

# CITY COUNCIL REPORT



Meeting Date: July 1, 2026  
General Plan Element: *Public Services and Facilities*  
General Plan Goal: *Provide city service facilities to meet the governmental, administrative, public safety, emergency, social, human, cultural, informational, and maintenance needs of the community.*

## ACTION

**Design Build Manager Construction Phase Contract for Bond Project No. 63, Old Town Parking Structure.** Adopt Resolution No. 13730 authorizing:

1. Design Build Manager Contract No. 2026-048-COS-A1 with Chasse Building Team, in an amount not to exceed \$12,463,464 for Design-Build Manager (DBM), GMP 2 construction services for Capital Project PD2101 - Bond 2019 Project No. 63 - Build Parking Structures in Old Town for the Brown Avenue Parking Structure Expansion.

## BACKGROUND

On April 14, 2026 Council adopted Resolution 13635 authorizing contract 2026-048-COS for DBM Construction Phase services with the Chasse Building Team, Inc. for Guaranteed Maximum Price One (GMP 1) for long lead procurement and preparatory work for garage construction. This council action is for approval of the GMP 2 proposal for the balance of the garage construction scope.

## ANALYSIS & ASSESSMENT

### Recent Staff Action

The design for the garage expansion is finalized and trade bids have been received for all remaining material and labor to complete the structure. GMP 1, in an amount not to exceed \$3,820,557, provided for early procurement for long lead items and some construction including demolition and masonry. GMP 2, in an amount not to exceed \$12,463,464, provides for the balance of the work. The modified contract price will not exceed the total GMP of \$16,284,021. This contract is necessary to ensure the parking structure can be open for use for Spring Training 2027.

### Community Involvement

Significant community outreach was completed for input during design. During construction, ongoing communication will be provided in monthly newsletters.

## RESOURCE IMPACTS

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### Available funding

Funding for this project is available in PD2101.

Project	Total Project Budget (in millions)	Funds Spent (in millions)	Remaining Budget (in millions)	Funding Sources
PD2101– Build Parking structures in Old Town	20.96	1.86	19.1	2019 Bond

### Staffing, Workload Impact

The contract administrator responsible for enforcement of all provisions of the contract is Roger Berna, Senior Project Manager, Capital Project Management.

### Maintenance Requirements

New facilities will be maintained in like fashion to the existing. There will be additional costs for maintaining and cleaning the added areas.

## OPTIONS & STAFF RECOMMENDATION

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### Recommended Approach

Adopt Resolution No. 13730 authorizing Design Build Manager Contract No. 2026-048-COS-A1 with Chase Building Team in an amount not to exceed \$12,463,464 for Design-Build Manager, GMP 2 construction services for Capital Project PD2101 - Bond Project No. 63 - Build Parking Structures in Old Town for the Brown Avenue Parking Structure Expansion. This contract will be for Phase Two, for the balance of the garage construction.

### Proposed Next Steps

Upon Council approval, the DBM will issue subcontracts for remaining construction scope.

## RESPONSIBLE DEPARTMENT(S)

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Economic Development, Transportation and Infrastructure

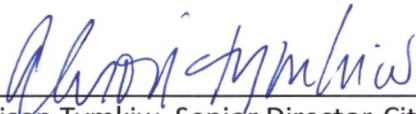
## STAFF CONTACT

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Roger Berna, Sr. Project Manager, [rberna@scottsdaleaz.gov](mailto:rberna@scottsdaleaz.gov), (480) 312-7845

**APPROVED BY**

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Alison Tymkiw, Senior Director-City Engineer,  
Transportation and Infrastructure  
(480) 312-7760, [atymkiw@scottsdaleaz.gov](mailto:atymkiw@scottsdaleaz.gov)



Date

**ATTACHMENTS**

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1. Resolution 13730
2. Location Map
3. Contract 2026-048-COS-A1

**RESOLUTION NO. 13730**

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA AUTHORIZING DESIGN BUILD MANAGER CONTRACT NO. 2026-048-COS-A1 WITH CHASSE BUILDING TEAM, INC. TO PROVIDE CONSTRUCTION SERVICES FOR CAPITAL PROJECT PD2101 - 2019 BOND PROJECT NO. 63 - BUILD NEW PARKING STRUCTURES IN OLD TOWN SCOTTSDALE FOR THE BROWN AVENUE PARKING STRUCTURE EXPANSION IN AN AMOUNT NOT TO EXCEED \$12,463,464.

**WHEREAS**, the City desires to complete the construction of Capital Project PD2101 - Bond 2019 Project No. 63 - Build Parking Structures in Old Town for the Brown Avenue Parking Structure Expansion (the "Project"), located at 7234 East Second Street, Scottsdale, Arizona; and

**WHEREAS**, the City and Chasse Building Team, Inc. desire to modify existing Design Build Manager Contract No. 2026-048-COS to contract for additional construction services to complete the Project.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Scottsdale as follows:

Section 1. The Mayor of the City of Scottsdale is authorized and directed to execute Design Build Manager Contract No. 2026-048-COS-A1 with Chasse Building Team, Inc. to provide construction services for Capital Project PD2101 - Bond 2019 Project No. 63 - Build Parking Structures in Old Town for the Brown Avenue Parking Structure Expansion in an amount not to exceed Twelve Million Four Hundred Sixty-Three Thousand Four Hundred Sixty-Four dollars (\$12,463,464).

Section 2. The City Manager, or designee, is hereby authorized to execute such other documents and take such other actions as necessary to carry out the intent of this Resolution.

**PASSED AND ADOPTED** by the Council of the City of Scottsdale this \_\_\_\_ day of \_\_\_\_\_ 2026.

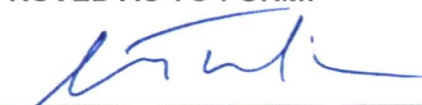
**ATTEST:**

**CITY OF SCOTTSDALE,**  
an Arizona municipal corporation

\_\_\_\_\_  
Ben Lane, City Clerk

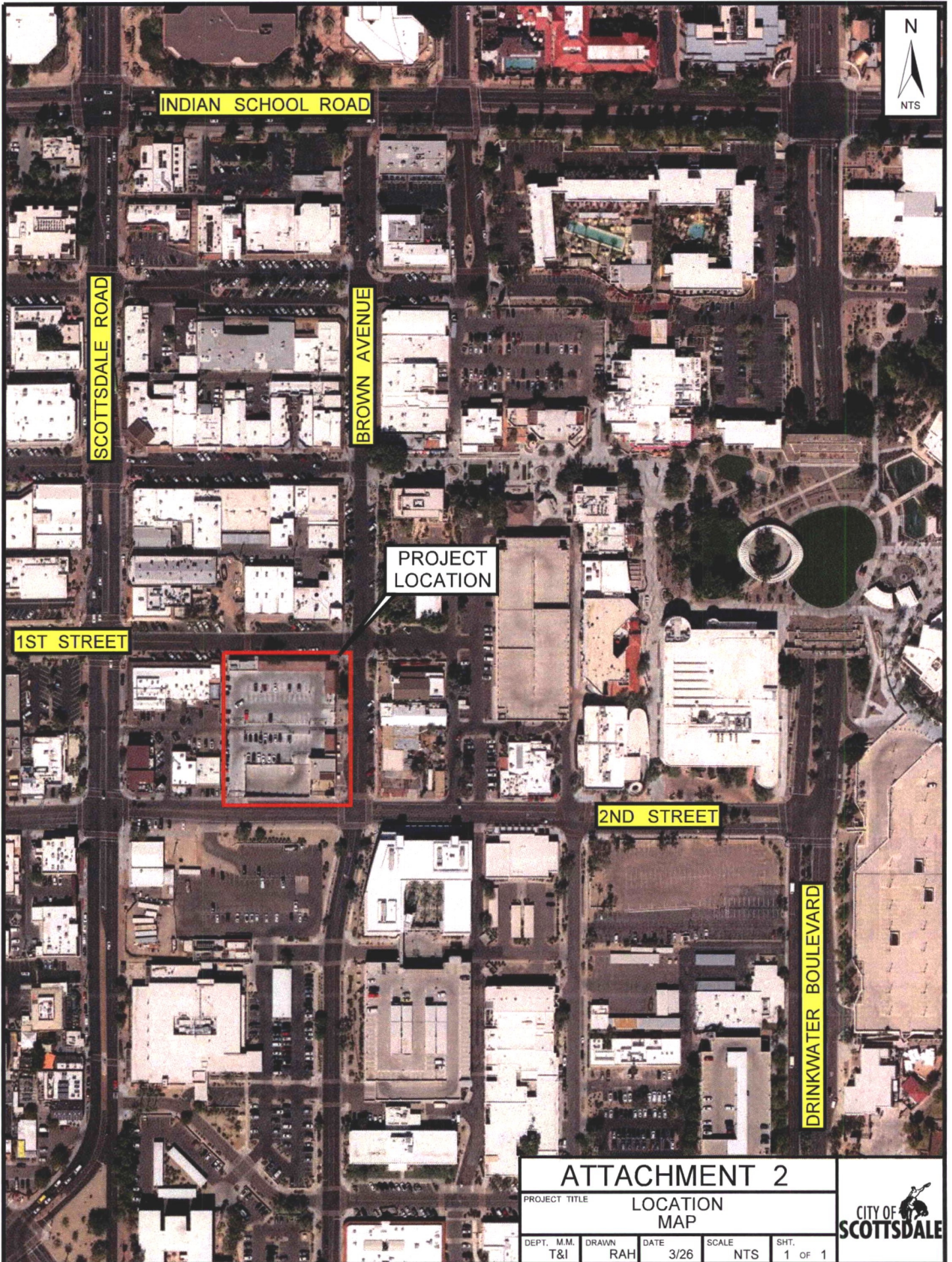
\_\_\_\_\_  
Lisa Borowsky, Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Luis E. Santaella, City Attorney

By: Lydia Tulin, Assistant City Attorney

ATTACHMENT 1



# ATTACHMENT 2

PROJECT TITLE		LOCATION MAP			
DEPT. M.M.	DRAWN RAH	DATE 3/26	SCALE NTS	SHT. 1 OF 1	



**CITY OF SCOTTSDALE  
FIRST MODIFICATION TO CONSTRUCTION CONTRACT  
CONTRACT NO. 2026-048-COS-A1  
SOLICITATION NO. RFSQ-072024-190  
PROJECT NO. PD2101**

**THIS CONTRACT MODIFICATION** is entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, (the "Effective Date") by the City of Scottsdale, an Arizona municipal corporation, (the "City") and Chasse Building Team, Inc., an Arizona corporation (the "Design-Build Manager" or "DBM" or "Contractor").

**WITNESSETH**

**WHEREAS**, the City and Contractor desire to contract for additional construction services for Bond Project 63 - Build Parking Structure in Old Town Scottsdale (the "Project") pursuant to Construction Contract No. 2026-048-COS (the "Contract").

**NOW THEREFORE**, the City and Contractor mutually agree to modify the Contract as provided herein and further acknowledge that this is the first modification to the Contract (the "First Modification").

**IN AND FOR CONSIDERATION** of the mutual promises and obligations set forth herein, the City and Contractor agree the Contract should be modified as follows:

**MODIFICATIONS:**

**1.0 SCOPE OF SERVICES**

Article 1 is modified to add the additional Scope of Work specified in Exhibit A.1, attached hereto and made part of this First Modification by this reference.

**2.0 CONTRACT TIME**

Article 3, Section 3.1.1 is modified to add that the Contract Time for the additional Scope of Work described in Exhibit A.1, attached hereto, will begin on the Effective Date of this First Modification and will be completed within four hundred sixty-eight (468) consecutive calendar days. The City and Contractor previously entered into Preconstruction Services Contract No. 2025-004-COS and Construction Services Contract No. 2026-048-COS as referenced in Exhibit B.1, attached hereto and made part of this First Modification by this reference.

**3.0 CONTRACT PRICE**

Article 4, Section 4.1.1 is modified to add GMP Proposal #2 ("GMP 2"), attached hereto as Exhibit C.1 and made part of this First Modification by this reference.

GMP 2, in an amount not to exceed Twelve Million Four Hundred Sixty-Three Thousand Four Hundred Sixty-Four dollars (\$12,463,464), is added to the first GMP Proposal ("GMP 1"), attached as Exhibit C to Contract 2026-048-COS in an amount not to exceed Three Million Eight Hundred Twenty Thousand Five Hundred Fifty-Seven dollars (\$3,820,557), for a total Contract Price not to exceed Sixteen Million Two Hundred Eight-Four Thousand Twenty-One dollars \$16,284,021 ("Total GMP").

**4.0 PERFORMANCE AND PAYMENT BONDS – DELETE and REPLACE TEXT**

Article 9, Section 9.9.1, **BONDS AND OTHER PERFORMANCE SECURITY**, is modified to read as follows:

Before the commencement of the Work, the Contractor must provide a Performance Bond and a Payment Bond each in an amount equal to the Total GMP. Bonds must be submitted in accordance with Title 34, Chapter 6 of the Arizona Revised Statutes and will be in substantially the same form as Exhibits D and E attached to Contract 2026-048-COS.

**AFFIRMATION:**

Except as previously amended, or as expressly amended by this First Modification, all terms, provisions, and conditions of the Contract are hereby ratified and shall continue in full force and effect, and the Contract shall remain enforceable and binding in accordance with its terms.

[END OF TEXT- SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this First Modification as of the Effective Date.

**CITY OF SCOTTSDALE,**  
an Arizona municipal corporation

**CONTRACTOR:**  
Chasse Building Team, Inc.,  
an Arizona corporation

By: \_\_\_\_\_  
Lisa Borowsky, Mayor

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

Name: \_\_\_\_\_

**ATTEST:**

Title: \_\_\_\_\_

\_\_\_\_\_  
Ben Lane, City Clerk

**REVIEWED BY:**


\_\_\_\_\_  
Roger Berna, Principal Project Manager  
City Contract Administrator

\_\_\_\_\_  
Jenn Myers, MPA, CPPO, NIGP-CPP, CPPB  
Purchasing Director

\_\_\_\_\_  
Alison Tymkiw, Senior Director - City Engineer

\_\_\_\_\_  
George Woods, Safety & Risk Management Director

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Luis E. Santaella, City Attorney  
By: Lydia Tulin, Assistant City Attorney

**EXHIBIT A.1**  
**PROJECT DESCRIPTION**  
**ADDITIONAL SCOPE OF WORK FOR**  
**GMP 2**

**Contractor shall provide all labor, materials and equipment necessary to construct the Project as described in the Brown Avenue Parking Structure documents as prepared by DFDG Architecture dated April 30, 2026 with all amendments. For the Scope of Work anticipated under this First Modification for the Project, refer to Contractor's proposal dated June 12, 2026, attached to this First Modification as Exhibit C.1 and incorporated herein by this reference.**

**EXHIBIT B.1  
CONSTRUCTION AGREEMENT(S)**

Preconstruction Services Contract No 2025-004-COS, on file with the City Clerk, is included in this First Modification by reference.

Construction Services Contract (GMP 1) No. 2026-048-COS, on file with the City Clerk, is included in this First Modification by reference.

**CONTRACTS ON FILE AT THE SCOTTSDALE CITY CLERK'S OFFICE  
CAN BE FOUND AT THE BELOW LINK:**

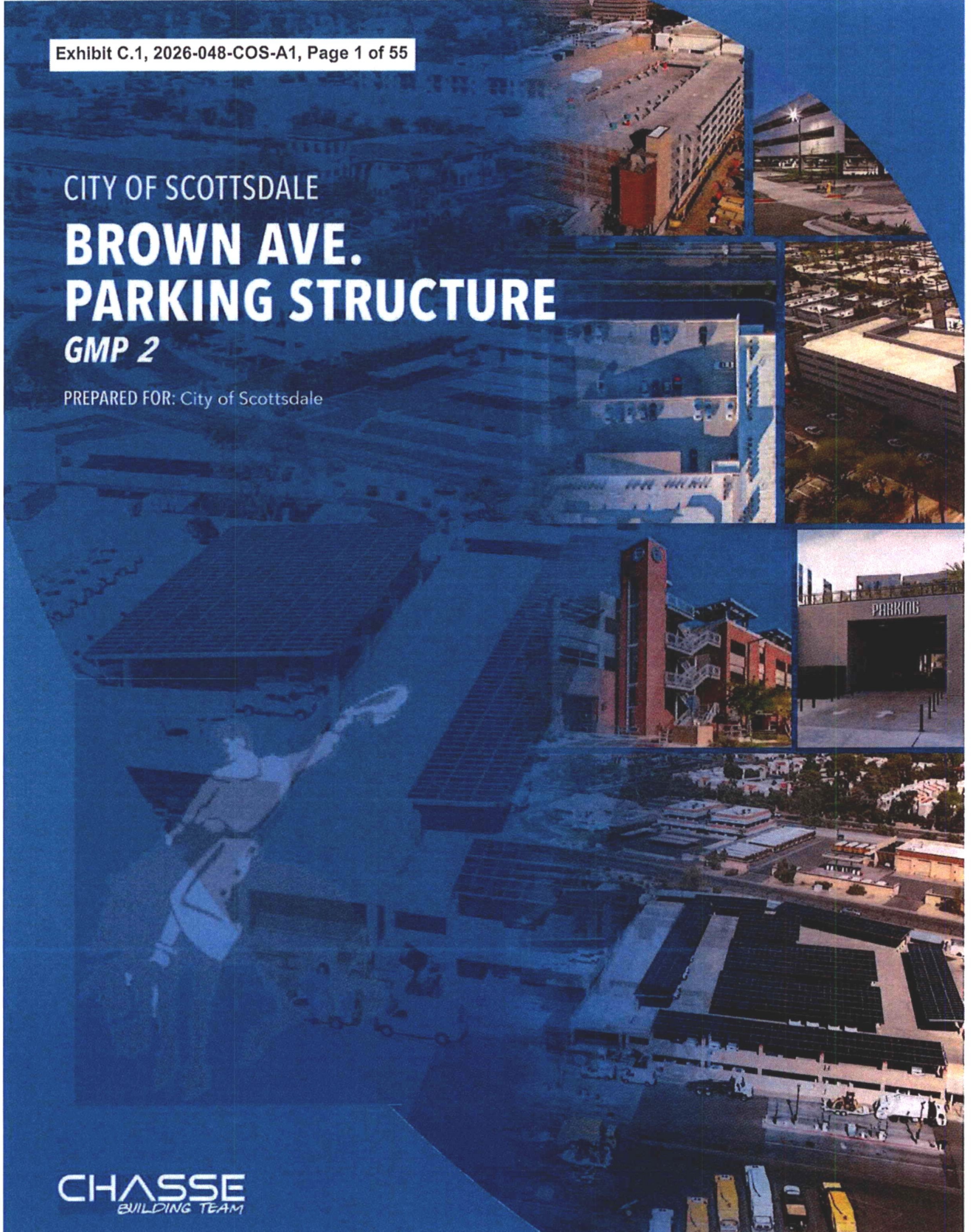
**[HTTPS://ESERVICES.SCOTTSDALEAZ.GOV/CITYCLERK/DOCUMENTSEARCH](https://eservices.scottsdaleaz.gov/cityclerk/documentsearch)**

CITY OF SCOTTSDALE

# BROWN AVE. PARKING STRUCTURE

*GMP 2*

PREPARED FOR: City of Scottsdale



Brown Ave Parking Structure		
Date	June 12, 2026	
Estimate	GMP2	
<b>CHASSE</b> BUILDING TEAM		
DESCRIPTION / TRADE		GMP2
	Miscellaneous	294,290
01100	Final Clean	58,134
01170	Survey	28,200
04100	Precast	4,496,610
04200	Stone Veneer	417,832
05100	Steel	513,390
06100	Rough Carpentry	177,543
07420	Metal Panel	53,144
07500	Roofing	43,835
07900	Joint & Fire Sealants	395,820
08100	Doors, Hardware & Trim	21,015
09200	Stucco	183,320
09900	Paint	88,983
10800	Signage	286,325
21100	Fire Sprinkler	395,017
22100	Plumbing	319,220
23100	HVAC	47,907
26100	Electrical	608,913
27130	Radio Amplification	2,150
28100	Fire Alarm	30,914
31100	Earthwork & Paving	648,775
32200	Demo	80,765
32400	Striping & Signage	89,062
32800	Landscape	39,053
00999	General Conditions	1,174,284
	<b>SUBTOTAL</b>	<b>10,494,501</b>
	Contractor's Contingency	3.00% 373,904
	Liability Insurance	1.20% 149,562
	Performance & Payment Bond	1.10% 137,098
	Builders Risk	1.00% 124,635
	Fee	5.00% 563,985
	Scottsdale Gross Receipts Tax	5.233% 619,780
	<b>TOTAL</b>	<b>12,463,464</b>

**EXHIBIT C**

<b>GMP SUMMARY</b>		<b>AMOUNT</b>
	<b>COST OF THE WORK - DIRECT COSTS</b>	<b>AMOUNT</b>
A	Sub-Contractors' Cost of the Work (Labor, Materials, Equipment, Warranty, Insurance, Profit)	\$9,320,217
B	DBM Self-Performed Cost of the Work (Labor, Materials, Equipment, Warranty)	
C	<b>Total Cost of the Work (A+B)</b>	<b>\$9,320,217</b>
	<b>INDIRECT COSTS</b>	<b>AMOUNT</b>
D	General Conditions (Negotiated Amount)	\$1,174,284
E	<b>Total Cost of the Work + General Conditions Fee (C+D)</b>	<b>\$10,494,501</b>
F	DBM Construction Fee (% of E or Negotiated Fixed Fee)	\$563,985
G	Payment and Performance Bonds (On E, Total Cost of the Work + General Conditions Fee)	\$137,098
H	Insurance (Additional DBM's Insurance not provided in the Total Cost of the Work)	\$274,196
I	<b>Subtotal Direct + Indirect Costs (E+F+G+H)</b>	<b>\$11,469,780</b>
J	Taxes (Actual Reimbursable limited by Not to Exceed)	\$619,780
K	<b>Project Subtotal (I+J)</b>	<b>\$12,089,560</b>
L	CITY'S PROJECT CONTINGENCY (As determined by the City)	\$373,904
M	<b>TOTAL GMP (Not to Exceed) (K+L)</b>	<b>\$12,463,464</b>

[Forecast Outcome](#)

PROJECT: Brown Ave Parking Structure  
 BID ABSTRACTS FOR: Miscellaneous



Sub-Contractor	CHASSE	Ricker Atkinson McBee Morman & Associates, Inc.			
Contact		David Thomas			
Email		<a href="mailto:dthomas@rammang.com">dthomas@rammang.com</a>			
Phone		(480) 921-8100			
Base Bid	\$0				
<b>MISCELLANEOUS ITEMS:</b>					
<b>Sheet A800</b>					
Bird Deterrents at New Canopy Location	\$	25,000			
Fire Extinguisher Cabinet @ 9/A800 (Locations shown on G110)	\$	17,550			
Bike Racks - 2 on A100 & A210 (1-9 Bike & 1-11 Bike per A100), 1 on 1/A301 (no location for this on A100), 1 on 3/A301 (Bike Park Area on A100 but qty. not shown - assumed 2), 2 on 1/A302 (labeled & shown on A100 & A210). Dero, Serpentine per Specification 32 33 13 Site Bicycle Racks.		10,000			
Knox Boxes	\$	1,900			
SRP Key Box at every Meter/SES Room (any electrical room with a door)	\$	950			
Material Testing	\$	19,890	\$	19,890	
Hot Line Notification - Safety	\$	24,000			
Custom Notification Signage and Banners	\$	45,000			
Parking Counting System Allowance		150,000			
<b>Bid Forecasted Cost Total:</b>	<b>\$</b>	<b>294,290</b>	<b>\$</b>	<b>19,890</b>	<b>\$ -</b>
<b>Total Budget: Base Bid + Bid Forecasted Costs</b>		<b>\$294,290</b>			

**PROPOSAL for PROFESSIONAL ENGINEERING SERVICES**

Proposal No.: 254290-I

Date: May 4, 2026 (Revised)

Client: Chasse Building Team  
230 South Siesta Lane  
Tempe, Arizona 85281

Project: Brown Avenue Parking Garage  
7234 East 2<sup>nd</sup> Street  
Scottsdale, Arizona

Attention: Lawrence Chan; [lchan@chasse.us](mailto:lchan@chasse.us)



Alta CMTI, LLC, dba Alta Environmental and Infrastructure (hereinafter referred to as “Alta”), formerly Ricker Atkinson McBee Morman & Associates, Inc. (RAMM), appreciates the opportunity to provide you with this proposal to perform construction materials testing and optional special inspection services for the above referenced project.

The following scope of work and **estimated fee** are based on our experience with similar projects, and a review of the project plans and specifications (75% CD Set dated 4/9/26) and other information provided. **Charges will be based only on actual time spent and testing performed to provide the services required.**

On this project there will be no overtime premium for weekday work and no minimum charge per trip.

Materials Testing

**Earthwork:** Compaction testing during subgrade preparation, fill placement and backfill placement in new structure and exterior concrete areas, and sub-slab aggregate base where required. Includes geotechnical special inspections where required.

	<u>Unit Rates</u>	<u>Amount</u>
25 Hours	\$ 68.00	\$ 1,700.00
10 Trips	20.00	200.00
2 Standard Proctors	155.00	310.00
1 ABC Sieve and P.I.	320.00	<u>320.00</u>
		Subtotal \$ 2,530.00

**Concrete:** Sampling and compressive strength testing of concrete based on an assumed minimum testing frequency of one set of 4 cylinders per 100 or less c.y. and at least one set per day’s placement (assume 17 sets). The project specifications state conflicting testing frequency.

	<u>Unit Rates</u>	<u>Amount</u>
40 Hours	\$ 68.00	\$ 2,720.00
12 Trips	20.00	240.00
68 Cylinders	25.00	<u>1,700.00</u>
		Subtotal \$ 4,660.00

Page 2 / RAMM Proposal No. 254290-I (Revised May 4, 2026)  
 Brown Avenue Parking Garage – Scottsdale, Arizona

**Masonry:** Compressive strength testing of grout based on an assumed minimum testing frequency of one set of grout per 5,000 sq. ft. or less of masonry construction (estimate 8 sets grout).

	<u>Unit Rates</u>	<u>Amount</u>
20 Hours	\$ 68.00	\$ 1,360.00
8 Trips	20.00	160.00
40 Specimens - Grout	25.00	<u>1,000.00</u>
		Subtotal <u>\$ 2,520.00</u>

**MATERIALS TESTING TOTAL: \$ 9,710.00**

Special Inspections:

Provide special inspections in accordance with the project plans and specifications, and with the IBC / ICC. Special inspections provided by this firm will be billed at \$115.00 per hour and \$20.00 per trip and will be conducted by certified inspectors. We will bill only for the time required to complete the inspections.


Concrete Construction / Reinforcing Steel (8 additional trips, 19 hours).....	\$2,345.00
Masonry Construction / Reinforcing Steel (6 additional trips, 20 hours).....	\$2,420.00
Structural Steel / Welding (6 trips, 25 hours) .....	\$2,995.00
Expansion / Epoxy Anchors (6 trips, 20 hours).....	\$2,420.00
Soils / Foundations .....	<u>Included in Materials Testing</u>

**SPECIAL INSPECTION TOTAL: \$ 10,180.00**

**MATERIALS TESTING & SPECIAL INSPECTION TOTAL: \$ 19,890.00**

Fee includes reports for all inspections, test results, transportation, clerical and postage. We look forward to working with you on this project.

Respectfully submitted,  
 Alta Environmental & Infrastructure



David A. Thomas, P.E.  
 Senior Project Manager

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[Forecast Outcome](#)

PROJECT: Brown Ave Parking Structure  
 BID ABSTRACTS FOR: Final Clean



Sub-Contractor	CHASSE				
Contact					
Email					
Phone					
Base Bid	\$0				
<b>BID FORECASTED COST:</b>					
Power Wash Garage Floor - Total 4 Level	53,334				
Street Sweep Cleaning	4,800				
<b>CLARIFICATIONS EXHIBIT:</b>					
GMP2 includes final clean to power wash total 4 level of garage floor.					
<b>Bid Forecasted Cost Total:</b>	<b>\$ 58,134</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Budget: Base Bid + Bid Forecasted Costs</b>	<b>\$58,134</b>				

[Forecast Outcome](#)

PROJECT: Brown Ave Parking Structure  
 BID ABSTRACTS FOR: Survey



Sub-Contractor	Benchmark	Lemme Associates			
Contact	Bj Bautista	Cori Dennett			
Email	<a href="mailto:autista@azbenchmark.com">autista@azbenchmark.com</a>	<a href="mailto:cori@lemme-eng.com">cori@lemme-eng.com</a>			
Phone	480-861-0011	(602) 841-6904			
<b>BID FORECASTED COST:</b>					
Street Light Pole Staking	1,400	1,800			
Offsite Repair 1st Street & Brown Ave	4,200	5,400			
Pole Hole/ Locating Service	1,400	1,800			
Re-staking	2,800	3,600			
Underground - Plumbing/ Sewer	1,400	1,800			
FINAL Alta Survey	1,400	1,800			
Quality Assurance	15,600	18,000			
<b>CLARIFICATIONS EXHIBIT:</b>					
GMP2 includes utility locating services and survey work required by the City for two (2) street light poles					
GMP2 includes underground utility surveying for the conversion of overhead electrical lines to underground service.					
<b>Bid Forecasted Cost Total GMP2:</b>	<b>\$ 28,200</b>	<b>\$ 34,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Budget: Base Bid GMP2 + Bid Forecasted Costs</b>	<b>\$28,200</b>	<b>\$34,200</b>			

May 4, 2026

**Lawrence Chan**  
**Chasse Building Team**

**Re: Brown Avenue Parking Garage**

As requested, I am pleased to provide a proposal for construction staking services on the above referenced project. I have prepared this proposal from the 75% CD. I have included the following to be considered as an express part of our agreement:

Attachment "A" – Scope of Services/Fee Schedule/Assumptions & Exclusions.

We look forward to our working relationship with you and your company. If you have any questions or concerns, please feel free to call me at your convenience at 480-861-0011 or email me at [bbautista@azbenchmark.com](mailto:bbautista@azbenchmark.com).

Sincerely,



**BJ Bautista, R.L.S.**  
**Benchmark Surveying & Consulting, LLC**

CONSTRUCTION STAKING SCOPE & FEE SCHEDULE FOR:

BROWN AVENUE PARKING GARAGE

1	<b>Calibration and Control</b> <ul style="list-style-type: none"> <li>• Calibrate site horizontally and vertically and produce horizontal control sheet for staking project. Establish additional onsite control for use during project.</li> </ul>	\$1,000
2	<b>Office Calculations</b> <ul style="list-style-type: none"> <li>• Provide control calculations needed to layout the project.</li> <li>• QA/QC field data to ensure quality of work.</li> </ul>	\$1,800
3	<b>Limits/Removals</b> <ul style="list-style-type: none"> <li>• Stake property line or construction limits at 100' Intervals.</li> <li>• Stake offsite curb removals.</li> </ul>	\$350
4	<b>Rough Grade</b> <ul style="list-style-type: none"> <li>• Stake rough grade for curb, detached sidewalk, hardscape and building pad. Stakes will be set at 50' intervals plus key points.</li> </ul>	\$700
5	<b>Water/Fire</b> <ul style="list-style-type: none"> <li>• Stake alignment with a single offset at 50' intervals for water main and grade to finish grade.</li> </ul>	\$175
6	<b>Building Control</b> <ul style="list-style-type: none"> <li>• Stake main grid lines with a double offset on main corners for first floor only.</li> <li>• Set finish floor blue top.</li> <li>• Bluetop garage ramp.</li> <li>• Elevate one nut per column.</li> <li>• Staking is for foundation floor only.</li> </ul>	\$2,500
7	<b>Curb/Detached Sidewalk/Hardscape</b> <ul style="list-style-type: none"> <li>• Stake alignment and grade at 25-35' Intervals.</li> <li>• Stake alignment and grade at grade breaks, angle points and point of curvature.</li> </ul>	\$900
8	<b>Asbuilts</b> <ul style="list-style-type: none"> <li>• Provide civil as-built data per city requirements only, including retention basin volume and pad cert.</li> <li>• As-builts do not include a Record of Survey and ALTA Surveys, setting of property plns if required. Such services shall be completed via a change order or on a T&amp;M basis.</li> <li>• As-builts do not include any Civil Engineer's Certifications, substantial completion letters, etc.</li> </ul>	\$1,500
<b>TOTAL FEE, ABOVE SERVICES*</b>		<b>\$8,925.00</b>

\*This is for information only. The project will be billed at a lump sum fee.

Assumptions/Exclusions

1. Please review this proposal carefully, as we have attempted to provide a complete Scope of Services for your project. Any items requested to be staked during the course of construction, but not listed in the Scope of Services, will be considered non-contract additional services. Additional and re-staking services will be invoiced at the rates quoted on the Hourly and Reimbursable Fee Schedule.
2. Any questions regarding the accuracy of construction staking will not be considered unless the Surveyor's reference points and stakes are preserved intact in their original and undisturbed state. The survey director/field supervisor must be notified immediately if any inaccuracy of construction is suspected.
3. A minimum 48-hour working day notice may be required for scheduling work.
4. Contract staking, additional staking and re-staking services shall be performed on an "upon request" basis and must be approved by the General Contractor or Owner prior to their request.
5. All staking shall be performed one time only under the Fee Schedule, unless otherwise noted.
6. The Surveyor shall coordinate directly with the General Contractor to determine offset distances and lath markings, or if unavailable, the surveyor will use industry standards. The Surveyor shall provide cut sheets to the General Contractor upon request.
7. The Surveyor shall obtain as-builts as soon as possible after construction and maintain a continuous file of as-builts, until project completion.
8. This proposal is based on receiving digital data, i.e., CAD files from the Engineer of Record, including PDF or a hard copy of the approved stamped plans.
9. The General Contractor and his subcontractors shall maintain, and use sets of approved plans at the project site and verify to the best of their ability the accuracy all stakes prior to construction. The General Contractor and his subcontractors shall not be liable for the accuracy of the Surveyor's stakes unless disturbed prior to construction.
10. Any changes in, additions to or deletions from the Project within its general scope made by the General Contractor will not result in a fee adjustment except by mutual agreement of the General Contractor and Surveyor.
11. This bid is for construction staking services only. The horizontal control portion of the services does not include setting property corners unless Benchmark Surveying & Consulting is the original Surveyor of Record for the property, prior to the construction phase.
12. This scope and fee proposal does not include Engineer's Certifications, Substantial Completion letters, filing of "Approval of Construction" (AOC), for water & sewer, etc. This task is not in the purview of a Land Surveyor, but rather the Engineer of Record with no exceptions.
13. All ALTA Surveys, Topo Maps, Legal Descriptions, Record of Surveys, setting of property pins is excluded in its entirety.



# LEMME ASSOCIATES AZ

## PROPOSAL FOR PROFESSIONAL SERVICES

CLIENT:  
Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Email: \_\_\_\_\_

PROPERTY OWNER:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Email: \_\_\_\_\_

PROPERTY LOCATION: Assessor's Parcel No. \_\_\_\_\_  
7234 EAST 2<sup>ND</sup> ST  
SCOTTSDALE, AZ \_\_\_\_\_ Sec \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ AZ CA

### DESCRIPTION OF PROJECT:

BROWN AVENUE PARKING GARAGE

### DESCRIPTION OF PROPOSED SERVICES:

#### SURVEY

- |  |  |
|--|--|
| <input type="checkbox"/> Elevation Cert. (FEMA) _____        | <input type="checkbox"/> ALTA _____                  |
| <input type="checkbox"/> Boundary Survey _____               | <input type="checkbox"/> Map Recording Process _____ |
| <input type="checkbox"/> Topo Survey - Locate Features _____ | <input type="checkbox"/> _____                       |
| <input type="checkbox"/> Topo Survey - For Design _____      | <input type="checkbox"/> _____                       |

#### CONSTRUCTION STAKING

##### SITE WORK AND GRADING

- ROUGH grade site including retention basins
- FINISH grade site including retention basins

##### PARKING LOT/ROADWAY

- Rough Subgrade \_\_\_\_\_ 50' foot grid
- Bluetop Subgrade \_\_\_\_\_ 50' foot grid
- Bluetop ABC at \_\_\_\_\_ 25' foot grid/stations
- Curb and Gutters, Islands, Trash Enclosures

##### UTILITIES

- Storm sewer staking and control \_\_\_\_\_ 50' Stations
- San. sewer staking and control \_\_\_\_\_ 25' Stations
- Water line staking and control \_\_\_\_\_ 50' Stations
- Drywell and catch basin locations
- Light pedestals located and graded

##### BUILDING

- Pad, Main Corners, Grade
- Building Finish Floor/Pad Certification

##### MISCELLANEOUS

- Calculations / Office Support
- As-Builts (*Under Ground Must Be Open Trench!*)
- New curb and gutter (off site)
- Wall Location, Trash Enclosures, Walks
- Gridlines - First Floor
- Gridlines - Upper Floors Add \_\_\_\_\_ / floor
- Utilities, build grid, curb, sidewalk, etc...
- \_\_\_\_\_
- \_\_\_\_\_

#### ADDITIONAL SCOPE OR COMMENTS

- Modification to approved plans for As-Builts is at Time and Material Rate.
- Endorsements to insurance certificates, requested by client, that carry fees will be additional to the contract
- Need Civil AutoCAD File, PDF of City Approved Plan Set & Survey Control Plan with Coordinate Data
- \_\_\_\_\_

NOTE: 1) **Contract Charges and all Outstanding Change Orders, Extra Billing And Reimbursable Expenses must be paid prior to receipt of "As-Built" Drawings.**  
2) **BID ITEMS INCLUDE:** ONE set of stakes per structure or activity, providing line and grade, defined as an offset to centerline or edge of structure and reference benchmark elevation.  
3) This bid may be subject to change, contingent upon review comments, if any.

FEES FOR SERVICES:  TOTAL LUMP SUM BID:  TIME AND MATERIAL:  ITEMIZED ABOVE

Total Contract **\$18,000 NTE**

\_\_\_\_\_ Initial

**CLIENT AND CONSULTANT AGREE AS FOLLOWS:**

Client agrees to engage Consultant according to the terms of this agreement ("the Agreement").

1. **Scope:** Consultant agrees to perform the services set forth on sheet 1 incorporated herein by this reference ("Services").
2. **Compensation:** Client agrees to compensate Consultant for its Services as noted hereon OR according to the schedule of payments if attached hereto as Exhibit "B" and incorporated herein by this reference ("Schedule"). Consultant reserves the right to increase the fees set forth in Exhibit "A" at reasonable intervals. **Endorsements to Insurance certificates or additional coverage, requested by client, that carry fees will be additional to the contract.**
3. **Documentation:** Client agrees to provide Consultant with any and all documents necessary to identify the ownership, location and condition of the Property, including, but not limited to, deeds, maps, title information, and permits; and to obtain for Consultant the authorization of the owner to enter upon the Property for the purpose of conducting Consultant's Services thereon.
4. **Limitation of Liability:** In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant and Consultants officers, employees, owners and subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Consultant and Consultants officers, directors, partners, employees, shareholders, owners and subconsultants shall not exceed the Consultant's total fee for services rendered on this Project. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.
5. **Estimate is valid for 30 days. Revisions to the bid set prior to 30 days may also affect bid cost.**
6. **Payment by credit card is available upon request, there is an additional 4% processing fee.**

**SCHEDULE OF FEES  
FOR TIME AND MATERIAL SERVICES**

PRINCIPAL	\$275.00 PER HOUR
REGISTERED PROFESSIONAL ENGINEER/SURVEYOR	\$275.00 PER HOUR
INSPECTION & CONSTRUCTION MANAGEMENT	\$225.00 PER HOUR
EXPERT WITNESS	\$275.00 PER HOUR
CAD DRAFTING	\$100.00 PER HOUR
CLERICAL / OFFICE SUPPORT	\$100.00 PER HOUR
DESIGN PROFESSIONAL	\$225.00 PER HOUR
 FIELD SURVEY PARTY AND EQUIPMENT - SURVEY CREW 2 MAN	 \$225.00 PER HOUR

**OTHER COSTS**

MAP RECORDING PROCESS  
FEES REQUIRED BY GOVERNMENT AUTHORITIES TO BE PAID BY CLIENT

**EXPEDITED SERVICES WILL BE BILLED 1.5 TIMES THE CONTRACT RATES**

*(Lemme Associates always strives to provide our products/services in the most timely manner. Therefore, Expedited Service may require overtime for employees involved in the project. Expedited Service applies only to work performed by Lemme Associates and does not include any expedited Municipal Review)*

IN WITNESS WHEREOF, the parties hereby execute this Agreement upon the terms and conditions stated above and on the date first above written.

CONSULTANT:

CLIENT:

By: MARK SIDLER RLS 28232

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

Title: PRESIDENT

Printed Name: \_\_\_\_\_

Date: 03/03/2026

Date: \_\_\_\_\_

survey@lemme-eng.com, marcus@lemme-eng.com

[Forecast Outcome](#)

PROJECT: Brown Ave Parking Structure  
 BID ABSTRACTS FOR: Precast



Sub-Contractor	<b>Coreslab</b>				
Contact	<b>Ryan Mohn</b>				
Email	<a href="mailto:rmohn@coreslab.com">rmohn@coreslab.com</a>				
Phone	<b>602-679-1553</b>				
Base Bid	<b>\$4,243,660</b>				
Fabricate, Deliver, and Erect	Included				
10DT24	Included				
ELL Beams	Included				
SJIT Beams	Included				
Int. / Ext. Columns	Included				
10" Horiz. Shear wall	Included				
Grade Spandrels	Included				
10" Vert Shear Wall	Included				
8" Horiz. Wall	Included				
8" Vert. Wall	Included				
LB Spandrel	Included				
NLB Spandrel	Included				
Faux Columns	Included				
Anchored Into the Top of the Existing C.I.P. Retaining Walls	Included				
FL1 - Formliner Wood Plank Horizontal Arch Polymers Cedar Stake	Included				
FL2 - Formliner Wood Plank Vertical Arch Polymers Staggered	Included				
Intergal Color	<b>199,770</b>				
<b>MISCELLANEOUS:</b>					
Dismantle and Re-Erect Crane from 1st to 2nd Street	<b>35,000</b>				
Textura Fee	<b>5,430</b>				
Performance and Payment Bond	<b>Add \$29,050</b>				
<b>BID FORECASTED COST:</b>					
Anchor Bolt for Roof Level Light Pole	<b>2,750</b>				
Night Shift Light Tower	<b>10,000</b>				
<b>Bid Forecasted Cost Total GMP2:</b>	<b>\$ 252,950</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total GMP2 Budget: Base Bid + Bid Forecasted Costs</b>	<b>\$4,496,610</b>				

Lawrence Chan

---

**From:** Ryan Mohn <rmohn@coreslab.com>  
**Sent:** Wednesday, April 22, 2026 2:19 PM  
**To:** Adam Johnson  
**Cc:** Richard Ballou II; Eric Loeffler; Tracy Schmuker; Mike O'Neil; Lawrence Chan  
**Subject:** RE: Brown Ave Garage - Council GMP1 Approval

*CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the source of this email and know the content is safe. CHASSE teammates will never be asked to purchase gift cards, change payroll information, share social security numbers, etc. via email.*

Hello Adam,

Thank you for the call about the night time erect, no need for the daytime erect costs.

I have put together the cost to include integral color mix which will be in the brown tones. The dosage for the mix cannot exceed 5%, if the color chosen does exceed the 5% we will have to revisit cost. We typically have not seen the dosage for brown colors to exceed 5% unless it is very dark or a black/charcoal color. Please carry an add of.....\$199,770.00

Thank you,

**Ryan Mohn**  
Project Consultant



P. O. Box 18150  
Phoenix, AZ 85005  
O: 602-237-3875 Ext. 378 | C: 602-679-1553 | F: 602-237-3459  
rmohn@coreslab.com | [coreslab.com](http://coreslab.com)



Building A Concrete Future®



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**BROWN AVE PARKING GARAGE  
PRECAST BILLING PROJECTION**

Description of Work		Scheduled Value	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Total
<b>Previously Contracted</b>											
1	City Submittal	\$ 165,000	\$ 41,250	\$ 41,250							\$ 165,000
<b>Remaining Contract Value</b>											
1	Remaining DnD	\$ 242,000			\$ 80,700	\$ 80,700	\$ 80,600				\$ 242,000
2	Advance Material	\$ 750,000	\$ 750,000								\$ 750,000
3	Plant Mobilization	\$ 75,000					\$ 75,000				\$ 75,000
4	Fabrication	\$ 3,126,160					\$ 1,042,060	\$ 1,042,060	\$ 1,042,040		\$ 3,126,160
5	Hauling	\$ 235,800							\$ 117,900	\$ 117,900	\$ 235,800
6	Erection	\$ 561,100							\$ 280,550	\$ 280,550	\$ 561,100
7											
8		\$ 4,990,060	\$ 791,250	\$ 41,250	\$ 80,700	\$ 80,700	\$ 1,197,660	\$ 1,042,060	\$ 1,440,490	\$ 398,450	\$ 4,990,060
9	GC NOTE: CORESLAB WILL INVOICE PER THE PROJECTION UNTIL FABRICATION BEGINS, AT WHICH TIME WE WILL INVOICE BASED ON PERCENTAGE COMPLETE IN EACH CATEGORY										
10	<b>Additional costs if required</b>							<b>Total Contract Value</b>		<b>\$5,155,060.00</b>	
11	Textura Fee	\$ 5,430									
12	Bond	\$ 29,050									
13											

February 26, 2026

Mr. Eric Loeffler  
CHASSE Building Team  
230 S. Siesta Lane  
Tempe, AZ 85288

Project: 2<sup>nd</sup> Street and Brown Ave. Parking Garage Expansion

Re: Precast Concrete Price

Gentlemen:

Coreslab Structures (ARIZ) Inc. proposes to fabricate, deliver, and erect the following items for the lump sum amount(s) listed.

**BUDGET PRICE: Fabricate, Deliver, Erect ..... \$5,155,060.00**

**TEXTURA FEE: (If required)..... add \$5,430.00**

**PERFORMANCE AND PAYMENT BOND (If required) ..... add \$29,050.00**

*(If required, bond will be provided on a standard AIA form)*

**PRECAST PRODUCT**

10DT24	10" Vert Shear Wall
ELL Beams	8" Horiz. Wall
SJIT Beams	8" Vert. Wall
Int. / Ext. Columns	LB Spandrel
10" Horiz. Shear wall	NLB Spandrel
Grade Spandrels	Faux Columns

**PRECAST SCHEDULE**

Notice to Proceed (City Submittal Only).....	12-04-24
Design Development.....	Complete
Shop Drawings & Calcs.....	4-30-26 City Submittal
Advance Materials.....	3/13/26
City Submittal Approvals.....	6/30/26
Mold Set Up.....	7/20/26 – 7/24/26
Fabrication.....	7/27/26 – 9/14/26
Field Prep Work.....	8/24/26 - 9/14/26
Erection (30 Days).....	9/14/26 – 10/26/26

**MAILING: P.O. BOX 18150 • PHOENIX, ARIZONA 85005**  
**5026 SOUTH 43RD AVENUE • PHOENIX, ARIZONA 85041 • (602) 237-3875 • (602) 237-3459**

ARIZONA • ARKANSAS • CALIFORNIA • CONNECTICUT • FLORIDA • GEORGIA • INDIANA  
KANSAS • MISSOURI • NEBRASKA • NEW MEXICO • OKLAHOMA • ONTARIO • SOUTH CAROLINA • TEXAS

Note: In order for Coreslab to commit to the above precast delivery schedules, it is imperative that the Contractor meet the milestone dates indicated. Should for any reason, these dates not hold, there will be cost and schedule impacts to the job. If durations only are given above, they are for planning purposes only. Specific project schedule by mutual agreement.

Production Availability: Seller notes that as of this proposal date we have the capacity to provide product in accordance with the dates shown above. Available casting space is filled on a first come first served basis and cannot be held or booked until there is an executed contract in place.

### CLARIFICATIONS

1. This proposal is based on 100% DD drawings prepared by DFDG Architecture dated 2/4/26. Any duplication of the drawings and/or sketches and clarifications in whole or part for use on any other project or for the completion of this project by others is strictly prohibited without the written permission of Coreslab Structures (ARIZ) Inc.
2. The precast shear walls as indicated on the structural drawing provided by DFDG, will be anchored into the top of the existing C.I.P. retaining walls to transfer the diaphragm loads to the foundations. The C.I.P. walls may need to be thickened and reinforced down to the spread footings as needed to resist the added loads to be done by others. PK Associates to determine the structural capacity of the existing CIP retaining walls.
3. The precast is indented at the existing stair and elevator shafts, no precast shafts are included. All other walls including Stairs, elevators, electrical, mechanical and bathroom walls are by Chasse. Prior to the erection of the precast components the existing restroom may require demolition of the roof and or parapet and replaced by Chasse due to headroom clearance.
4. Chasse to expose all embeds on the precast columns and CIP walls for the new precast components to connect to existing. This includes removal of other materials including CIP pilasters, light poles, canopy system etc. The CIP walls will need drilled and epoxy connections and dowels for the precast shear walls to connect to, located and installed by Coreslab. This is the field prep work within the precast schedule for 3 weeks before we start erecting precast.
5. Chasse to expose the deck connections of the existing NLB closure spandrel so Coreslab can cut, remove, and demolish the spandrel.
6. The second level has a height requirement of 15'-0" clear for the trucks to drive through the garage. The precast system will use flat slabs and shallow exterior spandrels in the center narrow bay for the clear height.
7. The proposal includes LB and NLB spandrels with top of spandrel being 3'-10 1/2" above the topping slab. A handrail system will not be required on top of the typical parking level spandrels. If the top of spandrels are not at 3'-10 1/2" above

- the topping slab a handrail will be supplied and installed by others, in certain areas.
8. The proposal includes a wood board form liner in the exterior walls and spandrels as shown in the 100% DD drawings prepared by DFDG Architecture dated 2/4/26. The precast concrete is to be structural gray concrete ready to accept paint/stain by Chasse. There is no formliner within any precast columns. There will be no thin set brick cast in the precast, any and all brick must be supplied and post applied by others.
  9. Any overhead powerlines must be de-energized and moved to allow for the crane to operate safely and efficiently.
  10. Any existing art on site must be removed prior to the start of erection of the precast. Coreslab will need lift access around the perimeter of the structure to make connections. If the art is unable to be temporarily moved it must be protected in place by others. Other methods of accessing the garage to make connections over the art i.e. scaffolding will be supplied by Chasse.
  11. The proposal includes incorporating roof level light pole anchor bolts and conduit. Coreslab to coordinate with the electrical sub-contractor for locations/specs of anchor bolts and conduit (provided by electrical sub-contractor).
  12. A complete special site survey and or as built of the structure to be by Chasse.
  13. **Critical Drainage Note:** In order to maintain headroom clearances on all levels the drainage slope must occur on all levels and match the existing slopes.
  14. Minimizing the disruption to the adjacent businesses Coreslab recommends erecting the structure during a nightshift. Note, crane will need to be located in the streets on the North (1<sup>st</sup> St.) and South (2<sup>nd</sup> St.) which would require street closures during operation (3 week duration on north and 3 week duration on south). We will utilize “just-in-time” truck deliveries for the erection of the precast components.
  15. During the construction of the double tee units, Coreslab shall implement a controlled access zone in accordance with OSHA requirements for fall protection. During this time, the entire deck will be a "Controlled Access Zone" and no other activity allowed. Infringement and stockpiling of materials or equipment will not be allowed in this zone, until all of Coreslab's work is completed and the deck released to the General Contractor.
  16. Fall Protection Plan - 100% tie off will be used by all field employees when working within 6' of an unprotected edge, outside of the controlled access zone, and where the fall distance is 6' or greater to the lower level except for the following. **Unloading Precast Products Delivered to the Jobsite -** Conventional fall protection is infeasible and creates a greater hazard when accessing precast products delivered on trailers. Therefore, Coreslab will only allow trained employees to access the product on the trailer for the time necessary to complete the rigging activities. This plan establishes that employees are to

access the precast product only for the time necessary to attach or detach rigging and position dunnage, no other activity is allowed or permitted. Employees who access the trailers will not be tied off while performing these tasks.

17. This proposal is based on Coreslab standard framing details.

18. This proposal is valid until 3/31/26.

## PRODUCT FINISHES

This budget assumes a **COMMERCIAL GRADE** finish for the precast concrete on all interior surfaces. A **COMMERCIAL GRADE** finish defined as an "as cast" finish. The surface will contain air holes ("bug holes") and water marks and there may be some minor chips and spalls. There may be some scaling and/or scouring. There may be patches and streaks of color variation within the surface, and the overall color tone may vary between pieces. There may be form marks due to joints, dents or holes in a steel form, or knots and grain from a wooden form. Large fins from joint bleeding removed, but small fins may remain. Only "honeycombed" and/or badly spalled areas will be repaired or finished. Maximum allowable form joint offset is 3/16 inch [5 mm]. Hairline (less than 0.006 inches [0.15 mm]) cracks due to drying shrinkage will not be filled.

**Double Tees:** A steel form finish on underside.

**Spandrels and Walls:** Exterior finish is smooth form finish to accept paint or stain. Interior finish is light broom for spandrels and steel trowel for walls.

**Concrete Materials:** Portland Cement: Type II  
Sand: Salt River  
Coarse Aggregate: Salt River

## INCLUSIONS

1. Embeds and dowels for the cast-in-place walls and precast components to which the precast panels are connected. Field located, drilled and epoxy anchors.
2. Column anchor bolts welded to existing column cap plates.
3. All miscellaneous steel items embedded in the members and used for fastening the members together.
4. Welding of all precast elements to each other.
5. All exposed lift points to be concealed by industry standard swift-lift covers.
6. Bearing pads for precast products.
7. Structural grouting or drypacking of column bases and horizontal wall joints.

8. One move into the job for the erection of all members with a conventional crane has been included in this proposal. Additional move-ins that are attributable to the Contractor will be charged at \$45,000 for each occurrence.
9. Coreslab Structures (ARIZ) Inc. warrants the precast/prestressed concrete work for one year from the date of substantial completion.
10. Transportation of products to the jobsite in a clean final condition and installation of precast products during night time hours, Monday through Friday.

## **OPENINGS**

Openings not shown on drawings and 12” or larger will be individually priced and charged to the General Contractor. Openings less than 12” need to be field cut/cored by the trade requiring them. Coreslab engineering must approve field cut/cored openings.

## **EXCLUSIONS**

1. Any precast items not listed above
2. All anchors, hardware, reinforcing steel, hangers, steel header angles, anchor bolts and/or shoring required by Contractor and/or Engineer's design requirement and not shown within Coreslab development drawings.
3. Miscellaneous material for other portions of construction
4. Structural or miscellaneous steel of any kind (other than that included above)
5. Cast in items for other trades
6. All cast-in-place concrete and pour strips
7. Caulking, sealants, or waterproofing
8. Street cleaning or track out of any kind
9. Dust control, specifically water truck and/or driver
10. Painting or staining of any precast concrete
11. Openings (other than included above)
12. Retrofitting of designated CIP foundation and CIP retaining walls as 'new' shear wall locations.
13. Painting or galvanizing of any steel embedments. Any stainless steel.
14. Fireproofing
15. Firewatch, no specific firewatch personnel is included within this budget
16. Full time, onsite, designated safety monitor
17. Liquidated, actual and/or other damages of any kind
18. Cost of performance or materials payment bonds
19. Permits of any kind: street, building etc. (except our own truck and crane movement permits)
20. Traffic control at/or near the jobsite, lane closure, securing of site
21. Any delivery equipment safety spotters; Haul/transportation drivers are responsible for safely moving their loads from the staging area to the crane pick location.
22. Truck/trailer staging area

23. Cost of plant and/or field inspection and testing (Coreslab is a PCI Certified Plant and PCI Qualified Erector). Any inspection or testing beyond PCI recommendations, specifically outside/third party or materials source inspection.
24. Repairing or cleaning Coreslab products damaged by others.
25. Joint treatment required to receive topping application
26. Field cut openings
27. Treatment of underside of joints between slabs
28. FAA study or FAA crane operational permit
29. Establishment of building control lines
30. Labor and equipment premiums associated with other than night time working hours.
31. Composite clean-up crew
32. Protection of work: Risk of loss or damage of the precast members passes to the Owner and or Contractor once the members are attached to the structure unless such loss and/or damage is caused by acts or omissions of this subcontractor.
33. Sales tax

#### **GENERAL CONTRACTOR PROVIDED ITEMS**

1. **Controlling Dust and Respirable Crystalline Silica**

The General Contractor shall be responsible for controlling dust (which may include respirable crystalline silica) on the project regardless of its source(s) including, but not limited to, windblown onto the site, generated by truck and equipment travel regardless of who is operating the truck or equipment or generated by other parties. Coreslab Structures shall only be responsible for control of dust generated by the performance of its work activities such as cutting, sawing, drilling, grinding attaching, patching, or altering the precast.

Coreslab Structures shall have the right to stop work and restrict access to the affected area(s) under the applicable OSHA standard if it can demonstrate, through appropriate monitoring devices or other methods, that the dust being generated is or is anticipated to be in excess of OSHA requirements related to total dust or respirable crystalline silica.

Any civil penalties imposed by OSHA or other regulatory bodies against Coreslab Structures due to non-compliance with the dust standards and due to no fault of Coreslab Structures shall be the responsibility of the General Contractor.

2. Firm, level and clear all-weather access for delivery and erection equipment under their own power. An unobstructed working strip 65 feet wide will be required adjacent to the foundation and north and south side street access of the building. Any power line closer than 10 feet to the operating radius of the crane required for erection shall either be moved or the power shut off. Any ramp required for access of delivery and/or erection equipment will be an 8% or less slope and of sufficient width to safely operate all equipment. Coreslab Erection Department will approve all site conditions prior to authorizing the start of any field operations.
3. Traffic control if required during delivery and/or erection at/or near the jobsite.

4. Building control lines, corner points, and gridlines to be provided by the Contractor. If a gridline exceeds 250' in length, Contractor to provide intermediate control lines. Column centerlines and control lines marked on top of the foundation. Top of the foundation must be clean of dirt and debris.
5. Clean, level bearing surfaces free from all water, mud, and other obstructions at the proper elevation to receive Coreslab components. Where bottom of precast members occur below grade, excavations must provide a minimum of 2' clear to any anchor bolt or welded connection.
6. Coreslab will assist in the coordination of foundation embedments and will inspect their placement, after cast and prior to precast erection. Any out of tolerance embeds will be brought to your attention for correction.
7. Unobstructed lane access.
8. All safety barriers, opening covers or any other safety measures required by OSHA or other safety regulatory agency.
9. Adequate protection of curbs, sidewalks, or asphalt to prevent damage caused by Coreslab's heavy trucks and crane.
10. Prep & exposure of existing precast members for 'new' connections.
11. Retrofitting of any existing foundation/retaining walls.

#### **DRAFTING, DESIGN AND APPROVALS**

This proposal is based on Coreslab's standard design, manufacturing, and installation criteria. Coreslab will provide member design and shop drawings. Approved shop drawings shall constitute the extent and scope of work required by Coreslab under this Agreement. Coreslab will not manufacture any product until approved shop drawings have been received.

#### **QUALITY ASSURANCE**

All of the precast/prestressed concrete in this proposal shall be fabricated in accordance with PCI MNL-116.

#### **FALL PROTECTION PLAN**

100% tie off on the structure will be used by all field employees when working within 6' of an unprotected edge, outside of the controlled access zone, and where the fall distance is 6' or greater to the lower level.

##### **Unloading Precast Products Delivered to the Jobsite**

Conventional fall protection is infeasible and creates a greater hazard when accessing precast products delivered on trailers. Therefore, Coreslab will only allow trained employees to access the product on the trailer for the time necessary to complete the rigging activities. This plan establishes that employees are to access the precast product only for the time necessary to attach or detach rigging and position dunnage, no other activity is allowed or permitted. Employees who access the trailers will not be tied off while performing these tasks.

## **PAYMENT TERMS**

Monthly progress payments required for drafting, design, mobilization, fabrication, delivery, erection, and any other work performed during the preceding month. Specifically included are pieces fabricated and stored in Coreslab's yard.

Retention reduced to 5% upon 50% completion of our work. The final release of retention is due within 30 days of the end of the project. For residential wrap precast parking structures, the final release of retention is due within 30 days of substantial completion of the precast structure portion, not the adjoining apartments.

Adherence to the terms and conditions of Arizona's Prompt Payment Act required for both monthly and final payments.

## **ADDITIONAL INSURED AND INDEMNITY PROVISIONS**

Additional insured coverage is to be furnished by an insurance certificate.

Indemnification shall be limited to the extent of bodily injury and property damage caused by the negligent acts or omissions of Coreslab Structures (ARIZ) Inc. or by anyone employed directly or indirectly by them during the performance of their work. In no event, shall Coreslab Structures be required to defend, indemnify, or hold harmless any Indemnitee for any negligent acts or omissions of an Indemnitee.

If a subcontract is issued in lieu of signing this proposal letter, the contract indemnity clause must read:

“To the fullest extent permitted by law, Coreslab Structures (ARIZ) Inc. shall indemnify, defend and hold harmless the General Contractor, Owner, Architect/Engineer, Architect's Engineer's consultants, and agents and employees of any of them (hereinafter referred to as “Indemnitees”) from and against claims, damages, losses and expenses, including but not limited to attorney's fees arising out of or resulting from the 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), but only to the extent caused by the negligent acts or omissions of Coreslab Structures (ARIZ) Inc., anyone directly or indirectly employed by Coreslab Structures (ARIZ) Inc., or anyone for whose acts Coreslab Structures (ARIZ) Inc. may be liable, regardless of whether or not such claim, damage, or expense is caused in part by an Indemnitee. In no event, however, shall Coreslab Structures (ARIZ) Inc. be required to defend, indemnify, or hold harmless any Indemnitee for any negligent acts or omission of an Indemnitee.”

**NOTE: This is the only language we will accept regarding indemnification, in a subcontract.**

## **CONTRACT TERMS**

If the project Prime Contract is not available at time of bid or budget, Coreslab requires the opportunity to address scope, schedule, and terms accordingly.

Final contract is subject to review and comments by Coreslab prior to signature.

No offset clauses will be accepted. This contract shall address this project only, without reference or accountability to any other project(s).

Coreslab provided tools and equipment are the exclusive property of Coreslab.

If required, Coreslab's Professional Liability insurance policy limit is \$2,000,000 per claim and \$2,000,000 in the aggregate per year.

Any cancellation of contract for convenience shall entitle subcontractor to collect for Plant Overhead (burden) and lost profit for the duration of time that project would have been in Seller's plant.

## **GENERAL CONTRACTOR TO CARRY "BUILDER'S RISK"**

This proposal is based upon the General Contractor or Owner carrying full coverage "Builder's Risk" on the entire project to which this proposal applies, at no expense to Coreslab. The General Contractor will provide evidence of such coverage to Coreslab prior to any product being delivered to the jobsite.

Coreslab agrees to hold the General Contractor harmless for property damage and bodily injury which results from, and which is limited to, acts of negligence on the part of Coreslab, its employees, agents, and subcontractors. However, the General Contractor agrees to take all necessary protective measures to prevent damage to utilities, footings, foundation walls, curbs, sidewalks, driveways, and concrete or asphalt paving and to release Coreslab from liability for such damage that occurs. Every effort will be made by Coreslab crews to avoid such damage.

## **REMEDIAL WORK**

Coreslab using its own specialists and workers shall perform remedial jobsite work. No backcharges will be accepted unless authorized in writing by a representative of Coreslab. If so authorized, invoicing of complete charges must be received in its office within 15 days of completion of the work.

## **UNFORESEEN DELAYS**

Coreslab will not be liable for delays in the fabrication or delivery of materials as a result of fire, labor difficulties, transit loss or damage, non-availability of supplies from usual sources, acts of God, or, without limitation by the foregoing, any causes beyond Coreslab's reasonable control.

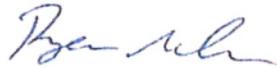
2<sup>nd</sup> Street and Brown Ave Parking Garage Expansion – Budget Proposal  
February 26, 2026

This subcontract shall not be assigned without the written consent of Coreslab. A formal purchase order or contract submitted must stipulate: "Terms and conditions set forth in Coreslab's proposal of February 26, 2026." Coreslab reserves the right to reject any subcontract tendered which is inconsistent with terms outlined herein.

We thank you for the opportunity of submitting this proposal.

Sincerely,

CORESLAB STRUCTURES (ARIZ) INC.

A handwritten signature in blue ink, appearing to read "Ryan Mohn".

Ryan Mohn  
Project Consultant

PROJECT: Brown Ave Parking Structure  
 BID ABSTRACTS FOR: Stone Veneer



Sub-Contractor	Re-Create	Stone Crafters	Stonecold		
Contact	Rocky Boydston	Tony Lewis	Ron Maroney		
Email	ston@recreatecompanies	lewis@stonecrafters.rocks			
Phone	480-492-8865	602-717-9991	(623) 385-7111		
Base Bid	\$230,025	\$161,700	\$320,600		
<b>BRICK VENEER:</b>					
<b>Sheet A301/A302</b>					
BR1 - Brick Veneer Colorado Stone Adobe Brick - Saltillo	95,000	110,000	Included - 6,140 SF of Flats		
BR2 - Brick Veneer Soldier Course Colorado Stone - Saltillo	Included	Included	Included		
Columns	Included	48,384	Included - 655 LF of Corners		
End Stone/Brick Veneer at Inside Corners	Included	Included	Included		
Flashings Per Specs (047300 Spec)					
<b>GFRC:</b>	Add Alternative \$520,385	Add Alternative \$727,075	Add Alternative \$727,075		
<b>Sheet A301/A302</b>					
GRFC1 Window Header (4ft Long)	Alternative Add - 15LF		Alternative Add - 22LF		
GRFC2 Window Sill (4ft Long)	Alternative Add - 72LF		Alternative Add - 107LF		
GRFC3 at Column - 5 & 7 & 8/A801	Alternative Add - 90EA		Alternative Add		
GRFC4 Cornice at Parapet - 1/A801	Alternative Add - 565 LF		Alternative Add - 600LF		
Boom Lift to Install GFRCs	Add Alternative \$15,000	Add Alternative \$15,000	Add Alternative \$15,000		
GFRC Cornice at Parapet Support & Clips System	Add Alternative \$150,000	Add Alternative \$150,000	Add Alternative \$150,000		
<b>BID FORECASTED COST:</b>					
<b>PEDESTRIAN PAVERS:</b>					
Repair/ New Concrete Pavers at Canopy Sidewalk Area after Construction (100% of Total Brown Ave)	91,764	91,764	91,764		
<b>VEHICULAR PAVERS:</b>					
<b>Sheet C102</b>					
New Concrete Pavers Per MAG STD DET225 (Match Existing)	5,440	5,984	5,984		
<b>CLARIFICATIONS EXHIBIT:</b>					
GMP2 excludes GFRCs - window sill, column top & base, cornice and corbels. Includes as Foam with EIFS.					
<b>VE's:</b>					
GFRCs ILO Stucco EIFS - ADD	685,385	892,075	892,075		
<b>Bid Forecasted Cost Total:</b>	<b>\$ 192,204</b>	<b>\$ 256,132</b>	<b>\$ 97,748</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Budget: Base Bid + Bid Forecasted Costs</b>	<b>\$422,229</b>	<b>\$417,832</b>	<b>\$418,348</b>		

# STONECRAFTERS

## Proposal/Sales Agreement

219 W Lone Cactus Rd  
Phoenix, AZ 85027  
P: 602-717-9991

ROC # 310561  
www.stonecrafters.rocks

Proposal Date:	4/23/26
Proposal number:	3
Authored by:	RD

**Name:** Chasse Building Team  
**Contact:** Lawrence Chan  
**Phone:** 323-350-7034  
**E-mail:** lchan@chasse.us  
**Project:** Brown Avenue Parking  
**Re:** Revised Plans

**Proposal:** Brick Veneer  
**Per plans dated:** 4/9/26  
**Expiration Date:** 5/23/26\*  
**Location:** Scottsdale

If you provide a current 5005 form to StoneCrafters then sales tax will not apply to this proposal.  
If you do not have a 5005 sales tax form then applicable sales tax based on current rates DURING TIME OF WORK will be applied.

Description - Per Highlighted Exhibits: 1-6	
Coronado - Adobe Brick/Salttillo	\$157,500.00
Option: Return at windows	\$4,200.00
Option: CDI VE Caps & Corbels* (see attached Specs)	\$155,000.00
* Galvanized fasteners bid instead of frame	

***\*If, during the performance of the contract, the price of the material increases, or fuel surcharges are incurred, the price shall be adjusted by an amount necessary to cover the price increase.***

**\*\*\*MATERIAL DEPOSIT IS 50% OF THE PROJECT TOTAL AND IS REQUIRED TO ORDER MATERIAL\*\*\***

Following payment(s) due as follows: Payments not received within 30 days of invoice shall be entitled to interest on all outstanding balances at the rate of 1 1/2% per month, commencing with the due date.

**Price includes:**

1. Over prepared substrate by others, plumb & square
2. Painted substrate will incur additional expense
3. Coronado - Adobe Brick/Salttillo
4. Use of stucco contractor's scaffolding

**Price excludes:**

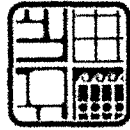
1. Substrate preparation
2. Waterproofing, Sealer, Caulking
3. Backer Rod
4. Sales Tax
5. StoneCrafters scaffolding

Grout joint	1/2"
Drystack	No
Mortar color	Grey

StoneCrafters LLC is not responsible for any color variations, and/or discrepancies which may occur in the manufacturing process.  
Sample boards do not depict the percentage of color and/or shapes of stone.  
All stone debris associated with this project to be thrown away by StoneCrafters employees into a customer provided dumpster.

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StoneCrafters LLC	Date	Builder	Date
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**RE-CREATE  
COMPANIES**

**PROPOSAL**

TO	PROJECT	DATE	PROPOSAL #
Chasse Building Team 2400 W Broadway Rd Mesa, AZ 85202 P: 480-425-7777 F: 480-425-7780	Brown Ave. Parking Garage 7234 E. 2nd St Scottsdale, AZ 85251	5/18/2026	24145

Description	Qty	Rate	Total
Per 75% CD Set Dated 4.9.26			
Brick Veneer 9350 sf Using Coronado- Adobe Brick- Saltillo	1	230,025.00	230,025.00
<p><b>**Note-</b> A lot of the details that are developing with the soldiering, projections and what looks to be brick caps are lacking and not included. Also this is a manufactured thin brick there will be a lot of limitations and inability to achieve where the design is headed. I can be available upon request to join a design meeting and assist.</p>			
GFRC- Qty Below NTE	1	520,385.00	520,385.00
GFRC- Cornice & Cap 1/A801- 565 lf GFRC- Corble- 1/A801- 90ea GFRC- 2'4" Column Base - 2-4/A801- 76 lf (32ea) GFRC- Capital- 7&8/A801- 15 ea GFRC- 2' w- Column Recess Face - 6&7/A801- 613 lf GFRC- SILL- 2/A702- 72 lf GFRC- LINTEL-6/A701- 15 lf			
<p><b>**NOTE-</b> Penetrating all of the Structural Concrete w/ Drilled Anchors &amp; Ties Is Not Recommended. Current Material for GFRC Allowance NTE \$200k (a lot of missing elevations and details in question)</p>			

**TOTAL**

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Proposal by: Rocky Boydston, Estimator. Email: rboydston@recreatecompanies.com  
All proposals are valid for 30 days. ROC257825

CREATIVE MASONRY / PAVER CREATIONS / RE-CREATIONS CUSTOM-STONeworks  
phone: 623.780.4771 fax: 623.780.4655  
2710 W Foothill Drive, Phoenix, AZ 85027



**RE-CREATE  
COMPANIES**

# PROPOSAL

<b>TO</b>	<b>PROJECT</b>	<b>DATE</b>	<b>PROPOSAL #</b>
Chasse Building Team 2400 W Broadway Rd Mesa, AZ 85202 P: 480-425-7777 F: 480-425-7780	Brown Ave. Parking Garage 7234 E. 2nd St Scottsdale, AZ 85251	5/18/2026	24145

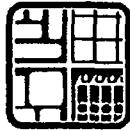
Description	Qty	Rate	Total
CMU	1	101,420.00	101,420.00
99 lf x 22'8" ht- L2-Roof- Stair 1 & Elevator (areas & heights unclear & conflicting) 18 lf x 10'4" ht- LL Stair 2- 114/S502- MW1 17 lf x 10'4" ht- LL Elevator & Stair 1- INFILL  Using Grey CMU, #5 V @ 32", #5 BB @ 40", Solid Grout, Drill Epoxy			
CMU Infill & Repair	1	12,265.00	12,265.00
2 ea- 4'4" ht- Window Infill- 225/S603 52 lf x 8" ht- New Lintel- 224/S603 (Includes Angle) 10 ea CMU Shell Face- CMU Crack Repair- 133/SR903			
Paver Repair	1	5,440.00	5,440.00
Crosswalk Pavers- NTE 150 sf- per C102  Using \$5/sf Paver Allowance			

## TOTAL

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Proposal by: Rocky Boydston, Estimator. Email: rboydston@recreatecompanies.com  
 All proposals are valid for 30 days. ROC257825

CREATIVE MASONRY / PAVER CREATIONS / RE-CREATIONS CUSTOM-STONEWORKS  
 phone: 623.780.4771 fax: 623.780.4655  
 2710 W Foothill Drive, Phoenix, AZ 85027



**RE-CREATE  
COMPANIES**

**PROPOSAL**

TO	PROJECT	DATE	PROPOSAL #
Chasse Building Team 2400 W Broadway Rd Mesa, AZ 85202 P: 480-425-7777 F: 480-425-7780	Brown Ave. Parking Garage 7234 E. 2nd St Scottsdale, AZ 85251	5/18/2026	24145

Description	Qty	Rate	Total
Does Not Include The Following: Pollution Liability Insurance, Professional Liability Insurance, Wall Bracing/Shoring, Footings, Demo, Mortar Wash, Stucco, Lath/Scratch/Brown, Paint, Parging, Door/Window Frames, Precast, Latex Modified Mortar, Bonding Agents, IWR, Dry-Bloc, Plasticizer, Vapor/Water Barrier, Water Proofing, Miscellaneous Metals, Flashing/Reglets, Sealants, Caulking, Insulation, Repair of Existing Conditions, Pavers, Trash Haul off, No More Than 2 Mobilizations, Cooled Water, Wetting Walls, Shading or Fog Spraying at High Temperatures (T&M Rates Will Apply), Coring, Drill/Dowel/Epoxy, Crane, Providing/Hauling Water, Washout Basin, Providing Embed Components or Sleeves, Installing Embeds/Beams Greater Than 200 Pounds, Drypacking Embeds, Post Installed Anchors, SWPPP, Engineering for scaffolding, As-Builts, Shop Drawings, Engineering, Design, Testing, Special Inspections, Just in Time Delivery, Traffic Control, Parking Fees, Bonds, Permits, Overtime, Tax, Prevailing Wages, Per Diem, Liquidated Damages, Any Items Not Mentioned In Scope Above. This estimate is submitted as a package, if not awarded in full additional costs may apply.		0.00	0.00

**NOTE:**  
This project may be affected by tariffs on construction materials, which can lead to increased costs depending on when this proposal is accepted

**TOTAL** \$869,535.00

Proposal by: Rocky Boydston, Estimator. Email: rboydston@recreatecompanies.com  
All proposals are valid for 30 days. ROC257825

CREATIVE MASONRY / PAVER CREATIONS / RE-CREATIONS CUSTOM-STONEWORKS  
phone: 623.780.4771 fax: 623.780.4655  
2710 W Foothill Drive, Phoenix, AZ 85027



416 W. Lone Cactus Drive

Phoenix, Arizona 85027

Office 623-385-7110

Fax 623-385-7120

### BUDGET

Project Name: Brown Avenue Parking Garage

Bid Date: 5/13/2026

Bid Time: 1:00pm

Addenda Noted:

None

Plan Date: 4/9/2026 75% CD drawings

Spec Section(s):

4000

Thin brick - \$320,600.00

GFRC Sills, Headers, Cornice, Columns, Corbels - \$727,075.00

Add to use boom lift for all GFRC installation ADD:\$15,500.00 (Not included in base bid)

\*Special Remarks: Budget pricing only

\* Prices are firm for thirty (30) days for the performance of all MASONRY work covered by the plans & specifications. This bid is subject to the acceptability of the subcontract term & conditions; and, incorporated into the subcontract of this Bid Form as an attachment.

Inc.	Exc.	Place	Inc.	Exc.	Place
	X		X		X
		Medium weight CMU per specs			Rebar for masonry walls
X		X	X		X
		Normal weight CMU per specs			Horizontal wire reinforcement
	X			X	
		Integral color CMU			Foam, Loose fill insulation
	X			X	
		Dryblock additive in block, mortar			Stone
X		X		X	
		Architectural precast/cast stone			Stone shop drawings, engineering
X		X		X	
		Grout in masonry walls only			Faux stone
X		X		X	
		Control joint			Faux stone substrate
X		X		X	
		Brick			Relief angles
	X			X	X
		Efflorescence removal after initial cleaning			Steel imbeds, straps
X		X		X	X
		Shoring for masonry lintels			Steel lintels (Under 200#)
	X			X	X
		Hollow metal frames			Anchor Bolts
X		X		X	X
		Set & grout hollow metals			Reglet
		frames, at time of construction			Flashing
	X			X	
		Dry packing for masonry imbeds			Building paper
	X			X	
		Wall bracing:			Caulking
	X			X	
		Engineering for wall bracing			Compressible filler, firesafeing
	X			X	
		Deadmen for wall bracing			Paint, staining, waterproofing
X				X	
		Trash & debris clean up			Stucco
	X			X	
		Trash removal from job site			Footings
	X			X	
		Floor Protection			Demolition
	X			X	
		Layout for other trades			Hard Dig
	X			X	
		Engineering, surveying layout of building corners			Over excavation/compaction
	X			X	
		Dust control of job site			Spoils removal/finish grade
	X			X	
		Masonry shop drawings			Bond Premiums
	X			X	
		Testing & inspection cost			Sales tax, permit fees
	X			X	
		Hot & Cold weather protection			Furnishing sanitary facilities
				X	
					Welding
				X	
					Prevailing/Davis Bacon Wages

Additional Conditions: Adequate access (no open trenches)

Potable water made available 200' from building/work

The following items not exceeding 200# will be installed by masons as masonry is being built: rebar, bolts, steel lintels, beam seats, weld plates, flashing, reglet, wall penetrations required by other trades.

Submitted by:

Ron Maroney, Estimator

Direct Line 623-385-7111

Ron@stonecoldmasonry.com

License Numbers

AZ#142638

CA#946771

NM#364110  
02376220111230

NV#74264

Monetary Unlimited

UT#7540897-5501

Exhibit C.1, 2026-048-COS-A1, Page 33 of 55

Forecast Outcome

PROJECT: Brown Ave Parking Structure  
 BID ABSTRACTS FOR: Steel



Sub-Contractor	Alignment		Amber Steel		S&H Steel		Southwest Metalsmiths Inc		W&W				
	Contact	Greg Leavitt	Roy Hunt	Jacob Odden	Jim Toney	Michael Gillard	Phone	480-645-0134	480-793-6420	(218) 341-0265	214-548-8273	480-966-9427	
Email	leavitt@alignmentsteel.com		roy@ambersteelinc.com		jacob@shsteelaz.com		joney@swmetalsmiths.com		michael@w-ws.com				
Base Bid	\$549,300		\$436,140		\$753,652								
QTY	UM	\$					NOT BIDDING		NOT BIDDING				
<b>PARKING GARAGE:</b>													
<b>Sheet A301 &amp; A302</b>													
Decorative Steel Railing @2' High	400	LF	135	Included	Included	Included							
<b>Sheet A402 &amp; A701 &amp; A702</b>													
Wrought Iron Window Guard - 1/A402 - 75% CD	7	EA	1,000	4,130	Included	Included							
Wrought Iron Window Guard - 9/A701, 1& 4/A702 - 75% CD	6	EA	1,000	Included	3,899	Included							
<b>Sheet A500 &amp; 2/S801 Steel Stair Framing</b>													
North Stair 1 (4 Levels)	8	Flights		Included	Included	Included							
East Stair 2 (4 Levels)	8	Flights		Included	Included	Included							
Stair Railing & Handrail Support @ 11&13&14&16&/A510 - 75% CD				Included	Included	Included							
Handrail at Top Landing @10/A510 - 75% CD				Included	Included	Included							
New Lower Level Ramp Hand Railing & Guardrail A500 - Detail 1/8/9/10 - 75% CD	39	LF	135	Included	Included	Included							
<b>Sheet A510 - 75%CD</b>													
Elevator Pit Ladder @ 1/A510 - 75%CD	1	EA	2,500	Included	Included	Included							
Elevator Sump Pit - Steel Plate Grate @ 2/A510 - 75%CD	1	EA	2,500	Included	Included	Included							
<b>Sheet A800</b>													
Steel Bollard @ 5&6/A800	32	EA	250	Included	4,556	Included							
<b>Sheet S208 - East Stair - 75% CD</b>													
3" x 20Ga Composite Steel Deck	321	SF		Included	Included	Included							
W14x22	36	LF		Included	Included	Included							
W12X16					Included	Included							
<b>Sheet S207 &amp; Detail S219 - North Elevator &amp; Stair - 75%CD</b>													
3" x 20Ga Composite Steel Deck	545	SF		Included	Included	Included							
W8x40 - Hoist Beam	25	LF		Included	Included	Included							
W12x16	43	LF		Included	Included	Included							
W6X12					Included	Included							
W14X22					Included	Included							
<b>Sheet S209 - 75% CD</b>													
SC1 - H554x4x1/4	260	LF		Included	Included	Included							
<b>Sheet S210 &amp; Detail S218 - New Canopy - 75% CD</b>													
W6x20	301	LF		Included	Included	Included							
W6x12	429	LF		Included	Included	Included							
W14x22	33	LF		Included	Included	Included							
1-1/2" x 20Ga Composite Steel Deck	2,197	SF	20	Included	Included	Included							
Canopy Beam Detail Per Detail 212/S602					Included	Included							
<b>Sheet S303 -75% CD</b>													
Steel Lintels per 224/S603					Included	Included							
Column Base Plates, Anchor Bolts & Templates				Included	Included - FOB Only	Included							
Embedded Hardware for Steel Connections				Included	Included - FOB Only	Included							
Steel Channels, Ledgers and Angles				Included	Included - FOB Only	Included							
Embed Plates				Included	Included - FOB Only	Included							
Weld Plates				Included	Included - FOB Only	Included							
<b>BID FORECASTED COST:</b>													
<b>Sheet A502</b>													
Stair 3 - Located at Level 2 A220	1	LS	15,000		15,000	Included							
AESS Level at Welded location to be smooth				Included	20,000	Included							
<b>Sheet A702 -75%CD</b>													
Steel Angle 4" x 6" Steel Support for Shutter	110	EA		11,860	11,295	11,860							
<b>Sheet A802</b>													
Canopy Front 10" R - 3/8" decorative Metal Bracket	50	EA	250	12,500	12,500	12,500							
Misc. Steel	1	LS	10,000	10,000	10,000	10,000							
<b>CLARIFICATIONS EXHIBIT:</b>													
GMP2 excludes Detail 18/A800 - Entrance Barrier Beam Elevation is not suite to new design.													
GMP 2 includes AESS Level 1 at Canopy location only.													
<b>Bid Forecasted Cost Total GMP2:</b>													
				\$	38,490	\$	77,250	\$	34,360	\$	-	\$	-

Total Budget GMP2: Base Bid + Bid Forecasted Costs

\$587,790	\$513,390	\$788,012	\$0	\$0
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3 **Excludes** Tax, attachments for other trades, Simpson, architectural panels, standing seam, pre-finished metal panels, stainless steel, light gauge framing, light gauge ledger track, aluminum, and any items not mentioned in this proposal.

**This proposal; and the attached list of exclusions and clarifications, to be part of the contract**

Roy Hunt  
Amber Steel Fabrication, Inc.

Exhibit "A".

## Amber Steel Fabrication, Inc.

### Exclusions to the Contract

The following items are **excluded** from Amber Steel Fabrication, Inc. scope of work, or are a **clarification** to the contract. As such, this exclusion document is a part of the contract between the General Contractor and Amber Steel Fabrication, Inc.

1. All demolition.
2. All grout and dry pack.
3. All finish paint. Also, all finished paint preparation covered under the Painting subcontractor scope of work as outlined in the finished paint section of the specifications. This includes the removal of dust, dirt, mud, scratches, dings, burn marks and primer chips, scratches and gouges caused by other personnel other than Amber Steel, its representatives or subcontractors during shipping, storing, handling and installation.
4. Shop applied primer is a rust inhibitor. Over time if material is left exposed to the elements it will rust. Finish paint should be applied as soon as possible. Amber steel is not responsible for touch up of material that is left exposed for an extended period of time.
5. Architectural and Structural elements not left exposed are excluded from priming of welds. Exposed steel will be primed as it is welded. No return trip to prime is included in the quote.
6. All grates and grate framing such as structural grates, tree grates and walker duct type systems.
7. All light gauge framing, 12 gauge and lighter, including metal studs and joist, fascia, soffit, gutters, down spouts, flashing and all architectural decks used as roofing, fascia, soffit, siding, or suspended ceilings. All decks with pre-finished surfaces such as Kynar paint finish. All specialty type decks which are not fabricated by Verco Deck Manufacturing Co. And all sheet metal materials.
8. Bolts, fasteners, templates and embeds not used to fasten Amber Steel's product to the structure.
9. Mechanical framing for roof and floor penetrations, and mechanical equipment located on the roof or floor will be provided by Amber Steel under the following conditions. Exact sizes and dimensions of all penetrations including location must be provided for this framing prior to the installation of the deck. Enough time must be allowed for the fabrication of these frames in the shop. All material required to support suspended mechanical equipment including angles, channels, unistrut and hangers that attach to the structural steel for hanging suspended mechanical equipment and piping is excluded. **Amber Steel will not cut any openings in the roof for any trade. (This item is not negotiable.)**
10. All nonferrous metals such as stainless, brass, copper, aluminum and chromed finishes. This includes ladders, vanity and shelf brackets, handrails and other types of architectural pieces.
11. All steel lintels and wall penetration framing not individually shown on the structural drawings. All lintels weighing less than 250 lbs. are F.O.B. the job site.
12. Locking devices for gates such as deadbolts, pad locks and panic hardware.
13. All flagpoles, sign posts, playground equipment and TV support brackets.
14. All stair nosing.
15. Insulation strips for acoustical deck is F.O.B. the job site.
16. The fabrication of holes in our steel for other trades, including operable walls, unless arrangements have been made prior to the fabrication of the steel.
17. All steel shown on Civil, L, M, P and E drawings
18. All required bonds are to be paid by the general contractor without holding retention on that amount.
19. All MAG, city, county or state spec. steel not specifically shown on the A or S drawings.

- 20. F.O.B. the job site is clarified to mean our freight to the job site. It is the General Contractors responsibility to provide a means to unload and inventory shipment.
- 21. All ladder extensions and roof hatches
- 22. Backing in walls for handrail and ladder attachments.
- 23. All vanity brackets, shelf brackets and counter top steel framing pieces are F.O.B. the job site.
- 24. All Simpson type hangers and saddles.
- 25. Shoring of deck and structural steel for concrete pours.
- 26. All temporary safety rails and cabling for use by the general contractor and other trades. If coverage is needed arrangements have to be made at bid time.
- 27. General contractor must assume reasonable responsibility to protect existing floors, ceilings, walls, furniture, fixtures, equipment and other exposed architectural finishes in all pre-existing and remodeled buildings. Amber Steel will do the same.
- 28. Quantities and placement of panel to panel embeds in tilt up buildings and concrete beams are to be provided by the general contractor.
- 29. Steel joist, trusses and girders are long lead items, taking up to 6 weeks to produce and submit drawings for approval. An additional five to six weeks is required to fabricate and deliver joist to the job site following the joist drawing approval time period. As such, Amber Steel requires project scheduling to incorporate the joist drawing and fabrication schedule into our scope of the work.
- 30. Some steel items such as Steel Joist, Structural Metal Decks, Grating Products, Perforated Plates and Gate Hardware are fabricated by manufacturing companies. Their products are manufactured to industry standards. For example: Steel Joist are manufactured to SJI standards, Structural Metal Decking is manufactured to SDI standards and so forth. As such, Amber Steel under this contract agreement acts as a purchasing agent and installer only. Any defects in the material must be warranted by the manufacturer. Amber Steel warranties the installation only.
- 31. It is the General Contractors responsibility to inform all trades attaching products such as HVAC equipment, piping, duct work, etc. which weighs in excess of 100 lbs. To any joist, girder, or truss that the product must be attached within 3 inches of a joist, girder or truss panel point. Attachment to bridging is not allowed. As such Amber Steel is not responsible for any structural modifications, i.e., adding additional panel points or beefing up joist, girders, and trusses when attachments are made beyond the 3" limit
- 32. Sales Tax and Bond.
- 33. Insurance coverage's included are as follows:
  - General Liability Insurance
 

Per Occurrence Limit:	1,000,000
Personal & Advertising Limit:	1,000,000
General Aggregate Limit:	2,000,000
Products & Completed Operations Aggregate:	2,000,000
Umbrella Liability per occurrence	2,000,000
Aggregate	2,000,000
  - Automobile Insurance:
 

Combined Single Limit Liability Coverage	1,000,000
--	-----------
  - Workers Compensation Insurance
 

Limit	Statutory
-------	-----------
  - Employers Liability Insurance
 

Policy Limit-Accident	1,000,000
Policy Limit-Disease	1,000,000
Each Employee-Disease	1,000,000

**Coverage's not included above are not included in this proposal. Additional coverages may be added at an additional cost to General Contractor.**

- 34. Monetary retention when held from the contract monthly draws shall be paid as outlined in **Arizona Statute 34-221 paragraph B section 3** as follows:
  - 3. When the contract is fifty percent completed, one-half of the amount retained including and securities substituted under paragraph 5 shall be paid to the contractor upon the contractor's request provided the contractor is making satisfactory progress on the contract and there is no specific cause or claim requiring a greater amount to be retained. After the contract is fifty percent

completed, no more than five percent of the amount of any subsequent progress payment made under the contract may be retained provided the contractor is making satisfactory progress on the project, except that is at any time the owner determines satisfactory progress is not being made ten percent retention shall be reinstated for all progress payments made under the contract subsequent to the determination.

- 35. Support steel for ceiling hung toilet partitions.
- 36. Sales Tax excluded. If project is taxable you will be charged sales tax. If this is a MRRA project there will be a change order for sales taxes on material. No material will be purchased prior to receiving the appropriate sales tax form (AZ 5000 or 5005) or we receive from the General Contractor written clarification on the sales tax issue.
- 37. We will only supply lien releases from vendors that prelien the project.

**CONTRACTOR**

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

**SUBCONTRACTOR**

Amber Steel Fabrication, Inc.  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

# **Amber Steel Fabrication, Inc.**

11331 East Germann Road Chandler, AZ 85249 (480)-821-0004 fax (480)-786-3274

## **PRICE ESCALATION CLAUSE**

Due to the uncertainty in the steel market it is necessary to include as a condition of our bid the following stipulations.

All quotes are good for 7 days only, under the following conditions.

Material must be purchased in the month it is bid.

We must be able to bill for stored material in our yard and be paid for that material with our next draw regardless of completion of fabrication and delivery to the job site.

Invoices from the suppliers will be provided as justification for billing

Substitution of material because of shortages must be accepted and any cost associated with these substitutions paid for by the owner

Schedules for production of odd or specialty items will be provided and if because of project schedule substitutions must be made the additional cost if any must be paid for by the owner.

If substitutions do to lack of material is required that cost is to be paid by the owner. For example 6 x 6 x 1/4" tube steel. If 6 x 6 x 3/8" tube steel has to be substituted the additional cost will be by the owner.

The purchasing of material includes joist and deck. These suppliers qualify their bids as to when the project must ship. If these dates are not met there could be cost increases from these suppliers.

Usually if a job is progressing and submittals are reviewed and returned in a timely manner this should not be a problem

Proof of cost increases

The steel mills issue letters to our local suppliers stating when and how much these increases will be. A copy of this letter will be given as proof of cost increases



May 18, 2026

Quote #26-1061-Rev 001

Project Name: Brown Avenue Parking Garage

Attention: Lawrence Chan

Phone: 323 350-7034

Email: lchan@chasse.us

Documents Dated: 100% Drawings

Addendum: none

**BASE BID**

Furnish, fabricate, and erect the following:

1. HSS, Columns
2. WF, Beam framing
3. Steel Deck 3" 20ga
4. Steel Deck 1 ½ 20ga
5. Canopy Steel
6. Threaded studs for wood attachment
7. Steel Celvis & Turnbuckle
8. Ledger angle
9. Bent plate lintels
10. Stair 1
11. Stair2
12. Railing
13. Pit ladder
14. One coat of standard shop primer
15. Steel connection bolts

Deliver only, F.O.B. trucks jobsite, the following:

1. Anchor Bolts for our steel
2. Sump
3. Bollards (20)
4. Embeds

Base Bid	\$597,800
Add 13 – Wrought Iron window guards	\$4,130

**The above pricing is good for 30 days.**

**Alignment Steel**

15270 N. 83<sup>rd</sup> Place, Suite 200 • Scottsdale, Arizona 85260

T(480)553-7873 • F(480)584-6873

[www.alignmentsteel.com](http://www.alignmentsteel.com)

ROC 334578

**EXCLUSIONS**

1. Galvanizing
2. Structural design/engineering, deferred submittals
3. AISC Fabricator & Erector
4. Precast Embeds
5. Entrance Barrier
6. Roof top light fixture
7. Galvanized plate at pipe barrier
8. Bike Racks
9. Sales, use and gross receipts taxes
10. Items on MEP drawings
11. Miscellaneous steel not specifically called out
12. AESS Finishes
13. Cost of bonds
14. Permits
15. Survey
16. Toilet partition supports
17. Counter supports
18. Flashing or sealants
19. Costs of tests & inspections
20. All concrete work and coring, etc.
21. Overtime, weekends or nightwork
22. Grout & placing of same
23. Metal studs, tracks, bridging & accessories
24. Sheet metal 10 gauge & lighter
25. All non-ferrous metals
26. Bolts other than steel to steel
27. All field painting including touch-up of structural, miscellaneous & metal decking

**SPECIAL CONDITIONS AND CLARIFICATIONS**

1. This Proposal is based on Forklift Access to the building to erect the Columns. No cost for Crane included.
2. This offer is made with the understanding that a pre-award meeting will include a review and mutual acceptance of the scope of work, contract documents, schedule and terms and conditions prior to finalizing an agreement.
3. The design team is fully responsible for any errors, omissions, conflicts, code violations and improper use of material, if shown on the bid documents. Our quotation is based on measured quantities as specifically shown on the drawings. As we develop the shop drawings, we may discover errors, omissions or conflicts in the structural design drawings which we will bring to the General Contractor's attention for resolving in a timely manner. The added cost or delay to the schedule due to the discovery of errors, omissions or conflicts will be evaluated and submitted for reimbursement.
4. Others are to remove, relocate, or protect all existing utilities or overhead construction interfering with the erection of the structure or limiting the operation of the erecting rig before arrival of erection equipment at the site.
5. All welding will be performed in accordance with AWS standards.
6. Steel will be cleaned per SSPC-SP2 "Hand tool cleaning" and coated with one coat of our standard primer.

**Alignment Steel**

15270 N. 83<sup>rd</sup> Place, Suite 200 • Scottsdale, Arizona 85260  
T(480)553-7873 • F(480)584-6873  
[www.alignmentsteel.com](http://www.alignmentsteel.com)  
ROC 334578

**CHANGE ORDER LABOR RATES** (Rates do not include Overhead and Profit)

Detailing	\$65.00/hr (straight time)
Shop	\$70.00/hr (straight time)
Field	\$96.00/hr (straight time)

**DELIVERY AND ERECTION SCHEDULE**

To be negotiated at time of award

We appreciate the opportunity to bid on this project and look forward to being of further service to you. Should you have any questions, please do not hesitate to contact me.

Sincerely,

*Greg Leavitt*

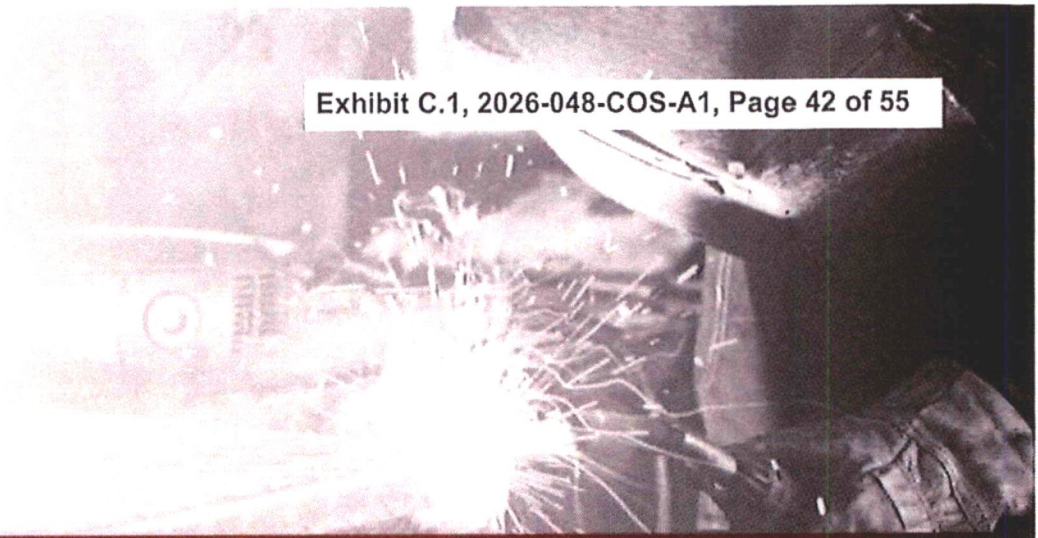
Greg Leavitt  
President  
greg.leavitt@alignmentsteel.com  
480-645-0134

**Alignment Steel**

15270 N. 83<sup>rd</sup> Place, Suite 200 • Scottsdale, Arizona 85260  
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[www.alignmentsteel.com](http://www.alignmentsteel.com)  
ROC 334578



**S+H STEEL**  
F A B R I C A T I O N  
& E R E C T I O N



Proposal for: Brown Avenue Parking Garage - 26150

Contact Us: Estimator - Jacob Odden      Cell - 218.341.0265      Email - jacob@shsteelaz.com

### Our Values



#### Committed

Committed to SAFETY,  
Ourselves each other,  
and our Clients.



#### Results-Driven Execution

We own it, and get it done  
with the end result in mind.



#### Egos at The Door

We are helpful and humble.  
No one graduates from a broom.  
Prioritizing your Project over pride.



#### What's Next?

Proactive.  
Innovative.  
Growth Oriented.

### Differentiators

- 1.** Rapid Schedule
- 2.** Proactive Communication
- 3.** A Partner Who Keeps Agreements

*Details that support  
your next decision. >>>>*

Date: 05/18/26

Quote # 26150

Attention: Estimating

Addenda Acknowledged: No

**The Following Items Will Be Furnished and Installed:**

1. (11) bolt-down bollards per PT8
2. Steel per S207
  - a. Beams
  - b. Beam seats per 203, 204, 220 as FOB
  - c. Deck
  - d. Ledger per detail 221
  - e. Deck supports per 213
    - i. Embeds as FOB
  - f. Eyebrow per detail 219
    - i. Embeds as FOB
3. Steel per S208
  - a. Beams
    - i. Beam seats by others
  - b. Ledger per detail 222, 207, 214
    - i. Embeds by others
4. North Canopy
  - a. SC1 columns
    - i. Anchor bolts and templates as FOB
  - b. W8x31 fascia beams
  - c. W8x10 filler beams per 212 and 216
    - i. Embeds by others
  - d. Deck
  - e. Ledger assumed at detail 211
5. South Canopy
  - a. Bid similar to North Canopy
6. East canopies per detail 218
  - a. Embeds by others
7. Lintels per 224 on S303
8. Stairs
  - a. Stair 1
  - b. Stair 2
  - c. Stair 3
9. Ramp rail per A500
  - a. Connection embeds as FOB
10. Parapet rail per architectural elevations bid similar to stair rails
  - a. Connection embeds as FOB
11. Elevator Steel:
  - a. Sump frame and grate as FOB
  - b. Sill angle
  - c. Pit ladder
12. Wrought Iron Window Crosses:
  - a. (6) Type 1 per 1/A702
    - i. Embeds as FOB

- b. (7) Type 2 per 9/A702
13. Notes:
- a. All coated steel bid as standard shop primed
  - b. All precast embeds by others
  - c. S&H assumes access to existing concrete pad for operating lift – forklifts, boom lifts, spider crane, etc. – all shoring, if necessary, for this is assumed to be by others

**Prices: Base Bid \$753,652.00**

We appreciate the opportunity to quote this project.

Respectfully,

Jacob H. Odden  
**S&H Steel Co. LLC**  
AISC Certified Fabricator  
City of Phoenix Approved

**S & H Steel is an AISC Certified Shop and Erector**

**This proposal was based off architectural and structural drawings dated 11/14/25.**

*Raw material and fuel prices are based on current prices at the date of this proposal. Any significant price increases (meaning a price increase exceeding 5%) on materials and fuel necessary to perform the work, that occur during the period of time between the date of this proposal and substantial completion of the project, shall cause the contract to be equitably adjusted by an amount reasonably necessary to cover the increase. S&H shall provide to the buyer a copy of the relevant material price increases or fuel surcharge from S&H suppliers as proof of such increase.*

**Terms and Conditions:**

1. No state, county or city sales taxes are included in this bid.
2. All coated steel to be standard shop primed unless noted otherwise; standard primer is Sunburst Series #38– compatible with WB4 intumescent paint.
3. This proposal is subject to acceptance within 10 days from this date tendered and shall be subject to satisfactory arrangement of details. The Code of Standard Practice of the American Institute of Steel Construction, Fifteenth Edition, 2016, is hereby made a part of this proposal and shall govern in all matters to which it is applicable not otherwise provided herein.
4. If accepted, this proposal and our quote number shall be part of any future contract or purchase order resulting from this quote.
5. If erection is included in this quote, level, clean and safe access shall be provided for erection equipment and materials.

6. If project is TI or remodel work in existing conditions, S&H assumes having adequate access for erection, laydown, equipment, etc. – we reserve the right to revise this proposal should S&H deem access inadequate.
7. If project is TI or remodel work in existing conditions, this proposal should not be considered valid until a site visit can be made to confirm site conditions, and means/methods assumed for listed scope above.
8. All line and grade shall be the responsibility of others. Per AISC, prior to column erection, one (1) grade nut at each bolt cluster shall be set at proper elevation by Customer. If leveling plates are used, Customer shall set plates to grade.
9. All existing materials that connect to our steel must be open and accessible from the floor.
10. All existing materials that connect to our steel must be clean and ready for our materials to connect thereto. Removal and reinstallation of fireproofing, paint, etc. is not part of S & H's scope of work.
11. See our list of standard exclusions attached with this proposal for other exclusions.

### **S&H STEEL CO. LLC**

The following items are **excluded** from or are a **clarification** to the "Scope of Work" portion of the contract between the General Contractor and S&H Steel.

#### **Exclusions:**

1. All demolition, cutting, patching, repairing, and shoring.
2. All grout and dry pack.
3. Roof hatches and ladder ups.
4. Sign frames & signage .
5. All gates and fencing.
6. Louver systems.
7. Standing seam and pre-finished metal decking.
8. Light poles with bases and bolts.
9. Non-structural roof curbs (mechanical, skylight, etc.)
10. FAA permits assumed to be provided by GC
11. All name brand grates such as NEMA, all ornamental tree grates and walker duct type systems.
12. Application of "Bondo" on AESS steel. If the project specifically requires the application of S&H Steel perform the work for the cost of Time and Material.
13. Cold rolled structural steel framing, load bearing metal stud systems, light and heavy gauge metals, clips, attachments, purlins, etc.
14. All light gauge framing 12-gauge and lighter, including metal studs, joist, fascia, soffit, gutters, down spouts, flashing and all architectural decks and metal materials used as roofing, fascia, soffit, siding, or suspended ceilings. All decks with pre-finished surfaces such as Kynar paint finish. All specialty type decks which are not fabricated by Verco Deck Manufacturing Co. And all sheet metal materials.
15. Bolts, fasteners, templates and embeds not used to fasten S & H Steel's product to the structure.
16. All non-ferrous metals such as stainless, brass, copper, aluminum, and chromed finishes unless otherwise noted. This includes ladders, vanity and shelf brackets handrails and other types of architectural pieces.
17. All steel lintels for wall penetrations not individually shown on the structural drawings.
18. Locking devices for gates such as deadbolts, pad locks and panic hardware.
19. All flagpoles, signposts, playground equipment and TV support brackets.

20. All stair nosing.
21. All Simpson-type hangers and saddles.
22. All shoring of deck and structural steel for concrete pours.
23. All steel items including gates, pipe bollards, fencing and railing only shown on the Civil, L, M, P & E drawings are excluded unless prior arrangements have been made.
24. All required bonds are to be paid by the general contractor.
25. All MAG, city, county, or state spec. Steel not specifically shown on the A or S drawings.
26. All finish paints. Also, all finished paint preparation covered under the Painting sub-contractors' scope of work as outlined in the finished paint section of the specifications. This includes the removal of dust, dirt, mud, scratches, dings, burn marks and primer chips, scratches and gouges caused shipping, storing handling and installation.
27. Special surface preparation such as sand blasting, and special primer other than standard shop primer.
28. Special treatment to steel to enhance/expedite oxidation.

**Clarifications:**

29. Material is procured from approved for-fabrication drawings only. Early procurement is possible at the GC's request and risk.
30. This proposal is based on an appropriate schedule; whether given, discussed, or assumed. Should the project push beyond a reasonable time, S&H reserves the right to re-price, adjust, or re-assess our portion of the project.
31. S&H operates under strict and safe guidelines in the field; any specialty safety equipment required for a jobsite, if not previously disclosed, will be accounted for via change order.
32. Mechanical framing for roof and floor penetrations, and mechanical equipment located on the roof or floor will be provided by S&H Steel. However, the exact sizes and dimensions of all penetrations must be provided for this framing prior to the installation of the deck. All material required to support suspended mechanical equipment including angles, channels, unistruts and hangers that attach to the structural steel for hanging suspended mechanical equipment and piping is excluded.
33. Steel lintels weighing less than 250 Lb. are FOB the job site.
34. Insulation strips for acoustical deck are F.O.B. the job site.
35. The drilling, punching, or burning of holes in our steel for other trades, including holes for operable walls, are assumed to be by others unless arrangements have been made prior to the installation of steel.
36. All vanity brackets, shelf brackets and countertop steel framing pieces, if included in quote, are F.O.B. the job site.
37. All temporary safety rails and cabling for use by the general contractor and other trades is excluded from our scope of work. S&H Steel provides OSHA cabling only for our use as we deem necessary per OSHA requirements during our phase of construction. Maintenance and removal of safety cable, after S&H scope is complete, is by others.
38. No temporary safety cable is assumed on roof level.
39. General Contractor must assume reasonable responsibility to protect existing floors ceilings, walls, furniture, fixtures, equipment, and other exposed architectural finishes in all pre-existing and remodeled buildings. S&H Steel will do the same.
40. Steel Joist, Trusses and Girders are long-lead items; fabrication drawings for approval and fabrication will be dependent upon current market standards. As such, S&H Steel requires project scheduling to incorporate the joist drawing and fabrication schedule into our scope of the work.
41. Steel decking is a long-lead item; fabrication drawings for approval and fabrication will be dependent upon current market standards. As such, S&H Steel requires project scheduling to incorporate the Deck drawing and fabrication schedule into our scope of the work.

42. Detailing is generally a long-lead item; fabrication drawings for submittal plus additional time required for scrubbing the drawings once they are returned from the approval process will be dependent upon current market standards. As such, S&H Steel requires project scheduling to incorporate the detailing process into our scope of the work. All drawings must be released for fabrication prior to S&H Steel proceeding with fabrication. To avoid problems S&H Steel should be consulted prior to job schedules being formatted.
43. Due to the Volatility of material pricing and availability, S&H Steel will issue purchase orders for as much material as possible i.e., steel, joist, deck, fasteners, etc. at the time authorization to proceed with the project is given from the General Contractor to S&H Steel. If requested by S&H Steel, the General Contractor must agree to pay for this material net 30 day regardless of if the material has been fabricated or shipped to the job site. S&H Steel will provide insurance, invoices, and other documentation as needed for the G.C. to meet this requirement.
44. Some steel items such as Steel Joist, Structural Metal Decks, Grating Products, Perforated Plates and Gate Hardware are fabricated by manufacturing companies. Their products are manufactured to industry standards. For example: Steel Joist are manufactured to SJI standards, Structural Metal Deck is manufactured to SDI standards and so forth. S&H Steel has no control over the governing boards which establish the standards for these products. If faulty material or workmanship is discovered in the described products, S&H Steel will direct the manufacturer of the faulty items to make right through the warranty process any defects in the material.
45. It is the General Contractors responsibility to inform all trades attaching products such as HVAC equipment, Piping, duct work, etc. which weighs in excess of 100 lb. to any joist, girders, or trusses that the product must be attached within 3 inches of a joist girder or truss panel point. Attachment to bridging is not allowed. As such, S&H Steel is not responsible for any structural modifications i.e., adding additional panel points or beefing up joist girders, and trusses when products are attached to the panel point beyond the 3" limit.
46. S&H Steel makes every effort to meet the various G.C. certificate of insurance requirements on every job. However, in the event a G.C. has insurance requirements contractually specified which are not reasonably possible for S&H Steel or its insurance company to provide, the G.C. will accept S&H Steel insurance certificate as issued by our insurance provider in the dollar amounts proscribed in the contract without penalty to S&H Steel.
47. Monetary retention when held from the contract monthly draws shall be paid as outlined in Arizona. Statute 34-221 paragraph B section 3 only if applicable to this project.
48. S&H Steel is not in the design sector of the construction business. As such, S&H Steel specificity excludes all engineering and special connection requirements which are not designed and shown on the contract documents by the engineer or architect of record as part of our work unless agreed to in writing at bid time.

**S&H Steel makes no assumption that we know and or understand all codes and standards related to our scope of work imposed by local, state national and federal entities. We therefore assume no responsibility for design errors in the contract documents.**

Forecast Outcome

PROJECT: Brown Ave Parking Structure  
 BID ABSTRACTS FOR: Rough Carpentry



Sub-Contractor	Galindo Construction	CMR Construction	Desert Structures		
Contact	Jim Whitelaw	Jeremy Garcia	James Hoodenpyle		
Email	jim@galindoconstruction				
Phone	(602) 697-8596				
Base Bid	\$158,418				
		NOT BIDDING	NOT BIDDING		
<b>MISCELLANEOUS:</b>					
Sheet A301/A302					
EXT 1 - Extira Composite Shutterland Exterior Shutters Direct	Included				
2x RS at each side of steel canopy trusses per 7, 10, 11/ A801	Included				
2x 12 RS at Horizontal Steel Beams at Canopy location. One sided only	Included				
Wood framed w/ strip and footing to protection existing artwork	Included				
<b>BID FORECASTED COST:</b>					
WD1/WD2 - Concrete Faux Wood Headers	4,125				
Demo protection of wood framed structure and patch back hardscape to match	15,000				
<b>CLARIFICATIONS EXHIBIT:</b>					
GMP2 includes 2x 12 RS at Horizontal Steel Beams at Canopy location. One sided only					
GMP2 includes 2x RS at each side of steel canopy trusses per 7, 10, 11/ A801					
GMP2 includes Wood framed w/ strip and footing to protection existing artwork					
<b>Bid Forecasted Cost Total:</b>	<b>\$ 19,125</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Budget: Base Bid + Bid Forecasted Costs</b>	<b>\$177,543</b>				



**Brown Ave. Parking Garage copy 2**

3806 N Brown Ave.  
Scottsdale , AZ 85251

Submitted by:

**Arnie Galindo**

**GCI Galindo Construction LLC**

3715 E. Beverly Ln  
Phoenix , AZ 85032  
Mobile: 602 770 0393

arnie@galindoconstructionllc  
License #: License #: KB-2 ROC 278726

Arnie Galindo  
 GCI Galindo Construction LLC  
 3715 E. Beverly Ln  
 Phoenix , AZ 85032  
 Mobile 602 770 0393  
 arnie@galindoconstructionllc  
 License #: License #: KB-2 ROC 278726



<b>Project</b>
Brown Ave. Parking Garage copy 2 3806 N Brown Ave. Scottsdale , AZ 85251

<b>Customer</b>
Lawrence Chan CHASSE Building Team 230 S Siesta Lane Tempe, AZ 85288 lchan@chasse.us

<b>Description</b>	<b>Cost</b>
1.- Provide Labor, Materials and Equipment to install 55 PVC Shutters from Shutterland Top Profile Straight No Divider Rail No Tilt Bar Installed with Fixed Brackets UNFINISHED	52,910.00
2.- Labor and materials and equipment to install 53 Fiberspan Concrete faux headers 288 lf	47,190.00
3.- Labor, Materials and equipment to install 2x RS at each side of steel canopy trusses per details 7-10-11/A802 Plans dated 4/30/26	33,462.00
4.- Labor and Materials and Equipment to attach 2x12 RS wood to Horizontal steel beams one side only	7,696.00
5.- Art work protective structure Labor and materials to install 2 framed boxes with 2x walls, plywood shear exterior Frame roof with 1/2 plywood, anchor to temporary footings and painting one color exterior paint Design TBD	17,160.00
<hr/>	
<b>Project Total</b>	<b>158,418.00</b>
Tax	0.00
<b>Total with Tax</b>	<b>158,418.00</b>

The customer hereby authorizes the contractor to perform the work as specified.

PROJECT: Brown Ave Parking Structure  
 BID ABSTRACTS FOR: Metal Panel



Sub-Contractor	Western Building	Progressive			
Contact	Ben Harbort	Ron Giesler			
Email	<a href="mailto:benh@wbgemail.com">benh@wbgemail.com</a>	<a href="mailto:n.giesler@progressiveus.com">n.giesler@progressiveus.com</a>			
Phone	480-823-3500	602-399-9981			
Base Bid	\$0	\$0			
<b>METAL PANELS</b>	<b>71,041</b>	<b>53,144</b>			
Sheet A303					
MT1 (1073.K2) - Weathered Metal B-Deck at Over Hang Canopy	Included - 26ga. 7/8" Corrugated Panels	Included - 26ga. 7/8" Corrugated Panels			
Trim Related to Metal Panel System for Installation Only	Included	Included			
Pre Finished	Coreten AZP Raw Painted Rust Finish	Antique Rust			
Sheet A220 & S207 - Canopy Locations -75% CD	Included	Included			
<b>CLARIFICATIONS EXHIBIT:</b>					
GMP2 includes 26 ga. 7/8" painted rust finish metal panel - 1 side painted and 1 side to be primer only.					
<b>Bid Forecasted Cost Total:</b>	<b>\$ 71,041</b>	<b>\$ 53,144</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Budget: Base Bid + Bid Forecasted Costs</b>	<b>\$71,041</b>	<b>\$53,144</b>			

Date: May 18th, 2026

To:



Attn: Lawrence Chan

Re: Brown Avenue Parking Structure- 75%CD Budget-rev1  
7234 East 2nd Street  
Scottsdale, AZ 85251

Scope: no spec Architectural Metal Panels at Canopies (as qualified below)  
07 62 00 Sheet Metal Flashing and Trim (as qualified below)

75%CD Budget: \$53,144

Add to Base Bid: \$7,742 Add for 24ga "AZP Raw" in lieu of 26ga "Antique Rustic" in Base Bid.

Inclusions: 26ga standard color "Antique Rustic" (1-side paint, 1-side primer), 2-coat PVDF finish,  
7/8"corrugated roof panels at lower level canopies and elevator canopy with trims by  
Western States attached directly to required structural framing by OTHERS.

2yr workmanship warranty by Progressive and 20yr manufacturers finish warranty.

Exclusions: tax, permits, bonds (add 1.5%), custom colors/ finishes, framing, sub-framing, post  
painting, saw-cutting, protection of our installed metals from damage by OTHERS,  
multiple mobilizations, general sealants, roofing or roof-related flashings, expansion  
joints, engineering, all other metals anything not specifically included above.

Please note: This budget is based on our understanding of the 75%CD drawings and specs dated  
4-9-26 provided to us and reflects current metal market pricing that is subject to change.  
**Please see attached takeoff for coverage.**

Oil canning is naturally inherent in metal and shall not be sole cause for rejection.

Contact: Ron Giesler 602-278-4900 [ron.giesler@progressiveus.com](mailto:ron.giesler@progressiveus.com)



# Proposal

**From:** Ben Harbort  
 Benh@wbgemail.com  
 (480)-823-3500  
**To:** Chasse Building Team  
**Attn:** Lawrence Chan  
**RE:** **Brown Avenue Parking Garage 75% CD Rev 1**

**Date:** 5/15/2026  
**Addenda:** 0  
**Taxes:** Excluded  
**Prevailing Wages:** No  
**Bond:** Not Included (2%)  
**Proposal Valid For:** 30 Days

*Material Escalation Clause - WBG reserves the right to adjust the bid amount if material costs increase due to proposed tariffs on steel and aluminum before submittal approval or subcontract/work order execution. To prevent price increases, submittals must be approved promptly. Delays in approval may lead to price adjustments based on market conditions.*

**We propose to furnish and install the following:**

**Corrugated Panels**

- Approximately 2,600 SF of 26ga 7/8" Corrugated panels as noted on architectural drawings. Corrugated panels will be from manufacturer Western States Metal Roofing using finish Antique Rust. All necessary trims related to the metal panel system are included. Framing must be sufficient for panel attachment. Corrugated Panels will be installed over: metal decking and framing by others
- Plans and specs to not call out for finish type, gauge, or profile. Assumptions are made per Chasse direction.

**Job Specific Exclusions:** Misc Flashings, Pre-engineered canopies, weather barrier, sub furring of any kind, coping caps, expansion joints, sheathing, stainless steel flashings, framing of any kind, multiple mobilizations, blocking, window flashings of any kind, any signage or framing for signage, any structural framing, any light gauge framing, gravel stops, FM Global rating, miscellaneous flashings for other trades, color matching mockup, and shade materials are excluded from our bid.

**Job Specific Notes:** Certain panel sizes and joint lines will be chosen by WBG to fit within manufacturer standard sheet size and for maximum yield. Any necessary additional framing is by others. WBG is not responsible for verifying compliance of ASHRAE 90.1 or NFPA 285. This proposal is based off WBG's interpretation of drawings by DFDG dated 4/9/26.

<b>Base Bid:</b>	<b>\$71,041</b>
<b>Deduct Option: Corten A606-4 Material in lieu of Painted Rusted Finish</b>	<b>-\$6,679</b>
<p><b>*Panels will be installed pre-rusted and rust in place over time. Panels will take several months to rust. Rust may run off metal and onto concrete or surrounding areas. Rust will not be sealed by WBG. WBG is not responsible for maintenance of rust.</b></p>	



**General Notes** – This proposal is based upon mutually agreeable contract terms. Western Building Group must have unobstructed visible access for dimensioning along with clear and level working conditions for our team members and lift equipment. A clear, safe, and secure laydown or staging area is needed for materials and must be provided for by Contractor. Natural thermal movements (or oil-canning of metal wall panels) is not a reason for rejection.

**General Exclusions** - Our proposal excludes the following unless specifically noted in the above proposal: any field testing, permitting, bonds of any kind, liquidated damages or penalties, structural or sub-framing for roof or walls, blocking, wall or roof sheathing, sheet metal flashings including any through wall or flashings and trims for any other items not specifically included in our proposal. All flashings integral to or integrated into the glazing system or the roofing system for warranty or weathertightness purposes are excluded. All M.E.P. sheet metal related items, any general sheet metal items not directly associated with our material installation as noted above, flat roof edge metals and/or gravel stops, any expansion joints or bellows systems, any roof hatches, access ladders, skylight flashings, any curbs, all metal materials at any out-buildings, any trash enclosures or gated barricades, and any sunshades or trellis are excluded. ABAA Installer Certification. Manufacturers delays in fabrication or freight delays, Acts of God.

**Acceptance of this Proposal** - A Letter of Intent (LOI) must be issued to lock in pricing. The LOI must specifically reference the project name and proposal date listed herein. Shop drawings, scheduling of crews, and material procurement will not be started until written acceptance of this proposal has been received by Western Building Group.

**Submittals** - Please allow 8-12 weeks for shop drawings/ submittals from the time of a written Notice to Proceed (NTP).

**Field Dimensioning** - Due to the tight tolerances and material lead times of composite, phenolic, fiber cement, GFRC panels, all adjacent trades and their material termination points must be completely installed to properly field dimension, engineer, and install wall panels. The substrate must meet industry standard tolerance of  $\frac{1}{4}'' - 20'$ . Schedule impacts may occur if these guidelines are not understood. Pre-mature request for field dimensioning will have added cost to the contractor.

**Fabrication** – Once the substrate has been completed and mutually accepted, allow 6 weeks for 3D scanning, panel fabrication, and delivery.

**Schedule** - The schedule shall be mutually agreed to. Including but not limited to supply chain delivery dates, time frame for submittals, adequate time for material fabrication from field measure/ 3D scanning, adequate quantities of work to avoid multiple mobilizations, and avoidance of work performed out of an efficient sequence.

**Material Escalation Clause:** In the event that there is a material, equipment, or labor cost increases between the effective date of this proposal and the date of contract execution, WBG reserves the right to adjust the bid to reflect these increased costs.

**Western Building Group appreciates the opportunity to quote your firm.**



PROJECT: Brown Ave Parking Structure  
 BID ABSTRACTS FOR: Roofing

[Forecast Outcome](#)



Sub-Contractor	Global Roofing	Progressive			
Contact	Jon Atkinson	Sophia Galan			
Email	<a href="mailto:jon.atkinson@global.inc">jon.atkinson@global.inc</a>	<a href="mailto:sia.galan@progressiveus.com">sia.galan@progressiveus.com</a>			
Phone	480-343-1581	(602) 278-4900			
Base Bid	\$18,900	\$29,340			
<b>ROOFING:</b>					
Sheet 6/A502 - 75% CD A510					
PVC Roofing w/ 2" Rigid Insulation & 8" Min Flashing Height Above Deck (Stairs & Elevator Roof Location)	Spray Polyurethane Foam Roof System	TPO Roof Membrane			
Roof System:	Class A SPF Roof System	TPO 60 mil Adhered 1/4" Coverboard Mechanically Attached w/ 1 Layer 2" Rigid Insulation			
Deck	Spray-apply one (1) inch minimum of SPF				
Wall/Curbs	Spray-apply one (1) inch minimum of SPF on vertical walls/curbs, terminating under coping	Baseflashing terminated to Reglet Counterflashing			
Base	Spray-apply acrylic base coating	N/A			
Top	Spray-apply acrylic top coating	N/A			
Install Method	Mechanically broadcast aggregate into final top coating	N/A			
Warranty:	10 Year NDL No Dollar Limit Manufactures System	20 Year NDL No Dollar Limit Manufactures System			
	Warranty: 2 Year Installer's	Warranty: 2 Year Installer's			
Membrane Roofing Add - 100% CD's	12,825	Included			
<b>BID FORECASTED COST:</b>					
Metal Coping Cap	14,495	14,495			
<b>CLARIFICATIONS EXHIBIT:</b>					
GMP2 includes 60 Mil TPO w/ adhered 1/4" coverboard mechanically attached 1 layer 2" rigid insulation ILO PVC roofing					
<b>VE's:</b>					
PVC Roofing Per Drawings Call out		1,200			
<b>Bid Forecasted Cost Total:</b>	\$ 27,320	\$ 14,495	\$ -	\$ -	\$ -
<b>Total Budget: Base Bid + Bid Forecasted Costs</b>	<b>\$46,220</b>	<b>\$43,835</b>			