

FEBRUARY 2016

# PROJECTS STATUS REPORT

PLANNING AND CONSTRUCTION SERVICES



**ADOA-GSD**

100 N. 15th Ave., Suite 202, Phoenix, AZ 85007

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## EXECUTIVE SUMMARY

### Administration, Department of (ADOA)

Project №	Project Description (Location)	Project Manager	Target Completion
8410	ADOA Security System Replacement Assessment and Design (Capitol Mall, Phoenix)	Webster, John	4/1/2016
8430	Replace Central Plant (1200-1275 W. Washington, Phoenix)	Anderson, William	9/19/2016
8601TI.2	Capitol Mall Roof Repairs (1534 W Jefferson, Phoenix)	Spencer, Alvin	
8620TI.1	Capitol Mall Roof Repairs (1716 W Adams, Phoenix)	Spencer, Alvin	
8633TI.23	Repair / Replace Central Plant (1700 W Washington, Phoenix)	Anderson, William	9/15/2016
8709TI.10D	Fire Alarm Replacement (Capitol Mall-House of Representatives, Phoenix)	Collegio, Janet	6/30/2016
8709TI.10E	Fire Alarm Replacement (Capitol Mall-Senate Bldg., Phoenix)	Collegio, Janet	6/30/2016
3017TI.1	Fire Alarm Replacement (Arizona Exposition and State Fair (AESF))	Collegio, Janet	3/31/2016
8715	Repair Sealant Around Windows and Expansion Joints (1400 W. Washington, Phoenix)	Spencer, Alvin	3/31/2016
8720B	Elevator Modernization (1300 W. Washington, Phoenix)	Webster, John	12/11/2015
8720C	Elevator Modernization (2910 N. 44th Street, Phoenix)	Webster, John	7/15/2016
8725TI.17	ATS Replacement (State Data Center, 1510 W. Adams, Phoenix)	Milheiro, Armando	5/20/2016
BR1600502X	HVAC and Bldg. Upgrades (1740 W. Adams, Phoenix)	MacDonald, Mike	8/31/2016
BR161500730	HVAC and Bldg. Upgrades (1400 W. Washington, Phoenix)	MacDonald, Mike	7/13/2016
BR60100601	Roof Repair-Replacement: Arizona State Legislature (1700 W. Washington, Phoenix)	MacDonald, Mike	2/19/2016
BR60100602	Roof Repair-Replacement: Carnegie Library (1101 W. Washington, Phoenix)	MacDonald, Mike	2/29/2016
8720D	1688 W. Adams Elevator Modernization (1688 W. Adams Elevator Modernization)	Pugh, Jeffrey	
8617TI.6	EMS Upgrades (1616 W Adams, Phoenix)	Anderson, William	
8200TI.3	EMS Upgrades (1624 W Adams, Phoenix)	Anderson, William	

### Corrections, Department of (ADC)

Project №	Project Description (Location)	Project Manager	Target Completion
5507	Drill New Potable Well #6 (ASPC Lewis Complex, Buckeye)	John Webster	6/15/2016

### Emergency and Military Affairs, Department of (DEMA)

Project №	Project Description (Location)	Project Manager	Target Completion
	Fire Alarm and Sprinkler Replacement (Prescott Armory, Prescott)	John Webster	2/19/2016
	Fire Alarm and Sprinkler Replacement (Casa Grande Armory, Casa Grande)	John Webster	2/19/2016

## Department of Economic Security (DES)

Project Nº	Project Description (Location)	Project Manager	Target Completion
8608TI.10	Repair Water Detention Tank & Drywell (1789 W Jefferson, Phoenix)	Anderson, William	

## Arizona Health Care Cost Containment System (AHCCCS)

Project Nº	Project Description (Location)	Project Manager	Target Completion
8440	EMS Upgrades (701 and 801 E. Jefferson Street, Phoenix)	William Anderson	3/16/2016

## Health Services, Department of (ADHS)

Project Nº	Project Description (Location)	Project Manager	Target Completion
8337	Boiler Replacement (Arizona State Hospital, 2500 E. Van Buren Street, Phoenix)	Milheiro, Armando	6/30/2016
8335TI.1	Fire/Smoke Damper Actuator Replacement (Arizona State Hospital, 2500 E. Van Buren Street, Phoenix)	Milheiro, Armando	3/30/2016
8332TI.1E	ASH Phase II New Fire Alarm Replacement System - Underground (Arizona State Hospital, 2500 E. Van Buren Street, Phoenix)	Collegio, Janet	12/30/2016
8332TI.1A	ASH Phase II New Fire Alarm Replacement System - Central Plant (Arizona State Hospital, 2500 E. Van Buren Street, Phoenix)	Collegio, Janet	12/30/2016
8332TI.1B	ASH Phase II New Fire Alarm Replacement System - Central Plant (Arizona State Hospital, 2500 E. Van Buren Street, Phoenix)	Collegio, Janet	12/30/2016

## Arizona Historical Society (AHS)

Project Nº	Project Description (Location)	Project Manager	Target Completion
8647TI.3	EMS Upgrades (1300 N. College Avenue, Tempe)	William Anderson	3/31/2016
9702	EMS Upgrades (949 E. 2 <sup>nd</sup> Street, Tucson)	William Anderson	12/1/2015
BR61501700	Roof Replacement (949 E. 2 <sup>nd</sup> Street, Tucson)	Mike MacDonald	4/15/2016

## Juvenile Corrections, Department of (ADJC)

Project Nº	Project Description (Location)	Project Manager	Target Completion
4046	Plumbing Chase Replacement (Adobe Mountain Schools, 2800 W. Pinnacle Peak Road, Phoenix)	Milheiro, Armando	5/31/2016
4047	Fire Suppression System Upgrades (Remaining Campus) (Adobe Mountain Schools, 2800 W. Pinnacle Peak Road, Phoenix)	Milheiro, Armando	4/30/2017
4045TI.1	New Access Controls (Adobe Mountain Schools, 2800 W. Pinnacle Peak Road, Phoenix)	Milheiro, Armando	4/30/2017
4046TI.1	Fire Suppression System Replacement (Adobe Mountain Schools, 2800 W. Pinnacle Peak Road, Phoenix)	Milheiro, Armando	5/31/2016

## Transportation, Department of (ADOT)

Project №	Project Description (Location)	Project Manager	Target Completion
	Overhang Soffit Replacement (Port of Entry B-8, Yuma)	Spencer, Alvin	2/28/2016
	Building Exterior Painting (Yuma Maintenance Yard, Yuma)	Spencer, Alvin	2/25/2016
	Building Exterior Painting (Wilcox Maintenance Yard, Willcox)	Spencer, Alvin	5/28/2016
	Roof Replacement (Phoenix Engineering Modular Building 1004B)	Spencer, Alvin	2/29/2016
	Roof Replacement (Tempe Enforcement Office)	Spencer, Alvin	3/18/2016
	Overhang Soffit Replacement (Port of Entry B-8, Yuma)	Spencer, Alvin	2/28/2016

## Public Safety, Department of (DPS)

Project №	Project Description (Location)	Project Manager	Target Completion
9508	Roof Replacement (DPS Phoenix Fleet Building, 2102 W. Encanto Boulevard, Phoenix)	William Anderson	TBD

## Arizona School for the Deaf and Blind (ASDB)

Project №	Project Description (Location)	Project Manager	Target Completion
8954TI.4C	New Fire Alarm Replacement System (1200 W Speedway, Tucson)	Janet Collegio	8/3/2016

## Veterans' Services, Department of (ADVS)

Project №	Project Description (Location)	Project Manager	Target Completion
9009	New Construction (Arizona Veterans' Memorial Cemetery, Camp Navajo)	Jeff Pugh	2/20/2016
9011	New Construction (Arizona Veterans' Memorial Cemetery, Marana)	Jeff Pugh	1/25/2016

## Pioneers' Home

Project №	Project Description (Location)	Project Manager	Target Completion
BR1600700	Evaporative Cooler Replacement (300 S. McCormick Street, Prescott)	Mike MacDonald	12/15/2015

## Supreme Court

Project №	Project Description (Location)	Project Manager	Target Completion
8656	Upgrade EMS Controls (1501 W Washington, Phoenix)	Anderson, William	3/31/2016

## ACTIVE PROJECTS

### ADOA Security System Replacement Assessment and Design (ADOA)

Capitol Mall, Phoenix

#### Project Details

Project Manager	Webster, John
Project №	8410
Statutory Review №	CG-13-09
Architect/Engineer	Arrington Watkins Architects, LLC
Contractor(s)	Sun Eagle Corporation
Budget	\$3,850,000
Budget Source	Building Renewal BR615019-00

#### Project Timeline

Date Funded	11/30/2014
Construction Documents	9/1/2014
Project Bid	
Notice to Proceed	12/22/2014
Substantial Completion	3/15/2016
Target Completion	4/1/2016

#### Project Description

A.R.S. 41-791 directs ADOA's responsibility for security of its 73 buildings. ADOA's current electronic command and control security system, which controls facility badge access and monitors alarms of a variety of types, is over 25-years old, obsolete, in chronic repair-mode, unsupported by current technology, and does not meet ADOA's current needs. ADOA has procured the services of Construction-Manager-at-Risk (CMAR) that will serve as the general contractor throughout construction, and assume the risk of delivering the project through a fixed lump sum or Guaranteed Maximum Price (GMP) contract. This \$3.85 million project will replace the existing access control system ("brain"); select and issue new access control cards; and integrate the new system with HRIS. The fundamental framework of the new card access system will facilitate future expansion of the system and integration of additional building components as funding becomes available.

#### Project Status

- ❖ Meetings are being held weekly to discuss progress, issues and construction. Presently working in Phase 13. There are 14 phases.

### 1200/1275 W Washington - Replace Central Plant (ADOA)

1200-1275 W. Washington, Phoenix

#### Project Details

Project Manager	Anderson, William
Project №	8430
Statutory Review №	CG-15-11
Architect/Engineer	LSW Engineers Arizona, Inc.
Contractor(s)	TBD
Budget	\$200,000
Budget Source	Building Renewal BR615007-02

#### Project Timeline

Date Funded	4/28/2015
Construction Documents	2/21/2016
Project Bid	4/3/2016
Notice to Proceed	4/5/2016
Substantial Completion	9/4/2016
Target Completion	9/19/2016

#### Project Description

Provide Construction Administration and Project Management for the repair/replacement of the Central Plant and related equipment for the Corporation Commission and Attorney General buildings to allow for the reliable and efficient operation of the facilities.

#### Project Status

- ❖ Revisions are being incorporated into 100% Review CDs

## Capitol Mall Roof Repairs (ADOA)

1534 W Jefferson, Phoenix

### Project Details

Project Manager	Spencer, Alvin
Project №	8601T1.2
Statutory Review №	N/A
Architect/Engineer	N/A
Contractor(s)	JOC - SJ Anderson Co.
Budget	40000
Budget Source	Building Renewal BR1601104

### Project Timeline

Date Funded	2/23/2016
Construction Documents	n/a
Project Bid	TBD
Notice to Proceed	
Substantial Completion	
Target Completion	

### Project Description

Repair the roof with a 10 year warrantied liquid applied mebrane system.

### Project Status

- ❖ Request for proposal have been issued to the JOC Contractor

## Capitol Mall Roof Repairs (ADOA)

1716 W Adams, Phoenix

### Project Details

Project Manager	Spencer, Alvin
Project №	8620T1.1
Statutory Review №	N/A
Architect/Engineer	N/A
Contractor(s)	JOC - SJ Anderson Co.
Budget	\$60,000
Budget Source	Building Renewal BR1601104

### Project Timeline

Date Funded	2/53/2016
Construction Documents	n/a
Project Bid	TBD
Notice to Proceed	
Substantial Completion	
Target Completion	

### Project Description

Repair the roof with with additional coats of liquid applied elastomeric membrane.

### Project Status

- ❖ Request for proposal have been issued to the JOC Contractor

## 1700 W Washington - Repair/Replace Central Plant (ADOA)

1700 W Washington, Phoenix

### Project Details

Project Manager	Anderson, William
Project №	8633T1.23
Statutory Review №	CG-15-22
Architect/Engineer	Bridgers & Paxton Consulting Engineers
Contractor(s)	TBD
Budget	\$200,000
Budget Source	Building Renewal BR1600501X

### Project Timeline

Date Funded	7/27/2015
Construction Documents	3/20/2016
Project Bid	4/1/2016
Notice to Proceed	4/3/2016
Substantial Completion	9/1/2016
Target Completion	9/15/2016

### Project Description

Obtain a Condition Assessment of the Mechanical System serving the Exec Tower complex at 1700 W Washington and implement the recommended changes.

### Project Status

- ❖ Construction Documents are in Design Development.



## Fire Alarm Replacement (ADOA)

Capitol Mall-House of Representatives,  
Phoenix

### Project Details

Project Manager	Collegio, Janet
Project №	8709TI.10D
Statutory Review №	CG-11-03 (TI.10)
Architect/Engineer	LSW Engineers Arizona, Inc.
Contractor(s)	Firetrol Protection Systems
Budget	\$182,833
Budget Source	Building Renewal BR61400107

### Project Timeline

Date Funded	6/19/2015
Construction Documents	4/14/2015
Project Bid	5/20/2015
Notice to Proceed	12/7/2015
Substantial Completion	6/7/2016
Target Completion	6/30/2016

### Project Description

Engineer is to design a new fire alarm replacement system and provide Construction Administration services for the Senate Building and the House of Representatives.

### Project Status

❖ This project is on hold until the Budget session is over

## Fire Alarm Replacement (ADOA)

Capitol Mall-Senate Bldg., Phoenix

### Project Details

Project Manager	Collegio, Janet
Project №	8709TI.10E
Statutory Review №	CG-11-03 (TI.10)
Architect/Engineer	LSW Engineers Arizona, Inc.
Contractor(s)	Firetrol Protection Systems
Budget	\$175,038
Budget Source	Building Renewal BR61400108

### Project Timeline

Date Funded	6/19/2015
Construction Documents	4/14/2015
Project Bid	5/20/2015
Notice to Proceed	7/7/2015
Substantial Completion	12/31/2015
Target Completion	6/30/2016

### Project Description

Engineer is to design a new fire alarm replacement system and provide Construction Administration services for the Senate Building and the House of Representatives.

### Project Status

❖ This project is complete and this will be the final report.

## Fire Alarm Replacement (ADOA)

Arizona Exposition and State Fair (AESF)

### Project Details

Project Manager	Collegio, Janet
Project №	3017TI.1
Statutory Review №	CG-14-11
Architect/Engineer	LSW Engineers Arizona, Inc.
Contractor(s)	SJA/Firetrol
Budget	\$70,068.48
Budget Source	Client funded GSDISA0005

### Project Timeline

Date Funded	7/30/2015
Construction Documents	8/17/2015
Project Bid	JOC
Notice to Proceed	9/17/2015
Substantial Completion	3/31/2016
Target Completion	3/31/2016

### Project Description

Engineer is to design a new fire alarm replacement system and provide Construction Administration services AESF Home Arts Building.

### Project Status

❖ Fire Alarm Control Panel is live but not tested. The program is up and running at this time

## Repair Sealant Around Windows and Expansion Joints (ADOA)

1400 W. Washington, Phoenix

### Project Details

Project Manager	Spencer, Alvin
Project №	8715
Statutory Review №	N/A
Architect/Engineer	N/A
Contractor(s)	JOC - SJ Anderson Co.
Budget	\$150,000
Budget Source	Building Renewal BR6150220

### Project Timeline

Date Funded	10/21/2015
Construction Documents	
Project Bid	
Notice to Proceed	
Substantial Completion	
Target Completion	3/31/2016

### Project Description

Remove and replace sealant around exterior windows to the adjacent wall surfaces.

### Project Status

- ❖ The caulking tested positive for asbestos. Asbestos abatement under separate contract will be necessary before this work can proceed.

## Elevator Modernization (ADOA)

1300 W. Washington, Phoenix

### Project Details

Project Manager	Webster, John
Project №	8720B
Statutory Review №	CG-13-29
Architect/Engineer	Sun Engineering, Vertical Transportation Excellence
Contractor(s)	Builders Guild, Inc.
Budget	500000
Budget Source	Building Renewal BR614008-02

### Project Timeline

Date Funded	11/21/2013
Construction Documents	5/19/2014
Project Bid	8/12/2014
Notice to Proceed	6/7/2015
Substantial Completion	11/26/2015
Target Completion	12/11/2015

### Project Description

Sun Engineering and their design team (VTX & CH Architects) provided an elevator modernization assessment that identified the components on the elevator system that needed to be upgraded or replaced. The assessment also provided a construction cost estimate for the project. The Sun Engineering team is responsible for re-designing the elevator with modern components so that the elevator will operate more efficiently and be more reliable. Sun Engineering and the design team are also responsible for providing bidding support and construction administration during the construction phase of the project.

### Project Status

- ❖ This project is complete and this will be the final report.

## Elevator Modernization (ADOA)

2910 N. 44th Street, Phoenix

### Project Details

Project Manager	Webster, John
Project №	8720C
Statutory Review №	CG-13-29
Architect/Engineer	Sun Engineering, Vertical Transportation Excellence
Contractor(s)	JOC - SJ Anderson Co.
Budget	\$701,427.12
Budget Source	Building Renewal BR61400804 (\$500,000) BR61501401 (\$201,427.12)

## Project Timeline

Date Funded	3/18/2015
Construction Documents	5/21/2015
Project Bid	JOC
Notice to Proceed	11/3/2015
Substantial Completion	6/30/2016
Target Completion	7/15/2016

## Project Description

Sun Engineering and their design team (VTX & CH Architects) provided an elevator modernization assessment that identified the components on the elevator system that needed to be upgraded or replaced. The assessment also provided a construction cost estimate for the project. The Sun Engineering team is responsible for re-designing the elevator with modern components so that the elevators will operate more efficiently and be more reliable. Sun Engineering and the design team are also responsible for providing construction administration during the construction phase of the project.

## Project Status

- ❖ The contract for \$526,563.47 was awarded June 15, 2015, to SJ Anderson. Notice to Proceed was issued on November 3, 2015. The sub-contractor will be Kone Elevator. Equipment is ordered and construction to start mid-May

## Data Center ATS Replacement (ADOA)

State Data Center, 1510 W. Adams, Phoenix

### Project Details

Project Manager	Milheiro, Armando
Project №	8725TI.17
Statutory Review №	CG-15-08
Architect/Engineer	Bridgers & Paxton Consulting Engineers
Contractor(s)	Design/Bid/Build
Budget	\$100,000
Budget Source	Client Funded ASET3A0900

### Project Timeline

Date Funded	7/20/2015
Construction Documents	11/11/2015
Project Bid	11/23/2015
Notice to Proceed	12/21/2015

Substantial Completion	5/16/2016
Target Completion	5/20/2016

## Project Description

Design will consist of the replacement of the Data Center Automatic Transfer Switch (ATS) used to power HVAC units in the data center in the event of a power failure.

## Project Status

- ❖ Per ASET direction, project start has been moved to May 7, 2016 as to not disturb the DOR department during the critical tax season.

## HVAC and Bldg. Upgrades (ADOA)

1740 W. Adams, Phoenix

### Project Details

Project Manager	MacDonald, Mike
Project №	BR1600502X
Statutory Review №	CG-15-25
Architect/Engineer	GLHN Architects & Engineers
Contractor(s)	TBD
Budget	\$1,800,000
Budget Source	Building Renewal BR1600502X

### Project Timeline

Date Funded	7/21/2015
Construction Documents	11/9/2015
Project Bid	
Notice to Proceed	
Substantial Completion	
Target Completion	8/31/2016

## Project Description

Replace the roof of the building, as well as building remodeling to accommodate the addition of one chiller and replacement of two cooling towers.

## Project Status

- ❖ Statutory Review completed 1/20/16. Bids due 3/2/16..Documents provided to Procurement on 1/13/16 for IFB

## HVAC and Bldg. Upgrades (ADOA)

1400 W. Washington, Phoenix

### Project Details

Project Manager	MacDonald, Mike
Project №	BR161500730
Statutory Review №	CG-15-07
Architect/Engineer	Bridgers & Paxton Consulting Engineers
Contractor(s)	Sun Eagle Corporation
Budget	\$1,400,000
Budget Source	ARRA BR161500730

### Project Timeline

Date Funded	4/28/2015
Construction Documents	9/21/2015
Project Bid	11/15/2015
Notice to Proceed	1/4/2016
Substantial Completion	6/3/2016
Target Completion	7/13/2016

### Project Description

Replace the roof of the building, as well as building remodeling including the removal of existing chillers and cooling towers and replacing with new.

### Project Status

- ❖ Contract awarded, construction to began 1/3/2016. Project is on schedule to complete 7/3/16.

## Roof Repair-Replacement: Arizona State Legislature (ADOA)

1700 W. Washington, Phoenix

### Project Details

Project Manager	MacDonald, Mike
Project №	BR60100601 BR60100602
Statutory Review №	CG-15-02 (HR) CG-15-03 (S)
Architect/Engineer	BoArch, LLC
Contractor(s)	JOC - SJ Anderson Co.
Budget	\$1,100,000
Budget Source	Building Renewal BR60100601 BR60100602

### Project Timeline

Date Funded	12/30/2014
Construction Documents	
Project Bid	6/9/2015
Notice to Proceed	6/29/2015
Substantial Completion	12/30/2015
Target Completion	2/19/2016

### Project Description

Remove and replace both roofs, add insulation, seal HVAC houses, reseal and paint HVAC doors, add parapet cap flashing, Install new LED lighting in courtyard and parking lots.

### Project Status

- ❖ Working on close out documents for finalizing project by 3/25/16

## Roof Repair-Replacement: Carnegie Library (ADOA)

1101 W. Washington, Phoenix

### Project Details

Project Manager	MacDonald, Mike
Project №	BR61400605
Statutory Review №	CG-14-28
Architect/Engineer	Michael Wright Associates Inc.
Contractor(s)	JOC - SD Crane
Budget	\$800,000
Budget Source	Building Renewal BR61400605

### Project Timeline

Date Funded	10/27/2014
Construction Documents	2/16/2015
Project Bid	
Notice to Proceed	10/19/2015
Substantial Completion	12/31/2015
Target Completion	2/29/2016

### Project Description

Removal of existing roof and re-install new terne coated roofing to mimic the 100 year old existing roof on the historic library

### Project Status

- ❖ New roof install began 12/14/15. Installation underway, expected completion 4/22/16

## Drill and Fit New Potable Well #6 (ADC)

ASPC Lewis Complex, Buckeye

### Project Details

Project Manager	Webster, John
Project №	5507
Statutory Review №	CG-14-23
Architect/Engineer	Southwest Ground-water Consultants, Inc.
Contractor(s)	Stewart Brothers Drilling Company
Budget	\$2,000,000
Budget Source	Client Funded GSDISA003

### Project Timeline

Date Funded	8/7/2014
Construction Documents	1/15/2016
Project Bid	3/21/2016
Notice to Proceed	4/1/2016
Substantial Completion	5/31/2016
Target Completion	6/15/2016

### Project Description

The project is to drill and fit a new potable well for the Lewis Prison Complex. It will be the main well for the prison. Well 3 and Well 4 will be backup wells when Well 6 is under construction.

### Project Status

- ❖ Bid docs published 2/25/16 and bids are due 3/21/16.

## Fire Alarm and Sprinkler Replacement (DEMA)

Prescott Armory, Prescott

### Project Details

Project Manager	Webster, John
Project №	
Statutory Review №	CG-15-06A
Architect/Engineer	LSW Engineers Arizona, Inc.
Contractor(s)	JOC - SJ Anderson Co.
Budget	\$1,000,000
Budget Source	Building Renewal BR61501600

### Project Timeline

Date Funded	11/24/2014
Construction Documents	
Project Bid	
Notice to Proceed	10/7/2015
Substantial Completion	3/15/2016
Target Completion	3/31/2016

### Project Description

Install new Class A Fire Alarm and Sprinkler system in armory at Prescott, AZ

### Project Status

- ❖ Construction has started on 12/22/15 for the sprinkler system work.

## Fire Alarm and Sprinkler Replacement (DEMA)

Casa Grande Armory, Casa Grande

### Project Details

Project Manager	Webster, John
Project №	
Statutory Review №	CG-15-06B
Architect/Engineer	LSW Engineers Arizona, Inc.
Contractor(s)	JOC - SJ Anderson Co.
Budget	\$1,000,000
Budget Source	Building Renewal BR61501600

### Project Timeline

Date Funded	11/24/2014
Construction Documents	
Project Bid	
Notice to Proceed	10/7/2015
Substantial Completion	3/15/2016
Target Completion	3/31/2016

### Project Description

Install new Class A Fire Alarm and Sprinkler system in armory at Casa Grande

### Project Status

- ❖ Construction on fire alarm has started on 12/22/15.
- ❖ Applications for water connection permit to City of Casa Grande and Arizona Water Company have been submitted.

## Boiler Replacement (ADHS)

Arizona State Hospital, Phoenix

### Project Details

Project Manager	Milheiro, Armando
Project №	8337
Statutory Review №	CG-15-19
Architect/Engineer	Bridgers & Paxton Consulting Engineers
Contractor(s)	Design/Bid/Build
Budget	\$1,700,000
Budget Source	Building Renewal BR1600800

### Project Timeline

Date Funded	7/21/2015
Construction Documents	11/13/2015
Project Bid	11/27/2015
Notice to Proceed	
Substantial Completion	6/17/2016
Target Completion	6/30/2016

### Project Description

Removal of existing steam boilers, deaerator, pumps, heat exchangers, storage tanks and related piping not necessary.

Replace with packaged heating plant skid containing 5 condensing hot water boilers.

Included will be ME&P work needed to install equipment.

### Project Status

- ❖ Re-solicitation for the General Contractor contract in motion with SPO.

## Fire/Smoke Damper Actuator Replacement (ADHS)

Arizona State Hospital, Phoenix

### Project Details

Project Manager	Milheiro, Armando
Project №	8335TI.1
Statutory Review №	CG-15-18
Architect/Engineer	Bridgers & Paxton Consulting Engineers
Contractor(s)	JOC - SJ Anderson Co.
Budget	\$350,000
Budget Source	Building Renewal BR1600400X

### Project Timeline

Date Funded	7/21/2015
Construction Documents	10/30/2015
Project Bid	11/12/2015
Notice to Proceed	11/25/2015
Substantial Completion	3/25/2016
Target Completion	3/30/2016

### Project Description

Removal and replacement of all existing fire/smoke actuators in Buildings: A, B, C, D, E, F, G, H, & P.

### Project Status

- ❖ Project underway with 33% of the project complete. Project still on track with no issues to date.

## ASH Phase II New Fire Alarm Replacement System - Underground (ADHS)

Arizona State Hospital, Phoenix

### Project Details

Project Manager	Collegio, Janet
Project №	8332TI.1E
Statutory Review №	CG-12-03
Architect/Engineer	LSW Engineers Arizona, Inc.
Contractor(s)	Firetrol Protection Systems
Budget	\$66,053
Budget Source	Building Renewal BR61500400

### Project Timeline

Date Funded	7/21/2014
Construction Documents	9/28/2015
Project Bid	N/A
Notice to Proceed	12/4/2015
Substantial Completion	12/30/2016
Target Completion	12/30/2016

### Project Description

Engineer is to design a new fire alarm replacement system and provide Construction Administration services

### Project Status

- ❖ Underground – conduit raceway is complete. Contractor pulling wire in conduit

## Phase II New Fire Alarm Replacement System - Central Plant (ADHS)

Arizona State Hospital, Phoenix

### Project Details

Project Manager	Collegio, Janet
Project №	8332TI.1A
Statutory Review №	CG-12-03
Architect/Engineer	LSW Engineers Arizona, Inc.
Contractor(s)	Firetrol Protection Systems
Budget	\$81,673
Budget Source	Building Renewal BR61500400

### Project Timeline

Date Funded	7/21/2014
Construction Documents	9/28/2015
Project Bid	N/A
Notice to Proceed	12/4/2015
Substantial Completion	12/30/2016
Target Completion	12/30/2016

### Project Description

Engineer to design a new fire alarm replacement system and provide Construction Administration services

### Project Status

- ❖ Central Plant - North side of building is pulled and trimmed.
- ❖ Waiting for the boiler abatement to be completed before FA contractor can finish inside building.

## Phase II New Fire Alarm Replacement System - Central Plant (ADHS)

Arizona State Hospital, Phoenix

### Project Details

Project Manager	Collegio, Janet
Project №	8332TI.1B
Statutory Review №	CG-12-03
Architect/Engineer	LSW Engineers Arizona, Inc.
Contractor(s)	Firetrol Protection Systems
Budget	\$60,803
Budget Source	Building Renewal BR61500400

### Project Timeline

Date Funded	7/21/2014
Construction Documents	9/28/2015
Project Bid	N/A
Notice to Proceed	12/4/2015
Substantial Completion	12/30/2016
Target Completion	12/30/2016

### Project Description

Engineer is to design a new fire alarm replacement system and provide Construction Administration services

### Project Status

- ❖ General Services Building – contractor is installing pipe in the basement of the building

## Plumbing Chase Replacement (ADJC)

Adobe Mountain Schools, Phoenix

### Project Details

Project Manager	Milheiro, Armando
Project №	4046
Statutory Review №	CG-13-20
Architect/Engineer	Energy Systems Design
Contractor(s)	JOC - SJ Anderson Co.
Budget	\$424,468.15
Budget Source	Building Renewal BR614010-00

### Project Timeline

Date Funded	10/24/2013
Construction Documents	7/9/2014
Project Bid	4/9/2015
Notice to Proceed	4/8/2015
Substantial Completion	4/30/2016
Target Completion	5/31/2016

### Project Description

Design, remove and replace existing plumbing chase in six (6) buildings. This project will consist of working on one (1) building at a time to minimize disturbance on the ADJC campus.

### Project Status

- ❖ Project complete and ahead of schedule.
- ❖ Working on closeout documentation.

## Fire Suppression System Upgrades (Remaining Campus) (ADJC)

Adobe Mountain Schools, Phoenix

### Project Details

Project Manager	Milheiro, Armando
Project №	4047
Statutory Review №	CG-15-20
Architect/Engineer	FM Group
Contractor(s)	JOC - SJ Anderson Co.
Budget	\$1,200,000
Budget Source	Building Renewal BR61500300

### Project Timeline

Date Funded	7/21/2015
Construction Documents	11/30/2015
Project Bid	9/23/2015
Notice to Proceed	10/16/2015
Substantial Completion	4/30/2017
Target Completion	4/30/2017

### Project Description

Design and install new fire sprinkler system in the remaining occupied buildings on the ADJC campus. Risers will also be installed at the buildings where they do not exist.

### Project Status

- ❖ Phase II of the project set to start construction on March 7th. Phase III drawings submitted on February 29th.

## New Access Controls (ADJC)

Adobe Mountain Schools, Phoenix

### Project Details

Project Manager	Milheiro, Armando
Project №	4045TI.1
Statutory Review №	CG-13-16
Architect/Engineer	David Evans & Associates, C&H Associates
Contractor(s)	JOC - SJ Anderson Co.
Budget	\$400,000
Budget Source	Building Renewal BR615003-00

### Project Timeline

Date Funded	8/9/2013
Construction Documents	9/4/2015
Project Bid	11/12/2015
Notice to Proceed	10/30/2015
Substantial Completion	4/30/2017
Target Completion	4/30/2017

### Project Description

Design new control panels that will interface correctly with replacement locks for the existing cells.

### Project Status

- ❖ Decision to proceed with all the buildings reached. Scheduling construction kickoff meeting with GC. This project will mirror the current Fire Suppression project on the campus to minimize disruption to the occupants of the buildings.

## Fire Suppression System Replacement (ADJC)

Adobe Mountain Schools, Phoenix

### Project Details

Project Manager	Milheiro, Armando
Project №	4046TI.1
Statutory Review №	CG-13-20
Architect/Engineer	Energy Systems Design
Contractor(s)	JOC - SJ Anderson Co.
Budget	\$413,812.42
Budget Source	Building Renewal BR615003-00

### Project Timeline

Date Funded	7/17/2014
Construction Documents	7/9/2014
Project Bid	4/9/2015
Notice to Proceed	4/29/2015
Substantial Completion	4/30/2016
Target Completion	5/31/2016

### Project Description

Design and install new fire sprinkler system in six (6) buildings on the ADJC campus. This project will be completed in tandem with the Chilled Water Piping system project.



### Project Status

- ❖ Project complete and ahead of schedule.
- ❖ Working on closeout documentation.

## Overhang Soffit Replacement (ADOT)

Port of Entry B-8, Yuma

### Project Details

Project Manager	Spencer, Alvin
Contractor(s)	Diamond Ridge Develop Corp
Project Bid	12/12/2015
Notice to Proceed	1/8/2016
Target Completion	2/28/2016
Description	Replace overhang soffit

### Project Status

- ❖ Construction is in progress

## Building Exterior Painting (ADOT)

Yuma Maintenance Yard, Yuma

### Project Details

Project Manager	Spencer, Alvin
Contractor(s)	Diamond Ridge Develop Corp
Project Bid	10/6/2015
Notice to Proceed	12/16/2015
Substantial Completion	2/18/2016
Target Completion	2/25/2016
Description	Repaint the exteriors of bldgs 2028, 2029, 2032, 2033

### Project Status

- ❖ This project is complete and this will be the final report.

## Building Exterior Painting (ADOT)

Willcox Maintenance Yard, Willcox

### Project Details

Project Manager	Spencer, Alvin
Contractor(s)	Diamond Ridge Develop Corp
Project Bid	11/9/2015
Notice to Proceed	12:00:00 AM
Substantial Completion	
Target Completion	5/28/2016
Description	Repaint exteriors of all site bldgs. & repair as necessary.

### Project Status

- ❖ This project will commence upon resolution of the removal of existing lead based materials.

## Roof Replacement (ADOT)

Phoenix Engineering Modular Building 1004B

### Project Details

Project Manager	Spencer, Alvin
Contractor(s)	JOC - SJ Anderson Co.
Project Bid	11/10/2015
Notice to Proceed	12/22/2015
Substantial Completion	2/9/2016
Target Completion	2/29/2016
Description	Replace existing failed roofing.

### Project Status

- ❖ This project is complete and this will be the final report.

## Roof Replacement (ADOT)

Tempe Enforcement Office

### Project Details

Project Manager	Spencer, Alvin
Contractor(s)	Jim Brown and Sons Roofing
Project Bid	2/12/2016
Notice to Proceed	
Substantial Completion	
Target Completion	3/18/2016
Description	Repair existing foam roof surface & coat with elastomeric roof coating.

### Project Status

- ❖ This work is scheduled to commence on 3/4/2016

## New Construction (ADVS)

### Veterans' Memorial Cemetery, Camp Navajo

#### Project Details

Project Manager	Pugh, Jeffrey
Project №	9009
Statutory Review №	VS-12-01
Architect/Engineer	David Evans & Associates, Orcutt Winslow
Contractor(s)	SDB Contractors, Inc.
Budget	\$7,450,000
Budget Source	Client Funded U.S. Department of Veteran Affairs Cemetery Grants Administration

#### Project Timeline

Date Funded	3/15/2014
Construction Documents	
Project Bid	6/27/2014
Notice to Proceed	7/14/2014
Substantial Completion	3/3/2016
Target Completion	4/1/2016

#### Project Description

Design and construction of Northern Arizona Veterans Memorial Cemetery roadways, Family Assembly Area and Committal Shelter, 1994 square foot Maintenance Facility, 1270 gross square foot Visitor and Administration Center.

The project provides a variety of burial options for the local veterans including In-Ground Casket Burials, Columbaria Walls, In-Ground Cremain Burials, and a Scatter Garden with Memorial Walls. The site is planned to maximize interment for as many years as possible with each phase supporting approximately 10 years of service. The first phase of development includes the following interment types and quantities: 274 In-Ground Double Depth Pre-Placed Crypts; 222 In-Ground Cremain; 220 Columbaria Niches and Memorial Wall Markers.

#### Project Status

- ❖ Visitor Center (VAC) interior finish work is complete.
- ❖ Committal Shelter (CS) operable glass wall system installation has been delayed due to structural design

flaw. Structural engineer has completed the redesign and recalculating wall housing area and

## New Construction (ADVS)

### Veterans' Memorial Cemetery, Marana

#### Project Details

Project Manager	Pugh, Jeffrey
Project №	9011
Statutory Review №	VS-14-01
Architect/Engineer	David Evans & Associates, Orcutt Winslow
Contractor(s)	SDB Contractors, Inc.
Budget	\$7,800,000
Budget Source	Client Funded U.S. Department of Veteran Affairs Cemetery Grants Administration

#### Project Timeline

Date Funded	10/15/2013
Construction Documents	
Project Bid	7/25/2014
Notice to Proceed	9/22/2014
Substantial Completion	3/21/2016
Target Completion	3/16/2016

#### Project Description

Design and construction of Arizona Veterans' Memorial Cemetery at Marana roadways, 1016 square foot Family Assembly Area and Committal Shelter, 2,282 square foot Maintenance Facility, 1,788 gross square foot Visitor and Administration Center.

The project provides a variety of burial options for the local veterans including In-Ground Casket Burials, Columbaria Walls, In-Ground Cremain Burials, and a Scatter Garden with Memorial Walls. The site is planned to maximize interment for as many years as possible with each phase supporting approximately 10 years of service. The first phase of development includes the following interment types and quantities: 1,802 3'x 8' In-Ground Double Depth Pre-Placed Crypts; 1,638 3'x4' In-Ground Cremain; 1,920 Columbaria Niches and Memorial Wall Markers.

## Project Status

- ❖ Both crypt fields have been hydroseeded (a planting process that uses a slurry of seed and mulch, often used as an erosion control technique on construction sites). The crypt field soil has settled and caused major soil erosion and depression. The contr

## 1688 W. Adams Elevator Modernization (ADOA)

### 1688 W. Adams Elevator Modernization

#### Project Details

Project Manager	Pugh, Jeffrey
Project №	8720D
Statutory Review №	
Architect/Engineer	Sun Engineering, Vertical Transportation Excellence
Contractor(s)	
Budget	
Budget Source	Building Renewal

#### Project Timeline

Date Funded
Construction Documents
Project Bid
Notice to Proceed
Substantial Completion
Target Completion

#### Project Description

Complete elevator modernization (bringing up to current codes) replace or refurbish machine. Hoistway/Car top, pit and cab entrances

#### Project Status

- ❖ Architect selected and designed proposal submitted. SPO is preparing AIA design contract documents.

## AHCCCS - EMS Upgrades (AHCCCS)

701 and 801 E. Jefferson Street, Phoenix

#### Project Details

Project Manager	Anderson, William
Project №	8440
Statutory Review №	
Architect/Engineer	
Contractor(s)	Arizona Comfort Zone CCI (EMS Integrator)
Budget	\$120,000
Budget Source	Building Renewal BR1601003

#### Project Timeline

Date Funded	7/27/2015
Construction Documents	10/30/2015
Project Bid	
Notice to Proceed	11/27/2015
Substantial Completion	3/31/2016
Target Completion	3/31/2016

#### Project Description

Provide Construction Administration and Project Management for the upgrade of the EMS for the AHCCCS Buildings at 701 and 801 W Jefferson to allow the mechanical infrastructure to be monitored and operated from a Command Center in 701.

#### Project Status

- ❖ We are working on installing controls on the water source heat pumps in 701 and 801.

## Tucson History Museum - EMS Upgrades (AHS)

949 E. 2nd Street, Tucson

#### Project Details

Project Manager	Anderson, William
Project №	9702
Statutory Review №	
Architect/Engineer	
Contractor(s)	Arizona Comfort Zone CCI (EMS Integrator)
Budget	\$210,000
Budget Source	Building Renewal BR1601002

## Project Timeline

Date Funded	7/27/2017
Construction Documents	8/30/2015
Project Bid	
Notice to Proceed	8/13/2015
Substantial Completion	2/29/2016
Target Completion	3/31/2016

## Project Description

Provide Construction Administration and Project Management for the upgrade of the Energy Management System (EMS) for the Tucson History Museum to allow the mechanical infrastructure to be monitored and operated from a Command Center located in the Tempe Museum.

## Project Status

- ❖ The Tucson Museum is complete.

## AZ Heritage Center at Papago Park - EMS Upgrades (AHS)

1300 N. College Avenue, Tempe

### Project Details

Project Manager	Anderson, William
Project №	8647TI.3
Statutory Review №	
Architect/Engineer	
Contractor(s)	Arizona Comfort Zone CCI (EMS Integrator)
Budget	\$260,000
Budget Source	Building Renewal BR1601001

### Project Timeline

Date Funded	7/27/2015
Construction Documents	9/30/2015
Project Bid	
Notice to Proceed	9/30/2015
Substantial Completion	2/29/2016
Target Completion	3/31/2016

### Project Description

Provide Construction Administration and Project Management for the upgrade of the Energy Management System (EMS) for the AZ Heritage Center at Papago Park to allow the mechanical infrastructure to be monitored and operated from a Command Center.

## Project Status

- ❖ The Az Heritage Center at Papago Park EMS Upgrade is at Substantial Completion.

## 1789 W Jefferson - Repair Water Detention Tank & Drywell (DES)

1789 W Jefferson, Phoenix

### Project Details

Project Manager	Anderson, William
Project №	8608TI.10
Statutory Review №	CG-15-29
Architect/Engineer	Ritoch Powell Associates
Contractor(s)	SJ Anderson Co.
Budget	\$110,000
Budget Source	Building Renewal BR61501201

### Project Timeline

Date Funded	12/28/2015
Construction Documents	TBD
Project Bid	TBD
Notice to Proceed	
Substantial Completion	
Target Completion	

### Project Description

Repair or replace water detention tanks and replace Drywell.

### Project Status

- ❖ 100% CDs are in Stat Review. Getting pricing.

## Add Duct Heating (Corp. Comm.)

1200 W Washington, Phoenix

### Project Details

Project Manager	Anderson, William
Project №	8431
Statutory Review №	
Architect/Engineer	LSW Engineers Arizona, Inc.
Contractor(s)	TBD
Budget	\$100,000
Budget Source	Building Renewal BR1601006

### Project Timeline

Date Funded	12/29/2015
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Construction Documents	TBD
Project Bid	TBD
Notice to Proceed	12:00:00 AM
Substantial Completion	12:00:00 AM
Target Completion	12:00:00 AM

### Project Description

Add resistive heating in HVAC duct

### Project Status

❖ 100% CDs are in Stat Review.

## Upgrade EMS Controls (Supreme Court)

1501 W Washington, Phoenix

### Project Details

Project Manager	Anderson, William
Project №	8656
Statutory Review №	
Architect/Engineer	
Contractor(s)	Climatec
Budget	\$25,000
Budget Source	Building Renewal BR1601005

### Project Timeline

Date Funded	8/12/2015
Construction Documents	
Project Bid	
Notice to Proceed	
Substantial Completion	2/29/2016
Target Completion	3/31/2016

### Project Description

Upgrade absolute EMS

### Project Status

❖ Backordered parts are here. Climatec is completing the installation.

## Roof Replacement (AHS)

949 E. 2nd Street, Tucson

### Project Details

Project Manager	MacDonald, Mike
Project №	BR61501700
Statutory Review №	CG-15-04
Architect/Engineer	BoArch, LLC
Contractor(s)	JOC - Core Construction
Budget	\$6,000,000
Budget Source	Building Renewal BR61501700

### Project Timeline

Date Funded	11/24/2014
Construction Documents	11/10/2015
Project Bid	11/18/2015
Notice to Proceed	11/25/2015
Substantial Completion	3/15/2016
Target Completion	4/15/2016

### Project Description

Re-roofing of the flat roof sections of the entire building (excluding cooling tower roof), gutters of metal roof sections and new ridge on metal roof.

### Project Status

❖ Start of construction 2/9/16, 8-week duration of project anticipated.

## New Fire Alarm Replacement System - Pima Dormitory (ASDB)

1200 W. Speedway, Tucson

### Project Details

Project Manager	Collegio, Janet
Project №	8954TI.4C
Statutory Review №	CG-11-03TI.4C
Architect/Engineer	LSW Engineers Arizona, Inc.
Contractor(s)	Firetrol Protection Systems
Budget	\$71,049.10
Budget Source	Building Renewal BR61500200

## Project Timeline

Date Funded	7/21/2014
Construction Documents	3/12/2015
Project Bid	N/A
Notice to Proceed	9/17/2015
Substantial Completion	5/31/2016
Target Completion	8/3/2016

## Project Description

Engineer is to design a new fire alarm replacement system and provide Construction Administration services

## Project Status

- ❖ Waiting for SFM to confirm inspection date

## New Fire Alarm Replacement System - Pima Dormitory (ASDB)

1200 W. Speedway, Tucson

## Project Details

Project Manager	Collegio, Janet
Project №	8954TI.4B
Statutory Review №	CG-11-03TI.4B
Architect/Engineer	LSW Engineers Arizona, Inc.
Contractor(s)	Firetrol Protection Systems
Budget	\$53,337.57
Budget Source	Building Renewal BR61500200

## Project Timeline

Date Funded	7/21/2014
Construction Documents	3/12/2015
Project Bid	N/A
Notice to Proceed	9/17/2015
Substantial Completion	5/31/2016
Target Completion	8/3/2016

## Project Description

Engineer is to design a new fire alarm replacement system and provide Construction Administration services

## Project Status

- ❖ fire alarm is 80% pulled and trimmed

## Roof Replacement (DPS)

2610 S 16th Street, Phoenix

## Project Details

Project Manager	Anderson, William
Project №	9508
Statutory Review №	
Architect/Engineer	
Contractor(s)	SD Crane Builders
Budget	\$250,000
Budget Source	Building Renewal BR1601100

## Project Timeline

Date Funded	7/27/2015
Construction Documents	
Project Bid	
Notice to Proceed	2/1/2016
Substantial Completion	3/31/2016
Target Completion	4/15/2016

## Project Description

Repair or replace failing roofs at the DPS Fleet Buildings in Phoenix, AZ.

## Project Status

- ❖ ReRoofing the Fleet Building is 40% complete.

## Evaporative Cooler Replacement (PH)

Pioneers' Home

300 S. McCormick Street, Prescott

## Project Details

Project Manager	MacDonald, Mike
Project №	BR1600700
Statutory Review №	
Architect/Engineer	
Contractor(s)	JOC - Core Construction
Budget	\$100,000
Budget Source	Building Renewal BR1600700

## Project Timeline

Date Funded	7/21/2015
Construction Documents	
Project Bid	10/7/2015
Notice to Proceed	11/2/2015
Substantial Completion	12/3/2015
Target Completion	2/22/2015

## Project Description

Replacement of 11 evaporative coolers in various buildings, including the roof.

## Project Status

❖ Project complete and ahead of schedule.

## EMS Upgrades (ADOA)

### Project Details

Project Manager	Anderson, William
Project №	8999TI.2
Statutory Review №	
Architect/Engineer	
Contractor(s)	
Budget	
Budget Source	

### Project Timeline

Date Funded	
Construction Documents	
Project Bid	
Notice to Proceed	12:00:00 AM
Substantial Completion	12:00:00 AM
Target Completion	12:00:00 AM

## Project Status

❖ Purchase Requisitions being circulated for approval.

## EMS Upgrades, 1616 W Adams, Phoenix

### Project Details

Project Manager	Anderson, William
Project №	8617TI.6
Statutory Review №	
Architect/Engineer	
Contractor(s)	
Budget	
Budget Source	

### Project Timeline

Date Funded	
Construction Documents	
Project Bid	
Notice to Proceed	12:00:00 AM
Substantial Completion	12:00:00 AM
Target Completion	12:00:00 AM

## Project Status

❖ Purchase Requisitions being circulated for approval.

## EMS Upgrades (ADOA)

1624 W Adams, Phoenix

### Project Details

Project Manager	Anderson, William
Project №	8200TI.3
Statutory Review №	
Architect/Engineer	
Contractor(s)	
Budget	
Budget Source	

### Project Timeline

Date Funded	
Construction Documents	
Project Bid	
Notice to Proceed	12:00:00 AM
Substantial Completion	12:00:00 AM
Target Completion	12:00:00 AM

## Project Status

❖ Purchase Requisitions are being circulated for approval.

# GLOSSARY OF TERMS

## Project Identification

**Budget Source.** Where the money is appropriated from (i.e. Capital Appropriation, Building Renewal, Operations, Client Funded etc.)

**Contractor.** Company hired to provide all materials, labor, equipment and supervision to perform all necessary work to complete the project.

**CM@R.** Construction Manager at Risk - is a delivery method which entails a commitment by the Construction Manager to deliver the project within a Guaranteed Maximum Price (GMP), acting in the Owner's interest. The Construction Manager must manage and control construction costs to not exceed the GMP.

**Date Funded.** Date funding assigned to the project.

**Project Manager.** Individual assigned to carry out and be responsible for construction of all portions of the project.

**Statewide Statutory Review Project Number.** Plans and Specifications reviewed by State Engineer for code compliance are given a specific project number by the ADOA Building Systems Chief Engineer for reference in and assignment for inspection reports.

**Bid Date.** Date for the receipt of bids (cost proposals) from the Contractors

**Substantial Completion.** Date certified by Architect when the project or designated portion of the project is sufficiently complete for the use for which it is intended

**Target Completion.** Date identified by ADOA Construction Services and Client when Client can expect the project to be finally complete.

**A/E.** Licensed Consultant hired to perform architectural/engineering services including analyzing project

requirements, creating and developing project designs, preparing drawings and specifications, bidding and general construction administration of the construction contract

## Documents

**CD.** Construction Documents – prepared drawings and specifications from the approved design development documents comprising the working drawings (drawings intended for use by a contractor, subcontractor, or fabricator) which form part of the contract documents for a building project.

**CCD.** Construction Change Directive - a directive for changes in the Work for use where the Owner and Contractor have not reached an agreement on proposed changes in the Contract, the contract sum or contract time.

**DCN.** Design Change Notice - a written order to the Architect/Engineer issued after the execution of their contract to direct the A/E of an addition or change in scope of work to the construction project.

**DD.** Design Development – documents prepared by the Architect and other documents, to fix and describe the size and character of the entire project, as to structural, mechanical and electrical systems, materials and such other essentials as may be appropriate (and also when a further statement of probable construction cost may be submitted) for the owner's approval and review.

**NTP.** – Notice to Proceed – written notice to Contractor indicating the date established to proceed with the project

**PEA.** Preliminary Energy Audit – an early audit of the energy and water systems of a building to identify opportunities for an ESPC.

**RFP.** Request for Proposal - document sent by a potential buyer to potential vendors soliciting price quotes.



**RFQ.** 1) Request for Quote – document sent to potential vendors soliciting price quotes; 2) Request for Qualifications – used to indicate that the Owner is seeking qualifications from a design firm (usually an architect or engineer).

## Financial

**Budget.** The sum established as available for the entire project including but not limited to professional fees, contingency allowance and construction of the project.

**CO.** Change Order - a written order to the Contractor (signed by the Owner and the Architect), issued after the execution of the Contract, authorizing a change in the Work or an adjustment in the contract sum or the contract time, as originally defined by the contract documents.

**COP.** Certificates of Participation - a type of financing where an investor purchases a share of the lease revenues of a program rather than the bond being secured by those revenues. The authority usually uses the proceeds to construct a facility that is leased to the municipality.

**GMP.** Guaranteed Maximum Price - (also known as Not-To-Exceed Price, NTE, or NTX) contract is a cost-type contract (also known as an open-book contract) where the contractor is compensated for actual costs incurred plus a fixed fee subject to a ceiling price. The contractor is responsible for cost overruns, unless the GMP has been increased via formal Change Order (only as a result of additional scope from the client, not price overruns, errors, or omissions). Savings resulting from cost under runs are returned to the Owner, or shared with the Contractor as an incentive.

**JOC.** Job Order Contract - is a way for organizations to get numerous, commonly encountered construction projects done quickly and easily through multi-year contracts. JOC reduces unnecessary levels of engineering, design, and contract procurement time along with construction project procurement costs by awarding long-term contracts for a wide variety of

renovation, repair and construction projects. Projects are priced from the Owner's unit cost book rather than bid.

## Agencies, Divisions, and Units

**JCCR.** Joint Committee on Capital Review – committee that ascertains facts and makes recommendations to the Legislature regarding State expenditures for land, buildings and improvements.

**SPO.** State Procurement Office - serves as the central authority on procurement statutes and rules for all governmental bodies of the State.

## Systems, Components, and Materials

**ABC.** Aggregate Base Course – ABC, AB or road base, is a blend of crushed gravel/stone ranging in size 1” down to sand size particles. Used in many applications as a compaction material under concrete slabs or roads.

**CRAC.** Computer Room Air Conditioner

**EIFS.** Exterior Insulation and Finish System - a synthetic stucco weatherproofing and insulation system that is lightweight, inexpensive and very flexible. EIFS consists of an extruded (XPS) or expanded polystyrene (EPS) or a polyisocyanurate foam glass fiberboard for insulation and an acrylic stucco finish for weatherproofing.

**EMS.** Energy Management System – a set of software tools used to monitor, control and analyze a building's energy consumption.

**HVAC.** The abbreviation for heating, ventilation and air conditioning systems, used in building design and construction.

**MPE.** The abbreviation for mechanical, plumbing and electrical systems.

**PDU.** Power Distribution Unit - a device used in datacenters to distribute AC power to multiple servers and other equipment.

**SES.** Service Entrance Section – the equipment needed at the point where electrical service enters a building. Equipment normally consists of the main junction box, circuit breakers and/or fuses, and meters.

**UPS.** Uninterruptible Power Supply - a device that provides battery backup when the electrical power fails or drops to an unacceptable voltage level.

**VCT.** Vinyl Composition Tile - A resilient floor covering which is composed of a binder (one or more resins, such as vinyl chloride, compounded with suitable plasticizer and stabilizers) with fillers, and pigment.