



City of Scottsdale
Airport Advisory Commission
Regular Meeting

5:00p.m., Wednesday, May 20, 2026
Scottsdale Airport Aviation Business Center
Stearman/Thunderbird Meeting Room
15000 N. Airport Dr, Second Floor, Scottsdale, AZ

AIRPORT ADVISORY COMMISSION

April Beauboeuf, Chair
Tom Kube, Vice-Chair
Craig Bennett
Peter Lenton
David Mecartney
Peter Mier
John Spalj

Call to Order

Roll Call

Pledge of Allegiance

Aviation Director's Report

The public body may not propose, discuss, deliberate, or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.


Approval of Minutes

[Special Meeting: April 13, 2026](#)

[Regular Meeting: April 15, 2026](#)

Public Comment

Citizens may complete one Request to Speak "Public Comment" card per night and submit it to Aviation Staff. Public Comment time is reserved for citizen comment regarding non-agendized items. No official action can be taken on these items. Public Comment is limited to a total of 15 minutes at the beginning and 15 minutes at the end of the meeting. **Speakers are limited to three minutes to address the Commission during "Public Comment."**

 Persons with a disability may request a reasonable accommodation by contacting Airport Administration (480-312-2321). Requests should be made 24 hours in advance or as early as possible to allow time to arrange accommodation. For TTY Users, the Arizona Relay Service (1-800-367-8939) may contact the Aviation Department (480-312-2321).

REGULAR AGENDA

ITEMS 1-13

How the Regular Agenda Works: The Commission takes a separate action on each item on the Regular Agenda. If you wish to address the Commission regarding any or all of the items on the Regular Agenda, please complete a Comment Card for each topic you wish to address and submit it to Aviation Staff. Speakers will be given three minutes to speak per item. Additional time may be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together. **Comment cards must be submitted before public testimony has begun on any Regular Agenda or Public Hearing item.**

1. [Annual Update from Arizona Business Aviation Association.](#)
Staff contact: Tim Vallowe, President of AZBAA, 602-400-7460,
timothy.vallowe@jetaviation.com
2. [Discussion and Possible Action regarding application for Airport Aeronautical Business Permit for Nubian Air Co. dba MARS Aviation Phoenix to conduct Mobile Aircraft Washing services at Scottsdale Airport.](#)
Staff contact: Matthew Johnson, Director - Operations & Maintenance, 480-312-2674,
mljohnson@scottsdaleaz.gov
3. [Discussion and Input regarding Airport and Airpark Aeronautical Business Permit Additions, Cancellations, and Revocations.](#)
Staff contact: Matthew Johnson, Director - Operations & Maintenance, 480-312-2674,
mljohnson@scottsdaleaz.gov
4. [Discussion and Possible Action to Recommend Adoption of Resolution No. 13653, Authorizing Lease Agreement with 3R Ranch, Inc. \(2026-061-COS\) for the lease of the North General Aviation Executive Box Hangar Space at Scottsdale Airport.](#)
Staff contact: Kelli Kuester, Aviation Planning & Outreach Coordinator, 480-312-8482,
kkuester@scottsdaleaz.gov
5. [Discussion and Possible Action to Recommend Adoption of Resolution No. 13654, Authorizing Lease Agreement with SDL AZ Holdings, LLC dba Atlantic Aviation \(2026-062-COS\) for the lease of the North General Aviation Executive Box Hangar Space at Scottsdale Airport.](#)
Staff contact: Kelli Kuester, Aviation Planning & Outreach Coordinator, 480-312-8482,
kkuester@scottsdaleaz.gov
6. [Discussion and Possible Action to Recommend Adoption of Resolution No. 13696, Authorizing Consent Agreement with SDL AZ Holdings, LLC dba Atlantic Aviation \(2010-166-COS-A5\) relating to the indirect transfer of ownership or control under an existing Airport lease at Scottsdale Airport.](#)
Staff contact: Kelli Kuester, Aviation Planning & Outreach Coordinator, 480-312-8482,
kkuester@scottsdaleaz.gov

7. Discussion and Possible Action to Recommend to City Council Adoption of Resolution No. 13664 Authorizing Construction Manager at Risk Contract No. 2026-073-COS with J. Banicki Construction, Inc. for Pre-Construction Services in the amount of \$23,677.43 for the Airport Runway 3-21 Pavement Preservation Project at Scottsdale Airport.
Staff contact: Matthew Johnson, Director - Operations & Maintenance, 480-312-2674, mljohnson@scottsdaleaz.gov
8. Discussion and Input regarding Monthly Financial Report for March 2026.
Staff contact: Kelli Kuester, Aviation Planning & Outreach Coordinator, 480-312-8482, kkuester@scottsdaleaz.gov
9. Discussion and Input regarding Monthly Operations Report.
Staff contact: Matthew Johnson, Director - Operations & Maintenance, 480-312-2674, mljohnson@scottsdaleaz.gov
10. Discussion and Input regarding Public Outreach Programs and Planning Projects.
Staff contact: Kelli Kuester, Aviation Planning & Outreach Coordinator, 480-312-8482, kkuester@scottsdaleaz.gov
11. Discussion and Input regarding Monthly Construction Report.
Staff contact: Matthew Johnson, Director - Operations & Maintenance, 480-312-2674, mljohnson@scottsdaleaz.gov
12. Summary of the Administrative Report from the Aviation Director, or designee, regarding the status of pending aviation-related items. The Commission may not propose, discuss, deliberate, or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.
Staff contact: Kelli Kuester, Aviation Planning & Outreach Coordinator, 480-312-8482, kkuester@scottsdaleaz.gov
13. Discussion and Possible Action to modify the Airport Advisory Commission Meeting Schedule and Commission Item Calendar.
Staff contact: Kelli Kuester, Aviation Planning & Outreach Coordinator, 480-312-8482, kkuester@scottsdaleaz.gov

Public Comment

Citizens may complete one Request to Speak "Public Comment" card per night and submit it to Aviation Staff. Public Comment time is reserved for citizen comment regarding non-agendized items. No official action can be taken on these items. Public Comment is limited to a total of 15 minutes at the beginning and 15 minutes at the end of the meeting. **Speakers are limited to three minutes to address the Commission during "Public Comment."**

Future Agenda Items

Discussion and possible action to add Commissioner requested item on a future agenda.

Adjournment



COMMISSION INFORMATION REPORT
APPROVAL OF MINUTES

Meeting Date: 5/20/26

Contact: Kelli Kuester,
Aviation Planning &
Outreach Coordinator

Phone: (480) 312-8482

ACTION

Approval of Minutes – Special Meeting

Approval of Minutes – Regular Meeting

Attachment(s): 1. Draft of minutes for the April 13, 2026, Special Meeting

Attachment(s): 1. Draft of minutes for the April 15, 2026, Regular Meeting

Action taken:



**SCOTTSDALE AIRPORT ADVISORY COMMISSION
SPECIAL MEETING
Scottsdale Airport Aviation Business Center
Stearman/Thunderbird Meeting Room
15000 N. Airport Drive, Second Floor
Scottsdale, Arizona
Monday, April 13, 2026**

DRAFT MINUTES

PRESENT: April Beauboeuf, Chair (via phone)
Thomas Kube, Vice-Chair
David Mecartney (via phone)
Peter Mier (via phone)
Craig Bennett (arrived at 5:02 p.m.)
John Spalj

ABSENT: Peter Lenton

STAFF: Rick Wielebski, Aviation Director
Kelli Kuester, Aviation Planning and Outreach Coordinator

GUESTS: Doug Davies, DND Real Estate Group
Shane McCormick, DND Real Estate Group

CALL TO ORDER

The meeting was called to order at 5:01 p.m.

ROLL CALL

A formal roll call confirmed the presence of Commissioners as noted above.

SPECIAL AGENDA

1. Presentation and update regarding the potential purchase of real property in the Airpark area.

Aviation Director Rick Wielebski introduced Doug Davies and Shane McCormick with DND Real Estate Group, the real estate consultants in this matter.

Mr. Wielebski conducted a slideshow presentation and reviewed slides with the following titles or descriptions: 15011 N 75th Street; Exclusively Listed By; Property Overview; Executive Summary;

Investment Highlights; Floor 1; Floor 2; map of businesses; Property Photos (2 slides); Drive Times; Market Overview; Phoenix, AZ; and Economic Drivers.

Mr. Wielebski indicated the building on the property was 30 years old and needed significant tenant improvements, and as such, he expected that it would be used for future parking facilities. He said they negotiated down from the asking price to \$7.8 million, which would equate to \$44,588 per parking space if 200 spaces could be created. The lot would cost \$1.1 million to construct, and funding for it would come from the Enterprise Fund Capital Replacement Reserve, which currently contains more than \$14 million. He listed businesses who have expressed interest in leasing spaces in a parking lot should one be constructed. He noted the cost of a parking structure increases dramatically as it is built out vertically.

Responding to Commissioner questions, Mr. Wielebski confirmed the project would be phased, and logistics would be worked out later. The height of the proposed structure was unknown because a feasibility study would need to be conducted first. He anticipated demolishing the existing building to build a parking lot in the short term to support business parking needs. He hoped that this would not be the last proposal to buy land that comes before the Commission, as there are needs for more apron and hangar space.

In response to additional questions, the consultants indicated they were trying to close on the acquisition in the next 30 to 45 days. Mr. Wielebski added that this item would be heard by the City Council tomorrow for approval and hopefully closed within this fiscal year. Planning for the parking lot will be completed next fiscal year. A brief discussion ensued regarding the potential need to pay property taxes on the property. Regarding the existing building, the consultants noted that the owners purchased the buildings last year and made some small tenant improvements. There were very few tenants in the building, and nobody is encumbered by any leases. Mr. Wielebski indicated that federal funds were not available for this transaction since the property will not be used for aeronautical purposes. He repeated the timeline for the purchase process. He mentioned that the \$1.1 million figure includes the cost of demolition.

Commissioner Mecartney wondered whether it was worth considering relocating some of the buildings on the apron to the existing building on this property. Mr. Wielebski responded that everything was landlocked and/or tied up in long-term leases. One of the consultants added that there was nothing else in the vicinity if this property was not purchased. Aviation Planning and Outreach Coordinator Kelli Kuester noted the property next to the tower is private property that will be developed soon. Discussion ensued regarding the City potentially evaluating the materials before demolition to determine their value.

Commissioner Lenton expressed concern that acquisition of the land could drive up the price of other land that might be needed. Mr. Wielebski said all plans are hypothetical until the Council approves the purchase. If the Council does not approve it, the land would be placed back on the market. It was pointed out that this item will appear on the Council's Consent Agenda, so it will likely be approved. No vote was needed from the Airport Advisory Commission at this meeting because land acquisition was not in its purview.

The Commissioners all expressed support for the project. Responding to additional queries, the consultants indicated that a full appraisal was completed, resulting in the \$7.9 million value.

ADJOURNMENT

COMMISSIONER SPALJ MADE A MOTION TO ADJOURN THE MEETING. VICE-CHAIR KUBE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, AND COMMISSIONERS BENNETT, MECARTNEY, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

With no further business to discuss, the meeting adjourned at 5:19 p.m.

SUBMITTED BY:

eScribers, LLC



**SCOTTSDALE AIRPORT ADVISORY COMMISSION
PUBLIC MEETING
Scottsdale Airport Aviation Business Center
Stearman/Thunderbird Meeting Room
15000 N. Airport Drive, Second Floor
Scottsdale, Arizona
Wednesday, April 15, 2026**

DRAFT MINUTES

PRESENT: April Beauboeuf, Chair
Thomas Kube, Vice-Chair
Craig Bennett
Peter Lenton
Peter Mier
John Spalj

ABSENT: David Mecartney

STAFF: Rick Wielebski, Aviation Director
Richard Formo, Assistant Aviation Director
Matthew Johnson, Director of Airport Operations & Maintenance
Kelli Kuester, Aviation Planning and Outreach Coordinator

GUESTS: Briza Garibay, FoxTrot Aviation, LLC
Mike Izaguirre, Golden Auto Detailing, LLC
Dean Praet, Golden Auto Detailing, LLC

CALL TO ORDER

The meeting was called to order at 5:02 p.m.

ROLL CALL

A formal roll call confirmed the presence of Commissioners as noted above.

PLEDGE OF ALLEGIANCE

Chair Beauboeuf led the Commission in the Pledge of Allegiance.

AVIATION DIRECTOR'S REPORT

Aviation Director Rick Wielebski announced that the City Council unanimously approved the purchase of a building for use by the airport. Escrow will be opened tomorrow, and because due diligence has already been performed, it was expected that closing would take place by the end of the month.

APPROVAL OF MINUTES

Regular Meeting: March 18, 2026

COMMISSIONER MIER MADE A MOTION TO APPROVE THE MARCH 18, 2026, REGULAR MEETING MINUTES AS PRESENTED. COMMISSIONER SPALJ SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, COMMISSIONERS BENNETT, LENTON, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

PUBLIC COMMENT

There was no response to the call for public comment. Aviation Planning and Outreach Coordinator Kelli Kuester noted that two emails were received, one of which Commissioner Mier followed up about the guidance the Commission receives from the Federal Aviation Administration (FAA) about aeronautical business permit applications.

Aviation Director Rick Wielebski replied that the FAA does not give guidance regarding specific types of business, but guidance is given about how to manage specialized air service operations. Airports protect themselves from having unviable businesses operate out of them by developing minimum standards, and any time staff declares that a business has met the requirements for an aeronautical business permit, it means they met those standards. There is no cap to the number of businesses that can be approved for permits. The Commission's bylaws require that permits be ratified by the Commission, though because staff administratively approve applications before they are brought to the Commission, those applicants can still perform work in the field. He said there is no limitation on continuing approval hearings if necessary.

With respect to the other email received, Ms. Kuester confirmed that the last noise impact study was conducted in 2005, and there are no current plans to conduct another one. She said the process for adding restrictions requires a different approval process, and getting approval for that study would be extremely difficult. It was estimated that those studies typically cost between \$500,000 and \$700,000. Ms. Kuester noted that staff responded to the sender multiple times. She did not think additional noise studies were necessary because the airport already employs a robust noise abatement program.

Responding to additional questions, she stated military aircraft must comply with the airport's military noise abatement requirements while on the ground, though once airborne they are within the purview of the FAA.

REGULAR AGENDA ITEMS 1-11

1. Annual Scottsdale Area Chamber of Commerce Update.

This item was continued and will appear on a future agenda.

2. Discussion and Possible Action regarding application for Airport Aeronautical Business Permit for FoxTrot Aviation, LLC to conduct Mobile Aircraft Washing services at Scottsdale Airport.

Assistant Aviation Director Richard Formo indicated that FoxTrot Aviation, LLC, has met the minimum operating standards to obtain a permit. He introduced a representative from the company, who explained the areas within the aircraft that FoxTrot details. The company has 12 years of experience and works with both independent and major airlines.

Responding to Commissioner questions, Mr. Formo explained that interior detailing falls under the mobile aircraft washing services category. The representative from FoxTrot stated that the company performs exterior washing as well. She explained the company's process for ensuring there were no issues with areas filling up with water that are not supposed to. Mr. Formo noted that FoxTrot were sourced by JSX to potentially detail their aircraft interiors.

There was no public comment on this item.

COMMISSIONER LENTON MADE A MOTION TO APPROVE THE APPLICATION FOR AIRPORT AERONAUTICAL BUSINESS PERMIT FOR FOXTROT AVIATION, LLC, TO CONDUCT MOBILE AIRCRAFT WASHING SERVICES AT SCOTTSDALE AIRPORT. VICE-CHAIR KUBE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, AND COMMISSIONERS BENNETT, LENTON, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

3. Discussion and Possible Action regarding application for Airport Aeronautical Business Permit for Golden Auto Detailing, LLC, to conduct Mobile Aircraft Washing services at Scottsdale Airport.

Assistant Aviation Director Richard Formo indicated that Golden Auto Detailing, LLC, d/b/a Golden Aero and Aircraft Detailing, has met the minimum operating standards to obtain a permit. He introduced Mike Izaguirre from Golden, who provided a brief history of the company's auto detailing business and his recent partnership with Dean Praet. Mr. Praet discussed his professional and educational background and spoke about the services the company intended to provide.

Responding to Commissioner questions, Mr. Izaguirre spoke about the company's dry washing technique, which should reduce the possibility of damage to property. Mr. Praet noted they used different chemicals for different planes to ensure windows do not crack. He stated they have washed helicopters before and are in negotiations with the Scottsdale Police Department.

In response to additional Commissioner queries, Aviation Director Rick Wielebski said staff uses aviation and real estate permit tracking software, which notifies staff when expiration dates are approaching. Most of the time, though, the applicants provide that information unprompted.

Though there is no specific procedure for auditing the status of permits, he continued, staff checks about once a year to make sure permits are active and that staff has current contact information for the tenants. Mr. Izaguirre and Mr. Praet explained they were 50/50 partners in the venture, and both would be actively engaged in the work.

There was no public comment on this item.

COMMISSIONER SPALJ MADE A MOTION TO APPROVE THE APPLICATION FOR AIRPORT AERONAUTICAL BUSINESS PERMIT FOR GOLDEN AUTO DETAILING, LLC, TO CONDUCT MOBILE AIRCRAFT WASHING SERVICES AT SCOTTSDALE AIRPORT. CHAIR BEAUBOEUF SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, AND COMMISSIONERS BENNETT, LENTON, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

4. Discussion and Input regarding Airport and Airpark Aeronautical Business Permit Additions, Cancellations and Revocations.

Assistant Aviation Director Richard Formo noted that the two companies approved during the last two items were added to the Airport's business permit and tenant list, while Flightworks Inc., and Square One Concepts, Inc., had been removed.

5. Discussion and Possible Action regarding the Airport Master Plan.

Matt Quick with Coffman Associates conducted a slideshow presentation which discussed highlights of the study process as well as an overview of the Master Plan. He noted the Federal Aviation Administration (FAA) recommends updating airport master plans every ten years, and the last Scottsdale plan was completed in 2015. One of the benefits of a master plan is that they create a capital improvement program which outlines maintenance and safety-related projects.

The Master Plan is a living document that can change to ensure it is tracking appropriately with operations and safety design standards. He talked about the involvement of the FAA in the master plan process and the importance of the Airport Layout Plan (ALP). He indicated the master plan process began in 2024, and he described the process Coffman Associates followed to draft material, coordinate with the Planning Advisory Committee, and gather community input. The entire process took around 18 months, and he felt it went very smoothly.

Aviation Planning and Outreach Coordinator Kelli Kuester said staff's goals were to provide clear and timely information about the process, encourage meaningful communication with the community and stakeholders, and build awareness of how the airport operates. She indicated that 150 people attended the four workshops, and 16 written comments were received. She discussed the other methods employed for the outreach campaign, which she thought was a success.

Mr. Quick discussed the data reviewed by the consultant to determine the plane projections in the plan. The plan was divided into three planning horizons of 5 years, 10 years, and the full 20 years, and operations were projected to grow by 300,000 over the full term. He went over statistics and projections related to annual aircraft operations, based aircraft, and the fleet mix. He said forecasts were important in translating demand into facility needs, airport alternatives, and a recommended development concept. The forecasts were sent to the FAA in 2025 and approved in August, and the FAA uses the validated based aircraft count for planning purposes.

In response to Commissioner questions, Mr. Quick stated the consultant produced an unconstrained forecast, and there would need to be significant redevelopment at the airport to accommodate the projections. Aviation Director Rick Wielebski noted that different operations other than aircraft services are allowable at the Airpark.

Commissioner Mier thought it would be worthwhile to evaluate the 5-year projections in 2029 to see if they came true. Mr. Quick admitted that forecasting was difficult, and they are focusing on the first 5-year horizon. He thought the projections were important because when they were hit, the focus needed to shift to ensuring that capacity on the airfield was being met. He pointed out that the Master Plan contains various planning models, and the forecasts in the plan ended up being somewhat in the middle. Ms. Kuester offered to research the projections for 2025 made in 2015 regarding operations and based aircraft figures and return to the Commission with them.

Mr. Quick noted that Scottsdale Airport experiences a significant amount of itinerant aircraft activity, and based on FAA data, it would be considered a D-3 airport, which should continue throughout the 20-year plan. However, because of some of the constraints at the airport, it is impractical to meet the D-3 standard, so the airport was approved to a D-2 standard. He explained that part of the reason for that was the modification of standards approved by the FAA. He described the remainder of the master plan process timeline. He remarked that no changes were proposed to the runway environment, and some of the minor suggestions for the parallel taxiway network would result in aircraft being able exit runways quicker. The Master Plan includes additional hangar development in some areas, he continued, and airport staff plans to coordinate with developers to maximize the utilization of the airfield from a land-side prospective. The plan also identified areas of potential property acquisition.

Responding to additional queries, Mr. Quick said the D-2 designation does not prohibit certain types of aircraft from operating at the airport. One of the recommendations was for the airport to upgrade the Precision Approach Path Indicator (PAPI) 2 system to a PAPI 4 unit over the course of the Master Plan. The analysis showed no reason why this airport could not handle larger aircraft, and D-3 aircraft already operate out of the airport. He said airport staff works with the airport engineer to evaluate pavement on a daily basis, and the established rating of 75,000 pounds does not mean that larger aircraft cannot go on it, so long as the pavement condition is evaluated regularly.

Additional discussions took place regarding the D-3 assignment, the maximum weights and wingspans allowed on Scottsdale Airport runways, and the fact that the wingspans of next-generation aircraft are only a few feet longer than planes currently operating at the airport. Mr. Quick pointed out that other airports also employ modifications of standards.

In response to additional questions, Mr. Quick said the Master Plan does not distinguish between capital improvement projects and maintenance needs, though that could be revised. He reviewed some of the short-, mid-, and long-term projects identified in the study, estimating the cost of short-term projects to be nearly \$60 million, though many would be eligible for federal and state grants. The FAA typically covers around 91 percent of all project costs, with the Arizona Department of Transportation (ADOT) and the airport splitting the remainder. He remarked that the airport is not required to offer aircraft rescue and firefighting services because it is not an FAA Part 139 facility. He noted that a runway rehabilitation project and the construction of a vehicle parking structure accounted for most of the long-term project costs. Mr. Wielebski said a change

could be made to the Master Plan given the recent purchase of land for a parking lot, but some studies still need to be conducted.

Mr. Quick commented that a Sustainability Management Plan was included in the appendix, which both memorialized projects that were already completed and contained recommendations for future sustainability measures. An energy audit was also conducted, and some of the results were included in this plan. One recommendation was for the airport to reduce taxi hold times and engine idling times, possibly by implementing additional taxiways in the future. He opined that it would be up to the airport whether to require tenants to incorporate some of these practices as part of their business models.

Mr. Quick stated the direct and indirect economic impacts of the airport and its tenants were more than 5,100 jobs, \$392 million in payroll, and a total economic output of nearly \$1.1 billion. This was up \$100 million from ADOT's 2019 economic impact study. He and Ms. Kuester reviewed the schedule for presenting the plan to the City Council for approval and sending it to the FAA and ADOT for conditional approval. Ms. Kuester noted that Kimley Horn conducted a future impact study that is expected to be completed and presented at the work study session in June.

Mr. Quick said the consultants considered advanced air mobility, but because that industry is in its infancy, they did not project anything related to it. Based on FAA design standards, he noted, a vertical takeoff and landing pad would accommodate it. Airspace integration would also need to be contemplated, he added.

COMMISSIONER MIER MADE A MOTION TO RECOMMEND APPROVAL OF THE MASTER PLAN TO THE CITY COUNCIL. VICE-CHAIR KUBE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, AND COMMISSIONERS BENNETT, LENTON, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

6. Discussion and Input regarding Monthly Operations Report.

Matthew Johnson, Director of Airport Operations & Maintenance, reviewed the Operations Report included in the agenda packet, highlighting statistics about based aircraft, operations, alerts, incidents, enforcement actions, U.S. Customs and Border Protection, airport operations, and the Business Jet Report. He pointed out this was the first time in three years that Scottsdale Airport was ranked #8.

Responding to Commissioner questions, Mr. Johnson explained that enforcement action related to aiding and abetting commercial aeronautical services without a permit had to do with someone letting an unauthorized individual into the airport. Both individuals received verbal warnings as per the airport's enforcement matrix.

7. Discussion and Input regarding Quarterly Noise Complaint Summary.

Aviation Planning & Outreach Coordinator Kelli Kuester reviewed the staff report included in the agenda packet for this item, adding that most noise complaints were due to low aircraft flights and general aviation noise. Replying to Commissioner questions, she opted to keep the location of a specific long-winded complaint hidden to protect the complainant's privacy. She explained that the monthly complaint data may not match the historical complaint data due to how they are compiled. A brief discussion ensued regarding the specific complaint discussed earlier and that

complainant's history of lodging complaints. It was pointed out that the number of complaints was trending down while traffic was increasing.

8. Discussion and input regarding Monthly Financial Report for February 2026

Assistant Aviation Director Richard Formo reviewed the Monthly Financial Report included in the agenda packet, including statistics related to the approved annual budget, the Aviation Cash Fund Balance, the accounts receivable aging report, the monthly revenue and expenditure comparison, the year-to-date figures, and fuel flowage numbers. He had no concerns about the overall financial outlook for the rest of the fiscal year.

Responding to Commissioner questions, Mr. Formo stated the City should be able to pay for the recent property purchase with cash available, to be regenerated within a year. He said staff does not track wholesale prices, but he offered to track it moving forward. Discussion ensued regarding the potential addition of landing fees for flight schools. Mr. Johnson explained that for safety reasons, smaller aircraft are not allowed to do pattern work when there are a lot of inbound and outbound IFR aircraft.

9. Discussion and Input regarding Public Outreach Programs and Planning Projects.

Aviation Planning & Outreach Coordinator Kelli Kuester reviewed the items highlighted in the staff report for this item, noting that Scottsdale Airport would be a point of focus for the May 19 virtual public engagement workshop. She showed the new graphic that was displayed at the NBAA Schedulers and Dispatchers Conference and announced that Star Wars would be the movie featured at the April 18 movie night.

10. Discussion and Input regarding the Administrative Report from the Aviation Director, or designee, regarding the status of pending aviation-related items.

Aviation Director Rick Wielebski reviewed the Commission items listed in the staff report for this item, saying the One Scottsdale project is expected to go to the Planning Commission in May. Responding to Commissioner questions, Aviation Planning & Outreach Coordinator Kelli Kuester remarked that part of the Banner Health Medical Campus was already under construction, but the project included in this item pertained to the second phase of the project. She confirmed the other building does not have a helipad. She clarified the key used for the 2026 City Council meeting calendar.

11. Discussion and Possible Action to modify the Airport Advisory Commission Meeting Schedule and Commission Item Calendar

Aviation Director Rick Wielebski recalled that the Commission's May meeting was changed to May 13, but he requested that it be moved back to May 20 because the room would not be available on the 13th. He and Assistant Aviation Director Richard Formo would not be present, but other airport staff would conduct the meeting in their absence.

COMMISSIONER LENTON MADE A MOTION TO MOVE THE MAY 13, 2026, AIRPORT ADVISORY COMMISSION MEETING TO MAY 20, 2026. VICE-CHAIR KUBE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, AND COMMISSIONERS BENNETT, LENTON, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

PUBLIC COMMENT

There was no public comment.

FUTURE AGENDA ITEMS

There were no future agenda items suggested.

ADJOURNMENT

With no further business to discuss, Chair Beauboeuf called for a motion to adjourn at 6:43 p.m.

COMMISSIONER MIER MADE A MOTION TO ADJOURN THE MEETING. COMMISSIONER SPALJ SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BEAUBOEUF, VICE-CHAIR KUBE, AND COMMISSIONERS BENNETT, LENTON, MIER, AND SPALJ VOTING IN THE AFFIRMATIVE.

SUBMITTED BY:

eScribers, LLC



COMMISSION ACTION REPORT

Annual update from the Arizona Business Aviation Association

Agenda Item No.: 1

Meeting Date: 5/20/26

Staff Contact: Timothy Vallowe,
President of the Arizona Business
Aviation Association

Phone: (602) 400-7460

INFORMATION

Tim Vallowe will provide an annual update to the Airport Advisory Commission.

Action Taken:



COMMISSION ACTION REPORT

Discussion and Possible Action regarding application for Airport Aeronautical Business Permit for Nubian Air Co. dba MARS Aviation Phoenix to conduct Mobile Aircraft Washing Services

Agenda Item No.: 2

Meeting Date: 5/20/26

Staff Contact: Matt Johnson,
Director - Operations &
Maintenance

Phone: (480) 312-2674

ACTION

Ratification of Airport Aeronautical Business Permit for Nubian Air Co. dba MARS Aviation Phoenix to conduct Mobile Aircraft Washing Services at Scottsdale Airport.

PURPOSE

Pursuant to Scottsdale Revised Code, Chapter 5, Article 3, commercial aeronautical activity conducted on the Airport requires a valid Aeronautical Business Permit. In addition, the Airport Minimum Operating Standards outline the process for obtaining such a permit. Nubian Air Co. dba MARS Aviation Phoenix has requested an Airport Aeronautical Business Permit to conduct Mobile Aircraft Washing Services at Scottsdale Airport.

APPLICANT(S)

Nubian Air Co. dba MARS Aviation Phoenix
Osman Khalil
2407 W. Jake HVN
Phoenix, AZ 85085

KEY CONSIDERATIONS

Nubian Air Co. dba MARS Aviation Phoenix has provided the required documentation in accordance with the Airport Minimum Operating Standards.

Attachment(s): 1. Completed Airport Aeronautical Business Permit

Action taken:



SCOTTSDALE AIRPORT AERONAUTICAL BUSINESS PERMIT



(Required to conduct commercial aeronautical activity on the airport)
Fields in RED are required fields.

Business or activity to be conducted (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Aircraft Charter Services | <input type="checkbox"/> Hangar/Shade Leasing Services |
| <input type="checkbox"/> Aircraft Leasing or Rental Services | <input type="checkbox"/> Flight Training Services |
| <input type="checkbox"/> Aircraft Maintenance and Repair Services | <input type="checkbox"/> Fixed Base Operator |
| <input type="checkbox"/> Aircraft Management | <input type="checkbox"/> On-Airport Rental Car Concession |
| <input checked="" type="checkbox"/> Aircraft Washing Services | <input type="checkbox"/> Other (list service): <input type="text"/> |
| <input type="checkbox"/> Aircraft Sales Services | |
| <input type="checkbox"/> Mobile Aircraft Maintenance and Repair Services | |
| <input type="checkbox"/> Specialized Aircraft Repair Services (list service): <input type="text"/> | |
| <input type="checkbox"/> Specialized Commercial Flying Service (list service): <input type="text"/> | |

These activities are limited to the airport by ordinance. Please refer to the Airport Minimum Operating Standards for further information on each type of business.

Applicant
(Business Name):

MARS Aviation Phoenix

Authorized
Representative, title:

Osman Khalil, President

Email Address:

okhalil@theMarsnation.com

Work Phone:

602-860-5414

Cell Phone:

602-785-3409

Fax:

Mailing Address:

2407 W Jake HVN

City:

Phoenix

State:

AZ

Zip Code:

85085

Billing Address:

2407 W Jake HVN

City:

Phoenix

State:

AZ

Zip Code:

85085

Billing Phone:

602-860-5414

Billing Email:

okhalil@theMarsnation.com

The Applicant hereby requests the above action(s), and in consideration of this request being granted, agrees to the following:

1. FEE PAYMENT: The Applicant agrees to pay all applicable fees on time, and all required fees including late fees, interest and penalties without deduction of any kind.
2. PERMIT LIMITATIONS: This permit may not be assigned or transferred, and is limited to the approved business activity listed above
3. INFORMATION CHANGES: The Applicant shall notify Airport Administration, in writing within fifteen (15) days , of any change to the information provided.
4. RELEASE OF LIABILITY: The City assumes no liability for damage or loss to personal property while operating at Scottsdale Airport.
5. INDEMNIFICATION: The Applicant and invitees shall indemnify the City pursuant to Chapter 5 of the Scottsdale Revised Code. As required by the Airport Minimum Operating Standards, permit holder shall endorse all liability insurance policies to include the City of Scottsdale as an additional insured. Applicant further agrees to waive their insurers' subrogation rights against the City of Scottsdale, and its Officers, Directors, Commissioners, and Employees.
6. COMPLIANCE WITH THE LAW: The Applicant shall comply with all applicable laws, ordinances, rules and regulations. To view regulations, go to <http://www.scottsdaleaz.gov/airport/regulatorydocs>

Please check the box for each item attached and submitted with the application:

Lease/License Agreement

Certificates of Insurance

FAA Certificates

Sublease Agreement

Business/ Privilege Tax License

For Flight Training Schools:

Noise Abatement Pilot Briefing

The undersigned representative certifies he/she is authorized to sign for the business and acknowledges receipt of a copy of this permit.

Applicant Signature:

Osman Khalil

Digitally signed by Osman Khalil
Date: 2026.04.20 18:13:33 -07'00'

Date:

04/20/2026

By checking this box, I affirm that the information entered above is accurate and that the name typed above represents my official signature.

Please save the form to your documents, submit the form with an electronic signature to rformo@scottsdaleaz.gov OR print, sign and return to: 15000 N. Airport Drive, Suite 100, Scottsdale, AZ 85260.

Staff Use Only

Application, permits and insurance reviewed by:

Aviation
Director's
Comments/
Stipulations:

2026-04
NUBIAN AIR Co. DBA MARS AVIATION PHOENIX

Approved by Aviation
Director or designee:

Date Ratified by the Airport Advisory Commission:

December 2025



COMMISSION ACTION REPORT

Discussion and input regarding Airport and Airpark Aeronautical Business Permit Additions, Cancellations, and Revocations

Agenda Item No.: 3

Meeting Date: 5/20/26

Staff Contact: Matt Johnson,
Director - Operations &
Maintenance

Phone: (480) 312-2674

INFORMATION

Review of Airport and Airpark permittees and major tenant Aeronautical Business Permit additions, cancellations, and revocations.

PURPOSE

Per the request of the Airport Advisory Commission, a report will be provided as needed indicating additions, cancellations, and revocations of Aeronautical Business Permits.

KEY CONSIDERATIONS

- Attached are the current lists of Airport and Airpark permittees.
- List provides what type of aeronautical activity the business is conducting and the contact information.
- Any additions, cancellations, suspensions, and revocations will be highlighted on the list.

Attachment(s):
1. Current Airport Permittee List by Category
2. Current Airpark Permittee List by Category

AIRPORT AERONAUTICAL BUSINESS PERMITS & TENANTS

MAY 2026

AIRCRAFT CHARTER, SALES & MANAGEMENT				
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE
ALL ACCESS MOTORSPORTS, LLC dba ALL ACCESS JETS	CHARTER BROKERAGE	SFS	BRADLEY CRAIG	
AMERICAN FLIGHT SUPPORT, LLC	CHARTER BROKERAGE	JA	BEN MOKE	888-245-4017
BUSINESS AIRCRAFT MANAGEMENT dba EXECUTIVE AIRCRAFT SERVICES	AIRCRAFT CHARTER/SALES/MANAGEMENT	SFS	GORDON JOHNSON	480-905-8659
C. WRIGHT AVIATION, LLC	AIRCRAFT SALES/CHARTER BROKERAGE	AASC	CYGNE LASHAE SWAN	480-500-1818
CIRRUS DESIGN CORP DBA CIRRUS AIRCRAFT	AIRCRAFT MANAGEMENT/SALES	AA	RAVI DHARNIDHARKA	865-724-1959
DELUX PUBLIC CHARTER LLC, DBA JSX AIR	AIRCRAFT CHARTER	AA	DAVID DRABINSKY	469-791-7270
G.G.R. AVIATION	AIRCRAFT MANAGEMENT	SFS	GUY MILANOVITS	480-614-1166
GARY AIR SERVICES LLC, DBA AD ASTRA	AIRCRAFT CHARTER	SFS	RYAN STRAND	602-999-5629
JET LINX SCOTTSDALE	AIRCRAFT CHARTER/MANAGEMENT	AASC	JON HULBURD	866-538-5469
JET FLEET, LLC	AIRCRAFT SALES	SFS	STEVE GAGE	480-286-0029
JET OUT, INC.	AIRCRAFT CHARTER	JA	MATT WILD	316.347.1216
JET PROS, LLC	AIRCRAFT CHARTER/BROKERAGE/MANAGEMENT	SFS	MARGARET PIONTEK	480-444-2452
JOHN HOPKINSON & ASSOCIATES	AIRCRAFT SALES	AA	CHRISTINA HOPKINSON	403-637-2250
M&N EQUIPMENT, LLC dba M&N AVIATION	AIRCRAFT CHARTER/MANAGEMENT	SFS	TODD SCHIECK	720-356-4830
MACKIN AVIATION, LLC	AIRCRAFT SALES	AA	BRIAN MACKIN	480-363-0058
MAINE AVIATION AIRCRAFT CHARTER, LLC dba MAC JET CENTER	AIRCRAFT CHARTER	SPH	ALYSAN CARUSO	207-780-1811
NETJETS AVIATION INC.	AIRCRAFT CHARTER/MANAGEMENT		DAVID FRASH	614-696-3308
PARADISE JETS, LLC	AIRCRAFT CHARTER/MANAGEMENT	AA	JAMIE THOMAS	937-654-1914
PRISMJET, LLC	CHARTER/BROKERAGE/MANAGEMENT/SALES		SCOTT CASEY	
SOUTHWEST AERO, LLC	AIRCRAFT SALES	AA	BRIAN MACKIN	480-363-0058
AIRCRAFT RENTAL, LEASING & FLIGHT TRAINING				
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE
AMERICAN FLYERS, INC.	FLIGHT TRAINING	AANC	STEVEN DAUN	954-784-2122
CIRRUS DESIGN CORP DBA CIRRUS AIRCRAFT	AIRCRAFT RENTAL/FLIGHT TRAINING	AA	RAVI DHARNIDHARKA	865-724-1959
DAXAIR AVIATION, LLC	FLIGHT TRAINING	JA	NOAH KNOX	763-807-1187
FLY WHISKEY TANGO, LLC	AIRCRAFT RENTAL/LEASING/FLIGHT TRAINING	JA	CLARA CANON	201-681-9727
LEGACY FLIGHT TRAINING	FLIGHT TRAINING	ACC	WILLIAM INGLIS	772-539-0420
LEOPARD AVIATION	AIRCRAFT RENTAL/FLIGHT TRAINING	AASC	THOMAS NOON	760-419-2252
PLUS 5 SPORT AERO	FLIGHT TRAINING	JA	BUD DAVIDSON	602-971-3991
SCOTTSDALE EXECUTIVE FLIGHT TRAINING	AIRCRAFT RENTAL/FLIGHT TRAINING	SFS	GUY MILANOVITS	480-614-1166
SDL HOLDINGS - ATP	FLIGHT TRAINING	AASC	JIM KOZIARSKI	904-273-3018
SIERRA CHARLIE AVIATION	AIRCRAFT RENTAL/FLIGHT TRAINING	SFS	SCOTT CAMPBELL	480-390-2346
UNIVERSAL HELICOPTERS, INC.	FLIGHT TRAINING/LEASING	JA	GORDON JIROUX	480-951-6283
AIRCRAFT MAINTENANCE & REPAIR				
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE
ACROPRO LLC	MOBILE AIRCRAFT MAINTENANCE	MOBILE	PIKE KELLY	805-268-4962
ARIZONA AIRCRAFT INTERIOR DESIGN	SPECIALIZED AIRCRAFT REPAIR	SFS	MICHAEL BRYANT	480-832-1330
AZ JET SERVICES	AIRCRAFT MAINTENANCE	SFS	DAVE FERNEAU	602-380-5555

CESSNA AIRCRAFT COMPANY	AIRCRAFT MAINTENANCE	SFS	RANDALL SOUTIERE	480-840-9430
CIRRUS DESIGN CORP DBA CIRRUS AIRCRAFT	AIRCRAFT MAINTENANCE	AASC	RAVI DHARNIDHARKA	865-724-1959
CONSTANT AVIATION, LLC	AIRCRAFT MAINTENANCE	AASC	NATHAN ROMNEY	469-323-4081
DALLAS AIRMOTIVE	AIRCRAFT MAINTENANCE	SFS	DAVID HUTCHISON	214-477-9033
DIRECTMX AVIATION LLC	AIRCRAFT MAINTENANCE	AASC	VAN NGUYEN	520-409-7860
DUNCAN AVIONICS	AIRCRAFT MAINTENANCE	SFS	JIM DAVIS	480-922-3575
G.G.R. AVIATION	MOBILE AIRCRAFT MAINTENANCE	SFS	GUY MILANOVITS	480-614-1166
GULFSTREAM PRODUCT SUPPORT CORPORATION	AIRCRAFT MAINTENCE/MOBILE MAINTENCE	JA	BRIAN SOTNER	480-806-6720
HELIPONENTS, INC.	MOBILE AIRCRAFT MAINTENANCE	MOBILE	CHAD BARTA	480-981-8300
INFINITY AIRCRAFT SERVICES, LLC DBA EMPIRE AVIATION USA	AIRCRAFT MAINTENANCE	AA	MIKE BARLEY	561-932-0680
JET AVENUE, INC	MOBILE AIRCRAFT MAINTENANCE	MOBILE	JORGE DUARTE	323-707-9567
JET EAST AVIATION	AIRCRAFT MAINTENANCE	SFS	SHAWN GEORGE	216-212-8056
KELLEY AVIATION LLC	MOBILE AIRCRAFT MAINTENANCE	MOBILE	KEN WILSON	623-451-4512
LEARJET/BOMBARDIER INC.	AIRCRAFT MAINTENANCE	SFS	SEBASTIAN MOORE	520-746-5100
NJL AVIATION, LLC.	AIRCRAFT MAINTENANCE	ACC	ANDRE LEARY	727-401-2089
PDR SERVICES	SPECIALIZED AIRCRAFT REPAIR	SFS	PHILIP CHAPMAN	480-202-2908
PREMIER AIR CENTER dba WEST STAR AVIATION	AIRCRAFT MAINTENANCE	SFS	RODGER RENAUD	618-258-8020
STAR GATE AVIATION CORP	MOBILE AIRCRAFT MAINTENANCE	MOBILE	ALTON SERRAO JR	602-909-7533
SILVER STATE JET SERVICES, LLC	MOBILE AIRCRAFT MAINTENANCE	MOBILE	CARY CARAWAY	725-373-1876
TRUE STAR AVIATION	MOBILE AIRCRAFT MAINTENANCE	MOBILE	KYLE GOODRICH	623-256-2605
TURBINE ENGINE SPECIALISTS INC.	AIRCRAFT MAINTENANCE	AA	RICKIE RAMEY	817-625-6100
VELOCITY MAINTENANCE SOLUTIONS, LLC	MOBILE AIRCRAFT MAINTENANCE	MOBILE	MIKE BAKER	513-477-6998

AIRCRAFT WASHING & DETAILING

BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE
AERO PANACHE	AIRCRAFT WASHING	SFS	TODD PUCKETT	602-531-5505
APPEARANCE GROUP	AIRCRAFT WASHING	SFS	DONALD HENRY	480-580-1658
AVIDJET, INC	AIRCRAFT WASHING	MOBILE	BRANDON WILSON	989-397-4299
AZ SPECIALITY DETAILING	AIRCRAFT WASHING	MOBILE	NICHOLAS ELLENBERGER	602-541-2572
DAPPER SERVICES, LLC	AIRCRAFT WASHING	MOBILE	HENRY BRIGGS	801-541-9801
DETAIL BOYS, LLC	AIRCRAFT WASHING	MOBILE	ALEX DAY	866-899-6241
EXECUCARE DETAIL SERVICES, LLC	AIRCRAFT WASHING	MOBILE	THOMAS THOMASSEN	832-915-6161
FOXTROT AVIATION SERVICES, LLC AIRCRAFT WASHING AA HEIDI	AIRCRAFT WASHING	MOBILE	HEIDI CROMER	951-365-4621
GOLDEN AUTO AND AIRCRAFT DETAILING, LLC AIRCRAFT WASHING	AIRCRAFT WASHING	MOBILE	MIKE IZAGUIRRE	714-272-2927
HD PRECISION MOBILE DETAILING DBA AVENTO AVIATION	AIRCRAFT WASHING	MOBILE	HARRISON WOOD	480-747-2101
JB'S EXECUTIVE DETAILING	AIRCRAFT WASHING	MOBILE	JEFFREY BURROWS	480-808-4229
NUBIAN AIR, CO. DBA MARS AVIATION PHOENIX	AIRCRAFT WASHING	MOBILE	OSMAN KHALIL	602-860-5414
PURE AVIATION, LLC	AIRCRAFT WASHING	MOBILE	BEN HANCOCK	480-353-1575
SHINY JETS PHOENIX, LLC	AIRCRAFT WASHING	MOBILE	GREG BIRD	480-268-4286
SPLENDORE AVIATION, LLC	AIRCRAFT WASHING	MOBILE	ALBERT VALICENTI	910-447-1159
TIME FOR SALE	AIRCRAFT WASHING	MOBILE	CAROLYN NELSON	602-295-7181
WEST COAST WASH STATION	AIRCRAFT WASHING	AANC	MIKE ADAMS	480-443-7320

AUTO RENTAL COMPANIES

BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE
ALAMO/NATIONAL CAR RENTAL	OFF-AIRPORT RENTAL CAR	OFF	MIKE ROLLINS	480-948-4884

AVIS RENT-A-CAR SYSTEMS	OFF-AIRPORT RENTAL CAR	OFF	PETER SERENA	480-948-4993
ENTERPRISE RENT-A-CAR	RENTAL CAR	SFS	ERIC BULLIS	480-315-8051
GO RENTALS	RENTAL CAR	AA	KAVOUS GITIBIN	480-991-0117
HERTZ RENT-A-CAR	OFF-AIRPORT RENTAL CAR	OFF	STEPHEN BLUM	239-301-7794

FIXED BASE OPERATORS				
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE
ATLANTIC AVIATION	FIXED BASE OPERATOR	AA	KEVIN THOMPSON	480-948-2400
JET AVIATION OF AMERICA	FIXED BASE OPERATOR	JA	TIMOTHY VALLOWE	
SIGNATURE FLIGHT SUPPORT	FIXED BASE OPERATOR	SFS	GREG GIBSON	480-951-2525

HANGAR, SHADE & OFFICE LEASING SERVICES				
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE
OUT WEST AVIATION, LLC	HANGAR LEASING	BOX	SHANNON DAY	
SIGNATURE/TAC PRIVATE HANGARS	HANGAR LEASING	SPH	GREG GIBSON	480-951-2525

IN-FLIGHT CATERING SERVICES				
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE
AIR CULINAIRE WORLDWIDE, LLC	IN-FLIGHT CATERING	MOBILE	CHRIS EVANS	1-800-247-2433
ATYOURJET LLC	IN-FLIGHT CATERING	MOBILE	DAVID HENNINGER	949-491-3370
EMILY'S EVENTS LLC	IN-FLIGHT CATERING	MOBILE	EMILY GARNER	480-361-1800
JETFARE CATERING	IN-FLIGHT CATERING	MOBILE	JONATHAN ALLEN	480-771-4161
VOLANTI PRIVATE JET CATERING	IN-FLIGHT CATERING	MOBILE	DEE DEE MAZA	480-636-1722
GAT AIRLINE GROUND SUPPORT, INC.	OFF-AIRPORT CATERING	NETJETS	MICHAEL RENO	480-259-0402

U.S. GOVERNMENT				
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE
FAA CONTROL TOWER	SDL AIR TRAFFIC CONTROL	TOWER	JONATHAN WILLIAMS	480-609-7585
U.S. CUSTOMS	U.S. CUSTOMS	OPS	OFF. KENNEDY/ARVIZU	480-312-8483

OTHER				
BUSINESS NAME	ACTIVITY	LOCATION	CONTACT	TELEPHONE
AERO INTERIOR MAINTENANCE	OTHER (LEATHER RESTORATION)	OFF AIRPORT	SHANNON HUDGINS	623-910-2878

LEGEND:

Green = New Permit
Yellow = Recently Cancelled Permit
Orange = Suspension/Pending Revocation
Red = Permit Revoked

ACC = Air Commerce Center; 14605 N. Airport Drive, Scottsdale, AZ 85260

JA = Jet Aviation; 14650 N. Airport Drive, Scottsdale, AZ 85260

AA = Atlantic Aviation (Main); 14600 N. Airport Drive, Scottsdale, AZ 85260

AASC = Atlantic Aviation South Complex; 14700 N. Airport Drive, Scottsdale, AZ 85260

SFS = Signature Flight Support; 15290 N. 78th Way, Scottsdale, AZ 85260

AANC = Atlantic Aviation North Complex; 15115 N. Airport Drive, Scottsdale, AZ 85260

SPH = Signature Private Hangars, 15003 N. Airport Drive, Scottsdale, AZ 85260

TOWER = FAA Air Traffic Control Tower; 14960 N. 78th Way, Scottsdale, AZ 85260

AIRPARK AERONAUTICAL BUSINESS PERMITS & TENANTS

MAY 2026

AIRCRAFT CHARTER, SALES & MANAGEMENT & SPECIALTY SERVICES			
BUSINESS NAME	ACTIVITY	CONTACT	TELEPHONE
ACE AIRCRAFT SALES, LLC	AIRCRAFT SALES	DOUGLAS YOUNG	714-501-9339
ALPHA JET CHARTER INC.	AIRCRAFT CHARTER SERVICES	Deb Sedlak	602-909-5573
BRADLEY MACK AVIATION, INC.	AIRCRAFT MANAGEMENT	MARY RANDOLPH	480-393-0770
COPPER STATE TURBINE ENGINE CO.	AIRCRAFT ENGINE OVERHAUL SERVICES	JIM NORDSTROM	480-500-6677
ELEVAGE FLIGHT TRAVEL, LLC	AIRCRAFT CHARTER/MANAGEMENT	JOEL CLAPICK	602-622-2429
EXECUTIVE JET MANAGEMENT	AIRCRAFT MANAGEMENT	CHRISTINE LEBER	513-979-6709
GOLDEN WEST AIRLINES DBA FLYHOUSE	AIRCRAFT CHARTER/MANAGEMENT	DEVANN-RAY HAMILTON	786-970-0193
JET AVIATION FLIGHT SERVICES, INC	AIRCRAFT CHARTER/MANAGEMENT	BEN NEMATZADEH	818-618-9234
LEGACY JETS	AIRCRAFT CHARTER/MANAGEMENT	PAUL WOODFORD	480-788-7233
LINDBLOOM AVIATION	AIRCRAFT MANAGEMENT	PEYTON LINDBLOOM	720-300-2145
LUXURY AERO COLLECTION, LLC	AIRCRAFT MANAGEMENT/SALES	BRIAN MCNANNA	480-771-2389
PINNACLE AIR GROUP	AIRCRAFT CHARTER/MANAGEMENT/SALES	CURT PAVLICEK	602-618-6200
SAWYER AVIATION	AIRCRAFT CHARTER	CHAD VERDAGLIO	480-922-2723
SIGLO AVIATION	AIRCRAFT MANAGEMENT	EDWARD LANGERVELD	888-908-9398
SILVER AIR, LLC	AIRCRAFT MANAGEMENT	BRANDON MARTIN	800-889-5840
SCOTTSDALE HANGAR ONE	AIRCRAFT MANAGEMENT	MATT BEVERAGE	480-624-9000

HELICOPTER RENTAL, LEASING & FLIGHT TRAINING			
BUSINESS NAME	ACTIVITY	CONTACT	TELEPHONE
H5 PRODUCTIONS, INC. dba H5 HELICOPTERS	SPECIAL COMMERCIAL FLYING	MITCH KELLDORF	480-607-3400
SUNSTATE HELICOPTERS	SPECIAL COMMERCIAL FLYING	CHRIS DOBKINS	602-469-3182
WESTERN SKY HELICOPTERS	SPECIAL COMMERCIAL FLYING	VANESSA CLIFTON	480-416-6415

HANGAR, SHADE & OFFICE LEASING SERVICES			
BUSINESS NAME	ACTIVITY	CONTACT	TELEPHONE
7345 ACOMA LLC	HANGAR/SHADE LEASING	WILL COUNTS	480-483-8107
7689, LLC	HANGAR/SHADE LEASING	BETH AERTS	480-289-5715
AIRPARK LAND, LLC	HANGAR/SHADE LEASING	CRAIG JACKSON	480-421-6694
ASTOR AIRPARK HOLDINGS	HANGAR/SHADE LEASING	REG COOPER	480-483-1999

15266070

s1 "Airpark"

AVALON ONE	HANGAR/SHADE LEASING	SAMIR KANUGA	480-718-2412
BATES FAMILY TRUST	HANGAR/SHADE LEASING		480-443-8287
BECK LANE HANGARS LLC	HANGAR/SHADE LEASING	RYAN HAMILTON	
BCO, LLC	HANGAR/SHADE LEASING	LYNN BABCOCK	480-922-0490
BUILDING D	HANGAR/SHADE LEASING	SCOTT LYON	480-367-6200
CENTRAL IMPLEMENT	HANGAR/SHADE LEASING	PERRY CASE	480-998-8989
CC OFFICE LLC	HANGAR/SHADE LEASING	JOSEPH ODDO	480-998-1444
CWIE MANAGEMENT RESOURCES	HANGAR/SHADE LEASING	FRANK CADWELL	480-449-7751
DEVELOPMENT SERVICES OF AMERICA	HANGAR/SHADE LEASING	RICHARD WILSON	480-927-4888
GRAYSTAR CORPORATION	HANGAR/SHADE LEASING	BETH AERTS	480-483-1985
GREAT AMERICAN HANGAR	HANGAR/SHADE LEASING	MARK BOSCO	916-391-5000
HANGAR THREE	HANGAR/SHADE LEASING	JIM KEELEY	480-596-9000
JJS INVESTMENTS LLC	HANGAR/SHADE LEASING	JOHN J. SHUFELDT	602-399-1514
LARRY COFFEY	HANGAR/SHADE LEASING	LARRY COFFEY	480-607-0140
MN Designs, Inc	HANGAR/SHADE LEASING	MAGNE NERHEIM	480-363-4668
PACIFIC MARINE MANAGEMENT	HANGAR/SHADE LEASING	AL CHITTENDEN	360-653-4266
SCOTTSDALE HANGAR ONE	HANGAR/SHADE LEASING	MATT BEVERAGE	480-624-9000
SKY HARBOR LEASING, LLC	HANGAR/SHADE LEASING	REG COOPER	480-483-1999
SOUTHWEST JET CENTER	HANGAR/SHADE LEASING	GARY DAICHENDT	949-254-3027
TANGO ONE, LLC	HANGAR/SHADE LEASING	BECKY JONES	623-209-2173
THE EVANS BUSINESS COMPLEX, LLC	HANGAR/SHADE LEASING	GABE LAKATOSH	
VESELY DESCENDANT'S TRUST	HANGAR/SHADE LEASING	BETH AERTS	480-483-1985
VISIONMAKERS INTL LLC	HANGAR/SHADE LEASING	LANE COOK	480-218-1500
WALLACE HOLDINGS	HANGAR/SHADE LEASING	BOB WALLACE	480-998-8861
WATTS INVESTMENTS, LLC	HANGAR/SHADE LEASING	CHRIS NUTE	602-761-4571

LEGEND:

Green = New Permit
Yellow = Recently Cancelled Permit
Orange = Suspension/Pending Revocation
Red = Permit Revoked



Discussion and Possible Action to Recommend Adoption of Resolution No. 13653, Authorizing a Lease Agreement with 3R Ranch, Inc. for the lease of North General Aviation Executive Box Hangar Space at Scottsdale Airport

Agenda Item No.: 4

Meeting Date: 5/20/26

Staff Contact: Kelli Kuester,
Aviation Planning & Outreach
Coordinator

Phone: (480) 312-8482

ACTION

Discussion and possible action to recommend adoption of Resolution No. 13653, authorizing a lease agreement with 3R Ranch, Inc. (2026-061-COS) and for the lease of the North General Aviation Executive Box Hangar Space at Scottsdale Airport.

PURPOSE

To authorize a new lease agreement for the North General Aviation Executive Box Hangar Space at Scottsdale Airport.

KEY CONSIDERATIONS

- The General Aviation Box Hangars are located on the Kilo Ramp at the north end of the Airport property. Building A (Phase I) and Building B (Phase II) each consist of seven contiguous executive box hangars, each measuring 62 feet wide by 47 feet deep.
- Construction of Phase I & II is completed.
- 3R Ranch, Inc. is executing a new lease agreement for unit A104; this lease agreement will replace the lease agreement 2021-022-COS that has recently been terminated due to meeting the term of the agreement per the Lessee's terms and conditions.

Attachments:

1. Resolution No. 13653
2. Location Map of General Aviation Box Hangars

Action taken:

RESOLUTION NO. 13653

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA AUTHORIZING THE MAYOR TO EXECUTE LEASE AGREEMENT 2026-061-COS WITH 3R RANCH, INC., FOR THE LEASE OF HANGAR SPACE AT THE SCOTTSDALE AIRPORT.

WHEREAS, the City is the owner of certain real property known as the Scottsdale Airport;

WHEREAS, the City desires to lease box hangar space to 3R Ranch Inc. pursuant to the terms set forth in lease agreement 2026-061-COS;

NOW, THEREFORE, be it resolved by the Council of the City of Scottsdale as follows:

Section 1: The Mayor is authorized and directed to execute on behalf of the City of Scottsdale, lease agreement 2026-061-COS with 3R Ranch, Inc., a Wyoming corporation, for the lease of hangar space at the Scottsdale Airport.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 2026.

CITY OF SCOTTSDALE, an Arizona
municipal Corporation


Lisa Borowsky, Mayor

ATTEST:

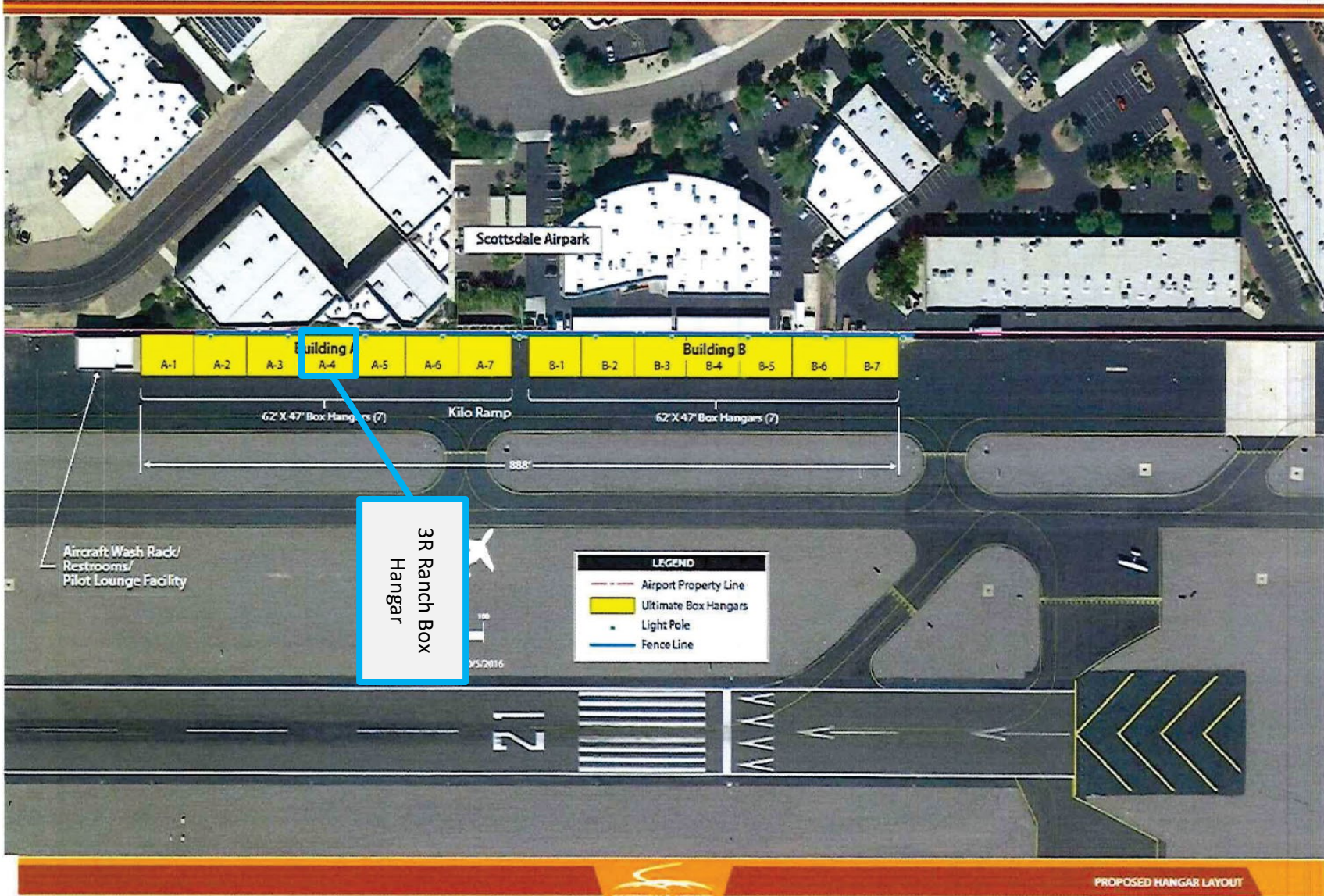
By: _____
Ben Lane, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY



Luis E. Santaella, City Attorney
By: Joe Padilla, Deputy City Attorney





Agenda Item No.: 5

Meeting Date: 5/20/26

Staff Contact: Kelli Kuester,
Aviation Planning & Outreach
Coordinator

Phone: (480) 312-8482

Discussion and Possible Action to Recommend Adoption of Resolution No. 13654, Authorizing a Lease Agreement with SDL AZ Holdings, LLC dba Atlantic Aviation, for the lease of North General Aviation Executive Box Hangar Space at Scottsdale Airport

ACTION

Discussion and possible action to recommend adoption of Resolution No. 13654, authorizing a lease agreement with SDL AZ Holdings, LLC dba Atlantic Aviation (2026-062-COS) and for the lease of the North General Aviation Executive Box Hangar Space at Scottsdale Airport.

PURPOSE

To authorize a new lease agreement for the North General Aviation Executive Box Hangar Space at Scottsdale Airport.

KEY CONSIDERATIONS

- The General Aviation Box Hangars are located on the Kilo Ramp at the north end of the Airport property. Building A (Phase I) and Building B (Phase II) each consist of seven contiguous executive box hangars, each measuring 62 feet wide by 47 feet deep.
- Construction of Phase I & II is completed.
- SDL AZ Holdings, LLC dba Atlantic Aviation is executing a new lease agreement for units A102 & A106; this lease agreement will replace the lease agreement 2023-040-COS that has recently been terminated due to meeting the term of the agreement per the Lessee's terms and conditions.

Attachments:

1. Resolution No. 13654
2. Location Map of General Aviation Box Hangars

Action taken:

RESOLUTION NO. 13654

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA AUTHORIZING THE MAYOR TO EXECUTE LEASE AGREEMENT 2026-062-COS WITH SDL AZ HOLDINGS, LLC DBA ATLANTIC AVIATION, FOR THE LEASE OF HANGAR SPACE AT THE SCOTTSDALE AIRPORT.

WHEREAS, the City is the owner of certain real property known as the Scottsdale Airport;

WHEREAS, the City desires to lease box hangar space to SDL AZ Holdings, LLC dba Atlantic Aviation pursuant to the terms set forth in lease agreement 2026-062-COS;

NOW, THEREFORE, be it resolved by the Council of the City of Scottsdale as follows:

Section 1: The Mayor is authorized and directed to execute on behalf of the City of Scottsdale, lease agreement 2026-062-COS with SDL AZ Holdings, LLC dba Atlantic Aviation., a Delaware limited-liability company, for the lease of hangar space at the Scottsdale Airport.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 2026.


CITY OF SCOTTSDALE, an Arizona
municipal Corporation

Lisa Borowsky, Mayor

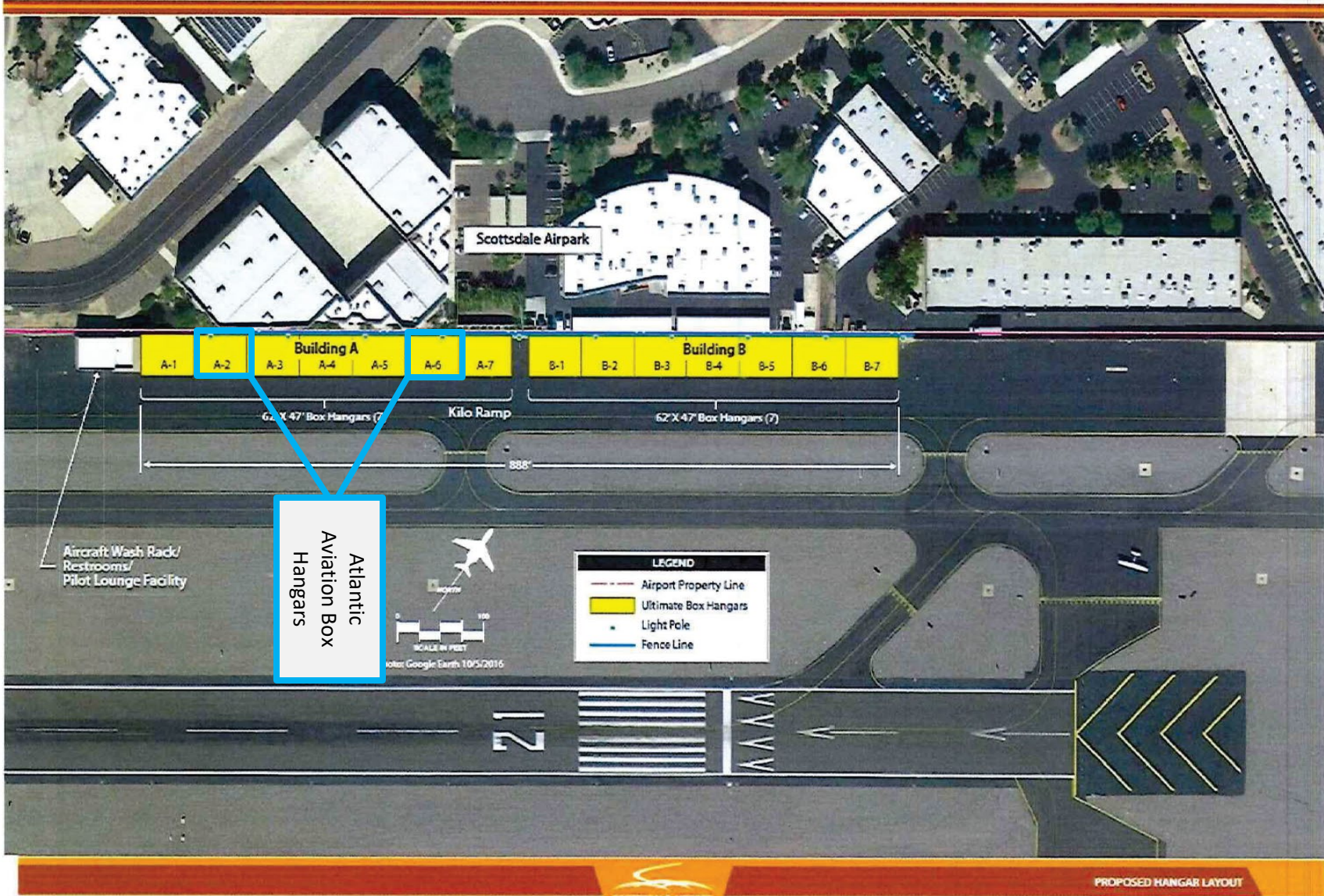
ATTEST:

Ben Lane, City Clerk

APPROVED AS TO FORM:



Luis E. Santaella, City Attorney
By: Joe Padilla, Deputy City Attorney





COMMISSION ACTION REPORT

Information, Discussion, and Possible Action to recommend City Council approval of Consent Agreement 2010-166-COS-A5 with SDL AZ Holdings, LLC, relating to an indirect transfer of ownership or control under an existing Airport lease.

Agenda Item No.: 6

Meeting Date: 5/20/26

Staff Contact: Kelli Kuester
Aviation Planning & Outreach
Coordinator

Phone: (480) 312-8482

ACTION

- 1) Airport Advisory Commission considers recommending to City Council, to ADOPT Resolution No. . 13696 authorizing and approving Consent Agreement No. 2010-166-COS-A5 with SDL AZ Holdings, LLC; and
- 2) Authorize consent to an indirect transfer of ownership or control under existing Airport Lease Agreement No. 2010-166-COS.

PURPOSE / KEY CONSIDERATIONS

SDL AZ Holdings, LLC, doing business as Atlantic Aviation, is one of Scottsdale Airport's long-term fixed-based operators (FBOs). Atlantic Aviation provides aeronautical services including fueling, aircraft parking, and ground handling for aircraft operating at Scottsdale Airport.

Atlantic Aviation is currently owned by private equity firms KKR and KSL, with KKR holding the majority interest. The ownership group plans to complete a corporate transaction in which KKR will sell a portion of its interest in Atlantic Aviation to Apollo Global Management, Inc., resulting in Apollo becoming the majority owner. This transaction constitutes an indirect transfer of ownership or control of the tenant entity.

Under Section 17.1.4 of Lease Agreement No. 2010-166-COS, any transfer of ownership or control—direct or indirect—requires the City's prior written consent.

Lease Compliance

SDL AZ Holdings has submitted the documentation required under Section 17.1 of the Lease Agreement for the City's review of the proposed transaction. Aviation staff reviewed the materials and confirmed that the request complies with all applicable lease provisions.

The proposed transaction does not alter the tenant's obligations, operational responsibilities, or service levels at Scottsdale Airport.

Attachment(s): 1. Lease Consent Agreement

Action Taken:

CONSENT

This Consent (this “Consent”) is made and entered into as of _____, 2026, by and between **SDL AZ HOLDINGS, LLC**, a Delaware limited liability company (“Tenant”), and the **CITY OF SCOTTSDALE**, an Arizona municipal corporation (“Landlord”) regarding the Lease Agreement.

WITNESSETH:

WHEREAS, Tenant conducts certain fixed base operations at the Scottsdale Airport (the “Airport”);

WHEREAS, Tenant (as the assignee of Piedmont Hawthorne Aviation LLC) and Landlord are parties to that certain Lease Agreement, Contract No. 2010-166-COS, dated October 26, 2010, as amended by Contract Nos. 2010-166-COS-A1, 2010-166-COS-A2, 2010-166-COS-A3, and 2010-166-COS-A4 (collectively, the “Lease Agreement”);

WHEREAS, on April 1, 2026, the Atlantic Aviation Holdings Corporation, a Delaware corporation (the “Company”) entered into an Agreement and Plan of Merger with Granite Aviator Intermediate, LLC, a Delaware limited liability company (“Buyer”), Granite Aviator Merger Sub, Inc., a Delaware corporation and wholly owned subsidiary of Buyer (“Merger Sub”) and other parties thereto, pursuant to which Merger Sub will merge with and into the Company, with the Company continuing as the surviving corporation and a wholly-owned subsidiary of Buyer, which will result in an indirect transfer of the majority ownership or control of Tenant or its upstream ownership entities (the “Transaction”);

WHEREAS, pursuant to Section 17.1.4 of the Lease Agreement, such transfer of ownership or control constitutes an assignment requiring Landlord’s consent; and

WHEREAS, Landlord desires to consent to the Transaction, all upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the premises and mutual covenants and agreements contained herein, the parties agree as follows:

1. Consent

Landlord hereby consents to the Transaction as it relates to the Lease Agreement pursuant to Section 17.1.4 and agrees that it shall not terminate the Lease Agreement on the basis of the Transaction constituting a breach or other reason for termination under Article XI of the Lease Agreement. This Consent is limited solely to the Transaction described herein and does not constitute consent to any other transfer, sublease, financing arrangement, or transaction.

2. Fees

As required by Section 17.13 of the Lease Agreement, Tenant has paid to Landlord the sum of \$10,000.00 as a lease transfer fee and \$1,500.00 as a legal and administrative fee.

3. No Amendment; No Waiver

All terms, conditions, and provisions of the Lease Agreement shall continue in full force and effect and remain unaffected and unchanged by this Consent and Transaction. This Consent is not an amendment to the Lease Agreement, a waiver of any right or remedy of Landlord, or a promise to issue any future consent.

4. Notices

The addresses for notices to be sent to Landlord and Tenant from and after the closing of the Transaction are as follows:

Landlord:
Scottsdale Aviation Director
15000 N. Airport Dr., Suite 100
Scottsdale, AZ 85260

Tenant:
SDL AZ Holdings, LLC
14600 N. Airport Drive
Scottsdale, AZ 85260
Attn: General Manager

City of Scottsdale
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
Attn: City Attorney

With copies to:
Atlantic Aviation
5525 Granite Pkwy, Suite 1700
Plano, TX 75024
Attention: Dawud Crooms

5. Counterparts

This Consent may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one agreement.

6. Filing

This Consent shall be filed with the City Clerk but shall not be recorded with the County Recorder.

[Signatures on next page]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first written above.

COMPANY:
SDL AZ HOLDINGS, LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

LANDLORD:
CITY OF SCOTTSDALE, an Arizona municipal corporation

Lisa Borowsky, Mayor

ATTEST:

Ben Lane, City Clerk

APPROVED AS TO FORM:

Luis E. Santaella, City Attorney
By: Jennifer Fernandez, Assistant City Attorney

April Beauboeuf, Chair
Airport Advisory Commission



COMMISSION ACTION REPORT

Discussion and possible action to recommend to City Council, Adoption of Resolution No. 13664 authorizing Construction Manager at Risk Contract No. 2026-073-COS with J. Banicki Construction, Inc., for pre-construction services in the amount of \$23,677.43 for the Runway 3-21 Pavement Preservation Project at Scottsdale Airport

Agenda Item No.: 7

Meeting Date: 5/20/26

Staff Contact: Matt Johnson
Director - Operations &
Maintenance

Phone: (480) 312-2674

ACTION

Airport Advisory Commission considers recommending to City Council, to ADOPT Resolution No. 13664, authorizing Contract No. 2026-073-COS in the amount of \$23,677.43 with J. Banicki Construction, Inc. to conduct pre-construction design phase services as Construction Manager at Risk (CMAR) for the Runway 3-21 Pavement Preservation Project.

PURPOSE

This contract will provide the services necessary to complete the preconstruction phase work related to the Runway Rehabilitation project. This will allow J. Banicki Construction, Inc. to work closely with the Aviation's current engineering firm (Mead & Hunt, Inc.) to determine the best and most efficient methods of construction to complete the project. The CMAR will also conduct a thorough constructability review of the project plans during this phase. Finally, the CMAR will conduct an "open book" bid process based on qualifications and price to establish a final Guaranteed Maximum Price (GMP) proposal for the actual cost of the construction work.

KEY CONSIDERATIONS

- The Aviation Department worked in conjunction with the City of Scottsdale's Purchasing Department staff to prepare the Request for Qualifications (RFQ) for qualified construction firms.
- Three (3) firms submitted statements of qualification and all three (3) of those firms were short-listed and subsequently interviewed.
- The RFQ Selection Committee included two (2) members of City staff, one (1) construction executive employed by a private construction firm, one (1) local fix base operator manager and one (1) professional engineer.
- Using a point/rank-based system, the selection committee concluded that J. Banicki Construction, Inc., was the most qualified company to conduct this work.
- The entire project, from design to final construction will be paid for by the Aviation Enterprise funds.
- The Aviation Department will bring the construction phase contract to the Airport Advisory Commission and City Council for consideration at a later date.
- Early design concepts are surface preparation and placement of a seal coat on Runway 3-21 pavement surface, which also includes Runway 3 and 21 blast pad and paved shoulders. The project also consists of the removal of existing rubber deposits from the landing zones at both ends of the Runway 3-21. The exact limits for rubber removal will be established during the design phase. Following rubber removal, marking removal and surface preparation, Runway 3-21 will receive an application of an emulsified asphalt seal coat, crack repair, and installation of new pavement markings. Early estimates are placing the construction cost at around \$866,000.00.

- The runway will need to be closed 24 hours a day/7-days a week to complete this work. Very early scheduling models are calling for a 1-week closure. Part of the pre-construction phase efforts will be to develop ways to reduce the closure time and utilize overnight closures.
- The Aviation Department will be launching an extensive outreach program to keep all our tenants and users informed. Most of the tenants based at the airport typically relocate their aircraft to other airports during these types of extended closures. Early outreach enables them to find a hangar or tie-down space that they will need to keep their operations running.
- We hope to complete the construction in late October 2026.

Attachment(s): 1. Draft Resolution No. 13664
2. Draft Contract No. 2026-073-COS
3. Project Area Map

Action Taken:

RESOLUTION NO. 13664

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA AUTHORIZING CONSTRUCTION MANAGER AT RISK CONTRACT NO. 2026-073-COS WITH J. BANICKI CONSTRUCTION, INC. FOR PRECONSTRUCTION SERVICES FOR THE AIRPORT RUNWAY 3-21 PAVEMENT PRESERVATION PROJECT IN AN AMOUNT NOT TO EXCEED \$23,677.43.

WHEREAS, the City of Scottsdale desires to enter into Construction Manager at Risk Contract No. 2026-073-COS to provide preconstruction phase services for the Airport Runway 3-21 Pavement Preservation Project at Scottsdale Airport; and

WHEREAS, J. Banicki Construction, Inc. has been selected through a competitive process (Solicitation 26RFSQ058) and is qualified to render the services desired by the City;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Scottsdale, Maricopa County, Arizona as follows:

Section 1. The Mayor is hereby authorized and directed to execute Construction Manager at Risk Contract No. 2026-073-COS with J. Banicki Construction, Inc to provide preconstruction phase services for the Airport Runway 3-21 Pavement Preservation Project at Scottsdale Airport in an amount not to exceed Twenty-Three Thousand Six Hundred Seventy-Seven Dollars and Forty-Three Cents (\$23,677.43).

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, Arizona, this 9th day of June 2026.

ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Ben Lane, City Clerk

By: _____
Lisa Borowsky, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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



CITY OF SCOTTSDALE
CONSTRUCTION MANAGER AT RISK
PRECONSTRUCTION SERVICES CONTRACT
PROJECT NO. 26RFSQ058
CONTRACT NO. 2026-073-COS

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**CITY OF SCOTTSDALE
CONSTRUCTION MANAGER AT RISK
PRECONSTRUCTION SERVICES CONTRACT
PROJECT NO. 26RFSQ058
CONTRACT NO. 2026-073-COS**

THIS CONTRACT, entered into this ____ day of _____, 20__, by the City of Scottsdale, an Arizona municipal corporation, (the "City") J. Banicki Construction, Inc., an Arizona corporation (the "Construction Manager at Risk" or "CMAR").

RECITALS

- A.** The Mayor of the City of Scottsdale, Arizona, is authorized by provisions of the City Charter to execute Contracts for professional services and construction services.
- B.** The City intends to construct the Runway 3-21 Pavement Preservation Project, as described in **Exhibit A** attached, and referred to in this Contract as the "Project," located at 15000 N. Airport Drive, Scottsdale Arizona, 85260.
- C.** To undertake the design of the Project, the City has entered into a Contract with Mead & Hunt, Inc. a Wisconsin corporation, who is referred to as the "Design Professional."
- D.** The City desires to enter into this Contract with the CMAR for preconstruction phase services and CMAR represents that it is qualified and able to provide the required services identified in this Contract. Upon completion of the preconstruction phase services, at the City's discretion, the City may enter into a separate construction contract with the CMAR for construction phase services.

CONTRACT

FOR AND IN CONSIDERATION of the parties' mutual covenants and conditions, it is agreed between the City and the CMAR as follows:

ARTICLE 1 - BASIC PRECONSTRUCTION PHASE SERVICES

1.0 GENERAL

- A.** The CMAR, to further the interests of the City, will perform the services required by, and in accordance with this Contract, to the satisfaction of the Contract Administrator, exercising the degree of care, skill and judgment a professional construction manager performing similar services in Scottsdale, Arizona would exercise at that time, under similar conditions. The CMAR will, at all times, perform the required services consistent with sound and generally accepted construction management and contracting practice and principles. The services being provided under this Contract will not alter any real property owned by the City.
- B.** Initial Program Evaluation. The CMAR will provide an initial written evaluation of the City's Project with recommendations as to the requirements of the Project and the Project's budget. The City and the CMAR will identify an acceptable time frame by which the CMAR will provide initial program evaluation.

- C. Project Meetings. The CMAR will attend Project Team meetings which may include, but are not limited to, monthly Project management meetings, Project workshops, special Project meetings, and Construction Documents rolling reviews.
- D. The CMAR will review and comment on the Design Professional's design phase services, in a proactive manner and consistent with the intent of the Scope of Work and the most current Drawings and Specifications. The CMAR will promptly notify the City in writing whenever the CMAR discovers errors in any Drawings or Specifications or changes in the Scope of Work requiring an adjustment in the cost estimate, Project Schedule, Guaranteed Maximum Price (GMP) Proposals or in the Contract Time for the Work, to the extent they are established.
- E. The CMAR, when requested by the City with reasonable notice, will attend, make presentations and participate as may be appropriate, in public or community meetings related to the Project. The CMAR will provide drawings, schedule diagrams, budget charts and other materials describing the Project, when their use is required or appropriate in any public agency meetings.

1.1 CONSTRUCTION MANAGEMENT PLAN

- A. The CMAR will prepare a Construction Management Plan, which includes but is not limited to the CMAR's professional opinions concerning: (1) Project milestone dates and the Project Schedule, including the broad sequencing of the design and construction of the Project, (2) plans for investigations, if any, to be undertaken to ascertain subsurface conditions and physical conditions of existing physical surface and subsurface facilities and underground utilities, (3) alternate strategies for fast-tracking or phasing the construction, (4) the number of separate subcontracts to be awarded to Subcontractors and Suppliers for the Project construction, (5) any Intergovernmental Contracts (IGA's), (6) permitting strategy, (7) safety and training programs, (8) construction quality control, (9) a commissioning program, (10) the cost estimate and basis of the model, (11) a matrix summarizing each Project Team member's responsibilities and roles, and (12) goal compliance strategy.
- B. The CMAR will add detail to its previous version of the Construction Management Plan to keep it current throughout the preconstruction phase, so that the Construction Management Plan is ready for implementation at the start of the construction phase. The update/revisions may take into account (a) revisions in Drawings and Specifications; (b) the results of any additional investigatory reports of subsurface conditions, drawings of physical conditions of existing surface and subsurface facilities and documents depicting underground utilities placement and physical condition, whether obtained by the City, Design Professional or the CMAR, (c) unresolved permitting issues, and significant issues, if any, pertaining to the acquisition of land and right of way, (d) the fast-tracking, if any, of the construction, or other chosen construction delivery methods, (e) the requisite number of separate bidding documents to be advertised, (f) the status of the procurement of long-lead time equipment (if any) or materials, and (g) funding issues identified by the City.

1.2 PROJECT SCHEDULE

- A. The fundamental purpose of the “Project Schedule” is to identify, coordinate and record the tasks and activities to be performed by all of the Project Team members and then for the Project Team to utilize that Deliverable as a basis for managing and monitoring all member’s compliance with the schedule requirements of the Project. Each Project Team member is responsible for its compliance with the Project Schedule requirements. The CMAR will, however, develop and maintain the Project Schedule on behalf of and to be used by the Project Team based on input from the other Project Team members. The Project Schedule is subject to City approval. The Project Schedule will be consistent with the most recent revised/updated Critical Path Method. The Project Schedule will use the Critical Path Method technique, unless required otherwise in writing by the City. The CMAR will use scheduling software to develop the Project Schedule that is acceptable to the City. The Project Schedule will be presented in graphical and tabular reports as agreed upon by the Project Team. If Project Phasing as described below is required, the Project Schedule will indicate milestone dates for the phases once determined. The Project Schedule’s activities will directly correlate with the Schedule of Values specified in Article 1.4(A).
- B. The CMAR will include and integrate in the Project Schedule the services and activities required of the City, the Design Professional and the CMAR including all construction phase activities based on the input received from the City and the Design Professional. The Project Schedule will detail activities to the extent required to show: (1) the coordination between conceptual design and various design phase documents, (2) separate long-lead procurements, if any, (3) permitting issues, (4) land and right-of-way acquisition, if any, (5) bid packaging strategy and awards to Subcontractors and Suppliers, (6) major stages of construction, (7) start-up and commissioning, and (8) City’s acceptance of the completed Work. The Project Schedule will include, by example and not limitation, proposed activity sequences and durations for procurement, construction and testing activities, milestone dates for actions and decisions by the Project Team, preparation and processing of Shop Drawings and Samples, delivery of materials or equipment requiring long-lead time procurement (if any), milestone dates for various construction phases, total float for all activities, relationships between the activities, the City’s occupancy requirements showing portions of the Project having occupancy priority, and proposed dates for Substantial Completion and when the Work would be ready for final acceptance.
- C. The Project Schedule will be updated and maintained by the CMAR throughout this Contract to assure that the schedule will not require major changes at the start of the construction phase to incorporate the CMAR’s plan for the performance of the construction phase Work. The CMAR will provide updates or revisions to the Project Schedule for use by the Project Team, whenever required, but no less often than at the monthly Project Team meetings. The CMAR will include with these submittals a narrative describing its analysis of the progress achieved to-date vs. that planned, any concerns regarding delays or potential delays, and any recommendations regarding mitigating actions.

- D. Project Phasing (Optional). At the City's direction the CMAR will review the design and make recommendations for phased construction. If phased construction is considered appropriate and the City and Design Professional approve, the CMAR will review the design and make recommendations regarding the phased issuance of Construction Documents to facilitate phased construction of the Work. The CMAR will take into consideration factors such as natural and practical lines of work severability, sequencing effectiveness, access and availability constraints, total time for completion, construction market conditions, labor and materials availability, and any other pertinent factors.

1.3 GENERAL DESIGN DOCUMENT REVIEWS

- A. The CMAR will evaluate periodically the availability of labor, materials/equipment, building systems, cost-sensitive aspects of the design, and other factors that may impact the cost estimate, GMP Proposals or the Project Schedule.
- B. The CMAR will recommend, with City approval, those additional surface and subsurface investigations that, in its professional opinion, are required to provide the necessary information for the CMAR to construct the Project.
- C. The CMAR will meet with the Project Team as required to review designs during their development. The CMAR will familiarize itself with the evolving documents through the preconstruction phase. The CMAR will proactively advise the Project Team and make recommendations on factors related to construction costs and concerns pertaining to the feasibility and practicality of any proposed means and methods, selected materials, equipment and building systems and labor and material availability. The CMAR will also advise the Project Team on errors and omissions it has discovered in Drawings and Specifications related to proposed Site improvements, excavation and the foundation as well as other errors and omissions the CMAR has identified with respect to coordination of the Drawings and Specifications. The CMAR will recommend cost-effective alternatives.
- D. The CMAR will routinely conduct constructability and bidability reviews of the Drawings and Specifications as necessary to satisfy the needs of the Project Team. The reviews will identify discrepancies and inconsistencies in the Construction Documents especially those related to clarity, consistency, and coordination of the Work of Subcontractors and Suppliers as follows:
 - 1. Constructability Reviews. The CMAR will evaluate whether: (a) the Drawings and Specifications are configured to enable efficient construction, (b) design elements are standardized, (c) construction efficiency is properly considered in the Drawings and Specifications, (d) module/preassembly design are prepared to facilitate fabrication, transport and installation, (e) the design promotes accessibility of personnel, material and equipment and facilitates construction under adverse weather conditions, (f) sequences of Work required by or inferable from the Drawings and Specifications are practicable, and (g) the design has taken into consideration, efficiency issues concerning: access and entrance to the Site, lay down and storage of materials, staging of Site facilities, construction parking, and other similar pertinent issues.

2. Bidability Reviews. The CMAR will check cross-references and complementary Drawings and sections within the Specifications, and in general evaluate whether (a) the Drawings and Specifications are sufficiently clear and detailed to minimize ambiguity and to reduce scope interpretation discrepancies, (b) named materials and equipment are commercially available and are performing well or otherwise, in similar installations, (c) specifications include alternatives in the event a requirement cannot be met in the field, and (d) in its professional opinion, the Project is likely to be subject to differing Site conditions.
 3. The results of the reviews will be provided to the City in formal, written reports clearly identifying all discovered discrepancies and inconsistencies in the Drawings and Specifications with notations and recommendations made on the Drawings, Specifications and other documents. If requested by the City, the CMAR will meet with the City and Design Professional to discuss any of the CMAR's findings and review reports.
 4. The CMAR's reviews will be from a contractor's perspective, and though it will serve to reduce the number of Requests for Information (RFIs) and changes during the construction phase, responsibility for the Drawings and Specifications will remain with the Design Professional.
- E. Notification of Variance or Deficiency. It is the CMAR's responsibility to assist the Design Professional in ascertaining that, in the CMAR's professional opinion, the Construction Documents are in accordance with applicable laws, statutes, ordinances, building codes, rules and regulations. If the CMAR recognizes that portions of the Construction Documents are at variance with applicable laws, statutes, ordinances, building codes, rules and regulations, it will promptly notify the Design Professional and the City in writing, describing the apparent variance or deficiency. However, the Design Professional is ultimately responsible for compliance with those laws, statutes, ordinances, building codes, rules and regulations.
- F. Alternate Systems Evaluations. The Project Team will routinely identify and evaluate using value engineering principles, any alternate systems, approaches, or design changes that have the potential to reduce Project costs while still delivering a quality and functional product. Throughout this Contract and upon the City's instruction the CMAR will provide value engineering at various stages throughout the Project. The Project Team, with approval by the City, will decide which alternatives will be incorporated into the Project. The Design Professional will have full responsibility for the incorporation of the alternatives into the Drawings and Specifications. The CMAR will include the cost of the alternatives into the cost estimate and any GMP Proposals.

1.4 COST ESTIMATES

- A. The CMAR will provide a Schedule of Values acceptable to the City including a detailed cost estimate and written review of the documents within fourteen (14) days after the CMAR's receipt of the documents required for the preconstruction

phase. The Design Professional and the CMAR will reconcile any disagreements on the estimate to arrive at an agreed cost. If no consensus is reached, the City will make the final determination.

- B. If any estimate submitted to the City exceeds previously accepted estimates or the City's Project budget, the CMAR will make appropriate recommendations on methods and materials to the City and the Design Professional that he believes will bring the Project back into the Project budget. Major milestones on the Project include 30%, 60%, 90% submittals consistent with the City of Scottsdale's Design Standards and Policies Manual.
- C. In between these milestone estimates, the CMAR will periodically provide a tracking report, which identifies the upward or downward movements of costs due to value engineering or scope changes. It will be the responsibility of the CMAR to keep the City and the Design Professional informed as to the major trend changes in costs relative to the City's budget.
- D. If requested by the City, the CMAR will prepare a preliminary "cash flow" projection based upon historical records of similar type projects to assist the City in the financing process.

1.5 **GUARANTEED MAXIMUM PRICE (GMP)**

- A. At the end of the preconstruction phase or at a time determined by the City with reasonable notice, the City will request the CMAR to provide a GMP, or series of GMP's if the CMAR determines phased construction would be in the City's best interest. The approved form of GMP(s) is stated in **Exhibit C**, attached and by reference made a part of this Contract.
 - 1. The CMAR guarantees to bring the completion of the construction of the Project within the GMP or the CMAR alone will be required to pay the difference between the actual cost and the GMP.
 - 2. Buy-out savings are any savings of the CMAR's GMP at the conclusion of the selection of Subcontractors. Buy-out savings may be used during construction by the City as a City Project Contingency. Unused savings will be returned to the City.
 - 3. Any savings realized during construction may be incorporated into the construction of the Project to fund additional scope items. Unused savings will be returned to the City.
- B. The Cost of the Work (Direct Costs), plus the CMAR Indirect Costs, plus taxes, plus the City's Project Contingency equals the Total GMP. The GMP is composed of the following actual costs, not-to-exceed cost reimbursable, fixed fee or lump sum amounts defined below:
 - 1. The Cost of the Work (Direct Costs) is a negotiated cost and is a not-to-exceed amount defined by the individual work items and their associated negotiated unit prices as a part of the hard construction work as defined in

Article 8. It includes direct labor costs, subcontract costs, costs of materials and equipment incorporated in the completed construction, costs of other materials and equipment, materials testing, and warranty of the work together with self-performed work that the CMAR established in the Sub-Contractor Selection Plan. The Cost of Work does not include the CMAR's Indirect Costs.

2. The CMAR's Indirect Costs include the General Conditions, Payment and Performance Bonds, Insurance, the CMAR Construction Fee and Taxes.
 - a. The General Conditions Costs are a negotiated amount of project supervision and other indirect costs according to construction terms as defined in Article 8. These costs are not reflected in other GMP items. Costs may include, but are not limited to, the following: Project Manager, Superintendent, Full-time General Foremen, workers not included as direct labor costs engaged in support (e.g. loading/unloading, clean-up, etc.) and administrative office personnel. Other costs may include: temporary office, building permit and licensing fees, fencing and other facilities, office supplies, office equipment, minor expenses, utilities, vehicles, fuel, sanitary facilities, and telephone services at the site.
 - b. Payment Bonds, Performance Bonds and Insurance are actual costs applied to Cost of Work and General Conditions Costs as detailed in the GMP Proposal.
 - c. The CMAR Construction Fee is a negotiated fixed fee that is proposed by the CMAR for the project as defined in Article 8. It is for management and related services of the CMAR Project.
 - d. Taxes include all sales, use, consumer, and other taxes which are legally enacted when negotiations of the GMP were concluded, whether or not yet effective or merely scheduled to go into effect. Taxes are actual costs and are a not-to-exceed reimbursable amount.

The successful CMAR must secure and maintain, during the life of the Contract, a combined State of Arizona and City of Scottsdale Transaction Privilege (sales) Tax Licenses.

For information on how to obtain a combined State of Arizona and City of Scottsdale Privilege (Sales) Tax License, please go to the following websites: <https://azdor.gov/transaction-privilege-tax/tpt-license/applying-tpt-license>

The City's Project Contingency is defined in Article 8. It is to be used at the sole discretion of the City to cover any increases in Project costs that result from City directed changes or unforeseen Site conditions. The City's Project Contingency will be added to the GMP amount provided by the

CMAR, the sum of which will be the full contract price for construction. Taxes will be applied by the CMAR at the time of the City's Project Contingency is an additional negotiated Construction Fee.

3. The GMP is cumulative. The amount of any GMP amendment will be negotiated separately and will reflect the CMAR's risk from that point forward in the Project.

1.6 GUARANTEED MAXIMUM PRICE (GMP) PROPOSALS

- A. The CMAR will present the GMP Proposal(s) for the entire Work (or portions of the Work) in a format acceptable to the City as set forth in **Exhibit C**, attached, and by reference made a part of this Contract. The City may request a GMP Proposal for any portion of the Project at any time with reasonable notice during the preconstruction phase. Any GMP Proposals submitted by the CMAR will be based on and be consistent with the current updated/revised cost estimate at the time of the request, the associated estimates for construction costs, and will include any clarifications or assumptions upon which the GMP Proposal(s) are based.
- B. GMP Proposals for the entire Project will be the sum of the maximum Cost of the Work, and also include the CMAR's Construction Fee, General Conditions Costs, Taxes, Insurance, Bonds, CMAR Indirect Costs, and City's Project Contingency.
- C. The CMAR, in preparing any GMP Proposal, will obtain from the Design Professional, six (6) sets of signed, sealed, and dated plans and specifications (including all Addenda). The CMAR will prepare its GMP in accordance with the City's request for GMP Proposal requirements based on the most current completed plans and specifications at that time. The CMAR will mark the face of each document of each set of plans and specifications upon which its proposed GMP is based. The CMAR will send one set of those documents to the City's Contract Administrator, keep one set, and return the third set to the Design Professional.
- D. The CMAR will include an updated/revised Project Schedule with any GMP Proposal(s) that reflects the Scope of Work shown in the current set of design documents upon which the GMP Proposal(s) is based. Any Project Schedule updates/revisions will continue to comply with the requirements of Article 1.2.
- E. If the Construction Services Contract is negotiated as a not-to-exceed amount, all GMP savings resulting from a lower actual Project cost than anticipated by the CMAR will revert to the City.

1.7 GUARANTEED MAXIMUM PRICE (GMP) REVIEW AND APPROVAL

- A. The CMAR will meet with the City and the Design Professional to review any GMP Proposal(s) and review the written statement of its basis. In the event the City or Design Professional discovers inconsistencies or inaccuracies in the information presented, the CMAR will make adjustments as necessary to the GMP Proposal, its basis, or both.

- B. Upon receipt of any GMP Proposal from the CMAR, the City may submit the same documents that were used by the CMAR in developing its GMP to an independent third party or to the Design Professional for review and verification. The third party or Design Professional will develop an independent estimate of the Cost of the Work and review the Project Schedule for the associated scope of the GMP Proposals. If the CMAR's GMP Proposal is greater than that of the independent third party or Design Professional's estimate, the City may require the CMAR to reconfirm its GMP Proposal. The CMAR will accept the independent third party's or Design Professional's estimate for the Cost of Work as part of its GMP Proposal or present a report identifying, explaining and substantiating the differences within seven (7) days of the City's request.
- C. If design changes are required during the review and negotiation of GMP Proposals, the City will authorize and cause the Design Professional to revise the Construction Documents to the extent necessary to reflect the agreed-upon assumptions and clarifications contained in the final approved GMP Proposal. These revised Construction Documents will be furnished to the CMAR. The CMAR will promptly notify the Design Professional and the City in writing if any revised Construction Documents are inconsistent with the agreed-upon assumptions and clarifications.
- D. The CMAR guarantees to complete the Project at a contract price that will not exceed the final approved GMP Proposal amount. The CMAR assumes the responsibility for paying any difference between the proposed and actual Cost of the Work.
- E. The CMAR may then be requested to, or at its own discretion, submit a revised GMP Proposal for consideration by the City. At that time the City may do one of the following, in its sole discretion:
1. Accept the CMAR original or revised GMP Proposal, if within the City's budget, without comment.
 2. Accept the CMAR original or revised GMP Proposal that exceeds the City's budget, and indicate in writing to the CMAR that the Project Budget has been increased to fund the differences.
 3. Reject the CMAR's original or revised GMP Proposal in which event, the City may terminate this Contract and elect to not enter into a separate Contract with the CMAR for the construction phase associated with the Scope of Work reflected in the GMP Proposal.

1.8 SUBCONTRACTOR AND MAJOR SUPPLIER SELECTIONS

- A. The CMAR will select major Subcontractors and major Suppliers, subject to first obtaining the City's approval. This may occur before or after submission of a GMP Proposal. Major Subcontractors may be selected based on qualifications or a combination of qualifications and price. Subcontractors must not be selected based on price alone. Except as noted below, the selection of major Subcontractors/Suppliers is the responsibility of the CMAR, but the City must

approve in writing the selection of all Subcontractors. In any case, the CMAR is solely responsible for the performance of the selected Subcontractors/Suppliers.

The CMAR will prepare a Subcontractor/Supplier selection plan and submit the plan to the City for approval or the CMAR may use the City's plan as described in Article 1.8(B) and (C). This Subcontractor selection plan will identify those Subcontractor trades anticipated to be selected by qualifications only as provided in Article 1.8(B) and those Subcontractor trades anticipated to be selected by qualifications and competitive bid as provided in Article 1.8(C). This plan will also identify those Subcontractors that will not be selected through a formalized qualifications-based selection process. The Subcontractor selection plan must be consistent with the selection requirements included in this Contract.

B. Selection by qualifications only - The City may approve the selection of a Subcontractor(s) or Suppliers(s) based only on their qualifications when the CMAR can demonstrate it is in the best interest of the Project.

1. The CMAR will apply the approved Subcontractor selection plan approved by the City in the evaluation of the qualifications of a Subcontractor(s) or Supplier(s) and provide the City with its review and recommendation. The selection plan will be the CMAR's own selection plan approved by the City or the City's selection plan as provided in this Article 1.8(B).
2. The CMAR will negotiate costs for services/supplies from the Subcontractors/Suppliers under the approved qualifications only method.
3. The CMAR may elect to comply with the following procedures in its selection of Subcontractor(s) or Suppliers(s) based on qualifications only:
 - a. The Request for Qualifications (RFQ) will contain the best description of the services or material desired; and
 - b. A statement that only unpriced statements of qualifications will be considered; and
 - c. State the requirements for the project, such as drawings and descriptive literature; and
 - d. State the criteria for evaluating the qualifications; and
 - e. A closing date and time for receipt of a statement of qualifications and the location where the statements should be delivered or mailed; and
 - f. A statement that discussions may be held; and
 - g. A statement that only statements of qualifications determined to be acceptable will be considered for award.

4. The RFQ may be amended after the submission of the statements of qualifications. Any amendment will be distributed only to bidders who submitted statements of qualifications. Those bidders will be permitted to submit new unpriced statements of qualifications or to amend statements already submitted.
5. Statements of Qualifications will not be opened publicly but will be opened in the presence of the CMAR. The contents of unpriced statements of qualifications will not be disclosed to unauthorized persons.
6. Statements of Qualifications will be evaluated solely in accordance with the criteria stated in the RFQ and will be determined to be either acceptable for further consideration or unacceptable. A determination that the statement is unacceptable will be in writing, state the basis of the determination and be retained by the CMAR. The CMAR will notify the bidder of the determination and the bidder will not be given an opportunity to amend its statement of qualifications further.
7. The CMAR may conduct discussions with any bidder who submits an acceptable or potentially acceptable statement of qualifications. During discussions, the CMAR will not disclose any information derived from any other bidder's statement of qualifications.
8. The CMAR will negotiate costs for services/supplies from the Subcontractor/ Supplier selected under this method. Without first giving written notice to the City, no change in the recommended Subcontractors/ Suppliers will be allowed.

C. Selection by qualifications and competitive bid – The CMAR will apply the City's Subcontractor selection plan stated above if previously approved by the City in the CMAR's evaluation of the qualifications of Subcontractors/Suppliers by providing the City with its process to prequalify prospective Subcontractors/Suppliers. Selection may not be based on price alone. All Work for major Subcontractors and major Suppliers will then be competitively bid to the prequalified Subcontractors unless a Subcontractor or Supplier was selected in accordance with Article 1.8(B) above. The CMAR may elect to comply with the following procedures in step 2 of its competitive bid process.

1. The CMAR will develop Subcontractor and Supplier interest, submit the names of a minimum of three (3) qualified Subcontractors or Suppliers for each trade in the Project and solicit bids for the various Work categories. If there are not three (3) qualified Subcontractors/Suppliers available for a specific trade or there are extenuating circumstances, the CMAR may request approval by the City to submit less than three (3) names. Without first giving written notice to the City, no change in the recommended Subcontractors/ Suppliers will be allowed.
2. If the City objects to any nominated Subcontractor/Supplier or to any self-performed Work for good reason, the CMAR will nominate a substitute Subcontractor/Supplier that is acceptable to the City.

3. The CMAR will distribute Drawings and Specifications, and when appropriate, conduct a pre-bid conference with prospective Subcontractors and Suppliers. The CMAR will then review the price bids submitted by Subcontractors and Suppliers and make its' selection based on the responsive and responsible bidder with the lowest price.
4. If the CMAR desires to self-perform certain portions of the Work, it will request to be one of the approved Subcontractor bidders for those specific bid packages. The CMAR's bid will be evaluated in accordance with the process identified in the Invitation for Bids. If events warrant and the City concurs that in order to insure compliance with the Project Schedule or cost, the CMAR may self-perform Work without bidding or re-bidding the Work. (For horizontal construction, as defined in A.R.S. § 34-101(16), the CMAR must self-perform not less than 45% of the Work as required by A.R.S. § 34-605(G)(2).)

D. If after receipt of sub-bids or after award of Subcontractors and Suppliers, the City objects to any nominated Subcontractor/Supplier or to any self-performed Work for good reason, the CMAR will nominate a substitute Subcontractor or Supplier, preferably if this option is still available, from those who submitted Subcontractor bids for the Work affected.

1. Any higher costs due to the City's rejection and substitution of a CMAR's nominated Subcontractor/Supplier or to any self-performed Work will be reflected in the Total GMP. The CMAR's proposed GMP for the Work or portion of the Work will be correspondingly adjusted to reflect the higher costs. The City at its sole discretion will either:
 - a. Correspondingly increase the CMAR's Total GMP; or
 - b. Correspondingly decrease the City's Project Contingency without change to the CMAR's Total GMP.
2. Any lower costs due to the City's rejection and substitution of a CMAR's nominated Subcontractor/Supplier or to any self-performed Work will be added to the City's Project Contingency.
3. Under no circumstances will the City's objection or comment on any Subcontractor or Supplier relieve the CMAR of its sole responsibility for control over the methods, means and processes by which the Work is accomplished.

1.9 APPROVED ALTERNATES

A. Plans and specifications may contain references to equipment or materials (patented or unpatented) or "approved alternate(s)". These references will be regarded as establishing a standard of quality, finish, appearance, performance or as indicating a selection or design based upon compatibility with existing equipment, materials, or details of construction inherent to the Project design.

These references will not be construed as limiting the selection to a specified item, source, or design detail. The use of an alternate or substitute item or source as an approved alternate will be permitted, subject to the provisions of this Article 1.9.

- B. The CMAR and the Contract Administrator will evaluate the information submitted, perform tests when necessary and make comparisons in order to approve or reject the Proposal. If rejected, the CMAR will give notice of rejection to the Bidder submitting the Proposal.
- C. The CMAR, if the Proposal is accepted, will issue a written addendum to the Invitation for Bid specifying the approved alternates and distribute the modification in the same manner as the original bidding documents.
- D. The Specifications may reference equipment or materials "or alternate". The reference to "or alternate" will be construed to mean "or approved alternate" in every instance. Use of an alternate or substitute item will be allowed only if approval was received as outlined in this Article.
- E. Construction Document references to equipment, materials, patented processes by manufacturer, trade name, make, or catalog number may be permitted, unless indicated that no substitutes or alternates may be permitted, subject to the following:
 - 1. The CMAR will certify that the substitution will perform the functions and achieve the results called for by the general design, be similar and of equal substance, and be suited to the same use as that specified.
 - 2. The submittal will state any required changes in the Construction Documents to adapt the design to the proposed substitution.
 - 3. The submittal will contain an itemized estimate of all costs and credits that will result directly or indirectly from the acceptance of the substitution including cost of design, license fees, royalties, and testing. The submittal will also include any adjustment in the applicable Contract Time created by the substitution. Substitutions will only be considered if they do not extend the applicable Contract Time.

ARTICLE 2 - PERIOD OF SERVICES

- 2.0** The CMAR will perform preconstruction and design phase services in this Contract in accordance with the terms and conditions of Article 1 and the most current update/revised Project Schedule. Failure on the part of the CMAR to adhere to the Project Schedule requirements for activities for which it is responsible will be sufficient grounds for termination of this Contract by the City.
- 2.1** If the date of performance of any obligation or the last day of any time period provided for falls on a Saturday, Sunday, or holiday for the City, then the obligation will be due and owing, and the time period will expire, on the first day next which is not a Saturday, Sunday or legal City holiday. Unless an exception is provided in this Contract, any performance

required will be timely made if completed no later than 5:00 p.m. (Local time) on the day of performance.

ARTICLE 3 - CONTRACT AMOUNT AND PAYMENTS

3.0 CONTRACT AMOUNT

Based on the preconstruction phase services fee proposal submitted by the CMAR and accepted by the City (the "Preconstruction Proposal"), attached hereto as **Exhibit D** and incorporated herein by reference, the City will pay the CMAR the Contact Amount/GMP of \$23,667.43 as follows:

For the basic services, including but not limited to those described in Article 1, the CMAR will receive a GMP not to exceed:

Construction Management Plan (<i>Site Investigations, Phasing Options</i>)	\$1,939.46
Project Coordination Meeting (<i>Kickoff, 90% review, Onsite Meetings</i>)	\$2,416.39
Estimates (<i>GMP Cost Estimate, Conceptual Budget</i>)	\$5,833.83
Design Document Review (<i>VE Analysis, Constructability Review</i>)	\$3,019.62
GMP Proposal (<i>Clarifications, DBE Compliance, GMP Copies</i>)	\$7,675.28
Scheduling (<i>Design schedule, construction scheduling</i>)	\$585.74
Vendor Outreach (<i>pre qualification, vendor solicitation, etc.</i>)	\$2,207.11
Total Contract Amount, not to exceed:	\$23,667.43

3.1 PAYMENTS

- A. Requests for monthly payments by the CMAR will be submitted to the Contract Administrator on the City's "Payment Request" form and will be accompanied by a progress report, detailed invoices, and receipts, if applicable. Any Payment Request, as defined in Article 8, will include, at a minimum, a narrative description of the tasks accomplished during the billing period, a listing of any Deliverables submitted, and copies of any Subcontractors' requests for payment, plus similar narratives and listings of Deliverables associated with their Work. Payment for services negotiated as a lump sum will be made in accordance with the percentage of Work completed during the preceding month. Services negotiated as a not-to-exceed fee will be paid in accordance with the work effort expended on that service during the preceding month.
- B. The fees for the CMAR and any Subcontractors will be based upon rate schedule(s) attached as **Exhibit B**.
- C. In the event CMAR incurs expenses related to a delay for which the City is responsible pursuant to A.R.S. §34 609(E), as amended, the CMAR and the City will negotiate an equitable adjustment to the Project Schedule and/or Contract Amount. This provision does not void any other section of this Contract that requires notice of delays, provides for arbitration or other procedures for settlement or provides for liquidated damages.

- D. The CMAR agrees that no charges or claims for costs or damages of any type will be made by it for any delays or hindrances beyond the reasonable control of the City during the progress of any portion of the services specified in this Contract. Any delays or hindrances will be solely compensated for by an extension of time for a reasonable period as may be mutually agreed between the parties. It is agreed, however, that permitting the CMAR to proceed to complete any services, in whole or in part, after the date to which the time of completion may have been extended, will in no way act as a waiver on the part of the City of any of its legal rights.
- E. If any service(s) executed by the CMAR is abandoned or suspended in whole or in part, for a period of more than one hundred and eighty (180) days through no fault of the CMAR, the CMAR is to be paid for the services performed before the abandonment or suspension. If the City suspends the Work for one hundred and eighty-one (181) consecutive days or more, the suspension will be a Contract termination for convenience.

ARTICLE 4 - CITY'S RESPONSIBILITIES

4.0 The City, at no cost to the CMAR, will furnish the following information:

- A. One copy of data the City determines is pertinent to the Work. However, the CMAR will be responsible for searching the records and requesting information it considers reasonably required for the Project.
- B. All available data and information pertaining to relevant policies, standards, criteria, studies, etc.
- C. The name of the City employee or City's representative who will serve as the Contract Administrator during the term of this Contract is stated in Article 5.12(A). The Contract Administrator has the authority to administer this Contract and will monitor the CMAR's compliance with all terms and conditions stated in this Contract. All requests for information from or decisions by the City on any aspect of the Work or Deliverables will be directed to the Contract Administrator. The Contract Administrator will provide the CMAR with prompt notice if the Contract Administrator observes any failure on the part of the CMAR to fulfill its contractual obligations, including any default or defect in the Project or non-compliance with the Drawings or Specifications. The Contract Administrator has the authority to authorize Change Orders up to the limits permitted by the City's Procurement Code, as amended.

4.1 The City additionally will:

- A. Contract separately with one or more design professionals to provide Design Professional or engineering design services for the Project. The scope of services for the Design Professional will be provided to the CMAR for its information. The CMAR will have no right to limit or restrict any changes of these services that are otherwise mutually acceptable to the City and the Design Professional.

- B. Supply, without charge, all necessary copies of programs, reports, drawings, and specifications reasonably required by the CMAR except for those copies whose cost has been reimbursed by the City.
 - C. Provide the CMAR with adequate information in its possession or control regarding the City's requirements for the Project.
 - D. Give prompt written notice to the CMAR when the City becomes aware of any default or defect in the Project or non-conformance with the Drawings and Specifications.
 - E. Notify the CMAR of changes affecting the budget allocations.
- 4.2 The City's Contract Administrator will have authority to approve the Project Budget and Project Schedule, and render decisions and furnish information the Contract Administrator considers appropriate to the CMAR.

ARTICLE 5 - CONTRACT CONDITIONS

5.0 PROJECT DOCUMENTS AND COPYRIGHTS

- A. City Ownership of Project Documents. All work products (electronically or manually generated) including but not limited to: cost estimates, studies, design analyses, original Mylar drawings, Computer Aided Drafting and Design (CADD) file diskettes, and other related documents or Deliverables which are prepared in the performance of this Contract (collectively referred to as "Project Documents") are to be and remain the property of the City and are to be delivered to the Contract Administrator before the final payment is made to the CMAR; provided, however, the CMAR is entitled to retain one record copy of all documents. But in the event these Project Documents are altered, modified or adapted without the written consent of the CMAR, which consent the CMAR will not unreasonably withhold, the City agrees to hold the CMAR harmless to the extent permitted by law, from the legal liability arising out of or resulting from the City's alteration, modification or adaptation of the Project Documents.
- B. CMAR to Retain Copyrights. The copyrights, patents, trade secrets or other intellectual property rights associated with the ideas, concepts, techniques, inventions, processes or works of authorship pre-existing to this Contract or developed or created by the CMAR, its Subcontractors or personnel, during the course of performing this Contract or arising out of the Project will belong to the CMAR.
- C. License to City for Reasonable Use. The CMAR grants, and will require its Subcontractors to grant a license to the City, and its agents, employees, and representatives for an indefinite period of time to reasonably use, make copies, and distribute as appropriate the Project Documents, works or Deliverables developed or created for the Project and this Contract. This license will also include the making of derivative works, subject to the hold harmless provisions described above. In the event that the derivative works require the City to alter or modify the Project Documents, then Article 5.13 applies.

- D. Documents to Bear Seal. When applicable and required by state law, the CMAR and its Subcontractors will endorse, by an Arizona professional seal, all plans, works, and Deliverables prepared by them for this Contract, if any.

5.1 COMPLETENESS AND ACCURACY OF CMAR'S WORK

The CMAR will be responsible for the completeness and accuracy of its reviews, reports, supporting data, and all other preconstruction phase Deliverables prepared or compiled in accordance with its obligations under this Contract and will at its sole expense correct its Work or Deliverables. The fact that the City has accepted or approved the CMAR's Work or Deliverables will in no way relieve the CMAR of any of its responsibilities under this Contract, nor does this requirement to correct the Work or Deliverable constitute a waiver of any claims or damages otherwise available by law or Contract to the City.

5.2 ALTERATION IN CHARACTER OF WORK

- A. In the event an alteration or modification in the character of the Work or Deliverable results in a substantial change in this Contract, materially increasing or decreasing the scope of services, cost of performance, or Project Schedule, the Work or Deliverable will be performed as directed by the City. But before any altered or modified Work begins, a Change Order or Contract Modification will be approved and executed by the City and the CMAR pursuant to the City's Procurement Code, as amended. This Change Order or Contract Modification will not be effective until approved by the City. The Contract Administrator has the authority to authorize Change Orders up to the limits permitted by the City's Procurement Code, as amended.
- B. Additions to, modifications of, or deletions from the Project provided in this Contract may be made, and the compensation to be paid to the CMAR may accordingly be adjusted by mutual agreement of the contracting parties.
- C. No claim for extra Work done or materials furnished by the CMAR will be allowed by the City except as provided in this Contract, nor will the CMAR do any Work or furnish any material(s) not covered by this Contract unless the Work or material is first authorized in writing. Work or material(s) furnished by the CMAR without first obtaining written authorization will be at the CMAR's sole responsibility, cost, and expense, and the CMAR agrees that without first obtaining written authorization, no claim for compensation for the Work or materials furnished will be made.

5.3 DATA CONFIDENTIALITY

- A. As used in the Contract, data means all information, whether written or verbal, including plans, photographs, studies, investigations, audits, analyses, samples, reports, calculations, internal memos, meeting minutes, data field notes, work product, proposals, correspondence and any other similar documents or information prepared by or obtained by the CMAR or others in the performance of this Contract.

- B. The parties agree that all data, including originals, images, and reproductions, prepared by, obtained by, or transmitted to the CMAR in connection with the CMAR's performance of this Contract are confidential and proprietary information belonging to the City.
- C. Except for Subcontractors, Material and Equipment Suppliers, Consultants or other like parties necessary to complete the Work or as required by the City, the CMAR will not divulge data to any third party without first obtaining the written consent of the City. The CMAR will not use the data for any purposes except to perform the services required under this Contract. These prohibitions will not apply to the following data:
1. Data which is or becomes publicly available other than as a result of a violation of this Contract;
 2. Data which was in the CMAR's possession legally and without restriction before its performance under this Contract;
 3. Data which was acquired by the CMAR in its performance under this Contract and which was disclosed to the CMAR by a third party, who to the best of the CMAR's knowledge and belief, had the legal right to make the disclosure and the CMAR is not otherwise required to hold the data in confidence; or
 4. Data which is required to be disclosed by the CMAR by virtue of law, regulation, or court.
- D. In the event the CMAR is required or requested to disclose data to a third-party, or any other information to which the CMAR became privy as a result of any other contract with the City, the CMAR will first notify the City, as provided in this Article, of the request or demand for the data. The CMAR will timely give the City sufficient facts, so that the City can have a meaningful opportunity to either give its consent or take any action that the City may consider appropriate to protect the data or other information from disclosure.
- E. The CMAR, unless prohibited by law, will promptly deliver, as stated in this Article, a copy of all data in its possession and control to the City within ten (10) calendar days after completion of services. All data will continue to be subject to the confidentiality provisions of this Contract.
- F. The CMAR assumes all liability for maintaining the confidentiality of the data in its possession and agrees to compensate the City if any of the provisions of this Article are violated by the CMAR, its employees, agents, Subcontractors, Suppliers, or Subconsultants. Solely for the purposes of seeking injunctive relief, it is agreed that a breach of this Article will be considered to cause irreparable harm that justifies injunctive relief in court.

5.4 PROJECT STAFFING

- A. Before the start of any Work or Deliverable under this Contract, the CMAR will submit to the City an organization chart for the CMAR staff and Subcontractors and detailed resumes of key personnel listed in its response to the City's Request for Qualifications or subsequent fee proposals (or any revisions), who will be involved in performing the services described in this Contract. Unless otherwise informed, the City acknowledges its acceptance of personnel to perform these services under this Contract. In the event the CMAR desires to change any key personnel from performing the services under this Contract, the CMAR will first submit the qualifications of the proposed substituted personnel to the City for approval. Key personnel will include, but are not limited to, principal-in-charge, contract administrator, superintendent, project director, or those persons specifically identified to perform services of cost estimating, scheduling, value engineering, and procurement planning. The City will approve all key personnel, and approval shall not be unreasonably withheld.
- B. The CMAR will maintain an adequate number of competent and qualified persons, as determined by the City, to ensure acceptable and timely completion of the scope of services described in this Contract throughout the period of those services. If the City objects, with reasonable cause, to any of the CMAR's staff, the CMAR will take prompt corrective action acceptable to the City and, if required, remove the personnel from the Project and replace or add new personnel acceptable to the City.

5.5 INDEPENDENT CONTRACTOR

The CMAR is and will be an independent contractor and not an employee or agent of the City and whatever measure of control the City exercises over the Work or Deliverable will be as to the results of the Work only. No provision in this Contract will give or be construed to give the City the right to direct the CMAR as to the details of accomplishing the Work or Deliverable. CMAR's performance of the Work of this Contract will be in accordance with all applicable laws and ordinances. Upon request, the CMAR shall provide the required I.R.S. Form W-9 which is available from the IRS website at www.IRS.gov under its forms section.

5.6 TERMINATION AND CANCELLATION

- A. The City has the right to terminate or cancel this Contract or abandon any portion of the Project for which services have not been performed by the CMAR.
- B. Termination for Convenience. The City reserves the right to terminate this Contract or any part of it for its sole convenience upon written notice given pursuant to this Contract. In the event of termination, the CMAR will immediately stop all Work and will immediately cause any of its Suppliers and Subcontractors to cease Work. Upon termination, the CMAR will deliver to the City all drawings, special provisions, field survey notes, reports, and estimates, entirely or partially completed, in any format, including but not limited to written or electronic media, and other Work and Deliverables entirely or partially completed, together with all unused materials supplied by the City. The CMAR will appraise the Work completed and submit an

appraisal to the City for evaluation. The City will have the right to inspect the CMAR's Work or Deliverables to appraise the Work completed. As compensation in full for services performed to the date of the termination, the CMAR will receive its fee for the percentage of services actually completed. This fee will be in the amount to be mutually agreed upon by the CMAR and the City, based on the agreed Scope of Work. If there is no mutual agreement, the Contract Administrator will determine the percentage of completion of each task detailed in the Scope of Work and the CMAR's compensation will be based upon this determination. The City will make this final payment within sixty (60) days after the CMAR has delivered the last of the partially completed items. The CMAR will not be paid for any Work done after receipt of the notice of termination, nor for any costs incurred by the CMAR's Suppliers or Subcontractors, which the CMAR could reasonably have avoided.

Cancellation for Cause. The City may also cancel this Contract or any part of it by first giving seven (7) days written notice for cause in the event of any default by the CMAR, or if the CMAR fails to comply with any of the terms and conditions of this Contract. Unsatisfactory performance despite a reasonable opportunity to cure, as judged by the Contract Administrator, and failure to provide the City, upon request, with adequate assurances of future performance will all be causes allowing the City to cancel this Contract for cause. In the event of cancellation for cause, the CMAR will be entitled to amounts due and owing under this Contract for Work performed through the date of termination, but will also be liable to the City for any and all damages available under this Contract sustained by reason of the default which gave rise to the cancellation.

In the event the CMAR is in violation of any applicable Federal, State, County or City law, regulation or ordinance, the City may cancel this Contract immediately upon giving notice and an opportunity to cure to the CMAR.

In the event the City cancels this Contract or any part of the services contracted for, the City will notify the CMAR in writing, and immediately upon receiving this notice, the CMAR will discontinue advancing the Work under this Contract and proceed to close all operations, and the expenditure, if any, of costs resulting from the abandonment or cancellation. Upon termination, or cancellation or abandonment, and with the exception of one record copy the CMAR may retain, the CMAR will deliver to the City all drawings, special provisions, field survey notes, reports, and estimates, entirely or partially completed, in any format, including but not limited to written or electronic media, together with all unused materials supplied by the City. Use of incomplete data will be at the City's sole responsibility. If through any cause, the CMAR fails to fulfill in a timely and proper manner its obligations under this Contract, or if the CMAR violates any of the covenants, Contracts, or stipulations of this Contract, the City may withhold any payments to the CMAR for the purpose of setoff until the exact amount of damages due the City from the CMAR is determined by the parties or by a court of competent jurisdiction.

- C. The City and the CMAR agree to the full performance of the covenants contained in this Contract, except that the City reserves the right, at its discretion and without cause, to terminate or abandon any or all services provided for in this Contract, or

abandon any portion of the Project for which services have been performed by the CMAR.

- D. The CMAR, upon termination, cancellation, or abandonment, will promptly deliver to the City all reports, estimates and other Work or Deliverables entirely or partially completed, together with all unused materials supplied by the City.
- E. The CMAR will appraise the Work completed and submit an appraisal to the City for evaluation. The City will have the right to inspect the CMAR's Work or Deliverables to appraise the Work completed.
- F. The CMAR will receive compensation in full for services satisfactorily performed to the date of termination or cancellation. The fee will be paid in accordance with Article 3.1 of this Contract and will be an amount mutually agreed upon by the CMAR and the City. If there is no mutual agreement, the final determination will be made in accordance with Article 5.8. In no event will the fee exceed that stated in Article 3.0, except a modified pursuant to this Contract. The City will make the final payment within sixty (60) days after the CMAR has delivered the last of the partially or otherwise completed work items and the final fee has been agreed upon.
- G. If the City improperly cancels this Contract for cause, the cancellation for cause will be converted to a termination for convenience in accordance with the provisions of Article 5.6(B).

5.7 FUNDS APPROPRIATION

If the City Council does not appropriate funds to continue this Contract and pay for Contract charges, the City may terminate this Contract at the end of the current fiscal period. The City agrees to give written notice to the CMAR at least thirty (30) days before the end of its current fiscal period and will pay the CMAR for all approved charges incurred through the end of the period.

5.8 DISPUTES

In any unresolved dispute arising out of an interpretation of this Contract or the duties required under this Contract, the final determination at the administrative level will be made by the Contract Administrator.

5.9 WITHHOLDING PAYMENT

The City, in compliance with Title 34 of the Arizona Revised Statutes, reserves the right to withhold funds from the City's progress payments up to the amount equal to the claims the City may have against the CMAR, until such time as a settlement on those claims has been reached.

5.10 RECORDS/AUDIT

- A. Records of the CMAR's direct personnel payroll, reimbursable expenses related to this Project and records of accounts between the City and the CMAR will be

kept on a generally recognized accounting basis and will be available for three (3) years after completion of the Project.

From the Effective Date of this Contract and until three (3) years after the date of final payment by the City to the CMAR, The City, its authorized representative, or the appropriate federal agency, reserve the right to audit the CMAR's records to verify the accuracy and appropriateness of all pricing data, including data used to negotiate this Contract and any Change Orders. The City reserves the right to decrease the Contract Amount or payments made on this Contract if, upon audit of the CMAR's records, the audit discloses the CMAR has provided false, misleading, or inaccurate cost and pricing data. If an audit in accordance with this Article, discloses overcharges, of any nature, by the CMAR to the City in excess of one percent (1%) of the total contract billings, the actual cost of the City's audit will be reimbursed to the City by the CMAR. Any adjustments or payments which must be made as a result of any audit or inspection of the CMAR's invoices or records will be made within a reasonable amount of time (not to exceed 90 days) from presentation of the City's findings to the CMAR.

- B. The CMAR will include a provision similar to this Article 5.10 in all of its Contracts with Subconsultants, Subcontractors, and Suppliers providing services under this Contract to ensure the City, its authorized representative, or the appropriate federal agency, has access to the records of its Subconsultants, Subcontractors, and Suppliers to verify the accuracy of cost and pricing data. The City reserves the right to decrease the Contract Amount or payments made on this Contract if the above provision is not included in Subconsultant, Subcontractor, and Supplier contracts and one or more of those parties do not allow the City to audit their records to verify the accuracy and appropriateness of pricing data.
- C. This audit provision includes the right to inspect personnel records as required by Article 7.

5.11 INDEMNIFICATION

To the fullest extent permitted by law, the CMAR, its successors, assigns and guarantors, up to the assertion of a claim, will defend, indemnify and hold harmless the City of Scottsdale, its agents, representatives, officers, directors, officials and employees from and against all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses, including but not limited to, attorney fees, court costs, and the cost of appellate proceedings, and all claim adjusting and handling expense, investigation and litigation, for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, related to, arising from or out of, or resulting from any negligence, recklessness, or intentional wrongful conduct to the extent caused by the CMAR or any of its owners, officers, directors, agents, employees performing work or services under this Contract, including but not limited to, any Subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable and any injury or damages by any of the CMAR employees. This indemnity includes any claim or amount arising out of, or recovered under, the Worker's Compensation Law or arising out of the failure of the CMAR to conform to any federal, state, or local law, statute, ordinance, rule, regulation, or court decree. It is the specific intention of the parties that the City shall, in all instances, except

for Claims arising solely from the negligent or willful acts or omissions of the City, be indemnified by the CMAR from and against any and all claims. It is agreed that the CMAR will be responsible for primary investigation, defense, and judgment costs where this indemnification is applicable. In consideration of the award of this contract, the CMAR agrees to waive all rights of subrogation against the City, its officers, agents, and employees for losses arising from the work performed by the CMAR for the City.

Insurance provisions in this Contract are separate and independent from the indemnity provisions of this Section and shall not be construed in any way to limit the scope and magnitude of the indemnity provisions. Nothing in this paragraph shall limit the responsibility of the CMAR’s insurer to pay the City for valid claims that are covered by the CMAR’s insurance policy. The indemnity provisions of this Section shall not be construed in any way to limit the scope and magnitude and applicability of the insurance provisions.

5.12 NOTICES

- A. All notices or demands required by this Contract must be given to the other party in writing, delivered by hand or by registered or certified mail at the addresses stated below, or to any other address the parties may substitute by giving written notice as required by this section.

To City:	City of Scottsdale Purchasing Department 9191 E. San Salvador Scottsdale, Arizona 85258
Copy to:	City of Scottsdale Matthew Johnson, Contract Administrator 15000 N Airport Drive, Suite #100 Scottsdale, Arizona 85260
To CMAR:	J. Banicki Construction, Inc. 4720 E. Cotton Gin Loop Phoenix, Arizona 85040
To Design Professional:	Mead & Hunt, Inc. 8800 E. Raintree Dr., Ste 285 Scottsdale, AZ 85260

- B. Notice by facsimile or electronic (e-mail) will not be considered adequate notice as required in this Contract.

5.13 INTELLECTUAL PROPERTY

- A. The CMAR will pay all royalties and license fees associated with its performance of services under this Contract.
- B. The CMAR will defend any action or proceeding brought against the City based on any claim that the Work, or any part of it, or the operation or use of the Work or any part of it, constitutes infringement of any United States patent or copyright, issued now or at some later date. The City will give prompt written notice to the CMAR of any action or proceeding and will reasonably provide authority,

information and assistance in the defense of the action. The CMAR will defend, indemnify and hold harmless the City from and against all damages, expenses, losses, royalties, profits and costs, including but not limited to attorneys' fees and expenses awarded against the City or the CMAR in any action or proceeding. The CMAR agrees to keep the City informed of all developments in the defense of the actions. The City may be represented by, and actively participate through its own counsel in any suit or proceedings if it so desires.

- C. If the City is enjoined from the operation or use of the Work, or any part of the Work, as the result of any patent or copyright suit, claim, or proceeding, the CMAR will at its sole expense take reasonable steps to procure the right to operate or use the Work. If the CMAR cannot procure this right within a reasonable time, the CMAR will promptly, at the CMAR's option and at the CMAR's expense, (a) modify the Work so as to avoid infringement of any patent or copyright or (b) replace the Work with Work that does not infringe or violate any patent or copyright.
- D. Articles 5.13(B) and 5.13(C) above will not be applicable to the extent any suit, claim or proceeding based on infringement or violation of a patent or copyright (a) relating solely to a particular process or product of a particular manufacturer specified by the City and not offered or recommended by the CMAR to the City or (b) arising from modifications to the Work by the City or its agents after acceptance of the Work, or (c) relating to the copyrights of any specification, drawing, or any Design documents provided by the City, the Design Professional, any Consultant retained by the City, or by a Subcontractor or Supplier.
- E. The obligations stated in this Article 5.13 will constitute the sole Contract between the parties relating to liability for infringement or violation of any patent or copyright.

5.14 CONFLICT OF INTEREST

- A. To evaluate and avoid potential conflicts of interest, the CMAR will provide written notice to the City, as stated in this Article, of any Work or services performed by the CMAR for third parties that may involve or be associated with any real property or personal property owned or leased by the City. This notice will be given seven (7) business days before the start of the Project by the CMAR for a third-party or seven (7) business days before an adverse action as defined below. Written notice and disclosure will be sent to the Contract Administrator identified in Article 5.12(A).
- B. Actions that are considered to be adverse to the City under this Contract include but are not limited to:
 - 1. Using data as defined in this Contract acquired in connection with this Contract to assist a third party in pursuing administrative or judicial action against the City;
 - 2. Testifying or providing evidence on behalf of any person in connection with an administrative or judicial action against the City; and

3. Using data to produce income for the CMAR or its employees independently of performing the services under this Contract, without first obtaining the written consent of the City.
- C. The CMAR represents that except for those persons, entities and projects identified to the City, the services to be performed by the CMAR under this Contract are not expected to create an interest with any person, entity or third-party project that is or may be adverse to the interests of the City.
- D. The CMAR's failure to provide a written notice and disclosure of the information as stated in this Article on Conflicts of Interest will constitute a material breach of this Contract.
- E. City's Right of Cancellation. Pursuant to A.R.S. § 38-511, as amended, the City may cancel any contract or agreement, without penalty or obligation, if any person significantly involved in initiating, negotiating, securing, drafting, or creating the contract on behalf of the City's departments or agencies is, at any time while the contract or any extension of the contract is in effect, an employee of any other party to the contract in any capacity or a contractor to any other party to the contract with respect to the contract's subject matter. The cancellation will be effective when all other parties to the contract receive the City's written notice unless the notice specifies a later time.

5.15 CONTRACTOR'S LICENSE

Before any award of this Contract, the CMAR must provide to the City's Capital Project Management Office, its Contractor's License Classification and number and its Federal Tax I.D. number and Federal W-9 Form.

5.16 SUCCESSORS AND ASSIGNS

This Contract will extend to and be binding upon the CMAR, its successors and assigns, including any individual, company, partnership, or other entity with or into which the CMAR will merge, consolidate, or be liquidated, or any person, corporation, partnership, or other entity to which the CMAR will sell its assets. Except that services covered by this Contract may not be assigned or sublet in whole or in part without first obtaining the written consent of the Purchasing Director and Contract Administrator.

5.17 FORCE MAJEURE

Neither party will be responsible for delays or failures in performance resulting from acts beyond their control. These acts include, but are not limited to, acts of God, riots, acts of war, epidemics, labor disputes not arising out of the actions of the CMAR, governmental regulations imposed after the fact, fire, communication line failures, or power failures.

5.18 TAXES AND INDEMNIFICATION

The fee listed in this Contract includes any and all taxes applicable to the activities under this Contract. The City will have no obligation to pay additional amounts for taxes of any type. CMAR, its Subcontractors, Subconsultants and Suppliers, shall pay all Federal,

state and local taxes applicable to its operation and any persons employed by the CMAR, its Subcontractors, Subconsultants and Suppliers, except as may be otherwise provided in this Contract. The CMAR shall, and also require its Subcontractors, Subconsultants and Suppliers to hold the City harmless from any responsibility for taxes, damages and interest, if applicable, contributions required under Federal, and/or state and local laws and regulations and any other costs including transaction privilege taxes, unemployment compensation insurance, Social Security and Worker's Compensation.

5.19 NON-WAIVER PROVISION

The failure of either party to enforce any of the provisions of this Contract or to require performance by the other party of any of the provisions of this Contract will not be construed to be a waiver of these provisions, nor will it affect the validity of this Contract or any part of it, or the right of either party to enforce each and every provision.

5.20 GOVERNING LAW AND VENUE

This Contract will be considered to be made under and will be construed in accordance with and governed by the laws of the State of Arizona, without regard to the conflicts or choice of law provisions. An action to enforce any provision of this Contract or to obtain any remedy will be brought in the Superior Court, Maricopa County, Arizona. Such action must be filed, tried and remain in this Court for any and all proceedings. For this purpose, each party expressly and irrevocably consents to the jurisdiction and venue of that Court and waives the right to have such action removed to Federal District Court.

5.21 SURVIVAL

All warranties, representations and indemnifications by the CMAR will survive the completion or termination of this Contract.

5.22 MODIFICATION

The Contract Documents may not be changed, altered, or amended in any way except as consistent with the City of Scottsdale Procurement Code, as amended.

5.23 SEVERABILITY

If any provision of this Contract or its application to any person or circumstance is invalid, illegal or unenforceable to any extent, the remainder of the Contract and the application of the Contract will not be affected and will be enforceable to the fullest extent permitted by law. In accordance with the provisions of A.R.S. § 41-194.01, should the Attorney General give notice to the City that any provisions of this Contract violates state law or the Arizona Constitution, or that it may violate a state statute or the Arizona Constitution, and the Attorney General submits the offending provision to the Arizona Supreme Court, the offending provision(s) shall be immediately severed and struck from the Contract and the City and the CMAR shall, within ten (10) days after such notice, negotiate in good faith to resolve any issues related to the severed provision(s).

5.24 ENTIRE AGREEMENT

The Contract Documents form the entire Contract between the City and Contractor. No oral representations or other Contracts have been made by the parties except as specifically stated in the Contract Documents.

5.25 TIME IS OF THE ESSENCE

Time of each of the terms, covenants, and conditions of this Contract is expressly made of the essence.

5.26 THIRD PARTY BENEFICIARY

All duties and responsibilities undertaken in compliance with this Contract are for the sole and exclusive benefit of the City and the CMAR and not for the benefit of any other party. In no event will any contractual relationship be created or be construed to be created as between any third-party and the City as a result of this Contract.

5.27 COOPERATION AND FURTHER DOCUMENTATION

The CMAR agrees to provide the City any other properly executed documents as may be reasonably requested by the City to implement the intent of this Contract.

5.28 CONFLICT IN LANGUAGE

The performance of all services, Work or Deliverables pursuant to this Contract will conform to all applicable City of Scottsdale codes, ordinances and requirements as outlined in this Contract and consistent with the Scope of Work described herein. If there is a conflict in interpretation between provisions in this Contract and any Exhibits, the provisions in this Contract will prevail.

5.29 ATTORNEY'S FEES

In the event either party brings any action for any relief, declaratory or otherwise, arising out of this Contract, or on account of any breach of default, the prevailing party will be entitled to receive from the other party reasonable attorney's fees and reasonable costs and expenses, determined by the court sitting without a jury, which will be considered to have accrued on the commencement of the action and will be enforceable whether or not the action is prosecuted to judgment.

5.30 HEADINGS

The headings used in this Contract, or any other Contract Documents, are for ease of reference only and will not in any way be construed to limit or alter the meaning of any provision.

5.31 COOPERATIVE USE OF CONTRACT

In addition to the City of Scottsdale, this Contract may be extended for use by other municipalities, government agencies, and governing bodies, including the Arizona Board

of Regents, and political subdivisions of this State. Any such usage by other entities must be in accord with the ordinances, charter, and/or rules and regulations of the respective entity and the approval of the CMAR.

ARTICLE 6 - INSURANCE

6.0 INSURANCE REQUIREMENTS

- A. Concurrently with the execution of this Contract, the CMAR must furnish the City a standard insurance industry ACORD form. The ACORD form must be issued by an insurance company authorized to transact business in the State of Arizona, or one that is named on the List of Qualified Unauthorized Insurers maintained by the Arizona Department of Insurance.
- B. The CMAR, Subcontractors and Subconsultants must procure and maintain until all of their obligations have been discharged, including any warranty periods under this Contract are satisfied, insurance against claims for injury to persons or damage to property, which may arise from or in connection with the performance of the Work by the CMAR, his agents, representatives, employees, or Subcontractors.
- C. The insurance requirements are minimum requirements for this Contract and in no way limit the indemnity covenants contained in this Contract.
- D. The City in no way warrants that the minimum limits contained in this Contract are sufficient to protect the CMAR from liabilities that might arise out of the performance of the services contracted for under this Contract by the CMAR, his agents, representatives, employees, Subcontractors or Subconsultants and the CMAR is free to purchase any additional insurance as may be determined necessary. The City will not pay for higher limits, but if the CMAR pays for insurance with higher limits, the CMAR will name the City as an additional insured on any of this insurance.
- E. Claims Made. In the event any insurance policies required by this Contract are written on a "claims made" basis, coverage shall continue uninterrupted throughout the term of this Contract by keeping coverage in force using the Effective Date of this Contract as the retroactive date on all "claims made" policies. The retroactive date for exclusion of claims must be on or before the Effective Date of this Contract, and can never be after the Effective Date of this Contract. Upon completion or termination of this Contract, the "claims made" coverage shall be extended for an additional three (3) years using the original retroactive date, either through purchasing an extended reporting option; or by continued renewal of the original insurance policies. Submission of annual Certificates of Insurance, citing the applicable coverages and provisions specified herein, shall continue for three (3) years past the completion or termination of this Contract.
- F. Deductibles and Self-Insured Retentions. The policies stated in this Article may provide coverage which contains deductibles or self-insured retention amounts. Any deductibles or self-insured retention are not applicable to the policy limits provided to the City. The CMAR is solely responsible for any deductible or self-

insured retention amount. The City, at its option, may require the CMAR to secure payment of any deductible or self-insured retention by a surety bond or irrevocable and unconditional Letter of Credit. Any self-insured retentions and deductibles must be declared to and approved by the City. If not approved, the City may require that the insurer reduce or eliminate any self-insured retentions with respect to the City, its officers, officials, agents, employees, and volunteers.

6.1 MINIMUM SCOPE AND LIMITS OF INSURANCE

The CMAR must provide coverage at least as broad and with limits of liability not less than those stated below.

A. Commercial General Liability-Occurrence Form

General Aggregate	\$2,000,000
Products-Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury	\$2,000,000
Each Occurrence	\$2,000,000
Fire Damage (Any one fire)	\$100,000
Medical Expense (Any one person)	Optional

CMAR must maintain “occurrence” form Commercial General Liability insurance with a limit of not less than \$2,000,000 for each occurrence, \$2,000,000 Products and Completed Operations Annual Aggregate, and a \$2,000,000 operations, independent contractors, products completed operations, personal injury and advertising injury. If any Excess insurance is utilized to fulfill the requirements of this paragraph, the Excess insurance must be “follow form” equal or broader in coverage scope than underlying insurance.

B. Automobile Liability-Any Auto or Owned, Hired and Non-Owned Vehicles

Combined Single Limit Per Accident For Bodily Injury and Property Damage	\$1,000,000
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CMAR must maintain Business/Automobile Liability insurance with a limit of \$1,000,000 each accident on CMAR owned, hired, and non-owned vehicles assigned to or used in the performance of the CMAR’s work or services under this Contract. If any Excess insurance is utilized to fulfill the requirements of this paragraph, the Excess insurance must be “follow form” equal or broader in coverage scope than underlying insurance.

C. Workers’ Compensation and Employers Liability

Workers’ Compensation	<i>Statutory</i>
Employers Liability: Each Accident	\$500,000
Disease - Each Employee	\$500,000
Disease - Policy Limit	\$1,000,000

CMAR must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of CMAR employees

engaged in the performance of work or services under this Contract and must also maintain Employers' Liability insurance of not less than \$500,000 for each accident, \$500,000 disease for each employee and \$1,000,000 disease policy limit. The insurer must agree to waive all rights of subrogation against the City, its officers, officials, agents, employees, and volunteers for losses arising from Work performed by the CMAR for the City.

D. Coverage Terms and Required Endorsements

1. The Commercial General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions: The City,, its officers, officials, agents, and employees are to be named as additional insureds with respect to liability arising out of activities performed by, or on behalf of, the CMAR including the City's general supervision of CMAR; products and completed operations of CMAR; and automobiles owned, leased, hired, or borrowed by CMAR.
2. Except for Contractors Professional Liability and Workers Compensation insurance, for all insurance policies required under this Contract, the City, its officers, officials, agents, and employees must be additional insureds to the full limits of liability purchased by the CMAR even if those limits of liability are in excess of those required by this Contract.
3. Except for Contractors Professional Liability and Workers Compensation insurance, all insurance policies required under this Contract, including any excess insurance policies, must be primary insurance with respect to the City, its officers, officials, agents, and employees. Any insurance or self-insurance maintained by the City, its officers, officials, agents, and employees must be in excess of the coverage provided by the CMAR and must not contribute to it.
4. For all insurance policies required under this Contract, insurance coverage must apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. For all insurance policies required under this Contract, insurance coverage must not be limited to the liability assumed under the indemnification provisions of this Contract.
6. All insurance policies required under this Contract must contain a waiver of subrogation against the City, its officers, officials, agents, and employees, for losses arising from Work performed by the CMAR for the City.
7. For all insurance policies required under this Contract, if the CMAR receives notice that any of the required policies of insurance are materially reduced or cancelled, it will be CMAR's responsibility to provide prompt notice to the Contract Administrator for the City, unless such coverage is immediately replaced with similar policies.

8. Unless CMAR's Subconsultants and Subcontractors can provide the same level of coverage as detailed in this Article 6.1 and name the City and CMAR as Additional Insureds, CMAR's certificates must include all Subcontractors and Subconsultants as insureds under its policies or CMAR must maintain separate certificates and endorsements for each Subcontractor and Subconsultant. All coverages for Subcontractors and Subconsultants must be in the amounts shown in this Article 6.1, except for the General Liability Each Occurrence limit, which shall be \$1,000,000. Certificates must contain a provision that the insurance will not be canceled or materially altered without at least thirty (30) days advance notice to the City.
9. The CMAR, its successors or assigns, is required to maintain Commercial General Liability insurance as specified in this Contract for a minimum period of three (3) years following completion and acceptance of the Work. The CMAR must submit Certificates of Insurance evidencing the Commercial General Liability insurance during this three (3) year period containing all the insurance requirements stated in this Contract including naming the City of Scottsdale, its agents, representatives, officers, directors, officials and employees as Additional Insured as required.
10. The Commercial General Liability policy will be at least as broad as the Insurance Service Office, Inc.'s CG 0 0 01 07 98.
11. The CMAR's Insurance must contain broad form contractual liability coverage and must not exclude liability arising out of explosion, collapse, or underground property damage hazards ("XCU") coverage.

6.2 OTHER INSURANCE REQUIREMENTS

The policies are to contain, or be endorsed to contain, the following provisions:

- A. Contractors Professional Liability. The CMAR must carry Contractors Professional Liability insurance to cover the residual, contingent, and passive design exposures of the CMAR.
- B. Contractors Professional Limits of Liability. The CMAR must carry limits of \$1,000,000 each Project and \$2,000,000 in the Aggregate under a stand-alone policy or included by endorsement under the Commercial General Liability policy. The CMAR, its successors and or assigns, is required to maintain this Professional Liability insurance as specified in this Contract for a minimum period of three (3) years following completion and acceptance of the Work. Certificates of Insurance citing that applicable coverage is in force and contains the provisions required by this Contract must be submitted for the three (3) year period. In the event the Professional Liability insurance policy is written on a "claims made" basis, coverage will extend for three (3) years past completion and acceptance of the work or services, and the CMAR, or the Design Professional will submit Certificates of Insurance as evidence the required coverage is in effect. The Design Professional must annually submit Certificates of Insurance citing that the applicable coverage is in force and contains the required provisions for a 3 year

period. If there is no Professional Liability work or service as a part of this Contract, the City will waive the Professional Liability insurance requirement in writing.

6.3 NOTICE OF CANCELLATION

If the CMAR receives notice that any of the required policies of insurance are materially reduced with respect to the minimum limits required under this Contract. It will be CMAR's responsibility to provide prompt notice to the City's Contract Administrator, unless such coverage is immediately replaced with similar policies. Each insurance policy required by the insurance provisions of this Contract must provide the required coverage and must not be suspended, voided, canceled by either party, except after first giving thirty (30) days written notice, by certified mail, return receipt requested to:

Matthew Johnson
Aviation Department
15000 N. Airport Drive, Suite #100
Scottsdale, Arizona 85260

6.4 ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers properly licensed or approved unlicensed companies in the State of Arizona and with an A. M. Best's rating of no less than B++6. The City in no way warrants that the above required minimum insurer rating is sufficient to protect the CMAR from potential insurer insolvency. Failure to maintain insurance as required may result in termination of this Contract at the City's sole discretion.

6.5 VERIFICATION OF COVERAGE

- A. The CMAR must furnish the City Certificates of Insurance (ACORD form or equivalent approved by the City) and with original endorsements effecting coverage as required by this Contract. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Any policy endorsements that restrict or limit coverages must be clearly noted on the Certificate of Insurance.
- B. All certificates and endorsements are to be received and approved by the City before the Project commences, except for Builder's Risk-Installation Insurance. Each insurance policy required by this Contract must be in effect on or before the earlier of the start the Project or the signing of this Contract, except for Builder's Risk-Installation Insurance which, if required by the City, must be in effect before the start of Work and remain in effect for the duration of the Project. Failure to maintain the insurance policies as required by this Contract or to provide evidence of renewal is a material breach of contract.
- C. All Certificates of Insurance required by this Contract must be sent directly to the City of Scottsdale, Capital Project Management. **The Project number and Project description must be included on the Certificates of Insurance.** The City reserves the right to require complete, certified copies of all insurance policies required by this Contract, at any time. Failure to provide a Certificate of Insurance with the appropriate verbiage will result in rejection of CMAR's Certificate and

delay in contract execution. Additional Certificates of Insurance submitted without referencing a Contract number will be subject to rejection and returned or discarded.

6.6 APPROVAL

Any variation from the requirements in this Article 6 must be approved by the City's Risk Management Division, whose decision will be final. Said amendment will not require a formal contract modification but may be made by administrative action.

ARTICLE 7 - FEDERAL AND STATE LAW

7.0 COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS

The CMAR understands and acknowledges the applicability to it of the American with Disabilities Act, the Immigration Reform and Control Act of 1986, the Drug Free Workplace Act of 1989, Fair Labor Standards Act, Age Discrimination in Employment Act, Family and Medical Leave Act, National Labor Relations Act, Occupational Safety and Health Act, and other local, state or federal law governing CMAR's labor and employment practices. CMAR agrees to comply with these laws in performing this Contract and to permit the City to verify compliance. CMAR further agrees that any violation of provision on the part of CMAR, its employees, agents or assigns will constitute a material breach of this Contract.

CMAR will also comply with A.R.S. §34-301, "Employment of Aliens on Public Works Prohibited," and A.R.S. §34-302, "Residence Requirements for Employees," as amended. CMAR will include the terms of this provision in all contracts and subcontracts for Work performed under this Contract, including supervision and oversight.

Under the provisions of A.R.S. §41-4401, the CMAR warrants to the City that the CMAR and all its subcontractors will comply with all Federal Immigration laws and regulations that relate to its employees and that the CMAR and all its Subcontractors now comply with the E-Verify Program under A.R.S. §23-214(A).

A breach of this warranty by the CMAR or any of its Subcontractors will be considered a material breach of this Contract and may subject the CMAR or Subcontractor to penalties up to and including termination of this Contract or any subcontract.

The City retains the legal right to inspect the papers of any employee of the CMAR or any Subcontractor who works on this Contract to ensure that the CMAR or any Subcontractor is complying with the warranty given above.

The City may conduct random verification of the employment records of the CMAR and any of its Subcontractors to ensure compliance with this warranty. The CMAR agrees to indemnify, defend, and hold the City harmless for, from and against all losses and liabilities arising from any and all violations of these statutes related to the performance of the Work.

The City will not consider the CMAR or any of its Subcontractors in material breach of this Contract if the CMAR and its Subcontractors establish that they have complied with the employment verification provisions prescribed by 8 USCA §1324(a) and (b) of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. §23-214(A), as amended. The "E-Verify Program" means the employment verification pilot

program as jointly administered by the United States Department of Homeland Security and the Social Security Administration or any of its successor programs.

The provisions of this Article must be included in any contract the CMAR enters into with any and all of its Subcontractors who provide services under this Contract or any subcontract. "Services" are defined as furnishing labor, time or effort in the State of Arizona by a contractor or subcontractor. Services include construction or maintenance of any structure, building or transportation facility or improvement to real property. The CMAR will take appropriate steps to assure that all Subcontractors comply with the requirements of the E-Verify Program. The CMAR's failure to assure compliance by all its' subcontractors with the E-Verify Program may be considered a material breach of this Contract by the City.

7.1 EQUAL EMPLOYMENT OPPORTUNITY

For the duration of this Contract, CMAR represents and warrants it will comply with all applicable local, state and federal laws governing equal employment opportunities, or prohibiting employment or other discrimination based on any protected characteristic including but not limited to actual or perceived race, color, religion, sex, age, disability, national origin, sexual orientation, gender identity, or U.S. military status. City of Scottsdale Revised Code, Chapter 15 mandates CMAR compliance with the policies contained therein. CMAR agrees that any violation of provision on the part of CMAR, its employees, agents or assigns will constitute a material breach of this Contract.

The CMAR will include the terms of this provision in all contracts and subcontracts for work performed under this Contract, including supervision and oversight. The CMAR will, in all solicitations or advertisements for employees placed by or on behalf of the CMAR, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

7.2 NO PREFERENTIAL TREATMENT OR DISCRIMINATION

In accordance with the provisions of Article II, Section 36 of the Arizona Constitution, the City will not grant preferential treatment to or discriminate against any individual or group on the basis of race, sex, color, ethnicity or national origin. To avoid the appearance of impropriety, CMAR shall not make any donation to the City, of any goods or services during the term of this Contract, unless it has specifically been approved by the City Manager or designee.

7.3 COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT

CMAR acknowledges that, pursuant to the Americans with Disabilities Act (ADA), programs, services and other activities provided by a public entity to the public, whether directly or through a contractor, must be accessible to the disabled public. CMAR shall provide the services specified in this Contract in a manner that complies with the ADA and any and all other applicable federal, state and local disability rights legislation; provided, however, that CMAR shall not be responsible for violations that occur based on the drawings, specifications, or other Design Documents provided by the City, the City's consultants, or the Design Professional. CMAR agrees not to discriminate against disabled persons in the provision of services, benefits or activities provided under this Contract and further agrees that any violation of this prohibition on the part of CMAR, its employees, agents, or assigns will constitute a material breach of this Contract.

PROJECT NAME: AIRPORT RUNWAY 3-21 PAVEMENT PRESERVATION PROJECT

PROJECT NO: 26RFSQ058

11565416V6 CMAR Des (Rev. 1.22.2026)

7.4 NO BOYCOTT OF ISRAEL

By submitting a quote/proposal/bid and/or entering into a contract with the City, CMAR certifies that it is not currently engaged in and will not for the duration of this contract engage in boycott activity proscribed by A.R.S. § 35-393 *et seq*, as amended.

7.5 FORCED LABOR PROHIBITIONS

Pursuant to A.R.S. § 35-394, as amended, CMAR warrants and certifies that it does not currently, and agrees for the duration of this Contract that it will not use:

- 1) The forced labor of ethnic Uyghurs in the People's Republic of China.
- 2) Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.
- 3) Any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

If CMAR becomes aware during the term of this Contract that CMAR is not in compliance with this Section, CMAR shall notify the City within five (5) business days after becoming aware of the noncompliance. The failure of CMAR to provide a written certification that CMAR has remedied the noncompliance within one hundred eighty (180) days after notifying the City of its noncompliance will result in automatic termination of this Contract, unless an earlier contract termination, cancellation, or expiration date applies.

ARTICLE 8 - TERMS AND DEFINITIONS

Addenda - Written or graphic instruments issued before the submittal of the GMP Proposal(s), which clarify, correct, or change the GMP Proposal(s) requirements.

Allowance - means an agreed amount by the City and the CMAR for items or services which may be required to complete the Scope of Work.

Alternate Systems Evaluations - Alternatives for design, means, and methods or other scope of work considerations that are evaluated using value engineering principles and have the potential to reduce construction costs while still delivering a quality and functional Project that meets City requirements.

Change Order - A written order signed by an authorized representative of the City and CMAR and which approves changes in the total compensation or time allowed for completion of services consistent with the City of Scottsdale Procurement Code, as amended.

City ("Owner") - means the City of Scottsdale, an Arizona municipal corporation. Regulatory activities handled by the City of Scottsdale Development Services, Planning and Fire Departments or any other City department are not subject to the responsibilities of the City under this Contract.

CMAR ("Construction Manager at Risk") – means a project delivery method in which:

- (a) There is a separate contract for design services with one or more Design Professional and a separate contract for construction services, except that

instead of a single contract for construction services, the City may elect separate contracts for preconstruction services during the preconstruction phase, for construction during the construction phase and for any other construction services.

- (b) The contract for preconstruction services may be entered into at the same time as the contract for design services with the Design Professional or at a later time.
- (c) Design and construction of the project may be either:
 - (i) Sequential with the entire design complete before construction commences.
 - (ii) Concurrent with the design produced in two or more phases and construction of some phases commencing before the entire design is complete.
- (d) Finance services, maintenance services, operations services, preconstruction services and other related services may be included.

City's Project Contingency - means a fund to cover cost growth during the Project used at the discretion of the City usually for costs that result from the City's direct changes or unforeseen site conditions. The amount of the City's Project Contingency may be set solely by the City and will be in addition to the project costs included in the CMAR's GMP package. The City's Project Contingency is an amount to cover changes initiated by the City, which may be incorporated into the GMP as an Allowance at the City's discretion.

Contract (the "Contract") - This written document signed by the City and the CMAR covering the preconstruction phase of the Project, and including other documents itemized and referenced in or attached to and made part of this Contract.

Contract Administrator – means the person designated in Article 5.12.

Construction Documents - The plans, specifications, and drawings prepared by the Design Professional after correcting for permit review requirements and incorporating Addenda and approved Change Orders, and the Preconstruction Contract and the CMAR Construction Contract.

CMAR Construction Fee - The CMAR's administrative costs, home office overhead, and profit, whether at the CMAR's principal or branch offices. This includes the administrative costs and home office costs and any limitations or exclusions that may be included in the General Conditions for the construction phase.

Contract Amount - The final approved not-to-exceed budget for this Contract as identified in Article 3.0.

Contract Documents - means the following items and documents in descending order of precedence executed by the City and the CMAR: (i) all written modifications, Addenda, and Change Orders; (ii) the CMAR Construction Contract; (iii) this Preconstruction Contract, including all exhibits and attachments; (iv) written Supplementary Conditions; (v) Construction Documents; (vi) GMP Plans and Specifications.

Contract Time(s) - The number of days or the dates related to the contract time for the Preconstruction Phase Services Contract.

Cost of the Work (Direct Costs) - The direct costs necessarily incurred by the CMAR in the proper performance of the Work. The Cost of the Work must include direct labor costs, subcontract costs, costs of materials and equipment incorporated in the completed construction, costs of other materials and equipment, whether provided by CMAR or a third party, materials testing, and warranty work together with self-performed work that the CMAR established in the Sub-Contractor Selection Plan. The Cost of the Work will not include the general conditions, CMAR's construction fee, taxes, bonds, or insurance costs.

Day - Calendar day(s) unless otherwise specifically noted in the Contract Documents.

Deliverables - The work products prepared by the CMAR in performing the Scope of Work described in **Exhibit A** of this Contract. Major Deliverables to be prepared and provided by the CMAR during the preconstruction phase may include but are not limited to: Construction Management Plan, Project Schedule, Schedule of Values, alternative system evaluations, procurement strategies and plans, cost estimates, construction market surveys, cash flow projections, GMP Proposals, Subcontractor procurement plan, Subcontractor Contracts, Subcontractor bid packages, Supplier Contracts, and others as indicated in this Contract or required by the Project Team.

Design Team or Design Professional - refers to licensed design professionals that have been selected to work on the Project by the City. The Design Team has a services contract to furnish the design and may or may not provide professional inspections for the Project. The Design Team is led by Brad Mikulecky PE, a licensed Professional Engineer.

Drawings (Plans) - Documents which visually represent the scope, extent, and character of the Work to be furnished and performed by the CMAR during the construction phase and which have been prepared or approved by the Design Professional and the City. Drawings include documents that have reached a sufficient stage of completion and released by the Design Professional solely for the purposes of review or use in performing constructability or biddability reviews and in preparing cost estimates (e.g. conceptual design Drawings, preliminary design Drawings, detailed design Drawings at 30%, 60%, 90% or 100%), but *"not for construction"*. Drawings do not include shop drawings.

Effective Date of this Contract - The date specified in this Contract on which the Contract becomes effective, but if no date is specified, the date on which the City executes this Contract.

General Conditions Costs - The negotiated amount of project supervision and other indirect costs according to construction terms. These costs are not reflected in other GMP items. Costs may include, but are not limited to, the following: Project Manager, Superintendent, Full-time General Foremen, workers not included as direct labor costs engaged in support (e.g. loading/unloading, clean-up, etc.) and administrative office personnel. Other costs may include: temporary office, fencing and other facilities, office supplies, office equipment, minor expenses, utilities, vehicles, fuel, sanitary facilities, and telephone services at the site.

GMP Plans and Specifications - The plans and specifications provided in accordance with Article 1.6(C) upon which the Guaranteed Maximum Price Proposal is based.

Guaranteed Maximum Price or "GMP" means the sum of the maximum price of the Work as given in the GMP proposal; the CMAR's Direct Costs including the Subcontractor Costs of Work and the CMAR's Cost of Work, the CMAR Indirect Costs including the CMAR's Construction Fee;

General Conditions, Taxes, Payment and Performance Bonds, Insurance Costs, and City's Project Contingency as more fully described in Article 1.5 of this Contract.

Guaranteed Maximum Price (GMP) Proposal - The offer or proposal of the CMAR submitted on the prescribed form stating the GMP prices for the entire Work (which includes Cost of the Work, General Conditions, Taxes, Bonds, Insurance) or portions of the Work to be performed during the construction phase. The GMP Proposal(s) are to be developed in compliance with Article 1.6 of this Contract.

Indirect Costs - include the General Conditions, Payment and Performance Bonds, Insurance and Taxes.

Legal Requirements - means all applicable federal, state and local laws, codes, ordinances, rules, regulations, orders and decrees of any government or quasi-governmental entity having jurisdiction over the Project or Site, the practices involved in the Project or Site, or any Work.

Notice-to-Proceed - A written notice given by the City to the CMAR fixing the date on which the CMAR will start to perform the CMAR's obligations under the Construction Services Contract.

Payment Request - The form that is accepted by the City and used by the CMAR in requesting progress payments or final payment and which will include any supporting documentation as is required by the Contract Documents or the City, and is based on a monthly estimate of the dollar value of the Work completed.

Preconstruction Services - means advice given during the preconstruction phase. Preconstruction Services will be contracted for between the City and the CMAR, as required by A.R.S. §34-603. Services may include the following: design review, project scheduling, constructability reviews, Alternate Systems Evaluation, cost estimates, GMP preparation, and subcontractor bid phase services.

Project - The Scope of Work as described in the Recital above and **Exhibit A** attached.

Project Team - Preconstruction phase services team consisting of the Design Professional, the CMAR, the Contract Administrator, the City's representatives and other stakeholders who are responsible for making decisions regarding the Project.

Samples - Physical examples that illustrate materials, equipment, or workmanship representative of a part of the construction phase Work and which establish the standards by which that portion of the construction phase Work will be judged.

Schedule of Values (SOV) - means the Document specified in the construction phase, which divides the Contract Price into pay items, so that the sum of all pay items equals the Contract Price for the construction phase Work, or for any portion of the Work having a separate specified Contract Price. The SOV may or may not be output from the Progress Schedule depending on whether the Progress Schedule is cost-loaded or not.

Shop Drawings - means drawings, diagrams, schedules and other data specially prepared for the Work by the CMAR or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

Site - means the land or premises on which the Project is located generally described as approximately 24 acres located at Scottsdale Airport. 15000 N. Airport Drive, Scottsdale, AZ. The CMAR will include in its contract with Subcontractors the street or physical address of the construction site.

Specifications - The section(s) of the Contract Documents for the construction phase consisting of written technical descriptions of materials, equipment, construction systems, standards, and workmanship as applied to the Work and certain applicable administrative details.

Subcontractor - means any person or entity retained by the CMAR as an independent contractor to perform a portion of the Work and must include material, workers, and suppliers. All subcontractors must be selected in accordance with the selection plan stated in Article 1.8.

Subconsultant - A person, firm, or corporation having a Contract with the CMAR to furnish services required as its independent professional associate or consultant with respect to the Project.

Substantial Completion - When the Work, or when an agreed upon portion of the Work, is sufficiently complete so that the City can occupy and use the Project or a portion of the Project for its intended purposes. This may include, but is not limited to: (a) approval by the City Fire Marshall and local authorities (Certificate of Occupancy); (b) issuance of elevator permit; (c) demonstration to the City that all systems are in place, functional, and displayed to the City or its representative; (d) installation of all materials and equipment; (e) City review and acceptance of all systems; (f) City review and acceptance of draft O&M manuals and record documents; (g) City operation and maintenance training completed; (h) HVAC test and balance completed [provide minimum 30 days before the projected substantial completion]; (i) completed landscaping and Site work; and (j) final cleaning.

Supplier - A manufacturer, fabricator, supplier, distributor, materialmen or vendor having a direct contract with the CMAR or with any Subcontractor to furnish materials or equipment to be incorporated in the construction phase Work by the CMAR or any Subcontractor.

Work - The entire completed construction or the various separately identifiable parts of the construction, required to be furnished during the construction phase. Work includes and is the result of performing or furnishing labor and furnishing and incorporating materials, resources and equipment into the construction, and performing or furnishing services and documents as required by the Contract Documents for the construction phase.

[END OF TEXT- SIGNATURE PAGE TO FOLLOW]

THE CITY OF SCOTTSDALE, by its Mayor and City Clerk have subscribed their names
this _____ day of _____, 20__.

CITY OF SCOTTSDALE,
an Arizona municipal corporation

ATTEST:

By: _____
Lisa Borowsky, Mayor

By: _____
Ben Lane, City Clerk

CONSTRUCTION MANAGER AT RISK:
J. Banicki Construction, Inc., an Arizona corporation

By: _____

Print Name & Title: _____

RECOMMENDED:

By: _____
Matthew Johnson, City Contract Administrator

By: _____
Jenn Myers, MPA, CPPO, NIGP-CPP, CPPB
Purchasing Director

CITY OF SCOTTSDALE REVIEW:

By: _____
Alison Tymkiw, Senior Director - City Engineer

By: _____
George Woods, Safety & Risk Management Director

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

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

EXHIBIT A SCOPE OF WORK

Preconstruction Phase Services: Preconstruction phase services for the Project may include but are not limited to the following:

- Review the improvement plans as prepared by Mead & Hunt to assist in the development of phasing plan and schedule and to identify long lead items.
- Provide construction schedule and identify long lead items • Provide detailed cost estimating
- Provide construction constructability reviews
- Provide the CMAR's GMP(s)

Construction Phase Services: Future construction elements may be delivered via one or more construction phase services contracts and the CMAR will assume the risk and be responsible for delivering the project using a Guaranteed Maximum Price (GMP). The CMAR will be responsible for construction means and methods to meet the Project goals. The CMAR is expected to develop and follow a subcontractor selection plan, as described in Article 1.8, that solicits bids from prequalified subcontractors to perform the work. Construction Phase Services will be determined throughout the design/preconstruction phase of the Project.

**EXHIBIT B
HOURLY RATE SCHEDULE**

The schedule of hourly labor rates for employees of the CMAR and its Subcontractors or Subconsultants are as follows:

Title/Name	Direct Rate (\$/Hr)	Total Rate (\$/Hr)
Project Director / Mike Abraham	\$176.17	\$264.26
Pre Con Manager / Eric Rotner	\$107.11	\$160.67
Chief Estimator/ Michael Lambesis	\$116.98	\$175.47
Project Manager/ James Matthews	\$88.13	\$132.30

Note: Any changes in Project Staffing will require City of Scottsdale approval.

**EXHIBIT C
SUBMITTAL REQUIREMENTS FOR THE GMP**

GMP submittal, one copy for review.

Two (2) copies will be requested by the Capital Project Management prior to contract execution.

GMP Cost Model Exhibit Contents:

1. Scope of Work
 2. Summary of the GMP
 3. Schedule of Values – Direct and Indirect cost summary: Unit prices and quantity take-offs using the City’s standard pay items; Details of all Allowances and unit price work shown and specified in the detailed design documents; All fixed equipment, site improvements, and utility and equipment installations; Field Office overhead; Home Officer overhead; Bonds, taxes, insurance; The CMAR Contractor’s fee (percentages for self-performed work and subcontractor work when different).
 4. List of Plans and Specifications used for GMP Proposal
 5. List of clarification and assumptions
 6. Subcontractor Bids on Subcontractor Letterhead
 7. Project Schedule showing critical path construction items
- A. Scope of Work will consist of a brief description of the work to be performed by CMAR and major points that the CMAR and the City must be aware of pertaining to the scope. (normally one paragraph is sufficient.)
- B. A summary of the GMP with a total for each of the components of the GMP as listed in its definition in Article 1 as shown in the table below:
- C. Schedule of Values - spread sheet with the estimated bid or cost organized by subcontract categories, Allowances, bid contingency, general conditions costs, taxes, bonds, insurances, and the CMAR’s construction phase fee. The supporting document for the spreadsheet must be provided in an organized manner that correlates with the schedule of values. The backup information shall consist of the request for bids, bids received, and clarification assumptions used for the particular bid item listed on the schedule of values, if applicable: material costs, equipment costs, labor costs, hourly labor rates, and total cost. Labor costs shall include the employee classification, benefits, payroll taxes and other payroll burdens. The total cost for any portion of the work to be performed by subcontractors shall include subcontractor overhead and profit. Production rates, transportation and other facilities and services necessary for the proper execution of the work, whether temporary or permanent, and whether or not incorporated or to be incorporated into the work. Copies of quotations from subcontractors and suppliers. Memoranda, narratives, consultant’s reports and all other information used by the CMAR Contractor to arrive at the GMP. The GMP must include all assumptions, descriptions and a breakdown of all Allowances.

EXHIBIT C

GMP SUMMARY			AMOUNT
	COST OF THE WORK - DIRECT COSTS	AMOUNT	
A	Sub-Contractors' Cost of the Work (Labor, Materials, Equipment, Warranty, Insurance, Profit)	\$	
B	CMAR Self-Performed Cost of the Work (Labor, Materials, Equipment, Warranty)	\$	
C	Total Cost of the Work (A+B)		\$
	INDIRECT COSTS	AMOUNT	
D	General Conditions (Negotiated Amount)	\$	
E	Total Cost of the Work + General Conditions Fee (C+D)		\$
F	CMAR Construction Fee (% of E or Negotiated Fixed Fee)	\$	
G	Payment and Performance Bonds (On E. Total Cost of the Work + General Conditions Fee)	\$	
H	Insurance (Additional CMAR's Insurance not provided in the Total Cost of the Work)	\$	
I	Subtotal Direct + Indirect Costs (E+F+G+H)		\$
J	Taxes (Actual Reimbursable limited by Not to Exceed)	\$	
K	Project Subtotal (I+J)		\$
L	CITY'S PROJECT CONTINGENCY (As determined by the City)		\$
M	TOTAL GMP (Not to Exceed) (K+L)		\$

D. A list of the Plans and Specifications with latest issuance date including all Addenda used in preparation of the GMP proposal. The plans used for the GMP must be date stamped and signed by CMAR, Design Consultant, and Project Manager using the format below.

Plans Used for Preparation of GMP No.	
CMAR	Date
Design Consultant	Date
Project Manager	Date

EXHIBIT C

- E. A list of the clarifications and assumptions made by the CMAR in the preparation of the GMP proposal, to supplement the information contained in the documents.
- F. All Subcontractor Bids for the Project on the Subcontractor's Letterhead.
- G. A Critical Path Method diagram construction schedule.

NOTE: The submittal package must be kept as simple as possible all on 8½ x 11 sheets. Color or shading must be kept to a minimum. If used, make sure the color or shading will not affect the reproduction of the submittal in black and white.

Final GMP submittal will consist of the following:

1. Two (2) Copies of the GMP (perforated as requested by Bids & Specifications) Velo or 3-hole punched.
2. One copy of the plans and technical specifications used to arrive at the GMP (signed by Design Consultant, CMAR and Project Manager).

EXHIBIT D

Preconstruction Proposal



J. Banicki Construction, Inc.
4720 E. Cotton Gin Loop STE, 240
Phoenix, AZ 85040

480-921-8016 (phone)
480-921-9456 (fax)

April 21, 2026

City of Scottsdale Aviation Department
15000 N. Airport Drive, Ste 100
Scottsdale, AZ 85260

Attention: Matt Johnson

Reference: Runway 3-21 Pavement Restoration Project

Subject: Preconstruction Services Proposal

Matt,

Per your request, attached is our proposal for preconstruction services on the above referenced project for the total amount not to exceed \$23,677.43

The following are included in our proposal:

1. The cost of 90% plan review and one GMP preparation is included. The cost of preparing additional GMPs will be included in the cost of each additional GMP as needed.
2. The cost of the CPM schedule for one GMP's is included. CPM schedules for additional GMPs will be included in the cost of each GMP as needed.
3. The cost to perform a conceptual budget for the total project based on the current level of designed plans.

If you have any questions or comments, please contact me at (602)527-5145.

Respectfully submitted,

Eric Rotner
Vice President
J. Banicki Construction, INC.

Scope of Services / Preconstruction Services Tasks April 21, 2026



Position / Description
Name
Rate

Labor					Total Labor
Banicki					
Proj. Dir.	Pre Con Mgr.	Sr. Est.	Project Manager		
Mike	Eric	Michael	James		
\$264.26	\$160.67	\$175.47	\$132.20		

Construction Management Plan	0.5	7	0.5	4.5	\$1,939.46
Determine Project Milestone Dates & Project Schedule	0	0.5	0	0	\$80
Perform Site Investigation	0	2	0	0	\$321
Evaluate Phasing Options	0.5	0.5	0	0.5	\$212
Determine Anticipated Trades	0	0.5	0.5	0	\$168
Determine Safety & Training Programs	0	1	0	1	\$161
Assist the Development of Safety Plan	0	1	0	1	\$161
Develop Quality Control Plan	0	1	0	1	\$162
Analysis for SWPPP and Dust Control Plans	0	0	0	1	\$1
Assist with DBE Goal Compliance	0	0.5	0	0	\$80
Project Coordination Meetings	0.5	7.5	0.5	7.5	\$2,416.39
Kickoff Meeting	0	0.5	0.5	0.5	\$234
Weekly / Bi-Weekly Meetings	0	4	0	4	\$1,171
90% Design Review Meeting	0	1	0	1	\$293
GMP Review Meetings	0.5	1	0	1	\$425
Onsite Focused Meetings	0	1	0	1	\$293
Cost Estimates	1.5	12	20	0	\$5,833.83
Conceptual Budget for Entire Scope of Work	0.5	6	10	0	\$2,851
GMP Cost Estimate	1	4	8	0	\$2,311
Provide Miscellaneous Cost Estimates		2	2	0	\$672
Design Document Review	0	8	8	2.5	\$3,019.62
Document Distribution & Collection	0	2	1.5	0	\$585
Value Engineering Analysis	0	0	0.5	0.5	\$154
Constructability Review	0	2	2	1	\$804
Plan & Specification Review	0	2	2	1	\$804
90% Design Review Report	0	1	1	0	\$336
Miscellaneous Design Review on Changes	0	1	1	0	\$336
GMP Proposal	0	12	32	1	\$7,675.28
Cost Estimate Setup & Pricing	0	2	24	0	\$4,533
Narratives - Scope, Clarifications & Assumptions	0	1	0	1	\$293
Summarization of Quotes including Detailed Analysis & Quotes	0	1	4	0	\$863
DBE Compliance Documentation	0	0	0	0	\$0
Preparation of Electronic & Hard Copies	0	8	4	0	\$1,987
Project Schedule	0	2	0	2	\$585.74
Preliminary Design Schedule	0	1	0	0	\$161
Preliminary Construction Schedule	0	1	0	1	\$293
Design & Construction Schedule Updates	0	0	0	1	\$132
Vendor Outreach, Prequalification & Solicitation	0	5	8	0	\$2,207.11
Prequalification Process - Outreach & Review of Vendor Qualifications	0	2	2	0	\$672
Outreach Documentation & Results Communication	0	1	2	0	\$512
Development of Scope Narrative & Schedule of Values per Trade	0	1	2	0	\$512
Vendor Solicitation & Quote Analysis for Selection	0	1	2	0	\$512
Subtotal	2.5	53.5	69	17.5	\$23,677.43

Pre-Construction Summary	
Labor	\$23,677.43
Equipment	\$0
Pre-Construction Total	\$23,677.43

**RUNWAY 3-21 PAVEMENT PRESERVATION
PROJECT AREA MAP**





COMMISSION INFORMATION REPORT

Discussion and Input Regarding Monthly
Financial Report for March 2026

Agenda Item No.: 8

Meeting Date: 5/20/26

Staff Contact: Kelli Kuester,
Aviation Planning &
Outreach Coordinator

Phone: (480) 312-8482

**AVIATION OPERATING BUDGET
FISCAL YEAR 2025/26**

	FY 2025/26		FY 2025/26		FY 2025/26 Year to Date (through March 2026)			
	Adopted	Budget	Approved	Budget	Approved Budget	Actual	Dollar Variance	% Variance
Revenue	\$9,847,939		\$9,847,939		\$6,750,926	\$7,865,769	\$1,114,843	17%
Expenses	\$3,637,894		\$3,637,894		\$2,801,147	\$2,551,590	-\$249,556	-9%
Net	\$6,210,045		\$6,210,045		\$3,949,779	\$5,314,178	\$1,364,399	

	AVIATION FUND CASH BALANCE		Total
	Operating	CIP Funds	
As of 3/31/25	\$18,974,614	\$337,518	\$19,312,132
As of 3/31/26	\$21,832,151	\$2,998,076	\$24,830,227

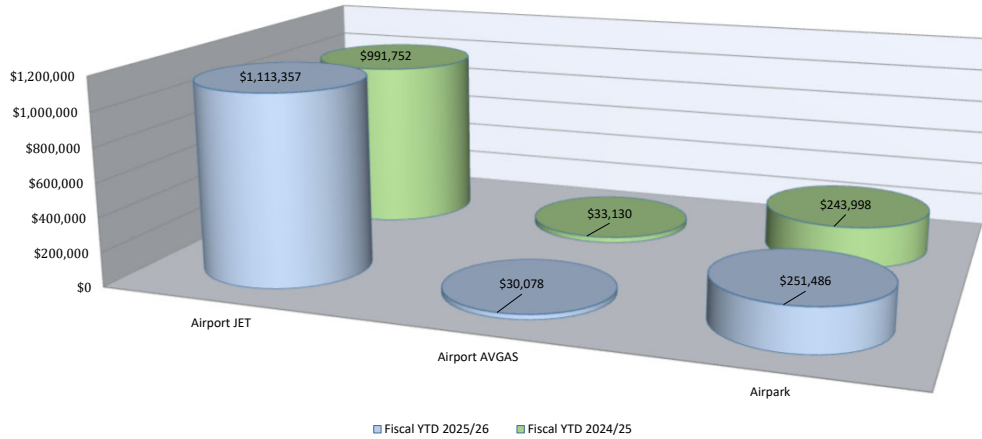
	MONTHLY REVENUE AND EXPENDITURE COMPARISON (ACTUALS)		Dollar Variance	% Variance
	March 2025	March 2026		
Revenue	\$1,001,861	\$1,028,236	\$26,375	3%
Expenses	\$295,575	\$328,440	\$32,865	11%
Net	\$706,286	\$699,797	-\$6,490	

Fuel Flowage (@ \$0.10 per gallon)

	March 2025			March 2026			% Change From Last Yr	
	Revenue	Feb Gallons	% Total	Revenue	Feb Gallons	% Total		
Airport JET	\$142,467	1,424,670	81.4%	\$160,151	1,601,513	85.4%	12.4%	Gal
Airport AVGAS	\$3,543	35,426	2.0%	\$3,105	31,049	1.7%	-12.4%	Gal
Airpark	\$28,931	289,310	16.5%	\$24,236	242,359	12.9%	-16.2%	Gal
Total	\$174,941	1,749,407	100.0%	\$187,492	1,874,922	100.0%	7.2%	Gal

	Fiscal YTD 2024/25			Fiscal YTD 2025/26			% Change From Last Yr	
	Revenue	Gallons	% Total	Revenue	Gallons	% Total		
Airport JET	\$991,752	9,917,521	78.2%	\$1,113,357	11,133,566	79.8%	12.3%	Gal
Airport AVGAS	\$33,130	331,303	2.6%	\$30,078	300,778	2.2%	-9.2%	Gal
Airpark	\$243,998	2,439,983	19.2%	\$251,486	2,514,862	18.0%	3.1%	Gal
Total	\$1,268,881	12,688,807	100.0%	\$1,394,921	13,949,207	100.0%	9.9%	Gal

Scottsdale Airport Fuel Flowage (@ \$0.10 per gallon) - Fiscal Year-to-Date





COMMISSION INFORMATION REPORT

Discussion and input regarding Operations Report for April 2026

Agenda Item No.: 9

Meeting Date: 5/20/26

Staff Contact: Matthew Johnson,
Director – Operations &
Maintenance

Phone: (480) 312-2674

INFORMATION

Airport Monthly Operations Update for April 2026

PURPOSE

The purpose of this item is to keep the Airport Advisory Commission informed as to the operational status of the Airport.

BASED AIRCRAFT

	<u>Helicopter</u>	<u>Single Piston</u>	<u>Single turboprop</u>	<u>Twin Piston</u>	<u>Twin Turboprop</u>	<u>Jet</u>	<u>Total</u>
Current Month	48	126	26	7	12	210	429
April 2025	54	139	27	4	13	212	449

OPERATIONS

	<u>April 2025</u>	<u>April 2026</u>	<u>% Δ</u>	<u>2025 YTD</u>	<u>2026 YTD</u>	<u>% Δ</u>
Total	14,706	14,462	-1.6	57,667	54,853	-4.9
IFR	6,303	6,798	7.8	25,680	26,382	2.7

ALERTS

<u>Date</u>	<u>Type</u>	<u>Description</u>
4/6/26	1	Cessna, Citation 550, faulty gear indication
4/7/26	1	Gulfstream G200, flaps would not retract
4/11/26	2	Israeli Aircraft Industries G200, faulty gear indication

INCIDENTS

<u>Date</u>	<u>Description</u>
4/2/26	Small fuel spill, Atlantic Aviation south ramp
4/2/26	Small fuel spill, Atlantic Aviation south ramp
4/3/26	Cirrus SR 22, flat left main tire after landing
4/3/26	Defuel truck caused a fuel spill on Signature main ramp
4/5/26	Small fuel spill, Jet Aviation ramp
4/9/26	Small fuel spill, Signature main ramp
4/13/26	Small fuel spill, Atlantic main ramp
4/15/26	King Air Beech 300, large fuel spill from overflow, Jet Aviation ramp
4/19/26	Cessna Citation 560XL, spontaneous venting caused a fuel spill, Signature main ramp
4/22/26	Oil spill, Atlantic south ramp

ENFORCEMENT ACTIONS

<u>Date</u>	<u>Violation</u>	<u>Enforcement Method Used</u>	<u>Comments</u>
4/3/26	Maintenance provider fuel spill violation	Verbal	1 st Violation
4/3/26	Failure to obtain a driver permit	Verbal	1 st Violation
4/4/26	Aircraft parked in Transient space for more than 14 days	N.O.V.	1 st Violation
4/5/26	Vehicle parking violation	N.O.V.	1 st Violation
4/6/26	Touch and go performed after hours	N.O.V.	1 st Violation
4/13/26	Vehicle parking violation	N.O.V.	1 st Violation
4/16/26	Jet Aviation line tech aircraft fueling spill violation	Verbal	1 st Violation
4/20/26	Vehicle parking violation	Verbal	1 st Violation
4/25/26	Unauthorized use of gate access card	Verbal	1 st Violation
4/25/26	Failure to obtain a driver permit	Verbal	1 st Violation

APRIL U.S. CUSTOMS & BORDER PROTECTION

<u>*Revenue (FYTD)</u>	<u>Total Uses Month</u>	<u>Total Uses (FYTD)</u>
2025/2026 \$979,075	APRIL 2026 203	2025/2026 1,635
2024/2025 \$1,081,650	APRIL 2025 235	2024/2025 1,801

**Revenue = User Fees and Overtime Fees Charged to Users*

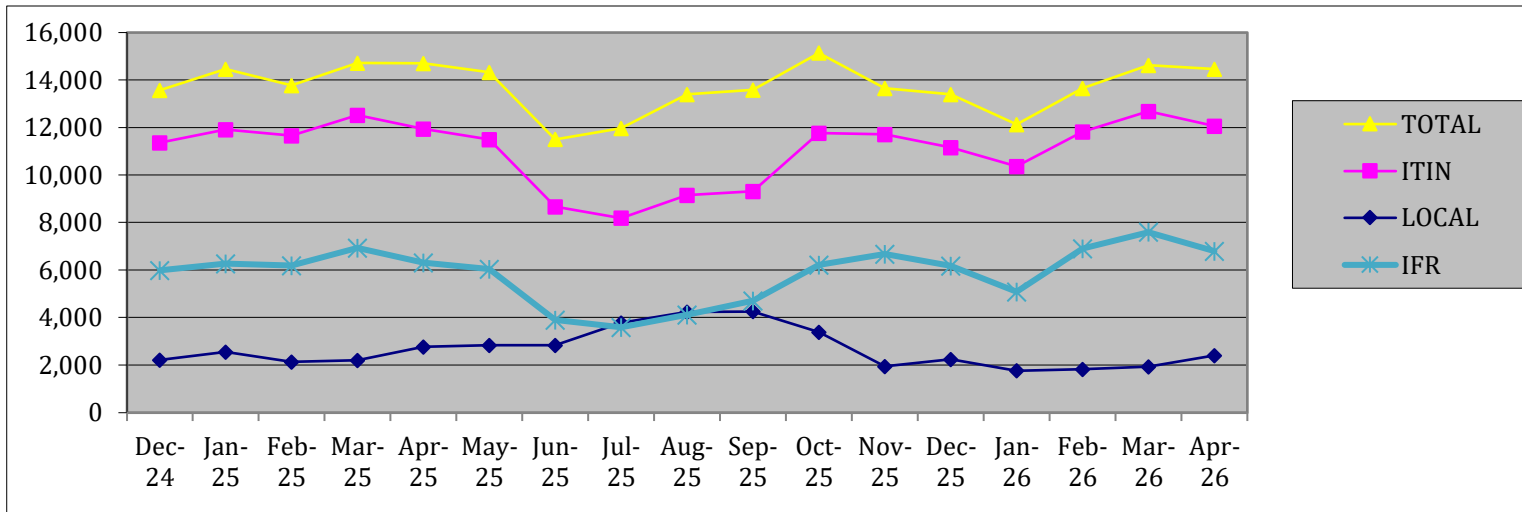
Attachments:

1. *Scottsdale Airport Operations 2024 – 2026*
2. *Federal Aviation Administration – Business Jet Report – April 2026 Issue*

SCOTTSDALE AIRPORT OPERATIONS 2024-2026



	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
ITIN	11,361	11,917	11,651	12,518	11,945	11,494	8,668	8,193	9,153	9,319	11,760	11,711	11,156	10,361	11,821	12,685	12,056
LOCAL	2,213	2,547	2,127	2,201	2,761	2,833	2,835	3,774	4,236	4,258	3,380	1,945	2,242	1,766	1,827	1,931	2,406
IFR	5,984	6,262	6,185	6,930	6,303	6,039	3,898	3,586	4,107	4,711	6,214	6,670	6,172	5,087	6,895	7,597	6,798
TOTAL	13,574	14,464	13,778	14,719	14,706	14,327	11,503	11,967	13,389	13,577	15,140	13,656	13,398	12,127	13,648	14,616	14,462



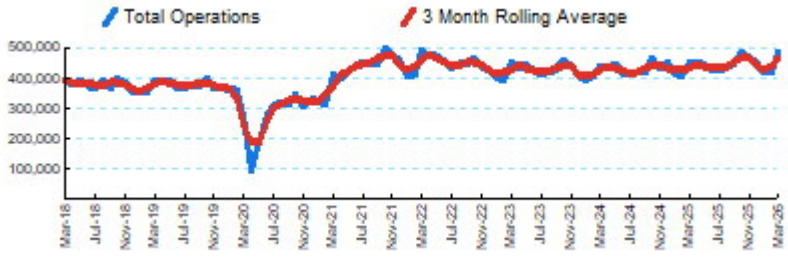
ITIN - Itinerant - an operation is arriving from outside the traffic pattern or departs the airport traffic pattern

LOCAL - an operation that stays within the traffic pattern airspace (non-itinerant)

IFR - an operation that is conducted under instrument flight rules. IFR operations are a sub-category of the total number of operations as they can either Local or Itinerant.

Total Operations = Itinerant Operations + Local Operations

1.Total Business Jet Operations



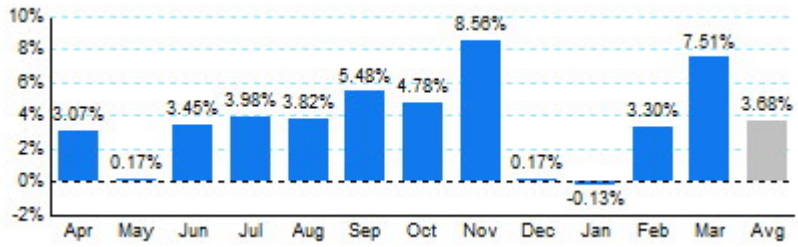
Source: ETMSC
Note: Operations refer to arrivals and departures.

4.Overall Trends (Calendar Year)

Year	Total			Domestic		International	
	Operations	Change	Operations	Change	Operations	Change	
2016	4,349,740		3,667,338		682,402		
2017	4,483,614	3.08%	3,793,700	3.45%	689,914	1.10%	
2018	4,520,968	0.83%	3,824,528	0.81%	696,440	0.95%	
2019	4,533,920	0.29%	3,836,578	0.32%	697,342	0.13%	
2020	3,501,192	-22.78%	3,033,148	-20.94%	468,044	-32.88%	
2021	5,099,528	45.65%	4,421,070	45.76%	678,458	44.96%	
2022	5,369,454	5.29%	4,577,730	3.54%	791,724	16.69%	
2023	5,139,626	-4.28%	4,362,470	-4.70%	777,156	-1.84%	
2024	5,134,988	-0.09%	4,399,320	0.84%	735,668	-5.34%	
2025	5,314,996	3.51%	4,569,480	3.87%	745,516	1.34%	
2026*	1,322,822		1,120,674		202,148		

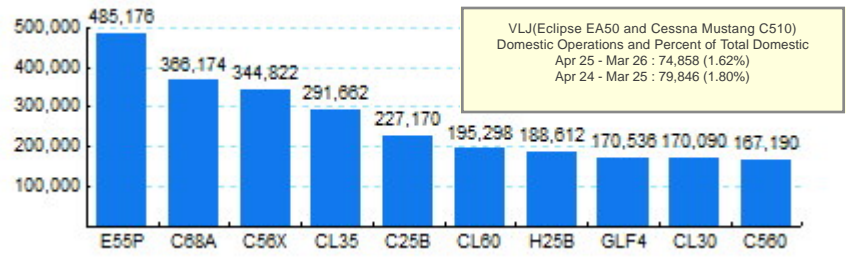
* - Year to date
Source: ETMSC
Note: International flights include US to Foreign, Foreign to US and all foreign operations.

2.Year Over Year Change in Business Jet Operations
Apr 25 - Mar 26 vs. Apr 24 - Mar 25



Source: ETMSC

5.Top Ten Aircraft for Domestic Business Jet Operations
Apr 25 - Mar 26



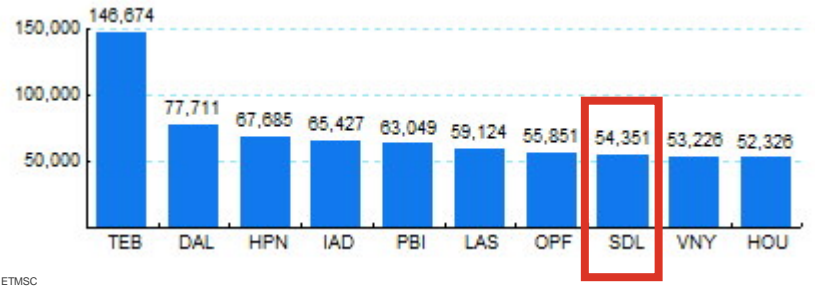
Source: ETMSC

3.Monthly Trends

Month	Total			Domestic			International		
	2025-2026	2024-2025	Change	2025-2026	2024-2025	Change	2025-2026	2024-2025	Change
Apr	447,690	434,356	3.07%	376,824	368,116	2.37%	70,866	66,240	6.98%
May	446,010	445,256	0.17%	385,798	384,132	0.43%	60,212	61,124	-1.49%
Jun	429,208	414,904	3.45%	371,580	357,112	4.05%	57,628	57,792	-0.28%
Jul	430,672	414,196	3.98%	373,894	360,864	3.61%	56,778	53,332	6.46%
Aug	432,982	417,066	3.82%	378,514	365,200	3.65%	54,468	51,866	5.02%
Sep	446,108	422,950	5.48%	395,500	373,296	5.95%	50,608	49,654	1.92%
Oct	486,786	464,564	4.78%	431,244	411,040	4.92%	55,542	53,524	3.77%
Nov	468,754	431,786	8.56%	404,356	368,504	9.73%	64,398	63,282	1.76%
Dec	450,822	450,052	0.17%	384,026	377,824	1.64%	66,796	72,228	-7.52%
Jan	417,194	417,750	-0.13%	350,552	347,632	0.84%	66,642	70,118	-4.96%
Feb	417,256	403,938	3.30%	354,992	340,166	4.36%	62,264	63,772	-2.36%
Mar	488,372	454,276	7.51%	415,130	379,946	9.26%	73,242	74,330	-1.46%
Total	5,361,854	5,171,094	3.69%	4,622,410	4,433,832	4.25%	739,444	737,262	0.30%

Source: ETMSC
Note: International flights include US to Foreign, Foreign to US and all foreign operations.

6.Top Ten Airports for Domestic Business Jet Operations
Apr 25 - Mar 26



Source: ETMSC



COMMISSION INFORMATION REPORT

Discussion and Input Regarding
Public Outreach Programs and Planning Projects

Agenda Item No: 10

Meeting Date: 5/20/26

Staff Contact: Kelli Kuester,
Aviation Planning & Outreach
Coordinator

Phone: (480) 312-8482

INFORMATION

Monthly update of the marketing, community, planning and pilot outreach programs at Scottsdale Airport.

PURPOSE

The purpose of this item is to keep the Airport Advisory Commission informed of the airport’s marketing, outreach, and planning projects efforts.

Noise Program Related Items		
Topic	Purpose	Status
Phoenix Terminal Area Procedure	The FAA has published the draft Environmental Assessment on their project webpage as well as the noise mapping tool. The public comment period on the draft EA will end on June 30, 2026. The FAA will be holding virtual public engagement workshops: May 13 (PHX) May 14 (West Valley Airports) May 19 (North Valley Airports) May 20 (East Valley Airports)	In progress
Pilot Briefing & Outreach	Annual meeting with pilots and operators to discuss noise abatement scheduled for August 14; Runway Safety Action Team (RSAT) meeting held on September 9, 2025.	Completed
Noise Outreach	Calls with residents related to noise concerns- April: 2	Completed
Voluntary Curfew Outreach (10:00 p.m.– 6:00 a.m.)	The Voluntary Curfew Program is designed to respond to a complaint received for an operation between 10 p.m. and 6 a.m. If a flight is confirmed, a letter is sent out to the operator to ask them for their cooperation in flying outside these hours when possible. The following Voluntary Curfew letters were sent out in- April: 2	Completed

Planning Projects		
Topic	Purpose	Status
Property Development within Airport Influence Areas	Working with the Planning Department to protect the airspace and development uses near Scottsdale Airport. The Planning and Zoning reports listed the following number of projects within the Airport Influence Area in- April: 1	Completed
Development Adjacent to Taxiways	Working with the Planning Department to protect the airspace and development uses near Scottsdale Airport. The Planning and Zoning reports listed the following number of projects adjacent to airport taxiways in- April: 0	Completed
Airport Master Plan	City Council Work Study Session – June 23 Final Council Approval – August	In progress
Community Outreach and Marketing		
Topic	Purpose	Status
Presentations, and events	Tours: Alamos Mexico Delegation Visit, Make-A-Wish visit Hangar One, Leisure Education Events: Movie Night – 350+ attendees, Blood Drive – 13 donors Presentations: Upcoming – Scottsdale Chamber Airpark Forum, Tues. May 26, 7:15 – 9 a.m.	Completed
Media, social media, & list serve notices	Media: ABC 15 Interview, Today and Tomorrow Podcast Social media: FAA Phoenix Area Modernization Project List Serves: Aircraft/Vehicle Gate project info., FAA Phoenix Area Modernization Project	Completed
Brochures, flyers, other print materials, webpages & videos	Webpage: FAA Phoenix Area Modernization Project	Completed



COMMISSION INFORMATION REPORT

Discussion and input regarding Monthly Airport Construction Report

Agenda Item No.: 11

Meeting Date: 5/20/26

Staff Contact: Matthew Johnson,
Director - Operations and
Maintenance

Phone: (480) 312-2674

INFORMATION

Airport Construction Update for May 2026

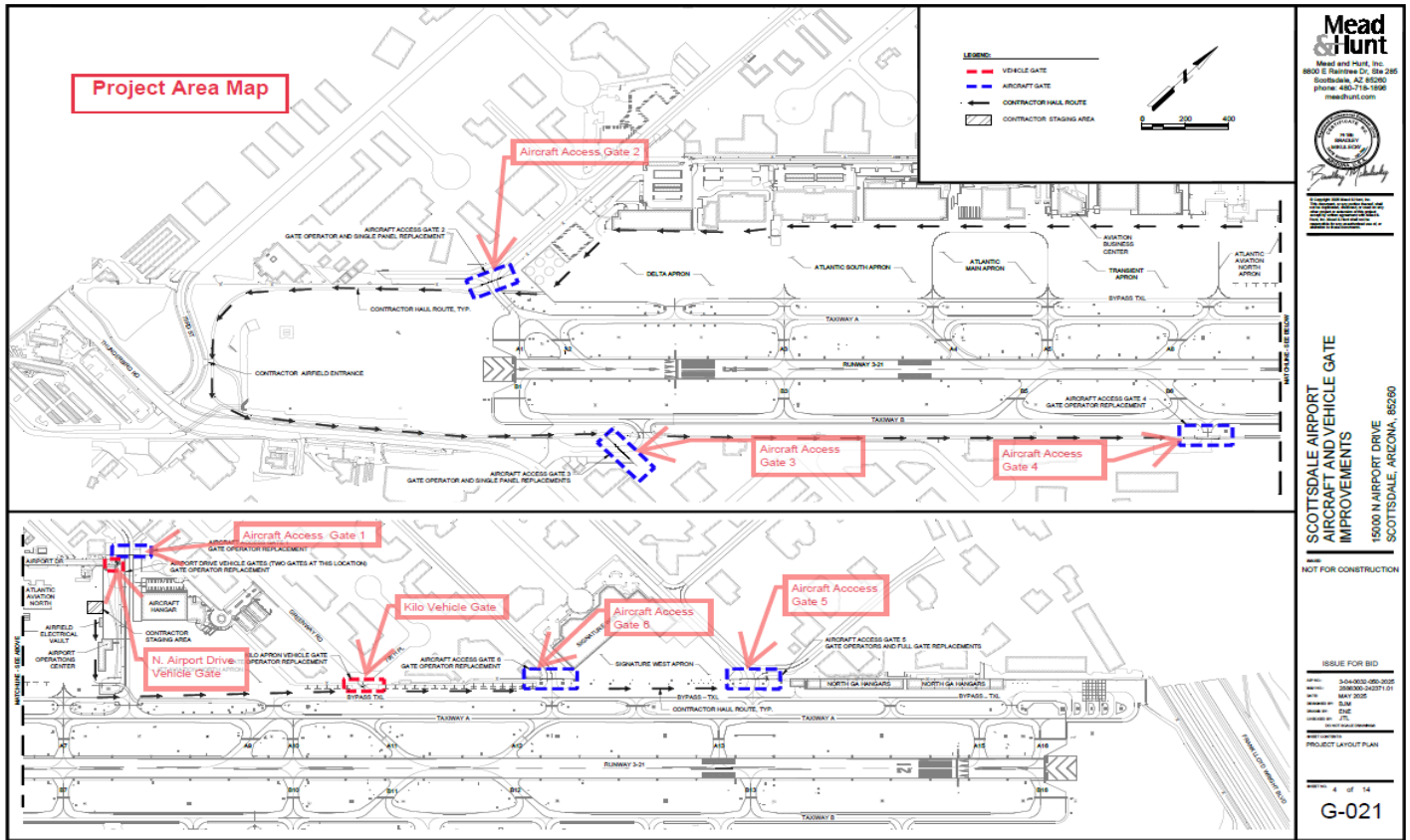
PURPOSE

The purpose of this item is to keep the Airport Advisory Commission informed as to the status of all construction activity at the City’s airport.

CURRENT PROJECT

Aircraft and Vehicle Access Gate Improvements				
Description	Approximate Cost	Status	Start Date	Completion Date
The project entails replacing outdated gate operators and electrical equipment for six aircraft gates and three vehicle access gates. Project consists of replacing two 50 foot wide by seven-foot-tall gate panels on aircraft gate 2 and relocating the existing gate 2 panels to aircraft access gate 3. Replacing one 50-foot-wide new panel and one 65-foot-wide new panel at Gate 5. Additional work to Gate 5 would include the modifications to the v track and the replacement of surface accessible flexible conduit.	\$256,444.28	Gate 1, Gate 4, N. Airport Drive entry/exit vehicle gate and Kilo vehicle gate operators installed.	May 11, 2026	June 12, 2026

PROJECT AREA MAP



FUTURE PROJECTS

Runway 3-21 Pavement Preservation Pre-Construction Phase Project

<u>Description</u>	<u>Contractor Pre-Construct. Cost</u>	<u>Status</u>	<u>Anticipated Start Date</u>	<u>Estimated Completion Date</u>
Design, value engineering, bidding of the Runway 3-21 Pavement Preservation Project.	\$23,677	Pre-construction phase waiting for award	June 2026	August 2026

Runway 3-21 Pavement Preservation Construction Phase Project

<u>Description</u>	<u>Approximate Cost</u>	<u>Status</u>	<u>Estimated Start Date</u>	<u>Estimated Completion Date</u>
Design, value engineering, bidding of the Runway 3-21 Pavement Preservation Project.	\$866,000	Waiting for design phase to be completed	October 2026	October 2026



COMMISSION INFORMATION REPORT

Administrative report from the Aviation Director, or designee, regarding the status of pending aviation-relative items

Agenda Item No: 12

Meeting Date: 5/20/26

Staff Contact: Kelli Kuester,
Aviation Planning & Outreach
Coordinator

Phone: (480) 312-8482

INFORMATION

Summary regarding the status of the Airport Advisory Commission's items to City Council, and aviation-related items approved by Planning Commission, Design Review Board, or City Council.

Attachment(s):

1. Airport Advisory Commission Items to City Council.
2. Aviation-related items to Planning Commission, Design Review Board, or City Council.
3. City Council Meeting Calendar.

**AIRPORT ADVISORY COMMISSION AVIATION ITEMS TO CITY COUNCIL
2026**

AIRPORT COMMISSION DATE	APPROVED	ITEM DESCRIPTION	CITY COUNCIL DATE	APPROVED
5/20/26		Recommend to City Council adoption of Resolution No. 13653, authorizing lease agreement with 3R Ranch, Inc. (2026-061-COS) for the lease of the North General Aviation Executive Box Hangar space at Scottsdale Airport.	6/9/26	
5/20/26		Recommend to City Council adoption of Resolution No. 13654, authorizing lease agreement with SDL AZ Holdings, LLC dba Atlantic Aviation (2026-062-COS) for the lease of the North General Aviation Executive Box Hangar space at Scottsdale Airport.	6/9/26	
5/20/26		Recommend to City Council adoption of Resolution No. 13696, authorizing lease agreement with SDL AZ Holdings, LLC dba Atlantic Aviation (2010-166-COS-A5) for the lease assignment at Scottsdale Airport.	6/9/26	
5/20/26		Recommend to City Council adoption of Resolution No. 13664, authorizing construction manager at risk contract No. 2026-073-COS with J. Banicki Construction, Inc. for pre-construction services in the amount of \$23,67.43 for the airport runway 3-21 Pavement Preservation Project at Scottsdale Airport.	6/9/26	

AVIATION-RELATED ITEMS TO PLANNING COMMISSION, DESIGN REVIEW BOARD OR CITY COUNCIL
(Projects that may be on airport, have taxi lane access, have height implications, or have sensitive noise uses)
2026

AIRPORT COMMISSION DATE	APPROVED	ITEM DESCRIPTION	PLANNING, DRB, OR CITY COUNCIL	APPROVED
9/17/25	1-5	<p>Banner Health Medical Campus</p> <p>Request by owner for a zoning district map amendment from Planned Community Development with P-C comparable Central Business District (P-C C-2) and comparable Industrial Park District (P-C I-1) to Special Campus (S-C) District, including development plan, for a new medical campus including full-service hospital with helipad, on a +/- 48-acre site located at 18500 N. Hayden Road. 5-ZN-2023</p>	<p>PC 1/14/2026</p> <p>CC TBD</p>	<p>Continued 7-0</p> <p>?</p>
2/10/2016	6-0	<p>One Scottsdale</p> <p>Request to amend the existing Planned Community District (P-C) with comparable Planned Regional Center (PRC) zoning, Development Plan, and Amended Development Standards approved in case 20-ZN-2002#5, along with an amendment to the Development Plan and Development Agreement.</p>	<p>PC 5/13/26</p> <p>CC TBD</p>	<p>7-0</p> <p>?</p>



2026 City Council Meeting Calendar

JANUARY

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH

S	M	T	W	T	F	S
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY

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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE

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1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

- Jan 15-MLK Dinner
22-Mayor's State of the City Address
- Mar 15-19-NLC Congressional City Conference
- May 5-Proposed Budget and CIP Presentation
15-History Hall of Fame Ceremony
19-Tentative Budget Adoption
- Jun 9-Final Budget Adoption
16-Charter Officer Evaluations (3pm)
23-Property Tax Adoption
- Aug 4-Election Day
18-21-AZ League Annual Conference (AZ Biltmore)
- Nov 3-Election Day
18-22-NLC Summit

JULY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Revised: 12/08/25

Key

 Council Meeting	 Election
 Special Meeting	 No meetings will be scheduled
 Optional Additional Mtg and/or Work Study Session	 City of Scottsdale Holiday
 Events **Dates are subject to change**	



COMMISSION ACTION REPORT

Discussion and possible action to modify the Airport Advisory Commission meeting schedule and Commission item calendar

Agenda Item No.: 13

Meeting Date: 5/20/26

Staff Contact: Kelli Kuester,
Aviation Planning & Outreach
Coordinator

Phone: (480) 312-8482

ACTION

Review Airport Advisory Commission meeting schedule.

PURPOSE

Pursuant to By-Laws of the Scottsdale Airport Advisory Commission, Section 202, *“Regular meetings of the Commission shall be held on the third Wednesday of each month immediately following the study session, unless otherwise scheduled by majority vote of its members. In the event the Commission desires not to hold the preceding study session, the regular meeting shall begin at 5:00 p.m., unless otherwise scheduled by majority vote of its members.”*

Attachment(s): 1. Airport Advisory Commission meeting schedule

Action taken:

Airport Advisory Commission Meetings 2026

January						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Election of Officers

By-Laws Review

Quarterly Noise Program Update

February						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Five-Year CIP Budget

April						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Special Meeting April 13 (5:00 PM)

Quarterly Noise Program Update

May						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AZBAA Update

June						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Meeting Cancelled

July						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Meeting Cancelled

August						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Risk Management Update

Five-Year Financial Plan

September						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Experience Scottsdale Update

Chamber of Commerce Update

October						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Quarterly Noise Program Update

November						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Five-Year CIP Budget

December						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		