



BUILDERS INC.

GENERAL CONTRACTOR \* CONSTRUCTION MANAGER

1505 EAST WEBER DRIVE # 114  
TEMPE, ARIZONA  
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## SECTION A GENERAL INFORMATION

Arizona Builders, Inc. is located in Tempe, Arizona. Our firm has held a Contractor's License, General Engineering License as well as an HVAC license, in Arizona since 2003. The firm has since expanded to provide complete project and construction management services to private owners, as well as governmental and educational. We are a small firm however, each team member brings extensive knowledge and education in the construction industry and we strongly feel we have the potential to grow to become one for the most successful general contracting/construction management firms in the Valley.

Our Team members include, Charles Ulrich, Ron Ricci, John Wm. Halk, Jason Bowen, Les Thompson and Paula Richards, Kathy O'Connor, Jeff Lopez, Adam Shroyer, Derek Macumber, Cari Elmore, Tony Buck, Steve Bowen all offering years of experience in construction excellence. Each team member, through the firm's day to day operations contributes to the unique overall success of our company's strength. Our firm bids projects with local owner's everyday and feel confident that we have a complete understanding of the Phoenix markets. We understand Architects, General Contractors, Subcontractors, and Suppliers. Our entire focus is the Metropolitan Phoenix market.

Achieving your objective is our firm's top priority. We have the organized, experienced staff to provide the professional services necessary in accomplishing this goal. Our staff consists of highly experienced Project Managers, Job Superintendents and key office personnel. At Arizona Builders, Inc. our philosophy is to be a partner and team member through the entire process and be an "open book contractor". Our years of experience allow Arizona Builders, Inc to carefully and patiently walk our client through the process to allow the Owner to make the correct decision on each and every matter.

### a) License Information

Arizona Builders, Inc. holds both General Commercial Building "B1" License(s) General Engineering License "A-1" as well as an HVAC "L-39" License, which allows us to perform any and all services on any project. The firm holds the license(s). The qualifying parties are Jason Bowen, (Project Manager) and John Halk (Estimator / Construction Manager). The license numbers are ROC182915 (B-1), ROC182904 (A-1) and ROC189505 (L-39).

### b) Litigation

No contract or subcontract held by Ardavin Builders, Inc. or its officers has been terminated in the last (3) years. Additionally, no contract or subcontract held by the firm has ever been terminated in our (3) history. Arizona Builders, Inc. has had a few justified resolved claims; however no claims have resulted in litigation or arbitration.

### c) Bonding

Arizona Builders, Inc. is bonded by The Insurance Company of the West. Our local agent is Paffenbarger and Walden. Our bonding capacity is 10 Million.



**ATTACHMENT II**

**PROJECTS IN PROGRESS: As of September 2006**

**Fowler Elementary School**

10% complete

\$ 4,000,000.00

Owner: Fowler Elementary School District

1617 S. 67<sup>TH</sup> AVE

Phoenix, AZ 85043

Estimated Completion: February '07

**Gallery of Fans Plaza**

85% Complete

\$1,800,000.00

Owner: RJW Investments, LLC.

PO Box 5198

Mesa, Arizona 85277

Estimated Completion: November 30, 2006

**Supersition Harley Davidson**

90% Complete

\$ 800,000.00

Owner: Superstition Harley Davidson

2910 W. Apache Trail

Apache Junction, AZ

Estimated Completion: November 1, 2006

**Avenue of the Fountains Ph 1A & 1B Enhancement Project**

95%Complete

\$ 1,600,000

Owner: Town Of Fountain Hills

16705 E. Ave of the Fountains

Fountain Hills, AZ 85268

Estimated Completion: October 30, 2006



**Glennwilde Park A**

95% Complete

\$ 2,500,000

Owner: Element Homes

426 N. 44<sup>th</sup> ST.

Phoenix, AZ 85008

Estimated Completion: October 25, 2006

**Picture Rock Aquatic Center**

50% Complete

\$ 3,500,000.00

Owner: Pima County

130 West Congress 3<sup>RD</sup> Floor

Tucson, AZ 85701

Estimated Completion: December '06



## SECTION B

### **PROJECT LIST:**

The following list is of projects completed by Arizona Builders, Inc. as of September 1 2006.

#### **Heard Museum West**

Surprise, AZ  
\$2,800,000.00

#### **Pima County Legal Building**

Tucson, AZ  
\$800,000.00

#### **Sojourner Center**

Phoenix, AZ  
\$1,900,000.00

#### **Tucson Unified School District New Kitchens**

Tucson, AZ  
\$800,000.00

#### **Sonoran Mountain Ranch Park**

Phoenix, AZ  
\$800,000.00

#### **Westworld Arena Relocation**

Scottsdale, AZ  
\$1,800,000.00

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BUILDERS INC.

**Scottsdale Center for the Arts**

Scottsdale, AZ

\$1,800,000.00

**Desert Star Elementary**

Goodyear, AZ

\$1,500,000.00

**Desert Thunder Elementary**

Goodyear, AZ

\$800,000.00

**FedEx Elwood**

Phoenix, AZ

\$1,500,000.00

**Tucson Unified School District #1-P-05F Deficiency Corrections Project-  
Mary Meredith Student Learning Intervention Center**

Tucson, AZ

\$1,684,800.00

**Tucson Unified School District #1-P-60D Kitchen Equipment Replacement  
Projects (3 packages=35 schools)**

Tucson, AZ

\$1,621,500.00

**Higley Elementary School Additions & Renovations**

Higley, AZ

\$1,831,900.00

**Tucson Unified School District #1-P-05D Deficiency Corrections Projects (7  
schools)**

Tucson, AZ

\$1,794,000.00

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**Police Evidence Storage Facility**

Surprise, AZ  
\$1,507,628.00

**Tucson Unified School District #1-P-56B Drainage, Parking, Lighting, Fire Alarm, & P.E. Space Projects (4 schools)**

Tucson, AZ  
\$968,000.00

**San Tan Regional Park Entry Station**

Phoenix, AZ  
\$852,800.00

**Casa Grande Safeway Plaza**

Casa Grande, AZ  
\$1,641,045.00

**Westworld Restroom Shower Facility**

Scottsdale, AZ  
\$1,452,151.00

**Fountain Park Improvements Phase II**

Fountain Hills, AZ  
\$1,787,154.00

**Christ the Lord Lutheran Church**

Cave Creek, AZ  
\$1,600,000.00

**San Carlos Building Maintenance Facility**

San Carlos, AZ  
\$2,850,000.00

**Lighting & Ceiling Tile Renovations for Deer Valley USD**

Phoenix, AZ  
\$807,000.00

**Coolidge Shopping Center Pad 'A' Suite 109**

Coolidge, AZ  
\$518,000.00

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**Surprise Original Town Site Pool**

Surprise, AZ  
\$ 1,831,100.00

**McClintock Pool Slide**

Tempe, AZ  
\$ 385,000.00

**HVAC Modifications at Marc T. Atkinson Middle School**

Phoenix, AZ  
\$ 591,000.00

**Fountain Hills Medical Center Suite**

Fountain Hills, AZ  
\$1,101,122.00

**City of Mesa Solid Waste Building Expansion & Re-roof**

Mesa, AZ  
\$ 810,023.00

**Kino Community Hospital 5<sup>th</sup> Floor North Wings Improvements**

Tucson, AZ  
\$ 1,450,049.00

**Coolidge Shopping Center Pad A**

Coolidge, AZ  
\$ 815,250.00

**Southeast Regional Park Shooting Range**

Tucson, AZ  
\$1, 652,800.00

**Patriot Academy T1**

Queen Creek, AZ  
\$ 507,500.00

**Van Buskirk Elementary HVAC & Roofing**

Tucson, AZ  
\$1, 722,045.00

**Mesquite Jr. High HVAC**

Gilbert, AZ  
\$ 542,707.00

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**Mountain View High School HVAC**

Marana, AZ  
\$ 441,236.00

**Parker Senior Center**

Parker, AZ  
\$ 1,220,000.00

**Eloy Aquatic Center**

Eloy, AZ  
\$1, 844,262.00

**PARTIAL PROJECT LIST OF PRINCIPAL OFFICERS:**

The following list is of projects completed by the principal Officers of Arizona Builders, Inc.

**Marana Operations Facility**

Marana, AZ  
\$ 500,000

**Mustang Library Addition**

Scottsdale, AZ  
\$ 1,100,000.00

**Coolidge Youth Center**

Coolidge, AZ  
\$ 1,000,000.00

**Snowflake Unified District Deficiency Projects Package II**

Snowflake, AZ  
\$ 500,000.00

**Desert Samaritan Hospital Medical Offices**

Mesa, AZ  
\$28,500,000

**El Dorado Hospital**

Tucson, AZ  
\$35,000,000

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**American Board of Radiology**

Tucson, AZ  
\$5,500,000

**Intel LCE CP8**

Chandler, AZ  
\$5,500,000

**Motorola STGF Facility**

Chandler, AZ  
\$56,000,000

**Collocation Solutions LLC**

Phoenix, AZ, San Diego, CA, Saint Louis, MO  
\$85,000,000

**5000 Portales Place**

Scottsdale, AZ  
\$64,000,000

**Hayden Ferry Lakeside Development**

Tempe, AZ  
\$95,000,000

**Loloma Mixed Use Development**

Scottsdale, AZ  
\$57,200,000

**Four Seasons Resort Phase II**

Scottsdale, AZ  
\$6,500,000

**Marriott Camelback Spa**

Scottsdale, AZ  
\$28,300,000

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**Royal Palms Hotel - New Spa**

Phoenix, AZ  
\$1,800,000

**Student Housing USC Riverside**

Riverside, CA  
\$8,200,000

**Amphitheater New High School**

Tucson, AZ  
\$30,000,000

**Pima Community College – West Campus**

Tucson, AZ  
\$14,000,000.

**ASU ICA Addition/Renovation Phase II**

Tempe, Arizona  
\$11,500,000

**Brickyard on Mill**

Tempe, AZ  
\$36,500,000

**Prescott Valley, AZ**

\$15,000,000

**Edwards Mayan Theatre**

Southgate, CA  
\$16,800,000

**El Paso Mall At South Gate**

South Gate, CA  
\$20,200,000

**Hayden Ferry South**

Tempe, AZ  
\$45,000,000

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BUILDERS INC.

**Sky Harbor Terminal 4 Garage Expansion – Foundation Package**

Sky Harbor Airport  
Phoenix, AZ  
\$5,400,000

**Vanguard Office Building**

Scottsdale, AZ  
\$30,000,000

**America West Corporate Center**

Phoenix, AZ  
\$30,000,000

**Brown & Brown Parking Garage**

Mesa, AZ  
\$5,100,000

**Civic Plaza Parking Garage**

Phoenix, AZ  
\$26,500,000



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## SECTION D

### **Arizona Builders, Inc. Project and approach to performing the required services.**

There are three major issues that Arizona Builders, Inc. would like to address. They are safety, project cost and project schedule. The safety of the residents and project personnel are always of the utmost importance. Notifications and a "two-week" look ahead will be provided to help inform residents and subcontractors of proposed work to be performed.

The project cost or budget must be held. A complete plan review and detailed quantity survey with our in house estimating department will be performed prior to subcontractor bidding. This is to insure "quality" of subcontractors and building components.

And finally, the project schedule. Good scheduling can eliminate problems due to production bottlenecks, facilitate the timely procurement of necessary materials, and otherwise insure the completion of a project as soon as possible. The schedule will be updated weekly to ensure project schedule.

Arizona Builders, Inc. subcontractors are pre-qualified. We use subcontractors that are extremely knowledgeable and proficient in their work. We have subcontractors that have proven themselves in work and are knowledgeable in providing recommendations for cost and time savings. Our firm does an assessment of a subcontractor's work on hand before we choose the best subcontractor for any project.

#### **Management Approach for Planning:**

The best way to save time on any project is through planning. During the Pre-construction phase it is important to coordinate material availability, ordering and logic sequencing of critical path items. During the project there are two crucial factors for saving time. The first, and most critical, is response time allocation to the project.

The second issue to expedite completion is proper schedule management. The first concern here is Owner involvement in prioritizing needs. Once these needs are assessed, the schedule is built. Subcontractors must also be involved in the schedule development. As the General Contractor we must push the schedule and attempt to finish ahead of the schedule. The subcontractors must have available personnel to man the project.

Response time between the Owner, Architect, and General Contractor is critical. Arizona Builders, Inc. proposes to bring to light any questions to the Owner and Architect as soon as they become issues—we will not wait for the weekly meeting.

#### **Management Approach for Scheduling:**

We provide computer-generated schedules for the management of construction. Our computer generated schedules will include an original master schedule, which will be approved by the Owner/User and Architect. We will update this schedule on a weekly basis.

At the beginning of each project, our Project Team develops a Master Schedule, which includes Pre-construction and Construction phases. As the project progresses through the design and construction phases, the Master Schedule is used to create task-specific schedules. These schedules are matched weekly with the Master Schedule to ensure a project is progressing at the expected rate. Weekly reviews can pin point problem areas, and steps can be taken to ensure the schedule is met.

**Management Approach for Estimating:**

Arizona Builders, Inc. estimates cost by performing unit price take-offs on every trade. John Halk will work to produce a detailed estimate. Arizona Builders, Inc. will also receive subcontractor bids to compare with their own unit-driven estimates. We will create a budget for each project by using an internal estimating program.

**Management Approach for Quality Control:**

Arizona Builders, Inc. provides it's Clients/Owners with the highest level of quality available through the implementation of our Quality Control Program, which is conducted during the following phases of our projects:

1. Pre-construction design services
2. Submittal review/approval process
3. Pre-construction Preparatory Meeting Process
4. Actual Construction Phase
5. Pre-punch list
6. Final Punch list

During the Pre-construction design services phase of a project we will analyze the components and systems that are being designed into the project to make sure that they are of the highest quality. During the submittal review/approval process we will ensure that what is being called for on document is what is being submitted and approved. We will then conduct a Pre-construction Preparatory Meeting with all main subcontractors before they begin work to discuss each trade's scope of work and our expectations of them with respect to Quality Control. We will conduct ongoing, daily Quality Control inspections during the Actual Construction Phase of the project. The quality assurance program includes pre-installation conferences for each new trade on the site, including the assembly of mock-ups for each subcontractor. Arizona Builders, Inc. will also conduct inspection at the supplier fabrication shops, in addition to approving samples and submittals in compliance with the Architect's material specifications.

**Management Approach for Dispute Resolution:**

Arizona Builders, Inc. proposes to utilize a small amount or percent of costs to be set aside by the Owner for use in the event of any unforeseen conditions. The General Contractor procurement method is ideal to eliminate potential disputes as a result of the traditional design/bid/build system.

**Management Approach for Safety Management:**

Arizona Builders, Inc. has taken the time to certify all of our Superintendents through OSHA. Our Project Superintendent will insure that the trade contractors provide their own program, which will meet the master program. Arizona Builders, Inc. will also insure that all trade contractors are licensed and carry worker's compensation, general liability and vehicle insurance. Certificates of insurance will be filed on the jobsite and will be kept up-to-date. If any policy is not in force, the subcontractor/trade contractor will not be allowed onsite. Our Safety Policy includes a safety meeting for all subcontractors at the beginning of a project. Included among the issues covered are: fall protection, trench safety, and electrical hazards, along with all other potential safety problems. Additionally, we mandate a weekly safety meeting, conducted by our Superintendent, for all employees on the jobsite.



# Arizona Best of 2006

## Heard Museum West

Public Project Under \$5 million



**Owned and developed** by the City of Surprise and the Heard Museum, the 7,000-sq.-ft. project is the latest in a series of satellite museums for the Heard. As part of a new city center, the \$2.6 million museum provides an emerging, underserved community with its own public gathering space, cultural attraction and destination point.

The project is comprised of a courtyard containing native plants, main gallery, retail shop and classroom building with adjacent education courtyard.

Details include deep recesses, open covered walkways, and canopy structures designed to enhance the transition from indoor to outdoor space. Its innovative use of terra cotta panels, integral colored surfaces, rebar canopies, paving materials, landscaped seating areas and water collecting devices helps set the standards for future building design in this growing area of the Valley. Contemporary lines combined with a respect for southwestern architectural



history combine in a unique context specific to the city.

The judges were impressed that despite the use of modern materials, the project reflects the Native American themes contained in the museum's exhibits.

**Submitted by:** Holly Street Studio Architects

**Owner:** City of Surprise - Public Works

**Architect:** Holly Street Studio Architects

**Contractor:** Arizona Builders, Inc.

**Other Design:** GB two Landscape Architecture; Ganymede Design Group

**Engineers:** CMX; Rudow + Berry

**Major Subcontractors:** S & H Steel; ABI Mechanical; Azteca Electrical; San Cor Plumbing; Passion Tech Drywall; Mesa Building Insulation; Protection Systems; Mirror Works; Stonecreek Contracting



