Chandler · Arizona Where Values Make The Difference	**PURCHASING ITEM FOR COUNCIL AGENDA**	**1. Agenda Item Number**: 11 **2. Council Meeting Date**: February 27, 2014
TO:	**MAYOR AND COUNCIL**	**3. Date Prepared**: February 3, 2014
THROUGH:	**CITY MANAGER**	**4. Requesting Department**: Neighborhood Resources

5. SUBJECT: Agreement No. CM3-918-3199 with Cole & Associates, Inc., dba Cole Design Group, Inc., for professional services for an Americans with Disabilities Act (ADA) Consultant for an ADA Transition Plan in an amount not to exceed $257,656.

6. RECOMMENDATION: Recommend approval of Agreement No. CM3-918-3199 with Cole & Associates, Inc., dba Cole Design Group, Inc, for professional services for an Americans with Disabilities Act (ADA) Consultant for an ADA Transition Plan., in an amount not to exceed $257,656 and approve a transfer from General Fund Non-Departmental Contingency to General Fund Non-Departmental Other Professional Services for $257,656.

7. BACKGROUND/DISCUSSION: The City of Chandler sought a consultant to create a comprehensive Transition Plan, as required by Federal Law, including a Self-Evaluation that complies with current ADA standards. The purpose of the Transition Plan is to identify and recommend corrections to programmatic, building, and infrastructure obstacles that present full access to City programs and services.

The consultant will analyze City-wide and departmental policies pertaining to ADA accessibility and accommodations, and evaluate City buildings, parks, and public rights-of-way with regard to access and barrier removal. As deficiencies are identified, the consultant shall include a tentative solution with cost estimates for corrective actions, including those that could place an undue administrative or financial burden on the City. In addition, the consultant will educate City staff on the requirements of ADA throughout the evaluation. Staff and the consultant will insure the public is notified of this process and enlist feedback from the community during the process.

8. EVALUATION PROCESS: On February 19, 2013, City staff issued a Request for Qualifications & Experience for an ADA Consultant to complete a Transition Plan. Notification was sent to all registered vendors. The City received six responses. Staff is recommending award to Cole & Associates, Inc., dba Cole Design Group, Inc., the most responsive and best qualified candidate. The term of this Agreement will be from March 1, 2014 through January 6, 2015.

9. FINANCIAL IMPLICATIONS: The ADA Consultant was an unplanned item; therefore a transfer of $257,656 from General Fund Non-Departmental Contingency (101.1290.5911) to General Fund Non-Departmental Other Professional Services (101.1290.5219) will be required to fund this Transition Plan.

10. PROPOSED MOTION: Move to approve Agreement No. CM3-918-3199 Plan with Cole & Associates, Inc., dba Cole Design Group, Inc., for professional services for an Americans with Disabilities Act (ADA) Consultant for an ADA Transition Plan in an amount not to exceed $257,656 and approve a transfer from General Fund Non-Departmental Contingency to General Fund Non-Departmental Other Professional Services for $257,656.

ATTACHMENT: Agreement

APPROVALS	
11. Requesting Department Leah Powell Leah Powell, Community Resources & Diversity Mgr	**12. Department Head** Jennifer Morrison Jennifer Morrison, Neighborhood Resources Director
13. Procurement Officer Raquel McMahon Raquel McMahon	**14. City Manager** Rich Dlugas Rich Dlugas

CITY OF CHANDLER
PROFESSIONAL SERVICES AGREEMENT
CONTRACT NO.: CM3-918-3199

Project Name: **ADA CONSULTANT FOR TRANSITION PLAN**

THIS AGREEMENT is made and entered into this _____ day of _____, 2014, by and between the City of Chandler, a Municipal Corporation of the State of Arizona, hereinafter referred to as "CITY", and **Cole & Associates, Inc. dba Cole Design Group, Inc.**, hereinafter referred to as "CONSULTANT".

WHEREAS, the Mayor and City Council of the City of Chandler is authorized and empowered by provisions of the City Charter to execute contracts for professional services; and

WHEREAS, CONSULTANT represents that CONSULTANT has the expertise and is qualified to perform the services described in the Agreement.

NOW THEREFORE, in consideration of the mutual promises and obligations set forth herein, the parties hereto agree as follows:

1. CONTRACT ADMINISTRATOR:

1.1. To provide the professional services required by this Agreement CONSULTANT shall act under the authority and approval of the Community Resources & Diversity Mgr or designee, (the Contract Administrator), who shall oversee the execution of this Agreement, assist the CONSULTANT with any necessary information, audit billings, and approve payments. The CONSULTANT shall channel reports and special requests through the Contract Administrator.

1.2. CITY reserves the right to review and approve any/all changes to CONSULTANT'S key staff assigned to the CITY project by the firm during the term of this Agreement.

2. SCOPE OF WORK: CONSULTANT shall provide those services described in Exhibit B developed by Staff and the Consultant attached hereto and made a part hereof by reference. Consultant is required to perform the tasks set forth in Exhibit B in accordance with the Fee Schedule, Exhibit C and Project Timeline, Exhibit D and Building List Exhibit E.

3. ACCEPTANCE AND DOCUMENTATION: Each task shall be reviewed and approved by CITY to determine acceptable completion. All documents, including but not limited to, data compilations, studies, and reports which are prepared in the performance of this Agreement, shall be and remain the property of CITY and shall be delivered to CITY before final payment is made to CONSULTANT.

4. FEE SCHEDULE: City shall pay to CONSULTANT the sum of **TWO HUNDRED FIFTY SEVEN THOUSAND SIX HUNDRED FIFTY SIX DOLLARS ($257,656.00)**, which sum shall include all costs or expenses incurred by CONSULTANT, payable as set forth in Exhibit C, attached hereto and made a part hereof by reference.

5. TERM: The contract shall commence on **March 1, 2014** and terminate **January 6, 2015** unless sooner terminated in accordance with the provisions herein. The schedule and deliverables shall follow the timeline listed in Exhibit D attached and made part hereof.

6. **COOPERATIVE USE OF CONTRACT.** In addition to the City of Chandler and with approval of the CONTRACTOR, this Contract may be extended for use by other municipalities, school districts and government agencies of the State. A current listing of eligible entities may be found at www.maricopa.gov/materials and then click on 'Contracts', 'S.A.V.E.' listing and 'ICPA'. Any such usage by other entities must be in accordance with the ordinance, charter and/or procurement rules and regulations of the respective political entity.

If required to provide services on a school district property at least five (5) times during a month, CONTRACTOR shall submit a full set of fingerprints to the school district in accordance with A.R.S. 15-512 of each person or employee who may provide such service. The District shall conduct a fingerprint check in accordance with A.R.S. 41-1750 and Public Law 92-544 of all CONTRACTORS, sub-CONTRACTORS or vendors and their employees for which fingerprints are submitted to the District. Additionally, the CONTRACTOR shall comply with the governing body fingerprinting policies of each individual school district/public entity. CONTRACTOR, sub-contractors, vendors and their employees shall not provide services on school district properties until authorized by the District.

Orders placed by other agencies and payment thereof will be the sole responsibility of that agency. The CITY shall not be responsible for any disputes arising out of transactions made by other agencies who utilize this Agreement.

7. **TERMINATION:**

7.1. **Termination for Convenience:** CITY reserves the right to terminate this Contract or any part thereof for its sole convenience with thirty (30) days written notice. In the event of such termination, CONSULTANT shall immediately stop all work hereunder, and shall immediately cause any of its suppliers and subcontractors to cease such work. As compensation in full for services performed to the date of such termination, the CONSULTANT shall receive a fee for the percentage of services actually performed. This fee shall be in the amount to be mutually agreed upon by the CONSULTANT and CITY, based on the agreed Scope of Work. If there is no mutual agreement, the Management Services Director shall determine the percentage of work performed for each task detailed in the Scope of Work and the CONSULTANT's compensation shall be based upon such determination and CONSULTANT's fee scheduled included herein.

7.2 **Termination for Cause:** City may terminate this Contract for Cause upon the occurrence of any one or more of the following events:

1) If CONSULTANT fails to perform pursuant to the terms of this Agreement

2) If CONSULTANT is adjudged a bankrupt or insolvent;

3) If CONSULTANT makes a general assignment for the benefit of creditors;

4) If a trustee or receiver is appointed for CONSULTANT or for any of CONSULTANT'S property;

5) If CONSULTANT files a petition to take advantage of any debtor's act, or to reorganize under the bankruptcy or similar laws;

6) If CONSULTANT disregards laws, ordinances, rules, regulations or orders of any public body having jurisdiction;

7) Where Agreement has been so terminated by CITY, the termination shall not affect any rights of CITY against CONSULTANT then existing or which may thereafter accrue.

7.3. **Availability of Funds for the next Fiscal Year.** Funds may not presently be available under this agreement beyond the current fiscal year. No legal liability on the part of the CITY for services may arise under this agreement beyond the current fiscal year until funds are made available for performance of this agreement. The CITY may reduce services or terminate this agreement without further recourse, obligation, or penalty in the event that insufficient funds are appropriated. The City Manager shall have the sole and unfettered discretion in determining the availability of funds.

8. **INSURANCE REQUIREMENTS:** CONSULTANT shall provide and maintain the insurance as listed in Attachment One attached hereto and made a part hereof by reference.

9. **ENTIRE AGREEMENT:** This Agreement constitutes the entire understanding of the parties and supersedes all previous representations, written or oral, with respect to the services specified herein. This Agreement may not be modified or amended except by a written document, signed by authorized representatives or each party.

10. **ARIZONA LAW:** This Agreement shall be governed and interpreted according to the laws of the State of Arizona.

10.1. Pursuant to the provisions of A.R.S. § 41-4401, the Contractor hereby warrants to the City that the Contractor and each of its subcontractors ("Subcontractors") will comply with all Federal Immigration laws and regulations that relate to the immigration status of their employees and the requirement to use E-Verify set forth in A.R.S. §23-214(A) (hereinafter "Contractor Immigration Warranty").

10.2. A breach of the Contractor Immigration Warranty (Exhibit A) shall constitute a material breach of this Contract that is subject to penalties up to and including termination of the contract.

10.3. The City retains the legal right to inspect the papers of any Contractor or Subcontractor employee who works on this Contract to ensure that the Contractor or Subcontractor is complying with the Contractor Immigration Warranty. The Contractor agrees to assist the City in the conduct of any such inspections.

10.4. The City may, at its sole discretion, conduct random verifications of the employment records of the Contractor and any Subcontractors to ensure compliance with Contractors Immigration Warranty. The Contractor agrees to assist the City in performing any such random verification.

10.5. The provisions of this Article must be included in any contract the Contractor 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.

10.6. In accordance with A.R.S. §35-393.06, the Contractor hereby certifies that the offeror does not have scrutinized business operations in Iran.

10.7. In accordance with A.R.S. §35-391.06 the Contractor hereby certifies that the offeror does not have scrutinized business operations in Sudan.

11. CONFLICT OF INTEREST:

11.1. No Kickback. CONSULTANT warrants that no person has been employed or retained to solicit or secure the Agreement upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; and that no member of the City Council or any employee of the CITY has any interest, financially or otherwise, in the firm unless this interest has been declared pursuant to the provisions of A.R.S. section 38-501. Any such interests were disclosed in CONSULTANT'S proposal to the CITY.

11.2. Kickback Termination. CITY may cancel any contract or agreement, without penalty or obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating the agreement on behalf of the CITY is, at any time while the Agreement or any extension of the Agreement is in effect, an employee of any other party to the Agreement in any capacity or a CONSULTANT to any other party to the Agreement with respect to the subject matter of the Agreement. The cancellation shall be effective when written notice for CITY is received by all other parties, unless the notice specifies a later time (A.R.S. 38-511).

11.3. No Conflict. CONSULTANT stipulates that its officers and employees do not now have a conflict of interest and it further agrees for itself, its officers and its employees that it will not contract for or accept employment for the performance of any work or services with any individual business, corporation or government unit that would create a conflict of interest in the performance of its obligations pursuant to this project.

11.4. Arizona Law. This Agreement shall be governed and interpreted according to the laws of the State of Arizona.

11.5. Jurisdiction and Venue. The parties agree that this Agreement is made in and shall be performed in Maricopa County. Any lawsuits between the Parties arising out of this Agreement shall be brought and concluded in the courts of Maricopa County in the State of Arizona, which shall have exclusive jurisdiction over such lawsuits.

11.6. Fees and Costs. Except as otherwise agreed by the parties, the prevailing party in any adjudicated dispute relating to this Agreement is entitled to an award of reasonable attorney's fees, expert witness fees and costs including, as applicable, arbitrator fees; provided, however, that no award of attorney's fees shall exceed ten percent (10%) of the damages awarded the prevailing party unless the non-prevailing party has been determined to have acted in bad faith or in a frivolous manner during the adjudication.

12. **NOTICES:** All notices or demands required to be given pursuant to the terms of this Agreement shall be given to the other party in writing, delivered by hand or registered or certified mail, at the addresses set forth below, or to such other address as the parties may substitute by written notice given in the manner prescribed in this paragraph.

In the case of City:
City of Chandler
Purchasing Division
P.O. Box 4008, Mail Stop 901
Chandler, AZ 85244-4008
480.782. 2400

In the case of Consultant:
Cole & Associates, Inc. dba Cole Design Group, Inc.
Attn: Mike Vonderheide
~~10777 Sunset Office Drive, Ste. 10~~ 401 S. 18th Street Suite 200
St. Louis, MO ~~63127~~ 63103
314.984.9887, local: 480.544.3930 (Belinda Banger)

Notices shall be deemed received on date delivered, if delivered by hand, and on the delivery date indicated on receipt if delivered by certified or registered mail.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names to this ____ day of _____ 2014.

CITY OF CHANDLER

_____ Date
Mayor

APPROVE AS TO FORM

_____
City Attorney

ATTEST:

_____
City Clerk

SEAL

CONSULTANT

By: Robert G Butchko
Title: Exec VP / Director of Engr

ATTEST: If Corporation

Lisa M Buhen
Secretary

ATTACHMENT ONE
INSURANCE REQUIREMENTS

Indemnification:

1. **Indemnification.** To the fullest extent permitted by law, CONSULTANT, its successors, assigns and guarantors, shall defend, indemnify and hold harmless City and any of its elected or appointed officials, officers, directors, commissioners, board members, agents or employees from and against any and all allegations, demands, claims, proceedings, suits, actions, damages, including, without limitation, property damage, environmental damages, personal injury and wrongful death claims, losses, expenses (including claim adjusting and handling expenses), penalties and fines (including, but not limited to, attorney fees, court costs, and the cost of appellate proceedings), judgments or obligations, which may be imposed upon or incurred by or asserted against the City by reason of this Agreement or the services performed or permissions granted under it, or related to, arising from or out of, or resulting from any negligent or intentional actions, acts, errors, mistakes or omissions caused in whole or part by CONSULTANT, or any of its subcontractors, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, relating to the discharge of any duties or the exercise of any rights or privileges arising from or incidental to this Agreement, including but not limited to, any injury or damages claimed by any of CONSULTANT's and subcontractor's employees.

Insurance:

1. General.

A. At the same time as execution of this Agreement, the CONSULTANT shall furnish the City of Chandler a certificate of insurance on 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 possessing a current A.M. Best, Inc. rating of A-7, or better and legally authorized to do business in the State of Arizona with policies and forms satisfactory to CITY. Provided, however, the A.M. Best rating requirement shall not be deemed to apply to required Workers' Compensation coverage.

B. The CONSULTANT and any of its subcontractors, subconsultants or sublicensees shall procure and maintain, until all of their obligations have been discharged, including any warranty periods under this Agreement are satisfied, the insurances set forth below.

C. The insurance requirements set forth below are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement.

D. The City in no way warrants that the minimum insurance limits contained in this Agreement are sufficient to protect CONSULTANT from liabilities that might arise out of the performance of the Agreement services under this Agreement by CONSULTANT, its agents, representatives, employees, subcontractors, sublicensees or subconsultants and the CONSULTANT is free to purchase any additional insurance as may be determined necessary.

E. Failure to demand evidence of full compliance with the insurance requirements in this Agreement or failure to identify any insurance deficiency will not relieve the CONSULTANT from, nor will it be considered a waiver of its obligation to maintain the required insurance at all times during the performance of this Agreement.

F. Use of SubContractors: If any work is subcontracted in any way, the CONSULTANT shall execute a written agreement with Subcontractor containing the same Indemnification Clause and Insurance Requirements as the City requires of the CONSULTANT in this Agreement. The CONSULTANT is

responsible for executing the Agreement with the Subcontractor and obtaining Certificates of Insurance and verifying the insurance requirements.

2. Minimum Scope And Limits Of Insurance. The CONSULTANT shall provide coverage with limits of liability not less than those stated below.

A. *Commercial General Liability-Occurrence Form.* CONSULTANT must maintain "occurrence" form Commercial General Liability insurance with a limit of not less than $2,000,000 for each occurrence, $4,000,000 aggregate. Said insurance must also include coverage for products and completed operations, independent contractors, 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*
Vehicle Liability: CONSULTANT must maintain Business/Automobile Liability insurance with a limit of $1,000,000 each accident on CONSULTANT owned, hired, and non-owned vehicles assigned to or used in the performance of the CONSULTANT's work or services under this Agreement. If any Excess or Umbrella insurance is utilized to fulfill the requirements of this paragraph, the Excess or Umbrella insurance must be "follow form" equal or broader in coverage scope than underlying insurance.

C. *Workers Compensation and Employers Liability Insurance*: CONSULTANT must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of CONSULTANT employees engaged in the performance of work or services under this Agreement and must also maintain Employers' Liability insurance of not less than $1,000,000 for each accident and $1,000,000 disease for each employee.

D. *Professional Liability.* If the Agreement is the subject of any professional services or work performed by the CONSULTANT, or if the CONSULTANT engages in any professional services or work adjunct or residual to performing the work under this Agreement, the CONSULTANT must maintain Professional Liability insurance covering errors and omissions arising out of the work or services performed by the CONSULTANT, or anyone employed by the CONSULTANT, or anyone whose acts, mistakes, errors and omissions the CONSULTANT is legally liable, with a liability limit of $1,000,000 each claim and $2,000,000 all claims. In the event the Professional Liability insurance policy is written on a "claims made" basis, coverage must extend for 3 years past completion and acceptance of the work or services, and the CONSULTANT, or its selected 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.

3. Additional Policy Provisions Required.

A. *Self-Insured Retentions Or Deductibles.* Any self-insured retentions and deductibles must be declared and approved by the City. If not approved, the City may require that the insurer reduce or eliminate any deductible or self-insured retentions with respect to the City, its officers, officials, agents, employees, and volunteers.

B. *City as Additional Insured.* The policies are to contain, or be endorsed to contain, the following provisions:

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 additional insureds with respect to liability arising out of activities performed by, or on behalf of, the CONSULTANT including the City's general supervision of the CONSULTANT; Products and Completed operations of the CONSULTANT; and automobiles owned, leased, hired, or borrowed by the CONSULTANT.

2. The CONSULTANT'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.

3. The City, its officers, officials, agents, and employees must be additional insureds to the full limits of liability purchased by the CONSULTANT even if those limits of liability are in excess of those required by this Agreement.

4. The CONSULTANT's insurance coverage 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 shall be in excess of the coverage provided by the CONSULTANT and must not contribute to it.

5. The CONSULTANT's insurance 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.

6. Coverage provided by the CONSULTANT must not be limited to the liability assumed under the indemnification provisions of this Agreement.

7. The policies must contain a severability of interest clause and waiver of subrogation against the City, its officers, officials, agents, and employees, for losses arising from Work performed by the CONSULTANT for the City.

8. The CONSULTANT, its successors and or assigns, are required to maintain Commercial General Liability insurance as specified in this Agreement for a minimum period of 3 years following completion and acceptance of the Work. The CONSULTANT must submit a Certificate of Insurance evidencing Commercial General Liability insurance during this 3 year period containing all the Agreement insurance requirements, including naming the City of Chandler, its agents, representatives, officers, directors, officials and employees as Additional Insured as required.

9. If a Certificate of Insurance is submitted as verification of coverage, the City will reasonably rely upon the Certificate of Insurance as evidence of coverage but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement. If any of the required policies expire during the life of this Agreement, the CONSULTANT must forward renewal or replacement Certificates to the City within 10 days after the renewal date containing all the necessary insurance provisions.

EXHIBIT A

Contractor Immigration Warranty
To Be Completed by Contractor Prior to Execution of Contract

A.R.S. § 41-4401 requires as a condition of your contract verification of compliance by the contractor and subcontractors with the Federal Immigration and Nationality Act (FINA), all other Federal immigration laws and regulations, and A.R.S. § 23-214 related to the immigration status of its employees.

By completing and signing this form the contractor shall attest that it and all subcontractors performing work under the cited contract meet all conditions contained herein.

Contract Number: CM3-918-3199		
Name (as listed in the contract): Cole & Associates, Inc., dba Cole Design Group, Inc.		
Street Name and Number: ~~10777 Sunset Office Dr.~~ 401 South 18th Street Suite 200		
City: St. Louis	**State:** MO	**Zip Code:** ~~63127~~ 63103

I hereby attest that:

1. The contractor complies with the Federal Immigration and Nationality Act (FINA), all other Federal immigration laws and regulations, and A.R.S. § 23-214 related to the immigration status of those employees performing work under this contract;

2. All subcontractors performing work under this contract comply with the Federal Immigration and Nationality Act (FINA), all other Federal immigration laws and regulations, and A.R.S. § 23-214 related to the immigration status of their employees.

Signature of Contractor (Employer) or Authorized Designee:
Lisa M Baker

Printed Name: Lisa Baker

Title: Cfo/Vice President

Date (month/day/year): 2/13/14

EXHIBIT B
CITY OF CHANDLER ADA TRANSITION PLAN
Project Scope
Updated 2/3/14

Brief History

Cole Design Group, Inc. is pleased to be selected to provide comprehensive services in providing an ADA Transition Plan for the City of Chandler. It is understood that the original scope defined for the study was to perform a comprehensive review of all City facilities and their compliance with ADA regulations; to evaluate City buildings and parks for ADA compliance; to conduct an analysis of the City's public right-of-way with regard to access and barrier removal to include curb cuts, sidewalks and bus stops; to conduct an analysis of City-wide and departmental policies pertaining to ADA accessibility and accommodations; and, to develop a Transition Plan for the City of Chandler in accordance with the most current ADA regulations identifying existing ADA barriers that need to be removed and/or modified. Finally, the Transition Plan is to provide strategies for program access and facility compliance.

Cole Design Group's team held a Scoping Meeting in August with the City of Chandler's ADA Transition Planning staff team or 'committee' to review the breadth and depth of the project. Variable options for the city's consideration were discussed to ensure the project approach would address top priority areas. Key city staff were chosen by the city to work with the consultant to address questions from each key department, leading to a broad approach with variable options and phased budget considerations.

Further meetings were held in September, October and December to revise the ranking of the top sites identified, to pinpoint the most meaningful approach and to discuss the budgetary impact. Based on feedback, Cole Design Group is presenting the attached proposal as an option for consideration to meet with the city's desired budget range for the project.

Project Understanding & Approach

The City of Chandler completed a transition plan process within the original deadline set forth by the Americans with Disabilities Act of 1990. Because the City has seen significant changes both within the city's programs and within what has been more clearly defined by the ADA, the proposal addresses a comprehensive Self-Evaluation process, culminating into a newly drafted ADA Transition Plan document.

The project is to prepare the Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan for the City of Chandler, Arizona, including a review of facilities, programs, activities, and other related services provided by the City. The project will include a review of City facilities, parking lots, design and construction standards, **limited survey of un-signalized &** signalized intersections, existing sidewalk inventory, parks, documented public concerns, sponsored boards and commissions, policies and procedures.

Twenty-one top priority city-selected sites, which include parks, facilities, pedestrian access and limited public rights of way, are included in the study. The city has provided plans which have allowed the

consultant to identify key buildings, the exterior sites such as parking lots, playgrounds and pedestrian access leading to those buildings, three miles of major arterial roads leading north, south and east west near key sites identified and downtown district blocks, whose boundary is heavily trafficked with pedestrian use.

Access to services and programs, the volume of use/traffic at key sites, past grievances, age of facilities, previously identified compliance issues, etc. were criteria used to identify the highest priority areas. The targeted top priority sites for review include:

Facilities

1. Community Senior Center
2. Community Service Center
3. Chandler Court
4. Airport Terminal
5. Transportation and Development Building (public areas, RR, employee path)
6. Main Police Department (lobby, holding cells)
7. Transit Station Chandler Mall
8. Main Library
9. Tumbleweed Park & TRC
10. Snediger Recreation Center & Ball fields
11. AJ Chandler Park
12. Folley Park & Restrooms
13. Arrowhead Meadows Park
14. Desert Breeze Park
15. Transit Station - Snedigar
16. Transit Station - Tumbleweed
17. Nozomi Park
18. Tibshraeny Park
19. Espee Park
20. Library - Sunset Branch
21. Downtown District Blocks and 3mi sidewalk pilot study for public rights of way – pedestrian access areas *defined as*:

    Pedestrian Access – sidewalks, intersections/curb ramps, pedestrian pathways, trails

    1. Downtown Blocks –Bounded by Chandler Bl., Delaware St., Frye Rd. & Arizona Av.
    2. Pilot survey of public **Right-of-Way intersections and sidewalk** corridors ~~obstructions~~ study (location of pilot to be determined) – 3 mi
    3. All key pedestrian access pathways **& accessible parking** outside of physical buildings in Sites 1-20

EXHIBIT B
CITY OF CHANDLER ADA TRANSITION PLAN
Project Scope
Updated 2/3/14

The Project Scope of Professional Services discusses the objectives and tasks proposed for the City of Chandler's Self Evaluation & ADA Transition Plan, to start immediately upon contract execution. A project timeline is included which outlines a March 2014 start date through project completion of December 2014.

Project Scope of Professional Services

Task 1 – Project Management

1.1 The Consultant will maintain project records, budgets, and communications for the duration of the project.
1.2 The Consultant will prepare a project schedule and update it on a weekly basis.
1.3 The Consultant will prepare biweekly progress reports.
1.4 The Consultant anticipates biweekly calls between the Consultant's Project Manager and the designated Client staff to review the status of tasks and to keep the schedule current.

Task 2 – Project Kick-off Meeting

2.1 Meet with Client staff to introduce the proposed project tasks and schedule. The proposed method for prioritizing barrier removal projects identified during the self-evaluation task will be presented. The Consultant will coordinate with Client staff to identify and obtain all necessary documents and materials to support the self-evaluation process and facility evaluation survey. This will include a list of all Client sponsored programs and Client leased and owned facilities to be included in the project.

Task 3 – Self-Evaluation

3.1 Review Programs, Procedures, and Policies. Document current programs, procedures, and policies related to the activities and services available to the public and correlate with barriers to access. The following is a list of current programs, procedures, and policies that will be evaluated:

- Buildings & Facilities
- City Clerk's Office
- City Manager

cole ACCESSOLOGY

- Communications and Public Affairs
- Community Services Department
- Court Services
- Economic Development
- Fire Department
- Human Resources
- Information Technology
- Management Services Department
- Mayor and Council
- Municipal Utilities Department
- Neighborhood Resources
- Police Department
- Tax and License Division
- Transportation and Development Department

3.2 ADA Liaison Committee. Assist the Client in establishing an ADA Liaison Committee that will meet and carry key responsibilities throughout the process of completing the self-evaluation and updating the Transition Plan, and will continue to meet and actively participate after the completion of this project.

3.3 Staff Orientation Workshop. Meet with staff representing major program areas and orient them to the process that will be used to update and evaluate policies and programs, including the program services questionnaire. The ADA Liaison Committee will play an active role in helping to define which city staff will participate in the orientation workshop. Consultant will produce staff workshop materials and handouts, conduct the staff orientation workshop, and prepare a report of action items resulting from the workshop.

3.4 Program Services Survey. Evaluate the current level of program accessibility within each department by administering a program survey and/or conducting an in-person survey as necessary with Client staff. The survey will assist in evaluating current Client status regarding ADA requirements including eligibility requirements, participation requirements, facilities used, staff training, tours, transportation, communication, notifications, public meetings, the use of contracted services, purchasing, maintenance of accessible features, and emergency procedures. This will be determined at the kick-off meeting.

3.5 Programs, Activities, and Services Interviews. Conduct departmental support interviews to confirm the status of policies and programs, and support the questionnaire process.

3.6 Review of Board and Commissions. The Consultant will work through appropriate city staff liaisons to generate a basic survey that will review existing Boards' and Commissions' procedures in dealing with ADA accessibility requirements.

3.7 Facilities, Parks & Public Rights of Way Review. Survey teams will conduct surveys based on forms developed by the Consultant in consultation with the Client. All survey data will be compatible with the Client's existing Geographic Information System (GIS). Facility data is captured electronically with key information transferred to a point within your GIS system. Comprehensive reports are also provided to support your transition plan.

3.7.1 Facilities Listing

3.7.1.1 Buildings – The following buildings owned or leased by the Client will be included in this project:

- Community Senior Center
- Community Service Center
- Chandler Court
- Airport Terminal
- Transportation and Development Building (public areas, RR, employee path)
- Main Police Department (lobby, holding cells)
- Transit Station Chandler Mall
- Main Library
- Transit Station - Snedigar
- Transit Station - Tumbleweed
- Library - Sunset Branch

3.7.1.2 Parks – The following parks will be included in this project:

- Tumbleweed Park & TRC
- Snediger Recreation Center & Ball fields
- AJ Chandler Park
- Folley Park & Restrooms

- Nozomi Park
- Tibshraeny Park
- Espee Park
- Desert Breeze
- Arrowhead Meadows

3.7.1.3 Pedestrian Access, Public Rights of Way

A. Develop Field Data Collection Validation Tool: Consultant will develop and or modify field ready electronic forms that will be integrated into the field data collectors. Multiple forms will be developed and or modified to optimize the different pedestrian features for both Facilities & public Right-of-Way. Consultant will provide necessary tools to complete these tasks.

B. Perform Pedestrian Facilities & Right-of-Way Surveys: Consultant staff will perform all field data collection efforts within the described project limits. Consultant field data collection staff will be downloaded and posted to the project database developed by the Consultant. The Consultant will review field data collected and analyze suspect facilities and determine if additional investigation is needed.

C. Project Management & QA/QC: The Consultant will provide the City of Chandler's Project Manager with monthly updates on the progress of surveys, schedule and budget updates. The Consultant will perform field rechecks on a sampling of the field data to confirm compliance. Suspect facilities will be investigated by the Consultant for re-surveying.

3.8 Survey Data Report. The Consultant will create a separate survey and cost report for each facility type. Each survey report will identify compliance status of each facility with regards to both federal and state standards and include the following: (Included above)

- Listing of facilities that are in compliance with current standards.
- Listing of facilities that are not in compliance with current ADA requirements.

- Recommended actions to resolve non-compliance issues for each facility.
- Prioritized list of improvements using criteria developed by the Consultant and Client staff.
- "Cost report" that assigns conceptual budget estimates to each recommended action.
- Photolog summary for each facility.

3.9 Database Development & GIS Integration

A. Creation and Implementation of Database: Consultant will build a relational database structure for use throughout the project. The database structure will be developed in ArcGIS Server with GIS components consistent with the City of Chandler's GIS. Self-Evaluation data will be incorporated into a database that is spatially enabled for use with City of Chandler GIS.

B. Define ULIP Software & Customization Options: Consultant will develop field ready and complete checklists and electronic forms that will be integrated onto Segway data collectors. Consultant will program data collection sets as requested by the City. Consultant will monitor and calibrate ULIP data collection.

C. Database Management: The Consultant will process field data and the results will be analyzed using custom GIS scripts and routines designed to identify anomalies, errors and missing information. The post-processed data will be posted to the GIS database and made available for ADA analysis and prioritization.

D. Project Management and QA/QC Reporting: The Consultant will conduct quality control review of field data and post processing using automated data processing routines and manual spot checks. Anomalies, missing data or errors found will be fed back to Consultant Field Data Manager for recollection. Completed field data will be compiled onto GIS database and readied with recommended alternative access solutions and preliminary cost estimates. The Consultant will provide Monthly Progress Reports to the City of Chandler.

Task 4 – Transition Plan Development

4.1 Coordinate with Client staff in the development of a strategy for developing the Transition Plan, including a review of Client ordinances, design policies and design standards related to barriers identified during Facilities survey. Identify issues which should be addressed to confirm that policies are nondiscriminatory to people with disabilities.

4.2 Review Current Design Standards. The Consultant will review the current Client design standards for compliance with the ADA for both buildings and public Rights- of-Way. Consultant will review the City of Chandler's current Engineering Design Standards, as it pertains to pedestrian facilities within the right-of-way relative to 2010 ADA Standards for Accessible Design, PROWAG, and other nationally accepted accessibility guidelines. Findings and recommendations will be incorporated into ADA Self Evaluation Report & Transition Plan.

4.3 Develop the Evaluation Process. Assist the Client in developing a process and format to evaluate the accessibility improvements identified in Task 3, utilizing prioritization and evaluation criteria. Existing evaluation methodology will be analyzed and recommendations made for necessary improvements.

4.4 Recommend prioritization criteria for creating an implementation schedule for accessibility improvements.

4.5 Prioritize the accessibility improvements by facility type and severity, providing cost estimates for the recommended modifications.

4.6 Evaluate and make recommendations on exceptions or exemptions that may apply under the terms of the ADA. This may include exemptions related to structures of historic significance, alterations affecting the fundamental nature of a service, activity or program under financial and administrative burden, or structural changes.

4.7 Define an ongoing budget needed for ADA modifications. Potential funding sources will be researched and recommended to most effectively achieve compliance.

4.8 Facilitate Public Workshop. The Department of Justice requires that public entities that are engaging in an ADA Transition Plan process include "appropriate consultation with individuals with disabilities" as part of this process. The Consultant will facilitate a public workshop for the Client to review the Draft Self-Evaluation and Transition Plan. The Consultant will prepare

outreach materials, conduct the workshop, and prepare a brief summary of the workshop to highlight action items.

Task 5 – Documentation

5.1 Prepare a plan summary document that will serve as a resource guide for Client staff.

5.2 Draft Self-Evaluation and Transition Plan. Based on the self-evaluation and facility compliance assessment, the Consultant will prepare a draft Self-Evaluation and Transition Plan for the Client. The plan will include:

- An executive summary which will describe the project purpose, process, and most significant findings;
- A review of policies and summary of recommendations for improvement will be provided as described in Task 3;
- A phased schedule with cost estimates for the removal of facility barriers that cannot be resolved through relocation of services, the provision of auxiliary aids, or equivalent facilitation; and
- The Consultant will provide two (2) reproducible hard copies and an electronic copy in Adobe PDF format to the Client.

5.3 Final Self-Evaluation and Transition Plan. Following review by the Client and relevant community review of Draft Plan, the Consultant will incorporate comments and prepare the Final Plan for presentation.

Task 6 – Staff Training

6.1 Conduct two (2) staff training sessions (up to twelve (12) hours) in providing accessible programs, activities, and services. The training can include disabilities etiquette, technologies, and procedures that can assist Client staff in providing services to people with disabilities as well as the technical information necessary to know where the risk factors are in terms of litigation. Any request to record, videotape, or reproduce any of the training materials with the intent to train additional Client staff, consultants, and contractors will be considered additional services.

The City is welcome to invite contractors, architects and developers to the technical training to ensure they understand the highest liability issues of both design and construction and are prepared to design and construct in compliance with the federal requirements.

6.2 Staff Training for GIS integration: Consultant will prepare and present a two day on-line workshop with select City technical staff. Training will provide the City of Chandler staff with an understanding of the ArcGIS content, as produced in the ADA Transition Plan Study. The City of Chandler staff will be introduced to development of prioritization tools, management of GIS data, and knowledge on updating cost estimates. Copies of Documentation Manuals, of all training workshops, will be provided to the City of Chandler relative to GIS integration and use.

Task 7 – Meetings

7.1 Progress meetings. Up to three (3) monthly progress meetings with Client staff and the newly created ADA Liaison Committee.

7.2 City Council. One (1) City Council meeting to introduce the project and present the Draft Self-Evaluation and Transition Plan.

7.3 Miscellaneous Meetings. Up to two (2) teleconference meetings with various project stakeholders

Schedule: The Consultant will provide its services as expeditiously as practicable and work with the Client to develop a mutually agreeable schedule.

Deliverables: The Consultant will deliver the following materials to the Client:

1. Two (2) copies of the Draft ADA Self-Evaluation and Transition Plan and planning level map of proposed improvements.

2. Two (2) paper copies and one (1) PDF of the Final ADA Transition Plan, including appendices, and planning level map of proposed improvements.

3. Field work provided in GIS format, compatible with the Client's GIS system.

ADDITIONAL SERVICES

Any services not specifically provided for in the above scope will be considered additional services and can be performed at our then current hourly rates.

Additional services we can provide include, but are not limited to, the following:

- Assisting City or contractor in the defense or prosecution of litigation in connection with or in addition to those services contemplated by this Agreement. Such services, if any, shall be furnished by the Consultant on a fee basis negotiated by the respective parties outside of and in addition to this Agreement.
- Sampling, testing, or analysis beyond that specifically included in the Scope of Services referenced herein above.
- Providing additional printing for bidding document distribution.
- Providing professional services associated with the construction phase of the project.
- Attending the Bid Opening
- Attending the Pre-construction Meeting
- Preparing a Bid Tabulation or Recommendation Letter
- Reviewing Contractor's References
- Any services not listed in the Scope of Services.

EXHIBIT C
CITY OF CHANDLER ADA TRANSITION PLAN
FEE SCHEDULE
Updated 2/3/14

COMPENSATION

Contract to be executed with prime consultant, Cole Design Group, Inc. responsible for overall project delivery:

TOTAL PROPOSAL: $257,656

Consultant Breakdown:

- **Cole - $126,156 (see Addendum for Cole Design Group breakdown, attached Exhibit C)**
- **Accessology - $131,500**

Accessology Tasks & Fee – lump sum fee breakdown

Project Management	$5,500
Project Kick-Off Meeting	$2,000
Self-Evaluation	$57,000
Programs/Policies ($28,700)	
Facilities ($23,900)	
Balance denotes other activities Task 3	
Transition Plan Development	$15,000
Documentation	$18,000
Staff Training	$25,000
Meetings	$9,000
TOTAL	**$131,500**

Additional services will be negotiated at the time they are identified.

TRAVEL: *Please note that travel for Accessology is included in the lump sum fees provided above. Travel is assumed only where an in-person meeting is noted.*

cole ACCESSOLOGY

EXHIBIT C
CITY OF CHANDLER ADA TRANSITION PLAN
FEE SCHEDULE
Updated 2/3/14

Accessology Hourly Fee Structure

Personnel Classification	Average Hourly Wage Rate	Approved Rate Multiplier	Approved Hourly Rate
Project Executive	$75.00	2.95	$221.25
Principal	$65.00	2.95	$191.75
Project Manager	$49.00	2.95	$144.55
Project Technician	$33.00	2.95	$97.35
Support Staff	$24.00	2.95	$70.80

Approved Rate Multiplier is based on approximate overhead rate of 168% and 10% profit

(1.0 +1.68) x 1.10 = 2.95

Addendum – Cole Design Group fee breakdown, see page 14

cole ACCESSOLOGY

		$2,100		$3,875		$19,295		$0		$0	
									6	$780	6
									2	$260	4
									2	$260	4
									2	$260	10
									16	$2,080	16
									16	$2,080	24
									4	$520	12
									4	$520	12
									4	$520	4
									0	$0	4
									2	$260	2
s)											
									2	$260	2
									2	$260	2
									8	$1,040	2
									2	$260	2
									0	$0	6
									2	$260	12
									2	$260	1
									6	$780	68
otursions									0	$0	12
											0
											0
											0
									2	$260	8
									4	$520	16
	6	$840			6	$510			16	$2,080	40
									16	$2,080	16

EXHIBIT D

PROJECT TIMELINE

PROJECT KICK OFF MEETING ●

SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN
08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	01	02	03	04	05	06

Apr 2014

ENTER START DATE: 3/1/2014

ACTIVITY	START	END	NOTES
Project Start	3/1/2014		
Project Kick off meeting	3/17/2014	3/17/2014	Actual kick-off meeting date TBD, the week of 3/17
Conduct Self Evaluation	3/18/2014	7/16/2014	
Program, Svc, Activities Study	4/2/2014	6/1/2014	
Documentation Development	3/17/2014	11/28/2014	
Develop Transition Plan	7/7/2014	10/6/2014	
Submit Draft Transition Plan	10/15/2014	11/10/2014	
Present Transiton Plan to City Council	11/18/2014		
Present Final Transition Plan to City Council	11/28/2014	12/29/2014	
Project End	12/31/2014	1/6/2015	

EXHIBIT E

Last Updated: 2/19/2013

Description of Location/Property	Address	Year Built	Year Altered	Public-Yes	Public-No	Public-Maybe	Square Footage	Bathroom	ADA 1991	ADA 2010	Self-Evaluation Completed	Priority 1	Priority 2	Priority 3	Elevator
Airport															
Terminal building	2380 S. Stinson Way, 85286	1996		1			5,700		1		No	1			
Modular Office Building Currently vacant	2370 S. Airport Blvd.	1993			1		2,000		1		No			1	
Hangar (occupied by Airport equipment)	2370 S. Airport Blvd.	1994			1		3,600		1		No			1	
T-Hangars: Ten 10-unit hangars; Two 8-unit hangars	2525 S. Airport Blvd, 85286	1985			1		146,000		1		No			1	
Airport Tower (Occupied by SERCO) includes 125 kw generator & fire pump	2347 S. Airport Blvd, 85286	1998			1		3,800		1		No			1	1
Electrical Vault. Contains airfield lighting control and power systems and 250 kw generator	2347 S. Airport Blvd	1990?			1		340		1		1993			1	
Fire Buildings															
Fire Training Facility	3550 S. Dobson Rd, 85248	1998 /2005			1		8200 /9,200		1		No			1	
Fire Maintenance Facility	163 S. Price Road, 85224	1985			1		7,800		1		No			1	1
Fire Station #1	911 S. Hamilton, 85225	1990				1	10,525		1		1993		1		
Fire Station #2	1911 N. Alma School Road, 85248	1985				1	7,228		1		1993		1		
Fire Station #3	275 N. Ellis, 85224	1999				1	9,662		1		1993		1		
Fire Station #4	295 N. Kyrene Road, 85226	1985				1	7,328		1		1993		1		
Fire Station #5	1775 W. Queen Creek Road, 85248	1998				1	8,200		1		No		1		
Fire Station #6	911 N. Jackson, 85225	2002				1	8,000		1		No		1		
Fire Station #7	6200 S. Gilbert Road, 85249	2003				1	8,000		1		No		1		
Fire Station #8	711 W. Frye Road, 85225	2004				1	8,000		1		No		1		
Fire Station #9	211 W. Desert Breeze Blvd West	2006				1	10,200		1		No		1		
Fire Station #10	5211 S. McQueen Rd.	2008				1	10,000		1		No		1		
Fire Administration Bldg.	151 E. Boston St, Chandler, AZ 85225	2009				1	18,700		1		No		1		1
Housing Authority Building															
Site #1 - 28 Buildings*/53 Units/1 story (85225) *Includes 1 Head Start Bldg/1 story	130 N. Hamilton (Casa de Esperanza)	1970		1			49,770		1			1			

Description of Location/Property	Address	Year Built	Year Altered	Public-Yes	Public-No	Public-Maybe	Square Footage	Bathroom	ADA 1991	ADA 2010	Self-Evaluation Completed	Priority 1	Priority 2	Priority 3	Elevator
Site #2 - 20 Buildings*/38 Units/1 story (85225) 1 Community Bldg/1 story	210 N. McQueen Road (Casa del Sol)	1970		1			34,925		1			1			
Site #3 - 22 Buildings*/40 Units/1 story (85225) Has FIC on site addressed as 71 S. Hamilton/1 story	73 S. Hamilton Street (Casa Bonita)	1970		1			35,425		1			1			
Site #4 -16 Buildings*/32 Units/1 story (85225) 1 Community/Head Start Building/1 story	660 S. Palm Lane (Casa de Rosas)	1970		1			30,400		1			1			
Site #5 - 10 Buildings*/37 Units/1 story (85225) 1 residence & Community Building are together	127 N. Kingston Street (Kingston Arms)	1970		1			19,514		1			1			
Site #6 – Housing Authority Scattered Site Locations (see attached list)				1			142,300		1			1			
71 S. Hamilton, 85225 (at site #3) Office – Family Investment Center		1996		1			3,424		1			1			
LandFills															
Chandler Solid Waste Transfer Station Landfill Administration	955 E. Queen Creek Road, (85248)	1985/2006				1	784 / 5000		1				1		
Hazardous Waste Building		2006				1	1800		1					1	
Recycle Building		2006				1	1356		1					1	
Municipal Facilities - Other															
Maintenance for: building facilities parks, housing,engineering lab, custodial closet	249 E. Chicago Street, 85225	1986			1		27,663		1		1993			1	
Public Works, Planning & Economic Dev.	215 E. Buffalo Street, 85225	1970/ 2000		1			46,024		1			1			2
Transportation and Development	265 E. Buffalo, 85225	1970/ 2000		1			4,492		1			1			
Info Tech. Data Processing Operations & Admin	275 E. Buffalo, 85225	1970/ 2000				1	17,961		1					1	1
Courts	200 E. Chicago St., 85225	1998		1			32,763		1			1			2
Traffic Engineering - Building B	975 E. Armstrong Way, 85249	2004			1		15,261		1					1	

Description of Location/Property	Address	Year Built	Year Altered	Public-Yes	Public-No	Public-Maybe	Square Footage	Bathroom	ADA 1991	ADA 2010	Self-Evaluation Completed	Priority 1	Priority 2	Priority 3	Elevator
Streets - Building C	975 E. Armstrong Way, 85249	2005			1		9,000		1					1	
McQueen Road City Maintenance Complex Fleet Services - Building I	975 E. Armstrong Way, 85249	2004			1		16,575		1					1	
Central Supply - Building I	975 E. Armstrong Way, 85249	2004			1		29,755		1					1	
Wastewater Collection Building J	975 E. Armstrong Way, 85249	2000			1		5,500		1					1	
Water Distribution Building K	975 E. Armstrong Way, 85249	1998			1		5,500		1					1	
MUD - Building L	975 E. Armstrong Way, 85249	2004				1	6,800		1					1	
Water Production - Building O	975 E. Armstrong Way, 85249	2004			1		10,791		1					1	
City Hall	**175 S. Arizona Avenue**	**2010**		**1**			**100,000**					**1**			**4**
Council Chambers/CAPA Video	**88 E. Chicago Street**	**2010**		**1**			**13,000**					**1**			
Neighborhood Resources	**235 S. Arizona Avenue**	**2010**		**1**			**10,000**					**1**			
CAPA Print	**210 S. Washington Street**	**2010**				**1**	**5,000**							**1**	
Parking Structure	**240 S. Washington Street**	**2010**		**1**			**140,000**					**1**			**1**
Transit Station	Chandler Mall - 3334 W. Frye Rd.			1								1			
Chandler Park & Ride Control Building	2100 S, Hamilton			1			1,100					1			
Police Buildings															
Richard Felix Property & Evidence Bldg.	576 W. Pecos, 85225	1976/ 2003			1		30,430		1		1993			1	
Police Operators	221 E. Boston, 85225	1990			1		11,243		1					1	1
Police Department	250 E. Chicago St, 85225	1998		1			67,529		1			1			1
Parking Garage				1			75,978		1			1			
Sub-station	251 W. Desert Breeze Blvd	2006				1	21,253		1					1	
Sub-station	4040 E. Chandler Heights Rd	2007				1	21,841		1					1	
Municipal Utilities															
3737 S. Old Price Rd. Reverse Osmosis Plant	3737 S. Old Price Road, 85248	1996			1		18,500		1					1	
Ocotillo Wastewater Treatment Plant	3333 S. Old Price Road, 85248	1985 & 1999			1		7700		1					1	
Airport Wastewater Reclamation Plant	905 E. Queen Creek Rd., 85249	1998			1		7,738		1					1	

Description of Location/Property	Address	Year Built	Year Altered	Public-Yes	Public-No	Public-Maybe	Square Footage	Bathroom	ADA 1991	ADA 2010	Self-Evaluation Completed	Priority 1	Priority 2	Priority 3	Elevator
Airport Operations Complex Building		1985			1		12,672		1					1	
Airport Blower Room		1985			1		6,000		1					1	
Airport Chemical Building		1985			1		2,247		1					1	
Final Effluent Building		1985			1		454							1	
Maricopa Rd. and I-10 Freeway Lone Butte Water Reclamation Facility		1967, 76, 1981			1		1,460		1					1	
Lone Butte Chlorinator Building		1981			1		405		1					1	
MUD's Potable Water Well and Booster Station Facilities															
Airport	2250 S. Airport Blvd.				1									1	
Apache Booster/Reservoir	1353 N. Evergreen				1									1	
Apache/Knox Well (SRP)	799 N. Knox Rd				1									1	
Appleby Well (not Equipt)	3445 S. Pinaleno Dr.				1									1	
Arrowhead Booster/Reservoir	426 N. Arrowhead St.				1									1	
Arrowhead Well (SRP)	2327 W. Calle Del Norte				1									1	
Alamosa Facility	4260 S Gilbert Rd.				1									1	
Norman Way (A1)	2765 E. Ocotillo Rd.				1									1	
Bright Angel (A3)	4576 S. Bright Angel Way				1									1	
Amberwood	2327 W. Calle Del Norte				1									1	
Arizona Booster/Reservoir	597 E. Western Canal				1									1	
Basha Booster/Reservoir	4501 S. Basha Road				1									1	
Basha Well (B1)	4501 S. Basha Road				1									1	
Ocotillo Rd (B2)	4015 S. Nebraska St.				1									1	
Pleasant Dr (B3)	4877 S. Pleasant Dr.				1									1	
Brooks Crossing Well/Boost/Res	1405 W. Calle Del Norte				1									1	
Bush Way Well/Boost/Res	625 W. Bush Way				1									1	
Colt Well/Boost/Res	2127 N. 91st Place				1									1	
Cooper Well	328 N. Cooper Road				1									1	

Description of Location/Property	Address	Year Built	Year Altered	Public-Yes	Public-No	Public-Maybe	Square Footage	Bathroom	ADA 1991	ADA 2010	Self-Evaluation Completed	Priority 1	Priority 2	Priority 3	Elevator
Desert Breeze Well	660 N. Desert Breeze Blvd.				1									1	
Dobson South Booster/Reservoir	3510 S. Dobson Road				1									1	
East Knox Well	450 E. Knox Road				1									1	
Erie Well	399 W. Erie				1									1	
Frye Well/Booster/Reservoir	592 W. Frye Road				1									1	
Gilbert Road Well/Boost/Res	6120 S. Gilbert Road				1									1	
Golden Lane Well	3651 W. Golden Lane				1									1	
Hahn Well (SRP)/Boost/Res	490 E. Warner Road				1									1	
Hendrix Booster/Reservoir	1330 W. Cortez Court				1									1	
Hightown Well (SRP)	SE corner of Chandler Blvd & Avenida Tercera				1									1	
Hunt Hwy Booster/Reservoir	2022 E. Hunt Highway				1									1	
Iris Well (Not Equipt)	2948 E. Iris Dr.				1									1	
Lindsay Well/Boost/Res	6300 S. Lindsay Rd.				1									1	
McQueen Well/Boost/Res	1200 E. Galveston				1									1	
Monterey Well/Boost/Res	3840 W. Monterey				1									1	
North Alma School Boost/Res	3202 N. Alma School Road				1									1	
Orchid Well (Free Scale)	1296 N. Alma School Rd.				1									1	
Pennington Well (SRP)	403 S. Pennington Dr.				1									1	
Price South Well/Boost/Res	2499 S. Price Rd.				1									1	
Roosevelt Well/Boost/Res	331 S. Roosevelt				1									1	
Rural Well/Boost/Res	600 N. Rural Rd.				1									1	
Shawnee Well	1500 W. Mesquite St.				1									1	
Warner Well (SRP)	SW Corner of Warner and Price Road Freeway				1									1	
West Pecos Well	1177 S. Alma School Rd.				1									1	
E. Wood (A2) Well	3250 E. Wood Dr.				1									1	
Water Treatment Facilities															
Chandler Water Treatment Facility Surface Water Treatment Plant - 60 MGD	1475 E Pecos Rd, 85225				1				1					1	1
Control Building		1989			1		31,000		1					1	

Description of Location/Property	Address	Year Built	Year Altered	Public-Yes	Public-No	Public-Maybe	Square Footage	Bathroom	ADA 1991	ADA 2010	Self-Evaluation Completed	Priority 1	Priority 2	Priority 3	Elevator
Filtered Water Pump Station & Seal Well		1989			1		3,295		1					1	
Filter Gallery		1989			1		19,960		1					1	
Chemical Storage Area		1989			1		8,685		1					1	
Chemical Pretreatment Facility		1989			1		4,370		1					1	
Sludge Draw-off Chamber and Flocculation Basin		1989			1		58,480		1					1	
Raw Water Pump Station and In-line Blenders		1989			1		1,905		1					1	
Switchgear Building		1989			1		2,315		1					1	
Chemical Feed Systems (CFS) CFS - Alum/Ferric Chloride System		1997 Expansion			1				1					1	
SHS - Presedimentation Basin Pump Station Improvement		1997 Expansion			1		12,266		1					1	
SHS - Gravity Thickener		1997 Expansion			1		5,024		1					1	
SHS - Thickener Sludge Pump Station		1997 Expansion			1		869		1					1	
SHS - Sludge Drying Beds		1997 Expansion			1		38,400		1					1	
PTI - Presedimentation Basin		1997 Expansion			1				1					1	
PTI - Raw Water Pump Station Modifications		1997 Expansion			1				1					1	
PTI - Sedimentation Basin Improvements		1997 Expansion			1									1	
New Filter Gallery		1997 Expansion			1		9,064		1					1	
Raw Water Mixing Structure		2008 Expans			1				1					1	
Raw Water Pump Station #2		2008 Expans			1				1					1	
Ballasted Floc Basins and Controls		2008 Expans			1				1					1	
Equilization Basin #2		2008 Expans			1				1					1	
Finished Water Pump Station #2 and Switchgear Building		2008 Expans			1				1					1	

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4 Drying Beds		2008 Expans			1				1					1	
Disinfection/Chemical Feed Building		2008 Expans			1				1					1	
Administation Building & Improvements		2008 Expans			1				1					1	
Blower Equipment		2008 Expans			1				1					1	
Sodium Hypochlorite Generation System		2008 Expans			1				1					1	
Other															
single-story, strip retail building	988 West Ray Rd.	1994		1			6,320		1			1			
Libraries															
Library	22 S. Delaware, 85225	1996		1			64,000		1			1			2
Library – Sunset Branch Tenant's Improvements & Betterments	4930 W. Ray Road, 85226	2000		1			20,000		1			1			
Hamilton H.S. Branch Library	3700 S. Arizona Avenue, 85248	1998		1			9,000		1			1			
Basha Branch Library (tenant/owned by School)	5990 S. Val Vista Drive, 85249	2003		1			20,499		1			1			
Municipal Facilities - Community Services															
Community Services Center	125 E. Commonwealth Avenue, 85225	1986		1			36,759		1		1993	1			1
Community Senior Center	202 E. Boston, 85225	1986/ 2000		1			10,467		1			1			
Center for the Arts	250 N. Arizona Avenue, 85225	1989		1			64,000		1		1993	1			2
Vision Gallery	10 E. Chicago	2010		1								1			
Chandler Museum	175 E. Commonwealth			1								1			
Maintenance for: building facilities parks, housing,engineering lab, custodial closet	249 E. Chicago Street, 85225	1986			1		27,663		1		1993			1	

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Parks/Historical Buidlings															
Folley Park Ramada 600 E. Fairview	601 E. Frye Road, 85225	2007		1			2,500		1		1993	1			
Folley Park Pool & Restrooms		1982		1			3,150		1			1			
Folley Park Restroom		2000		1			710		1			1			
Arrowhead Meadows Park Pool & Restrooms		1976		1			5,600		1		1993	1			
Desert Oasis Park & Aquatic Center	1400 W. Summit Place, 85224	1993		1			5,671		1			1			
Desert Oasis Ramadas (4 @ 625 sq. feet each)		1993		1			2,700		1			1			
Snedigar Recreation Center & Ballfields	4500 S. Basha Road, 85248	1985/ 2000		1			8,266		1			1			
Snedigar Ballfield Lookout Tower		1995		1			400		1			1			
Snedigar Soccer/Baseball Field Restroom West		2009		1			963		1			1			
Snedigar Soccer Field Restroom East		2009		1			963		1			1			
Tumbleweed ParkTennis Pro-shop		2000		1			3,065		1			1			
Tumbleweed ParkRestroom Building		2002		1			1,120		1			1			
Tumbleweed Park McCroskey Farm House (Historical Bldg.)	2250 S. McQueen Road	1917		1			945		1			1			
Tumbleweed Park Edwards House (Historical Bldg.)		1913		1			896		1			1			
Tumbleweed Playtopia Restroom & Park Room		2007		1			3600		1			1			
West Chandler Aquatic Center Two Restrooms attached to classroom	250 S. Kyrene Road, 85226	1999		1			4,196		1			1			
West Chandler Park Restroom		2004		1			784		1			1			

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Hamilton Bath House		2001		1			2,800		1			1			
Hamilton Pool Area (16,400 sq. ft w/33,100 sq. ft deck)		2001		1					1		Completed 2010?	1			
McCullough -Price House/Municipal Cultural Center	300 S. Village Parkway 85224	1938 (Renovated 2006)		1			3,800		1			1			
Chuparosa Park Restroom	2400 S. Dobson Road, 85248	2003		1			784		1			1			
Espee Park Restroom	450 E. Knox Road, 85255	2004		1			1,015		1			1			
Tumbleweed Recreation Center	745 E. Germann Rd	2007		1			Bldg 59,905		1			1			1
Mesquite Groves Aquatic Center	5901 S.Hillcrest Drive	2008		1					1		Completed 2010?	1			
Mesquite GrovesPool Area and Deck				1					1			1			
Paseo Vista Recreation Area	3850 S. McQueen Road			1					1			1			
Paseo Vista Restrooms 4 @ 154 sq ft each		2009		1			616		1			1			
Amberwood Park	2327 W. Calle del Norte			1									1		
McCullough-Price House	300 S. Chandler Village Dr.					1							1		
Apache Park	1300 N. Hartford			1									1		
Arbuckle Park	1100 S. Norman Way			1									1		
Armstrong Park	399 N. Delaware			1									1		
Ashley Trail	629 N. Tower			1									1		
Crossbow Park	4520 S. Crossbow Way			1									1		
Dobson Park	1625 W. Ryan			1									1		
Dr. A.J. Chandler Park and Restrooms	3 S. Az. Ave.			1									1		
East Mini Park	605 E. Erie			1									1		
Fox Crossing Park	3572 S. Sandpiper			1									1		

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Chuckwalla Park	4600 E. Doral			1									1		
Bear Creek Golf Course	500 E. Riggs Rd.			1									1		
Blue Heron Park	1399 W. Lake Dr.			1									1		
La Paloma Park	6579 S. Amanda Dr.			1									1		
Los Altos Park	406 N. Los Altos Dr.			1									1		
Los Arboles Park	2255 S. McQueen Rd.			1									1		
Maggio Ranch Park	1500 W. Maggio Way			1									1		
Mountain View Park	575 S. Twelve Oaks Blvd.			1									1		
Navarette Park	501 W. Harrison St.			1									1		
Paseo Trail	Along the Consolidated Canal			1									1		
Harris Park	150 E. Elgin			1									1		
Harter Park	665 N. Country Club Way			1									1		
Hoopes Park	601 W. Mesquite St.			1									1		
Jackrabbit Park	1750 E. Thatcher Blvd.			1									1		
Pueblo Alto Park	3948 W. Calle Segunda St.			1									1		
Quail Haven Park	4675 S. Adams Ave.			1									1		
Ryan Park	2450 S. Hartford			1									1		
Pecos Ranch Park	1555 W. Maplewood St.			1									1		
Pequeno Park	777 N. Coronado Blvd.			1									1		
Pinelake Park	598 E. Crescent Way			1									1		
Pine Shadows Park	5300 W. Galveston St.			1									1		
Price Park	475 S. Kenwood Lane			1									1		
Provinces Park	1258 E. Orchid Lane			1									1		

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West Mini Park	395 W. Erie St.			1									1		
Windmills West Park	1233 N. Windmills Blvd.			1									1		
Winn Park	56 N. Morelos St.			1									1		
San Marcos Park	712 W. Fairview St.			1									1		
San Tan Park	2301 E. Frye Rd.			1									1		
Summit Point Park	528 W. Boxelder St.			1									1		
Sundance Park	933 S. Roosevelt Ave.			1									1		
Thude Park	400 N. Price Rd.			1									1		
West Chandler Park	250 S. Kyrene Road, 85226			1									1		
Tibshraeny Family Park	270 N. Cottonwood St.			1									1		
Sunset Park	4700 W. Ray Rd.			1									1		
Stonegate Park	1650 N. Ithica			1									1		
Brooks Crossing Park	1345 W. Calle del Norte			1									1		
Gazelle Meadows Park	500 N. Exeter			1									1		
Harmony Hollow Park	1082 W. Galveston			1									1		
Pima Park including Restrooms	625 N. McQueen Road, 85225	1984		1			363		1		1993		1		
Shawnee Park including Restrooms	1500 W. Mesquite Street, 85224	1984		1			363		1		1993		1		
Apache Park including Restrooms	1300 N. Hartford Street, 85225	1981		1			270		1		1993		1		
Navarrete Park including Restrooms	501 W. Harrison Street, 85225	1981		1			270		1		1993		1		

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Snedigar Interim recreation space				1					1				1		
Tumbleweed Park McDowell Mtn Ramada		2007		1			9800		1				1		
Tumbleweed Park South Mountain Ramada		2007		1			2400		1				1		
Tumbleweed Park San Tan Mountain Ramada		2007		1			2400		1				1		
Tumbleweed Park Gila Monster Ramada		2007		1			410		1				1		
Tumbleweed Park Coyote Ramada		2007		1			410		1				1		
Tumbleweed Park Roadrunner Ramada		2007		1			410		1				1		
Tumbleweed Park Blue Barn Ramada		2007		1			410		1				1		
Tumbleweed Park Red Barn Ramada		2007		1			410		1				1		
Tumbleweed Green barn Ramada		2007		1			410		1				1		
Tumbleweed City Land Ramada		2007		1			1400		1				1		
Tumbleweed Critter Land Ramada		2007		1			400		1				1		
Tumbleweed Playtopia Shade Structure		2007		1			6000		1				1		
West Chandler Park Ramada		2004		1			759		1				1		
Desert Breeze Park Shop	660 N. Desert Breeze, 85226			1			160		1		1993		1		
Chuparose Park 4 Park Ramadas		2003		1			1,864		1				1		
Espee Park 3 Ramadas		2004		1			1,512		1				1		
Paseo Vista Archery Ramada		2009		1			7,425		1				1		
Paseo Vista Picnic Ramadas 5 @ 144 sq ft each		2009		1			720		1				1		

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Ramada Lookout		2009		1			314		1				1		
Arrowhead Meadows Park Storage Building	1475 W. Erie Street, 85224	1976			1		2,278		1					1	
Arrowhead Meadows Expansion Building		2003			1		600		1					1	
Arrowhead Meadows Playpool Pump Building		2003			1		800		1					1	
Snedigar Maintenance Office		1995			1		480		1					1	
Snedigar Yard Tool Shed		1992			1		315		1					1	
Snedigar Machine Shed		1940			1		4,160		1					1	
Snedigar North Maintenance Yard Shop		1940			1		2,952		1					1	
Snedigar North Storage Building		1960			1		3,700		1					1	
Tumbleweed Park Boswell Cotton Gin Office (Historical Bldg.)	2200 & 2250 S. McQueen, 85249	1920s				1	367		1					1	
Equipment Building		1999					2,288		1					1	
Hamilton Staff Building		2001			1		1,100		1					1	
Hamilton Pump Building		2001			1		2,100		1					1	
Mesquite Groves Control Building		2008				1	5,185		1					1	
Mesquite Groves Mechanical Building		2008			1		3,027		1					1	
Tumbleweed Maintenance Facility	650 E. Ryan Road	2009			1		17,301		1					1	1
Veterans Oasis Maint Yard	4050 E. Chandler Heights Rd B				1		2,200							1	
Veterans Oasis Pump Station	4050 E. Chandler Heights Rd C				1		1,200							1	

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Hamilton Aquatic Center	3838 S. Arizona Avenue, 85225	2001		1					1		Completed 2010?				
Other															
Museum	178 E. Commonwealth Avenue, 85225	1970		1			6,371		1		1993	1			
Boys and Girls Club Gymnasium	300 E. Chandler Blvd, 85225 (leased)	1973 / 2009		1			32,000		1			1			
Skousen House	300 S. Cooper Road, 85225	1912		1			1,200		1			1			
Veterans Oasis Environmental Education Center	4050 E. Chandler Heights Road	2008		1			11,180		1			1			
		TOTALS										**60**	**85**	**123**	