Ethnicity:

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Please confirm your signature by typing your full name in the box below.

Vernon Randel

I agree this is a legal representation of my signature for all purposes just the same as a pen-and-paper signature.

Enter text below. *

K96pN



Submit

Copyright ©2022 City of Page, Arizona



City of Page | Board Appointment Application

* Required field

Date: *

09/29/2025

Personal Information:

First Name: *

Scott

Last Name: *

Golba

Street Address: *

[REDACTED]

P.O. Box: *

[REDACTED]

City: *

Page

State: *

AZ

Zip: *

86040

Home Phone: *

[REDACTED]

Work Phone:

[REDACTED]

Fax:

Email Address: *

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- ☐ Youth Advisory Commission

City Authorities

- ☐ Substance Abuse Task Force
- ☐ Page Utility Enterprises
- ☐ Board of Adjustment

Brief statement of your qualifications for and/or reasons for applying for these Boards: *

I understand that the City of Page has approved forming an Airport Advisory Board. I would like to join this board however I do not see it listed above. I am not as interested in the economic board at this time, just the Airport Advisory Board.

Questionnaire for Board Candidates:

Board(s) for which you are applying:

Airport Advisory Board

1. Tell us about yourself and why you are interested in serving on this Board:

I have interest in this board because I would like to see growth occur in the airport that will help develop the City of Page and the airport to handle the future activity of the airport.

2. What do you think the relationship should be between the City Council and this Board?

Depending on the advice of the board, I believe the City Council should take the advice under high consideration.

3. What do you hope to accomplish by being on this Board and what innovations or ideas do you have that you think might help this Board become more customer oriented?

Helping to development a new terminal which would include a good balance between the TSA, local airlines and the pilots.

4. What positive and negative issues do you foresee if you are appointed to this Board?

I only see positive items. I see no negatives.

5. Tell us why we should be interested in appointing you to this Board?

I live here in Page and would like to see coordinated and well developed growth along with safety and opportunity for others.

Demographic Information:

This section is **entirely optional**, and your responses will remain confidential. You may select all that apply or choose not to answer.

Age:

Gender:

Ethnicity:

CITY OF PAGE BOARD INFORMATION

COMMUNITY CENTER ADVISORY BOARD - This board is comprised of five (5) Council appointed citizens for staggered three year terms. This board will act in an advisory and review capacity to the City Council regarding the operation, programming and fundraising activities of the Community Center.

ECONOMIC DEVELOPMENT ADVISORY BOARD - This board is comprised of seven (7) Council appointed citizens for staggered three year terms. The Economic Development Advisory Board shall act as the advisory board to the Page City Council on matters pertaining to the economic development, airport and tourism industries. The board shall advise the Council on goal setting, strategic planning, beautification, construction, marketing strategies, hospitality and business recruitment, retention and expansion.

LIBRARY ADVISORY BOARD - This board is comprised of seven (7) Council appointed citizens for staggered three year terms. This board will act in an advisory and review capacity to the City Council regarding the operation and programming of the Page Public Library.

PARKS AND RECREATION ADVISORY BOARD - This board is comprised of seven (7) Council appointed citizens for staggered three year terms. This board will act in an advisory and review capacity to the City Council regarding the operation, maintenance, promotion, improvement and activities of the City parks, recreation facilities, playgrounds, trails, and playing and sports fields.

PLANNING AND ZONING COMMISSION - This commission is comprised of seven (7) Council appointed citizens for staggered three year terms. This commission will assist in the preparation of a General Plan; assist in the preparation of development controls; review development proposals, proposed changes to ordinances and changes in development policies; hold public hearings and meetings; assist in preparation of a capital improvements program; make recommendations on proposed boundary changes; and make recommendations on a uniform schedule of fees for service.

PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM BOARD - This board is comprised of five (5) members pursuant to Arizona Statute §38-847. This board shall have the responsibilities and duties as set forth in A.R.S. § 38-847, as it may be amended from time to time.

YOUTH ADVISORY COMMISSION - This board is comprised of seven (7) Council appointed members who must be actively enrolled students in a public or private high school in Page (including charter and home schools) between ninth and twelfth grade. The board will assist and advise the Parks and Recreation Board on issues concerning youth in Page; present recommended improvements to the City Council of public projects and programs relating to youth; and assist in planning youth/recreation activities and events.

SUBSTANCE ABUSE TASK FORCE - This task force is comprised of five (5) Council appointed citizens for staggered four year terms. This board is responsible for fostering the health and well being of the citizens of Page, Arizona by coordinating efforts to establish and strengthen programs to reduce and prevent substance abuse in the community.

PAGE UTILITY ENTERPRISES BOARD – This board shall be composed of a total of six (6) members who shall live within the city limits of Page, Arizona. Five (5) members shall be appointed by resolution of the Council and serve for staggered five year terms. The sixth members shall be the Mayor or designee who shall serve as an ex-officio member without the privilege of voting. The board was established as an independent body to operate the Page Utility Enterprises, as more specifically set out in Ordinance No. 588-12. The board has general powers to operate the electric, water, and sewer systems; procure and erect all buildings and facilities for the use of the utilities; appoint a General Manager; and recommend rates, fees, and charges for adoption by City Council.

BOARD OF ADJUSTMENT - This board is comprised of five (5) Council appointed citizens for staggered three year terms, pursuant to Arizona Statute section 9-462-06. ADJUSTMENT - Meets as necessary when appeals have been filed. Duties are to hear and decide appeals for variances from terms of the zoning ordinances and to hear and decide appeals in alleged error in the order, requirement, or decision made by the Zoning Administrator.

APPEALS - The board has the authority to hear cases in which a citizen wishes to overturn the decision of the building official on matters pertaining to the adopted Uniform Building Codes. This board does not have the power to hear variances on individual cases. They are primarily concerned with code interpretation and alternate use of building materials whenever a request is denied by the building official. The board should be trained in the Uniform Code and have background in building construction or design. Occasionally the board may be used as a review board to recommend code changes.

FIRE - The board hears matters on petition by a citizen when an interpretation or ruling is needed on the Uniform Fire Code. When such a request is filed, the board sets a meeting date and information on the reason for the interpretation under consideration is presented in report form by the Fire Department. The petitioner presents information in the hearing and the board makes a ruling based on its findings after considering the information and the wording of the Code. Revised December 4, 2018 Ordinance 650-18 Section §31.20

Please confirm your signature by typing your full name in the box below.

Scott Golba

I agree this is a legal representation of my signature for all purposes just the same as a pen-and-paper signature.

Signed On: 9/29/2025

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** Public Works**Meeting Date:** October 8, 2025**Presented by:**

Kyle Christiansen, Public Works Director

Brief Title: Terminal Building Expansion**Agenda Section:** Unfinished Business**Action:** Motion**Agenda Sub-category:** Agreement/Contract**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to award the Terminal Expansion Project to TSG Constructors, LLC. in the amount of \$2,817,000.00 and authorize the Mayor to sign the contract.

Background:

Since the arrival of Contour Airlines, airport staff have done a stellar job adapting to the expanded passenger capacity for the secure checkpoint. Staff has worked with the FAA ADO to program an expansion to maximize available airport improvement funds from the FAA ACIP. It begins with applications for design grants. Then we work through the design process with all of those involved. The next step is application for a construction grant, followed by construction. City council has previously accepted the grant award for the construction funds for the terminal expansion project.

Staff worked with the on-call engineer, C&S Co. to design the expanded checkpoint that would accommodate more passengers, secure bathrooms and vending. The design was discussed and reviewed with the Department of Homeland Security/ Transportation Security Administration. C&S developed the plans, including the bid documents, and published the bid, following the procurement requirements. Four qualifying bids were received. C&S recommends the award of the project to TSG Constructors, with Staff supporting that recommendation.

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:**Fiscal Year:** 2025**Amount Requested:** \$2,817,000.00**Line Item(s):** 40-485-9853,65,66

Budget Impact:

Notes: The grant has a state and local share component. ADOT and the city will provide

approximately 9.5% of the cost of construction.

Attachments:

1. PGA_Terminal Expansion - Notice of Award-TSG
2. PGA Terminal Floorplan
3. PGA Terminal Elevations
4. PGA_Terminal Expansion - Contract-TSG-Signed
5. K26.024.001 Bid Tabulation 05-28-2025

NOTICE OF AWARD

TO: TSG Constructors, LLC

DATE: _____

The OWNER has considered the BID submitted by you for the **PAGE MUNICIPAL AIRPORT TERMINAL BUILDING EXPANSION**, construction project in response to its advertisement for Bids dated April 18, 2025 and Information for Bidders.

You are hereby notified that your BID has been accepted by the City Council for items in the amount of

\$2,817,000.00

You are required by the Information for bidders to execute the Agreement and furnish the required Contractor's Performance Bond, Payment Bond, a copy of your Contractor's License, and Insurance Certificates within ten (10) days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said bonds and certificates within **fifteen (15) days** from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your Bid Bond. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this _____ day of _____, 2025.

CITY OF PAGE

BY: _____

TITLE: _____

ACCEPTANCE OF NOTICE BY CONTRACTOR:

Receipt of the above NOTICE OF AWARD is hereby acknowledged.

BY: _____

TITLE: _____

STATE OF _____)

)

COUNTY OF _____) ss.

Subscribed and sworn to before me this _____ day of _____, 20__.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



PROPOSED FLOOR PLAN KEYNOTES	
NUMBER	DESCRIPTION
1	EXISTING MASONRY PLANTER
2	7'-4" HIGH ROLLING SECURITY GATE, PICKETS @ 4 1/2" O.C.
3	SECURITY FENCE ATOP EXISTING MASONRY, DECORATIVE IRON, 48" HIGH, PICKETS @ 4 1/2" O.C.
4	NEW PUBLIC SERVICE COUNTER
5	4" PERFORATED FOUNDATION DRAIN, CONNECT TO EXISTING
6	FLOOR TRANSITION STRIP
7	INFLOOR SCALE IN CONCRETE RECESS
8	NEW ELECTRIC SERVICE ON 4" CONCRETE
9	7'-4" HIGH SECURITY GATE AND FENCE SECTION

REMODEL AND ADDITION
PAGE AIRPORT TERMINAL
901 SAGE AVENUE, PAGE AZ. 86040



TITLE: PROPOSED FIRST FLOOR PLAN

A1.1

ELEVATION KEYNOTES	
NUMBER	DESCRIPTION
1	INTEGRAL COLOR EIFS
2	PREFINISHED METAL SIDING
3	PREFINISHED COPING
4	<varies>
5	EXISTING EIFS REVEAL JOINT, DARK
6	EXISTING LIGHT EIFS FINISH
7	EXISTING BROWN EIFS FINISH
8	EXISTING DARK BRONZE STOREFRONT GLAZING
9	EXISTING DARK BRONZE METAL ROOFING
10	EXISTING BLUE METAL ENTRY CANOPY
11	EXISTING CONTROL JOINT
12	ROOF DRAIN OUTLETS
13	REPLACE EIFS AT WINDOW AREA
14	ALUMINUM COLUMN CLADDING
15	EIFS REVEAL JOINT



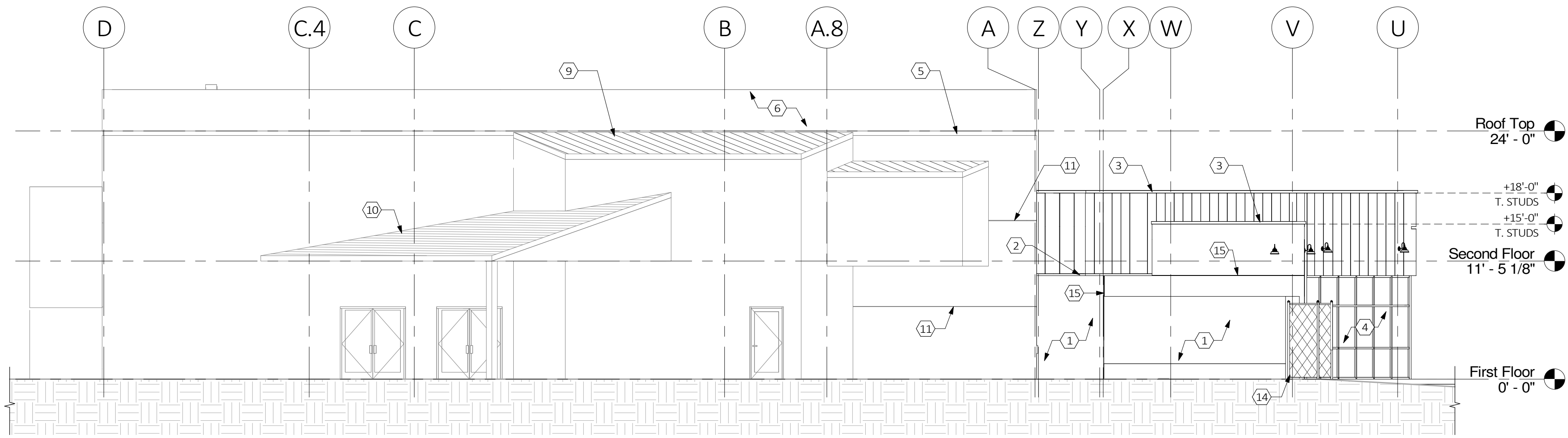
JOHNSON WALZER ASSOCIATES LLC, 17 NORTH SAN FRANCISCO STREET, SUITE 3A, FLAGSTAFF, ARIZONA 86001 (928) 779-0470

REMODEL AND ADDITION
PAGE AIRPORT TERMINAL
901 SAGE AVENUE, PAGE AZ. 86040

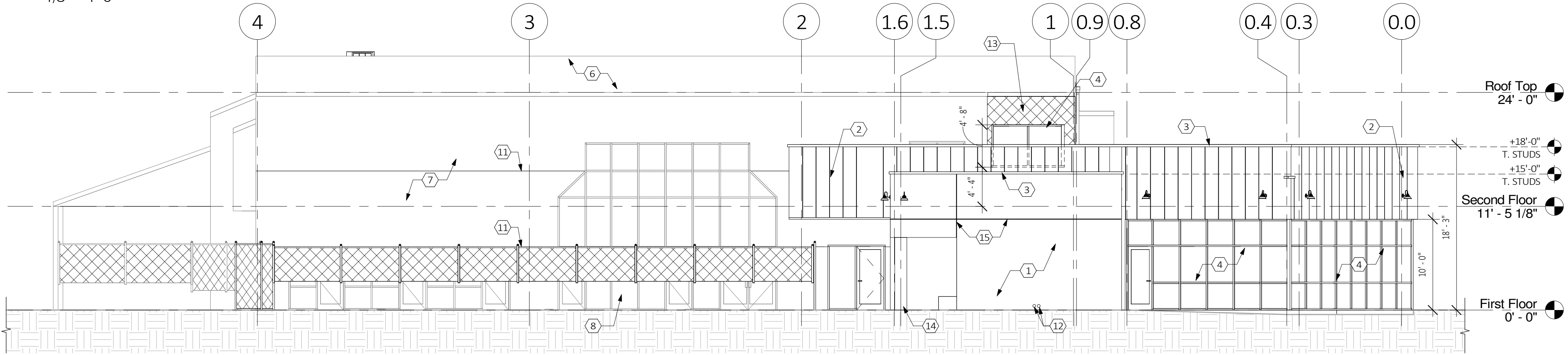
PROJECT: —
SCALE: 1/8" = 1'-0"
DRAWN BY: AEC
CHECKED BY: TW
DATE: APRIL 2025

TITLE: BUILDING ELEVATIONS

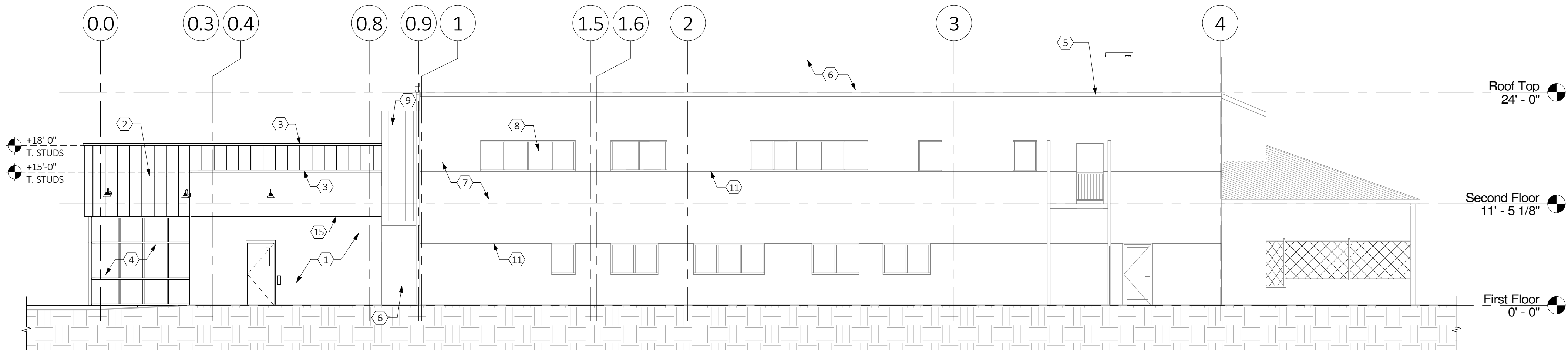
A4.0



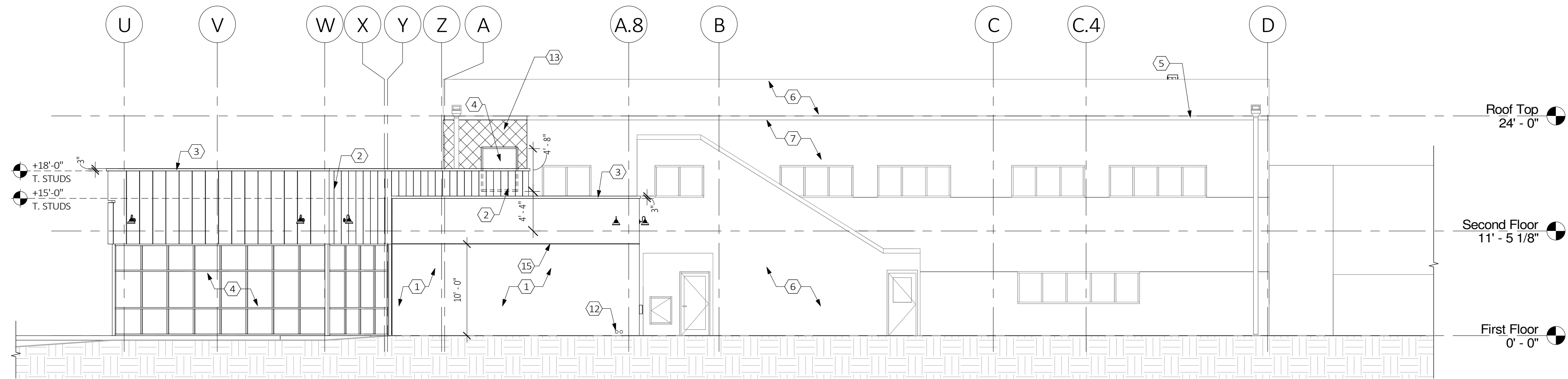
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

CONTRACT FORM

THIS AGREEMENT is dated as of the _____ day of _____ in the year 2025 by and between the City of Page, Coconino County, Arizona State, having an address at 697 Vista Avenue Page, AZ 86040 (hereinafter called Owner) and TSG Constructors, LLC, having an address at 2340 W. Parkside Lane, Suite H105, Phoenix, AZ 85027 (hereinafter called Contractor).

Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1 - WORK

Contractor shall perform, construct and complete all Work as specified and indicated in the Terminal Building Expansion Contract. and to completely and totally construct the same and install the materials therein for the OWNER, in a good, workmanlike and substantial manner and to the satisfaction of OWNER through its Engineers and under the direction of the City Manager, or his properly authorized agents and strictly pursuant to and in conformity with the Plans and Specifications prepared by the Engineers for OWNER, and with such modifications of the same and other documents that may be made by OWNER through the Engineer or his properly authorized agents, as provided herein.

ARTICLE 2 - CONTRACT DOCUMENTS

The Notice Inviting Bids, Instruction to Bidders, Contract Documents Booklet (General Information, General Provisions, FAA General Conditions, etc.), Plans, Referenced Standard Specifications and Details, Technical Provisions, Addenda, if any, Proposal, all Attachments to Proposal, and Change Orders, if any, submitted as accepted by the Mayor and Council are by this reference made a part of this Contract to the same extent as if set forth herein in full.

ARTICLE 3 - CONTRACT TIMES

- 2.1 **Contract Time.** The Work shall be substantially complete within the Contract Time as stated in General Provisions Section 80-08 "Failure to Complete on Time," and accepted in accordance with General Provisions Section 50-15 "Final Acceptance". In addition, intermediate stages or sequences of the Work shall be substantially completed and accepted as in accordance with General Provisions Section 80-08.
- 2.2 **Damages for Delay in Completion.** If the Work is uncompleted after the Contract Time, including all extensions and adjustments in accordance with General Provisions Section 80-07 "Determination and Extension of Contract Time", the sum stipulated in General Provisions Section 80-08 "Failure to Complete on Time" will be deducted from any money due or to become due the Contractor or their surety. Such deducted sums shall not be deducted as a penalty but shall be considered as liquidation of a reasonable portion of damages including but not limited to additional engineering services that will be incurred by the Owner should the Contractor fail to complete the work in the Contract Time provided in this Contract.

ARTICLE 4 - CONTRACT PRICE

- 3.1 The Owner will pay Contractor for completion of the Work in accordance with the Contract for the Total Bid in the amount of \$2,817,000.00, hereby identified as the Contract Price, as shown in the Contractor's Proposal, with discrepancies corrected in accordance with General Provisions Section 30-01 "Consideration of Proposals" if applicable.

-
- 3.2 When unit bid price items are included in the Contract Price, the quantities of various units contained in the Proposal are estimated and payment to the Contractor will be made only for the actual quantities of units that are incorporated in the Work or materials furnished in accordance with the plans and specifications, as determined by the Engineer in accordance with General Provisions Section 90, "Measurement and Payment".

ARTICLE 5 - PAYMENT PROCEDURES

- 4.1 **Partial Payments.** Partial payments will be made at least once per month based on the Engineer's estimate in accordance with General Provisions Section 90, "Measurement and Payment". Progress payments will be made in accordance with General Provision Section 90-06, "Partial Payments".
- 4.2 **Retainage.** From the total of the amount determined to be payable on a partial payment, the amount specified in General Provisions Section 90-06, "Partial Payments", will be deducted and retained by the Owner until the final payment is made.
- 4.3 **Final Payment:** Final payment will be made in accordance with General Provisions Section 90-09, "Acceptance and Final Payment".

ARTICLE 6 - LIABILITY INSURANCE

- 6.1 **Commercial general liability: contractor.** shall maintain Commercial General Liability insurance with a limit of not less than \$2,000,000 for each occurrence with a \$2,000,000 Products/Completed Operations Aggregate and a \$2,000,000 General Aggregate Limit. The policy shall include coverage for bodily injury, broad form property damage, personal injury, products and completed operations and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of this Contract which coverage will be at least as broad as Insurance Service Office, Inc, Policy Form CG 00021 (10/93) or any replacements thereof. The coverage shall not exclude Y, C, U.

Such policy shall contain a severability of interest provision, and shall not contain a sunset provision or commutation clause, nor any provision which would serve to limit third party action over claims.

The Commercial General Liability Policy shall name City of Page, its officers, agents, commissions and employees as Additional Insureds per Form CG 20 10 or Blanket Additional Insured Endorsement to include Completed Operations.

If required by this Contract, the CONTRACTOR subletting any part of the work, services or operations awarded to the CONTRACTOR shall purchase and maintain, at all times during prosecution of the work, services or operations under this Contract, an OWNER and CONTRACTOR's Protective Liability insurance policy for bodily injury and property damage, including death, which may arise in the prosecution of the CONTRACTOR's work, service or operations under this Contract. Coverage shall be on an occurrence basis with a limit not less than \$2,000,000 per occurrence, and the policy shall be issued by the same insurance company that issues the CONTRACTOR's Commercial General Liability insurance.

- 6.2 **Automobile liability:** CONTRACTOR shall maintain Commercial/Business Automobile Liability insurance with a combined single limit for bodily injury and property damage of not less than \$2,000,000 each occurrence with respect to the CONTRACTOR's any owned, hired, and non-owned vehicles assigned to or used in performance of the CONTRACTOR's work. Coverage will be at least as broad as coverage code 1, "any auto", (Insurance Service Office, Inc, Policy Form CA 0001 (12/93), or any replacements thereof), such insurance shall include coverage for loading and off

loading hazards. If hazardous substances, materials or wastes are to be transported, MCS 90 endorsement shall be included and \$2,000,000 per accident limits for bodily injury and property damage shall apply.

- 6.3 **Workers' compensation:** The CONTRACTOR shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of CONTRACTOR's employees engaged in the performance of the work or services; and, Employer's Liability insurance of not less than \$500,000 for each accident, \$500,000 disease for each employee, and \$500,000 disease policy limit (Coverage B).

In case any work is subcontracted, the CONTRACTOR will require the Subcontractor to provide Workers' Compensation and Employer's Liability to at least the same extent as required of the CONTRACTOR.

- 6.4 **Builders' risk (property) insurance:** The Contractor shall purchase and maintain, on a replacement cost basis, Builders' Risk insurance in the amount of the initial Contract Amount as well as subsequent modifications thereto for the entire work at the site. Such Builders' Risk insurance shall be maintained until final payment has been made or until no person or entity other than the City of Page has an insurable interest in the property required to be covered, whichever is earlier. This insurance shall include interests of the City of Page, the Contractor, and all Subcontractors and Sub-Subcontractors in the work during the life of the Contract and course of construction, and shall continue until the work is completed and accepted by the City of Page. For new construction projects, the Contractor agrees to assume full responsibility for loss or damage to the work being performed and to the buildings under construction. For renovation construction projects, the Contractor agrees to assume responsibility for loss or damage to the work being performed at least up to the full Contract Amount, unless otherwise required by the Contract Documents or amendments thereto.

Builders' Risk insurance shall be on an all-risk policy form and shall also cover false work and temporary buildings and shall insure against risk of direct physical loss or damage from external causes including debris removal, demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Architect's service and expenses required as a result of such insured loss and other "soft costs" as required by the Contract.

Builders' Risk insurance must provide coverage from the time any covered property becomes Contractor's control and/or responsibility, and continue without interruption during construction or renovation or installation, including any time during which the covered property is being transported to the construction installation site, and while on the construction or installation site awaiting installation. The policy will provide coverage while the covered premises or any part thereof are occupied. Builders' Risk insurance shall be primary and not contributory.

If the Contract requires testing of equipment or other similar operations, at the option of the City of Page, the Contractor will be responsible for providing property insurance for these exposures under a Boiler Machinery insurance policy.

Required coverages may be modified by an amendment to the Contract Documents.

- 6.5 **Certificates of insurance:** Prior to commencing work or services under this Contract, CONTRACTOR shall furnish the OWNER with Certificates of Insurance, or formal endorsements as required by the Contract, issued by CONTRACTOR's insurer(s), as evidence that policies providing the required coverages, conditions and limits required by this Contract are in full force and effect.

In the event any insurance policy (ies) required by this contract is (are) written on a "claims made" basis, coverage shall extend for two years past completion and acceptance of the CONTRACTOR's work or services and as evidenced by annual Certificates of Insurance.

If a policy does expire during the life of the Contract, a renewal certificate must be sent to the OWNER fifteen (15) days prior to the expiration date.

All Certificates of Insurance shall be identified with (PROJECT NUMBER) and title. A \$25.00 administrative fee will be assessed for all certificates received without the appropriate (PROJECT NUMBER) and title.

- 6.6 Cancellation and expiration notice:** Insurance evidenced by these certificates herein shall not expire, be canceled, or materially changed without sixty (60) days prior written notice to the OWNER.

ARTICLE 7 – INDEMNIFICATION

To the fullest extent permitted by law, the CONTRACTOR shall defend, indemnify and hold harmless the OWNER, its agents, officers, officials and employees from and against all tortuous claims, damages, losses and expenses (including but not limited to attorney fees, court costs, and the cost of appellate proceedings), relating to, arising out of, or alleged to have resulted from the acts, errors, mistakes, omissions, work or services of the CONTRACTOR, its agents, employees, or any tier of CONTRACTOR's subcontractors in the performance of this Contract. CONTRACTOR's duty to defend, hold harmless and indemnify the OWNER, its agents, officers, officials and employees shall arise in connection with any tortuous claim, damage, loss or expense that is attributable to bodily injury, sickness, disease, death, or injury to, impairment, or destruction of property including loss of use resulting therefrom, caused by any CONTRACTOR's acts, errors, mistakes, omissions, work or services in the performance of this Contract including any employee of the CONTRACTOR, any tier of CONTRACTOR's subcontractor or any other person for whose acts, errors, mistakes, omissions, work or services the CONTRACTOR may be legally liable.

The amount and type of insurance coverage requirements set forth herein will in no way be construed as limiting the scope of the indemnity in this paragraph.

The CONTRACTOR, at CONTRACTOR's own expense, shall purchase and maintain the herein stipulated minimum insurance with companies duly licensed, possessing a current A.M. Best, Inc. Rating of A-IX, or approved unlicensed to do business in the State of Arizona with policies and forms satisfactory to the OWNER.

All insurance required herein shall be maintained in full force and effect until all work or service required to be performed under the terms of the Contract is satisfactorily completed and formally accepted; failure to do so may, at the sole discretion of the OWNER, constitute a material breach of this Contract.

The OWNER will be included as an additional insured on all policies except Worker's Compensation and Professional Liability. The CONTRACTOR's insurance shall be primary insurance as respects the OWNER, and any insurance or self-insurance maintained by the OWNER shall not contribute to it.

Any failure to comply with the claim reporting provisions of the insurance policies or any breach of an insurance policy warranty shall not affect coverage afforded under the insurance policies to protect the OWNER.

The insurance policies, except Workers' Compensation, shall contain a waiver of transfer rights of recovery (subrogation) against the OWNER, its agents, officers, officials and employees for any claims arising out of the CONTRACTOR's acts, errors, mistakes, omissions, work or service.

The insurance policies may provide coverage which contain deductibles or self-insured retentions. Such deductible and/or self-insured retentions shall not be applicable with respect to the coverage provided to the OWNER under such policies. The CONTRACTOR shall be solely responsible for the deductible and/or self-insured retention and the OWNER, at its option, may require the CONTRACTOR to secure payment of such deductibles or self-insured retentions by a Surety Bond or an irrevocable and unconditional letter of credit.

The OWNER reserves the right to request and to receive, within 10 working days, certified copies of any or all of the herein required insurance policies and/or endorsements- The OWNER shall not be obligated, however, to review same or to advise CONTRACTOR of any deficiencies in such policies and endorsements, and such receipt shall not relieve CONTRACTOR from, or be deemed a waiver of, the OWNER's right to insist on strict fulfillment of CONTRACTOR's obligations under this Contract.

The insurance policies, except Workers' Compensation and Professional Liability, required by this Contract, shall name the OWNER, its agents, officers, officials and employees as Additional Insureds.

ARTICLE 8 – ENGINEER

The person appointed as ENGINEER by the OWNER acting directly or through his duly authorized representative is herein called ENGINEER and will be the OWNER'S representative during construction until final payment is made and will have all rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 9 - CONTRACTOR'S REPRESENTATIONS

In executing this Agreement, Contractor makes the following representations:

- 9.1 Contractor has examined and carefully studied the Contract including Addenda.
- 9.2 Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.
- 9.3 Contractor is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.
- 9.4 Contractor has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except Underground Facilities) which have been identified in the Contract. Contractor acknowledges that such reports and drawings are not part of the Contract and may not be complete for Contractor's purposes. Contractor acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract with respect to Underground Facilities at or contiguous to the site. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract.
- 9.5 Contractor is aware of the general nature of work to be performed by Owner and others at the site that relates to the Work as indicated in the Contract.

9.6 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract and all additional examinations, investigations, explorations, tests, studies and data with the Contract.

9.7 Contractor has given Design Engineer written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract and the written resolution thereof by the Design Engineer is acceptable to Contractor, and the Contract is generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

9.8 If this Project utilizes multiple prime contracts, the Contractor has examined the Contract for all prime contracts and has acquired sufficient knowledge of the required work of the other prime contractors to the extent that Contractor clearly understands his own obligations and responsibilities relative to the other prime contracts.

ARTICLE 10 - CONTRACT

The Contract which comprises the entire Agreement between Owner and Contractor concerning the Work consists of the following:

- 10.1 The Proposal with discrepancies corrected.
- 10.2 This Contract Form.
- 10.3 The Contractor's Performance Bond and Payment Bond.
- 10.4 The Contractor's Certificates of Insurance.
- 10.5 The Notice of Award and Notice to Proceed.
- 10.6 The General Provisions and the Technical Specifications, which are a part of the Contract.
- 10.7 The Contract Drawings as listed in the Table of Contents.
- 10.8 Addenda listed below:

<u>Addendum No.</u>	<u>Date</u>
<u>1</u>	<u>May 12, 2025</u>
<u>2</u>	<u>May 15, 2025</u>
<u>3</u>	<u>May 22, 2025</u>

- 10.9 There are no documents other than those listed above in this Article 6. The Contract may only be modified by Supplement Agreement.

ARTICLE 11 - MISCELLANEOUS

- 11.1 Terms used in this Agreement shall have the meanings in the General Provision Section 10, "Definition of Terms".
- 11.2 No assignment by a party hereto of any rights under or interests in the Contract will be binding

on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract.

- 11.3 Owner and Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, his partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract.
- 11.4 Any provision or part of the Contract held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner or Contractor, who agree that the Contract shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

IN WITNESS WHEREOF, Owner and Contractor have signed copies of this Agreement. This Agreement will be effective on the day and year first above written.

OWNER:

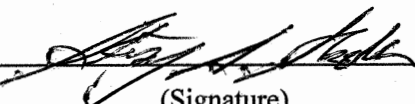
City of Page

(SEAL)

CONTRACTOR:

TSG Constructors, LLC

(SEAL)



(Signature)

Stanley S. Showalter

(Printed Name)

Manager

(Printed Title)

(ACKNOWLEDGMENT OF OFFICER OF OWNER)

STATE OF ARIZONA

COUNTY OF COCONINO

} SS:

On the _____ day of _____ in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared _____; personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

(ACKNOWLEDGMENT OF CONTRACTOR, IF A CORPORATION)

STATE OF _____

COUNTY OF _____

} SS:

On the _____ day of _____ in the year 20__, before me, the undersigned, a Notary Public in and for said State, personally appeared _____
to me known, who, being by me duly sworn, did depose and say that he/she/they reside(s) at _____,
that he/she/they is(are) the _____ of _____,
the corporation described in and which executed the above instrument; and that he/she/they know(s) the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the board of directors of said corporation, and that he/she/they signed his/her/their name(s) thereto by like authority.

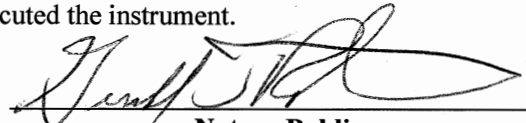
Notary Public

(ACKNOWLEDGMENT OF CONTRACTOR, IF OTHER THAN A CORPORATION)

STATE OF Arizona }
COUNTY OF Maricopa } SS:

On the 26th day of September in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Stanley S. Showalter, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.




Notary Public

(CERTIFICATE OF OWNER'S ATTORNEY)

I, the undersigned, _____, the duly authorized and acting legal representative of the Owner, do hereby certify as follows:

I have examined the foregoing Contract and surety bond and the manner of execution thereof, and I am of the opinion that each of the aforesaid Agreements has been duly executed by the proper parties thereto acting through their duly authorized representatives; that said representatives have full power and authority to execute said Agreements on behalf of the respective parties named therein; and that the foregoing Agreements constitute valid and legally binding obligations upon the parties executing the same in accordance with the terms, conditions, and provisions thereof.

Owner's Attorney

Date

END OF CONTRACT FORM



(PGA) PAGE MUNICIPAL AIRPORT TERMINAL BUILDING EXPANSION PROJECT FAA AIP NO. 3-04-0025-048-2025 BID OPENING: MAY 28, 2025				ENGINEERS OPINION OF CONSTRUCTION COST		TSG Constructors, LLC 2340 W. Parkside Lane, Suite H105 Phoenix, AZ 85027		Low Mountain Construction, Inc. 4105 N. 20th Street, Suite 205 Phoenix, AZ 85016		Westland Pacific Construction, Inc. 1411 W. 1250 S., Suite 200 Orem, UT 84058		Kinney Construction Services, Inc. 121 E. Birch Avenue, Suite 500 Flagstaff, AZ 86001	
				C&S Engineers, Inc. 2575 E. Camelback Road, #740 Phoenix, AZ 85016									
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	CONSTRUCT TERMINAL BUILDING EXPANSION PROJECT	1	LS	\$2,237,000.00	\$2,237,000.00	\$2,817,000.00	\$2,817,000.00	\$2,899,634.00	\$2,899,634.00	\$3,264,180.00	\$3,264,180.00	\$3,394,266.94	\$3,394,266.94
TOTAL BID					\$2,237,000.00		\$2,817,000.00		\$2,899,634.00		\$3,264,180.00		\$3,394,266.94
BID BOND (10%)						YES		YES		YES		YES	
NON-COLLUSIVE BIDDING CERTIFICATE						YES		YES		YES		YES	
RESOLUTION FOR CORPORATE BIDDERS						YES (Incomplete-not signed)		YES		NO (form missing)		YES	
BUY AMERICAN CERTIFICATION						YES		YES		YES		YES	
CERTIFICATIONS (NON-SEGREGATED FACILITIES; DEBARMENT; LOBBYING; TAX DELINQUENCY AND FELONY CONVICTIONS; TRADE RESTRICTION; DOMESTIC PREFERENCES FOR PROCUREMENTS)						YES		YES		YES		YES	
BIDDER'S STATEMENT OF PREVIOUS CONTRACTS SUBJECT TO EEO CLAUSE						YES		YES		YES		YES	
CERTIFICATION FOR RECEIPT OF ADDENDA (3 Addendums issued)						YES		YES		YES		YES	
STATEMENT OF SURETY'S INTENT						YES		YES		YES (not signed)		YES	
CONTRACTOR'S STORM WATER POLLUTION PREVENTION PLAN CERTIFICATION						YES		YES		YES		YES	
LIST OF SUBCONTRACTORS AND PROFESSIONAL SERVICES PROVIDERS						YES		YES		YES		YES	
CONTRACTOR IMMIGRATION WARRANTY						YES		YES		YES		YES	
DISADVANTAGED BUSINESS ENTERPRISE (DBE) STATEMENT (6.87% GOAL)						YES (committed to 2%)		YES (committed to goal)		YES (committed to 1%)		YES (committed to goal)	
BIDDER'S LIST COLLECTION FORM (Bidder's Information)						YES		YES		Form completed incorrectly		Form completed incorrectly	
BIDDER'S LIST COLLECTION FORM (Subcontractor's Information)						YES		YES		Used Bidder's Information form for subs		Used Bidder's Information form for subs	
CONTRACTOR'S DBE PLAN						YES		YES		YES (incomplete)		YES	
DBE LETTER OF INTENT FORM						YES		YES		YES		YES	
SAFETY PLAN COMPLIANCE DOCUMENT (SPCD) CERTIFICATION						YES		YES		YES		YES	
ADDITIONAL STATE LAW PROVISIONS: PROHIBITION OF FORCED LABOR OF ETHNIC UYGHURS CERTIFICATION						YES		YES		YES		YES	
CONTRACTOR LICENSE CHECK						#291064 (A - General Engineering) #204114 (KB-1 - Dual Bldg Contractor)		#096885 (A - General Engineering) #094132 (B1 - General Commercial)		#253783 (B1 - General Commercial)		#145666 (B1 - General Commercial)	

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** City Clerk**Meeting Date:** October 8, 2025**Presented by:**

Steven Kidman, Mayor

Brief Title: Norris Design Presentation and Discussion for Downtown Beautification Project**Agenda Section:** Unfinished Business**Agenda Sub-category:** Presentation**Action:** Other**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

TBD

Background:

Norris Design will be presenting/discussing an update on the Public Engagement 1 effort about the Downtown Beautification Project.

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:**Fiscal Year:****Amount Requested:****Line Item(s):**

Budget Impact:

Notes:**Attachments:**

None

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** Public Works**Meeting Date:** October 8, 2025**Presented by:**

Kyle Christiansen, Public Works Director

Brief Title: Taxilane Rehabilitation Project Construction Management C&S Companies**Agenda Section:** New Business**Agenda Sub-category:** Agreement/Contract**Action:** Motion**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to approve the authorization of services No.10 with C&S Co. and authorize the Mayor to sign the agreement.

Background:

C&S Companies is the on-call consulting engineer for the airport. Authorization of Service No. 10 represents construction services for the upcoming taxilane rehabilitation project to repair and maintain the north asphalt of the main apron on the west and north taxilanes between and adjacent to the box hangars and the TY-hangars. C&S designed the project.

At the previous city council meeting, the council accepted the FAA reimbursable grant for the project. The grant funding includes construction management services by the design engineers. Staff recommends approval of the authorization of service switch C&S Companies.

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:**Fiscal Year:** 2025**Amount Requested:** \$166,537.00**Line Item(s):** 40-485-9953

Budget Impact:

Notes: Service were included in the FY 26 Budget and will be reimbursed through a FAA ACIP reimbursable grant.

Attachments:

1. K26.TBD - AOS #10 - Taxilane Rehab CM

AUTHORIZATION FOR SERVICES NO. 10
CONSTRUCTION MANAGEMENT SERVICES OF
PAGE MUNICIPAL AIRPORT
TAXILANE REHABILITATION PROJECT
GENERAL AIRPORT CONSULTING SERVICES CONTRACT
BETWEEN
CITY OF PAGE & C&S ENGINEERS, INC.

ARTICLE I AGREEMENT

In accordance with the General Airport Consulting Services Contract, dated the 28th day of April, 2021, the provisions of which agreement is hereby incorporated herein as if it had been set forth in full, CONSULTANT will perform the Scope of Services detailed in Schedule A for the purpose of performing bidding and construction management services associated with the Taxilane Rehabilitation Project at the Page Municipal Airport.

ARTICLE II COMPENSATION AND PAYMENT

For the performance of the services identified in Schedule A, CONSULTANT shall be paid on a rate bases amount by the CITY in accordance with the schedule outlined in Schedule B for a not-to-exceed fee of \$166,537.00. Partial payments shall be made to the CONSULTANT throughout the project based on approved monthly invoices detailing the portion of each work task that is complete.

The Consultant shall not proceed with the services of work until written authorization in the form of a Notice to Proceed is received from the CITY.

ARTICLE III TIME OF PERFORMANCE

The services of the CONSULTANT described in Schedule A are to commence on written notice to proceed and shall be completed in accordance with the Contractor's agreed upon construction schedule.

Binding Upon Successors: This Agreement shall be binding upon the undersigned parties, their successors, partners, assigns and legal representatives.

PASSED APPROVED AND ADOPTED by the Mayor and Council of the City of Page this ____ day of _____, 2025.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

C&S ENGINEERS, INC.
A PROFESSIONAL CORPORATION

BY: 
Principal Engineer

SCHEDULE A

SCOPE OF SERVICES

Project Title: Taxilane Rehabilitation
Airport Name: Page Municipal Airport
Sponsor: City of Page
Services Provided: Construction Administration and Observation Services

PROJECT DESCRIPTION:

The CONSULTANT shall provide required construction administration and observation services for the Taxilane Rehabilitation Project (the "Project"). The Project will be performed and constructed by the City of Page (Sponsor) with grant assistance from the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) and the Arizona Department of Transportation (ADOT).

The Project generally includes:

- Reconstructing the taxilane between the northwest box hangars
- Performing a crack seal and seal coat treatment on the taxilanes around the portable T-hangars

TASK 2- PROJECT MANAGEMENT

1.1 Project Management

The CONSULTANT will manage and direct its staff and subconsultants for the duration of the construction project and required closeout period. The Project Manager will serve as the point of contact with SPONSOR and/or SPONSOR's designated representative and the CONSULTANT Team and provide timely dissemination of information, direction and reporting to and from SPONSOR, FAA and others as directed by SPONSOR for the successful production, technical quality and schedule performance of this scope of services. Perform project management duties such as project planning, budget evaluation, invoice preparation, and schedule coordination.

1.2 Progress Reports

The CONSULTANT will provide the following reports at the frequency stated;

FAA Form 5370-1 Construction Progress and Inspection Report

Weekly (6 Total) FAA Form 5370-1 Construction Progress and Inspection Reports will be completed and submitted to the FAA, ADOT and the SPONSOR.

Project Status Reports

Monthly (9 months) progress reporting in writing to SPONSOR outlining the status of the work effort relative to the scope, schedule and budget. Issues affecting the progress and corrective actions necessary will be identified and implemented as appropriate.

Weekly Project Snapshots

During construction, a weekly (6 total) non-technical graphic reports will be provided updating construction work completed, scheduled work for the next week, overall progress of the project, stakeholder information, and project photos.

1.3 Document Management and Record Keeping

The CONSULTANT will utilize electronic construction applications for document management and project record keeping. The CONSULTANT will provide software training for SPONSOR's project manager and other staff who need to utilize the "e" construction applications.

Document Management

All project documents relating to Reporting, Design Directives, Submittals and Shop Drawings, Requests for Information, Test Results and Payrolls will be posted and stored on Doc Express, a web-based document management application. And will be made available to appropriate SPONSOR staff.

Item Administration

Daily Construction Record Keeping will be conducted on Appia, a web-based Construction Administration Application. Appia will be the location where Engineer's Diaries, Daily Inspection Reports, Change Orders, Progress Payments are developed and Material Certifications are stored.

Photo Management

All project photos documenting daily construction activities shall be taken by construction observation staff will be uploaded to Appia and be made available to appropriate SPONSOR staff.

Licensing

The CONSULTANT will provide all licenses and any necessary training for use of Doc Express, Appia, and SmartVid.IO to all stakeholders.

Document Storage Locations

Item	Stored Location	
	Doc Express	Appia
Meeting Minutes	♦	
Weekly Progress Reports	♦	
Project Schedule	♦	
Weekly FAA Reports	♦	
Shop Drawings	♦	
Change Directives and Updated Plans	♦	
Subcontracts	♦	
Material Testing Reports	♦	
Subcontractor Payment Forms	♦	
Certified Payrolls	♦	
Wage Rate Interviews	♦	
Project Closeout	♦	
RPR Daily Diary		♦
Inspectors Daily Reports with Field Measurements		♦
Material Certifications		♦
Project Payments		♦
Change Orders		♦
Progress Photos	♦	

1.4 Meetings

The following meetings are included.

Meeting	# of Mtgs	Est Mtg. Time
Preconstruction		
Preconstruction	1	1 hr
Construction		
Progress	4	1 hr
Post Construction		
Final Inspection	1	1 hr

When appropriate, meetings will be held at a location acceptable by the SPONSOR. In addition, the CONSULTANT will schedule all meetings on Zoom to allow for online attendance.

The CONSULTANT will prepare and distribute minutes to all meeting attendees.

TASK 2- CONSTRUCTION ADMINISTRATION

Construction Contract Administration includes the following services:

2.1 Design Support Services

Provide consultation and advice to SPONSOR during construction including matters related to FAA compliance and regulations. The CONSULTANT will Support SPONSOR in conversations with the FAA and ADOT.

Review, approve, or take other appropriate action on Contractor-required shop drawings, product data, catalog cuts, and samples. CONSULTANT will prepare a shop drawing/submittal log and responsibility matrix that defines primary and secondary responsibility for review of submittals by the design team. Shop Drawings and responses to be uploaded to Doc Express

Review alternative construction methods proposed by the Contractor and advise the SPONSOR of the impact of these methods and provide a recommendation on the schedule and quality of the Project.

Prepare supplemental drawings and change orders necessary to execute the work properly within the intended scope. Assist SPONSOR in resolving contractor claims and disputes.

Provide interpretation of the Contract Document requirements and advise the Contractor of these on behalf of SPONSOR when necessary.

Review and respond to Contractor submitted Request For Information (RFIs) and upload responses on Doc Express.

Review operations and maintenance (O&M) manuals submitted by the Contractor. Manuals will be reviewed for completeness before turning over to the SPONSOR.

2.2 Furnish the SPONSOR one reproducible set of the record drawings in PDF format for the completed Project taken from the annotated record drawings prepared by the Resident Project Representative (RPR) based upon Contractor-provided information.

2.3 Conduct final inspection of the completed Project with SPONSOR personnel, the FAA, ADOT and the Contractor. Develop and distribute a punch-list for final inspection.

Issue certificates of construction substantial completion to SPONSOR, the FAA and ADOT.

2.4 The CONSULTANT shall aid the SPONSOR by acting as its grant coordinator with the FAA. In addition, the CONSULTANT shall assist SPONSOR in the preparation of paperwork required to secure funding. The specific services to be provided are the following:

Preparation of reimbursement request packages; coordination of their execution by the SPONSOR; and submission to the funding agencies.

- 6 reimbursement request packages at 2 hours per reimbursement package for Grants Administrator.

Preparation of the FAA and ADOT grant closeout package for this project.

8 Hours for Assistant Grants Administrator

TASK 3 - CONSTRUCTION OBSERVATION

The CONSULTANT will provide the necessary qualified full time staff for the duration of the construction project and closeout to:

3.1 Observe the work to determine general conformity with the Contract Documents and to ascertain the need for correction or rejection of the Work. The activities of the Resident Project Representative (RPR) staff or the presence of any of them at a

construction/Project site shall not relieve Contractor nor make CONSULTANT responsible for, Contractor's obligations, duties, and responsibilities, including, but not limited to, construction means, methods, sequences, techniques, or procedures necessary for performing, superintending, or coordinating the Work in accordance with the Contract Documents and any health or safety precautions or measures required by regulatory agencies.

Anticipated days on site for RPR staff is provided in the tables below for each year of construction.

It is anticipated that the Contractor will conduct operations Five (5) days per week, twelve (12) hours per day.

3.1.1 The lead RPR will serve as the airfield closure coordinator for the project. This will include coordination of all airfield closures with SPONSOR for each work area, coordination of reopening work areas with SPONSOR after SPONSOR approves work area to be opened, serving as the primary contact to monitor visitors to the project work areas, and coordination with other non-project related activities in the project work areas. The lead RPR will also be the 24-hour contact for the construction administration and observation team.

3.2 Arrange for, conduct, or witness field, laboratory, or shop tests of construction materials as required by the plans and specifications for the Project; monitor the suitability of materials on the Project site or brought to the Project site to be used in construction; interpret the contract plans and specifications and check the construction activities for general compliance with the design intent; measure, compute, or check quantities of Work performed and quantities of materials in-place for partial and final payments to the Contractor.

Some as-needed subgrade and base/subbase course density testing will be included for use at the discretion of the RPR or to confirm the contractor's testing.

3.3 Monitor Contractors and Subcontractors compliance to the Davis Bacon Act by performing the following:

- Collecting and Review Certified Payrolls for general compliance.
- Perform Random Wage Rate Interviews and cross check results with Certified Payrolls.
 - Interviews to be conducted throughout the life of the project
 - Interviews will be conducted at a minimum on all major job classifications on the project including Owner Operators.
 - Report non-compliance issues to the SPONSOR.

- 3.4** Prepare, review, and approve monthly Progress Payments and Final Payments to Contractor.
- 3.5** Perform an orderly closeout of the Project as required by the SPONSOR, the FAA, and ADOT. This shall include the project photo summary, FAA monthly project reports and archiving of project records.
- 3.6** The Construction durations are consistent with duration defined in Section 80-08 of the Construction Documents (40 Calendar Days) . Costs for Construction Administration and Observation Services during actual construction that extend beyond the original construction duration will be borne by the Contractor and be paid through liquidated damages and engineering charges and/or agreement amendment supported by the Sponsor

C&S ENGINEERS, INC.
ARCHITECTURAL/ENGINEERING
WORK SUMMARY

PROJECT: Taxilane Rehabilitation
SERVICES: Construction Management
CLIENT: City of Page
CLIENT MGR: Kyle Christiansen

Date: April 15, 2025
Service Group Mgr: L. McIntosh
Project Manager: R. Graham
Project Number: K26.TBD

CONT NO.	PHASE NO.	TASK	Construction Observer	Construction Supervisor	Grants Administrator	Project Engineer	Chief Engineer	TOTAL LABOR HOURS	TOTAL LABOR	DIRECT COSTS	SERVICES BY OTHERS	TOTALS
			\$ 152	\$ 259	\$ 126	\$ 195	\$ 269					
		Task 1: Project Management	10	22	4	43	76	155	\$36,551	\$2,412.00		\$38,963.00
		1.01: Project Management		8	4	6	8	26	\$5,898			\$5,898.00
		1.02: Progress Reports	4	4			2	10	\$2,182			\$2,182.00
		1.03: Document Management and Record Keeping	4	4		4		12	\$2,424			\$2,424.00
		1.04: Meetings	2	6		33	66	107	\$26,047	\$2,412.00		\$28,459.00
		Task 2: Construction Administration Phase	4	8	16	40	26	94	\$19,490			\$19,490.00
		2.01: Provide Design Support Services		8		32	8	48	\$10,464			\$10,464.00
		2.02: Prepare Record Drawings			4	8	4	16	\$3,140			\$3,140.00
		2.03: Perform Final Inspection	4				10	14	\$3,298			\$3,298.00
		2.04: Grant Reimbursements and Closeout			12		4	16	\$2,588			\$2,588.00
		Task 3: Construction Observation Phase	440	12	14	24	10	500	\$79,122	\$8,962.00	\$20,000	\$108,084.00
		3.01: Provide Construction Observation Services	408					408	\$62,016	\$8,962.00		\$70,978.00
		3.02: Quality Assurance Testing				2	2	4	\$928		\$20,000	\$20,928.00
		3.03: Labor Compliance Monitoring	4		4	2	2	12	\$2,040			\$2,040.00
		3.04: Review and Process Contractor Pay Requests and Change Orders	4	4	2	4	2	16	\$3,214			\$3,214.00
		3.05: Project Closeout	24	8	8	16	4	60	\$10,924			\$10,924.00
		All Tasks Total	454	42	34	107	112	749	\$135,163	\$11,374.00	\$20,000	\$166,537.00



CONSULTING/ENGINEERING COST SUMMARY SCHEDULE "B"

PROJECT NAME: Taxilane Rehabilitation
PROJ DESCRIPTION: Construction Management
CLIENT: City of Page
CLIENT MANAGER: Kyle Christiansen

DATE: April 15, 2025
A/E: C & S ENGINEERS, INC.
PROJECT NO: K26.TBD
PROJECT MANAGER: R. Graham

I. DIRECT SALARY , OVERHEAD & PROFIT COSTS:

TITLE	RATE OF PAY		@	HOURS		COST
	(\$/HR)					
A. CHIEF ENGINEER	\$ 269.00	X		112	=	\$30,128
B. PROJECT ENGINEER	\$ 195.00	X		107	=	\$20,865
C. GRANTS ADMINISTRATOR	\$ 126.00	X		34	=	\$4,284
D. CONSTRUCTION SUPERVISOR	\$ 259.00	X		42	=	\$10,878
E. CONSTRUCTION OBSERVER	\$ 152.00	X		454	=	\$69,008
TOTAL ESTIMATE OF LABOR:						\$135,163

II. ESTIMATE OF DIRECT EXPENSES:

A. TRAVEL, BY AUTO:	600	mile* @	7	TRIP @	\$0.670	=	\$2,814.00
B. PER DIEM:	40	DAYS @	1	PERSON @	\$214.00	=	\$8,560.00

* The current ADOT rate as of 1/27/25: **67 cents per mile**.

TOTAL ESTIMATE OF DIRECT EXPENSES: **\$11,374.00**

III. SERVICES BY OTHERS:

A. GEOTECHNICAL ENGINEER							\$20,000
TOTAL SERVICES BY OTHERS:							\$20,000

III. TOTALS:

TOTAL CONSTRUCTION MANAGEMENT AND DESIGN SUPPORT SERVICES (RATE BASIS): **\$166,537.00**

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** Public Works**Meeting Date:** October 8, 2025**Presented by:**

Apurv Kale

Kyle Christiansen, Public Works Director

Brief Title: Date Street Mill and Overlay**Agenda Section:** New Business**Action:** Motion**Agenda Sub-category:** Agreement/Contract**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to award the Date Street Mill and Overlay to Combs Construction Company Inc. in the amount of \$470,400.75 and authorize the Mayor to sign the contract.

Background:

In the ongoing efforts to maintain the city streets, Date Street was recognized early on as a street that needed attention in the form of a mill and overlay. Staff work with the on-call engineer to develop and publish plans ready for bid. Bids were due in the clerk's office on September 11th. One qualifying bid was received. Combs Construction Company was the qualifying bidder on the project. They were the selected contractor that recently completed the US89 and Lake Powell BLVD Roundabout project for ADOT.

Staff recommend the award of the project to Combs Construction Company.

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:**Fiscal Year:** 2025**Amount Requested:** \$470,400.75**Line Item(s):** 40-485-9800

Budget Impact:

Notes:**Attachments:**

1. Combs Construction Company Inc Bid Package
2. 222132 - CITY OF PAGE DATE STREET IMPROVEMENT PLANS Final_20250603

3. DATE STREET MILL OVERLAY CONTRACT COMBS
4. DATE STREET MILL OVERLAY NOA COMBS



BID DOCUMENTS
FOR
CITY OF PAGE
DATE STREET MILL & OVERLAY

City of Page
Department of public works

PO Box 1180
697 Vista Ave
Page, Arizona 86040

August 20, 2025

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(To be included if needed during the bid process)

1 BID DOCUMENTS

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1-1 NOTICE OF INVITATION FOR BID

NOTICE IS HEREBY GIVEN that sealed bids will be received by the City Clerk for the City of Page, Page City Hall, 697 Vista Avenue, Page, Arizona, until **4:30 PM September 11, 2025**. At that time, bids will be opened and publicly read aloud and recorded by the City Clerk. Bidders are invited but not required to be present at the bid opening. Bids must be in the actual possession of the City Clerk's Office on or prior to the exact time and date indicated above. Late bids shall not be considered and will be returned unopened. The prevailing clock shall be the City Clerk's clock.

Bids must be submitted to the forms furnished and in a sealed envelope. The Invitation for bid's project name and bidder's name and address should be clearly indicated on the outside of the envelope. Bids sent through Federal Express or other express mail agencies must have the bid documents sealed within an additional envelope inside the outer mailer.

The City of Page, Arizona is seeking bids from qualified contractors for Date Street Mill & Overlay Improvement. The project is located in a residential district, within the City of Page boundaries.

Questions and requests for additional specifications and/or bid documents shall be directed to: Kyle Christiansen, Director of Public Works, City of Page, PO BOX 1180, Page, Arizona 86040, 928-645-4302. RFB packages may also be accessed on the City of Page website at www.cityofpage.org. People with disabilities may call the City's Human Resources Director at (928) 645-4231 or text telephone (TDD) (928) 645-4216 regarding availability of information in alternative formats.

All bid must be accompanied by a bond or a cashier's check of the company, drawn on a national bank, in an amount equal to ten percent (10%) of the Bid amount, as a guarantee on the part of the Bidder that it will, if called upon to do so, accept and enter into a contract based on the obligations and conditions set forth in the Bid Documents.

The successful Bidder, prior to entering the contract, shall file with the City a Payment Bond in the amount equal to one hundred percent (100%) of the Contract Price, a Performance Bond in an amount equal to one hundred percent (100%) of the Contract price, and a certificate of Insurance. Bids may not be withdrawn for a period of sixty (60) days after the bid opening.

The City of Page reserves the right to reject any or all bids or parts thereto and to waive any informality in the bids received.

City Clerk

Publish each week for two consecutive weeks in the Arizona Daily Sun. See publications dated *August 21st and August 28th, 2025*.

1-2 INSTRUCTIONS TO BIDDERS

1. PREPARATION OF BID. All BIDs shall be on the forms provided in this Invitation for Bid package. It is the responsibility of all BIDDERS to examine the entire BID DOCUMENTS package and seek clarification of any requirement that may not be clear and to check all responses for accuracy before submitting a BID.

The Bid Form shall be submitted with an original ink signature by the person authorized to sign the BID. Erasures, interlineations, or other modifications in the BID shall be initialed in original ink by the authorized person signing the BID. The CITY shall not reimburse the cost of developing, presenting, or submitting any response to this solicitation. BIDs submitted should be prepared simply and economically, providing adequate information in a straightforward and concise manner.

2. MANDATORY PRE-BID MEETING. NONE SCHEDULED.

3. SUBMISSION OF BID. Submission of a BID shall be considered prima-facie evidence that the Contractor is familiar with and understands all the conditions under which the BID and subsequent CONTRACT is to be awarded, performed, and administered. The CONTRACTOR, if awarded the CONTRACT, shall not be allowed extra compensation by reason of any matter or thing which such CONTRACTOR might have more fully explored or been informed prior to submitting a BID. After the submission of the BID, no complaint or claim that there was any misunderstanding as to the conditions or nature of the work will be entertained.

Submission of additional terms, conditions, or agreements with the BID DOCUMENTS may result in rejection of the BID. BIDDER shall return all BID DOCUMENTS, with the exception of CONSTRUCTION DOCUMENTS, intact and completed as directed.

4. METHOD OF DELIVERY. There are five (5) methods by which BIDDERS can forward this bid package to CITY: Regular U.S. Postal Service (No delivery to CITY Hall-Use P.O. Box); U.S. Postal Express Mail (No delivery to CITY Hall-Use P.O. Box); Federal Express; United Parcel Service; hand delivery. Facsimile BIDs shall not be accepted.

The mailing address for CITY is:

City of Page
Office of the CITY Clerk
P.O. Box 1180
Page, AZ 86040-1180

The physical address for CITY is

City of Page
Office of the City Clerk
697 Vista Avenue
Page, AZ 86040

:

5. QUESTIONS, OMISSIONS, DISCREPANCIES, INTERPRETATIONS AND ADDENDA. All questions regarding discrepancies in, or omissions from, the Scope of Services, or other BID DOCUMENTS, or doubts as to their meaning should be submitted in writing to the Department Director specified in the Notice of Invitation for Bid.

No oral interpretations shall be made to any BIDDER as to the meaning of any of the BID DOCUMENTS, and the CITY shall not be bound by any oral interpretation of the BID DOCUMENTS. Oral interpretations or clarifications will be without legal effect.

Any amendment or addendum issued will be forwarded within 5 days to any known recipient of the original IFB. For the purpose of receiving any addendum issued, it shall be the sole responsibility of each potential bidder to notify CITY that they have obtained a copy of the original IFB and intend to submit a BID and provide contact information for the receipt of amendments or addendum. The City of Page hereby reserves the right to extend the period in which to submit bids.

6. WITHDRAWAL OF BID. At any time prior to the specified Bid submission deadline, a BIDDER may withdraw or revise the BID. Any withdrawal or revision request must be received in writing prior to said deadline. All revisions must be submitted in the same form and manner as the original BID. No BIDDER may withdraw his BID for Sixty (60) days after the time established for receiving BIDs. The award of the CONTRACT to another party does not constitute a waiver of this condition.

7. LATE BIDS. Late BIDs shall not be considered. Page is considered a rural area by most express delivery carriers and thus, they do not guarantee priority or next-day delivery. BIDDERS are encouraged to keep this in mind when arranging delivery of their BIDs and are advised herein that late BIDs shall be rejected and returned to the BIDDER regardless of reason for being late.

8. PRICES. In the event of discrepancy or conflict between the prices quoted in the BID in words and those quoted in figures, the words shall control. The price quoted shall be the total cost the CITY will pay for the project, including furnishing of all materials, equipment, tools, and all other facilities, all applicable taxes, and the performance of all labor and services necessary or proper for completion of the work. Prices quoted also include any and all payment incentives available to the CITY.

9. REFERENCES. The BIDDER shall provide a list of five (5) current and five (5) former clients. References should have similar scope and requirements to those outlined in these BID DOCUMENTS. Unacceptable references, as determined by the CITY of Page, may be sufficient reason to deny the award of this project to BIDDER.

10. STATEMENT OF QUALIFICATIONS. As evidence of his competency to perform THE WORK, BIDDER shall complete and submit with his BID the Statement of Bidder Qualifications. Low bidders may be asked to furnish additional data to demonstrate competency. By submitting a BID, BIDDER certifies that he is skilled and regularly engaged in the general class and type of work called for in the BID DOCUMENTS. Additionally, BIDDER shall comply with all provisions of Arizona Revised Statutes, Title 32, Chapter 10.

11. SUBCONTRACTORS. The CONTRACTOR may subcontract any part of the work to be performed under this CONTRACT as long as resulting charges to CITY do not exceed the Lump Sum BID quoted in the Bid Form and the subcontractor(s) is/are licensed to perform the work required by the CONTRACT. The BIDDER shall submit the List of Subcontractors and Supplier form, listing all of the subcontractors and major suppliers it intends to use in the performance of THE WORK. CITY reserves the right to reject any BID based on submission of an incomplete list of subcontractors and major material suppliers as non-responsive. CITY reserves the right to reject, prior to the award of the CONTRACT, the bidder's request for substitution of subcontractors or major material suppliers provided, however, substitute subcontractors may be considered as long as they comply with the requirements of these CONTRACT DOCUMENTS.

12. DETERMINATION OF SUCCESSFUL BIDDER. Except where CITY exercises the reserved right herein, the CONTRACT shall be awarded by CITY to the RESPONSIVE and RESPONSIBLE BIDDER who has submitted the lowest lump sum BID.

CITY may conduct such investigation as CITY deems necessary to assist in the evaluation of any BID and to establish the responsibility, qualifications, and financial ability of BIDDERS, proposed subcontractors and other people and organizations to do THE WORK in accordance with the BID DOCUMENTS.

13. AWARD OF CONTRACT. Notwithstanding any other provision in these BID DOCUMENTS, CITY reserves the right to (a) waive any immaterial defect or informality; or (b) reject any or all BIDs, or portions thereof; (c) withdraw, cancel, or reissued this IFB. (d) issue addenda or amend the IFB, including extending deadlines; (e) request additional information and/or clarification from BIDDER; (f) accept any part/portion of any bid with exclusion to other parts/portions; (g) negotiate and/or award a contract only when it is in the best interest of the CITY; and/or (h) take other actions the CITY deems is in the best interest of the CITY. Within Sixty (60) days after opening of the bids, CITY shall act upon them. The acceptance of a BID shall be a written NOTICE OF AWARD, and no other act shall constitute acceptance.

14. BID SECURITY AND BONDING. Each bid must be accompanied by a bond or a cashier's check of the Company, drawn on a national bank, in an amount equal to ten percent (10%) of the Bid, as a guarantee on the part of the Contractor that it will, if called upon to do so, accept and enter into a contract based on the obligations and conditions set forth herein to perform the work covered by such Bid and at the cost stated therein. Checks and bonds will be returned promptly after the City and the selected contractor have executed the contract, or, if no contractor's bid has been selected within sixty (60) days after the date of the opening of the bids, upon demand of the contractor at any time thereafter, so long as he has not been notified of the acceptance of his proposal. Failure to execute the Contract within ten (10) business days will, at the option of the City, constitute a breach and the City will be entitled to forfeiture of the required bond accompanying the Bid, not as a penalty, but as liquidated damages.

Pursuant to A.R.S. § 34-222, the Contractor shall post a 100% Performance Bond and 100% Labor and Material Payment Bond with the City before the Contract is executed and Notice to Proceed issued.

15. TIME FOR EXECUTING CONTRACT. Any BIDDER whose BID has been accepted shall be required to carry out the CONTRACT and return it to the CITY within ten (10) days after receipt of the NOTICE OF AWARD, complete with required bond forms and insurance certificates. Failure or neglect to do so shall constitute a breach of the agreement affected by the NOTICE OF AWARD. The rights and obligations provided for in the CONTRACT shall become effective and binding upon the parties only with its formal execution by the CITY.

The damage to the CITY for such breach shall include loss from interference with its construction program and other items whose accurate amount shall be difficult or impossible to compute. The amount of the Bid Bond, if any, accompanying the BID of such BIDDER shall be retained by CITY as liquidated damages for such breach.

16. SUSPENSION & DEBARMENT. CITY reserves the right to reject the BID of any person or corporation that has previously defaulted on any contract with CITY or has engaged in conduct that constitutes a cause for debarment or suspension.

17. PROTEST PROCEDURE. The award determination of the Page City Council shall be final.

18. PUBLIC RECORD. All BIDS submitted in response to this invitation shall become the property of CITY and shall become a matter of public record; provided, however, that the BIDDER shall clearly identify information that he considers to be confidential. To the extent that CITY agrees, and current Arizona law supports such designation, such information will be held in confidence whenever possible.

1-3 BID FORM

PROJECT CITY OF PAGE – DATE STREET MILL & OVERLAY

CITY CITY OF PAGE
697 VISTA AVENUE
PAGE, ARIZONA 86040

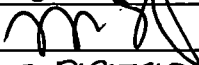
Bidder's Company Name: COMBS CONSTRUCTION COMPANY, INC.

The undersigned bidder has carefully examined the BID DOCUMENTS and the site of the work for the [title of project] for the City of Page, and shall provide all necessary machinery, tools, apparatus, and other means of construction and do all THE WORK and furnish all materials called for in the BID DOCUMENTS.

THE BIDDER AGREES TO PERFORM ALL OF THE NECESSARY WORK DESCRIBED IN THE BID DOCUMENTS FOR THE TOTAL BID PRICE OF:

Four Hundred + Seventy Thousand +
Four Hundred Dollars + Seventy-five Dollars (\$ 470,400.75 ^{cents})

Accompanying this BID is a Bid Bond for Ten Percent (10%) of the lump sum bid payable to CITY, which is to be forfeited as liquidated damages, if, in the event that this bid is accepted, the undersigned fails to execute the CONTRACT and furnish satisfactory performance and payment bonds under the conditions and within the time specified in the BID DOCUMENTS; otherwise said Bid Bond is to be returned to the undersigned.

Date	<u>9/11/2025</u>
Name of Bidder	<u>MIKE STEG</u>
Signature of Bidder	<u></u>
Title of Bidder	<u>VICE PRESIDENT</u>
Address	<u>PO BOX 10789</u> <u>GLENDAL, AZ 85318</u>
Telephone Number	<u>602-237-4029</u>
Fax Number	<u>602-237-4182</u>

BIDDER shall have the following License(s) to perform THE WORK specified herein:

Arizona General Contractor's License No.	<u>100380</u>
Federal Tax ID No.	<u>86-0744516</u>

IMPORTANT NOTICE
YOU MUST:

- 1.) REPORT DISSOCIATION OF QUALIFYING PARTY **IN WRITING** WITHIN 15 DAYS. [SEE A.R.S. §32-1154(A)(18)]
- 2.) REPORT A CHANGE OF ADDRESS **IN WRITING** WITHIN 30 DAYS. [SEE A.R.S. § 32-1122(B)(1)]
- 3.) REPORT ANY TRANSFER OF OWNERSHIP OF 50% OR MORE IMMEDIATELY [SEE A.R.S. § 32-1151.01]
- 4.) REPORT ANY CHANGE IN LEGAL ENTITY, SUCH AS ANY CHANGE OF THE OWNERSHIP IN A SOLE PROPRIETORSHIP OR CHANGE OF A PARTNER IN A PARTNERSHIP OR THE CREATION OF A NEW CORPORATE ENTITY [SEE A.R.S. § 32-1124 (B)(F) § RULE R-4-9-110]

Combs Construction Company Inc

Po Box 10789
Glendale, AZ 85318-0789

RECEIVED SEP 18 2023

THIS IS YOUR IDENTIFICATION CARD
DO NOT DESTROY



LICENSE EFFECTIVE THROUGH:
STATE OF ARIZONA November 30, 2025
Registrar of Contractors CERTIFIES THAT



Combs Construction Company Inc

CONTRACTORS LICENSE NO. ROC 100380 CLASS A

General Commercial
General Engineering

THIS CARD MUST BE
PRESENTED UPON DEMAND

Cynthia D. Casaus
Cynthia D. Casaus, Interim Director

IMPORTANT NOTICE
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Combs Construction Company Inc

Po Box 10789
Glendale, AZ 85318-0789

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Combs Construction Company Inc

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Glendale, AZ 85318-0789

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Combs Construction Company Inc

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General Engineering

THIS CARD MUST BE
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Cynthia D. Casaus
Cynthia D. Casaus, Interim Director

1-4 BID SCHEDULES

PROJECT CITY OF PAGE – DATE STREET MILL & OVERLAY

CITY CITY OF PAGE
697 VISTA AVENUE
PAGE, ARIZONA 86040

BIDDER shall complete the unit prices in the Bid Schedules below. The completion date for work shall be not later than December 31, 2025, but the City reserves the right to negotiate an earlier completion date at the time of contract award. The BIDDER agrees to perform all the services necessary to accomplish the work described in the specifications and shown on the plans for the unit prices listed in each Bid Schedule. The CITY shall pay BIDDER for completion of the Work in accordance with the Contract Documents in current funds based on the Bid Schedule unit prices and actual quantities of work installed.

The quantities appearing in the Bid Schedule are approximate only. In the event the total amount of the lowest acceptable bid exceeds the amount of funds available for the project, the scope of work will be modified as determined by the CITY and the ENGINEER. The right is reserved to increase or decrease the quantities listed in each Bid Schedule or to eliminate certain Bid Items or Bid Schedules if found desirable or expedient. The BIDDER is cautioned against unbalancing his Bid by prorating his overhead into one or two bid items. The overhead and indirect charges should be prorated on all items in the Bid Schedule.

BID SCHEDULE					
City of Page - Date Street Mill & Overlay					
		Est. Quant.	Units	Unit Price	Total Price
BASE BID					
	MILL EXISTING ASPHALT (1" DEPTH FULL WIDTH)	15,193	SY	275	41,780.75
	REMOVE EXISTING CONCRETE FILLETS IN EXISTING GUTTER PAN & VALLEY GUTTER	1,114	LF	12.00	13,368.00
	1" APHALT OVERLAY	15,193	SY	14.00	212,702.00
	CRACK SEAL	1	LS	30,000.00	30,000.00
	REPLACE PAVEMENT MARKINGS (STOP BARS)	1	LS	400.00	400.00
	TRAFFIC CONTROL	1	LS	105,750.00	105,750.00
	MOBILIZATION	1	LS	44,000.00	44,000.00
	CONTIGENCY 5% (OWNER)	1	LS	22,400.00	22,400.00
Base Bid Subtotal =				470,400.75	
Project Total = (This number to be used for the Contractors Bid Bond)				470,400.75	

Bidder Name:

MIKE STEG
COMBS CONSTRUCTION
COMPANY, INC

Bidder Signature



1-5 CONTRACTOR'S REFERENCE PAGE

To Submit with Bid. ALL REFERENCES WILL BE TREATED AS THE CONTRACTOR'S CONFIDENTIAL BUSINESS INFORMATION. The CITY may contact some or all the references provided in order to determine Bidder's RESPONSIBILITY and performance record on work of similar scope. CITY reserves the right to contact references other than those provided in the response and to utilize the information gained from them in the evaluation process.

Previous work for CITY may be used as references. Complete each item for all 6 references (3 Current and 3 Former):

Current References:

1	Owner/Agency	CITY OF COTTONWOOD
	Address	1490 W. MINGUS AVE
	City, State, Zip	COTTONWOOD, AZ 86326
	Phone	928-340-2770
	Contact Person	JAMES BRAMBLE
	Project Name and Scope of Work	MAIN ST IMPROVEMENTS - CIM LIMITED 10 th ST MILL/PAVE, STORM DRAIN REPAIR, ADA RAMP AND ASSOCIATED WORK

2	Owner/Agency	ADOT
	Address	3605 E ANDY DEVINE AVE
	City, State, Zip	KINGMAN AZ 86401
	Phone	480-280-2428
	Contact Person	ROBERT WINROW
	Project Name and Scope of Work	QUARTZITE PARKER TRUCK HWY (SR 95) CONSTRUCTION OF RAISED MEDIAN

3	Owner/Agency	CITY OF PRESCOTT
	Address	201 N MONTEZUMA ST
	City, State, Zip	PRESCOTT, AZ 86301
	Phone	928-777-1408
	Contact Person	CONTRACTS DEPT. / TOM BURCHFIELD
	Project Name and Scope of Work	PAVEMENT & STREETS JOB ASPHALT, CHIP SEAL, MICROSEAL, ASPHALT MILLING, PAVEMENT MARKING, SIGNS

Former References:

City of Page
Date Street Mill & Overlay
August 20, 2025
Bidder's Initials 

1	Owner/Agency	ADOT
	Address	10545 WOODLANDS VILLAGE BLVD
	City, State, Zip	FLAGSTAFF, AZ 86001
	Phone	928-640-2856
	Contact Person	PHIL CUSTER
	Project Name and Scope of Work	BITTER SPRINGS - UTAH STATE LINE HWY CONSTRUCTION OF ONE LANE ROUNDABOUT WITH LIGHTING, SIDEWALKS, STRIPING, SIGNS

2	Owner/Agency	COCONINO COUNTY
	Address	5000 E COMMERCIAL AVE
	City, State, Zip	FLAGSTAFF, AZ 86004
	Phone	928-679-8617
	Contact Person	NATE KEISNER
	Project Name and Scope of Work	CANYON LOOP PAVEMENT RECONSTRUCTION ASPHALT MILL & OVERLAY, CULVERT REPAIR, GRADUATION, STRIPING

3	Owner/Agency	CITY OF AVONDALE
	Address	11445 W CIVIC CENTER DR
	City, State, Zip	AVONDALE, AZ 85323
	Phone	623-333-4218
	Contact Person	SUNEEL GARG
	Project Name and Scope of Work	WESTERN AVE ROAD IMPROVEMENTS PAVEMENT REHABILITATION, ADA COMPLIANCE SIGN AND STRIPING

1-6 LIST OF SUBCONTRACTORS AND MATERIAL VENDORS

PROJECT CITY OF PAGE – DATE STREET MILL & OVERLAY

CITY CITY OF PAGE
697 VISTA AVENUE
PAGE, ARIZONA 86040

To Submit with Bid. In compliance with the Instructions to Bidders, the undersigned submits the following names of subcontractors and material vendors to be used in performing the work for this project. Where subcontractor or material vendor does not apply, write "N/A."

Subcontractor's or Material Vendor's Trade	Subcontractor's Name	Vendor's Name
Demolition		N/A
Earthwork		N/A
Soil Treatment		N/A
Paving and Surfacing		Vulcan / Pavco
Site Improvements		N/A
Concrete Reinforcing		N/A
Cast-in-Place Concrete		N/A
Masonry		N/A
Structural Steel		N/A
Steel Joists		N/A
Steel Decking		N/A
Light Gage Metal Framing		N/A
Metal Fabrication		N/A
Rough Carpentry		N/A
Architectural Woodwork		N/A
Damp Proofing		N/A
Insulation		N/A
Roofing		N/A
Flashing and Sheet Metal		N/A
Sealants		N/A
Sheet Metal Roofing		N/A

City of Page
Date Street Mill & Overlay
August 20, 2025
Bidder's Initials *MP*

Metal Doors and Frames

N/A

**Subcontractor's or
Material Vendor's Trade**

**Subcontractor's
Name**

**Vendor's
Name**

Wood Doors

N/A

Special Doors

N/A

Metal Windows

N/A

Hardware

N/A

Glazing

N/A

Lath and Plaster

N/A

Gypsum Wallboard

N/A

Ceramic Tile

N/A

Acoustical Panel Ceilings

N/A

Resilient Flooring

N/A

Carpeting

N/A

Painting

N/A

Signage

N/A

Plumbing

N/A

Fire Protection System

N/A

HVAC

N/A

Electrical

N/A

Irrigation

N/A

Landscape

N/A

Other (specify)

ASPHALT MILL

millhub services

CRACK SEAL

Cactus

STRIPING

Franklin

TRAFFIC CONTROL

Hollis

SUPPLY ASPHALT

Vulcan

1-7 STATEMENT OF BIDDER QUALIFICATION

If bidder is a corporation, answer the following:

Date of Incorporation OCTOBER 15, 1993
State of Incorporation ARIZONA
President's Name RYAN COMBS
Vice President's Name MIKE STEG / MICHAEL SULLIVAN
Secretary/Clerk's Name AZADEH RANJBAR
Treasurer's Name AZADEH RANJBAR

If bidder is a partnership, answer the following: N/A

Date of Organization _____
General or Limited
Partnership _____

Name and Address of All Partners:

If other than a corporation or partnership, describe the organization and name principals: N/A

Major types of work done by the organization:

DEMOLITION, EXCAVATION, EARTHWORK, SUBGRADE
PAVING, ABC PLACEMENT



Ryan Combs President

EXPERIENCE

- 17 Years Construction Experience
- President, Project Manager, Project Superintendent, Paving Foreman, Heavy Equipment Operator

Throughout his career, Ryan Combs has worked tirelessly in the construction industry, starting from humble beginnings as a heavy equipment operator and working his way up to become the President and Project Manager of Combs Construction.

In his role, Ryan oversees a team of more than 70 employees and manages a fleet of 100 pieces of heavy equipment that are deployed as a general contractor or subcontractor on a wide range of projects for public sector, private industry, and tribal government clients.

Ryan's wealth of experience and expertise in the construction industry positions him as a versatile leader, adept at managing a broad range of projects. From overseeing complex public contracts to large-scale private industry projects, Ryan knows how to keep things running smoothly while balancing competing priorities.

In managing Combs Construction, Ryan brings his project management skills to bear, coordinating all aspects of the company's operations. This includes managing teams of workers and subcontractors, adhering to tight budgets and timelines, ensuring regulatory compliance, and, above all, delivering high-quality, safe, and successful projects.

Thanks to his dedication to his craft and unrelenting work ethic, Ryan has earned respect as an industry leader, known for his collaborative approach and attention to detail that drives his teams and projects to excel.

- **President/Project Manager**, *Combs Construction Company, Inc., Phoenix, AZ, 2009-Current*
- **Project Superintendent**, *Combs Construction Company, Inc., Phoenix, AZ, 2006 – 2009*
- **Heavy Equipment Operator**, *Combs Construction Company, Inc., Phoenix, AZ, 2007 – Current*

CERTIFICATIONS & AWARDS

- Certified Erosion Control Coordinator

KEY PROJECTS

ADOT

Phoenix – Casa Grande Highway – I-10 – Early Road to Junction I-8 \$36,649,062.00

Ames/Combs Joint Venture

Project Completed June 2020

Role: Assistant Project Manager

Project consisted of widening Interstate 10 between from four lanes to six lanes including two new bridges over Jimmie Kerr Boulevard and the Union Pacific Railroad. Other work consists of constructing widened roadways, mill and replace asphaltic concrete pavement, concrete barrier, pipe lining, guardrail, granite mulch, landform graphics, signing, pavement marking, and directional drilling.

SR 95 – Parker Bullhead City Highway \$1,039,486.00

Project completed July 2017

Role: Project Manager

Project consisted of concrete work, electrical, grading, milling, asphaltic concrete placement, utility adjustments and striping.



SR 79/Oracle Junction – SR 79 and SR 79 B – T-Intersection

\$618,961.62

Project completed in April 2018

Role: Project Sponsor

Project consists of the elimination of the existing one-way southbound transition lane onto Highway 79 and combining both directions of travel onto one roadway at the existing northbound left turn onto Highway 79B.

AIRPORT

GEU South Apron Reconstruction Phase IIA (City of Glendale)

\$1,427,306.90

Project Completed January 2024

Role: Project Manager

Project consists of reconstruction of approximately 17,500 square yards of apron pavement including demolishing existing taxi lane pavement, lowering catch basins, installing valley gutters and paving back new asphalt.

GEU South Apron Reconstruction Phase I (City of Glendale)

\$1,267,280.85

Project Completed October 2023

Role: Project Manager

Project consists of reconstruction of approximately 37,015 square yards of apron pavement and approximately 2,409 square yards of pavement for Ramp Access R3. Includes re-orientation of the aircraft parking tie-down layout and parking taxi lane to align with adjacent apron.

Mesa Falcon Field Airport Reconstruction Higley West Ramp (City of Mesa)

\$2,831,652.00

Project Completed August 2022

Role: Project Manager

Project consisted of existing asphalt and base materials being removed, and a new pavement section was constructed. The existing aircraft tie-downs in all phases will be removed prior to the pavement removal operation and new aircraft tie-downs will be installed after the new pavement section is constructed. Temporary and permanent pavement markings will be applied to the new asphalt.

Apron Rehabilitate – Infield Area Erosion Control (Lake Havasu Municipal Airport)

\$456,651.80

Project Completed June 2022

Role: Project Manager

Excavation of existing material along the edges of Runway 14/32 and Taxiway A, placing crushed aggregate rock to prevent soil erosion.

Taxiway A and Connectors Reconstruction (City of Lake Havasu)

\$6,475,069.70

Project Completed May 2022

Role: Project Manager

Project consisted of reconstructing Taxiway A, A1 and A6. Taxiways A2, A4, and A5 were removed, and two new connectors were constructed in their place.

Delta Apron Rehabilitation Phase II (Scottsdale Airport)

\$611,103.00

Project Completed October 2020

Role: Project Manager

Project consists of full depth removal, relocation, and reconstruction of apron connector pavement near Taxiway A2 with associated taxiway edge lighting and signage. Full depth removal, relocation, and reconstruction of the airport perimeter road. Full depth removal and reconstruction of apron pavement near Taxiway B10. Full depth removal and replacement of the asphalt surface course with revised elevations for Taxiway B5.



PRIVATE DEVELOPMENT

Mesa Premier RV	\$5,500,000.00
Preconstruction Services Completed	
Phase 1 Construction In Progress	
Role: Project Manager	
Construction of RV Storage facility including, site preparation, grading, paving, storm drain installation, water and sewer service installation, electrical installation, signage, installation of site features including shade structures and light poles.	
Agave Ranch	\$22,000,000.00
Offsite Improvements Completed 2023	
Onsite Improvements In Progress	
Role: Project Manager	
Project consists of construction of Van Buren Road and roadway widening of 339 th Avenue. Concrete flatwork, storm drain construction, driveway installation, paving, striping, signage and associated electrical work.	
Global Water Agave	\$2,676.047.00
Project Completed September 2022	
Role: Project Manager	
Project consisted primarily of pipe installation.	



Ryan Combs Applied Prequalification Experience

	All Classes Construction
Yes	Asphalt Concrete Paving
	Bridges
Yes	Buildings
Yes	Chip Seal
Yes	Electrical
Yes	Grading & Draining
Yes	Guardrail/Fencing
Yes	Landscaping & Irrigation
Yes	Minor Concrete Structures
Yes	Miscellaneous Concrete (sidewalk, curb & gutter)
Yes	Pavement/Bridge Repair
Yes	Pavement Marking
	Portland Cement Concrete Paving
	Pump Stations & Pipelines
	Rest Areas
Yes	Signing
Yes	Underground



Mike Steg Vice President

EXPERIENCE

- 31 Years Construction Experience
- Vice President, Project Manager, Chief Chief Estimator

Mike Steg has been an essential component of the construction industry since 1994, where he has served as a Chief Chief Estimator. When evaluating the scope and size of a project, Mike assesses the necessary materials and their market cost. He also evaluates the labor and equipment needs and costs, along with the project phasing and duration.

As a project manager, Mike oversees the daily construction activities, including managing work crews and subcontractors, budgeting, scheduling, ensuring regulatory compliance, and achieving performance and safety goals to meet project requirements. His broad experience includes runway and apron reconstruction, paving, earthwork and grading, underground work, structural buildings, and concrete work.

Thanks to his extensive knowledge of the construction industry, Mike has developed a reputation for exceptional subcontractor relations, delivering quality work, timely delivery, and diligent communication, exceeding owner expectations.

- **Vice President**, *Combs Construction Company, Inc., Phoenix, AZ, 2020-Current*
- **Project Manager/Chief Estimator**, *Combs Construction Company, Inc., Phoenix, AZ 2015-2020*
- **Senior Chief Estimator**, *Nesbitt Contracting Company, Inc., Phoenix, AZ 2013-2015*
- **Project Manager/Estimator**, *Combs Construction Company, Inc., Phoenix, AZ 2001-2013*
- **Project Manager/Estimator/Foreman**, *Archon, Inc., Gilbert, AZ, 1996-2001*
- **Salesman/Estimator**, *Patent Construction Systems, Phoenix, AZ, 1994-1996*
- **Non-Commissioned Officer**, *US Navy, San Diego, CA, 1990-1994*

CERTIFICATIONS & AFFILIATIONS

- New Mexico Contractors License, AZ AGC Member, Operating Engineers, and NAGC Member.

KEY PROJECTS

ADOT

Mesa-Payson Highway (SR87) \$768,937.30

Project Completed January 2023

Role: Chief Estimator/Project Manager

Project consisted of damaged drainage repairs and reinstalling guardrails. The work included culvert repairs, replacing riprap, reinstallation of removed guardrail, and seeding disturbed areas.

Maricopa Porter Road to Farrell Road \$1,761,716.54

Project Completed September 2021

Role: Chief Estimator/Project Manager

Project was in Pinal County within the City of Maricopa on Farrell Road from Hartman Road to Maricopa-Casa Grande Highway, on Hartman Road from 1600' north of Farrell Road to 400' south of Farrell Road, and on Porter Road from Farrell Road to Peters and Nall Road. The work consisted of placing a double chip seal coat, constructing concrete low water crossings, installing pipe culverts, striping, and other related work.



AIRPORT

Falcon Field Higley West Ramp Reconstruction \$2,831,652.00

Project Completed June 2022

Role: Project Manager

Project consisted of reconstructing a portion of the ramp to the limits shown in the project plans. The existing asphalt and base materials will be removed, and a new pavement section will be constructed. The existing aircraft tie-downs in all phases will be removed prior to the pavement removal operation and new aircraft tie-downs will be installed after the new pavement section is constructed. Temporary and permanent pavement markings will be applied to the new asphalt.

Scottsdale Airport Delta Apron Bypass Taxi Lane \$106,503.00

Project Completed May 2019

Role: Chief Estimator/Project Manager

Type of work reconstruction of apron pavement at Scottsdale Airport - removal of aircraft tie down anchors, fire hydrant vaults, wind cone, pavement markings, and installation of new aircraft tie down anchors, milling, place asphalt, pipe & underground, quality control, saw cutting, survey, utility locating, concrete work, grading, place & finish ABC and soil cement.

MUNICIPAL

Dysart Road Improvements – Northern Parkway to Peoria Avenue (City of El Mirage) \$16,536,802.05

Project in progress

Role: Chief Estimator/Project Manager

Project consists of roadway widening, raised medians, bike lanes, curb and gutter, driveways, signage and striping, roadway lighting, traffic signals, interconnect conduit, landscaping and private irrigation improvements.

27th Avenue and Thomas Road BNSF Railroad Crossing (City of Phoenix) \$3,401,090.00

Project in progress

Role: Chief Estimator/Project Manager

Project consists of street improvements to enhance the safety of the BNSF Railroad crossings at the intersection of 27th Avenue and Thomas Road. Includes new curbs, gutters, sidewalks, ramps, pavement restoration, upgrading traffic signals and installing new cantilever and railroad gate arms. Project required extensive coordination with the BNSF Railroad for concurrent improvements at the intersection.

35th Avenue & Harrison Street UPRR Railroad Crossing (City of Phoenix) \$457,570.00

Project Completed March 2023

Role: Chief Estimator/Project Manager

Enhance the safety of the BNSF Railroad crossings at the intersection of 35th Avenue and Harrison Street. Improvements include approaches to both sides of the railroad tracks at the intersection, new curbs, gutters, sidewalks, ramps and pavement restoration. Upgrading traffic signals and installing new cantilevers with gate arms.

Pinnacle Peak Road: 45th Ave to 35th Ave Paving and Storm Drain Improvements (City of Phoenix) \$10,002,554.90

Project Completed March 2023

Role: Chief Estimator/Project Manager

Project consisted of new roadway paving and storm drain improvements. Work includes subgrade preparation, constructing new asphaltic concrete roadway pavement, new concrete curb and gutter, ADA compliant concrete sidewalk, curb returns, concrete driveway entrance, new concrete box culvert crossings, concrete wing walls, concrete headwalls, storm drain main line pipe and manholes, trenching for underground street light circuits, installation of new traffic signal poles, signal equipment, traffic signal conduit new LED street lights and luminaires, and landscaping and irrigation systems.



Bell Rd Reconstruction, 51st to 59th Avenues \$3,249,204.97
 Project Completed September 2021
 Role: Chief Estimator/Project Manager
 Project consisted of removal and replacement of the existing pavement section, valve and manhole adjusting and thermoplastic striping.

Rehabilitation of Sun City West Unit 36 (Maricopa County) \$1,427,690.62
 Project Completed August 2021
 Role: Chief Estimator/Project Manager
 Project Consisted of Rehabilitating Granite Valley Drive and Stardust Boulevard with mill and overlay, as well as reconstructing the asphalt pavement on White Rock Drive, 146th Way, Osprey Drive, 146th Drive, 147th Drive, Trading Post Drive and Calumet Drive. Also included in the project, signing and striping, construction of sidewalk, curb and gutter, and ADA compliant pedestrian ramps.

ESTIMATING HIGHLIGHTS

GEU South Apron Reconstruction Phase I, <i>Awarded May 2023</i>	\$1,267,288.85
GEU South Apron Reconstruction Phase IIA, <i>Awarded May 2023</i>	\$1,427,306.90
Northern Parkway, El Mirage Alternative Access, <i>Awarded October 2022</i>	\$5,385,699.02
Glendale Municipal Airport Taxiway 'A' Rehabilitation Phase II, <i>Awarded June 2022</i>	\$1,357,829.00
Apron Rehabilitate – Infield Areas Erosion Control Project, <i>Awarded April 2022</i>	\$456,651.80
McCulloch Blvd Pavement Rehabilitation, <i>Awarded October 2021</i>	\$728,760.00
Buckeye Park-n-Ride Expansion, <i>Awarded September 2021</i>	\$2,890,225.00



Mike Steg's Applied Prequalification Experience

	All Classes Construction
Yes	Asphalt Concrete Paving
Yes	Bridges
Yes	Buildings
Yes	Chip Seal
Yes	Electrical
Yes	Grading & Draining
Yes	Guardrail/Fencing
Yes	Landscaping & Irrigation
Yes	Minor Concrete Structures
Yes	Miscellaneous Concrete (sidewalk, curb & gutter)
Yes	Pavement/Bridge Repair
Yes	Pavement Marking
	Portland Cement Concrete Paving
	Pump Stations & Pipelines
Yes	Rest Areas
Yes	Signing
Yes	Underground



Michael Sullivan Vice President/Project Manager

EXPERIENCE

- 24 Years Construction Experience
- Vice President, Estimator, Project Manager, General Superintendent, Operations Manager

Michael is a seasoned construction professional with a strong background in supervising large, complex projects. He possesses extensive knowledge of building practices and regulatory compliance issues, making him well-qualified to review and evaluate bid documents, estimate project costs, chart projections, write and negotiate contracts, and lead cross-functional project teams. He is also highly skilled in coordinating project activities with all responsible parties to ensure adherence to guidelines and scope, allowing him to effectively manage multiple projects simultaneously.

In addition to his technical expertise, Michael possesses excellent leadership, communication, and relationship-building skills. He works closely with engineers, client representatives, owners, contractors, inspectors, and other industry professionals to foster effective collaboration and communication throughout the project lifecycle. He is adept at working jointly with clients to review job progress and address outstanding issues, consistently providing the highest level of service, and earning frequent commendations for his customer-focused approach.

Overall, Michael is a strategic thinker and a strong advocate for his clients, committed to delivering the highest quality results with a focus on safety, efficiency, and adherence to all applicable regulations and standards. His dedication to excellence, coupled with his technical expertise and excellent interpersonal skills, make him a trusted partner in the construction industry.

- **Vice President/Estimator**, *Combs Construction Company, Inc., Phoenix, AZ*, 2011-Present
- **Finish Blade Operator/Finish Scraper Operator**, *Construction 70, Inc., Phoenix, AZ* 2003-2011
- **Scraper Operator**, *Wheeler Construction, Phoenix, AZ*, 2002-2003
- **Finish Scraper Operator/Universal Operator**, *Banicki Construction, Phoenix, AZ*, 2000-2002

CERTIFICATIONS & AFFILIATIONS

- OSHA30, Competent Person, Erosion Control Coordinator and Rule 310, 1st AID CPR, AZ AGC Member.

KEY PROJECTS

ADOT

Bullard Ave Greenway Road to Peoria Avenue \$3,126,895.00

Project Completed February 2019

Role: Project Manager

Project consisted of installing protected bike lanes in both directions, new signal poles and mast arms at the intersections of Acoma Drive and Sweetwater Avenue, new pavement markings and signage, school crosswalks. at Acoma Drive & Sweetwater Avenue, Americans with Disabilities Act (ADA) improvements, raised landscaped median between Waddell Road and Greenway Road and other related work.

CMAR

Uptown Northbound Roadway Improvements (City of Sedona)

\$4,427,236.27 (Pre-Con)

Project Currently in Progress

Role: Estimator/Project Manager



Project consisted of roadway improvements, the project is appx 1400 feet in length and includes some demolition, median modifications, new flexible pavement, concrete curbing, retaining walls, shared-use path, signage, landscaping, irrigation facilities, and drainage facilities modifications.

Northwest Extension Phase II (Kiewit) \$3,706,272.00
 Project Currently in Progress
 Role: Estimator/Project Manager
 Project consists of paving and milling.

South Central Light Rail Extension (Kiewit) \$13,106,433.28
 Project Currently in Progress
 Role: Project Manager
 Project consist of paving and milling.

Yuma Road & Cotton Lane (City of Goodyear) \$1,693,800.25
 Project Completed December 2023
 Role: Estimator/Project Manager
 Project consisted of additional southbound lane will be constructed on Cotton Lane. After the Cotton Lane project was completed, an additional westbound lane was added to Yuma Road.

Roadway Improvements Avondale Blvd & Lower Buckeye Rd (City of Avondale) \$77,756.67 (Pre-con)
 Project Completed November 2023 \$1,408,553.87 (GMP 1)
 Role: Project Manager \$4,187,921.59 (GMP 2)
 Project consisted of traffic signal and intersection roadway improvements.

Traffic Signal Improvements, Avondale Blvd & Lower Buckeye (City of Avondale) \$141,322.80 (Pre-Con)
 Project Completed February 2023 \$155,082.57 (Final)
 Role: Estimator/Project Manager
 Project consisted of upgrades to traffic signal devices.

Avondale CMAR 107th Ave and McDowell Rd \$76,374.17 (Pre-con)
 Project Completed October 2022 \$4,968,310.37 (Final)
 Role: Project Manager
 New Traffic Signals, irrigation
 Project consisted of dual northbound and westbound left turn lanes, exclusive northbound, westbound and eastbound right turn lanes, three thru lanes in each direction on McDowell Road, raised landscape medians, traffic signal, 16" ductile iron pipe waterline in McDowell Road, driveways, bus bay, sidewalks, ADA ramps, street lighting, pavement marking, signing, bike lanes, private irrigation channels and well relocation/abandonment, ARP irrigation, SR power distribution conduits, traffic control.

MUNICIPAL

Yuma Road & Cotton Lane (City of Goodyear) \$1,693,800.25
 Project Completed December 2023
 Role: Project Manager
 Project consisted of additional southbound lane will be constructed on Cotton Lane. After Cotton Lane project is completed, an additional westbound lane will be added to Yuma Road.

Arterial Reconstruction Cactus Rd. – 59th Ave to 67th Ave (City of Glendale) \$4,332,470.85
 Project Completed March 2023
 Role: Project Manager



Project consisted of providing pavement replacement, valve and manhole utility adjustments, pavement marking, and Wavetronix installation.

Northern Parkway, El Mirage Alternative Access (MCDOT)
Project Completed January 2023
Role: Project Manager

\$5,385,699.02

Project consisted of new asphalt paving, concrete curb and gutter, concrete sidewalks and driveways, street lighting, drainage facilities including storm drains, scuppers, drywells, and retention basins. Utility work will include the relocation of private irrigation ditches and pipelines.

Grand Canal Phase 1 Uptown and Gateway North (City of Phoenix)
Project Completed July 2020
Role: Project Manager

\$4,387,440.00

Project consisted of construction of 10 foot concrete pathway, including a multi-use SRP canal crossing (concrete bridge structure), abutments, retaining walls, pathway lighting, landscape and irrigation, artist designed shade canopies, benches, landscape walls, trail markers, and pavers.

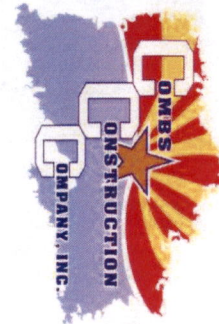
Grand Canal Bike and Pedestrian Improvements (City of Phoenix)
Project Completed October 2019

\$11,670,455.00

Project consisted of a 10-foot-wide concrete pathway lighting, landscape and irrigation, site furnishings - seating nodes and gabion trail markers, four multi-use SRP canal crossing (concrete bridge structure), traffic signals, HAWKS, and rapid flashing beacons, and new railroad crossing at the intersection of Grand Canal with the Union Pacific Railroad tracks.

JOC MASTER CONTRACTS

City of Chandler, awarded January 2024
Town of Camp Verde, awarded December 2023
City of Prescott, awarded June 2023
City of Glendale Pavement Contracting, awarded October 2022
City of Peoria Civil/Site Work, award January 2022
City of Flagstaff, awarded May 2021



Michael Sullivan's Applied Prequalification Experience

	All Classes Construction
Yes	Asphalt Concrete Paving
Yes	Bridges
	Buildings
	Chip Seal
Yes	Electrical
Yes	Grading & Draining
Yes	Guardrail/Fencing
Yes	Landscaping & Irrigation
Yes	Minor Concrete Structures
Yes	Miscellaneous Concrete (sidewalk, curb & gutter)
Yes	Pavement/Bridge Repair
Yes	Pavement Marking
Yes	Portland Cement Concrete Paving
	Pump Stations & Pipelines
	Rest Areas
Yes	Signing
Yes	Underground



Terx Surkala Project Manager

EXPERIENCE

- 30 Years Construction Experience
- Estimator, Project Manager

Terx Surkala has been an integral part of the construction industry for over 30 years. He began his career as a laborer and worked his way up to becoming an operator, then a supervisor, and eventually an estimator while also serving as a Project Manager.

As a seasoned construction professional, Terx is adept at organizing, overseeing, and executing all aspects of the corporation's general operations, including but not limited to field work, sales, estimating, contracts, subcontractors, project start, project completion, project administration, and equipment management.

Throughout his career, Terx has honed his project management skills to deliver high-quality results, meeting and exceeding clients' expectations while driving projects from start to completion. His ability to manage multiple projects concurrently while ensuring compliance with regulations, safety and environmental standards is key to his success in the industry.

Thanks to his wealth of experience and knowledge, Terx is a highly respected leader who has made significant contributions to the construction industry. He continues to strive for excellence in all areas of his work, delivering exceptional results and inspiring his team to do the same.

- **Project Manager/Estimator**, *Combs Construction Company, Inc., Phoenix, AZ*, 2020-Present
- **Operations Manager**, *NGU Contracting, Inc., Phoenix, AZ* 2015-2019
- **Project Manager/Estimator**, *Southwest Concrete Paving Co., Phoenix, AZ*, 2013-2015
- **Vice President/Chief Estimator/Senior Project Manager**, *Bison Contracting Co., Inc., Phoenix, AZ*, 2005-2013
- **Project Superintendent**, *Bison Contracting Co., Inc., Phoenix, AZ*, 2004-2005
- **Equipment Operator/Project Foreman**, *Bison Contracting Co., Inc., Phoenix, AZ*, 2003-2004
- **Assistant General Superintendent/Superintendent/Demo Foreman**, *Spectra Contracting, Phoenix, AZ*, 1994-2003

CERTIFICATIONS & AFFILIATIONS

- OSHA30, 1st AID CPR, AZ AGC Member, Operating Engineers, and NAGC Member.

KEY PROJECTS

ADOT

City of Globe-Pinal Creek Bridge Project in Progress Role: Estimator/Project Manager Project consists of replacing the existing five-span, reinforced concrete slab bridge with a four-span cast in place reinforced concrete closed frame structure.	\$2,263,406.15
Idaho Rd Superstition Blvd to McKellips Rd Apache Junction Project Completed September 2023 Role: Estimator/Project Manager Project consisted of constructing curb and gutter, sidewalk, and bike lane.	\$2,125,287.55
High Line Canal, McClellan & Santa Cruz Wash Bridges Project Completed December 2022 Role: Estimator/Project Manager Project consisted of deck overlay and scour retrofit, milling roadway pavement and other related work.	\$1,172,854.80



Sand Tanks Wash Bridge WB (US -60)

\$1,307,589.15

Project Completed June 2023

Role: Estimator/Project Manager

The project work consisted of scour retrofit, bridge deck rehabilitation and replacing approach slabs. The work also included milling concrete deck and overlaying with Polyester Polymer Concrete (PPC), removing existing approach slabs & reinstalling new approach slabs, installing new barrier, removing, and installing guard rail, constructing concrete scour floor underneath the existing bridge, pavement reconstruction at the bridge approaches, pavement marking, seeding and other related works.

March Road Indian Valley to Midway

\$1,141,595.00

Project Completed February 2023

Role: Project Manager

The project consisted of constructing a paved roadway over the existing dirt road.

Casa Grande-La Palma Hwy (SR-287)

\$726,538.45

Project Completed February 2023

Role: Estimator/Project Manager

The project consisted of rumble strips and right turn lane project, located in Pinal County on SR 287 from Hacienda Road to SR 87 from milepost 116.7 to milepost 125.92 east of the City of Casa Grande. The work consisted of centerline and edge line rumble strips installation from Hacienda Road to SR 87 on SR 287 and construction of southbound right turn lane at the intersection of SR 287 and SR 87. The work included new pavement for a new right turn lane installation; fog coat application; signing, re-striping and other related work.

AIRPORT

Alpha Apron Expansion Phase III (PHX-Mesa Gateway)

\$8,512,421.00

Project Completed February 2022

Role: Project Manager

Project consisted of expanding the limits of the existing Alpha Apron to the northwest.

MUNICIPAL

Rodeo Drive Improvements Project (Town of Chino Valley)

\$1,580,910.10

Project Completed January 2022

Role: Estimator/Project Manager

Project consisted of removal of existing asphalt and the installation of new curbs, valley gutters, handicap ramps, box culvert, miscellaneous culverts and catch basins, water lines, sewer lines and matchup asphalt pavement.

McClintock Roadway Widening Imp-Phase II (North) (City of Tempe)

\$1,043,320.82

Project Completed January 2022

Role: Project Manager

Project consisted of Increasing travel capacity by widening the west side of McClintock Drive between Broadway Road and Apache Boulevard to accommodate additional southbound travel lanes and standard bike lanes northbound and southbound.



Terx Surkala's Applied Prequalification Experience

Yes	All Classes Construction
Yes	Asphalt Concrete Paving
Yes	Bridges
Yes	Buildings
Yes	Chip Seal
Yes	Electrical
Yes	Grading & Draining
Yes	Guardrail/Fencing
Yes	Landscaping & Irrigation
Yes	Minor Concrete Structures
Yes	Miscellaneous Concrete (sidewalk, curb & gutter)
Yes	Pavement/Bridge Repair
Yes	Pavement Marking
Yes	Portland Cement Concrete Paving
Yes	Pump Stations & Pipelines
Yes	Rest Areas
Yes	Signing
Yes	Underground



Manuel Soto Project Superintendent

EXPERIENCE

- 23 Years Construction Experience
- Project Superintendent

Manuel Soto possesses over two decades of experience in the construction industry, having worked his way up from a laborer to an operator to a supervisor. In his current role as a Project Superintendent, Manuel is responsible for overseeing all aspects of general construction across various projects. This includes ordering and scheduling materials, managing subcontractors, and ensuring that all necessary equipment is available for use. He works closely with project managers to review project budgets and ensure that all projects are delivered within the specified budget requirements.

Manuel is committed to maintaining safe project site practices and adhering to all relevant safety regulations and policies established by OSHA and his company. His deep understanding of construction safety protocols enables him to effectively manage projects in a manner that prioritizes worker safety and minimizes the risk of accidents or injuries.

Overall, Manuel's extensive experience, attention to detail, and commitment to safety make him a valuable addition to any construction team. His ability to effectively manage various aspects of construction projects, coupled with his excellent communication skills, makes him a trusted partner throughout the project lifecycle.

- **Project Superintendent, Combs Construction Company, Inc., Phoenix, AZ, 2020-Present**
- **Project Superintendent, NGU Contracting, Inc., Phoenix, AZ 2015-2020**
- **Project Superintendent, Southwest Concrete Paving Co., Phoenix, AZ, 2013-2015**
- **Project Superintendent, Bison Contracting Co., Inc., Phoenix, AZ, 2006-2013**
- **Operation Foreman, PCL Construction, Phoenix, AZ, 2004-2006**

CERTIFICATIONS & AFFILIATIONS

- OSHA30, 1st AID CPR.

KEY PROJECTS

ADOT

City of Globe-Pinal Creek Bridge \$2,263,406.15

Project in Progress

Role: Project Superintendent

Project consists of replacing the existing five-span, reinforced concrete slab bridge with a four-span cast in place reinforced concrete closed frame structure.

Sand Tanks Wash Bridge WB (US 60) \$1,307,589.15

Project Completed June 2023

Role: Project Superintendent

Project consisted of scour retrofit, bridge deck rehabilitation and replacing approach slabs. The work includes milling concrete deck and overlaying with Polyester Polymer Concrete (PPC), removing existing approach slabs & reinstalling new approach slabs, installing new barrier, removing, and installing guard rail, constructing concrete scour floor underneath the existing bridge, pavement reconstruction at the bridge approaches, pavement marking, seeding and other related works.

Mesa-Payson Highway (SR87) \$768,937.30

Project Completed November 2022



Role: Project Superintendent

Project consisted of damaged drainage repairs and reinstalling guardrails. The work includes the culvert repair, replacing riprap, reinstallation of removed guardrail and seeding the disturbed area.

MUNICIPAL

Rodeo Drive Improvements Project (Town of Chino Valley)

\$1,580,910.10

Project Completed January 202

Role: Project Superintendent

Project consisted of removal of existing asphalt and the installation of new curbs, valley gutters, handicap ramps, box culvert, miscellaneous culverts and catch basins, water lines, sewer lines, and matchup asphalt pavement.

Northern Parkway Cable Barrier (City of Glendale)

\$953,086.00

Project Completed June 2021

Role: Project Superintendent

Project consisted of Installation of cable median barrier along Northern Parkway between Sarival Road and Dysart Road grading and drainage improvements and placement of landscape granite mulch.

McClintock Roadway Widening Imp-Phase II (North) (City of Tempe)

\$1,043,320.82

Project Completed January 2022

Role: Project Superintendent

Project consisted of Increasing travel capacity by widening the west side of McClintock Drive between Broadway Road and Apache Boulevard to accommodate additional southbound travel lanes and standard bike lanes northbound and southbound.



Manual Soto's Applied Prequalification Experience

Yes	All Classes Construction
Yes	Asphalt Concrete Paving
Yes	Bridges
Yes	Buildings
Yes	Chip Seal
Yes	Electrical
Yes	Grading & Draining
Yes	Guardrail/Fencing
Yes	Landscaping & Irrigation
Yes	Minor Concrete Structures
Yes	Miscellaneous Concrete (sidewalk, curb & gutter)
Yes	Pavement/Bridge Repair
Yes	Pavement Marking
Yes	Portland Cement Concrete Paving
Yes	Pump Stations & Pipelines
Yes	Rest Areas
Yes	Signing
Yes	Underground



Jeff Jenson Project Superintendent

EXPERIENCE

- 25 Years Construction Experience
- Superintendent, Foreman

As a general construction overseer, Jeff is responsible for managing all aspects of construction on various projects. He effectively orders and schedules the procurement of materials, subcontractors, and necessary equipment. Jeff works in close collaboration with project managers to review project budgets and ensure that projects are delivered within specified budgetary constraints.

Jeff is also committed to maintaining safe project site practices and adhering to all relevant safety regulations and policies established by the Occupational Safety and Health Administration (OSHA) and the owner he is working on behalf of. With his deep understanding of construction safety protocols, Jeff can effectively ensure that projects are executed in a manner that minimizes the risk of accidents or injuries.

Overall, Jeff's experience and dedication to safety and budget management make him an asset to any construction project.

- **Construction Superintendent, Combs Construction Company, Inc., Phoenix, AZ, 2015-Present**
- **Project Superintendent, Achen Gardner, Phoenix, AZ, 2005 - 2015**
- **Foreman/Superintendent, Arizona State Utilities, Phoenix, AZ, 1999 - 2005**

CERTIFICATIONS & AFFILIATIONS

- OSHA30, Competent Person, 1st AID CPR.

KEY PROJECTS

ADOT

Bullard Ave Greenway Road to Peoria Avenue \$3,126,895.00

Project Completed February 2019

Role: Project Superintendent

Project consisted of installing protected bike lanes in both directions, new signal poles and mast arms at the intersections of Acoma Drive and Sweetwater Avenue, new pavement markings and signage, school crosswalks. at Acoma Drive & Sweetwater Avenue, Americans with Disabilities Act (ADA) improvements, raised landscaped median between Waddell Road and Greenway Road and other related work.

AIRPORT

Alpha Apron Expansion Phase III (PHX-Mesa Gateway) \$8,512,421.00

Project Completed February 2022

Role: Project Superintendent

Project consisted of expanding the limits of the existing Alpha Apron to the northwest.



MUNICIPAL

Uptown Northbound Roadway Improvements JOC (City of Sedona) Project in Progress Role: Project Superintendent Project consists of roadway improvements; the project is appx 1400 feet in length and includes some demolition, median modifications, new flexible pavement, concrete curbing, retaining walls, shared-use path, signage, landscaping, irrigation facilities, and drainage facilities modifications.	\$4,427,236.27
Pinnacle Peak Road 45 th Ave to 35 th Ave Pave and Storm Drain Improvements Project Completed April 2023 Role: Project Superintendent Project consisted of subgrade preparation, constructing new asphaltic concrete roadway pavement new concrete curb and gutter, sidewalk, box culvert, storm drains.	\$10,002,554.90
McClintock Roadway Imp-Phase II (N) (City of Tempe) Project Completed January 2022 Role: Project Superintendent Project consisted of increasing travel capacity by widening the west side of McClintock Drive between Broadway Road and Apache Boulevard to accommodate additional southbound travel lanes and standard bike lanes northbound and southbound.	\$1,043,320.82
Northern Parkway Cable Barrier (City of Glendale) Project Completed June 2021 Role: Project Superintendent Installation of cable median barrier along Northern Parkway between Sarival Road and Dysart Road grading and drainage improvements and placement of landscape granite mulch.	\$953,086.00



Jeff Jenson's Applied Prequalification Experience

	All Classes Construction
Yes	Asphalt Concrete Paving
	Bridges
	Buildings
	Chip Seal
	Electrical
Yes	Grading & Draining
Yes	Guardrail/Fencing
Yes	Landscaping & Irrigation
Yes	Minor Concrete Structures
Yes	Miscellaneous Concrete (sidewalk, curb & gutter)
Yes	Pavement/Bridge Repair
Yes	Pavement Marking
	Portland Cement Concrete Paving
	Pump Stations & Pipelines
	Rest Areas
Yes	Signing
Yes	Underground



Ray Galaviz Project Superintendent

EXPERIENCE

- 30 Years Construction Experience
- Project Superintendent

With over 30 years of experience in overseeing general construction crews, Ray Galaviz has become a versatile operator, mentor, traffic control coordinator, project scheduler, and leader. He possesses excellent communication skills which enable him to build strong relationships with owners, subcontractors, and other support staff to ensure that projects are executed successfully.

Ray is committed to working diligently with Project Managers to meet or beat the deadlines at hand. He is highly detail-oriented and works tirelessly to ensure that all aspects of the project are managed effectively. Ray is adept at juggling various aspects of project supervision, including scheduling, coordinating, and overseeing the use of equipment, materials, and personnel.

Overall, Ray's extensive experience, attention to detail, and leadership skills make him a trusted partner throughout the construction process. His dedication to meeting project goals and deadlines while fostering positive relationships with all stakeholders involved is a testament to his commitment to excellence in the construction industry.

- **Project Superintendent**, *Combs Construction Company, Inc., Phoenix, AZ*, 2010-Present
- **Project Superintendent**, *Haydon Building Corp., Phoenix, AZ* 2009-2010
- **Project Superintendent**, *New Century Construction, Glendale, AZ*, 2007-2009
- **Project Superintendent**, *Haydon Building Corp., Phoenix, AZ* 2003-2007
- **Project Superintendent**, *Achen-Gardner Engineering, Inc., Chandler, AZ*, 1997-2003
- **Project Superintendent**, *ACE Asphalt, Phoenix, AZ*, 1995-1997

CERTIFICATIONS & AFFILIATIONS

- OSHA30, 1st AID CPR.

KEY PROJECTS

ADOT

67th Ave Missouri Ave to Cholla Street \$4,375,110.00

Project Currently Ongoing

Role: Project Superintendent

Project consisted of installation of bicycle facilities along 67th Avenue. Includes signing and striping improvements, curb, gutter, median and sidewalk modifications.

SR 69 and Spring Lane Intersection \$590,280.75

Project Completed September 2021

Role: Project Superintendent

Project is located in Yavapai County on SR 69 between mileposts 265.00 and milepost 265.53, approximately 3.0 miles north of I-17. The work consists of installing a new traffic signal at Spring Lane intersection, and other related work.



MUNICIPAL

Bell Rd Reconstruction, 51st to 59th Avenues

\$3,976,663.49

Project Completed September 2021

Role: Project Superintendent

Project consisted of removing and replacing the existing pavement section. Includes valve and manhole adjusting and thermoplastic striping.

CMAR

Avondale CMAR 107th Ave and McDowell Rd

\$4,968,310.37

Project Completed October 2022

Role: Project Superintendent

Project consisted of new traffic signals and irrigation.

Roadway Improvements Avondale Blvd & Lower Buckeye Rd

\$77,756.67 (Pre-con)

Project Completed November 2023

\$1,408,553.87 (GMP 1)

Role: Project Superintendent

\$4,187,921.59 (GMP 2)

Project consisted of traffic signal and intersection roadway improvements.

PRIVATE

QuickTrip Services

\$509,690.00

Project Completed September 2022

Role: Project Superintendent

Project consisted of water and sewer services, irrigation, and pipe.



Ray Galaviz's Applied Prequalification Experience

Yes	All Classes Construction
Yes	Asphalt Concrete Paving
	Bridges
Yes	Buildings
	Chip Seal
Yes	Electrical
Yes	Grading & Draining
Yes	Guardrail/Fencing
Yes	Landscaping & Irrigation
Yes	Minor Concrete Structures
Yes	Miscellaneous Concrete (sidewalk, curb & gutter)
Yes	Pavement/Bridge Repair
Yes	Pavement Marking
Yes	Portland Cement Concrete Paving
Yes	Pump Stations & Pipelines
	Rest Areas
Yes	Signing
Yes	Underground

1-8 ARIZONA STATUTORY BID BOND

PROJECT CITY OF PAGE – DATE STREET MILL & OVERLAY

CITY CITY OF PAGE
697 VISTA AVENUE
PAGE, ARIZONA 86040

PURSUANT TO TITLE 34, ARIZONA REVISED STATUTES, (Penalty of this bond must not be less than 10% of bid amount), KNOW ALL MEN BY THESE PRESENTS THAT:

Combs Construction Company, Inc. (hereinafter "Principal"), as Principal, and Western Surety Company (hereinafter "Surety"), a corporation organized and existing under the laws of the State of South Dakota, with its principal offices in the City of Sioux Falls, 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 the City of Page, Arizona (hereinafter "Oblige"), in the sum of Ten Percent (10%) of the amount of the bid of Principal, submitted by Principal to Oblige for the work described below, for 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 the work titled above.

NOW, THEREFORE, if the Oblige shall accept the proposal of the Principal and the Principal shall enter into a contract with the Oblige in accordance with the terms of the proposal and give the bonds and insurance as specified in the standard specifications with good and sufficient surety for the faithful performance of this contract and for prompt payment of labor and materials furnished in the prosecution of this contract, or in the event of the failure of the Principal to enter into this contract and give the bonds and certificates of insurance, if the Principal pays to the Oblige the difference not to exceed the penalty of the bond between the amount specified in the proposal and such larger amount for which the Oblige 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 5th day of September, 2025.
Combs Construction Company, Inc.

By [Signature] (Principal)

Western Surety Company

By [Signature] (Surety)

Erin Brown, Attorney-In-Fact

City of Page
Date Street Mill & Overlay
August 20, 2025
Bidder's Initials LB

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

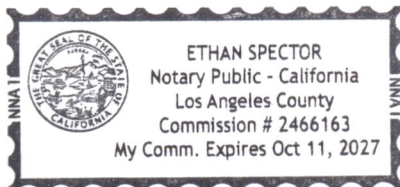
State of California)

County of Los Angeles)

On SEP 05 2025 before me, Ethan Spector, Notary Public
Date Here Insert Name and Title of the Officer

Personally appeared Erin Brown
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document _____ Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____
☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☒ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____

Signer Is Representing _____

Signer's Name _____
☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____

Signer Is Representing _____

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Marina Tapia, Janina Monroe, Tom McCall, Michelle Haase, Paul Boucher, Timothy J Noonan, Edward C Spector, Aidan Smock, Erin Brown, Charles R Teter III, Adriana Valenzuela, Simone Gerhard, B Aleman, Dennis Langer, K D Wapato, Lisa Marie Saumur, D Garcia, Jennifer Ochs, Martha Barreras, Ethan Spector, Individually

of Los Angeles, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 11th day of February, 2022.



WESTERN SURETY COMPANY

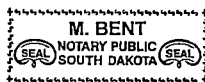
Paul T. Bruflat, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 11th day of February, 2022, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

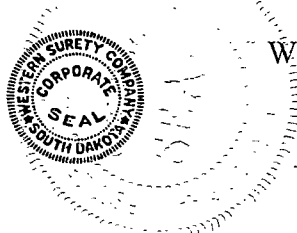
March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this SEP 05 2025 day of



WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Form F4280-7-2012

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Authorizing By-Law

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.



2 CONTRACT AGREEMENT DOCUMENTS

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2-1 NOTICE OF AWARD

PROJECT **CITY OF PAGE – DATE STREET MILL & OVERLAY**

CITY CITY OF PAGE
697 VISTA AVENUE
PAGE, ARIZONA 86040

CONTRACTOR _____

DATE _____, 2025

The City of Page, having duly considered the bid submitted on September 11, 2025 for the City of Page **CITY OF PAGE – DATE STREET MILL & OVERLAY** as outlined in the CONTRACT DOCUMENTS, and it appearing that your BID for performing the work is fair, equitable, and in the City's best interest, said BID is hereby accepted at the lump sum price contained therein, and in accordance with all terms, conditions, covenants, and provisions set forth in the CONTRACT DOCUMENTS.

In accordance with the terms of the CONTRACT DOCUMENTS, you are required to execute the formal CONTRACT and furnish the required Payment and Performance Bonds within ten (10) consecutive calendar days from and including the date of receipt of this Notice.

In addition, you are requested to furnish at the same time, the required certificates of insurance evidencing compliance with the requirements for insurance stated in the CONTRACT DOCUMENTS.

The Bid Bond submitted with your bid will be retained until the CONTRACT has been executed and the required Payment and Performance Bonds have been furnished and approved.

Kyle Christiansen
Director of Public Works
Airport Director

RECEIVED AND ACCEPTED BY CONTRACTOR:

By _____
Name _____
Date _____

2-2 CONTRACT

PROJECT **CITY OF PAGE – DATE STREET MILL & OVERLAY**

CITY CITY OF PAGE
697 VISTA AVENUE
PAGE, ARIZONA 86040

CONTRACTOR

The following CONTRACT contains terms and conditions which CONTRACTOR must be prepared to accept upon receipt of a Notice of Award. If a Bidder requests modification to any of the terms and conditions contained in the CONTRACT, these must be identified specifically with Bid submission; otherwise by submitting a Bid, the Bidder indicates that it is willing to enter into the CONTRACT as written. Failure to identify contractual issues of dispute may be the basis for the CITY disqualifying a Bidder. Any exceptions to terms, conditions, or other requirements must be clearly stated.

This Contract ("CONTRACT") is made and entered into by and between the City of Page, an Arizona municipal corporation, (hereinafter "CITY"), and _____ (hereinafter "CONTRACTOR").

IN CONSIDERATION of the mutual promises and agreements set forth herein, it is agreed by and between the CITY and CONTRACTOR, as follows:

1. CONTRACT DOCUMENTS. The following documents are hereby incorporated by reference into this CONTRACT, and shall be referred to as the CONTRACT DOCUMENTS:

A. Bid Documents to include the (1) Notice of Invitation for Bid; (2) Instructions to Bidders. (3) Bid Form; (4) Bid Schedules; (5) Contractor's Reference Page; (6) List of Subcontractors and Material Vendors; (7) Statement of Bidder Qualification; and (8) Arizona Statutory Bid Bond.

B. Contract Agreement Documents to include the (1) Notice of Award; (2) Contract; (3) Arizona Statutory Payment Bond; (4) Arizona Statutory Performance Bond; and (5) Notice to Proceed.

C. General Conditions

D. Technical Specifications

E. Addenda to the Plans and Specifications, if any

F. Project Construction Plans

G. Uniform Standard Specifications for Public Works Construction, latest edition as administered by the Maricopa Association of Governments.

City of Page
Date Street Mill & Overlay
August 20, 2025
Bidder's Initials 

The above-named documents are essential parts of this CONTRACT, and a requirement occurring in one is as binding as though occurring in all. They are intended to be complimentary and to describe and provide for a complete work. CONTRACTOR agrees to be bound by all terms, conditions, covenants, and obligations in the CONTRACT DOCUMENTS as if each were again fully set forth verbatim herein. In the event any document conflicts or contradicts this instrument, this instrument shall be controlled.

2. TIME. The date of commencement of the project shall be the date fixed in the "Notice to Proceed" issued by the City of Page. The Contract Time shall be measured from the date of commencement.

The CONTRACTOR shall achieve substantial completion of the entire project not later than 05/31/2025, subject to adjustments of this contract time with approval of the CITY. The Parties acknowledge that time is of the essence and that the completion of this project within the monetary and time constraints placed on the project is of utmost importance and CITY has considered and relied on CONTRACTOR'S representations as to its quality-of-service commitment in entering this CONTRACT. The Parties further recognize that quantified standards of performance are necessary and appropriate to ensure that the project is completed competently within budget and on time. The Parties further recognize that if CONTRACTOR fails to achieve the performance standards, CITY and its residents will suffer damage and that it is and will be impracticable and extremely difficult to ascertain and determine the exact amount of damages that CITY will suffer. Therefore, the Parties agree that in the event the CONTRACTOR fails to complete this CONTRACT on or before the completion date as specified herein, liquidated damage shall be assessed in the amount of \$250.00 per day that the CONTRACT remains unfinished. This amount represents a reasonable estimate of the amount of such damage considering all of the circumstances existing on the date of this CONTRACT, including the relationship of the sums to the range of harm to CITY and its residents that reasonably could be anticipated and recognition that proof of actual damage would be costly or inconvenient.

Permitting CONTRACTOR to continue and finish the Work or any part of it after the time fixed for its completion 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 Contract Documents, law or equity.

3. SUBSTANTIAL COMPLETION. When CONTRACTOR considers that the Work, phase or a portion thereof, which CITY agrees to accept separately, is substantially complete, CONTRACTOR shall prepare and submit to the CITY 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 Contract Documents.

Upon receipt of CONTRACTOR's Punch List, CITY will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the inspection by the CITY discloses any item, whether or not included on CONTRACTOR's Punch List, which is not sufficiently completed in accordance with the Contract Documents so that CITY can occupy or utilize the Work, phase or designated portion thereof for its intended use, CONTRACTOR shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by CITY. In such case, CONTRACTOR shall then submit a request for another inspection by CITY to determine Substantial Completion.

The CITY shall not issue a Certificate of Substantial Completion unless and until the Work (or separable units or phases as provided in the Contract Documents) is essentially and satisfactorily complete in accordance with the Contract 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/or all areas serving the general public, as applicable, shall 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/or 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 CITY, 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 shall 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 CONTRACT have been fulfilled by CONTRACTOR and same shall have also been approved and accepted by CITY, subject only to the Punch List items.

4. FINAL ACCEPTANCE. Unless otherwise expressly agreed to in writing by CITY, Final Acceptance must be obtained by no later than 30 calendar days after the date of Substantial Completion. Failure to timely obtain Final Acceptance will be a material breach of the CONTRACT.

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 shall be no partial acceptance. Final Acceptance shall 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.

5. PAYMENT. In consideration of the services specified in this CONTRACT, CITY agrees to pay CONTRACTOR in the manner hereinafter specified.

CONTRACTOR shall provide detailed documentation in support of requested progress payments in accordance with A.R.S. § 34-221. CITY shall then make payments in accordance with its obligation as provided by A.R.S. § 34-221(C). Any payments made shall not prevent the Owner from subsequently objecting to charges after payment therefore in appropriate cases, or from seeking reimbursement for any such charges. Retention will be in accordance with A.R.S. § 34-221(C).

Subject to all of CITY's rights to withhold or offset payment, and other rights under the CONTRACT, Final Payment including remaining retainage shall be paid only after:

- a. the 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, and complete "as-built" drawings have been delivered to CITY;
- 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; and
- d. CONTRACTOR delivers to CITY a Contractor Payment Request Form requesting Final Payment.

In no event shall the total payment(s) paid to the CONTRACTOR under this CONTRACT exceed \$149,200.00.

Nothing in this CONTRACT shall create any obligation on the part of CITY to pay or see to the payment of any money due any subcontractor, except as may be required by law. CONTRACTOR shall make all payments, in the time required, of all labor and materials furnished to CONTRACTOR in the course of the Work and shall promptly furnish evidence of such payments as CITY may require. CONTRACTOR shall pay when due all claims arising out of performance of the Work covered by this CONTRACT 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, against payment due from CITY to CONTRACTOR, or against any payment or performance bond, shall 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 CONTRACT, 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 ten (10) calendar 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.

6. SCOPE OF SERVICES. CONTRACTOR shall provide for CITY all labor, materials and equipment necessary to perform the Work provided for in the Contract Documents. All work shall be done in a skillful and workmanlike manner per specifications called for in the Contract Documents.

7. CONTRACTOR/SUBCONTRACTOR PERFORMANCE. CONTRACTOR shall perform the work in accordance with the terms of this CONTRACT and to the best of CONTRACTOR'S ability. CONTRACTOR agrees to exercise the skill and care, which would be exercised by comparable professional Contractors performing similar services at the time and in the locality such services are performed. Furthermore, CONTRACTOR shall perform the work or services in accordance with generally accepted methods and standards.

CONTRACTOR shall employ suitably trained and skilled personnel to perform all work or services under this CONTRACT. If failure to meet acceptable standards results in faulty work, CONTRACTOR shall undertake, at CONTRACTOR's own expense, corrective adjustments, modifications, or repair.

CONTRACTOR shall be fully responsible for all acts and omissions of its subcontractor(s) and of persons directly or indirectly employed by subcontractor(s).

8. INSURANCE. CONTRACTOR, at his own expense, shall purchase and maintain the herein stipulated minimum insurance with companies duly licensed and subject to legal process within the State of Arizona, possessing a current A.M. Best, Inc. Rating of A- or better.

All insurance required herein shall be maintained in full force and effect until all work or services required to be performed under the terms of this CONTRACT is satisfactorily completed; failure to do so may, at the sole discretion of CITY, constitute a material breach of this CONTRACT.

CONTRACTOR's insurance shall be primary insurance in regard to the CITY, and any insurance or self-insurance maintained by CITY shall not contribute to it. The insurance policies shall contain a waiver of transfer rights of recovery (subrogation) against CITY, its agents, officers, officials and employees for any claims arising out of CONTRACTOR's acts, errors, mistakes, omissions, work or services. The City shall be named as an additional insured.

Prior to commencing work or services under this CONTRACT, CONTRACTOR shall furnish the CITY with Certificates of insurance, or formal endorsements as required by this CONTRACT, issued by CONTRACTOR's insurer(s), as evidence that policies providing the required coverage, conditions and limits required herein are in full force and effect. All Certificates of Insurance shall be identified with the bid number and title.

If a policy does expire during the life of this CONTRACT, a renewal certificate must be sent to CITY fifteen days prior to the expiration date. Insurance required herein shall not expire, be cancelled, or materially changed without thirty (30) days written notice to CITY.

The CONTRACTOR shall carry at all times the following insurance coverage:

Comprehensive Commercial General Liability:

Limits: Combined single Limit Bodily Injury/Property damage- not less than \$1,000,000.

Automobile Liability:

Limits: Bodily Injury- \$250,000 each person
\$500,000 each occurrence

Property Damage- \$100,000 each occurrence

Workers' Compensation:

The CONTRACTOR shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over the Contractor's employees engaged in the performance of the work or services; and Employer's Liability insurance of not less than \$100,000 for each accident, \$100,000 disease for each employee, and \$500,000 disease policy limit.

In case any work is subcontracted, this CONTRACT will require the Subcontractor to provide Workers' Compensation and Employer's Liability to at least the same extent as required of this CONTRACTOR.

9. INDEMNIFICATION. To the fullest extent permitted by law, the CONTRACTOR shall indemnify and hold harmless the CITY and each council member, officer, employee or agent thereof (the CITY and any such person being herein called an "Indemnified Party"), for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but not limited to,

reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims") to the extent that such Claims (or actions in respect thereof) are caused by the negligent acts, recklessness or intentional misconduct of the CONTRACTOR, its officers, employees, agents, or any tier of subcontractor in connection with CONTRACTOR's work or services in the performance of this CONTRACT.

The amount and type of insurance coverage requirements set forth within this CONTRACT shall in no way be construed as limiting the scope of the indemnity as set forth herein.

10. INDEPENDENT CONTRACTOR STATUS. Both parties agree that: (a) the work contracted for in this CONTRACT falls within the distinct nature of CONTRACTOR'S business; (b) the nature of the work contained within this CONTRACT is specialized, and CITY has elected to contract out the work rather than attempt to perform the work with its current workforce; (c) CONTRACTOR is an incorporated business that possesses the personnel and materials necessary to perform the work; (d) the relationship of the work provided by CONTRACTOR has no relationship to the regular business conducted by CITY; (e) it is understood and agreed that CONTRACTOR is an independent contractor, and nothing herein contained shall constitute, create, give rise to, or otherwise recognize an employment relationship, joint venture, partnership, or formal business association or organization of any kind between the parties hereto, other than as contracting parties, nor shall CONTRACTOR or any subcontractor, or any employee of CONTRACTOR or any subcontractor be deemed to be employed by CITY or entitled to any remuneration or other benefits from the CITY, other than as set forth in this CONTRACT.

11. ASSIGNMENT. CONTRACTOR shall not assign its rights to this CONTRACT, in whole or in part, without prior written approval of CITY. Approval may be withheld at the sole discretion of CITY, provided that such approval shall not be unreasonably withheld.

12. AUTHORITY TO CONTRACT. CONTRACTOR warrants its right and power to enter into this CONTRACT. If any court or administrative agency determines that CITY does not have authority to enter into this CONTRACT, CITY shall not be liable to CONTRACTOR or any third party by reason of such determination or by reason of this CONTRACT.

13. CANCELLATION FOR CONFLICT OF INTEREST. This CONTRACT is subject to cancellation for conflict of interest pursuant to A.R.S. § 38-511, the pertinent provisions of which are incorporated into this CONTRACT by reference.

14. TERMINATION OF CONTRACT FOR CAUSE. If, through any cause, CONTRACTOR shall fail to fulfill in timely and proper manner its obligations under this CONTRACT, or if CONTRACTOR shall violate any of the covenants, provisions, or stipulations of this CONTRACT, CITY shall thereupon have the right to terminate this CONTRACT by giving written notice to CONTRACTOR of such termination and specifying the effective date thereof, at least ten (10) days before the effective date of such termination.

In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by CONTRACTOR shall, at the option of CITY, become its property and CONTRACTOR shall be paid an amount based on time and expenses incurred by CONTRACTOR prior to the termination date; however, no payment shall be allowed for anticipated profits on unperformed work or services. Notwithstanding the above, CONTRACTOR shall not be relieved of liability to CITY for damages sustained by CITY by virtue of any breach of this CONTRACT by CONTRACTOR and CITY may withhold payments to CONTRACTOR for purpose

of set-off until such time as the exact amount of damages due the CITY from CONTRACTOR are determined.

15. TERMINATION FOR CONVENIENCE. CITY may terminate this CONTRACT at any time by giving written notice to CONTRACTOR of such termination and specifying the effective date thereof, at least thirty (30) days before the effective date of such termination. If this CONTRACT is terminated by CITY as provided herein, CONTRACTOR shall be paid an amount based on the time and expense incurred by CONTRACTOR prior to the termination date, however, no payment shall be allowed for anticipated profit on unperformed work or services.

16. NON-APPROPRIATION OF FUNDS. Notwithstanding any other provision of this CONTRACT, this CONTRACT may be terminated without penalty to the CITY, if for any reason there are not sufficient appropriated and available monies for the purpose of maintaining CITY or other public entity obligations under this CONTRACT. CITY shall have no further obligation to CONTRACTOR, other than to pay for services rendered prior to termination.

17. REMEDIES. Either party may pursue any remedies provided by law for breach of this CONTRACT. No right or remedy is intended to be exclusive of any other right or remedy and each shall be cumulative and in addition to any other right or remedy existing at law or at equity or by virtue of this CONTRACT.

18. WAIVER. Failure of either party to insist on one or more instances upon the full and complete compliance with any of the terms or provisions of this CONTRACT to be performed on the part of the other, or to take any action permitted as a result thereof, shall not be construed as a waiver or relinquishment of the right to insist upon full and complete performance of the same, or any other covenant or condition, either in the past or in the future. The Acceptance by either party of sums less than may be due and owing it at any time shall not be construed as an accord and satisfaction.

No failure of the CITY during the progress of the work to discover or reject materials or work not in accordance with this CONTRACT shall be deemed an acceptance of, or a waiver of, defects in work or materials. No payment shall be construed to be an acceptance of work or materials which are not strictly in accordance with the CONTRACT.

19. CHOICE OF LAW/VENUE. The CONTRACT and all Contract Documents shall be deemed to be made under, and shall 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 CONTRACT or to obtain any remedy with respect hereto shall be brought in the Superior Court, Coconino County, Arizona, and for this purpose, each party hereby expressly and irrevocably consents to the jurisdiction and venue of such Court.

20. ENTIRE AGREEMENT. This CONTRACT constitutes the entire agreement between the parties pertaining to the subject matter hereof, and all prior or contemporaneous agreements and understandings, oral or written, are hereby superseded and merged herein. This CONTRACT may be modified, amended, altered or extended only by a written amendment signed by the parties. Additionally, nothing in the CONTRACT shall be deemed to guarantee CONTRACTOR a minimum amount of rentals, services, or business to the CITY.

21. A.R.S. § 41-4401. The contractor warrants compliance with all Federal immigration laws and regulations relating to employees and subcontractors and warrants its compliance with A.R.S. § 41-4401 including the E-verify program. A breach of this section shall be deemed a material breach of the CONTRACT that is subject to penalties up to and including termination of the CONTRACT. CITY

City of Page
Date Street Mill & Overlay
August 20, 2025
Bidder's Initials 

retains the legal right to inspect the papers of CONTRACTOR or any subcontractor employee who works on the CONTRACT to ensure compliance with this provision.

22. CONSTRUCTION OF THIS CONTRACT. This CONTRACT shall be construed and interpreted according to its plain meaning, and no presumption shall be deemed to apply in favor of, or against the party drafting this CONTRACT. The parties acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in the review of and entry into this CONTRACT.

23. NOTICES. All notices, requests, demands, payments and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or sent by overnight carrier to the following address on the date received:

City of Page

Contractor:

697 Vista Avenue
P.O. Box 1180
Page, Arizona 86040

24. A.R.S. § 35-393. Pursuant to A.R.S. § 35-393 et seq., CONTRACTOR certifies that it is not currently engaged in, and agrees for the duration of this CONTRACT not to engage in, a boycott of Israel.

25. NO THIRD-PARTY BENEFICIARIES. Nothing under the Contract Documents shall be construed to give any rights or benefits in the Contract Documents to anyone other than CITY and CONTRACTOR, and all duties and responsibilities undertaken pursuant to the Contract 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 Contract Documents.

26. SEVERABILITY. If any provision of the Contract Documents or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of the affected provision, the remainder of the Contract Documents, and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

27. Pursuant to A.R.S. §35-394, CONTRACTOR certifies that it does not currently, and agrees for the duration of the CONTRACT that it will not, use:

- A. The forced labor of ethnic Uyghurs in the People's Republic of China.
- B. Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.
- C. 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.

If CONTRACTOR becomes aware during the term of the CONTRACT that it is not in compliance with the written certification, CONTRACTOR shall notify the CITY within five business days after becoming aware of the noncompliance. If CONTRACTOR does not provide the CITY with a written certification that CONTRACTOR has remedied the noncompliance within one hundred eighty days after notifying the CITY of the noncompliance, the CONTRACT terminates.

IN WITNESS WHEREOF, the parties have executed this CONTRACT on the dates set forth below.

City of Page

An Arizona municipal corporation

By: _____

Date _____

Attested By:

Cindy Scott, City Clerk

Contractor:

By: _____

Date: _____

Approved as to Form:

City Attorney

2-3 ARIZONA STATUTORY PAYMENT BOND

PROJECT **CITY OF PAGE – DATE STREET MILL & OVERLAY**

CITY **CITY OF PAGE**
 697 VISTA AVENUE
 PAGE, ARIZONA 86040

PURSUANT TO TITLE 34, ARIZONA REVISED STATUTES, (Penalty of this bond must be 100% of this CONTRACT 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 offices 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 the City of Page, Arizona (hereinafter "Oblige"), in the amount of \$_____, 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 a certain written CONTRACT with Oblige, dated the ____ day of _____, 20 , for the work titled above, which contract is hereby referred to and made part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THE OBLIGATION IS SUCH, that the Principal promptly pays all monies 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 the contract, 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 shall 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 shall recover as part of the judgment reasonable attorney fees that may be fixed by the court.

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

By _____ (Principal)

By _____ (Surety)

City of Page
Date Street Mill & Overlay
August 20, 2025
Bidder's Initials f

2-4 ARIZONA STATUTORY PERFORMANCE BOND

PROJECT CITY OF PAGE – DATE STREET MILL & OVERLAY

CITY CITY OF PAGE
697 VISTA AVENUE
PAGE, ARIZONA 86040

PURSUANT TO TITLE 34, ARIZONA REVISED STATUTES, (Penalty of this bond must be 100% of this CONTRACT 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 offices 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 the City of Page, Arizona (hereinafter "Oblige"); in the
amount of \$_____, 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 a certain written CONTRACT with the Oblige, dated the
day of _____, 20, for the work titled above, which contract is hereby referred to
and made hereof as fully and to the same extent as if copied at length herein.

WHEREAS, payment shall be made by Surety to Oblige upon failure of Principal to faithfully
perform and fulfill all the undertakings, covenants, terms, conditions and agreements of the
Contract regarding the performance of the contract and presentation of such to Surety by a claim,
which has been prepared and signed by the Obliger's representative and witnessed by a notary,
stating that: "The Principal is in default, such condition has existed for over 90 days, and the
Oblige is hereby exercising its rights under bond no. _____."

NOW, THEREFORE, THE CONDITION OF THE OBLIGATION IS SUCH that the principal
faithfully performs and fulfills all of the undertakings, covenants, terms, conditions and
agreements of the contract during the original term of the contract and any extension of the
contract, with or without notice to the Surety, and during the life of any guaranty required under
the contract, and also performs and fulfills all of the undertakings, covenants, terms, conditions
and agreements of all duly authorized modifications of the contract 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 shall 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 shall recover as part of the judgment reasonable
attorney fees that may be fixed by the court.

City of Page
Date Street Mill & Overlay
August 20, 2025
Bidder's Initials: 

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

By _____ (Principal)

By _____ (Surety)

2-5 NOTICE TO PROCEED

PROJECT CITY OF PAGE – DATE STREET MILL & OVERLAY

CITY CITY OF PAGE
697 VISTA AVENUE
PAGE, ARIZONA 86040

CONTRACTOR _____

DATE _____

You are hereby authorized to proceed with work effectively _____ 2025 and fully complete all work for this Project by December 31, 2025. Liquidated damages of Two Hundred Fifty Dollars (\$250.00) per day are applicable for each day past December 21, 2025, for which work on this Project is not complete, unless otherwise provided.

Kyle Christiansen
Director of public works

RECEIVED AND ACCEPTED BY CONTRACTOR:

By _____
Name _____
Date _____

3 GENERAL CONDITIONS

3-1	GENERAL CONDITIONS.....	35
-----	-------------------------	----

3-1 GENERAL CONDITIONS

The following Provisions are general in scope and may refer to conditions which will not be encountered in the performance of THE WORK included in this CONTRACT and which are not applicable thereto. Any requirements, provisions or other stipulation of these General Conditions which pertain to a non-applicable condition shall be excluded from the scope of this CONTRACT.

1. **DEFINITIONS.** Whenever in these Bid Documents, or in any document of instruction where these Bid Documents govern, the following terms or pronouns in place of them are used, the intent and meaning shall be interpreted as follows:

Bid: The offer of the BIDDER for the work when properly made out on forms containing the Bid Form supplied by CITY and properly submitted signed and guaranteed.

Bid Documents: Consists of all CONTRACT DOCUMENTS and may be used interchangeably with said term.

Bidder: Any individual, firm or corporation, qualified as herein provided, legally submitting a Bid for the work contemplated, acting directly or through an authorized representative.

City: The CITY of Page, an Arizona municipal corporation.

Construction Documents: The drawings, technical plans, and specifications, supplementary general and/or special conditions for THE WORK.

Contract: The written agreement covering the performance of THE WORK and the furnishing of labor, equipment, and materials in the construction for THE WORK.

Contract Documents: Includes the Notice of Invitation for Bid, Definitions, Scope of Work and/or Plans, Drawings, and Technical Specifications, Instructions to Bidders, General Conditions, Special Conditions (if any), Arizona Statutory Bid Bond, Arizona Statutory Performance Bond, Arizona Statutory Payment Bond, Contract, Contractor's Reference List, List of Subcontractors & Material Vendors, Statement of Bidder Qualifications, Bid Form, Notice of Award, and Notice to Proceed.

Contractor: The successful BIDDER selected by the Council that enters the CONTRACT to perform THE WORK.

Extra Work: Work, including materials, for which no price agreement is contained in the CONTRACT, and which is deemed necessary for the proper completion of the work.

Notice of Award: The official written notice from CITY to the BIDDER selected by CITY to perform THE WORK.

Notice to Proceed: The official written notice from CITY to CONTRACTOR to begin performance of THE WORK.

Responsible Bidder: A BIDDER determined by CITY:

- A. To have the ability, capability, experience and skill to provide the goods and/or services in accordance with the bid specifications.
- B. To have the ability to provide the goods and/or services promptly, or within the specified time, without delay or interference.
- C. To have equipment, facilities and resources of such capacity and location to enable the BIDDER to provide the goods and/or services.
- D. To be able to provide future maintenance, repair, parts and service for the use of the goods purchased, when applicable.
- E. To have the quality and adaptability of the materials, supplies or services required or necessary to the particular use; and
- F. To possess the financial resources to perform the CONTRACT.

Responsive Bidder: A BIDDER determined by CITY to have submitted a bid that conforms in all material respect to the requirements of the BID DOCUMENTS.

Special Conditions: Additional conditions to the General Conditions, which are conditions or requirements peculiar to the project under consideration. In the event Special Conditions conflict with the General Conditions, the Special Conditions shall be controlled.

Surety: The corporate body, who is primarily liable, agrees to be responsible for the payment of all debts pertaining to the acceptable performance of the work for which the CONTRACTOR has contracted.

Work: All the work or services, including the labor and materials, specified in the CONTRACT DOCUMENTS.

2. CERTIFICATION. By signature of the Bid Form, BIDDER certifies:

- A. The submission of the BID did not involve collusion or other anti-competitive practices.
- B. The BIDDER shall not discriminate against any employee, or applicant for employment in violation of Federal Executive Order 11246, or A.R.S. § 31-1461 et seq.
- C. The BIDDER has not given, offered to give, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with the submitted BID.
- D. The BIDDER submitting the offer hereby certifies that the individual signing the BID is an authorized agent for the BIDDER and has authority to bind the BIDDER to the CONTRACT.
- E. That no person has been employed or retained to solicit or secure this CONTRACT upon an agreement or understanding for a commission, percentage, brokerage or contingency fee, and that no member of the CITY Council or CITY employee has any interest, financial or otherwise, in the Contracting firm.

3. COMPLIANCE WITH LAW. The CONTRACTOR, in the execution of THE WORK, shall conform to all applicable Federal, State, and local laws, rules and regulations. If the CONTRACTOR observes that the CONTRUCTION DOCUMENTS are at variance therewith, it shall promptly notify CITY in writing, and any necessary changes shall be made as provided in this CONTRACT

for changes in work. CONTRACTOR shall bear all costs arising from work carried out contrary to such laws, rules and regulations, and without such notice to CITY.

4. LICENSES. THE WORK to be performed under the CONTRACT will be subject to the provisions on Title 34 of the Arizona Revised Statutes (A.R.S. § 34-101 through 34-461, as amended), if applicable. All BIDDERS and their subcontractors shall be duly licensed to perform THE WORK at the time the BID is submitted pursuant to all applicable laws, rules and regulations. At all times thereafter, while performing THE WORK, CONTRACTOR shall maintain in status all the licenses, permits, certifications, approvals and authorizations necessary to perform all obligations as set forth in the BID DOCUMENTS. It shall be the CONTRACTOR's responsibility to verify that its subcontractors have all appropriate licenses, permits, certifications, approvals and authorizations prior to their performing CITY of Page work on behalf of the CONTRACTOR.

5. PROVISIONS REQUIRED BY LAW. All applicable Federal, State and local laws, rules and regulations of all authorities having jurisdiction over construction for the project shall apply to the CONTRACT throughout, and they shall be deemed to be included in the CONTRACT the same as if each were fully set forth verbatim herein. Contractors shall be familiar with and always shall observe the said laws, rules and regulations.

6. CHANGE ORDERS FOR CHANGED OR EXTRA WORK. The CITY reserves the right at any time during the progress of THE WORK to make necessary alterations of, deviations from, additions to, or deletions from the CONTRACT, or may require the performance of EXTRA WORK neither covered by the specifications nor included in the BID, but forming a part of THE WORK contracted for; provided however, the CONTRACTOR shall not proceed with any such change or EXTRA WORK without a written CHANGE ORDER approved by the CITY. Adjustments, if any, in the amount to be paid to the CONTRACTOR by reason of any such change shall be agreed upon by the Parties prior to issuance of the CHANGE ORDER.

No demand for any changed or EXTRA WORK of any kind shall be allowed unless the work is ordered and approved in writing by the CITY in the form of a CHANGE ORDER. No anticipated profits shall be allowed for work deleted.

In the event any written instructions appear to the CONTRACTOR to involve a change or EXTRA WORK for which, in his opinion, he should receive extra compensation, he shall make a written request to the Department Director named herein, or his properly authorized agent, for a written CHANGE ORDER. The matter shall then be submitted to the CITY for final determination as to whether a change or EXTRA WORK was involved, and if so, the amount is due to the CONTRACTOR. Any claim for extra cost pursuant to this provision, together with supporting documents and receipts must be filed within ten (10) consecutive calendar days after performing the work, for which the extra cost is claimed.

If CONTRACTOR, in the course of THE WORK, finds any discrepancy between the CONSTRUCTION DOCUMENTS and the physical conditions of the locality, or any errors or omissions in the CONSTRUCTION DOCUMENTS or in the layout as given by points and instructions, it shall be CONTRACTOR's duty to immediately inform CITY, in writing, and CITY shall promptly verify the same. Any work done after such discovery, until authorized in writing, shall be done at CONTRACTOR's risk.

7. PROTECTION OF WORK/PROPERTY. The CONTRACTOR, at no additional expense to CITY, shall always safely guard and protect Contractor's own work; provide, erect, and maintain suitable barriers around all excavations or obstructions to prevent accidents; and provide, place and maintain during the night sufficient lights, signals, and signs for this purpose on or near the work. The CONTRACTOR shall always, until its completion and final acceptance, protect his work apparatus, equipment, and material from accidental or other damage; and make any good any damage thus occurring at no additional cost to CITY.

The CONTRACTOR, at no additional expense to the CITY, shall always be responsible for the preservation of all public and private property on the surface and subsurface, along and adjacent to the work and shall conduct its operations to ensure the prevention of injury or damage thereto. In the event damage or injury is done to public or private property on account of any act, omission, neglect, or misconduct in the execution of THE WORK, such property shall be restored by CONTRACTOR.

CONTRACTORS shall exercise care to protect all water lines, sanitary sewer lines, gas mains, telephone cables, electric cables, services pipes, and all other utilities and fixtures which may be encountered during the progress of work. All utilities and other service facilities or fixtures if damaged shall be repaired by CONTRACTOR without additional compensation.

Until written final acceptance of the work by CITY, CONTRACTOR shall be responsible for and take every precaution against injury or damage to any part of THE WORK from any cause, whether arising from the execution or non-execution of THE WORK. CONTRACTOR shall rebuild, repair, restore, and make good all injuries or damages of any portion of THE WORK occasioned by any cause, except for negligence or willful misconduct of the CITY, before final acceptance and shall bear the expense thereof.

8. SUBCONTRACTS. CONTRACTOR agrees that it is fully responsible to CITY for the acts and omissions of its subcontractors and of people either directly or indirectly employed by them, as it is for the acts and omissions of people directly employed by it.

9. CLEAN UP. CONTRACTOR shall, as directed by CITY, remove from CITY's property and from all public and private property, at its own expense, all temporary structures, rubbish, and waste materials resulting from its operation. All surplus materials and all materials and equipment removed and not reused as a condition of this CONTRACT shall remain or become the property of the CONTRACTOR, unless otherwise so stated in writing.

10. CITY'S RIGHT TO DO WORK. If CONTRACTOR should neglect to prosecute THE WORK properly or fail to perform any provision of this CONTRACT, CITY, after notice to CONTRACTOR, may, without prejudice to any other remedy it may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due CONTRACTOR.

11. SCHEDULES. CONTRACTOR shall submit at such times as may be requested by CITY, schedules which shall show the order in which CONTRACTOR proposes to carry on THE WORK with dates at which CONTRACTOR shall start the several parts of THE WORK and estimated dates of completion of the several parts.

12. OWNERSHIP OF DOCUMENTS. All original drawings, boring logs, field data, estimates, field notes, plans, specifications, documents, reports, calculations, maps and models, and other

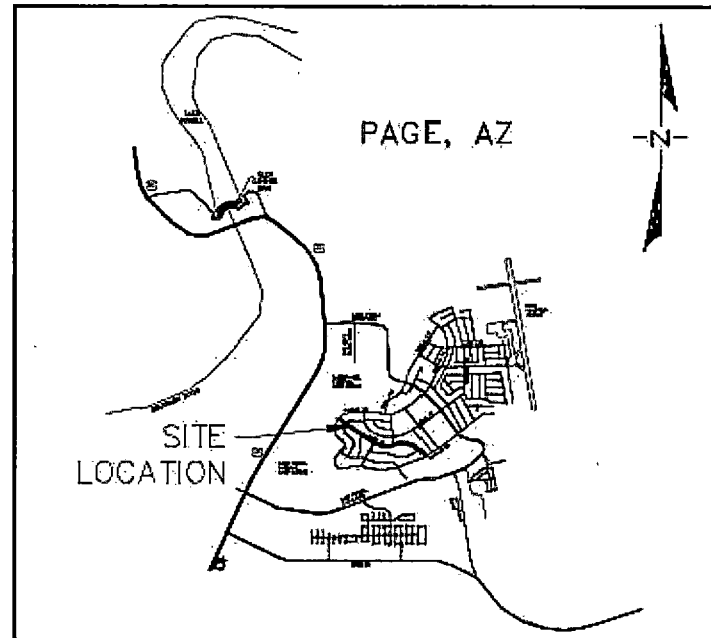
information developed by CONTRACTOR under this CONTRACT shall vest in and become the property of CITY and shall be delivered to CITY upon completion or termination of the services, but CONTRACTOR may retain record copies thereof.

13. INSPECTION OF WORK. CITY representatives shall always have access to THE WORK wherever it is in preparation or progress. If the specifications, CITY's instructions, laws, ordinances, or any public authority require any work to be specifically tested or approved, CONTRACTOR shall give CITY timely notice of its readiness for inspection and if the inspection is by an authority other than CITY, of the date fixed for such inspection. Inspections by CITY shall be promptly made, and where practicable at the source of the supply. If any work should be covered up without approval or consent of CITY, it must, if required by CITY, be uncovered for inspection at CONTRACTOR's expense.

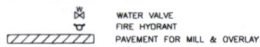
Re-examination of the work questioned may be ordered by CITY, and if so, ordered the work must be uncovered by CONTRACTOR. If such work is found to be in accordance with the BID DOCUMENTS, CITY shall pay the costs of re-examination and replacement. If such work is found not to be in accordance with the BID DOCUMENTS, the CONTRACTOR shall pay such costs.

4 CONSTRUCTION PLANS:

4-1 MAP



LEGEND

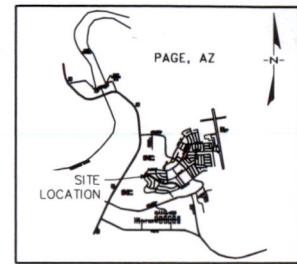
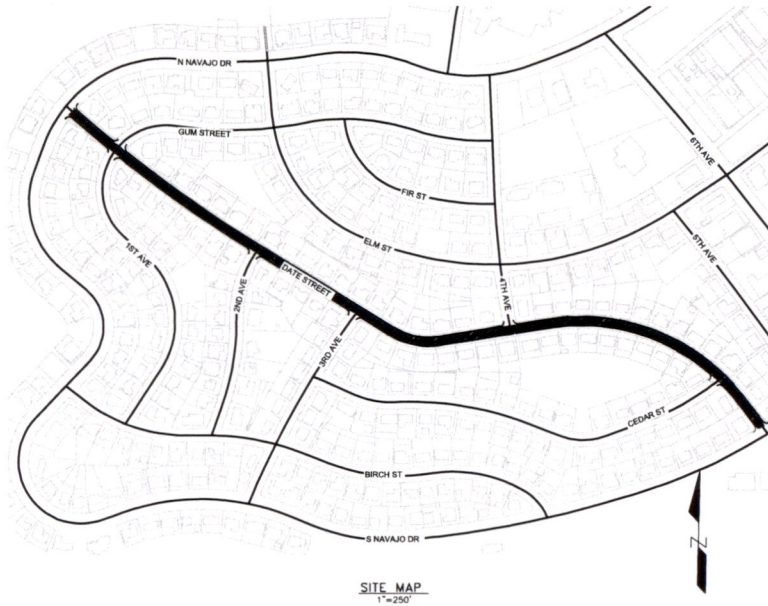


CITY OF PAGE DATE STREET IMPROVEMENT PLANS

A PROPOSED IMPROVEMENT IN THE NORTH HALF OF SECTION 31, TOWNSHIP
41 NORTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
COCONINO COUNTY, ARIZONA

SHEET INDEX

- | | |
|-----|---------------|
| 1 | COVER SHEET |
| 2 | NOTES SHEET |
| 3 | DETAILS SHEET |
| 4-5 | PLAN SHEETS |



VICINITY MAP
NOT TO SCALE

UTILITY ACKNOWLEDGEMENT

BY LETTER	05/14/2025
PAGE ELECTRIC UTILITY	DATE
BY LETTER	05/14/2025
ALLIANT GAS	DATE
BY LETTER	05/14/2025
CENTURYLINK	DATE
BY LETTER	05/14/2025
SOUTH CENTRAL UTAH TELEPHONE ASSOCIATION	DATE

CITY OF PAGE APPROVAL

CITY ENGINEER	DATE
PUBLIC WORKS DIRECTOR	DATE

CONCEPT APPROVAL

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY. THE CITY SHALL NOT BE LIABLE FOR ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD (EOR).

AUTHORIZATION TO CONSTRUCT

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE CONTRACTOR CAN COMMENCE. UNSIGNED, THESE PLANS HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY REVIEW AND APPROVAL.

OWNER
CITY OF PAGE
697 VISTA AVENUE
PAGE, AZ 86040
(928) 645-8861

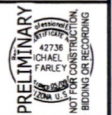
ENGINEER
THE ARDURRA GROUP
124 N. ELDON ST.
FLAGSTAFF, AZ 86001
(928) 774-4636



SURVEY CONTROL NOTE
BASIS OF BEARINGS: GEODETIC NORTH DERIVED FROM GPS OBSERVATIONS.
THE LABELED BEARING BETWEEN ANY TWO POINTS SHOWN HEREON MAY BE USED AS A BASIS OF BEARINGS.
BASIS OF ELEVATION: NAVD83.

NO. DATE BY REVISION

0000771000
0000771000
FLAGSTAFF, AZ 86001
www.ardurra.com



CITY OF PAGE
DATE STREET IMPROVEMENT PLANS
COVER SHEET

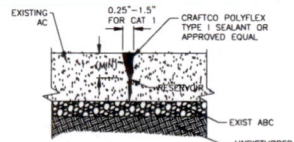
JOB NO.	222132
DESIGN BY:	TD
DRAWN BY:	TD
CHECKED:	MF
DATE	APRIL 2025
DWG.	1
SHEET	5
DATE	APRIL 2025

PAGE, ARIZONA
COCONINO COUNTY

PLOTTED: Jun 03, 2025 4:29pm FILE: P:\2022\22213\PHASE 7087 - DATE ST03-PROD-03-DWG\SCD\S\222132 - DETAILS DWG ADA\VIS

NOTES:

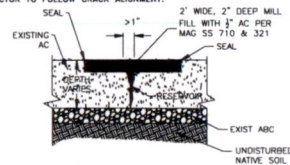
1. CRACK TO BE CLEANED PRIOR TO PLACING SEALANT MATERIAL PER MAG SS 337.
2. CRACK TO BE FILLED FLUSH WITH EXISTING PAVEMENT.
3. CRACK TO BE FILLED IN COLD WEATHER IF PRACTICAL (PAVEMENT TEMPERATURE GREATER THAN OR EQUAL TO 40°F).



DETAIL 3-1: PAVEMENT SMALL CRACK REPAIR
FOR CRACKS 1/2" TO 1" WIDE
NOT TO SCALE

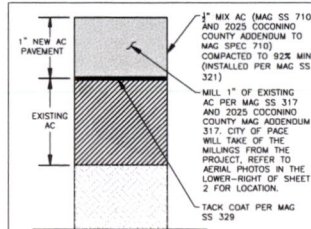
NOTES:

1. CRACK TO BE CLEANED PRIOR TO PLACING SEALANT MATERIAL PER MAG 55 337.
2. CRACK TO BE FILLED FLUSH WITH EXISTING PAVEMENT.
3. FILL RESERVOIR WITH CRACK SEALANT PER MAG STANDARD SPECIFICATION 337.4.4
4. CONTRACTOR TO FOLLOW CRACK ALIGNMENT.



DETAIL 3-2: PAVEMENT LARGE CRACK REPAIR
FOR CRACKS 1" OR GREATER (IF NEEDED)

NOT TO SCALE



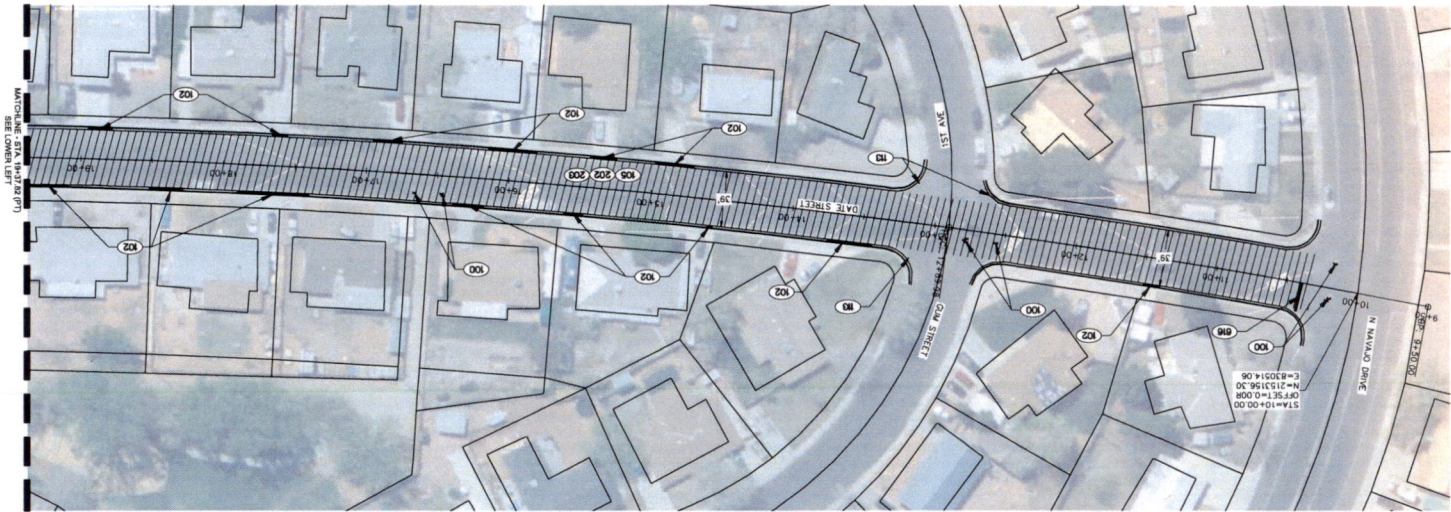
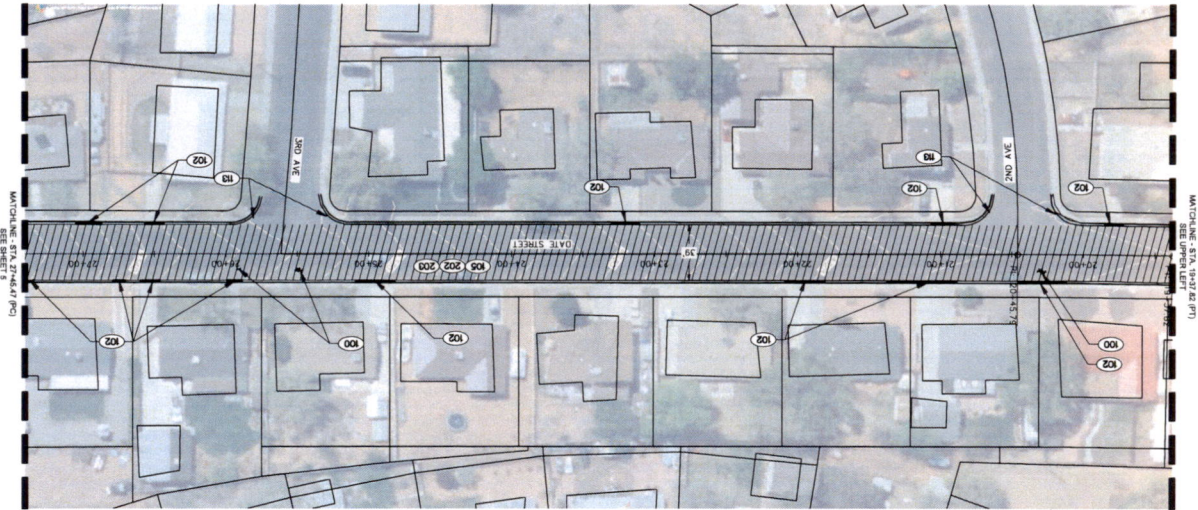
DETAIL 3-3: PAVEMENT SECTION
MILL & REPLACE
NOT TO SCALE



CONCRETE FILLETS
PROTECT UNDERLYING CURB/GUTTER CONCRETE IN PLACE



DWG. NO.	3	JOB NO.	222132	CITY OF PAGE DATE STREET IMPROVEMENT PLANS DETAILS SHEET		 ARDURRA CONSULTANTS ENGINEERS & ARCHITECTS	O. 628.773.0346 10000 W. WILSON AVE FLAGSTAFF, AZ 86001 www.ardurra.com	NO.	DATE	BY	REVISION
COCONINO COUNTY				PAGE, ARIZONA							
DATE: APRIL 2025											
SHEET 5											

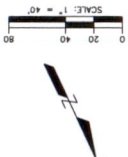


CRACKS WILL BE EVALUATED AFTER THE MILLING TO
DETERMINE CRACK REPAIRS. CRACK REPAIRS WILL OCCUR
PRIOR TO PLACEMENT OF FINAL AC LIFT (TYP.)

PAVEMENT FOR MILL & OVERLAY

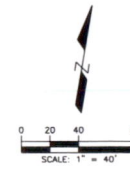
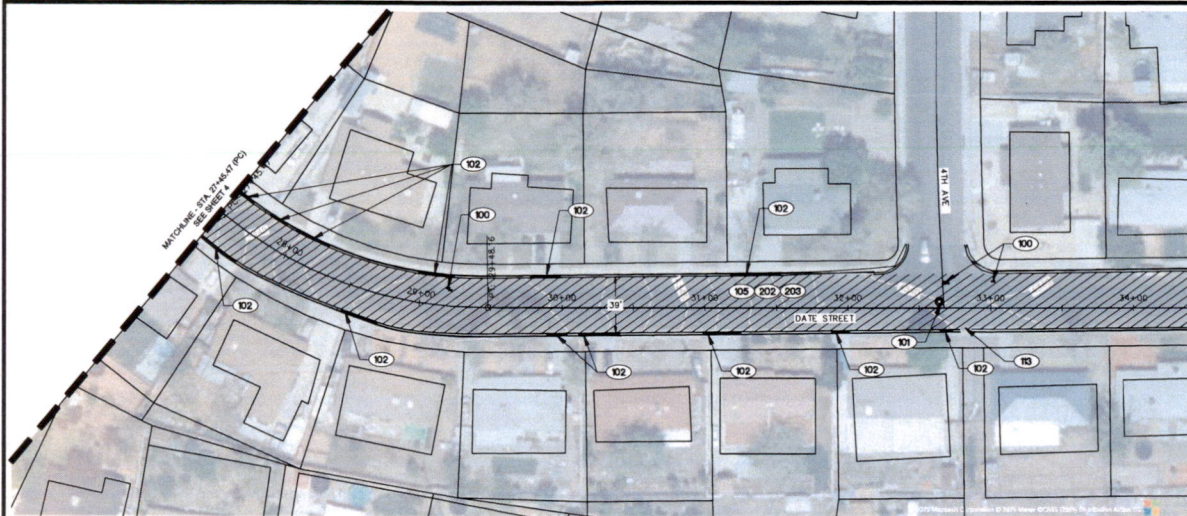
- 100 PROTECT EXISTING WATER VALVE IN PLACE. REFER TO MAG
STANDARD SPECIFICATIONS 345 AND MAG STANDARD DETAIL
391-1 & 392-2 FOR VALVE BOX RE-ADJUSTMENT. (IF
DAMAGE TO EX. VALVE LID/COVER OCCURS.)
- 101 PROTECT EXISTING SURVEY MONUMENT IN PLACE. REFER TO
MAG STANDARD SPECIFICATIONS 345 AND MAG STANDARD
DETAIL 391-1 & 392-2 FOR SURVEY COVER RE-ADJUSTMENT. (IF
DAMAGE TO EX. VALVE LID/COVER OCCURS.)
- 102 REMOVE CONCRETE FILL AT DRIVEWAY AND DISPOSE OF
MATERIAL OFF-SITE.
- 103 PROTECT EXISTING ASPHALT PER DETAIL 3-3 ON SHEET 3.
- 104 PROTECT EXISTING STORM INLET GATE IN PLACE.
- 105 OVERLAY ASPHALT PER DETAIL 3-3 ON SHEET 3.
- 106 SMALL CRACK REPAIR EXISTING PAVEMENT PER DETAIL
3-3 ON SHEET 3.
- 107 REFACE ALL PAVEMENT MARKINGS TO MATCH EXISTING
LOCATION, SIZE AND TYPE PER ADOT STANDARD
SPECIFICATIONS SECTION 706. CONTRACTOR SHALL INVENTORY
EXISTING PAVEMENT MARKINGS AT BEGINNING OF PROJECT.
- 108
- 109
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CONSTRUCTION NOTES



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PLOTTED: Jun 03, 2025 4:39pm

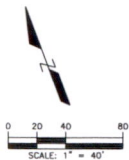
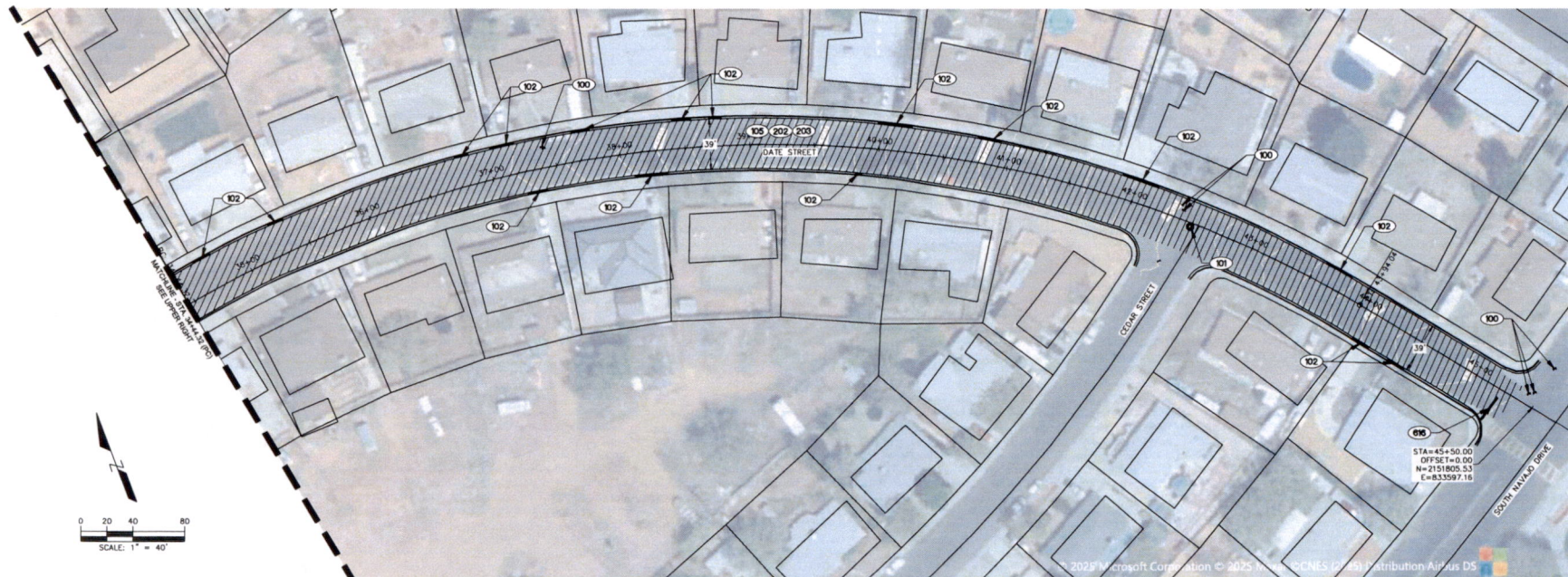


CONSTRUCTION NOTES PUBLIC IMPROVEMENTS

- 100 PROTECT EXISTING WATER VALVE IN PLACE. REFER TO MAG STANDARD SPECIFICATIONS 345 AND MAG STANDARD DETAIL 391-1 & 392-2 FOR VALVE BOX RE-ADJUSTMENT. (IF DAMAGE TO EX. VALVE LID/COVER OCCURS.)
- 101 PROTECT EXISTING SURVEY MONUMENT IN PLACE. REFER TO MAG STANDARD SPECIFICATIONS 345 AND MAG STANDARD DETAIL 391-1 & 392-2 FOR SURVEY COVER RE-ADJUSTMENT. (IF DAMAGE TO EXISTING SURVEY LID/COVER OCCURS.)
- 102 REMOVE CONCRETE FILLET AT DRIVEWAY AND DISPOSE OF MATERIAL OFFSITE.
- 105 MILL EXISTING ASPHALT PER DETAIL 3-3 ON SHEET 3.
- 110 PROTECT EXISTING STORM INLET GRATE IN PLACE.
- 202 OVERLAY ASPHALT PER DETAIL 3-3 ON SHEET 3.
- 203 SMALL CRACK REPAIR EXISTING PAVEMENT PER DETAIL 3-1 ON SHEET 3.
- 616 REPLACE ALL PAVEMENT MARKINGS TO MATCH EXISTING LOCATION, SIZE AND TYPE PER ADOT STANDARD SPECIFICATIONS SECTION 708. CONTRACTOR SHALL INVENTORY EXISTING PAVEMENT MARKINGS AT BEGINNING OF PROJECT.

 PAVEMENT FOR MILL & OVERLAY

*CRACKS WILL BE EVALUATED AFTER THE MILLING TO DETERMINE SEALING NEEDS. CRACK REPAIR WILL OCCUR PRIOR TO PLACEMENT OF FINAL AC LIFT (TYP.).



100% PLANS

Contact Arizona 811 at least two full working days before you begin excavation.

ARIZONA 811

Call 811 or click Arizona811.com

REVISION		BY		DATE	
CITY OF PAGE DATE STREET IMPROVEMENT PLANS PLAN SHEETS					
PRELIMINARY 42736 MICHAEL FARLEY NOT FOR CONSTRUCTION, BIDDING OR RECORDING					
COCOONING COUNTY PAGE, ARIZONA					
JOB NO.	222132	DESIGN BY:	TD	TD	
DWG.	5	DRAWN BY:	TD	MF	
SHEET		CHECKED:			
DATE	APRIL 2025	DATE			
CF	5				



NOTICE OF ADDENDUM

Date: 8/26/2025

RE: DATE STREET MILL & OVERLAY

The original publication contained an incorrect completion date. The correct completion date, as stated in the Notice to Proceed, is December 31, 2025.

Attached to this addendum is the corrected page (Page 22) of the publication documents.

It is the responsibility of all BIDDERS to examine the entire BID DOCUMENTS package and seek clarification of any requirement that may not be clear and to check all responses for accuracy before submitting a BID.

This addendum and attached documents are required to be initialed and submitted as part of the bid documents. The Bid Form and this addendum, and associated attachments, shall be submitted with an original ink signature by the person authorized to sign the BID.

Sealed bids, including all addendums will be received by the City Clerk for the City of Page, Page City Hall, 697 Vista Avenue, Page, Arizona, until **4:30 PM, September 11, 2025**.

Kyle Christiansen
Director of Public Works
City of Page

The above-named documents are essential parts of this CONTRACT, and a requirement occurring in one is as binding as though occurring in all. They are intended to be complimentary and to describe and provide for a complete work. CONTRACTOR agrees to be bound by all terms, conditions, covenants, and obligations in the CONTRACT DOCUMENTS as if each were again fully set forth verbatim herein. In the event any document conflicts or contradicts this instrument, this instrument shall be controlled.

2. TIME. The date of commencement of the project shall be the date fixed in the "Notice to Proceed" issued by the City of Page. The Contract Time shall be measured from the date of commencement.

The CONTRACTOR shall achieve substantial completion of the entire project not later than 12/31/2025, subject to adjustments of this contract time with approval of the CITY. The Parties acknowledge that time is of the essence and that the completion of this project within the monetary and time constraints placed on the project is of utmost importance and CITY has considered and relied on CONTRACTOR'S representations as to its quality-of-service commitment in entering this CONTRACT. The Parties further recognize that quantified standards of performance are necessary and appropriate to ensure that the project is completed competently within budget and on time. The Parties further recognize that if CONTRACTOR fails to achieve the performance standards, CITY and its residents will suffer damage and that it is and will be impracticable and extremely difficult to ascertain and determine the exact amount of damages that CITY will suffer. Therefore, the Parties agree that in the event the CONTRACTOR fails to complete this CONTRACT on or before the completion date as specified herein, liquidated damage shall be assessed in the amount of \$250.00 per day that the CONTRACT remains unfinished. This amount represents a reasonable estimate of the amount of such damage considering all of the circumstances existing on the date of this CONTRACT, including the relationship of the sums to the range of harm to CITY and its residents that reasonably could be anticipated and recognition that proof of actual damage would be costly or inconvenient.

Permitting CONTRACTOR to continue and finish the Work or any part of it after the time fixed for its completion 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 Contract Documents, law or equity.

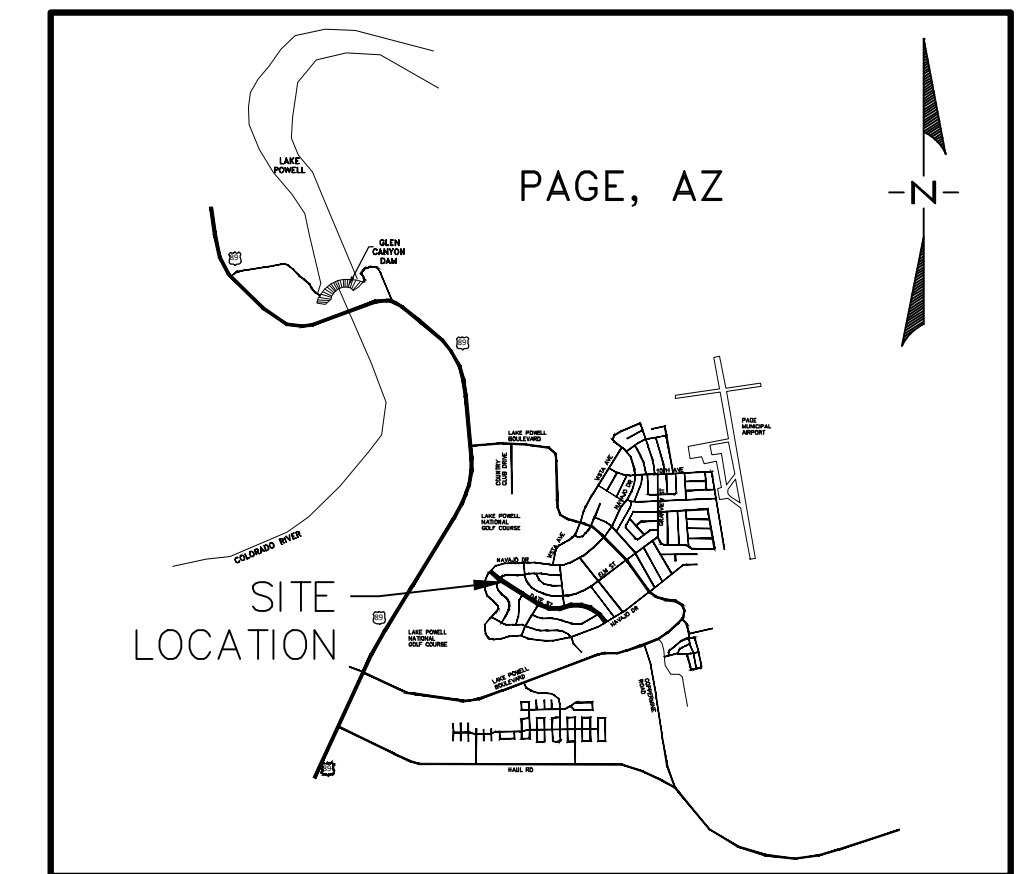
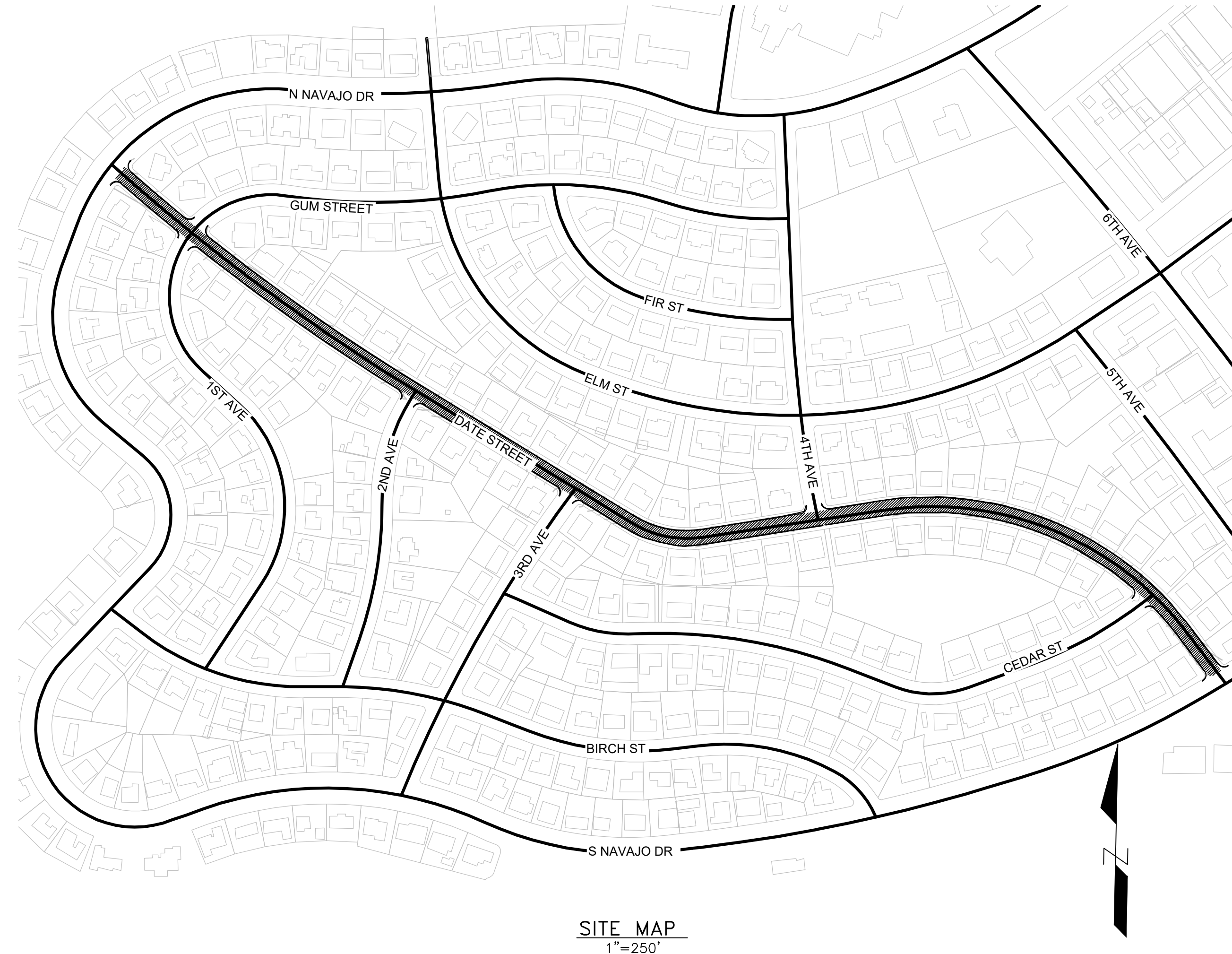
3. SUBSTANTIAL COMPLETION. When CONTRACTOR considers that the Work, phase or a portion thereof, which CITY agrees to accept separately, is substantially complete, CONTRACTOR shall prepare and submit to the CITY a comprehensive Punch List of items to be completed or corrected prior to Final Acceptance 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 Contract Documents.

Upon receipt of CONTRACTOR's Punch List, CITY will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the inspection by the CITY discloses any item, whether or not included on CONTRACTOR's Punch List, which is not sufficiently completed in accordance with the Contract Documents so that CITY can occupy or utilize the Work, phase or designated portion thereof for its intended use, CONTRACTOR shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by CITY. In such case, CONTRACTOR shall then submit a request for another inspection by CITY to determine Substantial Completion.

 WATER VALVE
 FIRE HYDRANT
 PAVEMENT FOR MILL & OVERLAY

A PROPOSED IMPROVEMENT IN THE NORTH HALF OF SECTION 31, TOWNSHIP
41 NORTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
COCONINO COUNTY, ARIZONA

1	COVER SHEET
2	NOTES SHEET
3	DETAILS SHEET
4-5	PLAN SHEETS



VICINITY MAP
NOT TO SCALE

BY LETTER	05/14/2025
PAGE ELECTRIC UTILITY	DATE
BY LETTER	05/14/2025
ALLIANT GAS	DATE
BY LETTER	05/14/2025
CENTURYLINK	DATE
BY LETTER	05/14/2025
SOUTH CENTRAL UTAH TELEPHONE ASSOCIATION	DATE

CITY ENGINEER	DATE
PUBLIC WORKS DIRECTOR	DATE

CONCEPT APPROVAL
THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY. THE CITY SHALL NOT
BE LIABLE FOR ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD (EOR).

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE CONTRACTOR CAN COMMENCE. UNSIGNED, THESE PLANS HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY REVIEW AND APPROVAL.

SURVEY CONTROL NOTE
BASIS OF BEARINGS: GEODETIC NORTH DERIVED FROM GPS OBSERVATIONS.
THE LABELED BEARING BETWEEN ANY TWO POINTS SHOWN HEREON MAY
BE USED AS A BASIS OF BEARINGS.

OWNER
CITY OF PAGE
697 VISTA AVENUE
PAGE, AZ 86040
(928) 645-8861

ENGINEER
THE ARDURRA GROUP
124 N. ELDEN ST.
FLAGSTAFF, AZ 86001
(928) 774-4636



1	DESIGN BY:	TD	DATE: APRIL 2025	COCOONINO COUNTY	PAGE, ARIZONA
	JOB NO.:	222132			
	DRAWN BY:	TD			
	CHECKED:	WF			
SHEET					
OF 5					

FILE: P:\2022\2022132\PHASE 7087 - DATE ST03-PROD\03-DWG\SG\CD\S222132 - NOTES.DWG ADAMS
PLOTTED: Jun 03, 2025-4:29pm

CITY OF PAGE GENERAL NOTES

PLAN APPROVAL

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS FOR A ONE-YEAR PERIOD, SUBSEQUENT TO THE DATE OF APPROVAL. IF CONSTRUCTION WORK IS NOT STARTED WITHIN THE ONE-YEAR PERIOD, OR HAS BEEN DISCONTINUED FOR ANY REASON FOR LONGER THAN ONE YEAR, THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND RE-APPROVAL.

THIS REVIEW IS NOT INTENDED TO ASSURE ACCURACY OF ALL PLAN DETAILS OR ASSUME DESIGN RESPONSIBILITIES FROM THE DESIGNING ENGINEER. APPROVAL OF THE PLANS BY THE CITY ENGINEER DOES NOT IMPLY THAT THE CITY IS RESPONSIBLE FOR THE CORRECTNESS OR COMPLETENESS OF THE PLANS OR MATERIAL QUANTITIES SHOWN.

MATERIALS AND WORKMANSHIP

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH "MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (MAG SPECS) AND "MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION" (MAG DETAILS), AND WITH GENERALLY ACCEPTED GOOD CONSTRUCTION PRACTICE.

THE CITY ENGINEER MAY REQUIRE THE SUBMITTAL OF A "CERTIFICATE OF COMPLIANCE" AND/OR "MANUFACTURER'S GUIDELINES" FOR ANY MATERIALS USED IN THE WORK. MANUFACTURER'S GUIDELINES SHALL BE WRITTEN INSTRUCTIONS FOR SHIPPING, HANDLING, UNLOADING, CUTTING, JOINING, INSTALLATION, STORAGE, AND/OR ANY OTHER FACETS OF WORKING.

SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR PER MAG SECTION 105.2.

THE CITY ENGINEER MAY ORDER ANY MATERIALS USED IN THE WORK TO BE TESTED ACCORDING TO AASHTO AND ASTM STANDARDS. THE CONTRACTOR SHALL, AT HIS EXPENSE, SUPPLY CERTIFICATES OR RESULTS OF TESTING.

ALTERNATE MANUFACTURER AND MODEL

THE CONTRACTOR MAY SUBMIT CAREFULLY DOCUMENTED AND CONSIDERED WRITTEN PROPOSALS FOR ALTERNATE MATERIALS AND CONSTRUCTION METHODS. THOSE PROPOSALS THAT ARE FOUND TO BE IN CONFORMITY WITH GOOD ENGINEERING DESIGN AND CAN BE EASILY MAINTAINED BY CITY FORCES MAY BE GIVEN WRITTEN APPROVAL FOR INCORPORATION IN THE CONSTRUCTION PLANS IF THEY ARE FOUND TO BE IN THE PUBLIC INTEREST.

UNAUTHORIZED WORK

ANY WORK PERFORMED WITHOUT THE KNOWLEDGE AND APPROVAL OF THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE, IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

QUALIFICATIONS OF CONTRACTOR

ALL IMPROVEMENTS SHALL BE CONSTRUCTED BY CONTRACTORS LICENSED BY THE ARIZONA STATE REGISTRAR OF CONTRACTORS, WITH A CLASS OF LICENSE(S) FOR THE SPECIFIC WORK BEING PERFORMED.

INSPECTIONS

AN INSPECTION OF PUBLIC IMPROVEMENT AND ENGINEERING CONSTRUCTION WILL BE CONDUCTED BY THE CITY. SPECIAL INSPECTION AND TESTING SERVICES SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE, AS REQUIRED BY THE CITY ENGINEER.

THE CITY SHALL BE NOTIFIED 24 HOURS PRIOR TO BEGINNING DIFFERENT PHASES OF CONSTRUCTION SO THAT CITY INSPECTORS MAY BE SCHEDULED.

FINAL ACCEPTANCE

FINAL ACCEPTANCE OF THE CONSTRUCTION, BY THE CITY ENGINEER, IS REQUIRED BEFORE RELEASING A PERMIT AND/OR TRANSFERRING OWNERSHIP OF THE IMPROVEMENTS TO THE CITY.

APPROVAL OF A PORTION OF THE WORK IN PROGRESS DOES NOT GUARANTEE ITS FINAL ACCEPTANCE. TESTING AND EVALUATION MAY CONTINUE UNTIL WRITTEN FINAL ACCEPTANCE OF A COMPLETE WORKABLE UNIT. ACCEPTANCE OF COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL DEFECTIVE OR UNAUTHORIZED WORK IS REMOVED, AND FINAL CLEAN-UP IS COMPLETE.

WARRANTY

ANY DEFECTS WHICH APPEAR IN THE WORK WITHIN ONE YEAR FROM THE DATE OF ACCEPTANCE AND WHICH ARE DUE TO IMPROPER WORKMANSHIP OR INFERIOR MATERIALS SUPPLIED SHALL BE CORRECTED BY OR AT THE EXPENSE OF THE CONTRACTOR.

SUSPENSION OF WORK

THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE MAY SUSPEND THE WORK BY WRITTEN NOTICE WHEN, IN HIS JUDGMENT, PROGRESS IS UNSATISFACTORY, WORK BEING DONE IS UNAUTHORIZED OR DEFECTIVE, WEATHER CONDITIONS ARE UNSUITABLE, OR THERE IS DANGER TO THE PUBLIC HEALTH OR SAFETY.

MAINTENANCE OF FACILITIES AND WORK

APPROVED ALL WEATHER VEHICLE ACCESS, FIRE HYDRANTS AND WATER MAINS SHALL BE IN PLACE AND APPROVED BEFORE AND AT ALL TIMES DURING CONSTRUCTION OF ON-SITE COMBUSTIBLE CONSTRUCTION. FIRE DEPARTMENT AND ENGINEERING DIVISION APPROVAL IS REQUIRED FOR OBSTRUCTION OF FIRE ACCESS OR WATER SYSTEM SHUTDOWN.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STREETS AND OF PARTIALLY COMPLETED PORTIONS OF THE WORK UNTIL FINAL ACCEPTANCE OF THE WORK.

UTILITIES

UTILITIES MUST BE LOCATED TO MINIMIZE INTERFERENCE WITH ONE ANOTHER, TO PROVIDE REQUIRED HORIZONTAL AND VERTICAL SEPARATIONS, AND TO PROVIDE MAINTENANCE ACCESS WITHOUT VIOLATING EASEMENT BOUNDARIES.

AZ811

LOCATION OF UNDERGROUND UTILITIES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ARS 40-360.22 PRIOR TO ANY EXCAVATION.

AZ811 SHALL BE CALLED AT 811 FOR ACCURATE LOCATION OF UTILITIES AS NECESSARY AND PRIOR TO ANY EXCAVATION.

COOPERATION WITH UTILITIES

A UTILITY COORDINATION MEETING SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE START OF ANY WORK. ALL UTILITY ISSUES SHALL BE ADDRESSED IN ACCORDANCE WITH MAG SECTION 105.6.

STREET CLOSURE

STREETS CLOSED BECAUSE OF CONSTRUCTION, BRIDGE WASHOUTS, BOUNDARY OR HALF STREETS, OR OTHER LIKE CIRCUMSTANCES, SHALL HAVE BARRICADES AND/OR HAZARD SIGNS AS REQUIRED BY THE CITY ENGINEER.

ANY STREETS REQUIRED TO BE CLOSED FOR THE CONSTRUCTION ACTIVITY SHALL BE REOPENED WITHIN A REASONABLE TIME OR UPON ORDER OF THE CITY ENGINEER. THE REGULATION AND CONTROL OF THIS TRAFFIC SHALL BE AS DIRECTED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.

CONSTRUCTION STAKING

THE ACCURACY OF ALL CONSTRUCTION WORK SHALL BE MAINTAINED AND VERIFIED BY THE CONTRACTOR'S SURVEYOR AT THE CONTRACTOR'S EXPENSE BY PROVIDING CONSTRUCTION STAKING SUITABLE TO THE CITY ENGINEER. STAKES WILL BE SET ESTABLISHING LINES AND GRADES (FINISH OR FLOWLINE) FOR ALL CONSTRUCTION INCLUDING ROADS, CURB AND GUTTER, SIDEWALKS, UTILITIES, STRUCTURES, AND OTHER WORK AS CONSIDERED NECESSARY BY THE CITY ENGINEER. ALL SURVEY CONTROL SHALL BE SET BY THE CONTRACTOR'S SURVEYOR FROM MONUMENTS ACCEPTABLE TO THE CITY ENGINEER.

AS-BUILT PLANS

PRIOR TO ACCEPTANCE OF AN IMPROVEMENT PROJECT, AN "AS-BUILT" PLAN MUST BE SUBMITTED TO THE CITY ENGINEER. THE AS-BUILT PLAN SHALL INDICATE THE ACTUAL LOCATION OF WATER MAINS, SEWER MAINS, UNDERGROUND DRAINAGE STRUCTURES, ALL SEWER AND WATER SERVICES, ALL FITTINGS, VALVES, AND MANHOLES RELATIVE TO RIGHT-OF-WAY BOUNDARIES, LOT LINES, OR OTHER POINTS OF SURVEY.

PERMITS AND APPROVALS

A PUBLIC WORKS/ENGINEERING CONSTRUCTION PERMIT, ISSUED BY THE CITY, IS REQUIRED FOR 1) ALL WORK IN CITY RIGHTS-OF-WAY OR EASEMENTS INCLUDING CONSTRUCTION OF ANY IMPROVEMENTS INTENDED TO BECOME PUBLIC PROPERTY, 2) ANY EXCAVATION OR GRADING (INCLUDING PLACEMENT OF FILL) IN ACCORDANCE WITH CHAPTER 70 OF THE UNIFORM BUILDING CODE, AND 3) CONSTRUCTION OR DEVELOPMENT BEGINS WITHIN ANY AREA OF SPECIAL FLOOD HAZARD IN ACCORDANCE WITH THE CITY FLOOD PLAIN REGULATIONS.

REQUEST TO OBSTRUCT TRAFFIC

THE CITY POLICE DEPARTMENT AND PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED FOR APPROVAL TO OBSTRUCT ANY STREET OR ALLEY. NOTICE SHALL BE GIVEN IN WRITING AT LEAST 24 HOURS PRIOR TO THE REQUESTED CLOSURE.

PAVING NOTES

REMOVAL OF EXISTING IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH MAG SECTION 350. EXACT POINT OF MATCHING TERMINATION AND OVERLAY, IF NECESSARY, SHALL BE DETERMINED IN THE FIELD BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF ALL FRAMES, COVERS, AND VALVE BOXES PER MAG SECTION 345 AS NECESSARY FOR A COMPLETE JOB, OR AS DESIGNATED BY THE CITY ENGINEER.

NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UTILITY LINES ARE COMPLETED UNDER PROPOSED PAVING AREAS.

BASE COURSE WILL NOT BE PLACED UNTIL SUBGRADE HAS BEEN APPROVED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. NO PAVEMENT SHALL BE PLACED UNTIL BASE CONSTRUCTION IS APPROVED. NO JOB WILL BE CONSIDERED COMPLETED UNTIL ALL CURBS, PAVEMENTS AND SIDEWALKS HAVE BEEN SWEEP CLEAN OF ALL DIRT AND DEBRIS AND SURVEY MONUMENTS ARE INSTALLED. THE LOCATION OF ALL WATER VALVES, FIRE HYDRANTS, AND MANHOLES MUST AT ALL TIMES DURING CONSTRUCTION BE REFERENCED AND MADE ACCESSIBLE TO THE CITY. EXISTING STREET AND TRAFFIC SIGNS WILL BE MAINTAINED DURING CONSTRUCTION AND RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. ALL STORM SEWERS SHALL BE CONSTRUCTED PER MAG SECTION 760. CURB AND GUTTER SHALL BE CONSTRUCTED PER MAG SECTION 340.

TRAFFIC CONTROL & PROPERTY NOTIFICATIONS

AS A CONDITION OF THE 'PUBLIC WORKS/ENGINEERING CONSTRUCTION PERMIT (NOTED IN ABOVE) ISSUED BY THE CITY, A TRAFFIC CONTROL PLAN WILL BE NEEDED PER MAG SPECIFICATION 401 AND APPROVED AS A SHOP DRAWING PRIOR TO IMPLEMENTATION. THE TRAFFIC CONTROL PLAN SHALL INCLUDE 'THRU TRAFFIC ONLY' SIGNAGE/BARRICADES AT EACH INTERSECTING ROAD.

THE CONTRACTOR SHALL NOTIFY THE ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHICH MAY BE AFFECTED IN WRITING AND DISTRIBUTE THE NOTICE AT LEAST 72-HOURS PRIOR TO, AND NO EARLIER THAN ONE (1) WEEK PRIOR TO PERFORMING THE WORK THAT AFFECTS ACCESS TO THE PROPERTY. NOTIFICATION LETTERS SHALL BE APPROVED BY THE CITY PRIOR TO DISTRIBUTION. IF THERE ARE ANY DELAYS IN THE CONSTRUCTION, THE PROPERTY OWNERS SHALL BE RE-NOTIFIED.

ARDURRA GENERAL NOTES

THE WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION(S) OF THE FOLLOWING SPECIFICATIONS AND THESE PLANS: CITY OF PAGE, MAG UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, MAG UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, ADHS (ADEQ) ENGINEERING BULLETINS NO. 8 AND 10 (WATER SYSTEMS), ADHS (ADEQ) ENGINEERING BULLETINS NO. 11 AND 12 (SEWAGE WORKS), AWWA STANDARDS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND ADOT STANDARD SPECIFICATIONS AND DRAWINGS.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE ABOVE STANDARDS, SPECIFICATIONS, AND DETAILS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.

ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. PAYMENT WILL BE BASED ON BID SCHEDULE ITEMS FOR THE ENTIRE JOB AS SHOWN OR INFERRED BY THESE PLANS. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR INDEPENDENTLY ESTIMATING QUANTITIES PRIOR TO BIDDING.

THE LOCATION OF EXISTING FEATURES INDICATED ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR MAKING COMPLETE AND ACCURATE ON-SITE DETERMINATIONS OF THE LOCATIONS OF ALL UTILITIES, STRUCTURES AND FIELD CONDITIONS, WHICH MAY AFFECT THE PROGRESS OF THE WORK.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHAT PERMITS WILL BE REQUIRED FOR THE WORK AND OBTAINING AT HIS OWN EXPENSE ALL PERMITS REQUIRED UNLESS STATED OTHERWISE IN THE CONTRACT.

CERTIFICATION OF PRIVATE/NON-BUILDING STRUCTURES MAY BE REQUIRED BY THE CITY OF PAGE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY REQUIRED CERTIFICATIONS.

ALL ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS (EXCEPT AS NOTED).

THE REGISTRANTS DUTY TO SEAL PROFESSIONAL DOCUMENTS DOES NOT EXTEND TO STANDARD DETAILS OR SPECIFICATIONS THAT HAVE BEEN OFFICIALLY ADOPTED AND PROVIDED BY THE AGENCY THAT HAS JURISDICTION OVER THIS PROJECT. THE STANDARD DETAILS AND SPECIFICATIONS SHOWN WITH THESE DOCUMENTS ARE INCLUDED TO PROVIDE CLEAR AND COMPLETE INFORMATION AND WERE NOT PREPARED BY THE REGISTRANT.

EROSION PROTECTION

THE CONTRACTOR IS RESPONSIBLE FOR STABILIZATION OF SOILS AND PREVENTION OF EROSION DURING CONSTRUCTION, WHERE SLOPE STABILIZATION REQUIRED FOR THE ESTABLISHMENT OF PLANTS, EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL PLANTS ARE ESTABLISHED TO THE SATISFACTION OF THE OWNER AND THE APPROVING AGENCY. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT NOI/NOT IN ACCORDANCE WITH CGP AS NEEDED.

JOBSITE SAFETY

NEITHER THE PROFESSIONAL ACTIVITIES OF THE DESIGN PROFESSIONAL, NOR THE PRESENCE OF THE DESIGN PROFESSIONAL OR HIS OR HER EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION SITE, SHALL RELIEVE THE GENERAL CONTRACTOR AND ANY OTHER ENTITY OF THEIR OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES, THE DESIGN PROFESSIONAL AND HIS OR HER PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CLIENT AGREES THAT THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE CLIENT'S AGREEMENT WITH THE GENERAL CONTRACTOR. THE CLIENT ALSO AGREES THAT THE CLIENT, THE DESIGN PROFESSIONAL AND THE DESIGN PROFESSIONAL'S CONSULTANTS SHALL BE INDEMNIFIED AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.

DRAINAGE MAINTENANCE DURING CONSTRUCTION

ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR PROPERTY OWNER.

CONSTRUCTION DRAINS SHALL BE PROVIDED AS NEEDED TO ENABLE WATER TO DRAIN FROM THE CONSTRUCTION AREA RAPIDLY AND WITHOUT DAMAGING THE WORK IN PROGRESS. TO FURTHER PROMOTE GOOD DRAINAGE OF THE SITE, DRAINAGE CHANNELS, CULVERTS, AND STRUCTURES, SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM IN SUCH A WAY THAT, DURING CONSTRUCTION, THEY DO NOT IMPEDE THE FLOW OF WATER FROM THE CONSTRUCTION AREA.

NO EXTENSION OF TIME SHALL BE GRANTED ON ACCOUNT OF THE TIME REQUIRED TO MAKE SUCH REPAIRS.

CLEANUP AND DUST CONTROL

THROUGHOUT ALL PHASES OF THE CONSTRUCTION THE CONTRACTOR SHALL KEEP THE WORK AREA, ADJACENT PROPERTIES AND STREETS CLEAN AND FREE FROM RUBBISH, EXCESS MATERIALS, DUST AND DEBRIS GENERATED BY THE CONSTRUCTION ACTIVITY.



PAVING NOTES

1. EXACT POINT OF MATCHING TERMINATION AND OVERLAY, IF NECESSARY, SHALL BE DETERMINED IN THE FIELD BY THE CITY'S REPRESENTATIVE.

2. NO JOB WILL BE CONSIDERED COMPLETE UNTIL: A) ALL CURBS, PAVEMENTS, SIDEWALKS, AND MANHOLES HAVE BEEN CLEANED OF ALL DIRT AND DEBRIS; B) SURVEY MONUMENTS ARE INSTALLED AND STAMPED; C) ALL FRAMES, COVERS, AND VALVE BOXES ARE ADJUSTED TO GRADE.

3. NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UTILITY LINES ARE COMPLETED AND APPROVED UNDER PROPOSED PAVED AREAS.

4. BASE COURSE WILL NOT BE PLACED UNTIL SUBGRADE HAS BEEN APPROVED BY THE CITY'S REPRESENTATIVE.

5. THE LOCATION OF ALL WATER VALVES, FIRE HYDRANTS, AND MANHOLES MUST AT ALL TIMES DURING CONSTRUCTION BE REFERENCED AND MADE ACCESSIBLE TO THE CITY.

6. UTILITY FACILITIES IN CONFLICT WITH THIS WORK WILL BE RELOCATED BY THE PERMITEE OR THE UTILITY OWNER. THIS ACTIVITY SHALL BE COORDINATED WITH THE OWNER OF THE UTILITY TO PREVENT ANY UNNECESSARY INTERRUPTION OF SERVICE TO EXISTING CUSTOMERS.

7. EXISTING STREET AND TRAFFIC SIGNS WILL BE MAINTAINED DURING CONSTRUCTION AND RELOCATED BY THE PERMITEE AS DIRECTED BY THE CITY REPRESENTATIVE.

8. APPLY TYPE "1" PRESERVATIVE SEAL FOR ASPHALT CONCRETE AS PER MAG SS 718, AT THE RATE OF 0.12 GALLONS PER SQUARE YARD DILUTED.

9. PAVEMENT OUTSIDE OF THE INDICATED PROJECT LIMITS TO BE PROTECTED IN PLACE. ANY PAVEMENT REMOVED OUTSIDE OF THE INDICATED PROJECT LIMITS WILL BE REPLACED ENTIRELY AT THE COST OF THE CONTRACTOR.

UTILITIES

UNDERGROUND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE DETERMINED FROM FIELD MEASUREMENTS, CONSTRUCTION PLANS, RECORD PLANS, OR UTILITY MAPS FURNISHED BY OTHERS. LOCATIONS OF UNDERGROUND AND SURFACE APPURTENANCES TO THE UTILITIES ARE TO BE REGARDED AS APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH IN THE FIELD THE ACTUAL LOCATIONS AND NUMBER OF ALL UNDERGROUND LINES AND SURFACE APPURTENANCES WHICH MAY IN ANY WAY AFFECT THE WORK.

IT IS NOT WITHIN THE SCOPE OF THE PLANS FOR THE ENGINEER TO LOCATE, IDENTIFY OR FORESEE EVERY UTILITY CONFLICT WHICH MAY ARISE DURING THE CONSTRUCTION PHASE OF THE PROJECT. BUT IT IS THE INTENT OF THE OWNER TO REASONABLY COMPENSATE THE CONTRACTOR FOR WORK REQUIRED TO RELOCATE OR ADJUST UTILITIES CONFLICTING WITH THE CONSTRUCTION OF THE PROJECT. TO THAT END, UTILITIES (AS DEFINED IN MAG SS 101.2) WHICH ARE ENCOUNTERED WILL BE ADDRESSED AS FOLLOWS:

1) UTILITY RELOCATIONS OR ADJUSTMENTS NOTED ON THE PLANS SHALL BE PAID FOR ON A LUMP SUM BASIS.

2) UTILITY RELOCATIONS OR ADJUSTMENTS NOT NOTED ON THE PLANS SHALL BE ADDRESSED ON A CASE BY CASE BASIS. THE CITY SHALL DETERMINE WHAT WORK IS REQUIRED TO PRODUCE THE DESIRED FINAL PRODUCT. IF A UNIT BID PRICE DOES NOT EXIST THEN COMPENSATION MUTUALLY ACCEPTABLE TO THE OWNER AND CONTRACTOR SHALL BE MADE.

IN EITHER SITUATION, WORK ON THE SPECIFIC CASE SHALL NOT PROCEED UNTIL THE AMOUNT OF COMPENSATION IS AGREED UPON.

COMPENSATION FOR UTILITY RELOCATIONS AND ADJUSTMENTS SHALL NOT INCLUDE COSTS FOR REPAIR TO THE UTILITY DAMAGED BY THE CONTRACTOR OR HIS SUBCONTRACTOR(S). THE CONTRACTOR IS NOT RELIEVED OF THE RESPONSIBILITY FOR DETERMINING THE LOCATION OF ALL UTILITIES AFFECTING THE WORK.

THE APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE "BLUE STAKE" NUMBER IS 811. CONTRACTOR SHALL ALLOW TWO WORKING DAYS AFTER "BLUE STAKE" IS NOTIFIED, BEFORE COMMENCING ANY EXCAVATION WORK IN THE PROXIMITY OF BURIED UTILITIES.

AT LEAST 48 HOURS PRIOR NOTICE IS REQUIRED BEFORE DISRUPTING EXISTING UTILITY SERVICE TO MAKE CONNECTIONS OR DISCONNECTIONS. THE NOTICE MUST INCLUDE THE EXACT TIME OF THE DISRUPTION OF SERVICE AND THE EXPECTED DURATION OF THE LOSS OF SERVICE. CERTAIN UTILITIES ARE TO REMAIN IN SERVICE DURING THE CONSTRUCTION OF THE FILL AND UPON COMPLETION OF THIS CONTRACT. THESE UTILITIES SHALL BE PROTECTED DURING THE CONSTRUCTION AND CUT OR FILL PLACEMENT SHALL NOT PROHIBIT MAINTENANCE ACCESS TO THESE UTILITIES.



THE CITY OF PAGE WILL TAKE ALL THE MILLINGS FROM THE PROJECT, CONTRACTOR TO DISPOSE ALL MILLINGS NOTED HERE (OFF OF BORDER RD, APPROXIMATELY 3,200 FT FROM COPPERMINE RD).

APPROXIMATE QAUNTITIES		
PUBLIC IMPROVEMENTS		
ITEM	QUANTITY	UNIT
MILL EXISTING ASPHALT	15193	SY
OVERLAY ASPHALT	15193	SY
TRAFFIC CONTROL	1	LS
REMOVE CONCRETE FILLET AT DRIVEWAY	1114	LF
REPAIR SMALL CRACKS	1	LS
PAVEMENT MARKING	1	LS

THE QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY ESTIMATING THE CONTRACT QUANTITIES. BY SUBMITTING HIS BID, THE CONTRACTOR REPRESENTS THAT THE TOTAL CONTRACT SUM IS ADEQUATE COMPENSATION FOR COMPLETING THE ENTIRE PROJECT AS SHOWN ON THE PLANS.

FILL CONSTRUCTION

SITE PREPARATION, EXCAVATION, AND PLACEMENT SHALL BE IN ACCORDANCE WITH MAG SS 205 AND 206. FILL CONSTRUCTION IS INTENDED TO INCLUDE FULL PAYMENT FOR ALL MATERIAL REQUIRED TO BUILD THE PROJECT AND THE DISPOSAL OF ANY EXCESS MATERIAL FROM THE SITE.

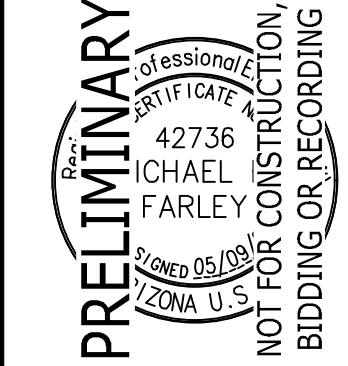
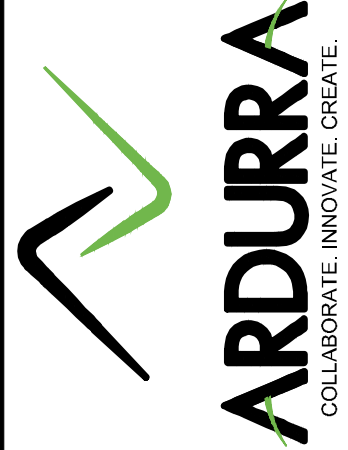
WATER SUPPLY

THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND PROVIDE ALL NECESSARY WATER FOR HIS CONSTRUCTION OPERATION AT HIS OWN EXPENSE.

MISCELLANEOUS REMOVALS AND OTHER WORK

REMOVALS NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.

O- 928-773.0954
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
www.ardurra.com



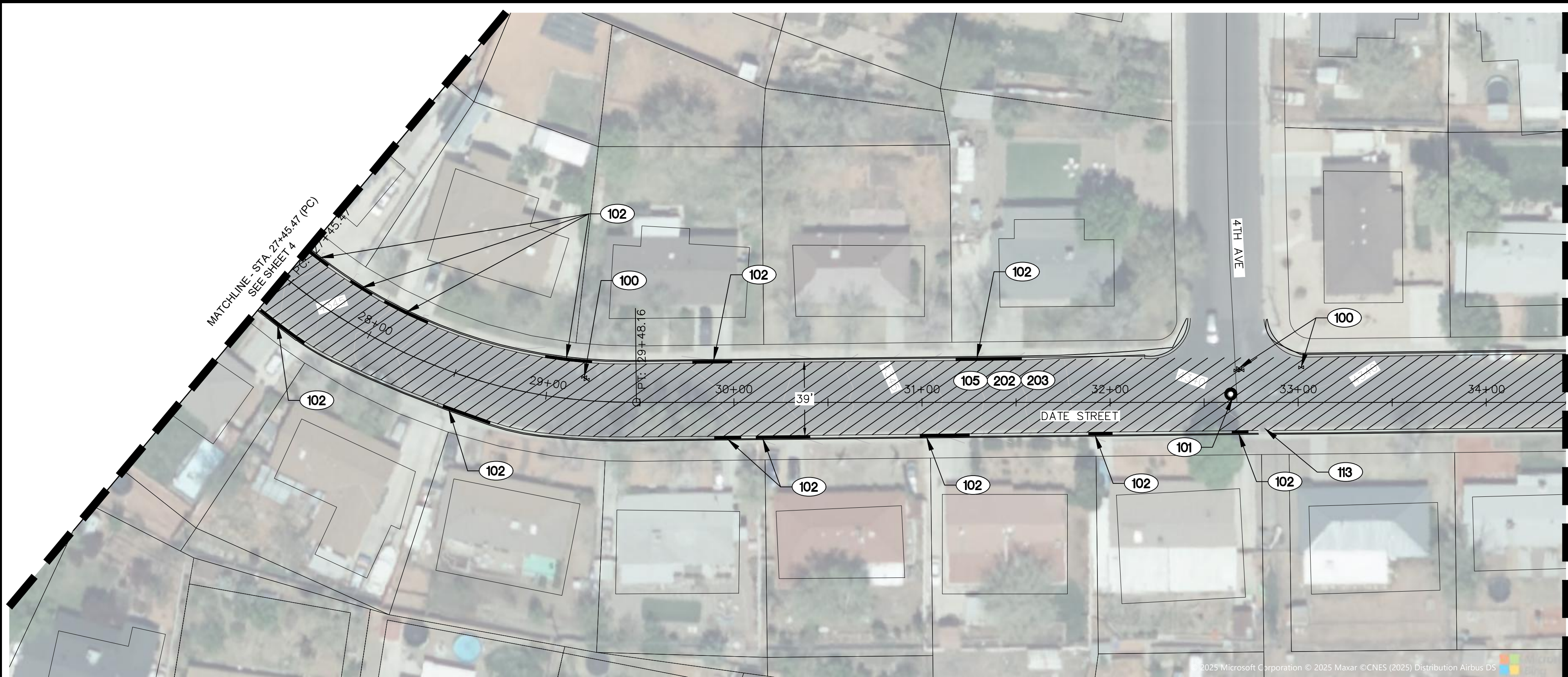
CITY OF PAGE
DATE STREET IMPROVEMENT PLANS
NOTES SHEET

JOB NO.:	222132
DESIGN BY:	TD
DRAWN BY:	TD
CHECKED:	MF
DATE:	APRIL 2025

DWG.	2
SHEET	
OF	5



FILE: P:\2022\222132\PHASE 7087 - DATE ST\03-PROD\03-DWG\CD\222132 - DATE ST PLANS.DWG ADAMS
PLOTTED: Jun 03, 2025-4:30pm

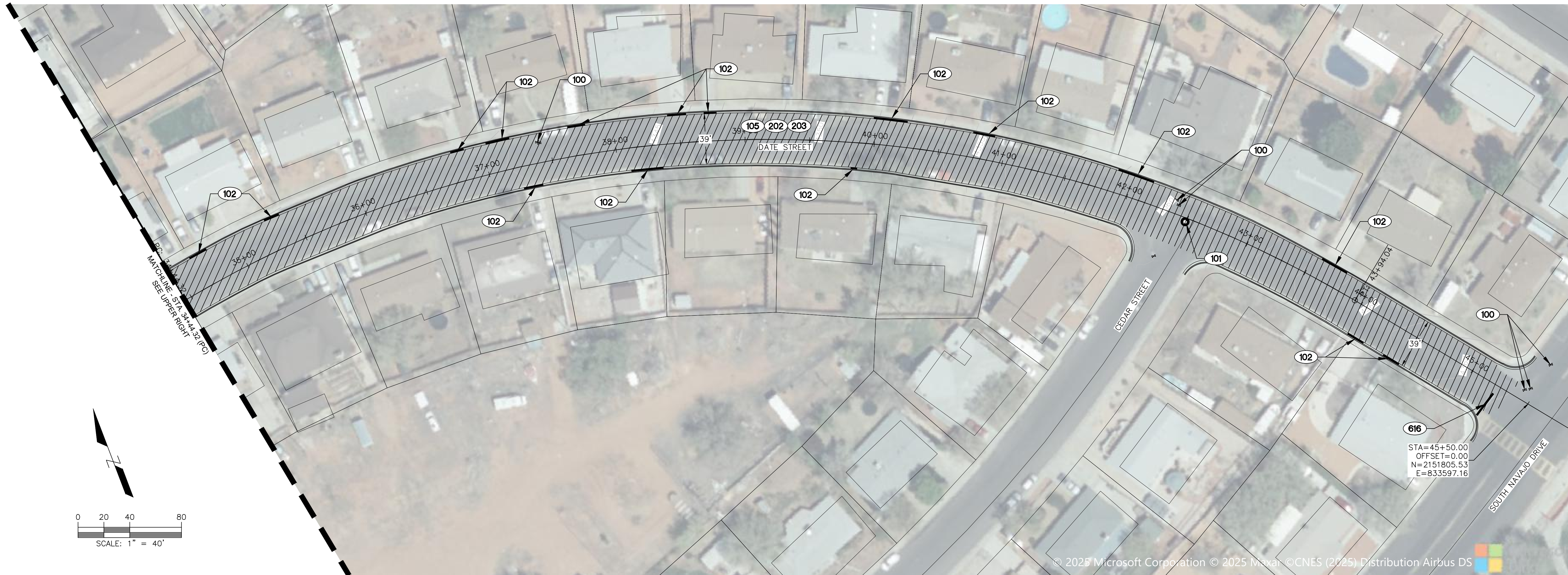


CONSTRUCTION NOTES PUBLIC IMPROVEMENTS

- (100)** PROTECT EXISTING WATER VALVE IN PLACE. REFER TO MAG STANDARD SPECIFICATIONS 345 AND MAG STANDARD DETAIL 391-1 & 392-2 FOR VALVE BOX RE-ADJUSTMENT. (IF DAMAGE TO EX. VALVE LID/COVER OCCURS.)
- (101)** PROTECT EXISTING SURVEY MONUMENT IN PLACE. REFER TO MAG STANDARD SPECIFICATIONS 345 AND MAG STANDARD DETAIL 391-1 & 392-2 FOR SURVEY COVER RE-ADJUSTMENT. (IF DAMAGE TO EXISTING SURVEY LID/COVER OCCURS.)
- (102)** REMOVE CONCRETE FILLET AT DRIVEWAY AND DISPOSE OF MATERIAL OFFSITE.
- (105)** MILL EXISTING ASPHALT PER DETAIL 3-3 ON SHEET 3.
- (113)** PROTECT EXISTING STORM INLET GRATE IN PLACE.
- (202)** OVERLAY ASPHALT PER DETAIL 3-3 ON SHEET 3.
- (203)** SMALL CRACK REPAIR EXISTING PAVEMENT PER DETAIL 3-1 ON SHEET 3.
- (616)** REPLACE ALL PAVEMENT MARKINGS TO MATCH EXISTING LOCATION, SIZE AND TYPE PER ADOT STANDARD SPECIFICATIONS SECTION 708. CONTRACTOR SHALL INVENTORY EXISTING PAVEMENT MARKINGS AT BEGINNING OF PROJECT

PAVEMENT FOR MILL & OVERLAY

*CRACKS WILL BE EVALUATED AFTER THE MILLING TO DETERMINE SEALING NEEDS. CRACK REPAIR WILL OCCUR PRIOR TO PLACEMENT OF FINAL AC LIFT (TYP.).



100% PLANS

Contact Arizona 811 at least two full
working days before you begin excavation

Call 811 or click Arizona811.com

DWG.	5	SHEET	OF 5	JOB NO.: 222132	DESIGN BY: TD	DRAWN BY: TD	CHECKED: MF	DATE: APRIL 2025	CITY OF PAGE DATE STREET IMPROVEMENT PLANS PLAN SHEETS	 PRELIMINARY NOT FOR CONSTRUCTION, BIDDING OR RECORDING	 ARDURRA COLLABORATE. INNOVATE. CREATE.	O: 928.773.0354 110 WEST DALE AVE FLAGSTAFF, AZ 86001 www.ardurra.com	NO.	DATE	BY	REVISION

CONTRACT

PROJECT **CITY OF PAGE – DATE STREET MILL & OVERLAY**

CITY CITY OF PAGE
697 VISTA AVENUE
PAGE, ARIZONA 86040

CONTRACTOR **Combs Construction Company INC**
PO BOX 10789
Glendale, AZ 85318

The following CONTRACT contains terms and conditions which CONTRACTOR must be prepared to accept upon receipt of a Notice of Award. If a Bidder requests modification to any of the terms and conditions contained in the CONTRACT, these must be identified specifically with Bid submission; otherwise by submitting a Bid, the Bidder indicates that it is willing to enter into the CONTRACT as written. Failure to identify contractual issues of dispute may be the basis for the CITY disqualifying a Bidder. Any exceptions to terms, conditions, or other requirements must be clearly stated.

This Contract ("CONTRACT") is made and entered into by and between the City of Page, an Arizona municipal corporation, (hereinafter "CITY"), and Comb Construction Construction Inc (hereinafter "CONTRACTOR").

IN CONSIDERATION of the mutual promises and agreements set forth herein, it is agreed by and between the CITY and CONTRACTOR, as follows:

1. CONTRACT DOCUMENTS. The following documents are hereby incorporated by reference into this CONTRACT, and shall be referred to as the CONTRACT DOCUMENTS:
 - A. Bid Documents to include the (1) Notice of Invitation for Bid; (2) Instructions to Bidders. (3) Bid Form; (4) Bid Schedules; (5) Contractor's Reference Page; (6) List of Subcontractors and Material Vendors; (7) Statement of Bidder Qualification; and (8) Arizona Statutory Bid Bond.
 - B. Contract Agreement Documents to include the (1) Notice of Award; (2) Contract; (3) Arizona Statutory Payment Bond; (4) Arizona Statutory Performance Bond; and (5) Notice to Proceed.
 - C. General Conditions
 - D. Technical Specifications
 - E. Addenda to the Plans and Specifications, if any
 - F. Project Construction Plans
 - G. Uniform Standard Specifications for Public Works Construction, latest edition as administered by the Maricopa Association of Governments.

The above-named documents are essential parts of this CONTRACT, and a requirement occurring in one is as binding as though occurring in all. They are intended to be complimentary and to describe and provide for a complete work. CONTRACTOR agrees to be bound by all terms, conditions, covenants, and obligations in the CONTRACT DOCUMENTS as if each were again fully set forth verbatim herein. In the event any document conflicts or contradicts this instrument, this instrument shall be controlled.

2. TIME. The date of commencement of the project shall be the date fixed in the "Notice to Proceed" issued by the City of Page. The Contract Time shall be measured from the date of commencement.

The CONTRACTOR shall achieve substantial completion of the entire project not later than 12/31/2025, subject to adjustments of this contract time with approval of the CITY. The Parties acknowledge that time is of the essence and that the completion of this project within the monetary and time constraints placed on the project is of utmost importance and CITY has considered and relied on CONTRACTOR'S representations as to its quality-of-service commitment in entering this CONTRACT. The Parties further recognize that quantified standards of performance are necessary and appropriate to ensure that the project is completed competently within budget and on time. The Parties further recognize that if CONTRACTOR fails to achieve the performance standards, CITY and its residents will suffer damage and that it is and will be impracticable and extremely difficult to ascertain and determine the exact amount of damages that CITY will suffer. Therefore, the Parties agree that in the event the CONTRACTOR fails to complete this CONTRACT on or before the completion date as specified herein, liquidated damage shall be assessed in the amount of \$250.00 per day that the CONTRACT remains unfinished. This amount represents a reasonable estimate of the amount of such damage considering all of the circumstances existing on the date of this CONTRACT, including the relationship of the sums to the range of harm to CITY and its residents that reasonably could be anticipated and recognition that proof of actual damage would be costly or inconvenient.

Permitting CONTRACTOR to continue and finish the Work or any part of it after the time fixed for its completion 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 Contract Documents, law or equity.

3. SUBSTANTIAL COMPLETION. When CONTRACTOR considers that the Work, phase or a portion thereof, which CITY agrees to accept separately, is substantially complete, CONTRACTOR shall prepare and submit to the CITY 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 Contract Documents.

Upon receipt of CONTRACTOR's Punch List, CITY will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the inspection by the CITY discloses any item, whether or not included on CONTRACTOR's Punch List, which is not sufficiently completed in accordance with the Contract Documents so that CITY can occupy or utilize the Work, phase or designated portion thereof for its intended use, CONTRACTOR shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by CITY. In such case, CONTRACTOR shall then submit a request for another inspection by CITY to determine Substantial Completion.

The CITY shall not issue a Certificate of Substantial Completion unless and until the Work (or separable units or phases as provided in the Contract Documents) is essentially and satisfactorily complete in accordance with the Contract 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/or all areas serving the general public, as applicable, shall 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/or 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 CITY, 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 shall 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 CONTRACT have been fulfilled by CONTRACTOR and same shall have also been approved and accepted by CITY, subject only to the Punch List items.

4. FINAL ACCEPTANCE. Unless otherwise expressly agreed to in writing by CITY, Final Acceptance must be obtained by no later than 30 calendar days after the date of Substantial Completion. Failure to timely obtain Final Acceptance will be a material breach of the CONTRACT.

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 shall be no partial acceptance. Final Acceptance shall 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.

5. PAYMENT. In consideration of the services specified in this CONTRACT, CITY agrees to pay CONTRACTOR in the manner hereinafter specified.

CONTRACTOR shall provide detailed documentation in support of requested progress payments in accordance with A.R.S. § 34-221. CITY shall then make payments in accordance with its obligation as provided by A.R.S. § 34-221(C). Any payments made shall not prevent the Owner from subsequently objecting to charges after payment therefore in appropriate cases, or from seeking reimbursement for any such charges. Retention will be in accordance with A.R.S. § 34-221(C).

Subject to all of CITY's rights to withhold or offset payment, and other rights under the CONTRACT, Final Payment including remaining retainage shall be paid only after:

- a. the 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, and complete "as-built" drawings have been delivered to CITY;
- 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; and
- d. CONTRACTOR delivers to CITY a Contractor Payment Request Form requesting Final Payment.

In no event shall the total payment(s) paid to the CONTRACTOR under this CONTRACT exceed \$470,400.75.

Nothing in this CONTRACT shall create any obligation on the part of CITY to pay or see to the payment of any money due any subcontractor, except as may be required by law. CONTRACTOR shall make all payments, in the time required, of all labor and materials furnished to CONTRACTOR in the course of the Work and shall promptly furnish evidence of such payments as CITY may require. CONTRACTOR shall pay when due all claims arising out of performance of the Work covered by this CONTRACT 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, against payment due from CITY to CONTRACTOR, or against any payment or performance bond, shall 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 CONTRACT, 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 ten (10) calendar 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.

6. SCOPE OF SERVICES. CONTRACTOR shall provide for CITY all labor, materials and equipment necessary to perform the Work provided for in the Contract Documents. All work shall be done in a skillful and workmanlike manner per specifications called for in the Contract Documents.

7. CONTRACTOR/SUBCONTRACTOR PERFORMANCE. CONTRACTOR shall perform the work in accordance with the terms of this CONTRACT and to the best of CONTRACTOR'S ability. CONTRACTOR agrees to exercise the skill and care, which would be exercised by comparable professional Contractors performing similar services at the time and in the locality such services are performed. Furthermore, CONTRACTOR shall perform the work or services in accordance with generally accepted methods and standards.

CONTRACTOR shall employ suitably trained and skilled personnel to perform all work or services under this CONTRACT. If failure to meet acceptable standards results in faulty work, CONTRACTOR shall undertake, at CONTRACTOR's own expense, corrective adjustments, modifications, or repair.

CONTRACTOR shall be fully responsible for all acts and omissions of its subcontractor(s) and of persons directly or indirectly employed by subcontractor(s).

8. INSURANCE. CONTRACTOR, at his own expense, shall purchase and maintain the herein stipulated minimum insurance with companies duly licensed and subject to legal process within the State of Arizona, possessing a current A.M. Best, Inc. Rating of A- or better.

All insurance required herein shall be maintained in full force and effect until all work or services required to be performed under the terms of this CONTRACT is satisfactorily completed; failure to do so may, at the sole discretion of CITY, constitute a material breach of this CONTRACT.

CONTRACTOR's insurance shall be primary insurance in regard to the CITY, and any insurance or self-insurance maintained by CITY shall not contribute to it. The insurance policies shall contain a waiver of transfer rights of recovery (subrogation) against CITY, its agents, officers, officials and employees for any claims arising out of CONTRACTOR's acts, errors, mistakes, omissions, work or services. The City shall be named as an additional insured.

Prior to commencing work or services under this CONTRACT, CONTRACTOR shall furnish the CITY with Certificates of insurance, or formal endorsements as required by this CONTRACT, issued by CONTRACTOR's insurer(s), as evidence that policies providing the required coverage, conditions and limits required herein are in full force and effect. All Certificates of Insurance shall be identified with the bid number and title.

If a policy does expire during the life of this CONTRACT, a renewal certificate must be sent to CITY fifteen days prior to the expiration date. Insurance required herein shall not expire, be cancelled, or materially changed without thirty (30) days written notice to CITY.

The CONTRACTOR shall carry at all times the following insurance coverage:

Comprehensive Commercial General Liability:

Limits: Combined single Limit Bodily Injury/Property damage- not less than \$1,000,000.

Automobile Liability:

Limits: Bodily Injury- \$250,000 each person
\$500,000 each occurrence

Property Damage- \$100,000 each occurrence

Workers' Compensation:

The CONTRACTOR shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over the Contractor's employees engaged in the performance of the work or services; and Employer's Liability insurance of not less than \$100,000 for each accident, \$100,000 disease for each employee, and \$500,000 disease policy limit.

In case any work is subcontracted, this CONTRACT will require the Subcontractor to provide Workers' Compensation and Employer's Liability to at least the same extent as required of this CONTRACTOR.

9. INDEMNIFICATION. To the fullest extent permitted by law, the CONTRACTOR shall indemnify and hold harmless the CITY and each council member, officer, employee or agent thereof (the CITY and any such person being herein called an "Indemnified Party"), for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but not limited to,

reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims") to the extent that such Claims (or actions in respect thereof) are caused by the negligent acts, recklessness or intentional misconduct of the CONTRACTOR, its officers, employees, agents, or any tier of subcontractor in connection with CONTRACTOR's work or services in the performance of this CONTRACT.

The amount and type of insurance coverage requirements set forth within this CONTRACT shall in no way be construed as limiting the scope of the indemnity as set forth herein.

10. INDEPENDENT CONTRACTOR STATUS. Both parties agree that: (a) the work contracted for in this CONTRACT falls within the distinct nature of CONTRACTOR'S business; (b) the nature of the work contained within this CONTRACT is specialized, and CITY has elected to contract out the work rather than attempt to perform the work with its current workforce; (c) CONTRACTOR is an incorporated business that possesses the personnel and materials necessary to perform the work; (d) the relationship of the work provided by CONTRACTOR has no relationship to the regular business conducted by CITY; (e) it is understood and agreed that CONTRACTOR is an independent contractor, and nothing herein contained shall constitute, create, give rise to, or otherwise recognize an employment relationship, joint venture, partnership, or formal business association or organization of any kind between the parties hereto, other than as contracting parties, nor shall CONTRACTOR or any subcontractor, or any employee of CONTRACTOR or any subcontractor be deemed to be employed by CITY or entitled to any remuneration or other benefits from the CITY, other than as set forth in this CONTRACT.

11. ASSIGNMENT. CONTRACTOR shall not assign its rights to this CONTRACT, in whole or in part, without prior written approval of CITY. Approval may be withheld at the sole discretion of CITY, provided that such approval shall not be unreasonably withheld.

12. AUTHORITY TO CONTRACT. CONTRACTOR warrants its right and power to enter into this CONTRACT. If any court or administrative agency determines that CITY does not have authority to enter into this CONTRACT, CITY shall not be liable to CONTRACTOR or any third party by reason of such determination or by reason of this CONTRACT.

13. CANCELLATION FOR CONFLICT OF INTEREST. This CONTRACT is subject to cancellation for conflict of interest pursuant to A.R.S. § 38-511, the pertinent provisions of which are incorporated into this CONTRACT by reference.

14. TERMINATION OF CONTRACT FOR CAUSE. If, through any cause, CONTRACTOR shall fail to fulfill in timely and proper manner its obligations under this CONTRACT, or if CONTRACTOR shall violate any of the covenants, provisions, or stipulations of this CONTRACT, CITY shall thereupon have the right to terminate this CONTRACT by giving written notice to CONTRACTOR of such termination and specifying the effective date thereof, at least ten (10) days before the effective date of such termination.

In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by CONTRACTOR shall, at the option of CITY, become its property and CONTRACTOR shall be paid an amount based on time and expenses incurred by CONTRACTOR prior to the termination date; however, no payment shall be allowed for anticipated profits on unperformed work or services. Notwithstanding the above, CONTRACTOR shall not be relieved of liability to CITY for damages sustained by CITY by virtue of any breach of this CONTRACT by CONTRACTOR and CITY may withhold payments to CONTRACTOR for purpose

of set-off until such time as the exact amount of damages due the CITY from CONTRACTOR are determined.

15. TERMINATION FOR CONVENIENCE. CITY may terminate this CONTRACT at any time by giving written notice to CONTRACTOR of such termination and specifying the effective date thereof, at least thirty (30) days before the effective date of such termination. If this CONTRACT is terminated by CITY as provided herein, CONTRACTOR shall be paid an amount based on the time and expense incurred by CONTRACTOR prior to the termination date, however, no payment shall be allowed for anticipated profit on unperformed work or services.

16. NON-APPROPRIATION OF FUNDS. Notwithstanding any other provision of this CONTRACT, this CONTRACT may be terminated without penalty to the CITY, if for any reason there are not sufficient appropriated and available monies for the purpose of maintaining CITY or other public entity obligations under this CONTRACT. CITY shall have no further obligation to CONTRACTOR, other than to pay for services rendered prior to termination.

17. REMEDIES. Either party may pursue any remedies provided by law for breach of this CONTRACT. No right or remedy is intended to be exclusive of any other right or remedy and each shall be cumulative and in addition to any other right or remedy existing at law or at equity or by virtue of this CONTRACT.

18. WAIVER. Failure of either party to insist on one or more instances upon the full and complete compliance with any of the terms or provisions of this CONTRACT to be performed on the part of the other, or to take any action permitted as a result thereof, shall not be construed as a waiver or relinquishment of the right to insist upon full and complete performance of the same, or any other covenant or condition, either in the past or in the future. The Acceptance by either party of sums less than may be due and owing it at any time shall not be construed as an accord and satisfaction.

No failure of the CITY during the progress of the work to discover or reject materials or work not in accordance with this CONTRACT shall be deemed an acceptance of, or a waiver of, defects in work or materials. No payment shall be construed to be an acceptance of work or materials which are not strictly in accordance with the CONTRACT.

19. CHOICE OF LAW/VENUE. The CONTRACT and all Contract Documents shall be deemed to be made under, and shall 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 CONTRACT or to obtain any remedy with respect hereto shall be brought in the Superior Court, Coconino County, Arizona, and for this purpose, each party hereby expressly and irrevocably consents to the jurisdiction and venue of such Court.

20. ENTIRE AGREEMENT. This CONTRACT constitutes the entire agreement between the parties pertaining to the subject matter hereof, and all prior or contemporaneous agreements and understandings, oral or written, are hereby superseded and merged herein. This CONTRACT may be modified, amended, altered or extended only by a written amendment signed by the parties. Additionally, nothing in the CONTRACT shall be deemed to guarantee CONTRACTOR a minimum amount of rentals, services, or business to the CITY.

21. A.R.S. § 41-4401. The contractor warrants compliance with all Federal immigration laws and regulations relating to employees and subcontractors and warrants its compliance with A.R.S. § 41-4401 including the E-verify program. A breach of this section shall be deemed a material breach of the CONTRACT that is subject to penalties up to and including termination of the CONTRACT. CITY

retains the legal right to inspect the papers of CONTRACTOR or any subcontractor employee who works on the CONTRACT to ensure compliance with this provision.

22. CONSTRUCTION OF THIS CONTRACT. This CONTRACT shall be construed and interpreted according to its plain meaning, and no presumption shall be deemed to apply in favor of, or against the party drafting this CONTRACT. The parties acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in the review of and entry into this CONTRACT.

23. NOTICES. All notices, requests, demands, payments and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or sent by overnight carrier to the following address on the date received:

City of Page

697 Vista Avenue
P.O. Box 1180
Page, Arizona 86040

Contractor:

Combs Construction Company INC
PO BOX 10789
Glendale, AZ 85318

24. A.R.S. § 35-393. Pursuant to A.R.S. § 35-393 et seq., CONTRACTOR certifies that it is not currently engaged in, and agrees for the duration of this CONTRACT not to engage in, a boycott of Israel.

25. NO THIRD-PARTY BENEFICIARIES. Nothing under the Contract Documents shall be construed to give any rights or benefits in the Contract Documents to anyone other than CITY and CONTRACTOR, and all duties and responsibilities undertaken pursuant to the Contract 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 Contract Documents.

26. SEVERABILITY. If any provision of the Contract Documents or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of the affected provision, the remainder of the Contract Documents, and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

27. Pursuant to A.R.S. §35-394, CONTRACTOR certifies that it does not currently, and agrees for the duration of the CONTRACT that it will not, use:

- A. The forced labor of ethnic Uyghurs in the People's Republic of China.
- B. Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.
- C. 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.

If CONTRACTOR becomes aware during the term of the CONTRACT that it is not in compliance with the written certification, CONTRACTOR shall notify the CITY within five business days after becoming aware of the noncompliance. If CONTRACTOR does not provide the CITY with a written certification that CONTRACTOR has remedied the noncompliance within one hundred eighty days after notifying the CITY of the noncompliance, the CONTRACT terminates.

IN WITNESS WHEREOF, the parties have executed this CONTRACT on the dates set forth below.

City of Page

An Arizona municipal corporation

By: _____

Date _____

Attested By:

Cindy Scott, City Clerk

Contractor:

Combs Construction Company INC

By: _____

Date: _____

Approved as to Form:

City Attorney

NOTICE OF AWARD

PROJECT **CITY OF PAGE – DATE STREET MILL & OVERLAY**

CITY CITY OF PAGE
697 VISTA AVENUE
PAGE, ARIZONA 86040

CONTRACTOR **Combs Construction Company INC**
PO BOX 10789
Glendale, AZ 85318

DATE **October 8th,2025**

The City of Page, having duly considered the bid submitted on September 11,2025 for the City of Page **CITY OF PAGE – DATE STREET MILL & OVERLAY** as outlined in the CONTRACT DOCUMENTS, and it appearing that your BID for performing the work is fair, equitable, and in the City's best interest, said BID is hereby accepted at the lump sum price contained therein, and in accordance with all terms, conditions, covenants, and provisions set forth in the CONTRACT DOCUMENTS.

In accordance with the terms of the CONTRACT DOCUMENTS, you are required to execute the formal CONTRACT and furnish the required Payment and Performance Bonds within ten (10) consecutive calendar days from and including the date of receipt of this Notice.

In addition, you are requested to furnish at the same time, the required certificates of insurance evidencing compliance with the requirements for insurance stated in the CONTRACT DOCUMENTS.

The Bid Bond submitted with your bid will be retained until the CONTRACT has been executed and the required Payment and Performance Bonds have been furnished and approved.



Kyle Christiansen
Director of Public Works

RECEIVED AND ACCEPTED BY CONTRACTOR:

By

Name _____

Date _____

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** Public Works**Meeting Date:** October 8, 2025**Presented by:**

Kyle Christiansen, Public Works Director

Brief Title: Sports Complex Lighting Upgrade**Agenda Section:** New Business**Action:** Motion**Agenda Sub-category:** Purchase**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to approve the Sports Complex lighting upgrade contract with VOSS Lighting in the amount of \$646,130.00 and authorize the Mayor to sign the contract.

Background:

Over the last several years, staff has worked to complete the ongoing maintenance of the stadium lighting at the sports complex. Frequent and costly bulb replacement, noisy ballasts, and neighborhood lighting complaints have driven the change. One change was to move to LED lighting and remove the noisy ballasts at each pole. Parents and spectators will notice that change immediately. The LEDs will greatly reduce the amount of time that staff will need to service the heads at each pole. In addition to the savings in workforce and noise reduction.

One unique option that comes with these LEDs is that they are RGBW lights, RED, GREEN, BLUE, WHITE. The lights can be programmed to several different colors if desired for events. Additionally, the lighting can be at the sports complex and through a web-based application. This allows for a timed settings, reducing the need for city staff to remain at the event/ functions — the lights will turn on and off automatically.

Voss Lighting is part of the Arizona Procurement Program under AZ State Contract CTR 047559

Staff recommends approval of the Sports Complex Lighting Upgrade Upgrade contract with VOSS Lighting.

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:**Fiscal Year:** 2026**Amount Requested:** \$646,130.00**Line Item(s):** 40-485-9845

Budget Impact:

Notes: This project was included in the Fiscal 2026 Capital Improvements.

Attachments:

1. CHROMABEAMS-LED-1000_ordering_specifications_May_2024
2. 20250923 Page Sports Complex Ball Fields
3. WARRANTY INFO_Page Sports Complex Ball Fields
4. PAGE SPORTS COMPLEX BALLFIELDS CONTRACT VOSS



SPORTSBEAMS

CHROMABEAMS LED 1000

BROADCAST-QUALITY WHITE
PLUS RED GREEN BLUE IN ONE FIXTURE



GLARE-FREE



BROADCAST
QUALITY



NO PLASTIC
LENSES



OPTIMAL
THERMAL DESIGN



ADVANCED
INTELLIGENCE



COLOR TUNABLE
WHITE



FULL
PRE-MIXED RGB



KEY FEATURES

- 950W LED illumination
- Up to 116,000+ lumens
- Color Tunable from 1800K to 10000K
- Full RGB
- No plastics used in the light path
- DMX controllability to each fixture
- Glare-reducing, patented single glass optic for even field lighting
- Built-in over temperature protection
- IP-66 weather-tight housing & system
- Patented cooling ensures years of uninterrupted service
- 120,000+ hour rated LEDs
- IP-67 proprietary power supply with surge protection

SPORTSBEAMS

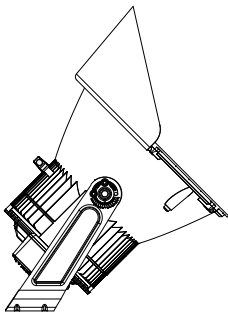
CHROMABEAMS LED 1000

ALL-IN-ONE FULL COLOR LED Sports & Architectural Lighting Fixture

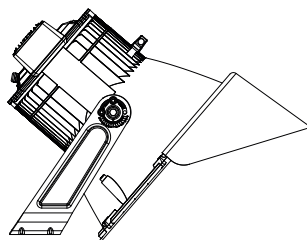
TYPICAL INSTALLATIONS

- Stadiums
- Scholastic Sports Fields
- Arenas and Auditoriums
- Convention Center Halls
- Building Wall Washes
- High Mast

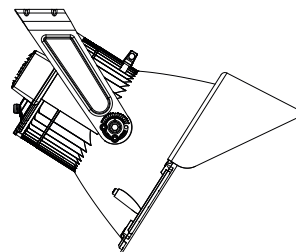
MOUNTING OPTIONS



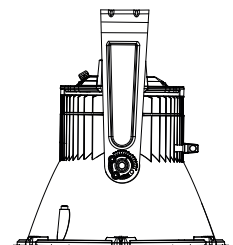
TOP MOUNT UP



TOP MOUNT DOWN

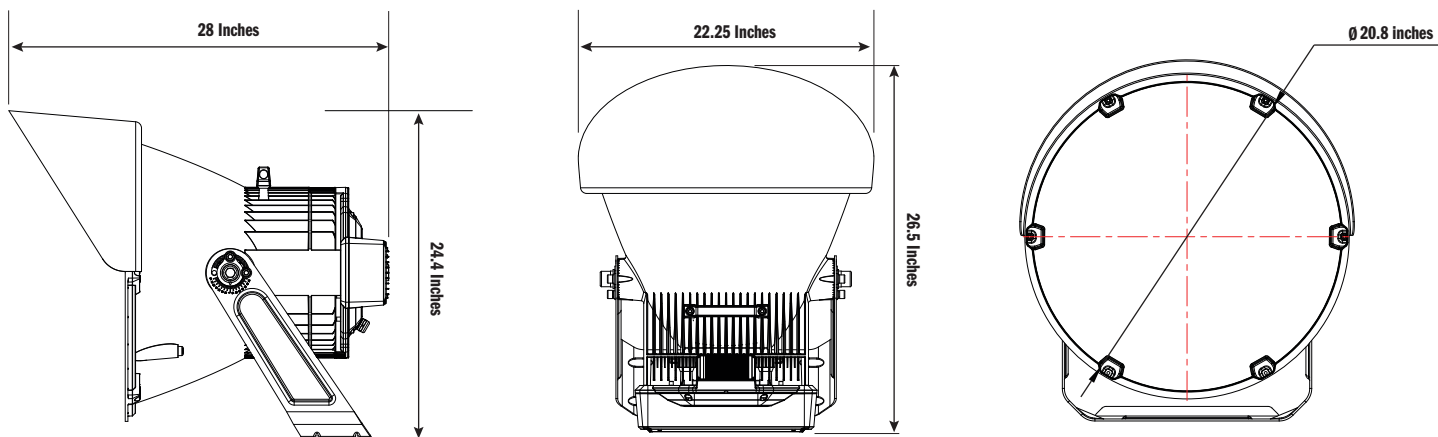


UNDERSLUNG



PENDANT MOUNT

DIMENSIONS



TECHNICAL SPECIFICATIONS¹

LIGHT & OPTICS

LUMEN OUTPUT RANGE	60396 ~ 111600
LUMEN-TO-WATT RANGE	64 ~ 118lm/w
CRI/TLCI OPTIONS ²	75/75 or 90/85
CCT OPTIONS	2200K ~ 5700K
NEMA OPTIONS	3/4/5/7

ELECTRICAL

SYSTEM POWER ³	950W
FREQUENCY RANGE	45~66 Hz
INPUT VOLTAGE	176V ~ 305V or 347V ~ 528V
DC VOLTAGE	51V
CURRENT RANGE	3.4A Max @ 277V
POWER FACTOR	0.95 @ 277V
THD	<20%
INRUSH CURRENT	<35A
ELECTRICAL CERTIFICATIONS	FCC, CE, ETL, IK08, CB, KC, UL 924
SURGE PROTECTION	L-N 5.5kV ~ L-N-PE 11kV
OVER TEMPERATURE PROTECTION	AUTOMATIC RECOVERY
OVER VOLTAGE PROTECTION	RECOVERY AFTER POWER CYCLE
OVER LOAD PROTECTION:	AUTOMATIC RECOVERY

CONSTRUCTION

OPERATING TEMPERATURE RANGE	-40°C to +5 0°C
USAGE ENVIRONMENTS	INDOOR, OUTDOOR
MOUNTING OPTIONS	PEDESTAL, PENDANT
ENVIRONMENTAL CERTIFICATIONS	ROHS, FCC, SALT SPRAY (MIL-STD-810)
VIBRATION	ANSI C136.31-2010 3G
EFFECTIVE PROJECTED AREA (EPA)	3.14(ft²) WITH OR WITHOUT VISOR
APPROXIMATE WEIGHT ⁴	48.5lbs

NOTES

(1) Specifications are subject to change without notice
(2) Values are +/- 5%

(3) Values are +/- 4% when fixture is operated at 25°C ambient
(4) Weight may vary depending on mounting bracket

LUMEN CHART

NEMA	TEMP	CRI	LUMENS
2	4000K	75	90,874
2	5000K	75	106,950
2	5700K	75	104,581
2	4000K	90	75,474
2	5000K	90	88,826
2	5700K	90	86,859
3	4000K	75	94,825
3	5000K	75	111,600
3	5700K	75	109,128
3	4000K	90	78,756
3	5000K	90	92,688
3	5700K	90	90,635
4	4000K	75	88,753
4	5000K	75	104,454
4	5700K	75	102,140
4	4000K	90	73,713
4	5000K	90	86,753
4	5700K	90	84,832
5	4000K	75	83,039
5	5000K	75	97,729
5	5700K	75	95,564
5	4000K	90	68,967
5	5000K	90	81,168
5	5700K	90	79,370
7	4000K	75	72,719
7	5000K	75	85,583
7	5700K	75	83,687
7	4000K	90	60,396
7	5000K	90	71,080
7	5700K	90	69,506

RGB LUMEN CHART

COLOR	LUMENS
RED	4500lm
GREEN	7875lm
BLUE	2565lm

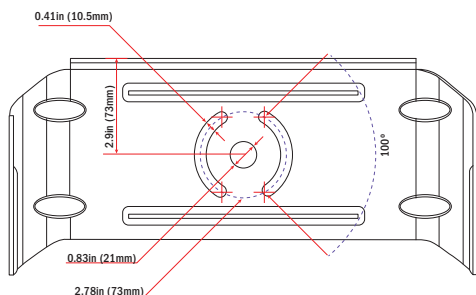
ORDERING MATRIX

BRAND	FAMILY	MODEL	NEMA TYPE	NATIVE CCT	CRI	MOUNT	FINISH
S	1000	M	4	5700	75	S	G
		M = MONO	3 = 3H x 3V	3000 = 3000K	75 = 75CRI	S = Standard	G = Gray
		C = CHROMA	4 = 4H x 4V	4000 = 4000K	90 = 90CRI	P = Pendant	BK = Black ⁽¹⁾
			5 = 5H x 5V	5000 = 5000K			W = White ⁽¹⁾
				5700 = 5700K			

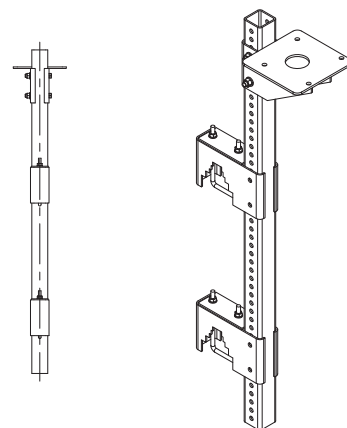
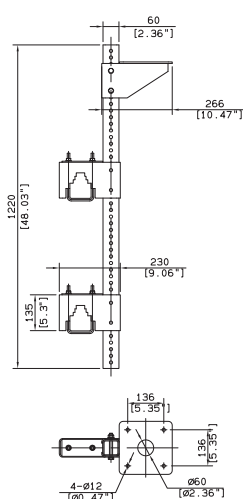
MOST COMMON SKU
S1000-M-4-5700-75-S-G

(1) Any colors other than our standard gray can incur extra costs and increased lead time

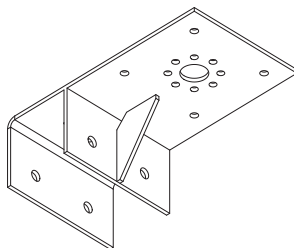
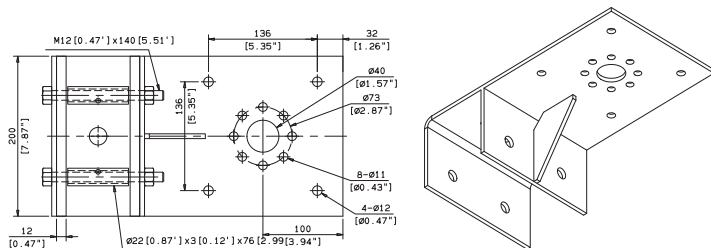
FIXTURE BASE



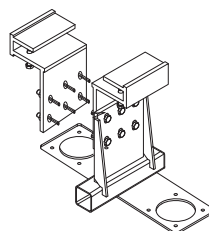
CATWALK MOUNT



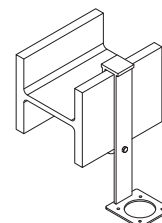
RETROFIT CROSS ARM CLAMP



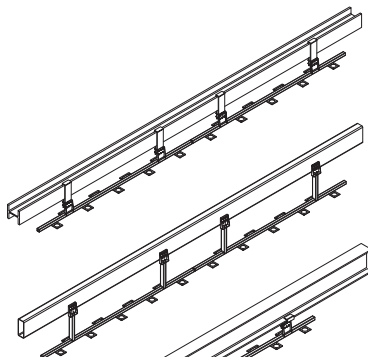
STANDARD I-BEAM MOUNT



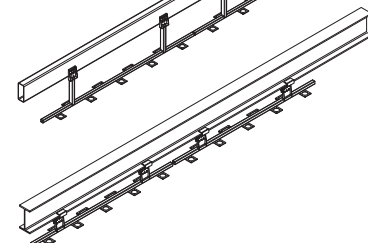
HORIZONTAL I-BEAM MOUNT



HORIZONTAL I-BEAM MOUNT

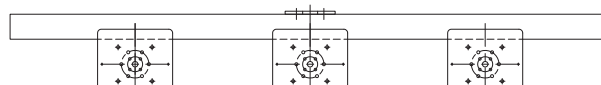


RECTANGULAR BEAM MOUNT



I-BEAM MOUNT

3-FIXTURE CROSS ARM FOR POLE



City of Page
Page Sports Complex Ball Fields

Expires: 1 month
Tuesday, September 23, 2025

Scope of Work

- Remove and replace (104) HID sports lighting heads with RGBW heads on 12 different poles.
- Add Casambi controls.
- Commission fixtures

AZ State Contract CTR 047559

Additional Considerations

Our proposal is based on a normal 8-hour per day, 40-hour per week work schedule. Voss Lighting has included no provisions for shift work or overtime. This proposal does not include an engineering review or any and all upgrades to existing electrical installation(s).

If Applicable, any rebates will be contingent on customer participation and SRP/APS/TEP approval.

Any unforeseen installation obstacles will be subject to a change order.

Project Financials

Project Value	\$ 646,130.00
Less Estimated Rebates	\$ -
Net Project Value	\$ 646,130.00

How to get started

Total Project Value	\$ 646,130.00
Down Payment	\$ 258,452.00

NOTE: If Project Quotation is approved by Customer, Voss Lighting will then provide a contract for Customer signature. Upon your signature on this contract, product will be ordered and installation scheduled. NOTE: This Voss quote, or its contents in their entirety, must be included as an integral part of a subsequent prime contract, purchase order, work directive, or other legal prime directive.

PROJECT CANCELLATIONS: Should project be delayed or cancelled, may be liable for any additional product cancellation fees, restocking charges, or price increases. Should the project be delayed beyond 30 days from original quotation date, the executed Voss Lighting contract will become void, our pricing will be reviewed for any necessary adjustments related to material and expense costs, labor costs, and other related costs that may be affected, and a new contract presented for Customer signature.

PROJECT PRICE INCREASES: This quotation is based upon current product pricing and installation related costs. Quotation is guaranteed for 30 days from quotation date. After 30 days, our pricing will be reviewed for any necessary adjustments related to material and expense costs, labor costs, and other related costs that may be affected by an extended approval period.

PROJECT WORK HOURS: Unless noted otherwise above, our quotation is based on onsite installation taking place on a normal 8-hour per day, 40-hour per week work schedule. Voss Lighting has included no provisions for shift work or overtime.

PRICE: The quoted price includes all applicable taxes but no other fees that may be associated with this project.

PRODUCT NON-STOCK ITEMS: Some products that we offer are not stock items in our warehouse and are ordered as needed. Such items are 'special order' and have extended lead times and are non-returnable.

PRODUCT DELIVERY AND INSTALLATION DATES: Upon execution of the Voss Lighting contract, we will aggressively process and expedite your project. At that time, product delivery and onsite installation dates will be verified. Voss Lighting cannot accept responsibility for product production delays, delivery issues, and inclement weather that are beyond our control.

TECL 30854: Regulated by the Texas Department of Licensing and Regulation. PO Box 12157, Austin, Texas 78711. 1-800-803-9292, 512-463-6699.

Website: www.license.state.tx.us/complaints

OK 00164441

Concerning costs for goods and services that are part of the pricing quoted herein, in the event of unforeseen direct or indirect price escalation and increases due to general increases, trade tariffs, inflationary factors, increases in precious metals and other commodity items, and the like, all quoted pricing is subject to review and adjustment at the time of order being placed.

Voss pricing is based the assumed voltage at each fixture location being as stated in our proposal and all existing electrical installation is compliant with National Electrical Code and local jurisdiction Code requirements. If actual conditions are found to be different and/or non-compliant after proposal is submitted, Voss reserves the right to evaluate our pricing for cost impact(s) and associated price revision. Because rebate rules vary between utility companies, Voss Lighting cannot fully guarantee that every energy-saving measure included in this proposal will qualify for a rebate. This will be confirmed upon the commencing of project and/or post project utility audit. The estimated rebate amount stated in review of project by Voss and/or information/counts shared with Voss by this proposal are a good-faith estimate based on Customer. Voss shall notify the Customer in writing of such differentials and will submit necessary documentation, showing the difference between the estimated and actual rebate amounts, required for contract adjustment. Voss has not included the cost of performance, payment and maintenance bonds. However, we will furnish these bonds, if desired, for an additional cost. This quote does not include any painting or patching of drywall.

cost of performance, payment and maintenance bonus. However, we will furnish these bonus, if desired, for an additional cost. This quote does not include any painting or patching or drywall.

City of Page
Page Sports Complex Ball Fields

Friday, September 26, 2025

Scope of Work

Warranty Information

Sportsbeams:

- 10-year parts and labor warranty.
- Any warranty requests must be made directly through Sportsbeams.

Casambi Controls:

- 5-year parts warranty.
- 1-year labor warranty.

Additional Considerations

Our proposal is based on a normal 8-hour per day, 40-hour per week work schedule. Voss Lighting has included no provisions for shift work or overtime. This proposal does not include an engineering review or any and all upgrades to existing electrical installation(s).

If Applicable, any rebates will be contingent on customer participation and SRP/APS/TEP approval.

Any unforeseen installation obstacles will be subject to a change order.

Project Financials

Project Value	\$	-
Less Estimated Rebates	\$	-
Net Project Value	\$	-

How to get started

Total Project Value	\$	-
Down Payment	\$	-

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DESIGN BUILD CONTRACT

THIS CONTRACT is entered into between the City of Page, a body politic and corporate of the State of Arizona, hereinafter called "City", and Voss Electric Company dba Voss Lighting, hereinafter called Contractor, effective this ____ day of _____, 2025.

WITNESSETH

WHEREAS, City requires the services of a Contractor qualified to provide design-build services for the Page Sports Complex Lighting project ("Project", more fully defined below) under the design-build method of delivery, and

NOW, THEREFORE, the parties hereto agree to the following:

AGREEMENT

ARTICLE 1. CONTRACT TERM

1.1 Final Completion shall be achieved on or before June 30, 2026, unless this Contract is sooner terminated or further extended pursuant to the provisions of this Contract.

ARTICLE 2. SCOPE

2.1 This Contract is a Design-Build Contract for the Project. The Design-Build Contract includes design services wherein design and permitting issues are addressed, and construction services wherein the Project shall be constructed. All materials and articles of any kind necessary for the Work are subject to the approval of City.

2.2 The Contractor is responsible for design and construction of a complete Project, including all design services, plans, specifications, construction, including materials, equipment, labor for installation, material testing, training, warranty and as-built drawings.

2.3 Contractor shall perform all design services, construction administration services and construction of the Project in accordance with this Contract and the Project Schedule outlined in attached Exhibit B and the scope of work outlined in attached Exhibit A. Contractor shall perform all work in accordance the terms of the Contract and to the best of Contractor's ability. Contractor shall employ suitably trained and skilled personnel to perform all services under this Contract.

2.4 Contractor has made a thorough and complete investigation of the Project site and all information furnished by City and does not rely upon any information furnished by City in entering into this Contract but rather is relying upon its own investigation and due diligence.

2.5 City Responsibilities.

2.5.1 City shall, throughout the performance of the work, cooperate with Contractor and perform its responsibilities, obligations and services in a timely manner to facilitate Contractor's timely and efficient performance of the work and so as not to delay or interfere with Contractor's performance of its obligations under the Contract.

2.5.2 City shall provide timely reviews and approvals of interim design submissions and other documents.

2.5.3 City shall provide, to the extent already completed, surveys describing the property, boundaries, topography and reference points for use during construction, including existing service and utility lines; to the extent available, as-built and record drawings of any existing structure at the site; environmental studies, reports and assessments describing the environmental conditions, including hazardous materials, in existence at the site if such studies exist; and geotechnical studies describing subsurface conditions, if the studies exist.

ARTICLE 3. SERVICES

3.1 General Project Administration Services

3.1.1 Contractor will provide and manage the professional design and administer the Project. Contractor will consult with City staff, research applicable design criteria, coordinate and attend meetings as necessary, and communicate with members of the Project Team.

3.1.2. Contractor will incorporate the use of best value design, construction methods and alternate materials during the design build process. Contractor shall focus on budget, aesthetics, constructability, operation and life cycle costs and compatibility with the surrounding environment.

3.1.3. Contractor shall, within twenty (20) days after award of the Contract, submit a project schedule showing the projected design and construction schedule.

3.1.4 All subcontractors and suppliers solicited will be subject to City approval.

3.2 Professional Services.

3.2.1 Contractor shall, consistent with applicable state licensing laws, provide through qualified licensed design professionals employed by Contractor, or procured from qualified, independent, licensed design consultants, the necessary design services for the preparation of the required drawings, specifications and other design submittals to permit Contractor to construct the Project consistent with the City's requirements. The Contractor and its design professionals shall seal with an Arizona registered professional seal all plans and specifications prepared by them for this Contract as required by state law.

3.2.2 The Contractor shall be responsible for the completeness and accuracy of its plans, specifications, supporting data and other work prepared or compiled under its obligation for this Project and shall correct, at its expense, all errors, omissions and acts therein which may be

discovered. Correction of any errors, omissions and acts discovered on plans and specifications shall be the responsibility of the Contractor. The cost of the design necessary to correct those errors attributable to the Contractor shall be charged to the Contractor. Any damage incurred by the City, including additional construction costs caused by such errors, omissions or acts, shall be chargeable to the Contractor. The fact that the City has accepted or approved the Contractor's work shall in no way relieve the Contractor of any of its responsibilities.

3.3 Project Schedule

3.3.1 Correction and updating of the schedule will be done as often as deemed necessary by City.

3.3.2 The Contractor shall furnish sufficient labor force and equipment to ensure the prosecution of the Work in accordance with the approved schedule so as to complete the Project within the Contract Time.

3.4 Design Services

3.4.1 Contractor and City shall agree upon interim design submissions that City may wish to review.

3.4.2 Within seven (7) days after a scheduled submission, the Contractor and City shall meet and confer about the submissions, with Contractor identifying during such meetings, among other things, the evolution of the design and any significant changes or deviations from the Project requirements or previously submitted design submissions.

3.4.3 City shall review and comment upon the interim design submissions in a time that is consistent with the turnaround times set forth in Contractor's Project Schedule. Contractor shall revise such interim design submissions (at its cost) to address comments by the City that identify any aspect that does not comply with the Project requirements.

3.4.4 City's review and approval of interim design submissions and the Construction Documents are for the purpose of mutually establishing a conformed set of Construction Documents compatible with the requirements of the Project. Neither City's review nor approval of any interim design submissions and Construction Documents shall be deemed to transfer any design liability to the City.

3.4.5 The Project design must meet all applicable Specifications, Details and Drawings, including all City building and technical standards, City codes and specifications.

3.4.6 The Contractor shall avoid specification of construction materials known to be hazardous or potentially hazardous, including asbestos, lead or any derivative thereof, unless specifically approved in writing by the City.

3.4.7 The Contractor shall coordinate with City and any other necessary utilities regarding standard utility issues and incorporate pertinent information in the plans.

3.4.8 The drawing format will be a 24" x 36" sheet size, unless otherwise authorized in writing by the City.

3.4.9 Contractor shall obtain all necessary permits, approvals and licenses required for the prosecution of the work by any government or quasi-government entity having jurisdiction over the Project.

3.4.10 Copies of these permits and notices must be provided to the City's Representative prior to starting the permitted activity. This provision does not constitute an assumption by the City of an obligation of any kind for violation of said permit or notice requirements.

3.4.11 Contractor is responsible for the cost of all permits and review fees.

ARTICLE 4. BONDING REQUIREMENTS

4.1 In accordance with A.R.S. § 34-610, the Contractor shall provide Payment and Performance Bonds ("Bonds") for not less than one hundred percent (100%) of the costs of the construction phase of the Project. Copies of the Bonds shall be attached to and become a part of this Contract upon acquisition of the Bonds by Contractor and prior to commencement of any work on the Project. The Bonds shall be issued by a surety authorized to do business in the State of Arizona who is acceptable to City.

ARTICLE 5. COMPLIANCE WITH LAWS

5.1 The Contractor shall comply with all federal, state and local laws, rules, regulations, standards and Executive Orders, without limitation to those designated within this Contract. The laws and regulations of the State of Arizona shall govern the rights of the parties, the performance of this Contract, and any disputes hereunder. Any action relating to this Contract shall be brought in a court of the State of Arizona and Coconino County.

ARTICLE 6. INDEPENDENT CONTRACTOR

6.1 The status of the Contractor shall be that of an independent contractor. Neither Contractor, nor Contractor's officers, agents, or employees, shall be considered an employee of City or be entitled to receive any employment-related fringe benefits under City's personnel policy. Contractor shall be responsible for payment of all Federal, State and local taxes associated with the compensation received pursuant to this Contract, and shall indemnify and hold City harmless from any and all liability which City may incur because of Contractor's failure to pay such taxes.

ARTICLE 7. CONSULTANTS AND SUBCONTRACTORS

7.1 Contractor will be fully responsible for all acts and omissions of any member of the Design-Build Team and/or all engineers, subcontractors and consultants and of persons directly or indirectly employed by any subcontractor or consultant and of persons for whose acts any of them may be liable to the same extent that Contractor is responsible for the acts and omissions of persons directly employed by it. Nothing in this Contract shall create any obligation on the part

of City to pay any money due any of Contractor's consultants or subcontractors, except as may be required by law.

ARTICLE 8. CONTRACT AMOUNT

8.1 Contract Amount.

8.1 The Contract Amount shall not exceed Six Hundred Forty-Six Thousand, One Hundred Thirty Dollars (\$646,130.00). The Contract shall include all costs of any nature necessary to the performance of the Work required hereunder, including all costs of design and construction of the Project.

8.2 Liquidated Damages.

8.2 Liquidated damages as used herein shall be One Hundred Fifty Dollars (\$150.00) per calendar day for each day the Project is not finally complete after the expiration of the Contract Time for Final Completion.

ARTICLE 9. GENERAL CONDITIONS

9.1 Engineer.

9.1 Any necessary Engineer(s) will be employed by the Contractor and the Engineer's fees and reimbursable expenses for services required hereunder are included in the Contract Amount.

9.2 Modifications.

9.2 A Modification is any of the following:

- .1 A written amendment to the Design Build Contract signed by all parties; or
- .2 A Change Order properly signed by the parties.

9.3 Contract and General Conditions.

9.3 The contract and general conditions for construction of the Project consist of this Contract and the Bonds, Insurance Certificates and Plans and Specifications prepared by Contractor ("Contract Documents"). This Contract represents the entire and integrated agreement between the parties hereto for design and construction of the Project and supersedes all prior negotiations, representations, or agreements, either written or oral.

9.4 Work.

9.4 The term "Work" includes, without limitation, furnishing all labor, administrative services and supervision necessary to produce the design and construction required by the Contract and

furnishing and installing all materials and equipment incorporated, or to be incorporated in such construction to complete the Project.

9.5 Project.

9.5 The Project refers to all phases of the design and construction, as designed by the Contractor and depicted and described by the Contract Documents, through Final Completion and warranty.

9.6 Execution, Correlation, Intention and Interruption of the Contract Documents.

9.6.1 By executing the Contract, the Contractor represents and warrants that it has examined closely the site, has familiarized itself with the local conditions under which the Work is to be performed, has correlated all of its observations with the provisions and requirements of the Contract Documents. Where discrepancies in quantities, materials, sizes or other conditions exist between the Plans and Specifications, the Contractor shall accomplish the Work required to carry out the intent of the Contract Documents; however, the Contractor shall not be responsible for discrepancies in pre-existing site conditions that could not be reasonably discovered or anticipated. Should concealed conditions encountered below the surface of the ground or concealed within existing construction be at variance with the conditions indicated by the Contract Documents or differ materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract then the Contract Amount and/or Contract Time shall be equitably adjusted by Change Order upon claim by Contractor. Contractor shall not be entitled to any such adjustment if the condition should have been discovered by the Contractor during the design phase utilizing investigative techniques normally employed in the design of a project of this nature and scope.

9.6.2 The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. The intention of the Contract Documents is to include, without limitation, all labor, materials, equipment and other items necessary for the proper execution and completion of the Work. Words which have well known technical or trade meanings are used herein in accordance with such recognized meanings. In the event that any Contract Document conflicts with or contradicts this Contract, this Contract shall control.

9.6.3 By executing this Contract, the Contractor warrants that it has determined that it can prepare Plans and Specifications which will describe a completely buildable Project which will function to achieve its intended purpose and which can be completed for the Contract Amount. The Contractor shall at once report to City any error, inconsistency or omission it may discover. The Contractor shall be liable to the City for any damage resulting from any such errors, inconsistencies or omissions.

ARTICLE 10. CONTRACTOR

10.1 Compliance with Laws.

10.1 The Contractor agrees to comply fully with all applicable federal, state and local laws, regulations, codes and standards. The Contractor agrees to indemnify and hold harmless City

from all claims of whatever nature involving failure of the Contractor, its Engineer, consultants, or any of its Subcontractors to comply with any federal, state or local law, regulation, code or ordinance in connection with this Project.

10.2 Supervision and Construction Procedures.

10.2 The Contractor shall supervise the Work, using its best skill and attention. It shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract.

10.3 Warranty.

10.3.1 The Contractor warrants to the City that all materials and equipment furnished under this Contract will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defects and in conformance with the Contract Documents. Contractor shall guarantee the work against defective workmanship or materials as set forth in Exhibit A, ordinary wear and tear and unusual abuse or neglect excepted. Any omission on the part of City to condemn defective work or materials at the time of construction shall not be deemed an acceptance, and Contractor will be required to correct defective work or materials at any time before final acceptance and within one year thereafter.

10.3.2 The warranty provided in this Subparagraph 10.3 shall be in addition to and not in limitation of any other warranty or remedy required by law or by the Contract.

10.4 Taxes.

10.4 The Contractor shall pay all sales, consumer, use, transaction privilege and other taxes required by law arising out of construction or other business activities of the Contractor in connection with the performance of Design-Build Contract.

10.5 Cleaning Up.

10.5.1 The Contractor at all times during the progress of the Work shall keep the premises free from accumulation of waste materials or rubbish caused by its operations. At the completion of the Work it shall remove all waste materials and rubbish from and about the Project as well as all tools, construction equipment, machinery and surplus materials not specified to be left at the site, and shall clean as or materials as specified, and leave the Work "broom-clean" or its equivalent, except where more stringent cleaning requirements are provided by the Contract Documents.

10.5.2 If the Contractor fails to satisfactorily clean up, City will do so and the cost thereof shall be charged to the Contractor.

10.6 Indemnification.

10.6.1 To the fullest extent permitted by law, the Contractor shall indemnify, hold harmless and defend City, its agents, officers and employees from and against claims, damages, losses and

expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, Engineer, Consultants, Subcontractors, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, ~~regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.~~ Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Subparagraph.

10.6.2 In claims against any person or entity indemnified under this Subparagraph by an employee of the Contractor, Engineer, consultants, subcontractors, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under this Subparagraph 10.6 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor, Engineer, Consultants, or Subcontractors under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

ARTICLE 11. SUBCONTRACTORS

11.1 Definition.

11.1.1 A Subcontractor is a person or organization who has a direct contract with the Contractor to supply materials or equipment or to perform any of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and masculine in gender and means a Subcontractor or his authorized representative.

11.1.2 A Sub-subcontractor is a person or organization who has a direct or indirect contract with the Subcontractor to perform any of the Work at the site, or to supply any materials or equipment to be used in the Project. The term "Sub-subcontractor" is referred to throughout the Contract Documents as singular in number and masculine in gender, and means a Sub-subcontractor or his authorized representative.

11.1.3 Nothing contained in the Contract Documents shall create any contractual, master-servant or principal-agent relationship between the City and the Contractor, Engineer or any Subcontractor or Sub-subcontractor.

11.2 Subcontractual Relations.

11.2.1 All work performed for the Contractor by a Subcontractor shall be pursuant to an appropriate agreement between the Contractor and the Subcontractor (and where appropriate between Subcontractors and Sub-subcontractors) which shall contain provisions that:

.1 preserve and protect the rights of the City under the Contract Documents with respect to the Work to be performed under the subcontract so that the subcontracting thereof will not prejudice such rights.

.2 require that such Work be performed in accordance with the requirements of the Contract Documents.

11.3 Payments to Subcontractors.

11.3 City shall not have any obligation to pay or to see to the payment of any monies to any Subcontractor except as may otherwise be provided by law.

ARTICLE 12. MISCELLANEOUS PROVISIONS

12.1 Successors and Assigns.

12.1 The City and the Contractor each binds itself, its successors, assigns and legal representatives to the other party hereto and to the successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in the Contract Documents.

12.2 City's Right to Complete the Work.

12.2 If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents, or fails to perform any provision of the Amendment, City, after providing seven days' written notice to the Contractor and his surety, and the opportunity to cure, which cure must commence within said seven day period, and without prejudice to any other remedy City may have, may proceed to make such other necessary and reasonable arrangements to carry out the Work in accordance with the Contract Documents, all at the expense of the Contractor, including City's attorneys' fees and other costs.

12.3 Royalties and Patents.

12.3 The Contractor shall pay all royalties and license fees. Contractor shall defend all suits or claims from infringement of any patent right and shall save City harmless from loss on account thereof, including the City's attorneys' fees and court costs.

12.4 Tests.

12.4.1 Where the Contract Documents, laws, ordinances, rules, regulations or orders of any public authority having jurisdiction require any Work to be inspected, tested or approved, the Contractor shall give City timely notice of its readiness and of the date arranged so City may observe such inspection, testing or approval. All inspections or tests required by the Engineer or the authority having jurisdiction shall be paid for by City.

12.4.2 The Contractor shall be responsible that all equipment and materials used in the construction of the Project, especially those upon which the strength and durability of the structure may depend, shall be subject to adequate inspection and testing in accordance with accepted standards to establish conformity with Specifications, applicable codes and standards and suitability for use intended.

ARTICLE 13. TIME

13.1 Contract Time, Liquidated Damages and Related Provisions.

13.1.1 It is understood and agreed that the construction of the Work under the Contract Documents shall be commenced on the date stated in the Notice to Proceed issued by the City and shall be completed by the Contractor within the time specified in Article 1 herein (the "Final Completion Date"). The date of beginning, rate of progress, and time for completion are essential conditions of the Contract, and the Contractor agrees that said Work shall be prosecuted regularly, diligently, and uninterruptedly at such rate of progress as will ensure full completion thereof within the Contract Time specified. It is expressly agreed that the Contract Time is reasonable.

13.1.2 If the Final Completion Date occurs after the expiration of the Contract Time, the Contractor shall pay City the appropriate sum specified in Subparagraph 8.2 herein as liquidated damages for each calendar day the Work remains incomplete after expiration of the Contract Time. These amounts are agreed upon because of the impracticability and extreme difficulty of ascertaining the actual damages City would sustain. Said amounts may be retained by City from final payment due the Contractor, provided the Contractor does not waive any rights or claims against such amounts withheld should there be a dispute.

13.1.3 The Final Completion Date is the calendar date when all items of the Work is one hundred percent (100%) finished.

13.2 Delays and Extensions of Time.

13.2 All claims for extension of time shall be made in writing to City. The notice of claim must be submitted no more than twenty (20) days after the occurrence of the delay and a detailed claim including a breakdown of all known costs involved shall be submitted no more than twenty (20) days after the occurrence; otherwise, such claim shall be waived. In the case of a continuing cause of delay, only one claim is necessary, although the Contractor shall promptly notify City in writing of the date of the termination of the continuing cause of delay.

ARTICLE 14. PAYMENTS AND COMPLETION

14.1 Progress Payments.

14.1.1 The Contractor shall submit to City an itemized application for payment supported by such data substantiating the Contractor's right to payment as City may require. The Contractor shall also submit a release of claim and lien waiver covering all work performed to date,

including the work of each Subcontractor, laborer and material supplier. If lien waivers from all subcontractors, materials or equipment suppliers do not equal the aggregate sum of the previous progress payment, the Contractor shall submit the following statement along with the current progress payment request: "I hereby certify as General Contractor on this Project that I have paid all subcontractors, materials or equipment suppliers for the Work provided in conjunction with this Project for which I have previously received payment."

14.1.2 Payments shall be based on the work actually performed during the preceding calendar month.

14.1.3 The Contractor warrants and guarantees that title for all work, materials and equipment covered by an Application for Payment shall pass to City either by incorporation in the Project or upon receipt of payment by the Contractor, whichever occurs first and that such work, materials and equipment shall be free and clear of all liens, claims, security interests or encumbrances, except for claims arising out of City's failure to pay as required herein.

14.2 Approvals for Payment.

14.4.2 The City shall make a payment to the Contractor on the basis of the value of the Work actually performed during the preceding calendar month less the amount of retention. Such payments shall be made within twenty-one (21) days after receipt of application for payment.

14.4.4 The City shall retain ten percent (10%) of the amount of each application for payment as insurance of proper performance of the Contract. Once the Work is fifty percent (50%) complete, one-half of the retention then held shall be paid to the Contractor provided the Contractor is making satisfactory progress and there is no specific cause or claim requiring a greater amount to be retained. After the Contract is fifty percent (50%) complete, five percent (5%) of the amount of each subsequent application for payment shall be retained providing the Contractor is making satisfactory progress on the Project. If at any time the City determines that the Contractor is not making satisfactory progress, then the City may retain ten percent (10%) of all subsequent applications for payment.

14.4.5 No certificate for a progress payment, nor any progress payment, nor any partial or entire use or occupancy of the Project by the City, shall constitute an acceptance of any Work not in accordance with the Contract Documents.

14.3 Payments Withheld.

14.3.1 The City may decline to approve any Applications for Payment or, because of subsequently discovered evidence or subsequent inspections, may nullify the whole or any part of any Certificate for Payment previously issued to such extent as may be necessary in its opinion because of

- .1 defective work not remedied,
- .2 claims filed or reasonable evidence indicating probable filing of claims,

- .3 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Amount,
- .4 damage to another contractor,
- .5 reasonable indication that the Work will not be completed within the Contract Time, or
- .6 failure to carry out the Work in accordance with the Contract Documents.

14.3.2 When the grounds in Subparagraph 14.3.1 are removed, or in the case of 14.3.1.3, when the City is satisfied that the Contractor will complete the Project at the agreed-upon price, payment shall be made for amounts withheld because of them.

14.3.3 If the Contractor is not paid within fourteen (14) days after any amount is approved for payment and has become due and payable, then the Contractor may, upon seven additional days' written notice to the City, stop the Work until payment of the amount owing has been received. The Construction Amount shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up.

14.4 Substantial Completion and Final Payment.

14.4.1 When the Contractor determines that the Work or a designated portion thereof acceptable to the City is substantially complete, the City shall prepare for submission to the Contractor one punch list of items to be completed or corrected on the Project, or designated portion thereof. The punch list shall be the basis for determination of the Date of Final Completion. Any item on such list shall be completed or corrected before the Final Completion Date. The failure to include any items on such punch list does not relieve the responsibility of the Contractor to complete all work in accordance with the Contract Documents. When the City, on the basis of an inspection, determines that the Work is substantially complete, it will then prepare a Certificate of Substantial Completion. The Certificate of Substantial Completion shall be submitted to the Contractor for his written acceptance.

14.4.2 Upon receipt of written notice that the Work is ready for final inspection and acceptance, the City will promptly make such inspection and, when the City finds (1) the Work in accordance with and acceptable under the Contract Documents, (2) the Work completed under the Contract fully performed and (3) the Final Completion Date has been reached, as that term is defined in Subparagraph 13.1.3, then, and only then, the City shall promptly state in writing that, to the best of his knowledge, information and belief, and on the basis of observations and inspections, the Work has been fully completed in accordance with the terms and conditions of the Contract Documents, and that the entire balance found to be due the Contractor is payable.

14.4.3 The making of final payment shall constitute a waiver of all claims by the City except those arising from:

- .1 unsettled claims,
- .2 faulty or defective Work,
- .3 failure of the Work to comply with the requirements of the Contract Documents, or

.4 terms of any guarantees required by the Contract Documents.

14.4.4 The acceptance of final payment shall constitute a waiver of all claims by the Contractor, except claims made but not settled.

14.4.5 No earlier than three weeks before the expiration of the guarantee period specified in Subparagraph 10.3.1 herein, or at such other additional earlier time or times as the City may agree, the City, in company with the Contractor and Engineer, shall make an inspection of the Project and certify that all defects in material and workmanship occurring during this period have been satisfactorily corrected.

14.4.6 If, after Substantial Completion of the Work, Final Completion thereof is materially delayed through no fault of the Contractor or by the issuance of Change Orders affecting Final Completion, the City shall, upon application by the Contractor and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than the retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to the payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the City prior to certification of such payment. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims. If a Change Order extending the time for Substantial Completion is issued within 90 days of the Contract Time specified for Substantial Completion, the Contractor shall be entitled to payment of retention based upon the date of Substantial Completion disregarding the change in Contract Time resulting from the Change Order, providing that all other conditions to the payment of retention have been satisfied. Where retention is paid prior to Final Completion, the City may retain an amount equal to two hundred percent (200%) of the value of the Work that remains incomplete.

ARTICLE 15. PROTECTION OF PERSONS AND PROPERTY

15.1 Safety Precautions and Programs.

15.1.1 The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work in compliance with all local, state and federal laws and regulations.

15.2 Safety of Persons and Protection of Property.

15.2.1 The Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss, to:

1. all persons engaged in the Work and all other persons who may be affected thereby;
2. all the Work and all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the Contractor or any of his Subcontractors or Sub-subcontractors; and

3. 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.

15.2.2 The Contractor shall comply with all applicable laws, ordinances, rules, regulations and orders of any public authority having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss. He shall erect and maintain, as required by existing conditions and the progress of the Work, all reasonable safeguards for safety and protection, including, but not limited to, posting danger signs and other warnings against hazards, promulgating safety regulations and notifying City and users of adjacent utilities.

15.2.3 When the use or storage of explosives or other hazardous materials or equipment is necessary for the execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel.

15.2.4 All damage or loss to any property caused in whole or in part by the Contractor, any Subcontractor, any Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, shall be remedied by the Contractor.

15.2.5 The Contractor shall designate a responsible member of his organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated in writing by the Contractor to the City.

15.2.6 The Contractor shall not load or permit any part of the Work to be loaded so as to endanger safety.

15.3 Emergencies.

15.3.1 In any emergency affecting the safety of persons or property, the Contractor shall act to prevent threatened damage, injury or loss. Any additional compensation or extension of time claimed by the Contractor on account of emergency work shall be determined as provided by the applicable provisions of the Contract Documents.

ARTICLE 16. INSURANCE

16.1 Contractor's Insurance.

16.1.1 The Contractor shall procure and shall maintain during the entire life of this Contract the insurance of the kind and amount specified herein. The cost of all such insurance shall be borne by the Contractor. The cost of any deductible associated with any insurance provided hereunder shall be borne by the Contractor.

16.1.2 Contractor, at its own expense, shall purchase and maintain the herein stipulated minimum insurance with companies duly licensed and subject to legal process within the State of Arizona, possessing a current A.M. Best, Inc. Rating of A- or better. The form of any insurance policies and forms must be acceptable to the City.

All insurance required herein shall be maintained in full force and effect until all work or services required to be performed under the terms of this Contract are satisfactorily completed and formally accepted; failure to do so may, at the sole discretion of City, constitute a material breach of this Contract.

Contractor's insurance shall be primary insurance in regard to City, and any insurance or self-insurance maintained by City shall not contribute to it. The insurance policies shall contain a waiver of transfer rights of recovery (subrogation) against City, its agents, officers, officials and employees for any claims arising out of Contractor's acts, errors, mistakes, omissions, work or services.

Prior to commencing work or services under this Contract, Contractor shall furnish City with Certificates of insurance, or formal endorsements as required by this Contract, issued by Contractor's insurer(s), as evidence that policies providing the required coverages, conditions and limits required herein are in full force and effect.

If a policy does expire during the life of this Contract, a renewal certificate must be sent to City fifteen days prior to the expiration date. Insurance required herein shall not expire, be cancelled, or materially changed without thirty (30) days written notice to City.

The insurance policies required by this Contract, except Workers' Compensation, and Errors and Omissions, shall name City, its agents, representatives, officers, directors, officials and employees as Additional Insured's. Contractor waives all rights against City and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the Workers' Compensation and Employer's Liability or commercial umbrella liability insurance obtained by Contractor pursuant to this Contract.

In the event any insurance policy(ies) required by this Contract is (are) written on a "claims made" basis, coverage shall extend for two years past completion and acceptance of Contractor's work or services and as evidenced by annual Certificates of Insurance.

Commercial General Liability

Contractor shall maintain Commercial General Liability insurance with a limit of not less than \$1,000,000 for each occurrence with a \$2,000,000 Products/Completed Operations Aggregate and a \$2,000,000 General Aggregate Limit. The policy shall include coverage for bodily injury, broad form property damage, personal injury, products and completed operations and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of this Contract. Such policy shall contain a severability of interest provision, and shall not contain a sunset provision or commutation clause, or any provision, which would serve to limit third party action over claims. The Commercial General Liability shall include coverage for the Contractor's operations and products and completed operations.

Automobile Liability

Contractor shall maintain Commercial/Business Automobile Liability insurance with a combined single limit for bodily injury and property damage of not less than \$1,000,000 each occurrence with respect to the Contractor's owned, hired, and non-owned vehicles assigned to or used in performance of the Contractor's work.

Workers' Compensation

Contractor shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over the Contractor's employees engaged in the performance of the work or services; and, Employer's Liability insurance of not less than \$100,000 for each accident, \$100,000 disease for each employee, and \$500,000 disease policy limit. In case any work is subcontracted, this Contract will require the Subcontractor to provide Workers' Compensation and Employer's Liability to at least the same extent as required of Contractor.

Errors and Omissions /Professional Liability

Contractor shall maintain Errors and Omissions/Professional Liability Insurance covering acts, errors, mistakes and omissions arising out of the work or services performed by Contractor, or any person employed by Contractor, with a limit of not less than \$1,000,000 each claim.

ARTICLE 17. CHANGES IN THE WORK AND CLAIMS

17.1 Change Orders.

17.1.1 A Change Order is a written amendment to the Contract signed by City and the Contractor, issued after the execution of the Contract, authorizing a change in the Work or an adjustment in the Contract Amount or the Contract Time. The Contract Amount and the Contract Time may be changed only by Change Order.

17.1.2 The cost or credit, as the case may be, to City resulting from a change in the Work shall be determined in one or more of the following ways as mutually agreed:

- .1 by mutual acceptance of a lump sum properly itemized in a form acceptable to City;
- .2 by unit prices stated in the Contract Documents or subsequently agreed upon;
- or
- .3 by actual cost and a mutually acceptable fixed or percentage fee covering overhead and profit.

ARTICLE 18. UNCOVERING AND CORRECTION OF WORK

18.1 Uncovering of Work.

18.1.1 If any Work should be covered contrary to the request of City, it must, if required in writing by City, be uncovered for his observation and replaced all at the Contractor's expense.

18.2 Correction of Work.

18.2.1 The Contractor shall promptly correct all Work rejected by City as defective or as failing to conform to the Contract Documents whether observed before or after Final Completion and whether or not fabricated, installed or completed. The Contractor shall bear all costs of correcting such rejected Work, including the cost of City's consultants, additional services made necessary thereby.

18.3 Acceptance of Defective or Non-Conforming Work.

18.3 If City prefers to accept defective or non-conforming Work, it may do so instead of requiring its removal and correction, in which case a Change Order will be issued to reflect an appropriate reduction in the Contract Amount, or, if the amount is determined after final payment, it shall be paid by the Contractor.

ARTICLE 19. GENERAL PROVISIONS

19.1.1 In the event any provision in this contract is held invalid by any court of competent jurisdiction, the remaining provisions in this Contract shall be deemed severable and shall remain in full force and effect.

19.1.2 Contractor warrants compliance with all Federal immigration laws and regulations relating to employees and subcontractors and warrants its compliance with A.R.S. § 41-4401 including the E-verify program. A breach of this section shall be deemed a material breach of the Contract that is subject to penalties up to and including termination of the Contract. City retains the legal right to inspect the papers of Contractor or any subcontractor employee who works on the Contract to ensure compliance with this provision.

19.1.3 Pursuant to A.R.S. § 35-393 et seq., Contractor certifies that it is not currently engaged in, and agrees for the duration of this Contract not to engage in, a boycott of Israel.

19.1.4 Pursuant to A.R.S. §35-394, incorporated herein by reference, Contractor certifies that it does not currently, and agrees for the duration of the Contract that it will not, use:

1. The forced labor of ethnic Uyghurs in the People's Republic of China.
2. Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.
3. 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.

If Contractor becomes aware during the term of the Contract that it is not in compliance with the written certification, Contractor shall notify the City within five business days after becoming aware of the noncompliance. If Contractor does not provide the City with a written certification that Contractor has remedied the noncompliance within one hundred eighty days after notifying the City of the noncompliance, the Contract terminates, except that if the Contract termination date occurs before the end of the remedy period, the Contract terminates on the Contract termination date.

ARTICLE 20. AUTHORITY TO CONTRACT

20.1 Contractor warrants its right and power to enter into this Contract. If any court or administrative agency determines that City does not have authority to enter into this Contract, City shall not be liable to any third party by reason of such determination or by any reason of this Contract.

ARTICLE 21. FULL AND COMPLETE PERFORMANCE

21.1 The failure of either party to insist at any time on the full and complete performance of the terms or conditions of this Contract to be performed on the part of the other, or to take any action permitted as a result thereof, shall not be construed as a waiver or relinquishment of the right to insist upon full and complete performance of the same, or any other covenant or condition, either in the past or in the future. The acceptance by either party of the sums less than may be due and owing it at any time shall not be construed as an accord and satisfaction.

ARTICLE 22. CANCELLATION FOR CONFLICT OF INTEREST

22.1 This Contract is subject to cancellation for conflict of interest pursuant to A.R.S. § 38-511, the pertinent provisions of which are incorporated into and made part of this Contract by reference.

ARTICLE 23. OWNERSHIP OF DOCUMENTS

23.1 All information, data, studies, reports, patents, copyrights, plans and specifications prepared or obtained by the Contractor for the purpose of performing services under this Contract, shall become the property of City. Further, it is expressly understood that the City has exclusive control of all information developed during design and construction.

ARTICLE 24. ORDER OF PRECEDENCE

24.1 In the event of a conflict or inconsistency between or among the documents incorporated into this Contract, the Contract Documents shall take precedence in the following order:

1. This Contract
2. Bonds
3. Insurance Certificates
4. Specifications
5. Plans and Drawings
6. Standard Details

ARTICLE 25. ENTIRE AGREEMENT

25.1 This document constitutes the entire agreement between the parties pertaining to the subject matter hereof, and all prior contemporaneous agreements and understandings, oral or written, are hereby superseded and merged herein. This Contract may be modified, amended, altered or extended only by a written amendment signed by the parties.

ARTICLE 26. PROVISIONS REQUIRED BY LAW

26.1 Each and every provision of law and any clause required by law to be in the Contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Contract shall forthwith be physically amended to make such insertion or correction.

City:

By: _____

Printed Name: _____

Its: _____

Date: _____

CONTRACTOR:

By: _____

Printed Name: _____

Its _____

Date: _____

EXHIBIT A
SCOPE OF WORK

EXHIBIT B
PROJECT SCHEDULE

Submit Final Design Documents to City
Commence Construction
Construction Complete

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** Public Works**Meeting Date:** October 8, 2025**Presented by:**

Kyle Christiansen, Public Works Director

Brief Title: Taxilane Rehabilitation Project Mel Clark Inc.**Agenda Section:** New Business**Action:** Motion**Agenda Sub-category:** Agreement/Contract**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to award the Taxilane Rehabilitation Project to Mel Clark Inc. in the amount of \$1,099,750.00 and authorize the Mayor to sign the contract.

Background:

Staff works with the on-call engineers to monitor the condition of all the paved surfaces at the airport. The north taxilane between the northern box hangars and the T-hangars are due for maintenance funded by the FAA under a reimbursable grant program in the airport capital improvement program or ACIP. The council recently accepted the FAA reimbursable grant award for this project at the previous council meeting.

C&S Companies planned and designed the project and published the bid document under procurement requirements. Three qualifying bids were received back in May. C&S Companies reviewed the bids for accuracy. Staff concurs with their recommendation to award the taxilane rehabilitation Project to Mel CLark Inc.

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:**Fiscal Year:** 2026**Amount Requested:** \$1,099,750.00**Line Item(s):** 40-485-9800

Budget Impact:

Notes: Project was included in the FY 26 Capital Improvement Fund.**Attachments:**

1. Bid Opening Sheet
2. PGA_Taxilane Rehab - Notice of Award-Mel Clark
3. PGA_Taxilane Rehab - Contract Form - MCI Signed

**REQUEST FOR PROPOSAL
CITY OF PAGE
Construction of Taxilane Rehabilitation
May 1, 2025 at 4:30 P.M.**

Acknowledge
Addenda

BIDDER	BID	BID BOND	RANK
Combs Construction Company Inc	1,263,387.50	Yes	Yes
Mel Clark, Inc.	1,099,750.00	Yes	Yes
B4 Enterprises, Inc.	1,284,135.00	Yes	Yes

NOTICE OF AWARD

TO: Mel Clark, Inc.

DATE: _____

The OWNER has considered the BID submitted by you for the **PAGE MUNICIPAL AIRPORT TAXILANE REHABILITATION**, construction project in response to its advertisement for Bids dated March 28, 2025 and Information for Bidders.

You are hereby notified that your BID has been accepted by the City Council for items in the amount of

\$1,099,750.00

You are required by the Information for bidders to execute the Agreement and furnish the required Contractor's Performance Bond, Payment Bond, a copy of your Contractor's License, and Insurance Certificates within ten (10) days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said bonds and certificates within **fifteen (15) days** from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your Bid Bond. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this _____ day of _____, 2025.

CITY OF PAGE

BY:  _____

TITLE: Director of Public Works/ Airport Director

ACCEPTANCE OF NOTICE BY CONTRACTOR:

Receipt of the above NOTICE OF AWARD is hereby acknowledged.

BY: _____

TITLE: _____

STATE OF _____)

)

COUNTY OF _____) ss.

Subscribed and sworn to before me this _____ day of _____, 20__.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CONTRACT FORM

THIS AGREEMENT is dated as of the _____ day of _____ in the year 2025 by and between the City of Page, Coconino County, Arizona State, having an address at 697 Vista Avenue, Page, AZ 86040 (hereinafter called Owner) and Mel Clark, Inc., having an address at 2333 N. Bulldog Road, Cedar City, UT84721 (hereinafter called Contractor).

Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1 - WORK

Contractor shall perform, construct and complete all Work as specified and indicated in the Taxilane Rehabilitation Contract, and to completely and totally construct the same and install the materials therein for the OWNER, in a good, workmanlike and substantial manner and to the satisfaction of OWNER through its Engineers and under the direction of the City Manager, or his properly authorized agents and strictly pursuant to and in conformity with the Plans and Specifications prepared by the Engineers for OWNER, and with such modifications of the same and other documents that may be made by OWNER through the Engineer or his properly authorized agents, as provided herein.

ARTICLE 2 - CONTRACT DOCUMENTS

The Notice Inviting Bids, Instruction to Bidders, Contract Documents Booklet (General Information, General Provisions, FAA General Conditions, etc.), Plans, Referenced Standard Specifications and Details, Technical Provisions, Addenda, if any, Proposal, all Attachments to Proposal, and Change Orders, if any, submitted as accepted by the Mayor and Council are by this reference made a part of this Contract to the same extent as if set forth herein in full.

ARTICLE 3 - CONTRACT TIMES

2.1 Contract Time. The Work shall be substantially complete within the Contract Time as stated in General Provisions Section 80-08 "Failure to Complete on Time," and accepted in accordance with General Provisions Section 50-15 "Final Acceptance". In addition, intermediate stages or sequences of the Work shall be substantially completed and accepted, as in accordance with General Provisions Section 80-08.

2.2 Damages for Delay in Completion. If the Work is uncompleted after the Contract Time, including all extensions and adjustments in accordance with General Provisions Section 80-07 "Determination and Extension of Contract Time", the sum stipulated in General Provisions Section 80-08 "Failure to Complete on Time" will be deducted from any money due or to become due the Contractor or their surety. Such deducted sums shall not be deducted as a penalty but shall be considered as liquidation of a reasonable portion of damages including but not limited to additional engineering services that will be incurred by the Owner should the Contractor fail to complete the work in the Contract Time provided in this Contract.

ARTICLE 4 - CONTRACT PRICE

- 3.1 The Owner will pay Contractor for completion of the Work in accordance with the Contract for the Total Bid in the amount of \$1,099,750.00, hereby identified as the Contract Price, as shown in the Contractor's Proposal, with discrepancies corrected in accordance with General Provisions Section 30-01 "Consideration of Proposals" if applicable.
- 3.2 When unit bid price items are included in the Contract Price, the quantities of various units contained in the Proposal are estimated and payment to the Contractor will be made only for the actual quantities of units that are incorporated in the Work or materials furnished in accordance with the plans and specifications, as determined by the Engineer in accordance with General Provisions Section 90, "Measurement and Payment".

ARTICLE 5 - PAYMENT PROCEDURES

- 4.1 **Partial Payments.** Partial payments will be made at least once per month based on the Engineer's estimate in accordance with General Provisions Section 90, "Measurement and Payment". Progress payments will be made in accordance with General Provision Section 90-06, "Partial Payments".
- 4.2 **Retainage.** From the total of the amount determined to be payable on a partial payment, the amount specified in General Provisions Section 90-06, "Partial Payments", will be deducted and retained by the Owner until the final payment is made.
- 4.3 **Final Payment:** Final payment will be made in accordance with General Provisions Section 90-09, "Acceptance and Final Payment".

ARTICLE 6 - LIABILITY INSURANCE

- 6.1 **Commercial general liability: contractor.** shall maintain Commercial General Liability insurance with a limit of not less than \$2,000,000 for each occurrence with a \$2,000,000 Products/Completed Operations Aggregate and a \$2,000,000 General Aggregate Limit. The policy shall include coverage for bodily injury, broad form property damage, personal injury, products and completed operations and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of this Contract which coverage will be at least as broad as Insurance Service Office, Inc, Policy Form CG 00021 (10/93) or any replacements thereof. The coverage shall not exclude Y, C, U.

Such policy shall contain a severability of interest provision, and shall not contain a sunset provision or commutation clause, nor any provision which would serve to limit third party action over claims.

The Commercial General Liability Policy shall name City of Page, its officers, agents, commissions and employees as Additional Insureds per Form CG 20 10 or Blanket Additional Insured Endorsement to include Completed Operations.

If required by this Contract, the CONTRACTOR subletting any part of the work, services or operations awarded to the CONTRACTOR shall purchase and maintain, at all times during prosecution of the work, services or operations under this Contract, an OWNER and CONTRACTOR's Protective Liability insurance policy for bodily injury and property damage, including death, which may arise in the prosecution of the CONTRACTOR's work, service or operations under this Contract. Coverage shall be on an occurrence basis with a limit not less than \$2,000,000 per occurrence, and the policy shall be issued by the same insurance company that issues the CONTRACTOR's Commercial General Liability insurance.

6.2 **Automobile liability:** CONTRACTOR shall maintain Commercial/Business Automobile Liability insurance with a combined single limit for bodily injury and property damage of not less than \$2,000,000 each occurrence with respect to the CONTRACTOR's any owned, hired, and non-owned vehicles assigned to or used in performance of the CONTRACTOR's work. Coverage will be at least as broad as coverage code 1, "any auto", (Insurance Service Office, Inc, Policy Form CA 0001 (12/93), or any replacements thereof), such insurance shall include coverage for loading and off loading hazards. If hazardous substances, materials or wastes are to be transported, MCS 90 endorsement shall be included and \$2,000,000 per accident limits for bodily injury and property damage shall apply.

6.3 **Workers' compensation:** The CONTRACTOR shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of CONTRACTOR's employees engaged in the performance of the work or services; and, Employer's Liability insurance of not less than \$500,000 for each accident, \$500,000 disease for each employee, and \$500,000 disease policy limit (Coverage B).

In case any work is subcontracted, the CONTRACTOR will require the Subcontractor to provide Workers' Compensation and Employer's Liability to at least the same extent as required of the CONTRACTOR.

6.4 **Builders' risk (property) insurance:** The Contractor shall purchase and maintain, on a replacement cost basis, Builders' Risk insurance in the amount of the initial Contract Amount as well as subsequent modifications thereto for the entire work at the site. Such Builders' Risk insurance shall be maintained until final payment has been made or until no person or entity other than the City of Page has an insurable interest in the property required to be covered, whichever is earlier. This insurance shall include interests of the City of Page, the Contractor, and all Subcontractors and Sub-Subcontractors in the work during the life of the Contract and course of construction, and shall continue until the work is completed and accepted by the City of Page. For new construction projects, the Contractor agrees to assume full responsibility for loss or damage to the work being performed and to the buildings under construction. For renovation construction projects, the Contractor agrees to assume responsibility for loss or damage to the work being performed at least up to the full Contract Amount, unless otherwise required by the Contract Documents or amendments thereto.

Builders' Risk insurance shall be on an all-risk policy form and shall also cover false work and temporary buildings and shall insure against risk of direct physical loss or damage from external causes including debris removal, demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Architect's service and expenses required as a result of such insured loss and other "soft costs" as required by the Contract.

Builders' Risk insurance must provide coverage from the time any covered property becomes Contractor's control and/or responsibility, and continue without interruption during construction or renovation or installation, including any time during which the covered property is being transported to the construction installation site, and while on the construction or installation site awaiting installation, The policy will provide coverage while the covered premises or any part thereof are occupied. Builders' Risk insurance shall be primary and not contributory.

If the Contract requires testing of equipment or other similar operations, at the option of the City of Page, the Contractor will be responsible for providing property insurance for these exposures under a Boiler Machinery insurance policy.

Required coverages may be modified by an amendment to the Contract Documents.

-
- 6.5 **Certificates of insurance:** Prior to commencing work or services under this Contract, CONTRACTOR shall furnish the OWNER with Certificates of Insurance, or formal endorsements as required by the Contract, issued by CONTRACTOR's insurer(s), as evidence that policies providing the required coverages, conditions and limits required by this Contract are in full force and effect.

In the event any insurance policy (ies) required by this contract is (are) written on a "claims made" basis, coverage shall extend for two years past completion and acceptance of the CONTRACTOR's work or services and as evidenced by annual Certificates of Insurance.

If a policy does expire during the life of the Contract, a renewal certificate must be sent to the OWNER fifteen (15) days prior to the expiration date.

All Certificates of Insurance shall be identified with (PROJECT NUMBER) and title. A \$25.00 administrative fee will be assessed for all certificates received without the appropriate (PROJECT NUMBER) and title.

- 6.6 **Cancellation and expiration notice:** Insurance evidenced by these certificates herein shall not expire, be canceled, or materially changed without sixty (60) days prior written notice to the OWNER.

ARTICLE 7 – INDEMNIFICATION

To the fullest extent permitted by law, the CONTRACTOR shall defend, indemnify and hold harmless the OWNER, its agents, officers, officials and employees from and against all tortuous claims, damages, losses and expenses (including but not limited to attorney fees, court costs, and the cost of appellate proceedings), relating to, arising out of, or alleged to have resulted from the acts, errors, mistakes, omissions, work or services of the CONTRACTOR, its agents, employees, or any tier of CONTRACTOR's subcontractors in the performance of this Contract. CONTRACTOR's duty to defend, hold harmless and indemnify the OWNER, its agents, officers, officials and employees shall arise in connection with any tortuous claim, damage, loss or expense that is attributable to bodily injury, sickness, disease, death, or injury to, impairment, or destruction of property including loss of use resulting therefrom, caused by any CONTRACTOR's acts, errors, mistakes, omissions, work or services in the performance of this Contract including any employee of the CONTRACTOR, any tier of CONTRACTOR's subcontractor or any other person for whose acts, errors, mistakes, omissions, work or services the CONTRACTOR may be legally liable.

The amount and type of insurance coverage requirements set forth herein will in no way be construed as limiting the scope of the indemnity in this paragraph.

The CONTRACTOR, at CONTRACTOR's own expense, shall purchase and maintain the herein stipulated minimum insurance with companies duly licensed, possessing a current A.M. Best, Inc. Rating of A-IX, or approved unlicensed to do business in the State of Arizona with policies and forms satisfactory to the OWNER.

All insurance required herein shall be maintained in full force and effect until all work or service required to be performed under the terms of the Contract is satisfactorily completed and formally accepted; failure to do so may, at the sole discretion of the OWNER, constitute a material breach of this Contract.

The OWNER will be included as an additional insured on all policies except Worker's Compensation and Professional Liability. The CONTRACTOR's insurance shall be primary insurance as respects the OWNER, and any insurance or self-insurance maintained by the OWNER shall not contribute to it.

Any failure to comply with the claim reporting provisions of the insurance policies or any breach of an insurance policy warranty shall not affect coverage afforded under the insurance policies to protect the OWNER.

The insurance policies, except Workers' Compensation, shall contain a waiver of transfer rights of recovery (subrogation) against the OWNER, its agents, officers, officials and employees for any claims arising out of the CONTRACTOR's acts, errors, mistakes, omissions, work or service.

The insurance policies may provide coverage which contain deductibles or self-insured retentions. Such deductible and/or self-insured retentions shall not be applicable with respect to the coverage provided to the OWNER under such policies. The CONTRACTOR shall be solely responsible for the deductible and/or self-insured retention and the OWNER, at its option, may require the CONTRACTOR to secure payment of such deductibles or self-insured retentions by a Surety Bond or an irrevocable and unconditional letter of credit.

The OWNER reserves the right to request and to receive, within 10 working days, certified copies of any or all of the herein required insurance policies and/or endorsements- The OWNER shall not be obligated, however, to review same or to advise CONTRACTOR of any deficiencies in such policies and endorsements, and such receipt shall not relieve CONTRACTOR from, or be deemed a waiver of, the OWNER's right to insist on strict fulfillment of CONTRACTOR's obligations under this Contract.

The insurance policies, except Workers' Compensation and Professional Liability, required by this Contract, shall name the OWNER, its agents, officers, officials and employees as Additional Insureds.

ARTICLE 8 – ENGINEER

The person appointed as ENGINEER by the OWNER acting directly or through his duly authorized representative is herein called ENGINEER and will be the OWNER'S representative during construction until final payment is made and will have all rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 9 - CONTRACTOR'S REPRESENTATIONS

In executing this Agreement, Contractor makes the following representations:

- 9.1 Contractor has examined and carefully studied the Contract including Addenda.
- 9.2 Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.
- 9.3 Contractor is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.
- 9.4 Contractor has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except Underground Facilities) which have been identified in the Contract. Contractor acknowledges that such reports and drawings are not part of the Contract and may not be complete for Contractor's purposes. Contractor acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract with respect to Underground Facilities at or contiguous to the site. Contractor does not consider that any additional examinations, investigations, explorations, tests,

studies or data are necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract.

- 9.5 Contractor is aware of the general nature of work to be performed by Owner and others at the site that relates to the Work as indicated in the Contract.
- 9.6 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract and all additional examinations, investigations, explorations, tests, studies and data with the Contract.
- 9.7 Contractor has given Design Engineer written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract and the written resolution thereof by the Design Engineer is acceptable to Contractor, and the Contract is generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- 9.8 If this Project utilizes multiple prime contracts, the Contractor has examined the Contract for all prime contracts and has acquired sufficient knowledge of the required work of the other prime contractors to the extent that Contractor clearly understands his own obligations and responsibilities relative to the other prime contracts.

ARTICLE 10 - CONTRACT

The Contract which comprises the entire Agreement between Owner and Contractor concerning the Work consists of the following:

- 10.1 The Proposal with discrepancies corrected.
- 10.2 This Contract Form.
- 10.3 The Contractor's Performance Bond and Payment Bond.
- 10.4 The Contractor's Certificates of Insurance.
- 10.5 The Notice of Award and Notice to Proceed.
- 10.6 The General Provisions and the Technical Specifications, which are a part of the Contract.
- 10.7 The Contract Drawings as listed in the Table of Contents.
- 10.8 Addenda listed below:

<u>Addendum No.</u>	<u>Date</u>
<u>1</u>	<u>April 10, 2025</u>
<u>2</u>	<u>April 15, 2025</u>
<u>3</u>	<u>April 15, 2025</u>
<u>4</u>	<u>April 23, 2025</u>

- 10.9 There are no documents other than those listed above in this Article 6. The Contract may only be modified by Supplement Agreement.

ARTICLE 11 - MISCELLANEOUS

- 11.1 Terms used in this Agreement shall have the meanings in the General Provision Section 10, "Definition of Terms".
- 11.2 No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract.
- 11.3 Owner and Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, his partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract.
- 11.4 Any provision or part of the Contract held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner or Contractor, who agree that the Contract shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

IN WITNESS WHEREOF, Owner and Contractor have signed copies of this Agreement. This Agreement will be effective on the day and year first above written.

OWNER:

City of Page

(SEAL)

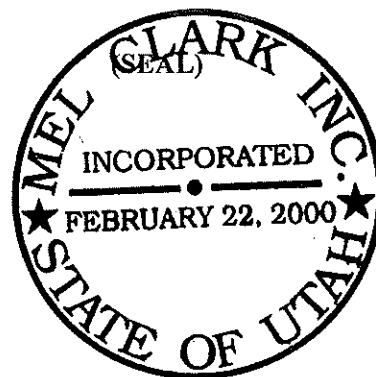
CONTRACTOR:

Mel Clark, Inc.

(Signature)

Kirby Adams
(Printed Name)

Project Manager
(Printed Title)



(ACKNOWLEDGMENT OF OFFICER OF OWNER)

STATE OF ARIZONA
COUNTY OF COCONINO

} SS:

On the _____ day of _____ in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

(ACKNOWLEDGMENT OF CONTRACTOR, IF A CORPORATION)

STATE OF Utah
COUNTY OF Iron

} SS:

On the 29 day of September in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Kirby Adams to me known, who, being by me duly sworn, did depose and say that he/she/they reside(s) at Cedar City, Utah, that he/she/they is(are) the president of Mel Clark Inc., the corporation described in and which executed the above instrument; and that he/she/they know(s) the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the board of directors of said corporation, and that he/she/they signed his/her/their name(s) thereto by like authority.



Michaela Floyd
Notary Public

(ACKNOWLEDGMENT OF CONTRACTOR, IF OTHER THAN A CORPORATION)

STATE OF _____ }
COUNTY OF _____ } SS:

On the _____ day of _____ in the year 20__, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

(CERTIFICATE OF OWNER'S ATTORNEY)

I, the undersigned, _____, the duly authorized and acting legal representative of the Owner, do hereby certify as follows:

I have examined the foregoing Contract and surety bond and the manner of execution thereof, and I am of the opinion that each of the aforesaid Agreements has been duly executed by the proper parties thereto acting through their duly authorized representatives; that said representatives have full power and authority to execute said Agreements on behalf of the respective parties named therein; and that the foregoing Agreements constitute valid and legally binding obligations upon the parties executing the same in accordance with the terms, conditions, and provisions thereof.

Owner's Attorney

Date

END OF CONTRACT FORM

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** Public Works**Meeting Date:** October 8, 2025**Presented by:**

Kyle Christiansen, Public Works Director

Brief Title: Terminal Building Expansion Construction Management Services C&S Companies**Agenda Section:** New Business**Agenda Sub-category:** Agreement/Contract**Action:** Motion**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to approve the authorization of services No.11 with C&S Co. and authorize the Mayor to sign the agreement.

Background:

C&S Companies is the on-call consulting engineer for the airport. Authorization of Service No. 11 represents construction services for the upcoming terminal building expansion project. C&S designed the project and will now provide construction management and project oversight. At the previous city council meeting, the council accepted the FAA reimbursable grant for the project. The grant funding includes construction management services by the design engineers. Staff recommends approval of the authorization of service switch C&S Companies.

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:**Fiscal Year:** 2026**Amount Requested:** \$576,547.00**Line Item(s):** 40-485-9953,65,66

Budget Impact:

Notes: Services were included in the FY26 budget and will be reimbursed through a FAA ACIP reimbursable grant.

Attachments:

1. PGA Terminal Exp CM Proposal 6-3-25

AUTHORIZATION FOR SERVICES NO. 11
CONSTRUCTION MANAGEMENT SERVICES OF
PAGE MUNICIPAL AIRPORT
TERMINAL BUILDING EXPANSION PROJECT
GENERAL AIRPORT CONSULTING SERVICES CONTRACT
BETWEEN
CITY OF PAGE & C&S ENGINEERS, INC.

ARTICLE I AGREEMENT

In accordance with the General Airport Consulting Services Contract, dated the 28th day of April, 2021, the provisions of which agreement is hereby incorporated herein as if it had been set forth in full, CONSULTANT will perform the Scope of Services detailed in Schedule A for the purpose of performing bidding and construction management services associated with the Terminal Building Expansion Project at the Page Municipal Airport.

ARTICLE II COMPENSATION AND PAYMENT

For the performance of the services identified in Schedule A, CONSULTANT shall be paid on a rate bases amount by the CITY in accordance with the schedule outlined in Schedule B for a not-to-exceed fee of \$576,547.00. Partial payments shall be made to the CONSULTANT throughout the project based on approved monthly invoices detailing the portion of each work task that is complete.

The Consultant shall not proceed with the services of work until written authorization in the form of a Notice to Proceed is received from the CITY.

ARTICLE III TIME OF PERFORMANCE

The services of the CONSULTANT described in Schedule A are to commence on written notice to proceed and shall be completed in accordance with the Contractor's agreed upon construction schedule.

Binding Upon Successors: This Agreement shall be binding upon the undersigned parties, their successors, partners, assigns and legal representatives.

PASSED APPROVED AND ADOPTED by the Mayor and Council of the City of Page this ____ day of _____, 2025.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

C&S ENGINEERS, INC.
A PROFESSIONAL CORPORATION

BY: 

Principal Engineer

SCHEDULE A

SCOPE OF SERVICES

Project Title: Terminal Building Expansion Project
Airport Name: Page Municipal Airport
Sponsor: City of Page
Services Provided: Bidding and Construction Administration and Observation Services

PROJECT DESCRIPTION:

The CONSULTANT shall provide required bidding and construction administration and observation services for the Terminal Building Expansion Project (the "Project"). The Project will be performed and constructed by the City of Page (Sponsor) with grant assistance from the Federal Aviation Administration (FAA) and the Arizona Department of Transportation (ADOT).

The Project generally includes:

- Expand the terminal building by 1,886 square feet
- Replacing flooring on the first floor of the existing terminal building
- Reconfiguring tenant counters inside the existing terminal building
- Installing a new elevator in an existing elevator shaft

The construction schedule allows 300 consecutive calendar days once construction starts. It is assumed that there will be up to approximately 6 months of preliminary coordination prior to the start date to procure materials. It is anticipated that a Limited Notice to Proceed will be issued in Fall 2025 and a Notice to Proceed with Construction will be issued in Spring 2026.

TASK 1 - BID PHASE

The Bid Phase is that time frame between completion of the design process and beginning of actual construction when the SPONSOR publicly advertises and receives bids, awards contracts to the lowest responsible bidder, and executes a construction contract to perform the work with the successful contractor(s). The CONSULTANT shall assist the SPONSOR during this Phase as required.

The specific services to be provided or furnished for this Phase of the Project are the following:

1. Assist the SPONSOR in the advertisement of the Project and issuance of bid documents.
2. Receive and respond as required to questions from potential bidders regarding the Contract Documents.
3. Schedule and conduct pre-bid conference(s) by the SPONSOR and advise the SPONSOR on

matters relating to design. Prepare meeting minutes of the pre-bid conference(s).

4. Prepare addenda to the bid documents after advertisement and prior to bidding as required upon the SPONSOR's approval.
5. Attend bid opening. Upon receipt of bids, perform bid reviews. The bid review shall include items such as a check of the contractor's bid extensions, bid security, execution of bid, non-collusive bidding certificate, EEO certification, statement of surety's intent, addenda receipt, "Buy American" certificate, subcontractors and suppliers list, Disadvantaged Business Enterprise (DBE) certification, eligibility certification, corporate bidder's certification, non-discrimination statement and nonsegregated facilities certificate. Request evidence of competency and evidence of financial responsibility from the contractor. Review contractor's list of personnel, list of equipment, and financial statement. Formal contact of the contractor's references shall be made upon SPONSOR's request or if the contractor has no past working relationship with the CONSULTANT, the SPONSOR, FAA or ADOT.
6. Prepare final bid tabulation, recommendation/rejection of award to the SPONSOR, and a sample award letter. Request concurrence of award from FAA and ADOT.
7. Upon award of contract, prepare conformed copies of contracts; coordinate contractor's execution of contract; review contractor's bonds, insurance certificates, and DBE plan; review contractor's submission with SPONSOR; coordinate SPONSOR's execution of the contract; and assist in distributing electronic copies of executed contracts to the contractor, FAA and ADOT.
8. Coordinate Notice to Proceed (NTP) for construction. Contact FAA and ADOT for permission to issue NTP. Prepare a sample NTP letter for the SPONSOR to send to the contractor.

TASK 2- PROJECT MANAGEMENT

2.01 Project Management

The CONSULTANT will manage and direct its staff and subconsultants for the duration of the construction project and required closeout period. The Project Manager will serve as the point of contact with SPONSOR and/or SPONSOR's designated representative and the CONSULTANT Team and provide timely dissemination of information, direction and reporting to and from SPONSOR, FAA and others as directed by SPONSOR for the successful production, technical quality and schedule performance of this scope of services. Perform project management duties such as project planning, budget evaluation, invoice preparation, and schedule coordination.

2.02 Progress Reports

The CONSULTANT will provide the following reports at the frequency stated;

FAA Form 5370-1 Construction Progress and Inspection Report

Weekly (42 Total) FAA Form 5370-1 Construction Progress and Inspection Reports will be completed and submitted to the FAA, ADOT and the SPONSOR.

Project Status Reports

Monthly (12 months) progress reporting in writing to SPONSOR outlining the status of the work effort relative to the scope, schedule and budget. Issues affecting the progress and corrective actions necessary will be identified and implemented as appropriate.

Weekly Project Snapshots

During construction, a weekly (42 total) non-technical graphic reports will be provided updating construction work completed, scheduled work for the next week, overall progress of the project, stakeholder information, and project photos.

2.03 Document Management and Record Keeping

The CONSULTANT will utilize electronic construction applications for document management and project record keeping. The CONSULTANT will provide software training for SPONSOR's project manager and other staff who need to utilize the "e" construction applications.

Document Management

All project documents relating to Reporting, Design Directives, Submittals and Shop Drawings, Requests for Information, Test Results and Payrolls will be posted and stored on Doc Express, a web-based document management application. And will be made available to appropriate SPONSOR staff.

Item Administration

Daily Construction Record Keeping will be conducted on Appia, a web-based Construction Administration Application. Appia will be the location where Engineer's Diaries, Daily Inspection Reports, Change Orders, Progress Payments are developed and Material Certifications are stored.

Photo Management

All project photos documenting daily construction activities shall be taken by construction observation staff will be uploaded to Appia and be made available to appropriate SPONSOR staff.

Licensing

The CONSULTANT will provide all licenses and any necessary training for use of Doc Express, Appia to all stakeholders.

Document Storage Locations

Item	Stored Location	
	Doc Express	Appia
Meeting Minutes	♦	
Weekly Progress Reports	♦	
Project Schedule	♦	
Weekly FAA Reports	♦	
Shop Drawings	♦	
Change Directives and Updated Plans	♦	
Subcontracts	♦	
Material Testing Reports	♦	
Subcontractor Payment Forms	♦	
Certified Payrolls	♦	
Wage Rate Interviews	♦	
Project Closeout	♦	
RPR Daily Diary		♦
Inspectors Daily Reports with Field Measurements		♦
Material Certifications		♦
Project Payments		♦
Change Orders		♦
Progress Photos	♦	

2.04 Meetings

The following meetings are included.

Meeting	# of Mtgs	Est Mtg. Time	Princ Eng		Proj Eng		Sr. Proj. Arch		JWA Arch		Const Super	
			V	P	V	P	V	P	V	P	V	P
Preconstruction												
Preconstruction	1	2 hr		1		1	1			1	1	
Construction												
Progress	42	1 hr	21	21	32	10	32	10	21	21	42	
Post Construction												
Final Inspection	1	2 hr		1		1		1		1		

- v. Consultant shall attend the meeting virtually
- p. Consultant shall attend meeting in person.

When appropriate, meetings will be held at a location acceptable by the SPONSOR. In addition, the CONSULTANT will schedule all meetings on Microsoft Teams to allow for online attendance.

The CONSULTANT will prepare and distribute minutes to all meeting attendees.

TASK 3 - CONSTRUCTION ADMINISTRATION

Construction Contract Administration includes the following services:

3.01 Design Support Services

Provide consultation and advice to SPONSOR during construction including matters related to FAA compliance and regulations. The CONSULTANT will Support SPONSOR in conversations with the FAA and ADOT.

Review, approve, or take other appropriate action on Contractor-required shop drawings, product data, catalog cuts, and samples. CONSULTANT will prepare a shop drawing/submittal log and responsibility matrix that defines primary and secondary responsibility for review of submittals by the design team. Shop Drawings and responses to be uploaded to Doc Express

Review alternative construction methods proposed by the Contractor and advise the SPONSOR of the impact of these methods and provide a recommendation on the schedule and quality of the Project.

Prepare supplemental drawings and change orders necessary to execute the work properly within the intended scope. Assist SPONSOR in resolving contractor claims and disputes.

Provide interpretation of the Contract Document requirements and advise the Contractor of these on behalf of SPONSOR when necessary.

Review and respond to Contractor submitted Request For Information (RFIs) and upload responses on Doc Express.

Review operations and maintenance (O&M) manuals submitted by the Contractor. Manuals will be reviewed for completeness before turning over to the SPONSOR.

3.02 Furnish the SPONSOR one reproducible set of the record drawings in PDF format for the completed Project taken from the annotated record drawings prepared by the Resident Project Representative (RPR) based upon Contractor-provided information.

3.03 Conduct final inspection of the completed Project with SPONSOR personnel, the FAA, ADOT and the Contractor. Develop and distribute a punch-list for final inspection.

Issue certificates of construction substantial completion to SPONSOR, the FAA and ADOT.

3.04 The CONSULTANT shall aid the SPONSOR by acting as its grant coordinator with the FAA. In addition, the CONSULTANT shall assist SPONSOR in the preparation of paperwork required to secure funding. The specific services to be provided are the following:

Preparation of reimbursement request packages; coordination of their execution by the SPONSOR; and submission to the funding agencies.

- Assume 12 reimbursement request packages

Preparation of the FAA and ADOT grant closeout package for this project.

TASK 4 - CONSTRUCTION OBSERVATION

The CONSULTANT will provide the necessary qualified full time staff for the duration of the paving and exterior utility installation portions of the construction project to:

4.01 Observe the work to determine general conformity with the Contract Documents and to ascertain the need for correction or rejection of the Work. The activities of the Resident Project Representative (RPR) staff or the presence of any of them at a construction/Project site shall not relieve Contractor nor make CONSULTANT responsible for, Contractor's obligations, duties, and responsibilities, including, but not limited to, construction means, methods, sequences, techniques, or procedures necessary for performing, superintending, or coordinating the Work in accordance with the Contract Documents and any health or safety precautions or measures required by regulatory agencies.

It is anticipated that a Construction Observer will be on-site Five (5) days per week, ten (10) hours per day over a period of 60 calendar days.

The lead RPR will serve as the airfield closure coordinator for the project. This will include coordination of all airfield closures with SPONSOR for each work area,

coordination of reopening work areas with SPONSOR after SPONSOR approves work area to be opened, serving as the primary contact to monitor visitors to the project work areas, and coordination with other non-project related activities in the project work areas. The lead RPR will also be the 24-hour contact for the construction administration and observation team.

- 4.02** Arrange for, conduct, or witness field, laboratory, or shop tests of construction materials as required by the plans and specifications for the Project; monitor the suitability of materials on the Project site or brought to the Project site to be used in construction; interpret the contract plans and specifications and check the construction activities for general compliance with the design intent; measure, compute, or check quantities of Work performed and quantities of materials in-place for partial and final payments to the Contractor.

Some as-needed subgrade and base/subbase course density testing will be included for use at the discretion of the RPR or to confirm the contractor's testing.

- 4.03** Monitor Contractors and Subcontractors compliance to the Davis Bacon Act by performing the following:
- Collecting and Review Certified Payrolls for general compliance.
 - Perform Random Wage Rate Interviews and cross check results with Certified Payrolls.
 - Interviews to be conducted throughout the life of the project
 - Interviews will be conducted at a minimum on all major job classifications on the project including Owner Operators.
 - Report non-compliance issues to the SPONSOR.
- 4.04** Prepare, review, and approve monthly Progress Payments and Final Payments to Contractor.
- 4.05** Perform an orderly closeout of the Project as required by the SPONSOR, the FAA, and ADOT. This shall include the project photo summary, FAA monthly project reports and archiving of project records.

ASSUMPTIONS

- 1) The Construction start and end dates are consistent with dates shown in this scope of services.
- 2) By submitting Certifying Payrolls, the Contractors and their Subcontractors assume responsibility for all classification determinations for the workforce and accuracy of information. Consultant will determine non-compliance issues from information collected during Wage Rate Interview process.
- 3) On-Site Observation of Site-Civil work is based on the assumption that Contractor will schedule work in weekly periods to facilitate full time Observation.
- 4) Costs for Construction Administration and Observation Services during actual construction that extend beyond the original construction duration will be borne by the Contractor and be paid through liquidated damages and engineering charges and/or agreement amendment supported by the Sponsor.
- 5) This agreement does not include services/work related in any way to PFAS chemicals or substances possibly containing PFAS chemicals. C&S Engineers, Inc. will only perform services/work related in any way to PFAS chemicals or substances possibly containing PFAS chemicals (including but not limited to sampling, handling and remediating) to the extent the City of Page, specifically directs, in writing, for C&S Engineers, Inc. to perform such services/work, and C&S Engineers, Inc. shall not be liable for the nonperformance of such services/work.

C&S ENGINEERS, INC.
ARCHITECTURAL/ENGINEERING
WORK SUMMARY

PROJECT: Terminal Building Expansion
SERVICES: Bidding and Construction Management
CLIENT: City of Page
CLIENT MGR: Kyle Christiansen

Date: June 03, 2025
Service Group Mgr: L. McIntosh
Project Manager: R. Graham
Project Number: K26.024.003

CONT NO.	PHASE NO.	TASK	Construction Observer	Construction Supervisor	Grants Administrator	Senior Project Architect	Designer	Project Engineer	Principal Engineer	TOTAL LABOR HOURS	TOTAL LABOR	DIRECT COSTS	SERVICES BY OTHERS	TOTALS
			\$ 152	\$ 259	\$ 126	\$ 207	\$ 121	\$ 195	\$ 269					
		Task 1: Bid Phase		8	20	10	8	36	52	134	\$28,638	\$804.00		\$29,442.00
		1.01: Assist City wth Advertisement			4			4	2	10	\$1,822			\$1,822.00
		1.02: Respond to Bidder Questions				4	4	4	8	20	\$4,244			\$4,244.00
		1.03: Conduct Pre-Bid Meeting				2	2	12	12	28	\$6,224	\$402.00		\$6,626.00
		1.04: Prepare Addenda			4	4	2	4	12	26	\$5,582			\$5,582.00
		1.05: Attend Bid Opening							12	12	\$3,228	\$402.00		\$3,630.00
		1.06: Perform Bid Review, Bid Tabulation and Recommendation of Award			8			4	2	14	\$2,326			\$2,326.00
		1.07: Coordinate Contractor Contract Execution and NTP		8	4			8	4	24	\$5,212			\$5,212.00
		Task 2: Project Management	18	94	8	155		171	322	768	\$180,138	\$16,884.00		\$197,022.00
		2.01: Project Management		32	8	16		16	40	112	\$26,488			\$26,488.00
		2.02: Progress Reports	8	8				8	4	28	\$5,924			\$5,924.00
		2.03: Document Management and Record Keeping	8	8				8		24	\$4,848			\$4,848.00
		2.04: Meetings	2	46		139		139	278	604	\$142,878	\$16,884.00		\$159,762.00
		Task 3: Construction Administration Phase	2	86	28	84	48	91	148	487	\$106,859		\$41,375	\$148,234.00
		3.01: Provide Design Support Services		86		80	40	63	126	395	\$89,853		\$41,375	\$131,228.00
		3.02: Prepare Record Drawings			4	4	8	16	4	36	\$6,496			\$6,496.00
		3.03: Perform Final Inspection	2					12	12	26	\$5,872			\$5,872.00
		3.04: Grant Reimbursements			24				6	30	\$4,638			\$4,638.00
		Task 4: Construction Observation Phase	591	18	33	8	8	36	13	707	\$111,793	\$23,256.00	\$66,800	\$201,849.00
		4.01: Provide Construction Observation Services	557							557	\$84,664	\$23,256.00	\$44,800	\$152,720.00
		4.02: Quality Assurance Testing						2	2	4	\$928		\$22,000	\$22,928.00
		4.03: Labor Compliance Monitoring			20			8	2	30	\$4,618			\$4,618.00
		4.04: Review and Process Contractor Pay Requests and Change Orders	10	10	5			10	5	40	\$8,035			\$8,035.00
		4.05: Project Closeout	24	8	8	8	8	16	4	76	\$13,548			\$13,548.00
		All Tasks Total	611	206	89	257	64	334	535	2096	\$427,428	\$40,944.00	\$108,175	\$576,547.00



CONSULTING/ENGINEERING COST SUMMARY SCHEDULE "B"

PROJECT NAME: Terminal Building Expansion
PROJ DESCRIPTION: Bidding and Construction Management
CLIENT: City of Page
CLIENT MANAGER: Kyle Christiansen

DATE: June 03, 2025
A/E: C & S ENGINEERS, INC.
PROJECT NO: K26.024.003
PROJECT MANAGER: R. Graham

I. DIRECT SALARY , OVERHEAD & PROFIT COSTS:

TITLE	RATE OF PAY		@	HOURS		COST
	(\$/HR)					
A. PRINCIPAL ENGINEER	\$ 269.00	X		535	=	\$143,915
B. PROJECT ENGINEER	\$ 195.00	X		334	=	\$65,130
K. DESIGNER	\$ 121.00	X		64	=	\$7,744
M. SENIOR PROJECT ARCHITECT	\$ 207.00	X		257	=	\$53,199
C. GRANTS ADMINISTRATOR	\$ 126.00	X		89	=	\$11,214
D. CONSTRUCTION SUPERVISOR	\$ 259.00	X		206	=	\$53,354
E. CONSTRUCTION OBSERVER	\$ 152.00	X		611	=	\$92,872
TOTAL ESTIMATE OF LABOR:						\$427,428

II. ESTIMATE OF DIRECT EXPENSES:

A. TRAVEL, BY AUTO:	600	mile* @	52	TRIP @	\$0.670	=	\$20,904.00
B. TRAVEL, BY AIR:	2	TRIPS @	1	PERSON @	\$600.00	=	\$1,200.00
C. RENTAL CAR:	60	DAYS @	1	PERSON @	\$100.00	=	\$6,000.00
D. PER DIEM:	60	DAYS @	1	PERSON @	\$214.00	=	\$12,840.00

* The current ADOT rate as of 1/27/25: **67 cents per mile**.

TOTAL ESTIMATE OF DIRECT EXPENSES: **\$40,944.00**

III. SERVICES BY OTHERS:

A. GEOTECHNICAL ENGINEER - NINYO & MOORE	\$22,000
B. ARCHITECT - JWA	\$86,175

TOTAL SERVICES BY OTHERS: **\$108,175**

III. TOTALS:

TOTAL CONSTRUCTION MANAGEMENT AND DESIGN SUPPORT SERVICES (RATE BASIS): **\$576,547.00**

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting

Department: Public Works

Meeting Date: October 8, 2025

Presented by:

Kyle Christiansen, Public Works Director

Brief Title: ARFF Building Feasibility Study C&S Companies

Agenda Section: New Business

Action: Motion

Agenda Sub-category: Agreement/Contract

PowerPoint Needed?: No

Request for Council Action

Recommended Action:

Move to approve the authorization of the services No.12 with C&S Co. and authorize the Mayor to sign the agreement.

Background:

The airport is pursuing the development of a new combined facility to support both municipal emergency services and aircraft rescue and fire fighting (ARFF) operations on airport property. Currently, there is no dedicated ARFF facility. The ARFF truck is housed in a Bay at the Million Air FBO Building through an interim arrangement with the City. The current location limits the City's ability to properly store, maintain, and staff the vehicle, and does not provide adequate space for equipment storage or personnel needs.

The proposed facility will provide the City with its own dedicated space for ARFF operation, ensuring appropriate support for current needs and allowing for future growth should the Airports ARFF index increase. C&S Engineers will be tasked with preparing a study to evaluate alternative locations on the airport property that would enable efficient emergency response while minimizing the risk of aircraft incursions during ARFF deployments.

The attached AOS outlines the scope of services provide.

The FAA has confirmed that the costs of this survey will be reimbursed through a design grant in the next fiscal year.

Staff recommends the approval of the authorization for services No. 12.

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:

Fiscal Year: 2026
Amount Requested: \$215,284.00
Line Item(s):

Budget Impact:

Notes:

Attachments:

1. K26.TBD - AOS #12

AUTHORIZATION FOR SERVICES NO. 12
CONSTRUCTION MANAGEMENT SERVICES OF
PAGE MUNICIPAL AIRPORT
ARFF BUILDING FEASIBILITY STUDY
GENERAL AIRPORT CONSULTING SERVICES CONTRACT
BETWEEN
CITY OF PAGE & C&S ENGINEERS, INC.

ARTICLE I AGREEMENT

In accordance with the General Airport Consulting Services Contract, dated the 28th day of April, 2021, the provisions of which agreement is hereby incorporated herein as if it had been set forth in full, CONSULTANT will perform the Scope of Services detailed in Schedule A for the purpose of performing a feasibility study associated with the ARFF Building Project at the Page Municipal Airport.

ARTICLE II COMPENSATION AND PAYMENT

For the performance of the services identified in Schedule A, CONSULTANT shall be paid on a lump sum basis by the CITY in accordance with the schedule outlined in Schedule B for a not-to-exceed fee of \$215,284.00. Partial payments shall be made to the CONSULTANT throughout the project based on approved monthly invoices detailing the portion of each work task that is complete.

The Consultant shall not proceed with the services of work until written authorization in the form of a Notice to Proceed is received from the CITY.

ARTICLE III TIME OF PERFORMANCE

The services of the CONSULTANT described in Schedule A are to commence on written notice to proceed and shall be completed within 270 calendar days.

Binding Upon Successors: This Agreement shall be binding upon the undersigned parties, their successors, partners, assigns and legal representatives.

PASSED APPROVED AND ADOPTED by the Mayor and Council of the City of Page this ____ day of _____, 2025.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

C&S ENGINEERS, INC.
A PROFESSIONAL CORPORATION

BY: 

Principal Engineer

SCHEDULE A

SCOPE OF SERVICES

Project Title: ARFF Building Feasibility Study
Airport Name: Page Municipal Airport
Services Provided: Facility Planning & Conceptual Design

PROJECT DESCRIPTION:

The Consultant shall provide required professional services to complete the ARFF Building Feasibility Study Project (the "Project"). The Project will be performed by the Page Municipal Airport with grant assistance from the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) and the Arizona Department of Transportation (ADOT).

Page Municipal Airport is pursuing the development of a new combined facility to support both municipal emergency services and aircraft rescue and firefighting (ARFF) operations on airport property. Currently, there is no dedicated ARFF facility; the ARFF truck is housed in a bay at the Million Air FBO building through an interim arrangement with the City. This current makeshift storage bay limits the City's ability to properly store, maintain, and staff the vehicle, and does not provide adequate space for equipment storage or personnel needs.

The proposed facility will provide the City with its own dedicated space for ARFF operations, ensuring appropriate support for current needs and allowing for future growth should the Airport's ARFF index increase. C&S Engineers has been tasked with preparing a study to evaluate alternative locations on airport property that would enable efficient emergency response while minimizing the risk of aircraft incursions during ARFF deployments.

This feasibility study will be the first phase of this development. The study will involve reviewing alternative sites, selecting a preferred location, conducting analyses to determine that proper response times would be achieved, and develop preliminary sizing criteria for developing costs and future AIP funding eligibility.

Based upon review of site topography, existing utilities and access points, and current ARFF/SRE fleet mix, up to two (2) alternative sites will be considered and evaluated. The preferred alternative site will be developed to conceptual design to ensure enough detail has been identified to determine the required building size, major project components, constructability issues, environmental impacts and/or agency interaction.

- Additional elements included under this scope:
- Preliminary building and utility sizing;
- Identify preliminary architectural, structural, electrical design criteria and code compliance review;
- Conceptual level site plans illustrating building footprint, access roads, egress routes;
- Draft and Final Report detailing the feasibility study process, alternative site considerations, response time analysis of emergency vehicles from the preferred site, and conceptual level cost estimates.

Professional services to be provided by the Consultant shall include civil, electrical, structural, and architectural engineering services, as applicable, required to accomplish the following items:

GRANT ADMINISTRATION PHASE

The CONSULTANT shall aid the SPONSOR by acting as its liaison and Project grant coordinator with FAA and State Agency during the Project. In addition, the CONSULTANT shall assist the SPONSOR in the preparation of paperwork required to secure funds for the Project. The specific services to be provided or furnished for this Phase of the Project are the following:

1. Preparation of grant application packages; coordination of their execution by the Sponsor; and submission to the funding agencies.
2. Preparation of reimbursement request packages; coordination of their execution by the Sponsor; and submission to the funding agencies.
3. During the project, aid the Sponsor by acting as its liaison and Project coordinator with the funding agencies.

PROJECT MANAGEMENT PHASE

The CONSULTANT shall provide project management and reporting services to ensure successful execution of the Project. Services shall include:

1. Project planning, schedule development, and coordination of the multi-discipline team.
2. Preparation and processing of project invoices.
3. Monthly status reports summarizing schedule, budget, and progress.
4. Coordination of Sponsor, FAA, and ADOT reviews, including facilitation of meetings and workshops.

SITE SELECTION AND PRELIMINARY ALTERNATIVES ANALYSIS PHASE

The CONSULTANT shall evaluate up to two (2) potential sites for the ARFF facility, analyze operational effectiveness, and recommend a preferred site. Services shall include:

Kickoff and Coordination

1. Schedule and conduct a pre-design meeting with the Sponsor, FAA, and ADOT to confirm scope, schedule, and operational requirements.

Background Review

1. Acquire and review record documents including airport master plan, ALP, topographic data, utilities, ARFF fleet inventory, and ARFF Index compliance criteria.
2. Conduct site inspections to verify utilities, access, and existing conditions.

Forecast and Benchmarking

1. Review the current FAA Terminal Area Forecast for Page Municipal Airport.
2. Assess the planned ARFF Index requirements over a 10–15 year horizon, based on projected enplanements and aircraft activity.
3. Conduct benchmarking of comparable ARFF and combined municipal facilities at airports of similar size and growth profile to inform facility size, configuration, and programmatic needs.

Technical Analysis

1. Response time analysis using computer simulations of the airfield from each site to aircraft movement areas and facilities.
2. Preliminary environmental review of each site (wetlands, cultural resources, soil, and land use).
3. Identification and evaluation of available utility services (water, sewer, storm, gas, telecom, and power) to confirm feasibility and support selection of the preferred site.
4. Assessment of access, grading, and site constraints.

Alternatives Development

1. Prepare conceptual 2D site layouts for each alternative, including footprint, circulation, utilities, and airfield interface.
2. Develop preliminary 2D grading concepts.
3. Prepare planning-level opinions of probable construction costs for each alternative site, broken down by major elements (site development, utilities, and building construction), to support selection based on cost.

Review and Documentation

1. Conduct alternatives review meeting with Sponsor/FAA/ADOT.
2. Document alternatives analysis in a Draft and Final Site Selection and Alternatives Analysis Study Report, which will:
 - a. Summarize forecasts, ARFF index projections, and benchmarking findings.
 - b. Compare alternatives based on response time, utilities, cost, operational effectiveness, and environmental constraints.
 - c. Recommend a preferred site.
 - d. Provide planning-level cost estimate and project justification to support FAA and ADOT funding eligibility.
 - e. Establish the foundation for project advancement beyond conceptual design into subsequent design and construction phases.
3. Identify FAA standards deviations and assist Sponsor with waiver requests if required.
4. Prepare Pen & Ink revisions to ALP and FAA Form 7460-1 for proposed site.

REFINED ALTERNATIVE AND PROGRAMMING DOCUMENTS PHASE

Following selection of the preferred site, the CONSULTANT shall further develop the preferred alternative into a Programming documents package that establishes the building program, confirms technical feasibility, and supports funding justification. This phase will build upon the Alternatives Analysis through additional field investigation, and engagement with local authorities ensuring a practical and cost-effective design approach.

Preferred Alternative Refinement

1. Develop preliminary three-dimensional massing and site grading concepts.
2. Confirm program and spatial needs (ARFF bays, bunk rooms, offices, training, storage, and support functions).
3. Identify preliminary applicable design criteria across all disciplines (architectural, structural, mechanical, electrical, plumbing, fire protection, and technology).
4. Perform preliminary code compliance review (building, fire/life safety, ADA, and NFPA).
5. Refine floorplan layouts and recommend building material compositions.
6. Verify emergency response time analysis from the preferred site.

Site Civil

1. Prepare conceptual site plans including building footprint, access drives, parking, and airfield connections.
2. Develop conceptual grading plan and establish finished floor elevations.
3. Prepare conceptual layout for new underground utilities and identify points of connection to existing services (water, sewer, storm, gas, telecom, power).
4. Identify stormwater management strategies.
5. Provide narrative summarizing site development approach.

Structural

1. Identify preferred structural system (steel, CMU, precast, or hybrid).
2. Establish conceptual structural grid, foundation type, and roof/floor framing schemes.
3. Provide narrative describing assumptions, load considerations, and constructability issues.

Mechanical (HVAC)

1. Define system type (e.g., packaged rooftop, VRF, hydronic, DOAS).
2. Identify locations for major equipment and mechanical rooms.
3. Provide preliminary equipment sizing and distribution pathways.
4. Narrative describing system selection, controls approach, and energy efficiency considerations.

Electrical

1. Establish service size and location of service entrance and electrical room.
2. Prepare conceptual single-line diagram.
3. Provide preliminary power distribution layout and lighting concepts.
4. Identify emergency/standby power requirements and generator/UPS locations.
5. Narrative describing electrical system approach and code compliance.

Plumbing

1. Define domestic water, sanitary, storm, and gas system strategies.
2. Indicate fixture counts per code and preliminary shaft/core locations.
3. Provide conceptual equipment sizing (water heaters, pumps).
4. Narrative describing plumbing system design approach.

Fire Protection

1. Define system type (NFPA 13).
2. Show preliminary fire riser location and service entry.
3. Provide narrative describing sprinkler, standpipe, and fire alarm strategy.

Technology / Low Voltage

1. Identify MDF/IDF rooms and preliminary riser paths.
2. Provide conceptual layouts for IT/telecom, security (access control, CCTV), and AV systems.
3. Narrative describing technology system integration.

Cost and Funding Support

1. Update rough order-of-magnitude (ROM) opinion of probable construction costs (OPCC) reflecting the preferred site and conceptual design.
2. Develop preliminary calculation of AIP eligibility for each project element.
3. Benchmark findings against similar ARFF and combined facilities to validate size and program.

Deliverables – Programming Documents and Drawings

Prepare Drawings 22" x 34" or 11" x 17" Paper providing sufficient detail for review of design concepts by the SPONSOR, ADOT and FAA. It is anticipated that the drawings will consist of the following sheets:

Sheet	Name
1	Title Sheet
1	General Plan
3	Site Plan(s) – layout, grading, access, and circulation
1	Utility Plan(s) – conceptual utility distribution and tie-ins
2	Floor Plans – Architectural
1	Elevations and Sections – Architectural
1	Structural Grid / Foundation Concept Plan
1	Mechanical Equipment and Distribution Concept Plan
1	Electrical Power and Lighting Concept Plan; Single-Line Diagram
1	Plumbing Fixture and Riser Concept Plan
1	Fire Protection Concept Plan
1	Technology/Security Concept Plan

Reports and Reviews

1. Prepare Final Engineers Report consolidating site selection, design concepts, benchmarking data, assumptions, system narratives, and cost estimates.
2. Provide justification to support FAA/ADOT funding eligibility and advancement of the project beyond conceptual design.
3. Perform internal quality control review on all design documents.
4. Submit Draft and Final Reports and drawings for Sponsor, FAA, and ADOT review.
5. Schedule and conduct a design review meeting to resolve comments and finalize deliverables.

SCHEDULE

The project schedule is anticipated to be as follows:

	<u>Completion Date</u>
Contract Execution/ Notice to Proceed (NTP)	October 2025
Site Selection & Preliminary Alternative – Draft Findings	February 2026
Refined Alternative & Programming Documents	April 2026
Final Report	June 2026

ASSUMPTIONS

The conditions or considerations in developing the scope and fee for the project described above include:

1. No boundary survey is included in this proposal.
2. No right-of-way or other deed research is included in this proposal.
3. Sponsor will supply any deeds, maps, recorded and unrecorded information and an up-to-date abstract of title that will assist in the progress of this project.
4. Access to the site for inspection/survey can only be performed during day hours.
5. Cost evaluations will be based on bid prices from recent project at the airport and similar type projects at other nearby airports.
6. Soil Sampling for contaminants will not be required for this project.
7. A topographical survey already exists for the 7th Avenue site. The scope of services assumes that no additional topographical survey will be required. Furthermore, neither an aeronautical survey nor a boundary survey is currently anticipated. If the FAA determines that any of these additional surveys are necessary, the cost of such services is not included in the Consultant's original Scope of Services and will be considered an Additional Service.
8. Final design is not included.



ARCHITECTURAL/ENGINEERING COST SUMMARY SCHEDULE "B" DESIGN PHASE

PROJECT NAME: ARFF Building Feasibility Study
PROJ DESCRIPTION

DATE: 11-Sep-25
A/E: C & S ENGINEERS, INC.
PROJECT NO:
C&S CONTACT:

CLIENT: Page Municipal Airport
CLIENT LEAD: Kyle Christiansen

I. ESTIMATE OF DIRECT SALARY COSTS:

TITLE		BILLING RATE (\$/HR)	@	ESTIMATED HOURS		ESTIMATED COST
E.	Department Manager	\$292.00	X	12	=	\$3,504.00
F.	Principal Engineer	\$269.00	X	48	=	\$12,912.00
G.	Managing Engineer	\$297.00	X	10	=	\$2,970.00
H.	Chief Engineer	\$243.00	X	92	=	\$22,356.00
I.	Senior Project Engineer	\$253.00	X	170	=	\$43,010.00
J.	Project Engineer	\$195.00	X	162	=	\$31,590.00
M.	Principal Architect	\$293.00	X	148	=	\$43,364.00
N.	Managing Architect	\$228.00	X	68	=	\$15,504.00
AJ.	Grants Administrator	\$126.00	X	24	=	\$3,024.00
AP.	Principal Consultant	\$219.00	X	150	=	\$32,850.00
TOTAL ESTIMATED BILLING RATE COST:						\$211,084.00

II. ESTIMATE OF DIRECT EXPENSES:

A.	TRAVEL, BY AIR:						
		3	TRIPS @	1	PERSONS @	\$1,000.00	= \$3,000.00
B.	MEALS AND LODGING:						
		6	DAYS @	1	PERSONS @	\$200.00	= \$1,200.00

TOTAL ESTIMATE OF DIRECT EXPENSES:

\$4,200.00

III. TOTALS:

A. MAXIMUM TOTAL COST FOR SERVICES, AGREEMENT TOTAL & FAA ELIGIBLE:

\$215,284.00



**C&S ENGINEERS, INC.
ARCHITECTURAL/ENGINEERING
WORK SUMMARY**

PROJECT: ARFF Building Feasibility Study
 SERVICES: Facility Planning & Conceptual Design
 CLIENT: Page Municipal Airport
 CLIENT LEAD: Kyle Christiansen

Date: 9/11/25
 Service Group Mgr:
 Client Relations Manager:
 Project Manager:
 Project Number:

CONT NO.	PHASE NO.	TASK	DEPT MAN	PRIN ENG	MAN ENG	CHIEF ENG	SR PROJ ENG	PROJ ENG	PRIN ARCH	MAN ARCH	GRANT ADMIN	PRIN CONS	DIRECT COSTS	SERVICES BY OTHERS	TOTALS	TOTAL HOURS PER TASK
200		PROJECT MANAGEMENT & MEETINGS	4			16	16	8				10			\$12,854.00	54
201		GRANTS ADMINISTRATION									24				\$3,024.00	24
210		SITE SELECTION & ALTERNATIVES ANALYSIS		8		28	52	52	40	8		50			\$56,746.00	238
220		ENVIRONMENTAL/SITE UTILITIES REVIEW		8		8	14	14	4	4		10			\$14,642.00	62
230		REFINED ALTERNITIVE & PROGRAMMING -CIVIL/STRUCTURAL		8		12	26	26	20	10		10			\$27,046.00	112
240		REFINED ALTERNITIVE & PROGRAMMING -ARCHITECTURAL		8		10	28	28	60	20		50			\$50,216.00	204
250		REFINED ALTERNITIVE & PROGRAMMING -MEP/FP/Tech		8		10	20	20	12	8		2			\$19,320.00	80
260		REPORT PREPARATION & COST ESTIMATING				8	14	14	12	8		8			\$15,308.00	64
270		QUALITY ASSURANCE/QUALITY CONTROL	8	8	10					10		10			\$11,928.00	46
		Direct Expenses														
600		Direct Expenses											\$4,200.00		\$4,200.00	
		Service By Others														
N/A		None														
			12	48	10	92	170	162	148	68	24	150	\$4,200.00		\$215,284.00	884

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** City Council**Meeting Date:** October 8, 2025**Presented by:**

Steven Kidman, Mayor

Brief Title: Pera Club Master Plan**Agenda Section:** Potential Future Agenda Items**Agenda Sub-category:** Agenda Item**Action:** Other**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

TBD

Background:

TBD

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:**Fiscal Year:****Amount Requested:****Line Item(s):**

Budget Impact:

Notes:**Attachments:**

None

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** City Attorney**Meeting Date:** October 8, 2025**Presented by:**

Josh Smith, City Attorney

Brief Title: EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(3) and (A)(4) The City Council may vote to go into Executive Session for legal advice, discussion or consultation with the attorneys of the public body regarding settlement negotiations.

Page Action Committee vs City of Page Settlement Agreement**Agenda Section:** Executive Sessions**Action:** Motion**Agenda Sub-category:** Executive Session**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to approve the PAC vs City of Page Settlement Agreement.

Background:

Confidential

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:**Fiscal Year:****Amount Requested:****Line Item(s):**

Budget Impact:

Notes:**Attachments:**

1. 2025-09-25 Settlement Agreement and Release - Attorneys' Fees and Costs

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release (this “**Agreement**”) is entered into as of September 25, 2025 by and between (a) Debra Roundtree, Steven Kidman, and Page Action Committee (the “**PAC**”) and (b) the City of Page, Kary Halloway, in her official capacity as City Clerk, Kim Larson, in her official capacity as Acting Deputy City Clerk (the “**City**”). Collectively, the PAC and the City shall be referred to as the “**Parties**”.

BACKGROUND

WHEREAS the PAC sued the City in the matter *Roundtree v. City of Page*, 573 P.3d 65 (Ariz. 2025), known also as CV-24-0144-PR before the Arizona Supreme Court, 1 CA-CV 24-0387-EL before the Court of Appeals, and S0300CV202400227 before the Coconino County Superior Court (the “**Litigation**”);

WHEREAS the PAC ultimately prevailed in the Case, and was awarded fees in the amount of \$16,240.00 and costs in the amount of \$756.86 by the Arizona Supreme Court for litigation before the Supreme Court and the Court of Appeals;

WHEREAS the PAC would be entitled to attorneys’ fees and cost associated with litigation before the Coconino County Superior Court on remand;

WHEREAS the Parties have agreed that a total payment of \$27,000.00 to the PAC is a fair representation of the total attorneys’ fees and cost, including those associated with litigation before the Coconino County Superior Court;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, the City and the PAC hereby agree as follows:

AGREED TERMS

1. Payment by City. the City will pay the PAC the total sum of twenty-seven thousand dollars (\$27,000.00) (the “**Settlement Payment**”) as provided herein. The Settlement Payment shall be paid by check or electronic transfer made out to

BARTON MENDEZ SOTO PLLC
401 West Baseline Road, Suite 205
Tempe, Arizona 85283
Memo Line: Page Action Committee

not later than 15 business days after counsel for the PAC delivers an executed copy of this Agreement to counsel for the City. the City shall provide an executed copy of this Agreement to counsel for the PAC not later than the date that the City must pay the Settlement Payment.

2. Taxes. the PAC shall be solely responsible for, and is legally bound to make payment of, any taxes determined to be due and owing (including penalties and interest related thereto) by it to any federal, state, local, or regional taxing authority as a result of the Settlement Payment. the PAC understands that the City has not made, and it does not rely upon, any representations regarding the tax treatment of the sums paid pursuant to this Agreement. Moreover, the PAC agrees to indemnify and hold the City harmless in the event that any governmental taxing authority asserts against the City any claim for unpaid taxes, failure to withhold taxes, penalties, or interest based upon the payment of the Settlement Payment.

3. Mutual Release. The Parties, on behalf of themselves, their officers, directors, interest holders, members, officials, attorneys, agents, employees, managers, representatives, and assigns hereby release and discharge the other Party from all damages or causes of action, including attorneys' fees and costs actually incurred, and punitive damages, of any nature whatsoever, known or unknown, which either Party has, or may have had arising from the **Litigation** or any agreement related to the **Litigation**.

4. Acknowledgment of Settlement. The Parties, as broadly described in paragraph 3 above, acknowledge that (a) the consideration set forth in this Agreement, which includes, but is not limited to, the Settlement Payment, is in full settlement of all claims or losses of whatsoever kind or character that they have, or may ever have had, against the other Party, as broadly described in paragraph 3 above, including by reason of the Litigation and (b) by signing this Agreement, and accepting the consideration provided herein and the benefits of it, they are giving up forever any right to seek further monetary or other relief from the other Party, as broadly described in paragraph 3 above, for any acts or omissions up to and including the Effective Date, including, without limitation, the Litigation.

5. Agreement is Legally Binding. The Parties intend this Agreement to be legally binding upon and shall inure to the benefit of each of them and their respective successors, assigns, executors, administrators, heirs, and estates. Moreover, the persons and entities referred to in paragraph 3 above, but not a Party, are third-party beneficiaries of this Agreement.

6. Entire Agreement. The recitals set forth at the beginning of this Agreement are incorporated by reference and made a part of this Agreement. This Agreement constitutes the entire agreement and understanding of the Parties and supersedes all prior negotiations and/or agreements, proposed or otherwise, written or oral, concerning the subject matter hereof. Furthermore, no modification of this Agreement shall be binding unless in writing and signed by each of the parties hereto.

7. New or Different Facts: No Effect. Except as provided herein, this Agreement shall be, and remain, in effect despite any alleged breach of this Agreement or the discovery or existence of any new or additional fact, or any fact different from that which either Party now knows or believes to be true. Notwithstanding the foregoing, nothing in this Agreement shall be construed as, or constitute, a release of any Party's rights to enforce the terms of this Agreement.

8. Interpretation. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal or invalid part, term, or provision shall be deemed not to be a part of this Agreement. The headings within this Agreement are purely for convenience and are not to be used as an aid in interpretation. Moreover, this Agreement shall not be construed against either Party as the author or drafter of the Agreement.

9. Choice of Law: This Agreement and all related documents are governed by, and construed in accordance with, the laws of the State of Arizona, United States of America.

10. Choice of Forum: The state or federal courts of Arizona located in Coconino County shall be the exclusive forums for litigation concerning this Agreement.

11. Reliance on Own Counsel. In entering into this Agreement, the Parties acknowledge that they have relied upon the legal advice of their respective attorneys, who are the attorneys of their own choosing, that such terms are fully understood and voluntarily accepted by them, and that, other than the consideration set forth herein, no promises or representations of any kind have been made to them by the other Party. The Parties represent and acknowledge that in executing this Agreement they did not rely, and have not relied, upon any representation or statement, whether oral or written, made by the other Party or by that other Party's agents, representatives, or attorneys with regard to the subject matter, basis, or effect of this Agreement or otherwise.

12. Counterparts. This Agreement may be executed by the Parties in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

13. Authority to Execute Agreement. By signing below, each Party warrants and represents that the person signing this Agreement on its behalf has authority to bind that Party and that the Party's execution of this Agreement is not in violation of any by-law, covenants, and/or other restrictions placed upon them by their respective entities.

14. Effective Date. The terms of the Agreement will be effective when an executed copy of this Agreement is delivered to said counsel for the PAC as described in paragraph 1 above (the "Effective Date").

**READ THE FOREGOING DOCUMENT CAREFULLY. IT INCLUDES A
RELEASE OF KNOWN AND UNKNOWN CLAIMS.**

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, and intending to be legally bound, each of the Parties hereto has caused this Agreement to be executed as of the date(s) set forth below.

for the City
Name: _____
Title: _____
Dated: _____

for the PAC
Name: _____
Title: _____
Dated: _____

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** City Attorney**Meeting Date:** October 8, 2025**Presented by:**

Josh Smith, City Attorney

Brief Title: EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions regarding negotiations for the purchase, sale, or lease of real property.

Potential Land Sale for Portions of Parcels 80216009J, 80218011J, 80219003, and 80217002

(Southeast corner of Highway 89 and Highway 98)

Agenda Section: Executive Sessions**Action:** Other**Agenda Sub-category:** Agreement/Contract**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Confidential

Background:

Confidential

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:**Fiscal Year:****Amount Requested:****Line Item(s):**

Budget Impact:

Notes:**Attachments:**

1. Email exchange (1)
2. Approximate Area Map



REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** City Attorney**Meeting Date:** October 8, 2025**Presented by:**

Josh Smith, City Attorney

Brief Title: EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(3) and (A)(4) The City Council may vote to go into Executive Session for legal advice, discussion or consultation with the attorneys of the public body regarding contracts.

Republic Services Contract Extension**Agenda Section:** Executive Sessions**Action:** Motion**Agenda Sub-category:** Agreement/Contract**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Staff direction.

Background:

See memo.

Alternatives Considered:

N/A

Advisory Board/Commission Action:**Fiscal Impact:****Fiscal Year:****Amount Requested:****Line Item(s):**

Budget Impact: N/A

Notes:**Attachments:**

1. Republic Services
2. Email Republic
3. Contract - Allied Waste Services