

**PRECONSTRUCTION SERVICES AGREEMENT BETWEEN
CITY OF APACHE JUNCTION AND
WILLMENG CONSTRUCTION, INC.
FOR PUBLIC WORKS EXPANSION PHASE I
PROJECT NO. 25119**

THIS AGREEMENT is made as of the ____ day of _____ 20 ____ (the “Effective Date”) by and between the CITY OF APACHE JUNCTION an Arizona municipal corporation (“City”), and WILLMENG CONSTRUCTION, INC., an Arizona corporation (“Contractor”), sometimes collectively referred to as the “Parties” or individually as a “Party”.

RECITALS

A. City requires certain preconstruction construction services in connection with Public Works Expansion Phase I, Project No. 25119 (the “Project”).

B. Contractor asserts its willingness, ability, and qualifications to provide the labor, materials, equipment, and services (the “Work”) called for in this Agreement.

C. City and Contractor desire to set forth their respective responsibilities and the manner and terms upon which Contractor shall complete the Work.

D. City has complied with the public bidding requirements under Arizona Revised Statutes (“A.R.S.”) Title 34, and Apache Junction City Code Vol. I, Chapter 3: Administration, Article 3-7: Procurement Procedures.

AGREEMENT

NOW, THEREFORE, in consideration of the Recitals noted above, the mutual covenants and conditions below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE**. The term “Contract Documents” as used in this Agreement shall mean this Agreement including Exhibits A through C, which are attached hereto and incorporated in

this Agreement by reference, and any future amendments to this Agreement or the exhibits; the Conceptual Program; and the Project Specifications from the Request for Qualifications. The Contract Documents also include any special provisions and addenda issued prior to the execution of this Agreement and other documents listed in this Agreement and modifications issued after execution of this Agreement.

Should the Contract Documents contain any discrepancy or inconsistency, then the following order of precedence of Contract Documents shall apply to resolve the same:

1. this Preconstruction Agreement, including any amendments to the Preconstruction Agreement with most recent taking precedent over prior;
2. the Preconstruction Scope of Work (Exhibit A);
3. the Conceptual Program (Exhibit B);
4. Contractor's response to the Request for Qualifications issued October 16, 2025 (Exhibit C).

Once the Construction Agreement is executed by Contractor and the City, this Preconstruction Agreement and its exhibits will be superseded and replaced by the Construction Agreement and its exhibits.

2. PRECONSTRUCTION SERVICES. Contractor shall provide the services set forth in this Section 2 and as set forth in this Preconstruction Scope of Services. Contractor shall perform the following required services, in addition to the services more fully described in Exhibit A, as expeditiously as is consistent with professional skill and care and the orderly progress of the Work:

2.1 Design Assistance. Contractor shall provide design assistance to the Project as part of the Design Team. Contractor shall attend regular meetings with the City and Architect during the development of the Project in order to generally advise the City and Architect on the Project, including without limitation, costs, site use and improvements, selection of materials, systems and equipment. Contractor shall use its unique expertise on the design process by providing recommendations as to construction feasibility; availability of materials and labor; time requirements for installation and construction; value engineering

including factors to be considered relating to costs of alternative designs or materials, preliminary budgets and possible economies which may be achieved; and such other matters as might facilitate the completion of the Project in a timely and economical manner.

2.2 Schedule. Within thirty (30) calendar days after Contractor is provided with the Schematic Design Documents from Architect, Contractor shall prepare a detailed construction schedule (the “Construction Schedule”) for the Project. Within thirty (30) calendar days after Contractor is provided with the Design Development Documents, Contractor shall prepare an updated Construction Schedule that coordinates and integrate the Architect’s design efforts with construction activities.

2.3 Construction Management. Contractor shall review the Conceptual Program and Project Schedule and determine logistic planning for the Project. Contractor shall identify and budget design options, value engineering, alternate materials, alternative solutions whenever design details affect construction feasibility, cost or time schedules and bid alternates for review by the Project Manager and the City.

2.4 Long-Lead Procurement Plan. Contractor shall create a long-lead procurement plan and recommend and provide justification for purchase of any long lead-time items and, if directed by the City, purchase and expedite the procurement of such long lead-time items to ensure their delivery by the required date. Long Lead Procurement Plan shall be updated at each milestone cost estimate and shall be part of the GMP package.

2.5 Governmental Approvals. If requested by the City, Contractor shall consult with and make presentations before applicable regulatory authorities to determine the limitations on the Project design and to assist the City in obtaining all necessary approvals for construction of the Project.

2.6 Guaranteed Maximum Price. Within thirty (30) calendar days after Contractor is provided with the Bid Set from Architect, Contractor shall develop and submit to the City for its review and approval: (1) a Guaranteed Maximum Price (“GMP”) proposal for complete construction of the Project; and (2) a cost breakdown for the construction of the Project. The GMP proposal shall be the sum of the Cost of the Work, as such term is defined in Section 5.2.1 of the AIA A102-2017. The Contractor’s Fee (defined as corporate overhead plus profit) shall be _ 5.5_ % of the Cost of Work. Contractor shall also include with the GMP proposal a

written statement describing the basis for the GMP proposal, which shall include, but is not limited to the following:

2.6.1 A list of the drawings and specifications, including all addenda thereto and the conditions of the contract, which were used in preparation of each GMP proposal;

2.6.2 A list of allowances and a statement of their basis;

2.6.3 A list of the clarifications and assumptions made by Contractor in the preparation of the GMP proposal to supplement the information contained in the drawings and specifications; and

2.6.4 A statement of the estimated cost organized by trade categories, allowances, contingency, tax, insurance, bonds, and other items and the fee that comprise the GMP.

2.6.5 A list of alternates, if applicable.

2.6.6 Definition and review of all the general conditions and general requirements.

2.6.7 A list of the wages or salaries of the Contractor's supervisory, cost estimating, accounting, and administrative personnel when stationed at the site, or at Contractor's principal office. Contractor shall include the percentage of time that will be charged to the Work for each of the personnel and the rates at which their time will be charged to the Work.

2.6.8 The date of substantial completion upon which the GMP is based and the Construction Schedule upon which its based.

2.6.9 All the documents indicated in this Section 2.6 shall be referred to as the "GMP Documents."

2.7 Reporting. Contractor will submit such written reports as may be required by the City to fully inform the City of the status of the Project and of Contractor's services under this Agreement no less than on a monthly basis. Contractor also shall prepare and submit to the City special written reports as directed by the City.

2.8 Staffing. Contractor shall provide to the City the names and qualifications of the proposed employees of Contractor who will be primarily involved in providing the services required under the Contract Documents (the “Senior Project Team”). The Senior Project Team shall include the following personnel:

**David Laughlin, Senior Vice President of Construction
Tim Donoghue, Executive Precon Director
Shirish Deshmukh, Project Manager**

The Project Manager shall be competent and be in attendance at the Project site during the progress of the Work. The Project Manager shall represent and be the agent of Contractor and communications given to the Project Manager shall be as binding as if given to Contractor.

Contractor shall not make any change in the Senior Project Team without the prior written approval of the City. Contractor shall not employ any member of the Senior Project Team or major subcontractor or material supplier to whom the City has made reasonable objection. If Contractor proposes to change a member of the Senior Project Team or a major subcontractor or materials supplier during the Project, Contractor shall provide to the City the name and qualifications of the individual or firm to replace the member of the Senior Project Team or major subcontractor or materials supplier for their review and approval.

3 CITY’S PROJECT MANAGER. The City has appointed a Project Manager to manage this Project and represent the City on the Project Site. The Project Manager will assume all duties and responsibilities and will have all rights and authority assigned to the City in the Contract Documents.

4 TERM. The Term of this Agreement shall be for a period commencing May 19, 2026 and ending on the earlier of: (1) the date that the Construction Agreement has been executed by both Parties; or (2) August 1, 2026. This Agreement may be extended upon mutual written consent of the Parties provided that any amendment shall be executed by an authorized signatory of the Parties and provide in writing the amended term of the Agreement and, if applicable, a specified dollar amount of additional payment to be owed by the City to Contractor for the amended Term.

5 CHANGE ORDERS. A change order is a written order from the City to Contractor issued after execution of the Contract authorizing a change in the Work and setting forth the amount of the adjustment, if any, in the Contract Sum and the extent of the change, if any, in the Progress Schedule. Change Orders do not invalidate the Contract. Changes in the Work shall be performed under the applicable provisions of the Contract Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Order. A Change Order signed by the Contractor indicates the Contractor's agreement therewith, including the adjustment in the Contract Sum and Progress Schedule or the method for determining them. There shall be no increase to the Contract Amount for changes or additions to the Work without the prior written approval of the City. Any extra or changed Work performed by Contractor without such prior written approval (including Work known to or requested by the City or Architect) shall conclusively be presumed to involve no adjustment to the Contract Amount; further, absent such prior written approval, Contractor shall be conclusively presumed to waive any claim for adjustment to the Contract Amount for such Work.

6 COMPENSATION. The total amount payable by the City to the Contractor is an amount not to exceed Two Hundred Ninety Six Thousand Four Hundred Twenty Six Dollars and Zero Cents (\$296,426.00) (the "Contract Sum").

6.1 Application for Payment. Contractor shall submit an application for payment to the City which reflects the Work rendered during the preceding month. The application for payment shall include all such supporting and substantiating documentation as the City and Project Manager shall require no later than the twenty-fifth (25th) day of the month immediately following the month covered by the application for payment. Payment shall be due from the City within thirty (30) calendar days after an application for payment, with all supporting documentation, has been reviewed and approved by the City and Project Manager, provided the Contractor has fulfilled all duties and obligations stated in this Agreement.

6.2 Review of the Application for Payment. The Architect, Project Manager, and the City shall review and approve the application for payment submitted by Contractor. In conducting the review, the Architect, Project Manager, and the City will analyze the Work to determine if it is satisfactory before payment is authorized. If the City finds that only a portion of the Work covered by the application for payment is satisfactory, the City may authorize a partial payment based on the portion of the work that was satisfactorily performed by the Contractor.

6.3 [RESERVED]

6.4 Third-Party Payments. The City shall have no obligation to pay or to be responsible in any way for payment to a subcontractor of the Contractor or any other third-party. To the extent an invoice submitted by the Contractor reflects any payments made by the Contractor to subcontractors and/or materials suppliers, the Contractor, in requesting such payments, thereby warrants and guarantees to the City that for each such payment requested, all Work represented by such payment has been performed to the Contractor's satisfaction and/or all materials represented by such payment have been delivered to the Contractor's satisfaction. The Contractor therefore warrants that it has approved such Work and materials for payment as requested in the invoice. In addition, the Contractor warrants that each such payment to a subcontractor or material supplier that is reflected in the application for payment has either already been made to the subcontractor or material supplier or that such payment will be made to the subcontractor or material supplier within five (5) business days after the Contractor's receipt from the City of payment representing Work performed by the subcontractor or materials furnished by the supplier. Contractor shall be ineligible to submit any further application for payment until it has provided to the City documentary evidence of such payment to each subcontractor or material supplier.

6.5 Final Completion of the Work and Final Payment. The Contractor shall receive final payment upon the final completion of the Work. Final completion of the Work shall be achieved when the Contractor has full performed all obligations of the this Agreement, and has submitted a final application for payment has been reviewed and approved by the City.

6.6 [RESERVED]

6.7 [RESERVED]

6.8 Waiver. The City may, in its sole discretion, waive these requirements of strict compliance in connection with any particular claim, notice or demand, provided that any such waiver or failure to insist on strict compliance shall not waive such requirements with respect to any other claim, notice or demand. The Contract Sum and Contract Time may be changed only by Change Order.

6.9 Records. Contractor and all consultants and subcontractors employed by Contractor shall keep records of all expenditures made and all

costs, liabilities and obligations incurred under the Contract Documents. Notwithstanding anything to the contrary in this Agreement, the expense of all bookkeeping and accounting services and any associated electronic storage necessary to produce and maintain such records shall be at Contractor's sole expense and shall not be a separate reimbursable expense under the Contract Documents. Such records shall be kept on the basis of generally accepted accounting principles. and shall be available to the City and the City's authorized representatives at all reasonable times during ordinary business hours. Contractor shall maintain records for a period of at least three (3) years after expiration of this Agreement, and shall make such records available during that retention period for examination or audit by City personnel during regular business hours.

6.10 [RESERVED]

7 STANDARD OF PERFORMANCE. The Work shall be performed by qualified professional construction contractors licensed in Arizona, selected and paid by Contractor and acting in the interest of Contractor. While performing the Work, Contractor and its subcontractors shall exercise the reasonable professional care and skill customarily exercised by reputable members of Contractor's profession practicing in the Phoenix Metropolitan Area and shall use reasonable diligence and best judgment while exercising its professional skill and expertise. Contractor shall be responsible for all errors and omissions committed by Contractor or its subcontractors in the performance of the Work.

8 [RESERVED]

9 [RESERVED]

10 DAMAGE. Contractor shall be responsible for and promptly remedy any damage or loss of property caused in whole or in part by the Contractor, a subcontractor, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable and for which Contractor is responsible under the Contract, except where such damage or loss is directly attributable to the negligent acts or omissions of City or by anyone for whose acts City may be liable and not attributable to the fault or negligence of the Contractor. City shall make claims regarding all damage or loss to Contractor within a reasonable time after the first observance of such injury or damages.

11 INSURANCE.

11.1. General Requirements. Contractor, at its own expense, shall purchase and maintain during the Term the insurance required by this Agreement with companies duly licensed, possessing a current A.M. Best, Inc. Rating of B++6, or approved unlicensed in the State of Arizona with policies and forms satisfactory to City.

All insurance required by this Agreement shall be maintained in full force and effect until the Work is accepted by the City. Failure to do so may, at the sole discretion of City, constitute a material breach of this Agreement.

Contractor's insurance shall be primary insurance as respects the City, and any insurance or self-insurance maintained by City shall not contribute to it.

Any failure to comply with the claim reporting provisions of the insurance policies or any breach of an insurance policy warranty shall not affect coverage afforded under the insurance policies to protect City.

The insurance policies, except Workers' Compensation, shall contain a waiver of transfer rights of recovery (subrogation) against City, its agents, officers, officials and employees for any claims arising out of Contractor's acts, errors, mistakes, omissions, Work or service.

The insurance policies may provide coverage which contains deductibles or self-insured retentions. Such deductible and/or self-insured retentions shall not be applicable with respect to the coverage provided to City under such policies. Contractor shall be solely responsible for the deductible and/or self retention and City, at its option, may require Contractor to secure payment of such deductibles or self-insured retentions by a surety bond or an irrevocable and unconditional letter of credit.

The insurance policies required by this Agreement, except Workers' Compensation and Professional Liability, shall name City, its elected officials, agents, officers, and employees as Additional insured parties.

Contractor shall expressly bind any subcontractors, or any other lower tier subcontractors, used in the performance of any aspect of the Work, to the insurance requirements in this Agreement, making such obligations applicable to the other subcontractor to the same extent as it is applicable to Contractor. The

purpose of this provision is to require any lower tier subcontractor, regardless of level, to provide insurance and indemnity required by this Agreement.

11.2. Commercial General Liability. Contractor shall maintain Commercial General Liability insurance with a limit of not less than \$2,000,000 for each occurrence with a \$2,000,000 Products/Completed Operations Aggregate and a \$4,000,000 General Aggregate limit. The policy shall include coverage for bodily injury, broad form property damage, personal injury, products and completed operations and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of this Agreement, which coverage will be at least as broad as that on Insurance Service Office, Inc. Policy Form No. CG 00011093, or the equivalent thereof.

Such policy shall contain a severability of interest provision and shall not contain a sunset provision or commutation clause, nor any provision which would serve to limit third party action over claims.

The Commercial General Liability additional insured endorsement shall be at least as broad as the Insurance Service Office, Inc.'s Additional Insured, Form B, CG 20101185, or the equivalent thereof, and shall include coverage for Contractor's operations and products and completed operations.

If Contractor sublets any part of the Work, Contractor shall purchase and maintain, at all times during prosecution of the Work an Owner and Contractor's Protective Liability insurance policy for bodily injury and property damage, including death, which may arise in the prosecution of the Work. Coverage shall be on an occurrence basis with a limit of not less than \$1,000,000 per occurrence, and the policy shall be issued by the same insurance company that issues Contractor's Commercial General Liability insurance.

11.3. Automobile Liability. Contractor shall maintain Commercial/Business Automobile Liability insurance with a combined single limit for bodily injury and property damage of not less than \$1,000,000 each occurrence with respect to Contractor's owned, hired, and non-owned vehicles assigned to or used in performance of the Work. Coverage will be at least as broad as coverage code 1, "any auto" (Insurance Service Office, Inc. Policy Form CA 00011293, or the equivalent thereof). Such insurance shall include coverage for loading and off-loading hazards. If hazardous substances, materials or wastes are to be transported, federal mandatory motor carrier safety ("MCS") 90 endorsement

shall be included and \$5,000,000 per accident limits for bodily injury and property damage shall apply.

11.4. Workers' Compensation. Contractor shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over Contractor's employees engaged in the performance of the Work; and Employer's Liability insurance of not less than \$100,000 for each accident, \$100,000 disease for each employee, and \$500,000 disease policy limit.

By execution of this Agreement, Contractor certifies as follows:

"I am aware and understand the provisions of A.R.S. § 23-901 *et seq.* which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of this chapter, and I will comply with such provisions before commencing the performance of the Work of this Agreement."

If Contractor has no employees for whom Workers' Compensation insurance is required by federal or state statutes, Contractor shall submit a declaration or affidavit to City so stating and covenanting to obtain such insurance if and when Contractor employs any employees subject to coverage.

11.5. Certificates of Insurance. Prior to commencing the Work, Contractor shall furnish City with Certificates of Insurance, or formal endorsements as required by the Agreement, issued by Contractor's insurer(s), as evidence that policies providing the required coverages, conditions and limits required by this Agreement are in full force and effect. City shall not be obligated, however, to review same or to advise Contractor of any deficiencies in such policies and endorsements, and such receipt shall not relieve Contractor from, or be deemed a waiver of, City's right to insist on strict fulfillment of Contractor's obligations under this Agreement.

The form of the certificates of insurance and endorsements shall be subject to the approval of the Apache Junction City Attorney's Office, shall comply with the terms of this Agreement. Policies or certificates and completed forms of City's Additional Insured Endorsement (or a substantially equivalent insurance company form acceptable to the City Attorney) evidencing the coverage required by this Agreement shall be delivered to City Attorney, City of Apache Junction, 300 East Superstition Boulevard, Apache Junction, AZ 85119. The policy or

policies shall be in the usual form of public liability insurance, but shall also include the following provision:

“Solely as respects work done by or on behalf of the named insured for the City of Apache Junction, it is agreed that the City of Apache Junction and its elected officials, officers, agents, and employees are added as additional insured parties under this policy.”

In the event any insurance policies required by this Agreement are written on a “claims made” basis, coverage shall extend for two (2) years past completion and acceptance of Contractor’s Work or services and as evidenced by annual Certificates of Insurance.

Contractor shall require its insurers to provide City thirty (30) calendar days’ prior written notice of any nonrenewal, cancellation, or material change in the coverage under such policy reducing coverage to below the amounts required by this Agreement. If a policy does expire during the life of the Agreement, a renewal certificate must be sent to the City Attorney’s Office thirty (30) calendar days prior to the expiration date.

12. [RESERVED]

13. [RESERVED]

14. **TAXES.** Contractor shall pay as they become due all license, sales, consumer, transaction privilege, use and other similar taxes for the Work or portions of the Work which are legally enacted at the time bids are received whether or not yet effective or subsequently applicable due to acts of jurisdictions or bodies other than City.

15. **CITY LICENSES.** Contractor understands that the activity described in the Contract constitutes “doing business in the City of Apache Junction” and Contractor agrees to obtain a business license pursuant to Chapter 8 of the Apache Junction City Code, Vol. I, and keep such license current until the Work is accepted by the City. Contractor also acknowledges that the tax provision of the Apache Junction Tax Code, Chapter 8A, may also apply and if so, shall obtain a transaction privilege license and/or other licenses as may be required by the city code. Any activity by consultants and subcontractors within the corporate city limits will invoke the same sales tax and business licensing regulations on the

consultants and subcontractors, and Contractor shall require and ensure its consultants and subcontractors obtain and keep all applicable licenses current.

16. TERMINATION.

16.1 Termination by City.

16.1.1 City may terminate this Agreement in whole or part if the city manager or his or her designee determines Contractor has failed to fulfill its obligations under the Contract through no fault of City. Such termination may be effected by City giving Contractor not less than ten (10) calendar days written notice by certified mail, return receipt requested of City's intent to terminate. Contractor shall have ten (10) calendar days to cure the failure to the satisfaction of City. If City terminates this Agreement for reasons of default by Contractor, the amount of compensation provided for in this Agreement shall be reduced to reflect the percentage of Work completed and the Contractor shall not be entitled to payment for anticipated profits or unperformed services.

16.1.2 City may terminate this Agreement or a portion thereof if conditions encountered during the progress of the Work make it impossible or impracticable to proceed with the Work. In such case, Contractor shall appraise the Work completed and submit an application for payment reflecting the percentage of Work completed. The City shall review and approve the application for payment submitted by Contractor to confirm the percentage of Work completed. In conducting the review, the City will review the Work to determine if it is satisfactory before payment is authorized. The City shall make this final payment within thirty (30) calendar days from the Contractor's submission of the application for payment with the requisite supporting documentation and delivery of the partially completed items. No claim for loss of anticipated profits will be considered. Upon such termination, the Contractor shall deliver to the City all drawings, reports, special provisions, and estimates entirely or partially completed, together with all used materials supplied by City.

16.2 Termination by Contractor. Contractor may terminate this Agreement if City fails to make payment as agreed upon in this Agreement. Any other termination will be deemed a breach of contract by Contractor. Contractor shall provide Notice of Termination to City by Certified U.S. Mail ten (10) calendar days before such termination takes effect.

16.3 No Relief of Responsibilities. Termination of this Agreement, or any portion thereof, shall not relieve the Contractor of its responsibilities for the completed Work, or the surety of its obligations concerning any just claims arising out of the Work performed.

17. WRITTEN NOTICE. Written notice shall be deemed to have been duly served if delivered in person to the individual or member of the firm or entity, or to an office of the corporation for whom it was intended or if delivered at or sent registered or certified mail, return receipt requested, and first-class postage prepaid to the last business address known to them who gives the notice. Notices shall be delivered to the following:

If to City: City of Apache Junction
 Department of Public Works
 300 East Superstition Boulevard
 Apache Junction, AZ 85119

If to Contractor: Willmeng Construction
 1702 E. Highland Ave, Suite 400
 Phoenix, AZ 85106

18. INDEPENDENT CONTRACTOR. City and Contractor agree and understand that the relationship between the Parties is that of an independent contractor. As such, Contractor is not entitled to receive any benefits to which City employees are entitled by virtue of their employment with City. City shall not be responsible for payment to employees of Contractor for salaries, related taxes (including, but not limited to, federal social security tax as well as federal and state unemployment taxes) and all other expenses related to their employment or contractual relationship with Contractor. Contractor shall be responsible to City for the acts and omissions of its employees, subcontractors and their agents and employees and other persons providing any of the materials under any contract document.

19. INDEMNIFICATION. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its elected officials and appointed officers, special districts, agents, and employees from and against any and all liability including but not limited to demands, claims, actions, fees, costs and expenses, including reasonable attorney and expert witness fees, arising from, or alleged to have arisen from, relating to, arising out of, or alleged to have resulted from the acts, errors, mistakes, omissions, work or services of Contractor, its agents, employees, or any tier of Contractor's subcontractors in the performance

of this Agreement, but only to the extent caused by the negligence, recklessness or intentional wrongful conduct of Contractor or its subcontractors in the performance of the Work under this Agreement or any subcontract. Contractor's duty to defend, hold harmless and indemnify City, its elected officials and appointed officers, special districts, agents, and employees shall arise in connection with any claim, damage, loss or expense that is attributable to bodily injury, sickness, disease, death, or injury to, impairment, or destruction of property including loss of use resulting therefrom, caused by an Contractor's acts, errors, mistakes, omissions, work or services in the performance of this Agreement including any employee of Contractor, any tier of Contractor's subcontractor or any other person for whose acts, errors, mistakes, omissions, Work or services Contractor may be legally liable, but only to the extent caused by the negligence, recklessness or intentional wrongful conduct of Contractor or any tier of Contractor's subcontractors or any other person for whose acts, errors, mistakes, omissions, Work or services Contractor may be legally liable in the performance of the Work under this Agreement or subcontract. The amount and type of insurance coverage requirements set forth in this Agreement will in no way be construed as limiting the scope of the indemnity in this Section 19. The rights and obligations under this Section 19 shall survive expiration or termination of this Agreement.

20. APPLICABLE LAW AND VENUE. The terms and conditions of this Agreement shall be governed by and interpreted in accordance with the laws of the State of Arizona. Any action at law or in equity brought by either Party for the purpose of enforcing a right or rights provided for in this Agreement, shall be tried in a court of competent jurisdiction in Pinal County, State of Arizona. The Parties hereby waive all provisions of law providing for a change of venue in such proceeding to any other county. In the event either Party shall bring suit to enforce any term of this Agreement or to recover any damages for and on account of the breach of any term or condition in this Agreement, it is mutually agreed that the prevailing Party in such action shall recover all costs including: all litigation and appeal expenses, collection expenses, reasonable attorney fees, necessary witness fees and court costs to be determined by the court in such action.

21. FORCE MAJEURE. Neither City nor Contractor, as the case may be, shall be considered not to have performed its obligations under this Agreement in the event of enforced delay (an "Enforced Delay") due to causes beyond its control and without its fault or negligence or failure to comply with applicable laws, including, but not restricted to, acts of God, fires, floods, epidemics, pandemics and related executive orders, quarantine, restrictions, embargoes,

labor disputes, and unusually severe weather or the delays of subcontractors or materialmen due to such causes, acts of a public enemy, war, terrorism or act of terror (including but not limited to bio-terrorism or eco-terrorism), nuclear radiation, blockade, insurrection, riot, labor strike or interruption, extortion, sabotage, or similar occurrence or any exercise of the power of eminent domain of any governmental body on behalf of any public entity, or a declaration of moratorium or similar hiatus (whether permanent or temporary) by any public entity directly affecting the obligations under this Agreement. In no event will Enforced Delay include any delay resulting from unavailability for any reason of labor shortages, or the unavailability for any reason of particular contractors, consultants, subcontractors, vendors or investors desired by Contractor in connection with the obligations under this Agreement. Contractor agrees that Contractor alone will bear all risks of delay which are not Enforced Delay. In the event of the occurrence of any such Enforced Delay, the time or times for performance of the obligations of the Party claiming delay shall be extended for a period of the Enforced Delay; provided, however, that the Party seeking the benefit of the provisions of this Section 21 shall, within thirty (30) calendar days after such Party knows or should know of any such Enforced Delay, first notify the other Party of the specific delay in writing and claim the right to an extension for the period of the Enforced Delay; and provided further that in no event shall a period of Enforced Delay exceed ninety (90) calendar days.

22. BINDING EFFECT, SUCCESSORS, ASSIGNMENT AND DELEGATION.

City and Contractor each bind themselves, their partners, successors, assigns and legal representatives to the other Party and to the partners, successors, assigns and legal representatives of such other Party in respect to all covenants, agreements and obligations contained in the Contract. Neither Party shall assign this Agreement or sublet it as a whole or delegate the duties under the Agreement, without the written consent of the other Party, nor shall Contractor assign any monies due or to become due to it without the previous written consent of City.

23. ENTIRE AGREEMENT. This Agreement and any attachments and the Contract Documents represent the entire agreement between City and Contractor and supersede all prior negotiations, representations or agreements, either express or implied, written or oral. It is mutually understood and agreed that no alteration or variation of the terms and conditions of this Agreement shall be valid unless made in writing and signed by the Parties. Written and signed amendments shall automatically become part of the Contract and shall supersede any inconsistent provision therein; provided, however, that any apparent

inconsistency shall be resolved, if possible, by construing the provisions as mutually complementary and supplementary.

24. **SEVERABILITY.** City and Contractor each believe that the execution, delivery and performance of this Agreement are in compliance with all applicable laws. However, in the unlikely event that any provision of this Agreement is declared void or unenforceable (or is construed as requiring City to do any act in violation of any applicable laws, including any constitutional provision, law, regulation, or city code), such provision shall be deemed severed from this Agreement and this Agreement shall otherwise remain in full force and effect; provided that this Agreement shall retroactively be deemed reformed to the extent reasonably possible in such a manner so that the reformed agreement (and any related agreements effective as of the same date) provide essentially the same rights and benefits (economic and otherwise) to the Parties as if such severance and reformation were not required. Unless prohibited by applicable laws, the Parties further shall perform all acts and execute, acknowledge and/or deliver all amendments, instruments and consents necessary to accomplish and to give effect to the purposes of this Agreement, as reformed.

25. **TIME IS OF THE ESSENCE.** Time is of the essence with respect to all provisions in this Agreement. Any delay in performance by either Party shall constitute a material breach of this Agreement.

26. **CONFLICT OF INTEREST.** The Contract is subject to, and may be terminated by City in accordance with, the provisions of A.R.S. § 38-511.

27. **PROHIBITION TO CONTRACT WITH CONTRACTORS WHO ENGAGE IN BOYCOTT OF THE STATE OF ISRAEL.** The Parties acknowledge A.R.S. §§ 35-393 through 35-393.03, as amended, which forbids public entities from contracting with Contractors who engage in boycotts of the State of Israel. Should Contractor engage in any such boycott against the State of Israel, this Agreement shall be deemed automatically terminated by operation of law. Any such boycott is a material breach of this Agreement.

28. **PROHIBITED USE OF FORCED LABOR.** In accordance with A.R.S. § 35-394, Contractor hereby certifies and agrees that Contractor does not currently and shall not for the duration of this Agreement use: (1) the forced labor of ethnic Uyghurs in the People's Republic of China; (2) any services or goods produced by the forced labor of ethnic Uyghurs in the People's Republic of China; and/or (3) any suppliers, contractors or subcontractors that use the forced labor

or any services or goods produced by the forced labor of ethnic Uyghurs in the People's Republic of China. If Contractor becomes aware during the Term that Contractor is not in compliance with this Section 28, then Contractor shall notify the City within five (5) business days after becoming aware of such noncompliance. If Contractor does not provide the City with written certification that Contractor has remedied such noncompliance within ninety (90) calendar days after notifying the City of such noncompliance, this Agreement shall terminate, except that if the Agreement termination date occurs before the end of such ninety (90) day remedy period, this Agreement shall terminate automatically.

29. COMPLIANCE WITH FEDERAL AND STATE LAWS. Contractor understands and acknowledges the applicability of the American with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989 to the services performed under this Agreement.

As required by A.R.S. § 41-4401, Contractor hereby warrants its compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). Contractor further warrants that after hiring an employee, Contractor will verify the employment eligibility of the employee through the E-Verify program. If Contractor uses any subcontractors in performance of services, subcontractors shall warrant their compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A), and subcontractors shall further warrant that after hiring an employee, such subcontractor verifies the employment eligibility of the employee through the E-Verify program. A breach of this warranty shall be deemed a material breach of the Agreement that is subject to penalties up to and including termination of this Agreement. Contractor is subject to a penalty of \$100 per day for the first violation, \$500 per day for the second violation, and \$1,000 per day for the third violation. City at its option may terminate this Agreement after the third violation. Contractor shall not be deemed in material breach of this Agreement if Contractor and/or subcontractors establish compliance with the employment verification provisions of Sections 274A and 274B of the federal Immigration and Nationality Act and the E-Verify requirements contained in A.R.S. § 23-214(A). City retains the legal right to inspect the papers of any contractor, consultant, or subcontractor employee who works under this Agreement to ensure that Contractor or subcontractor is complying with the warranty. Any inspection will be conducted after reasonable notice and at reasonable times. If state law is amended, the Parties may modify this paragraph consistent with state law without effectuating an official amendment to this Agreement. Email notification of the modification would be sufficient notice.

[Signatures on following page]

IN WITNESS WHEREOF Contractor and City have executed this Agreement as of the date first set forth above.

CONTRACTOR:

WILLMENG CONSTRUCTION, INC., an Arizona corporation

By: David J Laughlin

Its: Senior Vice President

CITY:

CITY OF APACHE JUNCTION, ARIZONA, an Arizona municipal corporation

By: Walter "Chip" Wilson

Its: Mayor

ATTEST:

**Evie McKinney
City Clerk**

APPROVED AS TO FORM:

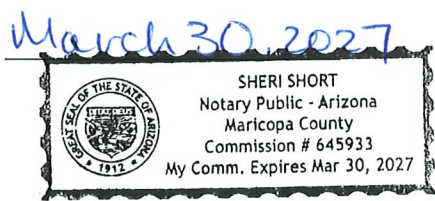
**Richard J. Stern
City Attorney**

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing was subscribed and sworn to before me this 7th day of April, 2026, by DAVID LAUGHLIN as SENIOR VICE PRESIDENT of Willmeng Construction, Inc., an Arizona corporation.

Sheri Short
Notary Public

My Commission Expires:



STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

The foregoing was subscribed and sworn to before me this ____ day of _____, 20__, by Walter "Chip" Wilson as Mayor of the City of Apache Junction, an Arizona municipal corporation.

Notary Public

My Commission Expires:

EXHIBIT A

SCOPE OF WORK

A. Scheduling

Provide Milestone Schedule including:

- Bid package dates
- Construction milestones
- Guaranteed Maximum Price
- Cash flow commitment
- Maintaining an automated CPM schedule
- Interface of City Supplied FF&E and OS&E delivery dates
- Incorporation of Operator required turnover dates (per area)

B. Financial Planning

- Prepare overall project budget (Construction)
- Identify budgets for each discipline
- Prepare cash flow curve
- Prepare schedule of values for review/approval
- Trend on a weekly basis throughout design

C. Utility Infrastructure

- Assist City in coordination of utility companies as required to ensure all required utility service is ordered and scheduled in a timely manner in accordance with Project requirements
- Site Investigation and potholing (allowance)

D. Long-Lead Procurement

- Identify long-lead items, document and implement plan for early procurement.

E. Accident Prevention

- Formulate, publish and implement safety plan

F. Environmental Protection Plan

- Evaluate potential interference with on-going operations of others which could be affected by this project.
- Formulate, publish and implement environmental plan

G. Value Engineering (“VE”)

- Selection of most cost efficient methods, materials and, schedule to reduce Project costs and schedule.
- Propose VE throughout design effort and immediately following each formal budget estimate
- Provide a review of design drawings through each phase to provide City with any and all opportunities to maintain budget and save project costs

H. Design and Construction Document Drawings

- Evaluate function
- Evaluate cost
- Evaluate systems/material selection
- Provide value analysis
- Review documents with key subcontractors
- Provide constructability comments
- Review schedule
- Review overall budget conformance
- Break into bid packages
- Release for bidding in packages

I. Bid Packaging

- Identify interested bidders and suppliers
- Solicit proposed bidders and prequalify with the City (minimum 3 subcontractors per bid)
- Prepare bid packages and scopes of work
- Assemble packages
- Schedule and Distribute
- Include Special interfaces
- Issue addenda and amendment
- Prepare bid package budget estimate prior to bid opening and submit to the City for review and approval
- Conduct bid openings with the City
- Review apparent low bidders for scope compliance and maintaining line item/trade budget
- Interview low bidders
- Pre-award meeting
- Recommend awards and/or bid rejections as applicable to the budget to City/Project Manager
- Upon approvals, issue letters of intent to bidder with the best value

- Issue bid status notification to other bidders
- Prepare subcontract/purchase agreement
- Provide signed subcontracts to City per contract requirements
- Establish appropriate cost control accounts

J. Monthly Status Report to City/Project Manager

- Project summary (narrative)
- Schedule
- Cost
- Project Changes
- Summary schedule comparison – current versus target
- Summary schedule status report
- Cash flow summary – current versus target

K. Scheduling

- Bid package schedules
- CPM with backup reports
- Submittal schedule

EXHIBIT B

CONCEPTUAL PROGRAM

Phase 1 Public Works Expansion is comprised of the following:

- **New two-story, 28,000 – 30,000 SF Office & Administration Space for Public Works, Water, Fleet, Streets and Traffic staff**
- **New 11,600 SF Vehicle Maintenance Facility with 8 bays (4 pull thru) and 2 exterior wash bays**
- **132,000 +/- SF of paved exterior yard with covered parking for fleet vehicles, material corrals and lay-down space**
- **Expanded parking along Baseline Ave.**
- **Off-site road improvements, as needed (Curb gutter, sidewalk, lights, additional lane) No traffic signal.**
- **Extended off-site underground wet and dry utilities, as needed**
- **Associated full landscaping, irrigation and hardscape**
- **All work to occur on the existing and active public works campus.**
- **Existing outdoor shooting range to remain in use, but no improvements to this element**
- **Existing adjacent water district facility is outside the scope of this project, but is critical infrastructure that will remain active.**
- **Existing public works admin building and vehicle bays are existing to remain, and not part of this scope.**

EXHIBIT C

CONTRACTOR'S RESPONSE TO THE REQUEST FOR QUALIFICATIONS

December 2, 2025

City of Apache Junction
Public Works Department
Attn: Shane Kone, Public Works Director
300 E. Superstition Blvd.
Apache Junction, AZ 85119

RE: Construction Manager at Risk Services for the City of Apache Junction Public Works Expansion Project

Dear Shane and Selection Committee Members:

On behalf of Willmeng Construction, Inc. (Willmeng), we appreciate the opportunity to submit our statement of qualifications for the City of Apache Junction's Public Works Expansion Project. This effort represents more than the construction of new facilities, it is an opportunity to strengthen the essential operations that keep the City functioning every day. Our team is enthusiastic about partnering with the City to deliver a seamless, collaborative, and operationally sensitive construction experience.

Willmeng's approach begins with one guiding principle: operations must remain active and uninterrupted. **Our phased construction choreography plan will sequence improvements to protect the City's core functions, including Apache Junction Water, Fire, and Sewer, as well as the shared fuel island and yard circulation** used by multiple departments. We recognize that this site is compact, complex, and continuously active, and our team is experienced in sequencing work precisely within these constraints.

To maintain predictable access and minimize disruption, our Civil Superintendent will lead all off-site and yard improvements, while our Vertical Senior Superintendent focuses on the new two-story administration and vehicle maintenance facility. Working under one Project Manager, they will coordinate activities daily through shared dashboards, on-site huddles, and direct communication with department leads. This integrated superintendent model keeps both horizontal and vertical scopes progressing efficiently while supporting the safety, circulation, and operational demands of City departments.

Willmeng's history delivering projects within occupied municipal campuses, multi-agency environments, operational yards, and critical infrastructure facilities directly aligns with the City's goals.



We acknowledge receipt of Addenda Nos. 1, 2, 3, and 4.

Our proactive, hands-on preconstruction approach centers on transparent estimating, early site investigations, long-lead planning, and clear cost modeling, all of which help establish cost confidence and schedule certainty. We believe that a successful project begins with strong partnerships, and we invest heavily in building and maintaining them.

WHY WILLMENG IS THE BEST PARTNER FOR THE CITY OF APACHE JUNCTION

The City deserves a construction partner who understands how to build within an active municipal campus, coordinate around essential services, and maintain a predictable, transparent process for every department affected by construction. Willmeng brings nearly 50 years of experience serving Arizona public agencies, including complex active-site facilities where safety, access, and continuity of service drive every decision we make. Our leadership team is deeply involved, our communication is transparent, and our commitment to operational safety is unwavering.

Most importantly, we understand the City's priorities, maintaining functionality, minimizing disruption, and delivering a facility that serves Apache Junction for decades to come.

We are eager to bring this dedication, organization, and collaborative spirit to the Public Works Expansion. Thank you for considering our team. We welcome the opportunity to discuss how Willmeng can choreograph a safe, efficient, and community-centered project for the City of Apache Junction.

Please direct all communication about this procurement to willmeng@willmeng.com, which is overseen by my pursuits team to ensure timely receipt.

Sincerely,

James Murphy
CEO, Willmeng Construction, Inc.



6.1 Firm Information

a. Provide a general description of the Firm, how the Firm is best suited for the Project, information on project approach, ensuring client satisfaction, accelerated schedule methodologies, and mechanisms used for quality and document control.

Founded in 1977, Willmeng is a licensed Arizona general contractor with nearly 50 years of experience providing municipalities with construction management services for public works, civic, public safety, infrastructure projects across the state. We are known for our **hands-on preconstruction expertise, transparent communication, and commitment to building lasting partnerships with the cities and agencies we serve.** Our team is structured to be nimble, strategic, and highly engaged, so our clients experience consistent leadership and responsiveness from start to finish.

This project plays directly to our strengths, complex, active-site construction and multi-agency coordination. Willmeng has completed multiple projects within occupied municipal campuses, including operations facilities, communications centers, and infrastructure expansions that required continuous operations. We understand the sensitivities of constructing around shared yards, fueling systems, fleet circulation, essential access paths, and overlapping departmental operations

Project Approach and Client Satisfaction

We sequence work to maintain operations, control access, and communicate clearly across all departments. Our Civil Superintendent, Alex Smith, leads all off-site, yard, and utility work, while our Senior Superintendent, Mark Ruthrauff, oversees the building expansion. Working together under the Project Manager, Shirish Deshmukh, the team aligns daily construction activity with ongoing City operations through coordinated schedules, access planning, and proactive field communication. Willmeng will implement a live coordination dashboard in **Procore**, providing daily activity summaries and rolling two-week look-aheads so operations teams always know what is happening on site.

Client satisfaction at Willmeng is built on partnership, transparency, and follow-through. Our commitment extends beyond delivering the building, we stay aligned with your operations, your goals, and your people.

Accelerated Schedule Methods

We recognize the need for speed without compromise. Our team uses early work packaging, long-lead forecasting, and phased procurement to maintain progress. Our approach leverages separate but coordinated civil and building teams, allowing us to progress off-site improvements and stage vertical construction in parallel. This integrated team structure creates a smooth and predictable transition from sitework into building operations.

Quality and Document Control

Willmeng manages quality through a multi-layer review process involving the superintendent, project manager, and internal QC lead. Every activity is verified before advancing to the next phase. Our Procore project management system centralizes submittals, RFIs, inspection reports, and meeting documentation, providing a complete record of progress and accountability from start to finish.

This project aligns directly with our core strengths, complex, active-site construction and multi-agency coordination. Willmeng has delivered numerous projects within occupied municipal campuses, including operations facilities, communications centers, and infrastructure expansions requiring uninterrupted services. We excel at building within constrained, active environments that require careful sequencing, secure access routes, and constant coordination across multiple city divisions.

b. Explain the legal organization of the Firm, identify the location of the Firm's principal office and percentage of the work to be done locally.

Willmeng is a C-corporation, with its principal office located at:



1702 Highland Avenue, Suite 450
Phoenix, AZ 85016

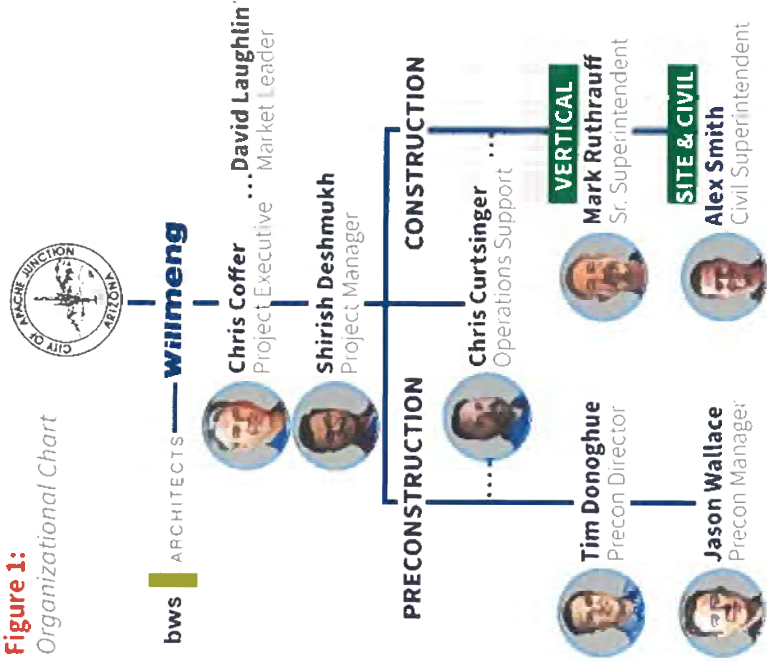
100% of all work will be completed locally.

c. Provide an organization chart showing key personnel. List each of the key professionals that would be involved in the Project, and the role they are scheduled to play.

Willmeng's project team is structured to provide clear leadership, responsive communication, and seamless coordination across all phases of the Public Works Expansion. Our approach pairs specialized expertise with an integrated management structure designed to keep operations active, decisions timely, and the project on track from preconstruction through completion.

Each team member in the organizational chart (see **Figure 1**) has direct experience working in occupied municipal environments and is fully committed to delivering a coordinated, transparent, and partnership-driven construction experience for the City of Apache Junction.

Figure 1:
Organizational Chart




*Not key personnel

Willmeng QUALIFICATIONS

d. List the Arizona professional and contractor licenses held by the Firm and the key personnel.

AZ General Contractors License (firm)
AZ ROC B-01 082904

AZ General Engineering License (firm)
AZ ROCA 323741




LICENSE EFFECTIVE THROUGH:
STATE OF ARIZONA April 30, 2028
Registrar of Contractors CERTIFIES THAT


Willmeng Construction Inc
CONTRACTORS LICENSE NO. ROC 082804 CLASS B-1

General Commercial
General Commercial Contractor

THIS CARD MUST BE PRESENTED UPON DEMAND



Tom Cole, Director



Licensee Willmeng Construction Inc
1702 E Highland Avenue, Suite 450, Phoenix, AZ 85016

License No. ROC 323741
Class - A General Engineering
License Effective Through: 2027-03-31




Tom Cole, Director
State of Arizona Registrar of Contractors

e. Provide a statement of the Firm's bonding capacity and ability to meet the City's insurance requirements.

Willmeng is fully bonded and insured through a surety company rated A (Excellent) or better by AM Best, Inc. A formal letter from our surety confirming our bonding capacity and ability to meet all City of Apache Junction insurance requirements is included in the Appendix.

f. For the past five (5) years, list any contracts or subcontracts that were terminated and explain the circumstances.

In the past five years, Willmeng and its firm officers have not had a single contract or subcontract terminated. Additionally, during this time, there have been no claims or disputes that resulted in dismissal, litigation, or arbitration, nor any matters requiring resolution beyond the owner's standard escalation process. In fact, in our 48-year history, **Willmeng has never had a contract or subcontract terminated**, an achievement that reflects our culture of collaboration, accountability, and proactive communication with owners, design partners, and subcontractors.

g. In the past five (5) years, list any litigation, arbitration, or claims involving the firm, its principal employees, or subcontractors, and note the current status.

Willmeng has not been involved in any litigation, arbitration, or claim-related proceedings with clients, subcontractors, or employees within the past five years. Our record demonstrates a consistent commitment to resolving issues through communication and partnership rather than conflict.

6.2 Relevant Experience

a. Identify at least three (3) comparable projects in which the Firm served as the CM@R, and/or the General Contractor.

Willmeng has delivered numerous CMAR and general contracting projects across Arizona that align directly with the scope, scale, and operational requirements of the Apache Junction Public Works Campus Expansion. Our experience includes:

- **Multi-building municipal campuses** with active daily operations
- **Public Works and fleet maintenance facilities** with yard circulation, bay functions, and high-volume vehicle movements
- **Water and wastewater operations buildings**, SCADA-intensive environments, and utility-dense sites
- **Secure storage and evidence facilities** requiring specialized systems, climate control, and controlled access
- **Projects on constrained, fully active campuses** with no interruption to essential municipal services
- **Coordination with Public Works, Water Resources, Wastewater, Police, Fire, IT, and Facilities departments**, often simultaneously
- **Collaborative preconstruction**, cost modeling, and constructability reviews to support informed City decision-making
- **Detailed phasing and logistics planning** that protects staff access, utilities, and service continuity

Across these projects, our communication-forward approach and disciplined sequencing allow cities to maintain operations while we deliver safe, high-performing facilities that support long-term municipal needs.

The following examples were selected for their clear relevance to this project: each reflects our ability to manage complex utility routing, integrate administrative and maintenance functions, execute renovations alongside new construction, and maintain safe, seamless operations throughout construction.

Willmeng QUALIFICATIONS



City of Scottsdale Public Works Water Campus Expansion

Relevance: This project reflects our capability to execute multi-building upgrades within an active municipal operations campus, coordinating utilities, access, and stakeholder needs while keeping essential water and public works functions fully operational.

Description: Willmeng is delivering multiple improvements at the active Scottsdale Water Campus, including the expansion of the Administration Building, a new laboratory, and upgrades to the Maintenance and CAP Water Operations facilities. Each scope requires careful integration with existing utilities, site circulation, and daily campus operations. Working with Water Campus leadership, our team developed a detailed logistics and phasing plan that maintains safe access, protects critical systems, and coordinates construction zones and laydown areas inside a constrained, heavily used site. The work also includes significant underground utility relocations and early procurement of long lead materials.

Owner	City of Scottsdale	Role	Design+Build, 0% self-performed
Contact Information	Nathan Crowell, City of Scottsdale (480) 312-7989	Services Provided	Construction Management, Pre-Construction Services
Original / Final Cost	\$29.2M \$29.2M <i>(currently on budget)</i>	Schedule	02/24/25 - 06/30/26 <i>(currently on schedule)</i>
	Matt Gorman, Arrington Watkins (602) 279-4373		



Mesa Gateway Airport Rental Car Care Facility

Relevance: Shows our experience delivering full-site fleet operations campuses, integrating maintenance, wash, storage, circulation, utilities, and weather-protected work zones.

Description: Willmeng delivered this multi-building fleet operations campus, consisting of an administrative/maintenance facility and a separate wash building. The maintenance facility supports daily fleet operations with service bays, customer and staff areas, and secure storage, while the wash building incorporates automated wash and vacuum systems built for high volume turnover. The project includes extensive canopy-covered work areas that protect equipment and crews from weather and support continuous operations. Situated on a 254,000 SF fully developed site, the facility provides large paved zones for fleet storage, circulation, and staging. Our scope included full site improvements, underground utilities, and installation of all specialized wash and service systems.

Owner	Mesa Gateway Airport	Role	CMAR, 0% self-performed
Contact Information	Robert Draper, Mesa Gateway Airport (480) 988-7705	Services Provided	Construction Management, Pre-Construction Services
Original / Final Cost	Ken Snyder, Dibble Engineering (602) 957-1155	Schedule	09/19/22 - 05/17/24



City of Maricopa Fire-Medical Administration Building

Relevance: Highlights our experience building municipal support facilities adjacent to active fleet yards, coordinating with ongoing operations, and delivering durable, utility-intensive buildings.

Description: Willmeng delivered this 15,529 SF administration and operations facility on a 6.3 acre site immediately next to the City's Public Works fleet yard, requiring continuous coordination with active municipal operations. The building provides administrative offices, training areas, and two apparatus bays equipped with a Nederman vehicle exhaust extraction system and dedicated Emergency Medical Services (EMS) storage, spaces similar to the specialized support zones found in fleet, maintenance, and public works environments. The project includes a secure warehouse with high-capacity storage and screened service access, comparable to the controlled-access yards and operational infrastructure required for Public Works. Constructed using insulated concrete forms (ICF) and masonry, the facility offers long-term durability, energy efficiency, and consistent performance for a 24/7 municipal operations campus.

Owner	City of Maricopa	Role	CMAR, 0% self-performed
Contact Information	Ross Renner, City of Maricopa (520) 316-6952	Services Provided	Construction Management, Pre-Construction Services
Original / Final Cost	Brad Pittassi, Maricopa Fire Department (520) 494-2399	Schedule	07/15/19 - 05/12/20

Willmeng
QUALIFICATIONS



City of Mesa Police Property and Evidence Facility

Relevance: Demonstrates our experience delivering high-security municipal facilities on occupied campuses, with complex MEP systems, controlled access, and uninterrupted daily operations.

Description: Willmeng constructed the 31,740 SF Police Property and Evidence Facility for the City of Mesa, a two-story masonry building combining administrative areas with secure, climate-controlled storage. The facility includes refrigerated and freezer rooms, specialized evidence storage zones, covered storage, secure parking, and a controlled public interface, all requiring precise MEP integration and durable municipal-grade construction. Located on an active police operations campus, our team developed a phased construction and access plan, coordinated daily with city staff, and maintained full operational continuity throughout construction. The project reflects our ability to deliver complex civic facilities with specialized environments, robust infrastructure, and efficient site circulation, even in restricted or high-activity municipal settings.

Owner	City of Mesa	Role	CMAR, 0% self-performed
Contact Information	Dan Butler, Mesa Police Department (480) 644-2070		
Services Provided	Construction Management, Pre-Construction Services		
Original / Final Cost	\$21.0M \$21.0M		
Schedule	02/15/23 - 07/31/24		



City of Surprise Public Works Water Reclamation Facility Expansion

Relevance: Experience working within active municipal operations campuses, maintaining SCADA continuity, managing critical utilities, and expanding buildings that support water, wastewater, and public works staff.

Description: Willmeng remodeled and expanded two operational buildings at the SPA-1 Water Reclamation Facility, reconfiguring administrative, locker room, breakroom, conference, and warehouse areas in Building 4 and reorganizing Building 5's warehouse and administrative functions. New connecting space unified both structures, improved entry flow, and updated circulation for current and future staffing needs.

The project required phased construction, staff occupancy during work, and careful coordination around SCADA equipment and critical underground and overhead utilities, all while keeping daily water and public works operations fully active.

Owner	City of Surprise	Role	CMAR, 0% self-performed
Contact Information	Michael Boule, City of Surprise (623) 222-7040		
Services Provided	Construction Management, Pre-Construction Services		
Original / Final Cost	\$4.2M \$4.7M (owner-added scope)		
Schedule	03/22/21 - 05/02/22		



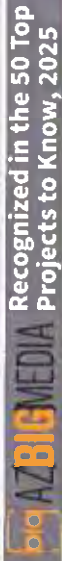
City of Peoria Public Works Water Reclamation Facility

Relevance: This work reflects our capability to integrate a ground-up municipal operations building into a utility-dense, continuously operating treatment campus, managing demolition, site upgrades, and complex utility tie-ins without disrupting daily plant activity.

Description: Willmeng constructed a 9,000 SF Administration and Operations Building at the City of Peoria Public Works Water Reclamation Facility to replace an outdated temporary structure and support long-term plant growth. The facility includes offices, meeting space, a break room, lockers, restrooms, showers, and a modern laboratory, along with a garage and equipment storage area. A defined public entry and visitor parking were added to support future operational needs.

Our scope included demolition, utility coordination, and full site and building construction, completed within an active treatment campus while maintaining daily plant operations.

Owner	City of Peoria	Role	CMAR, 0% self-performed
Contact Information	Tom Jessing, City of Peoria (623) 773-7344		
Services Provided	Construction Management, Pre-Construction Services		
Original / Final Cost	\$5.5M \$5.4M		
Schedule	09/15/21 - 11/11/22		



Specialized Vehicle Maintenance & Operations Facility

Relevance: Demonstrates our ability to build large, high-capacity operations facilities, coordinate technical infrastructure, and deliver full-site improvements.

Description: Willmeng delivered this 75,000 SF ground up automotive operations facility, constructed to support intensive daily service demands for both electric (EV) and traditional vehicle fleets. The project includes a 35,000 SF maintenance and service hall with heavy duty lifts, EV charging infrastructure, and automated fluid distribution systems integrated at each bay. The two story building incorporates customer-facing areas, an upper-level operations suite, and a custom escalator installation that required precise structural coordination. Our scope extended across the entire site, including paving, stormwater systems, and full underground utility infrastructure. Mechanical, electrical, and plumbing systems were engineered and installed to support advanced diagnostics, EV requirements, and high-throughput operational workflows.

Owner	Penske Automotive	Role	CMAR, 0% self-performed
Contact Information	Geoff Burns, Penske Automotive (760) 521-6478	Services Provided	Construction Management, Pre-Construction Services
Original / Final Cost	Patrick Swift, Peirney Design Group, LLC (301) 979-7600	Original / Final Cost	\$23.0M \$25.4M (owner-added scope)
Schedule		Schedule	10/16/23 - 02/28/25



City of Avondale Fire Station No. 171

Relevance: This project mirrors the needs of the Apache Junction Public Works Campus by combining bay functions, staff facilities, site circulation, and utility-intensive work on an active municipal site.

Description: Willmeng is constructing the new 16,000 SF Fire Station No. 171 on a two-acre redeveloped site, replacing an outdated facility and expanding the City's operational capacity. The station includes four apparatus bays, exam and support rooms, communications and IT spaces, administrative offices, logistics areas, and full crew amenities such as dorms, kitchen/dining, laundry, and a dayroom. The project includes complete site redevelopment, new utilities, covered staff parking, and efficient circulation for emergency vehicles and personnel.

Owner	City of Avondale	Role	CMAR, 0% self-performed
Contact Information	Rick Carr, City of Avondale (623) 333-1414	Services Provided	Construction Management, Pre-Construction Services
Original / Final Cost	Lance Enyart, LEA Architects, LLC (602) 943-7511	Original / Final Cost	\$13.4M \$13.4M (currently on budget)
Schedule		Schedule	11/25/24 - 02/20/26 (currently on schedule)



Town of Gilbert Fire Station No. 9

Relevance: Demonstrates combined experience in apparatus bays, staff facilities, utility integration, and full-site circulation planning, all delivered on a compact municipal site.

Description: Willmeng built this 13,700 SF, four bay fire and rescue station on a 3.1-acre site in southeast Gilbert. The facility includes living quarters, a fitness room, kitchen, dispatch room, offices, a decontamination room, and apparatus bay designed for four engines or rescue vehicles. Constructed with insulated concrete forms and masonry, the building provides durable, energy-efficient performance suited for continuous municipal operations. The project also included complete site development, organized emergency vehicle circulation, and fully integrated utility systems, demonstrating our ability to deliver municipal facilities where operational spaces, staff areas, and service infrastructure must work together efficiently on a compact, active site.

Owner	Town of Gilbert	Role	CMAR, 0% self-performed
Contact Information	Robb Duggan, Town of Gilbert (480) 694-3330	Services Provided	Construction Management, Pre-Construction Services
Original / Final Cost	Chris Scott, Town of Gilbert (480) 503-6620	Original / Final Cost	\$5.0M \$5.0M
Schedule		Schedule	10/30/17 - 08/31/18

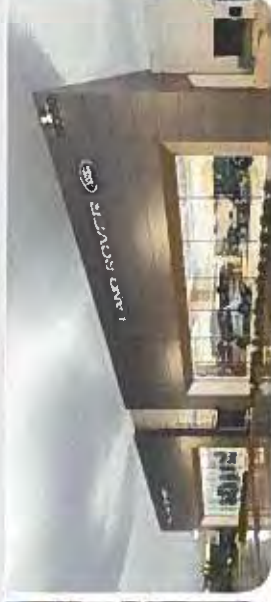


Arrowhead Automotive Ops, Service & Dealer Facility (Volvo)

Relevance: Incorporated high-capacity service bays, integrated fluid and exhaust systems, dedicated detail and wash bays, and organized circulation to support efficient daily workflow.

Description: Willmeng delivered this full service automotive facility featuring 10 service bays equipped with vehicle lifts, air and fluid distribution systems, exhaust extraction, and CO₂ monitoring. The project includes four dedicated vehicle detail bays, an automated wash bay, parts storage, a pull-through service entry, and clearly separated operational and staff zones. The building integrates customer-facing areas, service workspaces, and circulation routes designed to support high throughput vehicle operations. Together with full site development and utility integration, the facility serves as a high-performing, durable operations hub built for daily use and long-term reliability.

Owner	Van Tuyl Companies	Role	GC, 0% self performed
Contact Information	Amber Smith, Van Tuyl Companies (602) 230-3503	Services Provided	Construction Management, Pre-Construction Services
Original / Final Cost	\$5.1M \$4.8M	Schedule	04/13/20 - 12/04/20



Arrowhead Automotive Ops, Service & Dealer Facility (Jaguar)

Relevance: Core operational components included high capacity service bays, integrated air/fluid distribution, exhaust evacuation, organized parts storage, and an automated wash system that supports continuous vehicle turnover.

Description: Willmeng constructed this full service automotive facility equipped with service bays featuring vehicle lifts, air and fluid distribution systems, and an exhaust evacuation system to support high-volume maintenance operations. The project includes a dedicated drive through service entry, a parts department with mezzanine storage, a tiled service drop-off, and an automated car wash that supports efficient vehicle processing. Customer areas, service counters, and operational workspaces were designed with organized circulation and clear separation of staff and public zones, creating a streamlined workflow built for daily, high demand use.

Owner	Van Tuyl Companies	Role	GC, 0% self-performed
Contact Information	Amber Smith, Van Tuyl Companies (602) 230-3503	Services Provided	Construction Management, Pre-Construction Services
Original / Final Cost	\$6.1M \$5.7M	Schedule	06/22/20 - 02/09/21



Town of Queen Creek Fire Station No. 2

Relevance: This project combined apparatus bays, administrative and staff facilities, police support functions, and utility-heavy site improvements. The work also involved complex drainage infrastructure and communications integration, and construction occurred alongside active emergency services.

Description: Willmeng built this 13,353 SF municipal operations facility featuring three apparatus bays, administrative offices, a conference and briefing room, a police annex, and essential firefighter support spaces including a turnout gear room, decontamination room, commercial kitchen, dayroom, and dormitories. The project also included site improvements, highlighted by an eight foot deep, 96-foot-wide box culvert to maintain site drainage, along with coordination with the Mesa Dispatch Network for seamless communications integration. The facility was constructed to support efficient daily operations through organized circulation, durable systems, and clearly defined operational zones.

Owner	Town of Queen Creek	Role	CMAR, 0% self performed
Contact Information	Andy Marlar, Town of Queen Creek (480) 628-7539	Services Provided	Construction Management, Pre-Construction Services
Original / Final Cost	\$7.0M \$7.1M (owner-added scope)	Schedule	03/01/21 - 03/25/22

6.3 Key Personnel

The percent commitment listed for each team member applies to each phase of the project. please see the Resumes in the Appendix for each individual's applicable affiliations/designations.



CHRIS COFFEY
PROJECT EXECUTIVE

Chris provides executive oversight across all phases of delivery, ensuring alignment between project goals, design intent, and field execution. He brings deep experience managing complex municipal and operations-driven facilities and is the escalation point for procurement, risk management, and owner coordination.

31 Years of Experience
7 Years with firm

10 Projects from Section 6.2 as Project Executive:
CMAR Projects

- Specialized Vehicle Maintenance & Operations Facility
- Arrowhead Automotive Ops, Service & Dealer Facility (Volvo)
- Arrowhead Automotive Ops, Service & Dealer Facility (Jaguar)

25% Commitment to AJ Public Works Expansion



SHIRISH DESHMUKH
PROJECT MANAGER

Shirish leads day-to-day project management, including schedule development, budgeting, procurement, and design-phase coordination. He is known for his structured approach to preconstruction and his ability to guide multi-stakeholder teams through technical decision-making on municipal and industrial projects.

9 Years of Experience
4 Years with firm

5 Projects from Section 6.2 as Project Manager:
CMAR Projects

- Specialized Vehicle Maintenance & Operations Facility
- City of Peoria Public Works Water Reclamation Facility
- City of Scottsdale Public Works Water Campus Expansion
- City of Surprise Fire Station No. 300

100% Commitment to AJ Public Works Expansion



CHRIS CURTSINGER
OPERATIONS SUPPORT

Chris provides operations expertise during both preconstruction and construction, reviewing logistics, phasing, safety planning, and constructability. His background in large municipal and public works facilities supports efficient field sequencing and minimizes disruptions to ongoing City operations.

18 Years of Experience
2 Years with firm

12 Projects from Section 6.2 as Operations Support:
CMAR Projects

- City of Mesa Police Property and Evidence Facility
- City of Avondale Fire Station No. 171

25% Commitment to AJ Public Works Expansion



MARK RUTHRAUFF
SR. SUPERINTENDENT

Mark oversees all on-site construction activities and ensures quality, safety, and schedule execution. His experience includes major public safety, fleet, and operations facilities, where strict coordination, safe access, and uninterupted municipal operations are critical.

45 Years of Experience
5 Years with firm

6 Projects from Section 6.2 as Sr. Superintendent:
CMAR Projects

- City of Avondale Fire Station No. 171
- Arrowhead Automotive Ops, Service & Dealer Facility (Volvo)
- Arrowhead Automotive Ops, Service & Dealer Facility (Jaguar)

100% Commitment to AJ Public Works Expansion



ALEX SMITH
CIVIL SUPERINTENDENT

Alex leads all civil and site development activities, including grading, utilities, underground infrastructure, paving, drainage, and tie-ins. He excels at navigating existing conditions and coordinating work around active municipal systems, ensuring stable, well-sequenced site execution

13 Years of Experience
5 Years with firm

5 Projects from Section 6.2 as Civil Superintendent:
CMAR Projects

- City of Mesa Police Property and Evidence Facility

100% Commitment to AJ Public Works Expansion

Description

The first 30 acres of this 80-acre, multi-phase park includes two lighted multi-use fields, eight pickleball courts, a creative play area, and a multipurpose turf space. This phase also adds restrooms, ramadas, a lighted food truck plaza, and parking. Site work includes grading, demolition, and new paved paths and landscaping to enhance access and user experience.

Owner

City of Glendale

Role

Civil Superintendent

Contact Information

Eddie Garcia, City of Glendale
(623) 930-3652

Original / Final Cost

\$22M | \$22M

Schedule

04/15/24 - 04/30/25

Kevin Phelps, City of Glendale
(623) 930-2870

Additional Project

Glendale Heroes Regional Park Phase II

Willmeng QUALIFICATIONS



TIM DONOGHUE
PRECON DIRECTOR

Tim leads the entire preconstruction effort, guiding estimating, scoping, value analysis, and early procurement strategy. He specializes in municipal, utility-heavy, and operations-critical projects, ensuring the CMAR process produces accurate budgets, clear design decisions, and a smooth transition into construction.

31
Years of
Experience
36
Years
with firm

38
CMAR
Projects
Projects from Section 6.2 as Precon Director:

- Specialized Vehicle Maintenance & Operations Facility
- City of Mesa Police Property and Evidence Facility
- City of Scottsdale Public Works Water Campus Expansion
- City of Avondale Fire Station No. 171
- Arrowhead Automotive Ops, Service & Dealer Facility (Volvo)
- Arrowhead Automotive Ops, Service & Dealer Facility (Jaguar)
- Town of Queen Creek Fire Station No. 2

50%
Commitment
to AJ Public
Works
Expansion



JASON WALLACE
PRECON MANAGER

Jason manages day-to-day preconstruction tasks, including estimating, takeoffs, options analysis, and design-phase coordination. He works closely with the design team, stakeholders, and trade partners to refine scope, track costs, and develop reliable schedules and procurement strategies.

18
Years of
Experience
2
Years
with firm

Projects from Section 6.2 as Precon Manager:

- City of Avondale Fire Station No. 171

Additional Project

- Glendale Heroes Regional Park Phase II

50%
Commitment
to AJ Public
Works
Expansion

Description

The first 30 acres of this 80-acre, multi-phase park includes two lighted multi-use fields, eight pickleball courts, a creative play area, and a multipurpose turf space. This phase also adds restrooms, ramadas, a lighted food truck plaza, and parking. Site work includes grading, demolition, and new paved paths and landscaping to enhance access and user experience.

Owner
City of Glendale

Role
Precon Manager

Contact Information
Eddie Garcia, City of
Glendale

Original / Final Cost
\$22M | \$22M

Schedule
04/15/24 - 04/30/25

Kevin Phelps, City of
Glendale

6.5 Current Workload and Ability to Start Immediately

a. Provide a table or list that summarizes the current major assignments of all key team members.

Willmeng and our proposed team are prepared to begin work immediately upon contract award. Our preconstruction staff, field leadership, and project management team have capacity within their current workload to fully support this project without delay. **We are ready to begin coordination with the City and design team as soon as notice is given to proceed.**

Name	Current Assignment	% Time Committed	Anticipated End Date
Chris Coffey	Mesa Police HQ Renovation	25%	May 2027
Shirish Deshmukh	City of Surprise Communications Tower	50%	May 2027
Mark Ruthrauff	City of Avondale Fire Station No. 171	100%	Feb 2026
Alex Smith	Gateway East Offsite Roadways	100%	Feb 2026
Tim Donoghue	Chandler Forensics Crime Lab	50%	May 2026
Chris Curtsinger	Mesa Police HQ Renovation	25%	May 2027
Jason Wallace	Brookfield Central District Park	50%	Feb 2026

6.4 Consultants

a. Provide a list of consultants to be utilized on the Project

We do not intend to commit to specific consultants at this time. Our team will identify and engage the right partners during the contract phase or early in preconstruction to align with the City of Apache Junction's goals and standards. This approach has proven effective on similar public works projects, allowing us to bring in the most qualified experts for civil, geotechnical, surveying, and systems coordination. We will take the same approach here, focusing on quality, experience, and strong collaboration with the City and design team.

6.6 Project Understanding and Approach to Performing Required Services

a. Describe the Firm's project management approach and team organization.

Willmeng's approach centers on early collaboration, clear roles, and seamless continuity from pre-construction through construction. Our team provides the City with consistent leadership supported by discipline-specific experts.

Pre-Construction Approach | We focus on developing a coordinated, cost-aligned, and buildable plan before work begins through:

- Pre-Construction Manager leading estimating, value analysis, and trade outreach.
- Superintendent involvement early for constructability, phasing, and logistics.
- Collaborative design reviews to align scope, budget, and operational needs.
- Early utility and site investigations to identify risks on an active municipal campus.
- Clear phasing/sequencing plans to maintain uninterrupted City operations.
- Transparent GMP development with verified assumptions.

Construction Phase Approach | Our construction process emphasizes field leadership, communication, and controlled execution through:

- Full-time Superintendent leading daily field operations, subcontractor coordination, and safety. Full-time Superintendent directing all site activities and safety.
- Project Manager (PM) overseeing schedule, budget, and procurement.
- PM managing submittals, RFIs, and documentation.
- Weekly OAC coordination with updated schedules and logistics.
- Rapid issue resolution through streamlined communication
- Proactive utility coordination to protect existing systems and operation.

b. Discuss any major issues the Firm has identified on this Project and how it would address those issues.

Over the past month, our team has reviewed the Public Works Campus concept in detail, walked the site, and studied how daily operations flow across Public Works, Water, Fleet, and Police facilities. **We have evaluated access points, yard circulation, off-site improvements, and the City's broader plans for future municipal growth, including the ongoing City Campus South effort to understand how this project must function within the larger system.** This has allowed us to identify the key issues most likely to influence schedule, cost, operational continuity, and long-term campus performance. Each requires a thoughtful, well-structured approach to maintain ongoing City services: protect secure areas, and deliver a seamless transition from design through construction.

1	Maintaining Full City Operations on a Constrained, Active Campus	6	Coordination with the Ongoing City Campus South Project
2	Phased Construction Approach on an Occupied Site	7	Fleet Maintenance Facility Continuity During Construction
3	Schedule Management and Alignment of Long-Lead Procurement	8	Secure Campus Operations and Controlled Access Requirements
4	Off-Site Improvements and Utility Extensions	9	Stormwater Management and Retention Basin Reconfiguration
5	Structured Communication and Coordination Across Stakeholders	10	Design Refinement, Budget Alignment, and Value Management
1	Maintaining Full City Operations on a Constrained, Active Campus		

The project must be delivered within a fully operating Public Works, Water, Fleet, and Police service environment. Critical functions, including the fuel island, shooting ranges, the 2.2-acre material stockpile, and all large-vehicle circulation must remain continuously accessible. Limited staging areas and overlapping multi-department users heighten operational risk and require proactive planning.

✓ SOLUTION Our team will manage construction around live operations, sequencing the work so no City service experiences downtime. Temporary access routes will be established early, new asphalt-protected throughout the project, and heavy fleet circulation paths will remain uninterrupted. An operations-impact matrix and phased logistics plan will be used to guide each stage of the work. In addition, our team will provide transparent communication by sharing detailed multi-week schedules, next-day work plans, and daily check-ins with City personnel, ensuring everyone onsite understands exactly what is happening and what to expect. In addition to our site logistics map (Figure 2) the following supports some specifics of our approach to maintain operations:

- Early alternate access to fuel island and range
- Protected routing for heavy fleet vehicles
- Continuous access to material stockpile area
- Defined staging areas avoiding operations
- Daily superintendent coordination with City staff

2 Phased Construction Approach on an Occupied Site

The project requires a **three-phase sequence, (1) off-site improvements, (2) yard/paving, and (3) vertical construction all while the campus remains active.** Several early improvements must remain protected through later phases, and equipment sheds, containers, and certain materials must be relocated without interrupting operations.

✓ SOLUTION Our team has developed a fully integrated preliminary phasing plan that builds access and circulation first, then expands into the site with minimal disruption. Phase turnover dates, temporary reroutes, and clearly defined construction boundaries will be used to create predictable transitions. **This approach maintains uninterrupted daily operations and minimizes the footprint of construction activity at every stage.**

In addition, phasing maps will be tied directly to the CPM schedule, equipment and containers will be relocated in an organized sequence, early paving will be protected throughout, and each phase will include its own safety and signage plan to maintain clear and predictable operations.

Figure 2: Phasing Plan

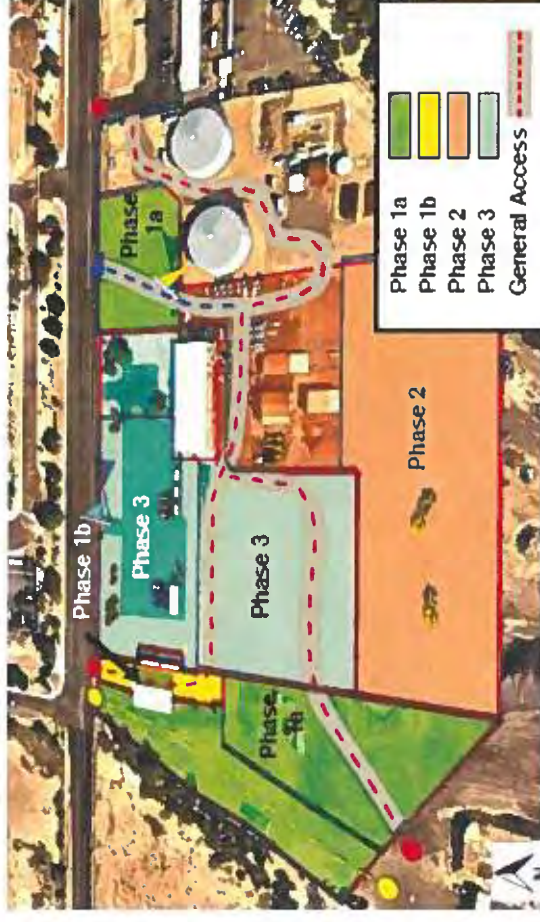


Figure 3: Modeling Example of Final Buildout



This BIM model was developed in-house to help visualize the completed campus layout and support early planning discussions. While final finishes and façade details will evolve with design, the model enables our team to evaluate phasing, logistics, and operational flows with accuracy. During preconstruction, we will use these modeling capabilities to support decision making, refine sequencing, and ensure all City operations remain active and uninterrupted.

3 Schedule Management and Alignment of Long-Lead Procurement

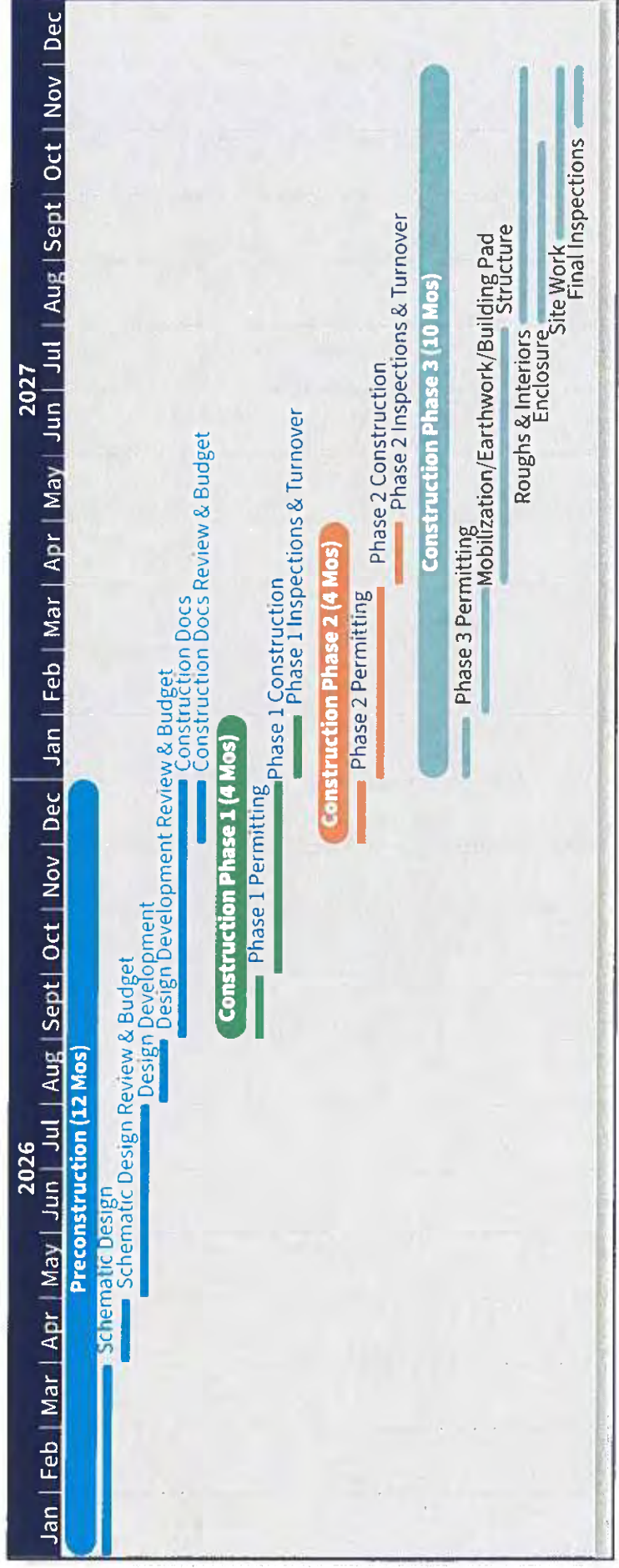
Achieving substantial completion by November 2027 is fully attainable but requires deliberate schedule management due to phased construction, occupied-site logistics, and coordination with off-site improvement. **Certain scopes, such as structural steel, MEP equipment, fleet maintenance systems, and electrical gear, carry natural lead times that must be aligned with the project's critical path to avoid unnecessary compression or phased delays.**

✓ SOLUTION Our team will maintain a schedule-driven planning approach that prioritizes milestone alignment, sequencing logic, and proactive coordination with the City and design team. The November 2027 completion date is achievable, and our team is confident in meeting it through early coordination, disciplined planning, and transparent communication.

Long-lead procurement will be incorporated into this strategy through a dedicated register, early-release packages, and early supplier involvement to ensure fabrication and delivery occur smoothly within the planned sequence. See our preliminary schedule (Figure 4) for an example of how this approach is already integrated. Key elements of this strategy include the following:

- Milestone schedule aligned with procurement and fabrication windows
- Long-lead register monitored and updated weekly
- Early-release packages for steel, electrical gear, and specialty equipment
- Supplier insights incorporated into design milestones
- GMP structured to secure procurement certainty and maintain schedule confidence

Figure 4: Schedule



4 Off-Site Improvements and Utility Extensions

Roadway improvements along Baseline and adjacent ROWs must be delivered while preserving public access. Wet and dry utility extensions must be coordinated with AJ Water, Sewer, SRP, and telecom groups, and conflicts with existing infrastructure must be avoided to maintain service continuity.

✓ SOLUTION We will deploy a structured utility sequencing process that sequences off-site improvements and utility coordination under one integrated schedule. We will begin early coordination meetings, pothole conflicts, and verify alignments to prevent delays. We will develop and maintain a traffic control plan that preserves safe access for City staff and the public. The following supports our offsite phasing approach:

- Joint utility coordination (JUT) meetings during preconstruction
- Traffic control plans staged for Baseline improvements
- Early underground site utility investigations
- Sequenced tie-ins planned around City operational windows

✓ Demonstrated Experience in Off-Site Improvements: Willmeng brings a unique advantage to this scope as we manage a large volume of civil and roadway work through a dedicated in-house civil group. Our teams regularly deliver complex major arterial roadways, off-sites and utility extensions, giving us the ability to integrate roadway sequencing and vertical construction under one schedule without disruption. **This work will be led by Alex Smith, who recently delivered similar off-site packages on projects such as Thornton Road and McDowell/Perryville, both of which required extensive phased traffic configurations.** This depth of civil expertise ensures the City benefits from a CMAR partner who understands both sides of the project, horizontal and vertical, and can execute them seamlessly.



McDowell / Perryville Improvements



Thornton Road Improvements

5 Structured Communication & Coordination Across Stakeholders

We understand the importance of predictable, transparent communication across Public Works, Water, Fleet, Police, BWS Architects, and the City's PM/CM team. Without a structured approach, information can fragment, decisions may slow, and operational impacts can be misunderstood across departments.

✓ SOLUTION A clear communication framework will be implemented with fixed meeting cadences, documented action items, and defined escalation paths to keep every stakeholder aligned throughout preconstruction and construction. **Weekly OACs, cross-department coordination briefings, and transparent lookahead planning will ensure all users understand upcoming work, operational impacts, and decision timelines before they occur.** Our approach includes consistent 3-week lookahead schedules, organized decision and action logs, and biweekly department updates. This communication approach will be supported by **Project Manager Shirish Deshmukh, who will serve as the single point of contact throughout both preconstruction and construction** to provide seamless phase transitions, consistency, and a unified communication channel for the City.

Communication Tools

So every department, subcontractor, and stakeholder is informed, aligned, and engaged throughout design and construction.



Shared Dashboard (Procore)

Daily work summary, photos, and two-week look-ahead.



Construction Alert Template

Standardized notice sent before work near occupied areas.



Field Coordination Log

Tracks issues, responsible parties, and resolution dates.



Post-Phase Review

Short lessons-learned recap for continuous improvement.



Every move is intentional, communicated, and confirmed so Public Works operations stay safe, efficient, and uninterrupted while we build the future of their facility.

Client Testimonial on Communication Success

"Our firm had the pleasure of working with Willmeng Construction on three projects in Glendale, Volvo Cars Arrowhead, Jaguar/Land Rover Arrowhead, and Arrowhead Collision Center. These phased projects had staggered starts over about 18 months, and the Willmeng team was consistently informed, prepared, and timely with correspondence and meetings. They did their homework, asked the right questions, and approached the work collaboratively rather than combatively. The quality of construction met or exceeded industry standards throughout. Overall, working with Willmeng was an excellent experience, and we would gladly partner with them again on future automotive dealership projects."

Jennifer Smith

Senior Project Architect | John Mahoney Architect

6 Coordination with the Ongoing City Campus South Project

The City is advancing its City Campus South master-planning effort, which represents a major long-term investment in municipal facilities, including a library, police substation, park elements, and a shared maintenance yard. **While the City does not describe it as a “parallel initiative,” it functions as one, running concurrently with this Public Works Campus Expansion and influencing future departmental operations, staffing, and facility layouts.** Without coordination, preconstruction decisions here could unintentionally conflict with future planning at Campus South.

✓ SOLUTION A coordinated planning approach can be used to ensure the Public Works Campus Expansion aligns with the City’s ongoing City Campus South project. **Milestones, access needs, and operational shifts will be monitored jointly with the City’s PM/CM and BWS so the two efforts support one another rather than compete for resources or operational bandwidth.** This approach maintains flexibility for future relocations, aligns infrastructure planning across both campuses, and reduces the risk of rework as the City’s municipal system evolves. Key elements of our coordination strategy include alignment of milestone dates, planning for future relocations, coordinated site access strategies, and **thoughtful integration with the City’s long-term operational vision.**

7 Fleet Maintenance Facility Continuity During Construction

Building the new fleet facility requires clearing existing equipment, relocating storage containers, and restructuring active fleet maintenance operations. Construction has potential to disrupt essential fleet services if not phased correctly.

✓ SOLUTION **We will maintain continuous fleet maintenance operations by developing temporary work areas and rerouted vehicle service paths.** Early container moves and equipment relocations will be coordinated to preserve workflow efficiency and reduce disruption. This approach ensures uninterrupted fleet performance throughout construction, with temporary service zones, sequenced access adjustments, and close coordination with Fleet leadership to maintain full service capacity.

8 Secure Campus Operations and Controlled Access Requirements

The project includes secure police areas, firearms training zones, and controlled-access fleet yards that must remain protected throughout construction. **Our team understands these operational needs firsthand, having completed 33 fire stations and police facilities in the last five years, and recognizes the importance of maintaining strict access control, badging protocols, and secure perimeters on public safety projects.**

✓ SOLUTION Secure perimeters and construction access controls will be established in close collaboration with Police and Public Works leadership, ensuring all restricted zones remain fully protected. Badge-controlled or monitored entry points will be used to regulate worker movement, and routing adjustments will be implemented as construction progresses to maintain separation between secure operations and active work zones. This coordinated approach provides continuous compliance with public safety protocols and preserves full operational readiness for Police and other secured City departments.

9 Stormwater Management and Retention Basin Reconfiguration

Multiple retention basins (A1–A5, B) will be reshaped or expanded, and drainage performance must be preserved throughout construction. Poor sequencing or temporary drainage disruptions create risks to campus operations and SWPPP compliance.

✓ SOLUTION We will phase basin construction to maintain drainage capacity at all times. Temporary diversion controls, stabilized work areas, and SWPPP protection measures will be implemented to ensure stormwater performance and regulatory compliance from start to finish. Key components of this approach include:

- Basin-by-basin sequencing
- Temporary bypass channels where required
- Continuous SWPPP inspection and documentation
- Stabilized construction entrances and erosion controls

10 Design Refinement, Budget Alignment, and Value Management

While the conceptual program is established, the design will continue to mature as BWS Architects develops the 60% and 90% construction documents. As these details evolve, structural systems, utility layouts, finish selections, and equipment requirements, there is an opportunity for scope and cost to shift. Close collaboration between the City, the design team, and our preconstruction group is essential to maintain alignment with the City’s \$28M project budget.

✓ SOLUTION Our preconstruction team will work closely with BWS Architects and City staff to keep scope, design intent, and budget aligned throughout each design milestone. **Milestone cost updates, early value-focused discussions, and integrated constructability reviews will be used to maintain a clear understanding of how design evolution affects cost and schedule.** This collaborative, steady approach supports a predictable GMP process by guiding the design and budget together rather than reacting to changes late in the process. Key components of this effort include milestone estimates at each design phase, early VE options developed jointly with the City and architect, constructability reviews embedded in the design cycle, and continuous budget tracking tied directly to design refinement.

c. Describe systems used for planning, scheduling, estimating, and managing construction.

As illustrated in the Project Delivery Systems Overview graphic below (Figure 5), Willmeng uses a structured, highly transparent project delivery system that integrates planning, scheduling, estimating, and construction management into one coordinated workflow. **Our teams develop schedules collaboratively during preconstruction, use real-time cost modeling to establish reliable budgets, and manage all construction activity through a centralized digital platform that tracks progress, documentation, and communication.** This approach supports clear decision-making, predictable costs, and disciplined execution from preconstruction through closeout.

Figure 5: Project Delivery Systems Overview



d. Briefly describe the Firm's experience on quality control, dispute resolution, and safety management.

Willmeng brings decades of experience delivering municipal projects with rigorous quality control, swift dispute resolution, and a deeply established safety culture. Our teams use project-specific QA/QC procedures developed through years of building in active civic environments, where accuracy and durability are essential. Issues are resolved at the project level through proactive communication, with executive involvement when needed to maintain alignment and momentum. Safety is embedded into every phase, supported by a full-time corporate safety team and industry-leading performance. The Project Delivery Systems Overview (Figure 5) outlines how **these practices are integrated into day-to-day project execution.**



6.7 Subcontractor Selection Plan

a. Include in the Response the Firm's proposed subcontractor selection plan.

Built around state procurement laws, selection of our subcontractors (trade partners) is determined through the combination of qualifications and price but never based on price alone. Our trade partner selection plan process (see Figure 6) is built around these guidelines, and we have refined our system to ensure competitiveness in the market is maintained. On every project, we create a trade contracting plan that is geared towards the specific needs of the project. Whether selected early utilizing a qualifications process or selected by competitive bidding, we ensure a deep base of at least 3 to 5 trade partners in every major trade, drawing from the pool of trade partners with whom we have successfully worked on new construction. We consider our client's experience when selecting trade partners.

Figure 6: Subcontractor Selection Plan





Christopher Coffer

Project Executive

Along with his knowledge and experience managing all aspects of project in both the preconstruction and construction phases, Chris has the necessary experience constructing tenant improvements, renovations, and ground up facilities. He has managed both large and small scale projects with scopes of work in occupied and operational facilities and has delivered projects under numerous procurement methods including CMAR, Lump Sum, Cost Plus and GMP contracts.

Experience

Specialized Vehicle Maintenance & Operations Facility | Phoenix, AZ

\$25.4M | 27,719 SF / 5.5 AC | This dealership featured a luxury showroom, a service area with heavy-duty lifts and EV charging, and a sleek design. The second floor included offices, staff amenities, and a view of the service bays, connected by an escalator. Site work included stormwater retention, paving, utilities, and tailored MEP systems for advanced service needs.

Arrowhead Automotive Ops, Service & Dealer Facility (Jaguar) | Glendale, AZ

\$5.7M | 32,595 SF | This award-winning, upscale dealership includes a showroom, a glass fin wall store front, a service department, a parts department with a steel mezzanine for inventory, and an automated car wash.

Arrowhead Service Center | Glendale, AZ

\$2.8M | 19,745 SF | The new car dealership will consist of a small lobby/reception area, a breakroom, service bays, wash/detail bays, and a warehouse that will serve as a parts department.

Arrowhead Dealerships - Site | Glendale, AZ

\$3.8M | 403,352 SF / 9.26 AC | The scope included underground retention, utilities, and site work for the three car dealership buildings.

Education

- Phoenix College

Certifications/ Registrations

- Alliance for Construction Excellence Project Management Certificate Training, Arizona State University
- OSHA 30-Hour

USAA White Thorn Guardhouse Relocation - Norterra | Phoenix, AZ

\$6.2M | 609,840 SF / 147.08 AC | This project consisted of building a Guard House and new street entrance. The project included demoing the current guard house down and relocating the street and building a guard house on the new street. Contains public and private utilities insulation.

City of Mesa Police Department Headquarters Renovation | Mesa, AZ

\$53.3M | 120,000 SF | The project involves remodeling the headquarters to optimize the facility for police functions and create a welcoming community space. The scope includes demolishing and remodeling the interior and select exterior areas, constructing a new plaza, and implementing associated site, utility, and landscape improvements.

McCormick-Stillman Railroad Park Exhibit Building | Scottsdale, AZ

\$2.1M | 10,000 SF | The LEED Gold certified project includes the new construction of an exhibit building with elevated walkways, overhangs, a covered outdoor space, exposed rock, steel structural elements, and the addition of recycled decking material, similar to wood, to create a platform for the building.

7

Years with
Willmeng

31

Years In
Industry



Shirish Deshmukh

Project Manager

Shirish will work alongside the Superintendents to review and analyze construction documents, develop project reports, assist in maintaining the construction schedule, and communicate between all team members. He will manage project documentation (plans, RFIs, Submittals, and ASIs) and will be responsible for assisting the Superintendent in managing the Quality Assurance / Quality Control program, deficiency list, and the creation of the project's Punch List. He will also lead efforts to request and compile the close out documents to provide to the owner and architect for their future reference once the project has been completed.

Experience

City of Scottsdale Public Works Water Campus Expansion | Scottsdale, AZ

\$29.2M | 19,615 SF | The project involves the addition of a laboratory building, relocating existing on-site utility services, reconstructing the existing parking lot, and installing new drainage improvements.

Surprise Fire Station No. 309 | Surprise, AZ

\$11.8M | 16,730 SF | This public safety facility was constructed to enhance emergency response services in Surprise, Arizona. The project included four apparatus bays, EMS and SCBA rooms, firefighter dormitories, and administrative spaces along with the police substation featuring a public lobby, private offices, and patrol officer stations. The scope also included utility services, public and secured parking, and roadway improvements.

Daisy Mountain Fire Station 144 | Desert Hills, AZ

\$7.5M | 11,290 SF / 2 AC | This modern fire station, currently under construction, will house eight dorm rooms, a day room, kitchen/dining facilities, a physical fitness room, supervisor offices, and typical fire station support areas, including a decontamination room and gear turnout room.

Rescue Oasis Aquatic Center & Park | Surprise, AZ

\$48.8M | 32,800 SF / 19 AC | Delivered a full community aquatic and park facility co-located with a fire station, featuring a 50-meter competition pool, warm-up/diving pool, recreation play pool, slides, themed water features, locker rooms, concessions, and shaded spectator areas. The adjacent park includes a playground, splash pad, basketball court, and ramadas. Civil work at Cactus and Perryville included constructing a multi-lane roadway, curb and gutter, sidewalks, drainage upgrades, landscaping, and major utility relocations. Underground infrastructure included 1,500 LF of deep sewer with steel casing, a new waterline main, and a 36" MWD irrigation main.

Banner Sports Medicine Ortho Clinic | Scottsdale, AZ

\$36.3M | 80,520 SF | This three-story, build-to-suit sports medicine facility includes a physical therapy and sports performance center on the first floor, an imaging center on the second floor, and an ambulatory surgical center with six operating rooms on the third floor.

4

Years with
Willmeng

9

Years in
Industry

Education

- University of New Haven,
Master of Science, Civil
Engineering, Major in
Construction Management
- University of Mumbai,
Bachelor of Science, Civil
Engineering

Appendix RESUMES



Chris Curtsinger

Operations Support

Chris brings deep experience overseeing complex and operationally sensitive construction projects, including renovations, tenant improvements, and full ground-up municipal facilities. As Operations Support, he assists the project team from preconstruction through turnover, focusing on field logistics, quality assurance, scope alignment, and day-to-day operational continuity. His ability to stabilize challenged projects and maintain progress in active municipal environments directly supports the needs of the Apache Junction Public Works Campus expansion.

**Completed at previous firm*

Experience

Town of Buckeye 911 Communications Center | Buckeye, AZ

\$12.7M | 11,677 SF / 7.91 AC | The team built a secure emergency response facility with dispatch stations, offices, and support areas. Work included trail extension, landscaping, irrigation, stormwater management, and masonry. Security features, backup power, and an FM-200 fire suppression system ensured reliable, code-compliant operation.

Artesia Offsite | Scottsdale, AZ

\$1.9M | 0.01 AC | This project is offsite improvement work for a future Multi-family development at Scottsdale Rd. and Indian Bend Rd. The improvements include median work, primary entry drive (including landscaping & striping), secondary entry & associated parking lot, and utility infrastructure improvements, including sewer infrastructure and APS offsite relocation.

City of Mesa Police Department Headquarters Renovation | Mesa, AZ

\$53.3M | 120,000 SF | The project involves remodeling the headquarters to optimize the facility for police functions and create a welcoming community space. The scope includes demolishing and remodeling the interior and select exterior areas, constructing a new plaza, and implementing associated site, utility, and landscape improvements.

Town of Gilbert Regional Park Phase 1 & 1B | Gilbert, AZ*

\$40M | 54 Acres | The project includes sixteen pickleball courts, six tennis courts, two basketball courts, six sand volleyball courts, an iconic playground, splash pad, turf areas, a seven-acre lake, amphitheater, 10-acre event lawn, food truck area, ASR well, water/sewer infrastructure, and parking.

City of Scottsdale Hayden and 101 Offsites Phase 1 | Scottsdale, AZ*

\$2.4M | 6 AC | The project overhauled roads, installed sidewalks, and upgraded drainage systems to reduce flooding and improve traffic flow while crews enhanced utilities, reshaped stormwater retention areas, and refined road infrastructure. The team integrated new traffic signals, adjusted streetlights, and rerouted waterlines while enforcing strict quality control through inspections and materials testing.

City of Avondale Festival Fields Park Expansion & Renovation | Avondale, AZ*

\$15M | 30 Acres | The expansion and renovation project of an existing Festival Fields regional park includes play courts, ball fields, multi-use fields, a restroom/concessions building, a splash park, a skate park, a dog park, custom-designed play structures, and supporting roadway and utility work.

2 | **18**
Years with Willmeng | Years in Industry

Education

- ITT Technical Institute, Bachelor of Science,
- Construction Management
- ITT Technical Institute, Associate of Science, Architectural Drafting & Design

Certifications/Registrations

- OSHA 30-Hour
- Executive Certification: Emotional Intelligence
- Executive Certification: Executive Coaching
- Primavera P6 Professional Advanced Scheduling, Advanced Resource and Cost Management Fundamentals

Appendix RESUMES



Mark Ruthrauff

Sr. Superintendent

As Senior Superintendent, Mark will remain on-site and in charge of coordinating and supervising all field construction efforts, subcontractors and vendors. He will create and implement a project specific quality control plan and lead job-site safety requirements. He will also prepare and manage all look ahead schedules for the team and subcontractors. Mark will assist in end-user move-in and equipment start-up, as well as owner turnover and building occupancy, assuring that punch list and closeout happen expeditiously. Mark is a highly-skilled, detail-oriented Superintendent with extensive experience in all phases of construction oversight. He has more than 45 years of experience in construction. He is particularly skilled at safety, quality control and subcontractor management. As a result, Mark is often requested by the same client for additional projects they are building.

*Completed at previous firm

Experience

Arrowhead Dealerships - Site | Glendale, AZ

\$3.8M | 403,352 SF / 9.26 AC | The scope included underground retention, utilities, and site work for the three car dealership buildings.

City of Avondale Fire Station No. 171 | Avondale, AZ

\$13.4M | 16,000 SF / 2 AC | This 16,000 SF fire station will be constructed on a two-acre redeveloped site located on the southwest corner of 6th Street and Western Avenue in Avondale, Arizona. The facility will include four fire apparatus bays, EMS and exam rooms, turnout areas, communications and IT rooms, administrative offices, logistics space, 10 dormitory rooms, decon showers, kitchen/dining, laundry, day room, unisex restrooms, and covered parking for staff.

Arrowhead Automotive Ops, Service & Dealer Facility (Jaguar) | Glendale, AZ

\$5.7M | 32,595 SF | This award-winning, upscale dealership includes a showroom, a glass fin wall store front, a service department, a parts department with a steel mezzanine for inventory, and an automated car wash.

Arrowhead Service Center | Glendale, AZ

\$2.8M | 19,745 SF | The new car dealership will consist of a small lobby/reception area, a breakroom, service bays, wash/detail bays, and a warehouse that will serve as a parts department.

Certifications/Registrations

- Dust Control

Arrowhead BMW | Glendale, AZ

\$16M | 180,000 SF | This luxury auto dealership includes high end features, several window walls, and includes services and parts department and a full service car wash bay.

City of Surprise Stormwater Tank Replacement | Scottsdale, AZ

\$1.8M | .17 AC | The project involved demolishing existing hardscape and failing corrugated tanks and installing fifty-four 8'x8'x9' concrete vaults with full storm system tie-ins, along with new hardscape, lighting, and landscaping. Deep excavation was executed within a constrained site while navigating multiple fiber lines, requiring precise coordination and sequencing to achieve a safe and efficient installation.

Phoenix Zoo Neely Center | Phoenix, AZ*

\$3M | The Event and Education Center is a two building complex and seats up to 300 with open views onto a private tiger yard. It includes six classrooms with restroom and storage spaces, an outdoor plaza, and catering kitchen facilities. The project is LEED Gold certified and features solar panels.

5

Years with
Willmeng

45

Years In
Industry



Alex Smith

Civil Superintendent

Alex will lead all on-site construction activities and oversee daily operations, ensuring safe, efficient, and high quality execution in the field. He will manage self-perform and subcontractor performance, enforce site safety standards, and coordinate with trade partners to keep multiple work fronts advancing in step with the overall schedule.

With a career focused on roadway and civil infrastructure, Alex brings proven experience working with the City of Phoenix, ADOT, and design partners like Kimley-Horn. His ability to maintain disciplined site control, resolve issues in real time, and keep all stakeholders informed will make him a critical leader in ensuring the project is delivered on schedule, within budget, and to the highest standard.

*Completed at previous firm

Experience

MET 202 Industrial Campus – Five-Building Warehouse Development | Mesa, AZ

\$57.6M | 780,832 SF | The five warehouse buildings include tilt-up panel walls, panelized roof systems, utilities, and offsite improvements. The warehouses, varying in size from 83,823 to 219,941 SF, are equipped with energy-efficient insulation, skylights, and fire suppression systems, as well as 200 truck bays for distribution and 1,350 parking spaces. Offsite work included a half-street, 1,300 LF improvement on Crismon Rd from Warner Rd to a new cul-de-sac, with a new storm drain, street lights, roadway striping and signage, and SRP infrastructure.

Sundance Park Phase II | Buckeye, AZ

\$25.9M | 68 AC | Sundance Park includes a lake, splash pad, playground, multi-use sports fields, basketball courts, walking paths, restroom, ramadas, parking, skate/bike park, and support facilities.

Town of Gilbert Water Tower Plaza Improvements | Gilbert, AZ

\$14.7M | 0.92 AC | The project included the installation of various features such as a splash pad, artificial turf, water features, seating, hardscape, landscaping, and irrigation, as well as the removal and salvage of existing items, and the addition of lighting improvements to the water tower.

Sky Harbor North Runway Closure and Keel Replacement | Phoenix, AZ*

\$9.3M | 3260 LF | During a planned 30-day closure of the north runway, the team supported the full-depth concrete keel replacement on Runway 8/26 while coordinating with multiple agencies and 11 other concurrent projects. The work included pavement demolition and replacement, utility adjustments, lighting, re-striping, and maintaining Taxiway A access for high-security users.

PSHIA Terminal 2 Concourse Demo and Apron Reconstruction | Phoenix, AZ*

\$37M | 370,000 SF | The team led the demolition of Terminal 2 at Sky Harbor, including structure removal, asbestos abatement, utility and fuel system upgrades, and apron reconstruction with slip-form paving.

PSHIA Terminal 3 Inner Apron Reconstruction | Phoenix, AZ*

\$13M | 40000 SY | Along with 11 other concurrent Sky Harbor projects, the project team played key roles in the successful completion of this airfield improvement project at Sky Harbor. The team laid PCCP paving and reconstruction of inner apron around T3 North, new drainage and fuel system. Unique aspects included slip-form paving and aviation fuel system work.

5

Years with
Willmeng

13

Years in
Industry

Education

- Arizona State University, Bachelor of Science, Mechanical Engineering

Certifications/ Registrations

- OSHA 30 Hour

Appendix RESUMES



Tim Donoghue

Precon Director

As Preconstruction Services Director, Tim works closely with the team on all budgeting, scheduling, and project coordination. His responsibilities are focused on the preconstruction phase including estimating, options analysis, scheduling, and design coordination. Tim has spent years helping clients achieve their goals, working almost exclusively on CMAR and design-build projects, from project programming through GMP and procurement. Tim has experience working on public facilities and will also assist the team in reaching your sustainable goals.

Experience

Specialized Vehicle Maintenance & Operations Facility | Phoenix, AZ

\$25.4M | 27,719 SF / 5.5 AC | This dealership featured a luxury showroom, a service area with heavy-duty lifts and EV charging, and a sleek design. The second floor included offices, staff amenities, and a view of the service bays, connected by an escalator. Site work included stormwater retention, paving, utilities, and tailored MEP systems for advanced service needs.

City of Mesa Police Property and Evidence Facility | Mesa, AZ

\$21M | 31,740 SF / 10.03 AC | This two-story building features secure and climate-controlled storage, evidence processing, public spaces, and administrative offices—the project required carefully planned utility improvements on an active Police campus.

City of Scottsdale Public Works Water Campus Expansion | Scottsdale, AZ

\$29.2M | 19,615 SF | The project involves the addition of a laboratory building, relocating existing on-site utility services, reconstructing the existing parking lot, and installing new drainage improvements.

City of Avondale Fire Station No. 171 | Avondale, AZ

\$13.4M | 16,000 SF / 2 AC | This 16,000 SF fire station will be constructed on a two-acre redeveloped site located on the southwest corner of 6th Street and Western Avenue.

The facility will include four fire apparatus bays, EMS and exam rooms, turnout areas, communications and IT rooms, administrative offices, logistics space, 10 dormitory rooms, decon showers, kitchen/dining, laundry, day room, unisex restrooms, and covered parking for staff.

Arrowhead Automotive Ops, Service & Dealer Facility (Volvo) | Glendale, AZ

\$4.8M | 22,841 SF | This award-winning, upscale dealership includes a showroom, glassed office walls, reception, service, and auto part storage facility. It also includes separate employee and customer break/lounge rooms, with separate restroom facilities, a pull-through service vehicle drop-off entry, 10 full-service bays with vehicle lifts, four dedicated vehicle detail bays, and an automated service car wash bay.

Arrowhead Automotive Ops, Service & Dealer Facility (Jaguar) | Glendale, AZ

\$5.7M | 32,595 SF | This award-winning, upscale dealership includes a showroom, a glass fin wall store front, a service department, a parts department with a steel mezzanine for inventory, and an automated car wash.

6

Years with
Willmeng

31

Years in
Industry

Education

- Ferris State University- Big Rapids, MI, Bachelor of Science, Facilities Management
- Ferris State University- Big Rapids, MI, Associate of Science, Architectural Technology

Certifications/ Registrations

- LEED AP Certification
- LEED AP Building Design and Construction



Jason Wallace

Precon Manager

Jason leads the detailed **preconstruction** effort, overseeing, estimating, design-phase coordination, constructability reviews, and options analysis from the moment the project begins. He works closely with the City, the design team, and key trade partners to develop a clear, reliable CMAR budget, align scope with cost, and identify opportunities to phase work or procure long lead materials early.

For the Apache Junction Public Works Campus expansion, Jason's role is especially important in evaluating utility impacts, operational constraints, and site logistics, ensuring the budget and schedule reflect real field conditions and the need to keep the campus fully operational throughout construction. His structured, collaborative approach establishes the foundation for a predictable, well-coordinated build that supports decision-making at every stage.

**Completed at previous firm*

Experience

Central District Park – Multi-Use Community Park (In Progress) | Apache Junction, AZ

\$1.5M | 20 Acres | Supporting the 30% design development of a new multi-use community park featuring pickleball courts, a central lake with shoreline paths, comfort stations, a splash pad, shade ramadas, a peninsula event structure, a community farm, and dedicated parking.

ASU Old Main Restoration (In Progress) | Tempe, AZ

\$9M | 8,100 SF | The scope addresses the deficiencies of the building's exterior while preserving its historically significant features including the existing masonry, windows, doors, and metal roof, as well as landscape and hardscape improvements.

Heritage Park (In Progress) | Maricopa, AZ

\$1.5M | Providing preconstruction services for the renovation and development of Mike Ingram Heritage Park within the Heritage District, the scope includes new landscaping and hardscape, a modernized playground, a new ramada, grading and drainage improvements, pavement and curb installation, and removal of existing driveway and parking areas. The project also incorporates an access road, sidewalk connections, and a new historical walk with educational placards. Work supports a broader district revitalization effort focused on safety, accessibility, and creating a more engaging community environment.

Education

- New Mexico State University, Bachelor of Science, Civil Engineering
- Professional Engineer

Certifications/Registrations

Pasqua Yaqui Guadalupe Health Center | Guadalupe, AZ*
\$30M | 49,000 SF / 5 AC Site | This Native American health center included imaging, a pharmacy, lab, family practice, dental surgery, physical therapy, internal medicine, and other related services. The team implemented a site-specific safety plan to manage risks according to OSHA and company policy. They also created and supervised staffing and logistics plans to deal with disruptions in employee, supply, and transport resources. The team also collaborated with client, design team, and sub-tier designers to overcome project challenges and enhance project efficiency through accountability of long-lead procurement plans and materials.

Banner Aspera - Medical Office Building | Glendale, AZ*
\$43M | 10 AC Site | This was a 3-story medical facility that included imaging, pharmacy, lab, pediatrics, family practice, ortho, general surgery, gastro, cardiology, internal medicine, endoscopy, and other related services. The team coordinated efforts to reduce the overall project schedule by 30 calendar days.

Aspera at Joy Site Development | Glendale, AZ*
\$5M | 150 AC | This site development project included 1.5 miles of road and associated infrastructure: traffic signals, and two one-acre lakes.

2

Years with
Willmeng

18

Years in
Industry