



AGENDA

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, January 25, 2023 - 1pm

West Center Auditorium / Zoom

*Code of Conduct

Directors: Kathi Bachelor (President), Donna Coon (Vice President), Bart Hillyer (Secretary), Carol Crothers (Treasurer), Laurel Dean (Assistant Secretary), Jim Carden (Assistant Treasurer), Nancy Austin, Barbara Blake, Ted Boyett, Beth Dingman, Steve Gilbert, Bev Lawless, Scott Somers (non-voting)

AGENDA TOPIC


1. **Call to Order / Roll Call – Establish Quorum**
2. **Amend/Adopt Agenda**
3. **President’s Report**
4. **CEO Report**
5. **Member Comments** – regarding Consent Agenda and/or Non-Agenda Items – Speakers are asked to provide their name and GVR member number. Please limit comments to two (2) minutes.
6. **Presentations**
 - A. Survey Results Presentation (Zelos LLC)
 - B. Quarterly Financial Presentation (Webster)
7. **Consent Agenda** – Consent Agenda items are routine items of business that are collectively presented for approval through a single motion. A Board member may request that an item be pulled from the Consent Agenda and placed under Action Items for separate discussion and action.
 - A. Minutes:
 - 1) BOD Regular Meeting Minutes: November 16, 2022
 - 2) BOD Work Session Minutes: January 18, 2023
 - B. Financial Statements:
 - 1) November Financial Report
 - C. Board Business
 - 1) Amend Corporate Policy Manual (CPM) Part 6, Section 2 Membership/Guests/Monitoring: 6.2.2.K.5
 - 2) Amend CPM Part 6, Section 3 Hobby Shops & Studio Clubs: 6.3.4.A&B
8. **Action Items**
 - A. Award Contract for Glass Arts Remodel Project to Barker (Jund)
 - B. Award a Contract for Ceramics Expansion Project to Barker (Jund)
 - C. Award Contract Not to Exceed \$200,000 for Security Camera Deployment to Preventronics (Somers)
 - D. Approve Changes to CPM Part 3 Committees and Approve Ballot to Amend Bylaws Article VIII Committees (Coon)
 - E. Adopt Compensation Philosophy (Somers)
 - F. Adopt Board Credo (Bachelor)

9. Committee Reports

- A. Audit
- B. Board Affairs
- C. Fiscal Affairs
- D. Investments
- E. Nominations & Elections
- F. Planning & Evaluation


10. Member Comments - Please limit comments to two (2) minutes.

11. Adjournment



2022 Member Survey Green Valley Recreation, Inc.

Zelos, LLC Summary Report
January 17, 2023



1

Purpose of the member survey

Green Valley Recreation, Inc. (GVR) regularly checks in with membership to ensure that the organization is meeting current expectations and anticipating future needs.

History

- Comprehensive survey, 2018
- Strategic plan survey, 2021
- Current survey, 2022

GVR 2022 Member Survey Results 2

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The 2022 survey period

GVR made the 2022 Member Survey available electronically and on paper from **October 17 – November 1, 2022**, for all respondents.

GVR and Zelos provided technical support to members throughout the survey period.

Details about the invitation process

- GVR mailed paper surveys to the sample group on October 7, 2022.
- Zelos emailed custom links to the sample group on October 17, 2022, and throughout the survey period.
- GVR advertised the online survey that was available from October 17 – November 1.
- GVR entered paper responses upon receipt and through November 7.

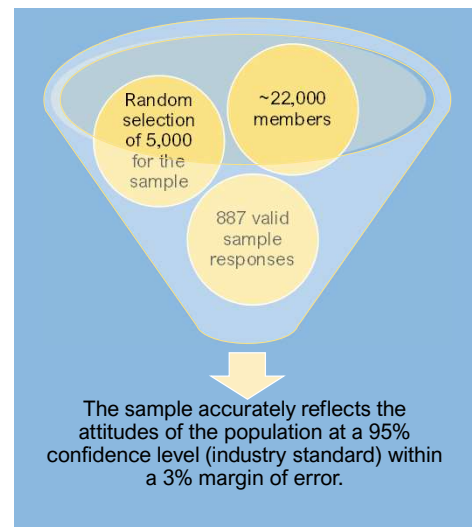
GVR 2022 Member Survey Results 3

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The survey invitees

During the survey period, any member who could provide their member number could participate in the survey, either electronically or on a paper version.

Simultaneously, GVR **randomly** selected a **sample** for the survey so that it could rely on the accuracy of the results for decision making.



GVR 2022 Member Survey Results 4

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The results in this report

This report includes results only from the respondents who were randomly selected to participate.

The sample response rate was 18%.

Again, GVR achieved the desired confidence level and margin of error to be confident that the attitudes of the sample accurately reflect the attitudes of the population.

History of GVR response rates

- In 2018, the National Research Center (NRC) noted a *typical* response rate for a parks and recreation survey ranged from 12-30%.
- At that time, GVR's member survey yielded a 26% response rate (of the entire member population).
- In 2021, the GVR strategic plan survey yielded a 12% response rate (of the entire member population).

Connection to strategic plan

GVR's 2022-2026 strategic plan includes the Mission, Vision, Goals, and priorities.

Survey questions will help GVR check in on how well it's performing, and in some cases, establish a baseline for the metrics included in the plan.

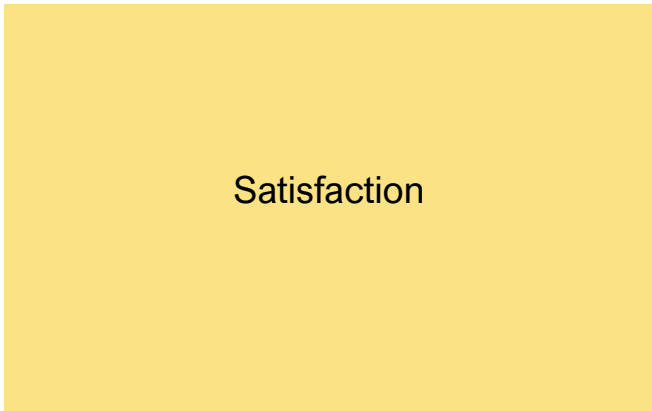
Mission

- To provide excellent facilities and services that create opportunities for recreation, social activities, and leisure education to enhance the quality of our members' lives.

Vision

- To be a friendly, vibrant community of choice for adults desiring lifelong opportunities for physical, mental, and social engagement.

The 2022 Member Survey results



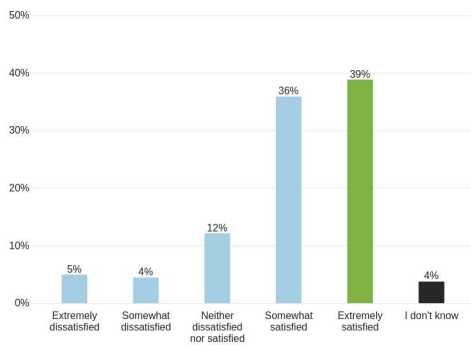
7

Overall satisfaction

Mission & Vision

Overall, how satisfied are you with the services and programs offered at GVR?

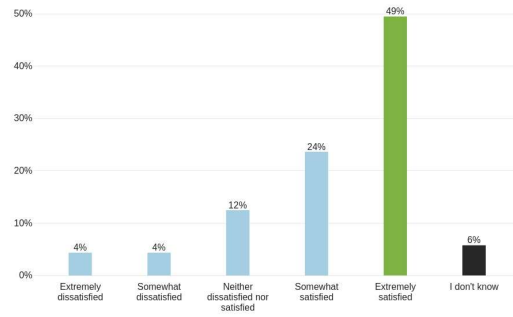
75% of members are satisfied with GVR services and programs.



Analysis: Younger members (under 55 years) tend to report **lower** satisfaction with services and programs than other age groups.

Overall, how satisfied are you with your experience(s) with GVR staff?

73% of members are satisfied with their experiences with staff.



Analysis: Newer members (0-5 years) tend to report **higher** satisfaction with staff than members for more than 20 years.

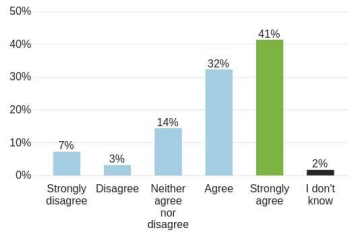
8

Quality of life

Mission & Vision

GVR recreational opportunities enhance my quality of life.

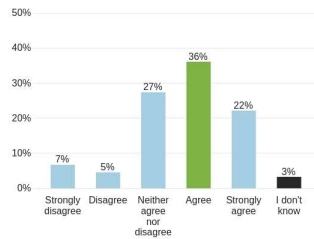
73% agreement



Comparison: In 2021 strategic plan survey, 69% agreement.

GVR social opportunities enhance my quality of life.

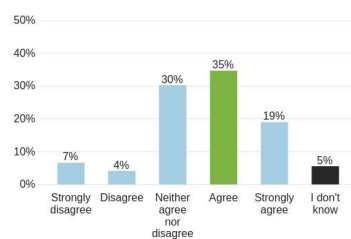
58% agreement



Comparison: In 2021 strategic plan survey, 50% agreement.

GVR leisure education opportunities enhance my quality of life.

54% agreement



Comparison: In 2021 strategic plan survey, 48% agreement.

GVR 2022 Member Survey Results 9

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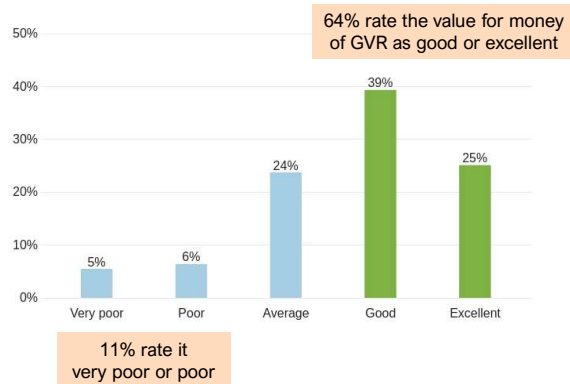
GVR value for money

Goal 4— Value

"Value for money" could be viewed in terms of cost, quality, or a combination of both. Which one of the following best describes how you see "value for money"?



How would you rate the "value for money" of GVR?

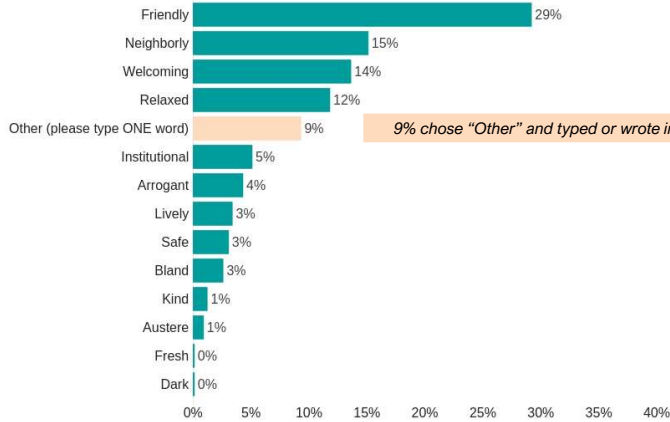


GVR 2022 Member Survey Results 10

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One word that describes GVR

One word that most closely describes the character, quality, or atmosphere at GVR. (Choose one.)



9% chose "Other" and typed or wrote in:

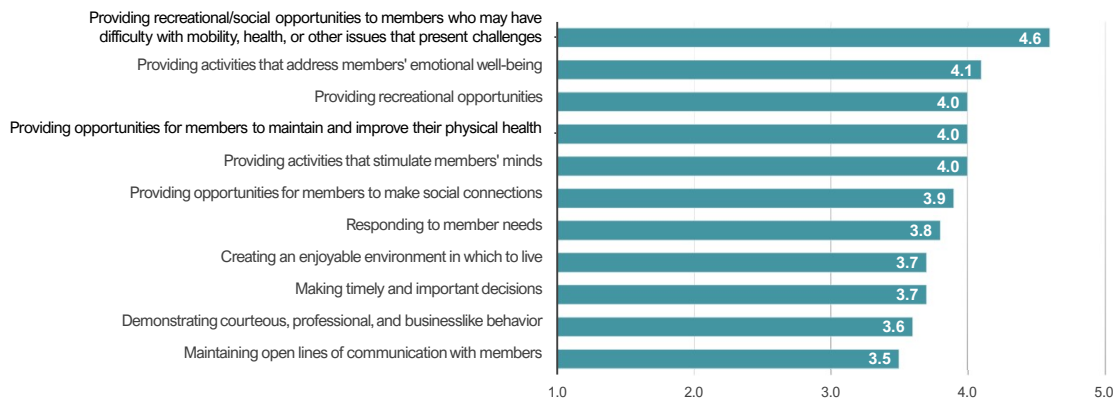
Unknown (6)
 Available (3)
 Expensive (3)

(2 of each) Controlling, Dysfunctional, Entitled, Fun, Snobby/Snobbish, Unfriendly, Variable

(1 of each) Absent, Antagonistic, Arrogant, Beneficial, Chaotic, Clean, Cliquish, Conflicted, Confrontational, Confusing, Convenient, Dictatorial, Disconnected, Discriminatory, Disinterested, Engaging, Entitled, Forced, Greedy, Helpful, Inclusive, Individual, Informative, Irrelevant, Lethargic, Memorable, Mentally stimulating, Mixture, Neighborhoodly, Neutral, Opportunistic, Overwhelming, Peaceful, Political, Politicized, Presumptuous, Regulated, Safe, Social, Surviving, Territorial, Too many rules, Uneven, Unfamiliar, Unhappy, Uninviting, Unnecessary, Unneighborly, Unused, Unwelcoming, Varied, WTF, Zero

GVR effectiveness at mission elements

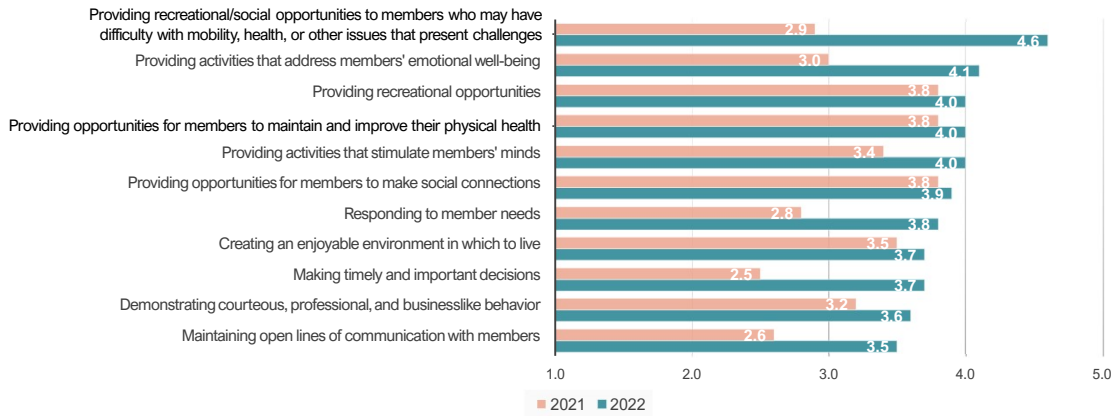
How effective do you think GVR is at doing each of the following?
 (Reporting the mean of responses, where 1 is *Not effective*, 3 is *Effective*, and 5 is *Extremely effective*.)



Compared to 2021 survey results

How effective do you think GVR is at doing each of the following?

Ratings improved on all statements between the 2021 strategic plan survey and this survey.

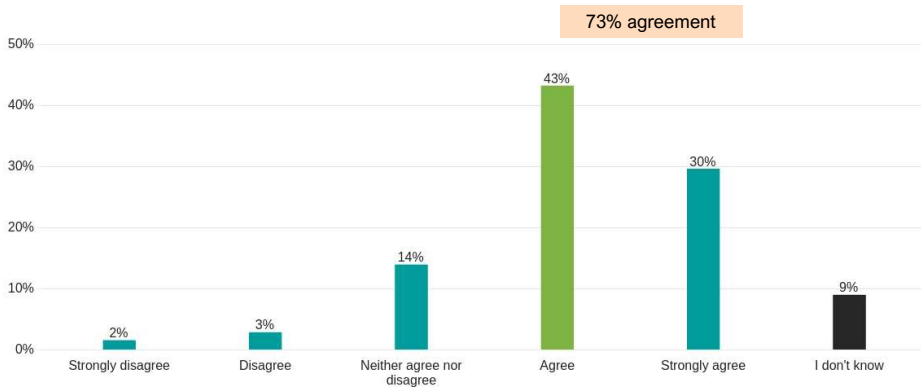


GVR 2022 Member Survey Results 13

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Agreement ratings for mission elements

GVR makes it possible for me to participate in a variety of social opportunities.



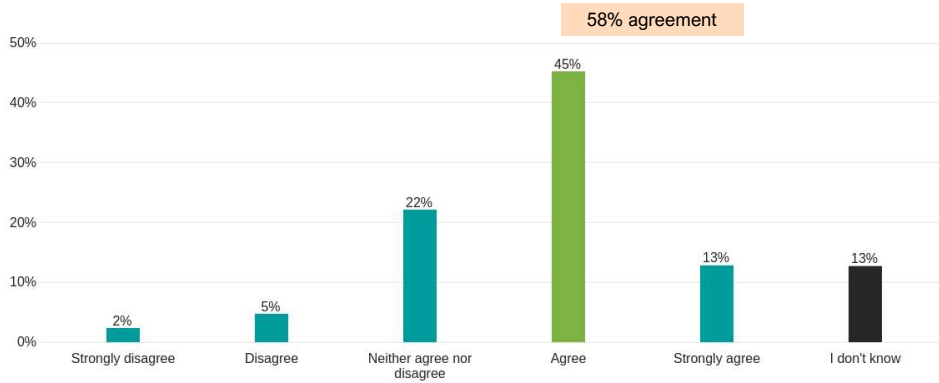
GVR 2022 Member Survey Results 14

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Agreement ratings for mission elements

Goal 3—
Involvement

Communication and information from GVR staff is trustworthy.



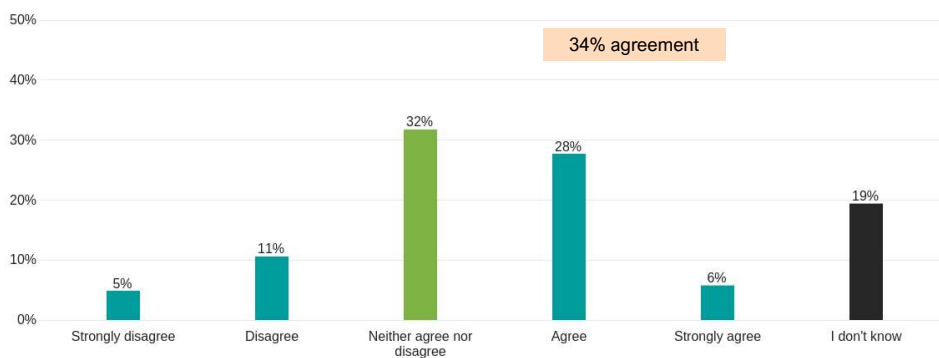
GVR 2022 Member Survey Results 15

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Agreement ratings for mission elements

Goal 5—
Governance

Communication and information from the GVR Board is trustworthy.



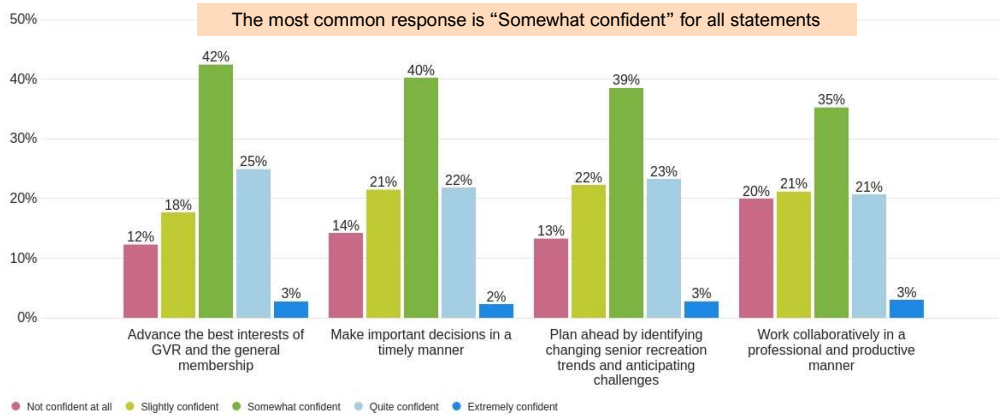
GVR 2022 Member Survey Results 16

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Confidence in the Board

Goal 5—
Governance

Please rate your confidence in the GVR Board's ability to...



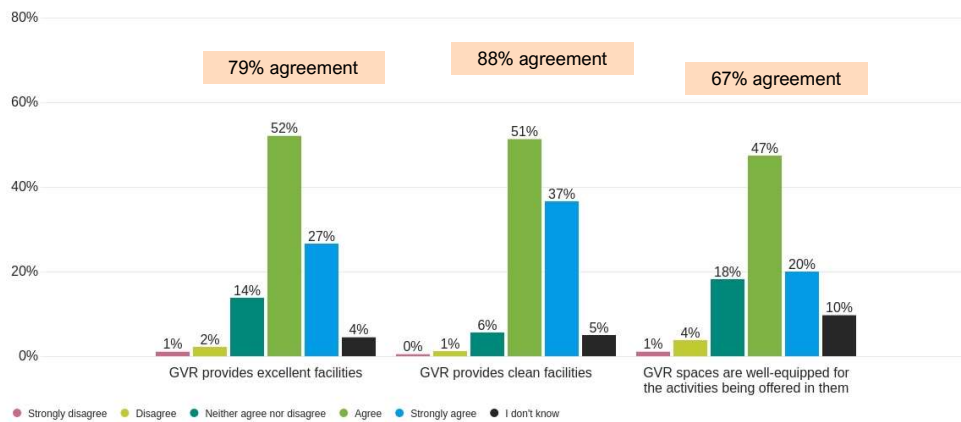
GVR 2022 Member Survey Results 17

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Quality of the facilities

Goal 1—
Facilities

Please rate your agreement with these statements...



GVR 2022 Member Survey Results 18

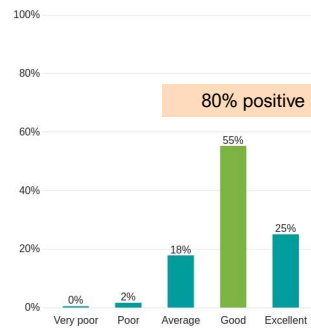
18

Quality of specific facility features

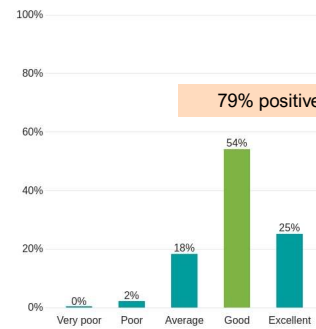
Goal 1—
Facilities

Thinking about the facilities that you use, rate the following features:

Flooring



Lighting



GVR 2022 Member Survey Results 19

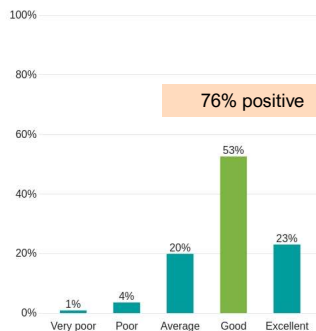
19

Quality of specific facility features, cont.

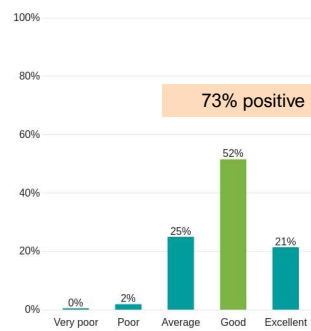
Goal 1—
Facilities

Thinking about the facilities that you use, rate the following features:

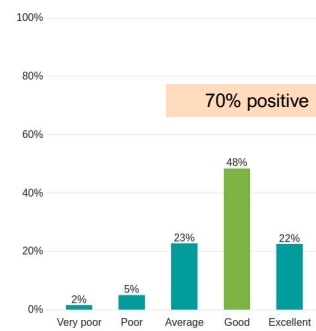
Ventilation



Furnishings



Audio / Visual



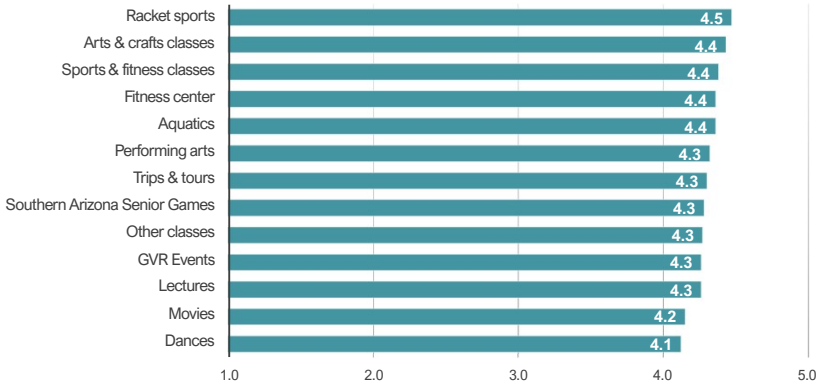
GVR 2022 Member Survey Results 20

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Agreement ratings for services and programs

Rate your most recent overall experience with each activity.

(Reporting the mean of responses, where 1 is *Very poor*, 2 is *Poor*, 3 is *Average*, 4 is *Good*, and 5 is *Excellent*.)

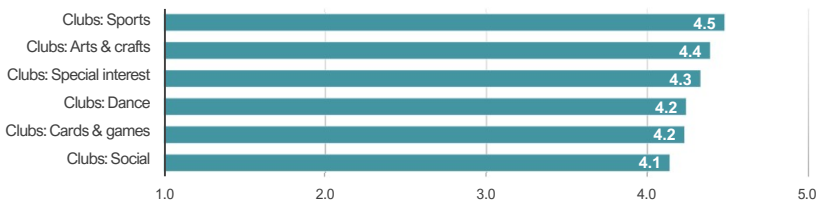


Comparison: Like in the 2021 strategic planning survey, all activities achieved a 4.0 or better rating—again indicating GVR strengths.

Agreement ratings for services and programs

Rate your most recent overall experience with each activity.

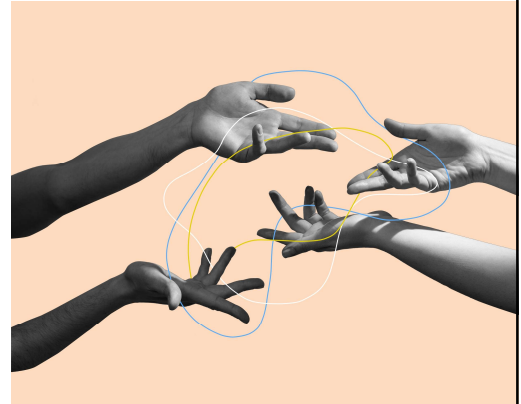
(Reporting the mean of responses, where 1 is *Very poor*, 2 is *Poor*, 3 is *Average*, 4 is *Good*, and 5 is *Excellent*.)



Comparison: Like in the 2021 strategic planning survey, all activities achieved a 4.0 or better rating—again indicating GVR strengths.

The 2022 Member Survey results

Participation



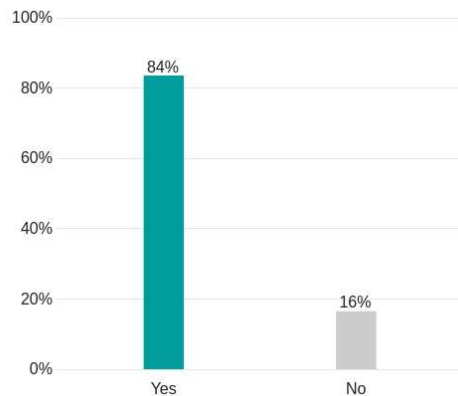
GVR 2022 Member Survey Results 23

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Participation in any activity in past 3 years

Goal 3—
Involvement

84% of people have participated in any activity at GVR (used the facilities or attended a class or event) in the past 3 years.



Analysis: Members who have been with GVR for 1-5 years are **more likely** to have participated in an activity in the last 3 years than other groups (89% of members in this group participated).

But only 72% of the newest members (less than 1 year) participated and only 78% of the members for more than 20 years participated.

See next slide for more detail.

Comparison: In the 2021 strategic planning survey, 85% of respondents had participated in any activity.

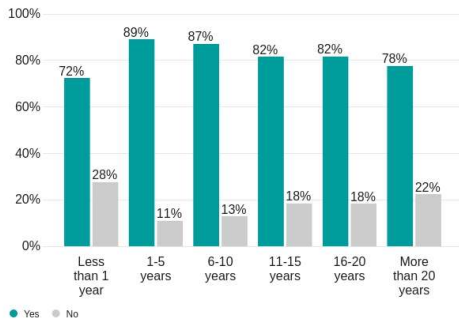
GVR 2022 Member Survey Results 24

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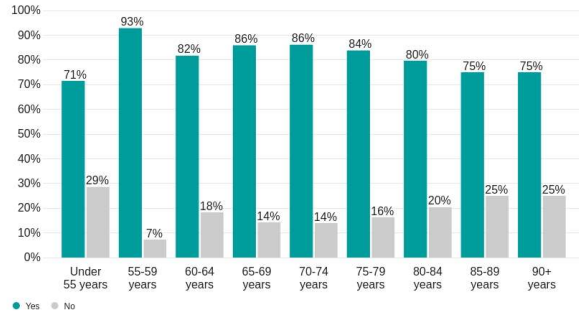
Participation in an activity in past 3 years

Goal 3—
Involvement

The group with the highest participation rates have been GVR members for 1-5 years.



The age group with the highest participation rates is 55-59 years.



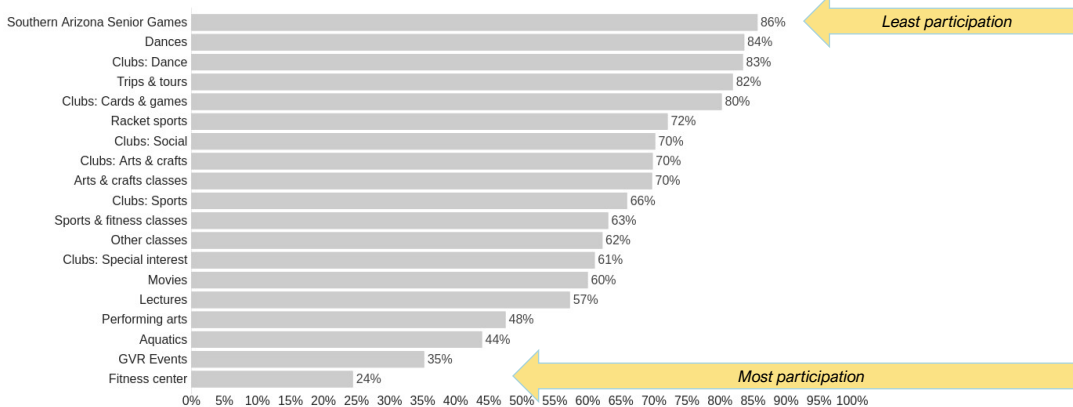
GVR 2022 Member Survey Results 25

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Participation in activities

Goal 2—
Services &
Programs

Percent who selected "I have never done this" for these specific activities:



GVR 2022 Member Survey Results 26

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The 2022 Member Survey results

Looking forward



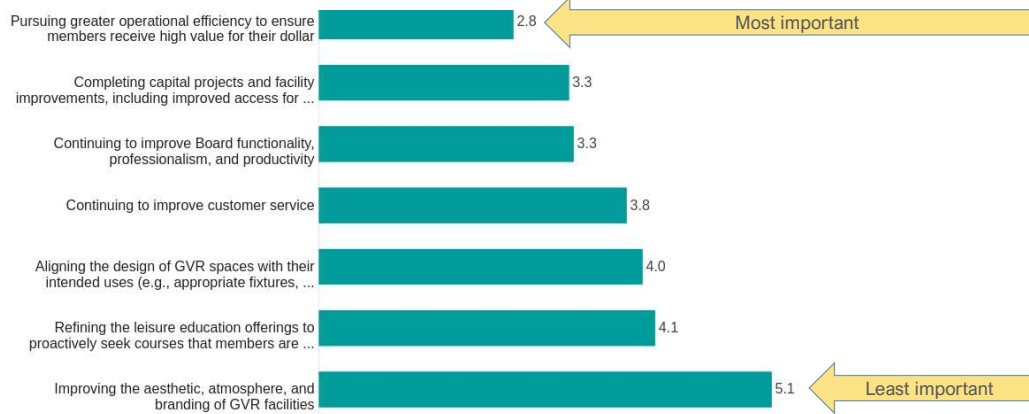
GVR 2022 Member Survey Results 27

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Prioritized strategic planning initiatives

(Respondents ranked these options in order of importance, 1 through 7.
The initiatives that are **most important** are at the **top**, with the lowest average rating.)

Strategic
Plan
Initiatives



GVR 2022 Member Survey Results 28

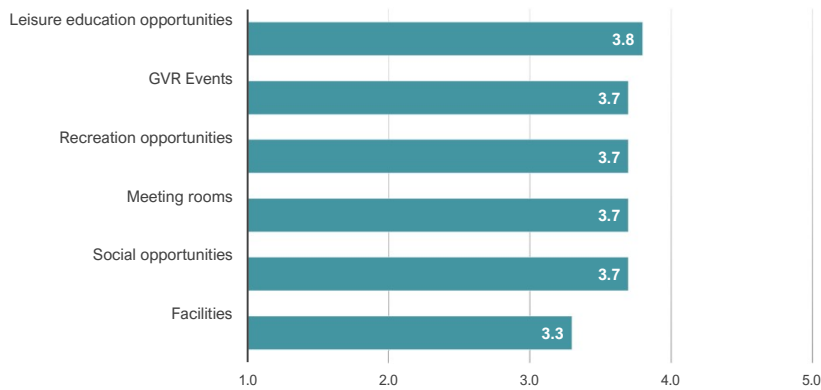
28

Future activities

Goal 2—
Services
&
Programs

I would like to see more...

(Reporting the mean of responses, where 1 is *Strongly disagree*, 3 is *Neither agree nor disagree*, and 5 is *Strongly agree*.)



GVR 2022 Member Survey Results 29

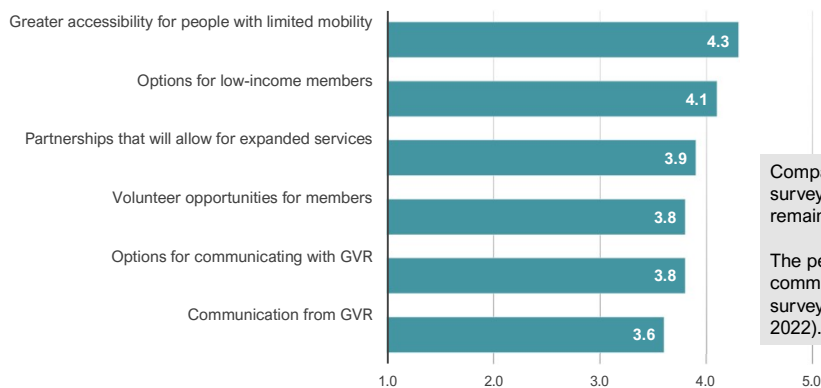
29

Future needs for programs and strategies

Strategic
Plan
Initiatives

I would like to see more...

(Reporting the mean of responses, where 1 is *Strongly disagree*, 3 is *Neither agree nor disagree*, and 5 is *Strongly agree*.)



Comparison: As in the 2021 strategic plan survey, options for low-income members remains a priority.

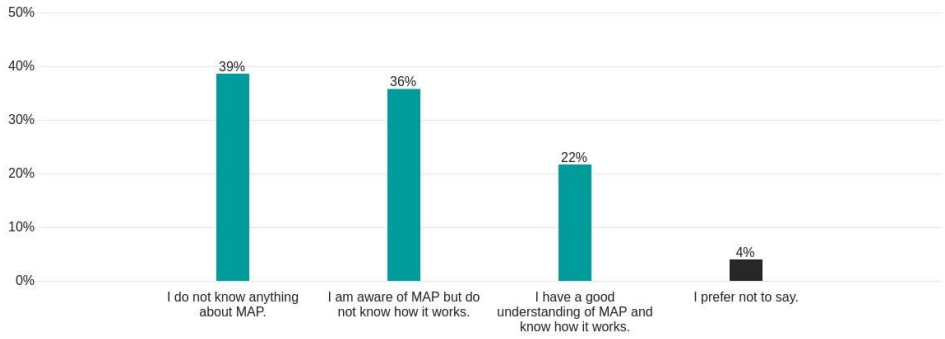
The percent of people requesting more communication from GVR declined in this survey by 10% (from 52% in 2021 to 42% in 2022).

GVR 2022 Member Survey Results 30

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Specifically: the MAP Program

Which of the following statements best describes what you know about GVR's Member Assistance Program (MAP)?



Comparison: The percent of members who don't know anything about MAP increased slightly, from 35% to 39%, compared to the 2021 strategic planning survey.

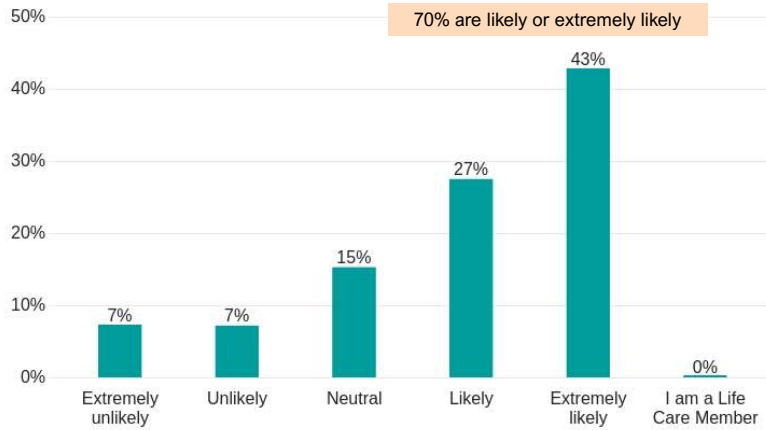
The 2022 Member Survey results



Likely to vote in next Board election

Goal 3—
Involvement

How likely are you to vote in the upcoming GVR Board election?



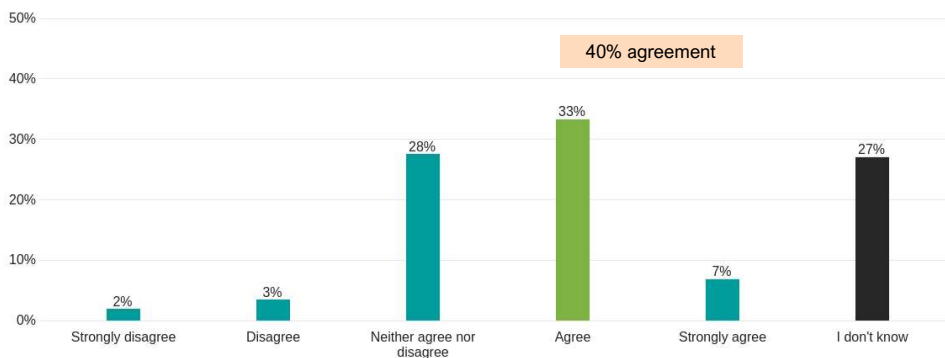
GVR 2022 Member Survey Results 33

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Attendance at Board meetings

Goal 5—
Governance

I can attend Board and Board committee meetings in the way that I want to attend.



GVR 2022 Member Survey Results 34

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The 2022 Member Survey results

About the respondents
in the random sample

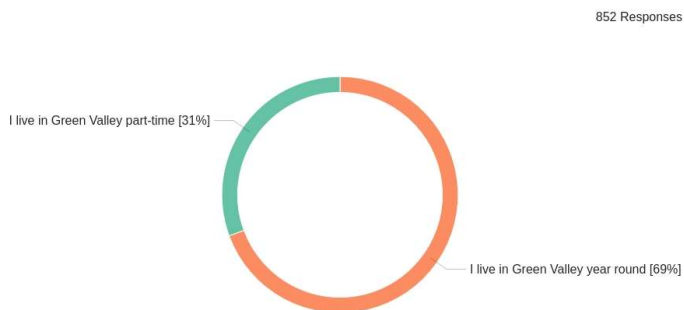


GVR 2022 Member Survey Results 35

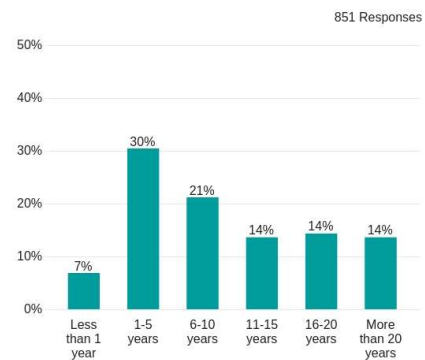
35

About respondents

Which of the following best describes you?



How long have you been a GVR member?



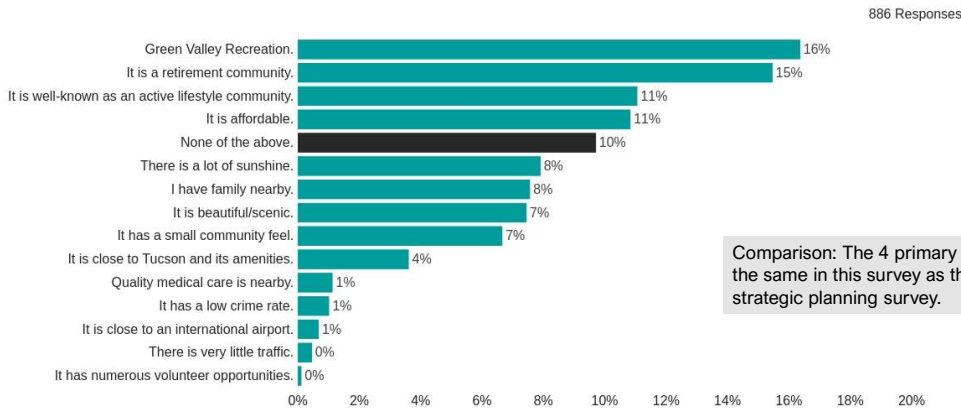
Comparison: In the 2021 strategic planning project, 75% of respondents lived in Green Valley year-round.

GVR 2022 Member Survey Results 36

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About respondents

The primary reason that I chose to buy GVR property is...

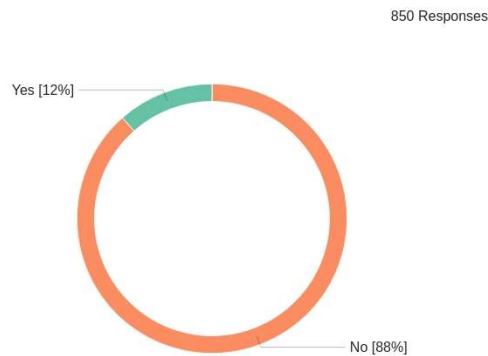


Comparison: The 4 primary reasons at the top are the same in this survey as they were in the 2021 strategic planning survey.

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About respondents

Do you own more than one GVR property?

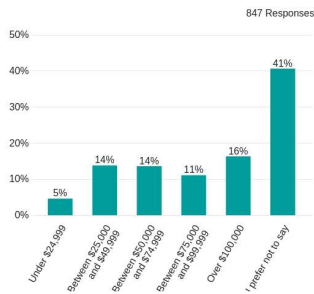


Comparison: In the 2021 strategic planning survey, 8% of respondents reported that they owned more than one GVR property.

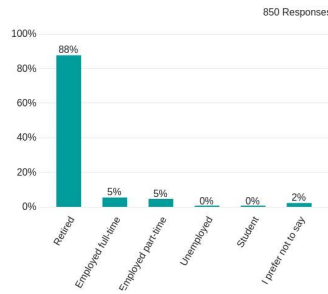
38

About respondents

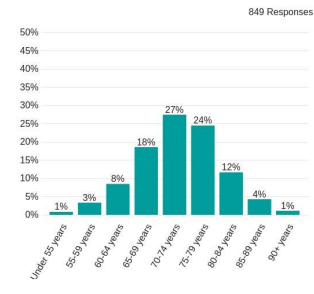
What is your annual household income?



What is your current professional status?



What is your age?



The 2022 Member Survey results

Differences between responses from people in the random sample versus people who self-selected



Comparing responses between groups

We tested for statistically significant differences between the sample group and the non-sample group on all questions. We found slight differences on only 4 questions, indicating that the self-selecting respondents tend to be *more involved and more positive about GVR's value for money*. *Their responses are consistent with the sample group's responses on every other question.*

1. Self-selecting respondents are more likely to have participated in any activity at GVR in the last 3 years (90.8%, compared to 83.5%).
2. Self-selecting respondents tend to rate the value for money of GVR higher (3.89, compared to 3.71).
3. Self-selecting respondents are more likely to vote in the upcoming GVR Board election (4.33, compared to 3.92).
4. Self-selecting respondents are more likely to know about the Member Assistance Program (72.4%, compared to 57%).

GVR 2022 Member Survey Results 41

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thank you



Thank you

We've included additional details about the survey methodology and a copy of the survey questions in the appendices.

Zelos, LLC

Stacia C. Aylward, CEO
Terrie Glass, Director of Leadership Development
info@zelosllc.com

GVR 2022 Member Survey Results 42

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Appendix 1. Project approach



GVR 2022 Member Survey Results 43

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Developing the content

1. GVR established its purpose in its request for proposals.
2. Zelos drafted the communications and questions.
 1. Started with 2018 and 2021 surveys to identify questions we wanted to follow-up on to evaluate improvement
 2. Added new questions to measure GVR's progress on strategic plan goals and objectives
 3. Included demographic questions to help us understand more about our membership over time
 4. Created communications for email, mail, sample, and non-sample survey instruments
3. Zelos reviewed draft content for clarity, conciseness, and relevance with GVR staff team and finalized all materials based on their feedback.

Details about survey content

- 19 survey questions
- Plus, 6 demographic questions
- Member ID required for validation
- For a total of 25 questions

GVR 2022 Member Survey Results 44

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Inviting participants

1. GVR requested random sampling to ensure that the results obtained from the sample would approximate what would be obtained if the entire population had been surveyed.
2. GVR provided Zelos the master member list—using main, second, and assigned members—of 22,306 members.
3. Zelos selected a random sample of 5,000, expecting that it would allow us to reach a target number of responses for both confidence level (95%) and margin of error (between 3-4%).
4. Zelos distributed custom email invitations to members with email addresses, while GVR mailed custom paper versions to the sample members without email addresses.
5. Both Zelos and GVR provided technical support and conducted multiple follow-ups to encourage participation from the sample.
6. Zelos also provided a URL for members who were not part of the sample to complete the survey upon request; those responses were maintained separately in the results.

Characteristics of the sample

- 82% of the sample included an email address
- 88% of the sample had Arizona mailing addresses

GVR 2022 Member Survey Results 45

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Incentivizing participation

1. So that GVR could reach targets for both confidence level (95%) and margin of error (between 3-4%), it offered two (2) sets of incentives for members who completed their surveys:
 1. For invited participants in the sample, GVR randomly selected one member in a raffle to receive a 2023 dues waiver.
 2. For participants outside of the sample, for whom we were able to validate Member IDs, GVR randomly selected five (5) members to receive a \$100 credit to activity accounts.
2. At the conclusion of the survey period, Zelos provided GVR a list of Member IDs for completed responses without including any other individual survey information.
3. GVR managed the raffle and member notification process.



GVR 2022 Member Survey Results 46


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Appendix 2: The Survey

The following slides show the paper version for the sample.

All questions in all other formats (e.g., non-sample paper, various electronic versions in Qualtrics) are the same, even if the instructions varied slightly in the electronic version. For example, you will see in the paper version, we added instructions such as “please place an X or a checkmark,” but these types of instructions were not needed in the electronic version.





[First Name] [Last Name]
[Street Address]
[City], [State] [Zip Code]
[Member ID]

[Greeting line]

Congratulations! You have been selected to complete our 2022 Member Survey. To ensure that we can rely on our survey results, we ask that you—the person to whom this survey is addressed—and only you complete the survey.

This Member Survey will be available from October 17-31, 2022.

If we receive your completed survey by November 4, 2022, you will be entered into a raffle to win the grand prize of a 2023 dues waiver. Please return your completed survey using the self-addressed and stamped envelope or drop it off at the Administrative Offices.

You received this invitation by mail because we do not have your email address on file. If you have an email address and can complete the survey electronically, we would be able to reduce our data entry costs and see your input more quickly. If you have an email address that we could use, please email us at hotline@gvrac.org to request your electronic survey link.

We anticipate that this survey will take you approximately 13–24 minutes. If you have any questions or concerns, please contact hotline@gvrac.org. We look forward to hearing from you!

Green Valley Recreation (GVR) 2022 Member Survey

1. Please enter your GVR member number by writing one digit in each box below. Please enter it carefully; we will validate it and will not be able to use your responses if we cannot validate. *Note: Your individual responses will not be associated with your GVR member number.*


2. Please place an X or a checkmark in the box next to your selection to complete the following sentence: The primary reason that I chose to buy GVR property is... [Please select only ONE.]

<input type="checkbox"/> Green Valley Recreation.	<input type="checkbox"/> There is very little traffic.
<input type="checkbox"/> It is affordable.	<input type="checkbox"/> There is a lot of sunshine.
<input type="checkbox"/> I have family nearby.	<input type="checkbox"/> Quality medical care is nearby.
<input type="checkbox"/> It has a low crime rate.	<input type="checkbox"/> It has numerous volunteer opportunities.
<input type="checkbox"/> It is a retirement community.	<input type="checkbox"/> It is close to Tucson and its amenities.
<input type="checkbox"/> It is beautiful/scenic.	<input type="checkbox"/> It has a small community feel.
<input type="checkbox"/> It is well-known as an active lifestyle community.	<input type="checkbox"/> None of the above.
<input type="checkbox"/> It is close to an international airport.	

3. Please place an X or a checkmark in the box which best rates your agreement with each of the following statements:

	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	I don't know
GVR recreational opportunities enhance my quality of life.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GVR social opportunities enhance my quality of life.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GVR leisure education opportunities enhance my quality of life.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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[First Name] [Last Name]
[Street Address]
[City], [State] [Zip Code]
[Member ID]

4. Please place an X or a checkmark in the box next to your selection for the one word that most closely describes the character, quality, or atmosphere at GVR. [Select only ONE.]

<input type="checkbox"/> Arrogant	<input type="checkbox"/> Fresh	<input type="checkbox"/> Lively	<input type="checkbox"/> Welcoming
<input type="checkbox"/> Austere	<input type="checkbox"/> Friendly	<input type="checkbox"/> Neighboring	<input type="checkbox"/> Other: [Please write ONE word.]
<input type="checkbox"/> Bland	<input type="checkbox"/> Institutional	<input type="checkbox"/> Relaxed	
<input type="checkbox"/> Dark	<input type="checkbox"/> Kind	<input type="checkbox"/> Safe	

5. In the past 3 years, have you participated in any activity at GVR (used the facilities or attended a class or an event)?

Yes
 No

6. Thinking about the most recent times you've participated in the following activities, please place an X or a checkmark in the box which best rates your overall experience with each activity.

	Very poor	Poor	Average	Good	Excellent	I don't remember	I have never done this
Aquatics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arts & crafts classes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clubs: Arts & crafts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clubs: Cards & games	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clubs: Dance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clubs: Social	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clubs: Special interest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clubs: Sports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitness center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GVR Events	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lectures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Movies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other classes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Performing arts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Racket sports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Southern Arizona Senior Games	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports & fitness classes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trips & tours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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[First Name] [Last Name]
[Street Address]
[City], [State] [Zip Code]
[Member ID]

7. Please place an X or a checkmark in the box which best describes how effective you think GVR is at doing each of the following...

	Not effective	Somewhat effective	Effective	Very effective	Extremely effective	I don't know
Creating an enjoyable environment in which to live	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demonstrating courteous, professional, and businesslike behavior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maintaining open lines of communication with members	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Making timely and important decisions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing activities that address members' emotional well-being	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing activities that stimulate members' minds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing opportunities for members to maintain and improve their physical health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing opportunities for members to make social connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing recreational opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing recreational/social opportunities to members who may have difficulty with mobility, health, or other issues that present challenges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Responding to member needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Please place an X or a checkmark in the box which best rates your agreement with each of the following endings to this sentence: I would like to see more...

	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	I don't know
Communication from GVR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greater accessibility for people with limited mobility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GVR Events	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure education opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meeting rooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Options for communicating with GVR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Options for low-income members	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Partnerships that will allow for expanded services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Volunteer opportunities for members	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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[First Name] [Last Name]
[Street Address]
[City], [State] [Zip Code]
[Member ID]

9. Below is a list of 7 strategic planning initiatives for the coming year. Please note these are simply listed in alphabetical order with no implied hierarchy. We want to hear how YOU would prioritize these initiatives. Please rank them in order of importance to you by writing a number 1 through 7 in the box next to each initiative, where 1 is the most important/highest priority and 7 is the least important/lowest priority. Please only use each number one time. If you do not think that an item on this list is important, leave the box blank.

<input type="checkbox"/>	Aligning the design of GVR spaces with their intended uses (e.g., appropriate fixtures, flooring, lighting, etc. for the typical activity)
<input type="checkbox"/>	Completing capital projects and facility improvements, including improved access for members with limited mobility
<input type="checkbox"/>	Continuing to improve Board functionality, professionalism, and productivity
<input type="checkbox"/>	Continuing to improve customer service
<input type="checkbox"/>	Improving the aesthetic, atmosphere, and branding of GVR facilities
<input type="checkbox"/>	Pursuing greater operational efficiency to ensure members receive high value for their dollar
<input type="checkbox"/>	Refining the leisure education offerings to proactively seek courses that members are looking for, offered by qualified instructors

10. What is your most important priority as a GVR member? (Please tell us in a few words or in one sentence.)

11. Thinking about the facilities that you use, please place an X or a checkmark in the box which best represents how you would rate the following features:

	Very poor	Poor	Average	Good	Excellent	I don't remember	I don't know
Audio/visual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Furnishings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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[First Name] [Last Name]
[Street Address]
[City], [State] [Zip Code]
[Member ID]

12. Please place an X or a checkmark in the box which best represents your agreement with each of the following statements:

	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	I don't know
GVR provides excellent facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GVR provides clean facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GVR makes it possible for me to participate in a variety of social opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GVR spaces are well-equipped for the activities being offered in them	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Communication and information from GVR staff is trustworthy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Communication and information from the GVR Board is trustworthy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I can attend Board and Board committee meetings in the way that I want to attend	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Please place an X or a checkmark in the box which best represents your confidence in the GVR Board's ability to...

	Not confident at all	Slightly confident	Somewhat confident	Quite confident	Extremely confident
Advance the best interests of GVR and the general membership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Make important decisions in a timely manner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan ahead by identifying changing senior recreation trends and anticipating challenges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work collaboratively in a professional and productive manner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please turn the page over to continue—there is just one more page!

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[First Name] [Last Name]
[Street Address]
[City], [State] [Zip Code]
[Member ID]

14. Overall, how satisfied are you with the services and programs offered at GVR?

Extremely dissatisfied
 Somewhat dissatisfied
 Neither dissatisfied nor satisfied
 Somewhat satisfied
 Extremely satisfied
 I don't know

15. Overall, how satisfied are you with your experience(s) with GVR staff?

Extremely dissatisfied
 Somewhat dissatisfied
 Neither dissatisfied nor satisfied
 Somewhat satisfied
 Extremely satisfied
 I don't know

16. How likely are you to vote in the upcoming GVR Board election?

Extremely unlikely
 Unlikely
 Neutral
 Likely
 Extremely likely
 I am a Life Care Member

17. "Value for money" could be viewed in terms of cost, quality, or a combination of both. Which one of the following best describes how you see "value for money"? (Please select only ONE.)

Cost is the most significant factor
 Cost is more significant than quality
 Cost and quality are equally significant
 Quality is more significant than cost
 Quality is the most significant factor

18. How would you rate the "value for money" of GVR?

Very poor
 Poor
 Average
 Good
 Excellent

19. Which of the following statements best describes what you know about GVR's Member Assistance Program (MAP)? (Please select only ONE.)

I have a good understanding of MAP and know how it works.
 I am aware of MAP but do not know how it works.
 I do not know anything about MAP.
 I prefer not to say.

About You

20. Which of the following best describes you?

I live in Green Valley year round
 I live in Green Valley part-time

21. What is your annual household income?

Under \$24,999
 Between \$25,000 and \$49,999
 Between \$50,000 and \$74,999
 Between \$75,000 and \$99,999
 Over \$100,000
 I prefer not to say

22. Do you own more than one GVR property?

Yes
 No

23. How long have you been a GVR member?

Less than 1 year
 1-5 years
 6-10 years
 11-15 years
 16-20 years
 More than 20 years

24. What is your current professional status?

Retired
 Employed part-time
 Employed full-time
 Student
 Unemployed
 I prefer not to say

25. What is your age?

Under 55 years
 55-59 years
 60-64 years
 65-69 years
 70-74 years
 75-79 years
 80-84 years
 85-89 years
 90+ years

Thank You

Thank you so much for your input. It will help us understand what your current expectations and future desires are. If you have additional input to share with us, please put your comments in the suggestion boxes placed around GVR Centers or send an email to holme@gvrc.org. Staff will be happy to review any additional feedback you have.

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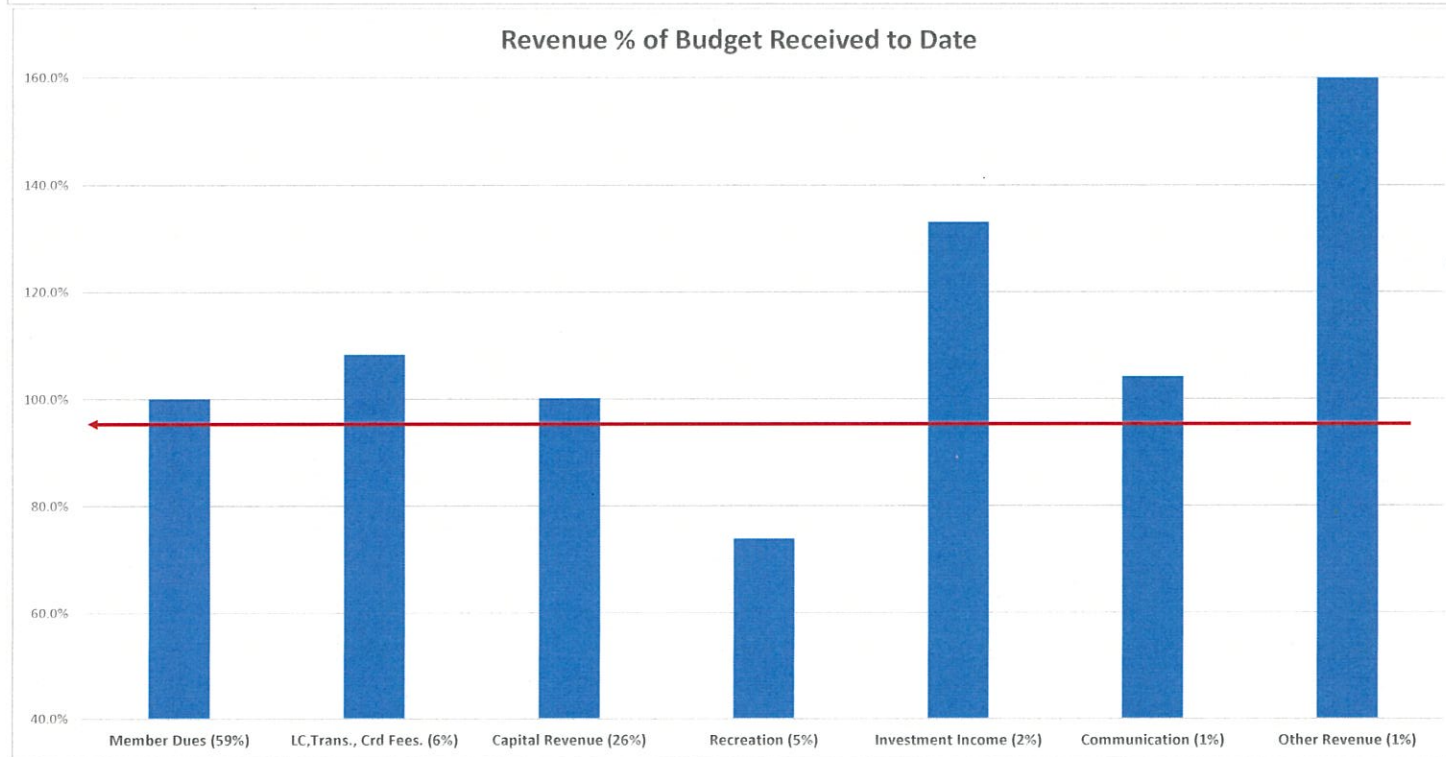
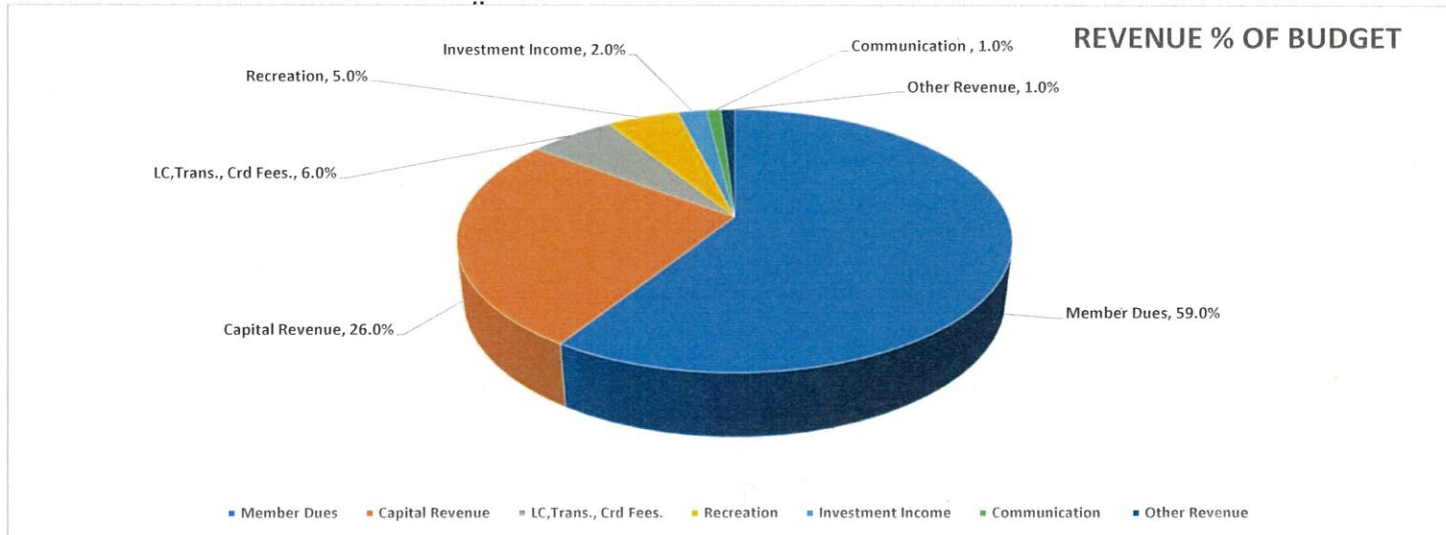
50

Green Valley Recreation, Inc
Summary of Revenue & Expenditures - Budget to Actual
For Fiscal Year Ending Dec 31, 2022

Quarterly Board Report January - December 2022

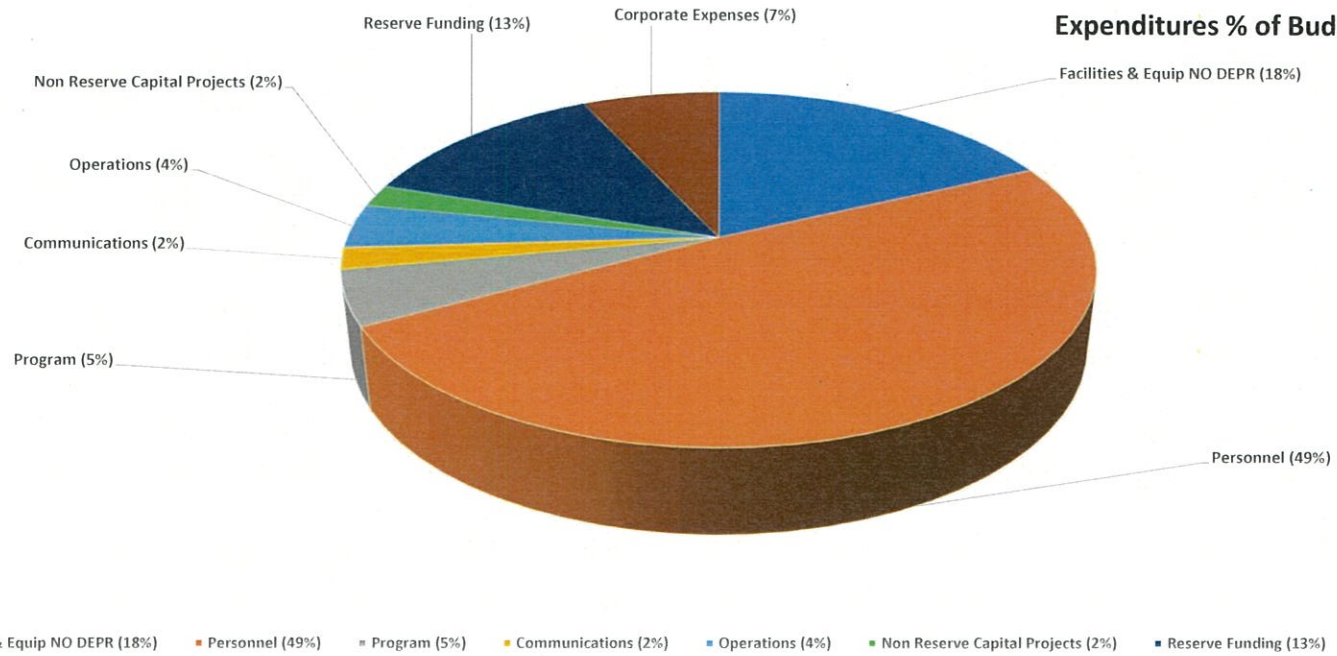
	2022 Annual Budget	January - December 2022				Prior Year		
		YTD Budget	Actual YTD	4Q	% of Variance	FY 2021	Var. from Prior Year	
						4Q YTD	%	\$
Revenue:								
Member Dues	\$ 6,946,780	\$ 6,946,780	\$ 6,947,340	0.0%	\$ 6,943,727	0.1%	\$ 3,613	
LC,Trans., Crd Fees.	725,215	725,215	785,602	8.3%	700,464	12.2%	85,138	
Capital Revenue	3,094,570	3,094,570	3,099,400	0.2%	3,147,953	(1.5%)	(48,553)	
Recreation	543,575	543,575	401,553	(26.1%)	212,685	88.8%	188,868	
Investment Income	279,432	279,432	372,078	33.2%	291,923	27.5%	80,155	
Communication	41,368	41,368	43,105	4.2%	64,159	(32.8%)	(21,054)	
Other Revenue	61,573	61,573	112,273	82.3%	111,081	1.1%	1,192	
Total Revenue	11,692,513	11,692,513	11,761,351	0.6%	\$ 11,471,993	2.5%	\$ 289,359	
Expenditures:								
Facilities & Equipment NO DEPRECIATION	\$ 1,947,691	\$ 1,947,691	\$ 1,744,590	9.9%	\$ 1,920,753	9.2%	\$ 176,163	
Personnel	5,541,399	5,541,399	5,109,366	7.8%	5,357,056	4.6%	\$ 247,690	
Program	537,072	537,072	454,461	15.4%	327,080	(38.9%)	\$ (127,380)	
Communications	229,745	229,745	211,582	7.9%	178,432	(18.6%)	\$ (33,150)	
Operations	481,204	481,204	545,403	(13.3%)	475,835	(14.6%)	\$ (69,568)	
Corporate Expenses	838,739	838,739	745,178	11.2%	712,733	(4.6%)	\$ (32,445)	
Total Expenditures	9,575,850	9,575,850	8,810,580	8.2%	8,971,889	1.8%	\$ 161,310	
Excess Revenues Over Exp.	\$ 2,116,663	\$ 2,116,663	\$ 2,950,772		\$ 2,500,104		\$ 450,668	
Transfers and Adjustments:								
Non Reserve Capital Projects	(218,000)	(218,000)	(183,991)					
Remove Income From Reserves	(243,051)	(243,051)	(334,016)					
Reserve Funding Initiatives	(611,752)	(611,752)	(623,923)					
Reserve Funding MRR & MRR-B	(1,402,520)	(1,402,520)	(1,402,519)					
MRR Expenses paid by Reserve	269,920	269,920	61,951					
Deduct Reserve Investment Exp.	88,740	88,740	86,438					
Modified Accrual Basis Surplus	-	(0)	554,712					

This report is not a GAAP compliant statement. Non cash adjustments such as Depreciation of Fixed Assets have been removed to establish a Modified Accrual report. The purpose of this report is to give a high level summary of GVRs performance for comparison to the Zero Surplus Budget goal for the fiscal year.

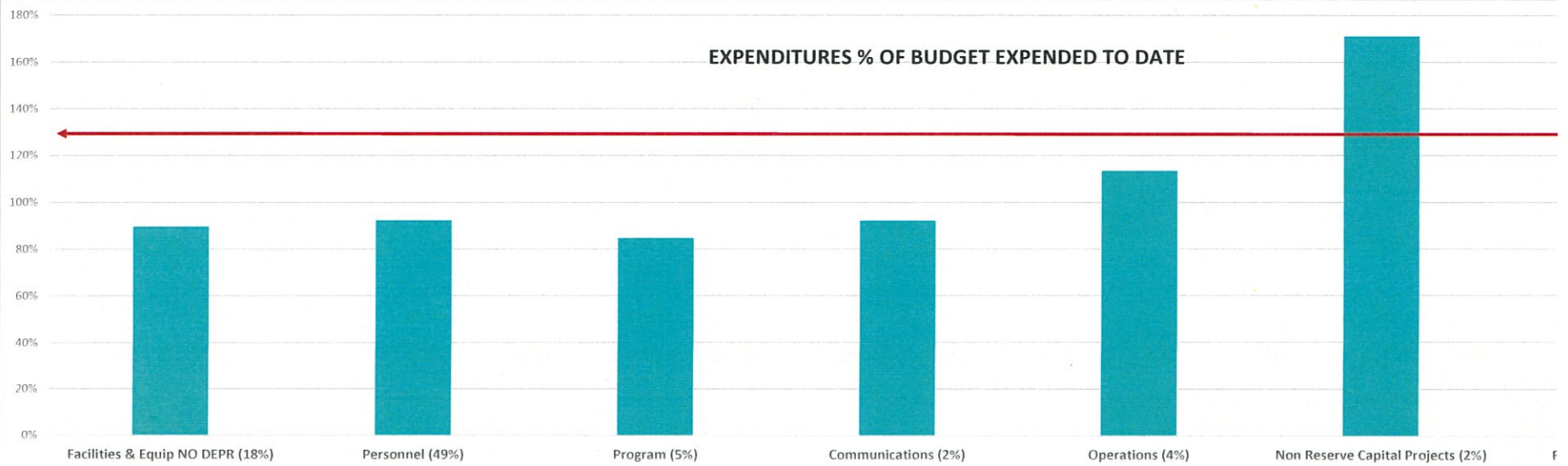


Green Valley Recreation
Quarterly Board Report January - December 2022

Expenditures % of Budget



EXPENDITURES % OF BUDGET EXPENDED TO DATE



BOD Quarterly Report

Green Valley Recreation, Inc.
Investments Performance
Quarterly Board Report January - December 2022

Fund	September 30, 2022	December 31, 2021	RETURN ON INVESTMENT			
			Year To Date		One Year (12 months)	
			Actual	Benchmark *	Actual	Benchmark *
Maintenance Repair & Replacement (SBH)	\$ 7,043,208	\$ 8,025,718	-11.0%	-10.2%	-11.0%	-10.2%
MRR - Part B Pools and Spas (SBH) **	\$ 576,963	\$ 1,083,705	-0.4%	-0.4%	-0.4%	-0.4%
Initiatives (SBH)	\$ 2,531,557	\$ 2,166,737	-8.5%	-8.2%	-8.5%	-8.2%
Emergency (SBH)	\$ 490,701	\$ 1,170,653	-18.1%	-21.3%	-18.1%	-21.3%
Total Designated Reserves	<u>\$ 10,642,430</u>	<u>\$ 12,446,813</u>				
Operating Investment Fund Part A Short Term - JP Morgan	\$ 3,361,830	\$ 2,809,726	-0.5%	-0.4%	-0.5%	-0.4%
Operating Investment Fund Part B Long Term - JP Morgan	\$ 1,565,673	\$ 1,600,000	-6.3%	-5.6%	-6.3%	-5.6%
Total Invested Operating Cash	<u>\$ 4,927,503</u>	<u>\$ 4,409,726</u>				

* Benchmarks = standards established by the Investments Committee in the Investment Policy Statement to compare the performance of a GVR Fund to a blend of Investment Indexes that match the risk tolerance and investment horizon of each fund. These benchmarks can be found in Subsection 3. GVR Investment Policy Statement in the Appendix of the CPM.



Green Valley Recreation, Inc
Statement of Financial Position
December 31, 2022

	Current December 31, 2022	Prior Year December 31, 2021	Increase (Decrease)	
Assets				
Total Operating Cash	6,660,402	6,569,509	90,893	1%
Accounts Receivable (net)	197,896	237,269	(39,373)	(17%)
Designated Investments	10,642,430	12,446,813	(1,804,383)	(14%)
Prepaid Expenses & Inventory	251,758	310,603	(58,845)	(19%)
Total Current Assets	17,752,486	19,564,194	(1,811,708)	(9%)
Fixed Assets				
Net Fixed Assets	19,172,604	17,990,084	1,182,520	7%
Total Assets	36,925,090	37,554,278	(629,188)	(2%)
Liabilities				
Accounts Payables	361,113	436,962	(75,849)	(17%)
Deffered Dues & Fees	5,123,624	5,235,627	(112,003)	(2%)
Compensation Liability	-	30,471	(30,471)	(100%)
Total Liabilities	5,484,737	5,703,060	(218,323)	(4%)
Total Net Assets	31,440,353	31,851,218	(410,866)	(1%)
Net Assets				
Board Designated Net Assets	10,642,430	12,446,813	(1,804,383)	(14%)
Unrestricted Net Assetes	21,208,788	18,101,480	3,107,308	17%
Net Change Year-To-Date	(410,865)	1,302,925	(1,713,790)	(132%)
Total Net Assets	31,440,353	31,851,218	(410,865)	(1%)



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, November 16, 2022 - 2pm

West Center Auditorium / Zoom

Directors: Kathi Bachelor (President), Donna Coon (Vice President), *Bart Hillyer (Secretary), Carol Crothers (Treasurer), Laurel Dean (Assistant Secretary), Jim Carden (Assistant Treasurer), Nancy Austin, Barbara Blake, Ted Boyett, Beth Dingman, Steve Gilbert, Bev Lawless, Scott Somers (non-voting)

Staff Present: David Jund (Facilities Director), Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (Communications Director), Kris Zubicki (Recreation Services Director)

Visitors: 16 including support staff

AGENDA TOPIC

1. Call to Order / Roll Call – Establish Quorum

The President being in the chair and the Secretary being present.

President Bachelor called the meeting to order at 2:10pm MST. Secretary Hillyer called the roll; quorum established.

2. Amend/Adopt Agenda

MOTION: Director Boyett moved, Director Carden seconded to adopt the Agenda.

Passed: unanimous

3. President Report – No report

4. CEO Report –

- East Center Pool replacement project moving forward and will be finished in the coming week. The opening and ribbon cutting is scheduled for December 15.
- Desert Hills Fitness Center construction permits have been issued by Pima County. Barker Contracting is scheduling the start up for this project. A banner will be hung to highlight the project as it moves forward.
- Kino Room at Santa Rita Springs, home of the Computer Club, is completed. All inspections have passed. The official opening is November 21.
- The Santa Cruz Room at Santa Rita Springs has new flooring and ballet bars installed. This room is open for use.
- The future Arts and Crafts room, Agave Room at Santa Rita Springs, is scheduled to open on November 30.
- Ceramics Club at Desert Hills will get the hand over from the art room on December 1. The architect is developing further expansion to increase the width of the room to the outdoor walkways.

- The future Glass Arts space at Santa Rita Springs has had the preliminary design update completed by WSM Architecture and reviewed by the Glass Arts Club. Final designs are underway and the goal is for the Board to award a contract at the December 14 Regular Meeting.
- The Del Sol Clubhouse architect is finalizing construction documents for the upper-level restrooms to submit to Pima County this week. Staff is coordinating with the contractor to begin construction on this project.
- The Lapidary and Metal Working Clubs have met with the architect many times to identify space needs. The architect information will be provided in December and will go to P&E Committee for recommendations to the Board.

5. **Member Comments** – There were no comments.

6. **Presentation**

A. Quarterly Financial Report

David Webster, CFO, presented the quarterly financial report. All financial reports can be viewed on the GVR website: www.gvrec.org/gvr-financial-updates/

7. **Consent Agenda**

MOTION: Director Blake moved, Director Boyett seconded to approve the Consent Agenda.

Passed: unanimous

A. Minutes:

- BOD Regular Meeting Minutes: October 26, 2022

B. Financial Statements:

- October Financial Report

8. **New Business**

A. Safety and Security Measures

Scott Somers, CEO, explained the serious incident that occurred at Las Campanas and measures that were taken immediately:

- Last week a naked man with a knife was in the women’s locker room. The woman who was approached screamed and the man put on his shorts and ran off. No one was injured.
- Immediate solutions were to lock some of the doors and gates at all facilities and use as exit only. This has caused issues for members with disabilities and inconveniences for those who use these doors for entry with the member card. Staff is revisiting this issue and is looking closer at what gates and doors should remain open to members. Staff is working on a balance to secure the facilities while meeting ADA compliance and conveniences.
- Staff is working on having a security consultant provide best measures for security for the facilities. If cameras are used it would not be to invade on member privacy and would only be available for security monitoring.
- There will be a cost consideration for added security to the facilities. This will come before the Board when the cost is known.

MOTION: Director Dean moved, Director Blake seconded to authorize staff to obtain quotes and draft contracts for Board approval to improve safety measures and protocols at all GVR facilities.

Passed: unanimous

B. CPM Part 3

BAC Chair Donna Coon presented the changes to CPM Part 3 Committees.

MOTION: Director Coon moved, Director Bachelor seconded that the Board review the recommendations of the Board Affairs Committee and if approved by the Board make changes to these recommendations to the Corporate Policy Manual Part 3 Committees.

Director Coon removed her Motion from the floor after a long discussion on the proposed changes. It was decided to move this topic to the January work session before bringing it to a vote at a Regular Board Meeting.

C. CPM Part 4

MOTION: Director Dean moved, Director Blake seconded to review the Board Affairs Committee recommendations for the changes in CPM Part 4 Chief Executive Officer and approve the recommendations.

Passed: 9 yes / 1 no (Lawless) / 1 did not vote (Boyett)

Director Coon stated the Restated Bylaws were removed from the Board Regular Meeting Agenda in October. The Board Affairs Committee (BAC) passed a motion at the November 8 BAC meeting to rescind the amended motion from the October 11, 2022, BAC meeting and to forward to the Board of Directors the Restated Bylaws and instead to ask staff to work with the attorney to make recommendations on future changes to the existing Bylaws. The Restated Bylaws will not be going to the membership for a vote this year.

D. Discussion and Potential Action on Del Sol Clubhouse Plans

Scott Somers, CEO, asked for the Board to give clarity on Del Sol Clubhouse.

*Director Hillyer left the meeting.

MOTION: Director Carden moved, Director Lawless seconded to continue moving forward with a vision of creating a social gathering recreation center. Build out the entire building to include the lower level to accommodate a minimum of 5 billiards and pool tables and other game-type activities, adding restrooms, a lift or elevator, and a stairwell to connect the two levels; and by seeking a solution to provide a wide variety of food and beverage options (such as a vendor).

Passed: 9 yes / 2 no (Austin and Crothers)

Scott Somers clarified from the Las Campanas incident that all the names from the cards that were swiped on the day of the incident were turned over to the detective. There were 102 names turned over.

9. Committee Reports – Committee Reports were not given.

A. Audit

Austin

B. Board Affairs

Coon

- C. Fiscal Affairs
- D. Investments
- E. Nominations & Elections
- F. Planning & Evaluation

Crothers
Lawless
Dingman
Hillyer

10. Member Comments – No member comments

11. Adjournment

**Director Crothers moved, Director Carden seconded to adjourn the meeting at 4:25pm MST.
Passed: unanimous**

DRAFT



MINUTES

BOARD OF DIRECTORS WORK SESSION

Wednesday, January 18, 2023, 2pm

WC Auditorium / Zoom

Directors Present: Kathi Bachelor (President), Donna Coon (Vice President), Bart Hillyer (Secretary), Carol Crothers (Treasurer), Laurel Dean (Assistant Secretary), Jim Carden (Assistant Treasurer), Nancy Austin, Barbara Blake, Ted Boyett, Beth Dingman, Steve Gilbert, Bev Lawless, Scott Somers (non-voting)

Staff Present: David Jund (Facilities Director), Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (COO)

Visitors: 32

AGENDA TOPIC

1. Call to Order / Roll Call

President Bachelor called the Work Session to Order at 2:00pm. President Bachelor called the roll and established a quorum.

2. Amend / Approve Agenda

MOTION: Carden moved / Boyett seconded to amend the Agenda by moving Agenda Topic 4 before Agenda Topic 3.

Passed: unanimous

3. Discuss and Review CPM Part 3 Committees and Bylaws

Recommendation

Highlights of the discussion on CPM Part 3 and Bylaws recommendation:

- BAC's reasons for changes to CPM Part 3 Committees - Section 1 General were to provide continuity and help committees with productivity. The changes proposed are based on best practices of non-profit boards and similar organizations to GVR.
- The new CPM organizational structure was approved December 15, 2021. Since that time the Board has approved eight of the ten parts with the BAC providing redlined and clean versions for recommendations for approval to the Board. Part 3 Committees and Part 7 Communications are moving forward in the process.
- BAC recommendations for approval to the Board for Part 3 Committees:
 - New language: 3.1.1.B Directors serve on at least one Committee and has been changed to "shall have opportunity to

- serve on at least one committee.” Could add “and be encouraged”.
- BAC Recommendation: 3.1.1.D “Committee terms are for three (3) years...” An alternative to the three-year term was for the chair to select 1/3 new members and limit participation to no more than six consecutive years.
- New language: 3.1.1.F adding “suggested” instead of “requiring” to read “Standing Committees suggested minimum of five (5) members...”
- BAC Recommendation: 3.1.1.G “The President, Chairperson, and CEO will review applications. After review of the applications the Chairperson will select Committee members and submit the appointments to the Board for approval at the April meeting.” Comments were made that committee member approval by the Board was an unnecessary step since all the appointees are not known by the Board and already vetted by the Chairperson; if the Board disagrees with an appointee it would be hard to reject the person in an open Board meeting; objection could be made for the whole committee and not individually; and it is helpful for the Board to know who is on the committees.
- Move this forward to the Regular Meeting of the Board for January 25 with possible changes presented then.

4. Compensation Philosophy

CEO Scott Somers introduced the importance of a compensation philosophy for GVR by having a policy and structure to allow GVR competitiveness in the marketplace. This Compensation Philosophy does not require any budget changes. The budget approved by the Board in October anticipated a \$103,000 increase in wages in 2023. Kellie Lemons, Lemons Consulting Group, was introduced to present the high-level narrative of the philosophy. Highlights include:

- The Compensation Philosophy is designed for the Board to approve and commit to the principles.
- There will be a minor lag in 2023, but the goal is to meet the market rate in compensations in the following year.
- Market Analysis uses the 25th, 50th, and 75th percentiles as a data source, with focus on the 50th percentile.
- Pay Strategy Development includes these three components: Externally competitive, internally equitable and consistently administered.
- Pay Plan Development includes: Developing a pay scale and pay grades; align Market to Grade midpoints at the 40 percentile currently but working toward the 50th percentile. More Pay Plan Development can happen over time with having an good organizational understanding of each of the positions.

The Compensation Philosophy will move forward to the January 25, Regular Meeting of the Board.

5. Discuss and Review Board Credo

The Board Credo was put together during a Board Retreat with consultant Jenny Carrillo of Alexander|Carrillo Consultants. The Board Credo is for the Board to adhere to.

It was requested to add to the Credo that the Director's would comply with all rules and be aware of how the Board's governing is serving the members.

The Board Credo will move forward to the January 25, Regular Meeting of the Board.

6. Dues Adjustment for GVR Members not Using Facilities

Director Gilbert presented a form of dues adjustment for discussion with the Board regarding members who no longer use the facility and pay the same dues as those who use the facilities. A possible solution could be that all members pay a specific dues amount that would remain the same for five to ten-year period and members who want to use the facility pay an extra amount for an access card for all use. The access card may go up over time.

Discussion was held and general consensus was this proposal is not in alignment with the Arizona State Statutes for communities such as GVR.

The survey states that 86 percent of members use the facilities.

Adjournment

MOTION: Crothers moved/ Hillyer seconded to adjourn the meeting at 4:14pm.

Passed: unanimous



Green Valley Recreation, Inc. CONSOLIDATED FINANCIAL STATEMENTS

The accompanying pages are the Financial Reports for November 30, 2022. The four

Statement of Financial Position.

This is also known as a Balance Sheet or the Statement of Net Assets.

Statement of Activities

Also known as an Income and Expense statement. This report shows the types of Income, the categories of expense and the unrealized Investment Market changes for the year to date. The bottom line in this report is the net for all the reserve accounts maintained by GVR.

Statement of Changes in Net Assets

This report displays the financial activity of the four reserves that make up the Net Assets of Green Valley Recreation. These reserves are:

Unrestricted - These net assets include the Fixed Assets (land, buildings and equipment), undesignated current assets less the current liabilities and deferred revenue items.

Emergency - Designated by the Board of Directors, this reserve is held to provide liquidity when needed for operational emergencies.

Maint - Repair - Replacement - designated by the Board of Directors, this reserve is the accumulation of assets in support of the Reserve Study which is mandated for Common Interest Realty Associations like Green Valley Recreation. Annual amounts are budgeted and transferred into this reserve for the purposes of the name of this reserve.

MRR-B Pools and Spas - Board designated reserve for end of life replacement of Pools and Spas

Initiatives - This reserve is designated by the Board of Directors to help with the funding for new programs that evolve from member interests and demands. Innovation in programming enables GVR to respond to member expectations.

Investment Portfolios

This report displays the market values of investments at the beginning of the year, the dollar amounts of changes that occurred from January 1st to the date of the financial statements. The unrealized gain or loss on market value changes is shown on a separate line to result in the market value of investments as of the reporting month end. The investments related to each of the Reserves (Unrestricted and Designated) are included in separate columns.



Green Valley Recreation, Inc. Statement of Financial Position

As of Date: November 30, 2022 and Dec 31, 2021

	November 30, 2022		Dec 31, 2021	
	Total		Total	
ASSETS				
Current Assets				
Cash/Cash Equivalents	627,743		3,759,784	
Accounts Receivable	219,950		237,269	
Prepaid Expenses	242,235		310,603	
Maintenance Inventory	23,044		-	
Designated Investments (Charles S./SBH)				
Emergency - Fund	507,084	(1)	1,170,653	(18)
MRR - Fund	7,313,202	(2)	8,025,718	(19)
Initiatives - Fund	2,674,465	(3)	2,166,737	(20)
Pools & Spas - Fund	592,459	(4)	1,083,705	(21)
Total Designated Investments (CS/SBH)	11,087,210	(6)	12,446,813	(22)
Undesignated Invest. (JP Morgan Long Term)	1,537,098	(6)	-	(23)
Undesignated Invest. (JP Morgan)	425,318	(7)	2,809,726	(24)
Investments	13,049,625 (8)		15,256,539 (25)	
Total Current Assets	14,162,598		19,564,194	
Fixed Assets				
Contributed Fixed Assets	18,017,085		18,017,085	
Purchased fixed Assets	27,695,850		25,169,228	
Sub-Total	45,712,935		43,186,312	
Less - Accumulated Depreciation	(26,629,033)		(25,196,228)	
Net Fixed Assets	19,083,902 (9)		17,990,084 (26)	
Total Assets	33,246,499		37,554,278	
LIABILITIES				
Current Liabilities				
Accounts Payable	583,078		436,962	
Deferred Dues Fees & Programs	628,967		4,673,666	
Accrued Payroll	117,961		169,633	
Compensation Liability	-		30,471	
Notes Payable	88,000		99,000	
MCF Refund Liability	202,752		293,328	
Total Current Liabilities	1,620,758		5,703,060	
TOTAL NET ASSETS	31,625,742 (10)		31,851,218 (27)	
NET ASSETS				
Temporarily Designated:				
Board Designated:				
Emergency	507,084	(11)	1,170,653	(28)
Maint - Repair - Replacement	7,313,202	(12)	8,025,718	(29)
Initiatives	2,674,465	(13)	2,166,737	(30)
Pools & Spas	592,459	(14)	1,083,705	(31)
Sub-Total	11,087,210 (15)		12,446,813	
Unrestricted Net Assets	20,764,009		19,404,405	
Net change Year-to-Date	(225,477) (16)		-	
Unrestricted Net Assets	20,538,532 (17)		19,404,405	
TOTAL NET ASSETS	31,625,742		31,851,218	



Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 11 month period ending November 30, 2022

FY Budget Period: Jan 1, 2022 - Dec 31, 2022

	PRIOR YEAR COMPARISON				BUDGET COMPARISON				Fiscal Year Budget	Remaining FY Budget
	2021 YTD Actual	2022 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%		
Revenue										
Member Dues	6,361,009	6,391,693	30,684	0%	6,391,693	6,367,882	23,811	0.4%	6,946,780	555,087
LC, Trans., Crd Fees.	629,688	720,667	90,978	14%	720,667	635,803	84,864	13%	725,215	4,548
Capital Revenue	2,844,553	2,925,327	80,774	3%	2,925,327	2,837,955	87,372	3%	3,094,570	169,243
Programs	18,625	77,412	58,787	316%	77,412	169,802	(92,391)	(54%)	203,246	125,834
Instructional	152,029	290,733	138,704	91%	290,733	321,072	(30,339)	(9%)	340,329	49,596
Recreational Revenue	170,654	368,145	197,491	116%	368,145	490,874	(122,729)	(25%)	543,575	175,430
Investment Income	246,563	329,038	82,475	33%	329,038	243,368	85,670	35%	279,432	(49,606)
Advertising Income	22,565	-	(22,565)	(100%)	-	-	-	0%	-	-
Cell Tower Lease Inc.	38,101	39,232	1,130	3%	39,232	38,109	1,123	3%	41,368	2,136
Comm. Revenue	60,666	39,232	(21,434)	(35%)	39,232	38,109	1,123	3%	41,368	2,136
Other Income	69,603	82,506	12,903	19%	82,506	55,573	26,933	48%	55,573	(26,933)
Facility Rent	4,340	18,128	13,788	318%	18,128	4,806	13,321	277%	6,000	(12,128)
Marketing Events	-	-	-	0%	-	-	-	0%	-	-
In-Kind Contributions	-	3,667	3,667	0%	3,667	-	3,667	0%	-	(3,667)
Contributed Income	30,382	-	(30,382)	(100%)	-	-	-	0%	-	-
Other Revenue	104,325	104,300	(25)	(0%)	104,300	60,379	43,921	73%	61,573	(42,727)
Total Revenue	10,417,458	10,878,402	460,943	4%	10,878,402	10,674,370	204,032	1.9%	11,692,513	814,112
Expenses										
Major Proj.-Rep. & Maint.	478,571	218,834	259,737	54%	218,834	526,123	307,289	58%	542,035	323,200
Facility Maintenance	193,023	212,977	(19,954)	(10%)	212,977	163,879	(49,098)	(30%)	170,994	(41,983)
Fees & Assessments	14,486	22,718	(8,232)	(57%)	22,718	35,650	12,933	36%	38,134	15,416
Utilities	731,775	841,629	(109,854)	(15%)	841,629	791,476	(50,153)	(6%)	871,224	29,595
Depreciation	1,522,912	1,432,805	90,107	6%	1,432,805	1,595,663	162,858	10%	1,706,610	273,805
Furniture & Equipment	200,774	258,316	(57,543)	(29%)	258,316	226,286	(32,030)	(14%)	248,684	(9,632)
Vehicles	71,645	78,389	(6,745)	(9%)	78,389	71,822	(6,568)	(9%)	76,620	(1,769)
Facilities & Equipment	3,213,185	3,065,669	147,517	5%	3,065,669	3,410,899	345,231	10%	3,654,301	588,632
Wages	3,659,865	3,500,349	159,516	4%	3,500,349	3,853,984	353,635	9%	4,210,760	710,411
Payroll Taxes	291,893	268,174	23,718	8%	268,174	309,507	41,333	13%	337,618	69,444
Benefits	875,771	870,303	5,467	1%	870,303	910,704	40,401	4%	993,020	122,717
Personnel	4,827,528	4,638,827	188,702	4%	4,638,827	5,074,196	435,369	8.6%	5,541,399	902,573
Food & Catering	17,927	22,771	(4,844)	(27%)	22,771	33,678	10,907	32%	40,319	17,548
Recreation Contracts	206,096	336,739	(130,643)	(63%)	336,739	376,570	39,831	11%	422,853	86,114
Bank & Credit Card Fees	43,977	59,141	(15,164)	(34%)	59,141	69,674	10,533	15%	73,900	14,759
Program	268,000	418,651	(150,651)	(56%)	418,651	479,921	61,271	13%	537,072	118,421
Communications	89,714	99,981	(10,267)	(11%)	99,981	104,561	4,580	4%	114,090	14,109
Printing	70,283	72,670	(2,387)	(3%)	72,670	77,624	4,954	6%	82,200	9,530
Advertising	2,802	17,895	(15,093)	(539%)	17,895	29,875	11,980	40%	33,500	15,605
Communications	162,799	190,547	(27,748)	(17%)	190,547	212,061	21,514	10%	229,790	39,243
Supplies	254,949	364,101	(109,152)	(43%)	364,101	274,836	(89,265)	(32%)	289,808	(74,293)
Postage	19,370	17,866	1,504	8%	17,866	14,858	(3,008)	(20%)	15,087	(2,779)
Dues & Subscriptions	9,318	13,660	(4,343)	(47%)	13,660	11,578	(2,082)	(18%)	12,045	(1,615)
Travel & Entertainment	1,120	1,071	50	4%	1,071	9,250	8,180	88%	11,320	10,249
Other Operating Expense	117,673	85,384	32,289	27%	85,384	146,414	61,031	42%	152,944	67,560
Operations	402,430	482,082	(79,652)	(20%)	482,082	456,937	(25,145)	(6%)	481,204	(878)
Information Technology	60,934	73,360	(12,426)	(20%)	73,360	114,913	41,553	36%	123,798	50,438
Professional Fees	239,119	220,738	18,381	8%	220,738	283,050	62,312	22%	304,200	83,462
Commercial Insurance	291,336	335,824	(44,488)	(15%)	335,824	323,939	(11,884)	(4%)	329,075	(6,749)
Taxes	10,182	52,192	(42,010)	(413%)	52,192	11,870	(40,322)	(340%)	18,566	(33,626)
Conferences & Training	9,171	24,856	(15,685)	(171%)	24,856	42,366	17,509	41%	43,100	18,244
Employee Recognition	(733)	5,461	(6,193)	845%	5,461	18,333	12,873	70%	20,000	14,539
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-
Corporate Expenses	610,010	712,431	(102,421)	(17%)	712,431	794,471	82,040	10.3%	838,739	126,308
Expenses	9,483,953	9,508,205	(24,252)	(0%)	9,508,205	10,428,485	920,280	9%	11,282,505	1,774,300
Gross surplus(Rev-Exp)	933,506	1,370,197	436,691	47%	1,370,197	245,885	1,124,311	457%	410,008	(960,188)
Net Gain/Loss on Invest.	389,119	(1,595,673)	(1,984,792)		(1,595,673)	-	(1,595,673)		-	1,595,673
Net from Operations	1,322,625	(225,477)	(1,548,101)	(117%)	(225,477)	245,885	(471,362)		410,008	635,485



Green Valley Recreation, Inc.
Statement of Changes in Net Assets

As of Date: November 30, 2022 and Dec 31, 2021

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
		Unrestricted	Fixed Assets				
Net change in net assets-GVR	(225,477) (16)	(225,477)	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	-
Principal Transfers							
Transfers For Funding	-	(2,010,958)	-	-	1,132,047	608,439	270,472
Transfers Prev. Yr. Surplus	-	(12,559)	-	-	-	12,559	-
Transfers Curr. Yr. Surplus	-	-	-	-	-	-	-
Transfers Between Funds	-	16,486	-	(467,156)	(15,350)	466,020	-
Depreciation	-	1,432,805	(1,432,805)	-	-	-	-
Disposal of Fixed Assets	-	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	-	(262,410)	2,526,623	-	(946,539)	(278,024)	(1,039,650)
Withdrawals	-	(138,548)	-	-	(36,377)	(107,516)	282,441
		-					
Allocations of Net Change components:							
Investment income	-	(279,541)	-	9,956	196,452	56,260	16,873
Investment Expenses	-	83,294	-	(4,823)	(55,728)	(14,923)	(7,819)
Net Gains (Losses) in Investments	-	1,437,217	-	(201,547)	(987,020)	(235,087)	(13,564)
Net Change to November 30, 2022	(225,477) (16)	40,309	1,093,817	(663,570)	(712,516)	507,728	(491,246)
Net Assets at, Dec 31, 2021	31,851,218 (27)	1,414,321	17,990,084 (26)	1,170,653 (28)	8,025,718 (29)	2,166,737 (30)	1,083,705 (31)
Net Assets as at, November 30, 2022	31,625,742 (10)	1,454,630	19,083,902 (9)	507,084 (11)	7,313,202 (12)	2,674,465 (13)	592,459 (14)
		20,538,532 (17)		11,087,210 (15)			

Footnotes refer to Statement of Financial Position and Statement of Activities

4



Green Valley Recreation, Inc.
Investment Portfolios
Changes and Market Values
Beginning of Year and Curent Month End

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
Balance Dec 31, 2021 (at Market)	15,256,539 (25)	2,809,726 (24)	1,170,653 (18)	8,025,718 (19)	2,166,737 (20)	1,083,705 (21)
Changes since Jan 1, 2021:						
Principal Transfers	5,607,031	3,600,000	(467,156)	1,116,697	1,087,018	270,472
Investment income	330,687	51,146	9,956	196,452	56,260	16,873
Withdrawals	(6,465,664)	(4,340,000)	-	(982,916)	(385,540)	(757,209)
Investment Expenses	(83,294)	-	(4,823)	(55,728)	(14,923)	(7,819)
Net Change for 11 Months	(611,240)	(688,854)	(462,023)	274,504	742,815	(477,682)
Balance before Market Change at November 30, 2022	14,645,299	2,120,872	708,631	8,300,221	2,909,552	606,023
11 Months Net Change in Investments Gain/(Loss)	(1,595,673)	(158,456)	(201,547)	(987,020)	(235,087)	(13,564)
Balance at November 30, 2022 (at Market)	\$ 13,049,625 (8)	1,962,416 (7)	507,083.64 (1)	7,313,202 (2)	2,674,465 (3)	592,459 (4)

11,087,210 (15)

Footnotes refer to Statement of Financial Position and Statement of Activities

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Green Valley Recreation, Inc.

Board of Directors Regular Meeting

Corporate Policy Manual Part 6: 6.2.2.K.5

Prepared By: Nanci Moyo, Admin. Sup.

Meeting Date: January 25, 2023

Presented By: Donna Coon, BAC Chair

Consent Agenda: Yes

<p>Originating Committee / Department: Board Affairs Committee (BAC)</p>
<p>Action Requested: Approve recommendation from the BAC to amend the Corporate Policy Manual (CPM) Part 6, Section 2 as presented.</p>
<p>Strategic Plan Goal: Goal 1: Provide excellent facilities for members to participate in a variety of active and social opportunities</p>
<p>Background Justification: The BAC recommends the Board of Directors remove 6.2.2.K.5 from the CPM since this practice or requirement is not necessary. Section 6.2.2.K.5 states: Clubs may apply for a waiver of fees annually. The BAC will review applications to determine if fees are a hardship to the club and make a recommendation to the Board. Clubs will be notified of the Board’s decision.</p>
<p>Fiscal Impact: None</p>
<p>Board Options: 1) Approve the recommendation from the BAC to amend the Corporate Policy Manual (CPM) Part 6, Section 2 as presented. 2) Approve recommendation from the BAC to amend the Corporate Policy Manual (CPM) Part 6, Section 2 with amendments. 3) Send back to BAC for further review.</p>
<p>Staff Recommendation: Option #1</p>
<p>Recommended Motion: Move to approve the recommendation from the BAC to amend the Corporate Policy Manual (CPM) Part 6, Section 2 as presented.</p>



Green Valley Recreation, Inc.

Board of Directors Regular Meeting

Corporate Policy Manual Part 6: 6.3.4.A&B

Prepared By: Nanci Moyo, Admin. Sup.

Meeting Date: January 25, 2023

Presented By: Donna Coon, BAC Chair

Consent Agenda: Yes

<p>Originating Committee / Department: Board Affairs Committee (BAC)</p>
<p>Action Requested: Approve recommendation from the BAC to amend the Corporate Policy Manual (CPM) in Part 6, Section 3: 6.3.4.A&B as presented.</p>
<p>Strategic Plan Goal: Goal 3: Promote increased involvement of members in GVR</p>
<p>Background Justification: After review from Legal Counsel, the BAC reviewed the current CPM and Legal Counsel’s opinion and concluded the GVR Artisans’ Shop, organized as an IRC 501(c)(4) tax-exempt entity, may sell to the public. Recommended changes include removing the second sentence in A: “Because of the organization’s non-profit private club status, sales may only be made to GVR Members or their guests with appropriate GVR identification.” Added wording to A (underlined): <u>GVR recognizes that finished craft pieces are sold through display cases in hobby shops, the Artisan Shop, and other non-GVR venues to GVR members and to the public.</u> Remove all of B.</p>
<p>Fiscal Impact: None</p>
<p>Board Options: 1) Approve the recommendation from the BAC to amend the Corporate Policy Manual (CPM), Part 6, Section 3: 6.3.4.A&B as presented. 2) Approve recommendation from the BAC to amend the Corporate Policy Manual (CPM) in Part 6, Section 3: 6.3.4.A&B with changes. 3) Send back to BAC for further review.</p>
<p>Staff Recommendation: Option #1</p>
<p>Recommended Motion: Move to approve the recommendation from the BAC to amend the Corporate Policy Manual (CPM), Part 6, Section 3: 6.3.4.A&B as presented.</p>



Green Valley Recreation, Inc.

Board of Directors Meeting

Award of Construction Contract

GVR Glass Artists Tenant Improvement

Prepared By: David Jund, Facilities Director **Meeting Date:** January 25, 2023

Presented By: David Jund, Facilities Director **Consent Agenda:** No

<p>Originating Committee / Department: Facilities Department</p>
<p>Action Requested: Award construction contract to Barker Contracting to construct the GVR Glass Artists Tenant Improvement Project.</p>
<p>Strategic Plan: Goal #1: Provide excellent facilities for members to participate in a variety of active and social opportunities.</p>
<p>Background Justification: During the fall and winter of 2021, the concept of an industrial arts center located at West Center was being developed by staff. Part of this concept was to develop a dedicated space for the GVR Glass Artists. Also, part of the concept was to consolidate the 3 GVR Lapidary Club spaces and to be a home for the GVR Metalworking Crafts Club.</p> <p>The Board of Directors directed staff to pursue design services of an industrial arts center at the West Center at their regular meeting on December 15, 2021. During this process it became apparent that space constraints at West Center would be prohibitive to house all 3 clubs on this campus and still allow for the clubs to be successful and maintain or even grow their memberships.</p> <p>In response to the GVR Glass Arts Club’s need for more days and time at the North Abrego Center, staff began working on moving all activities other than GVR Glass Artists out of that center. At the March 22, 2022, regular meeting of the Board of Directors CEO Somers announced that: <i>The Glass Artists Club had 24/7 access to Abrego North. There will be aggressive action to look for a permanent home for Glass Artists Club. There are potential solutions being considered.</i></p> <p>At the May 25, 2022, regular meeting of the Board, staff announced that the GVR Computer Club would be relocating to the then Kino Room at Santa Rita Springs. This move would make available 5014 SQ. FT. of area to be repurposed for a GVR Glass Artists dedicated space.</p> <p>Staff engaged WSM Architects to develop the scope of the project and to produce Construction Documents (CD’s) and submit designs for permitting.</p> <p>During the design development process approximately 532 SQ. FT. of the space was repurposed for an Art Room leaving 4482 SQ. FT. to develop for the GVR Glass Artists. The Art Room was</p>

being developed to relocate the activities of the Arts & Crafts Room at Desert Hills to Santa Rita Springs. This allowed the GVR Ceramics Club to expand their space at Desert Hills.

The design process saw many meetings between the Club, architect and staff. In November of 2021, the architect delivered preliminary designs to the club and staff and the Value Engineering (VE) process began. It was during this period that Barker Contracting was brought on to assist with VE. Several sessions of VE with the Club, architect, contractor and staff were conducted.

Construction Documents were submitted to Pima County for review and permitting on 12/1. Two additional VE sessions were conducted on 12/4 and 12/5. Pima County approved the drawings and issued a building permit on 12/22.

The final 2 sessions of Value Engineering were not captured in the now approved plans and will all VE items identified in those sessions will be seen as Change Orders during the project.

Fiscal Impact:

Based on the CD's submitted to Pima County for approval, Barker Contracting submitted a construction proposal for \$883,891 on 12/16/2022.

As the CD's had already been submitted to Pima County at that time, this proposal number does not reflect the reduction of costs from items identified in the VE sessions of 12/4 and 12/5.

Barker has submitted the VE changes to their subcontractors for pricing. Also, additional saving may be found within General Conditions of the proposal since Barker Contracting has superintendents onsite for GVR at Desert Hills.

On October 26, 2022, the Long-term Capital Plan for years 2022-2027 was approved as part of the FY2023 Budget. The plan projected funding at \$900,000 over years 2022 & 2023 for the GVR Glass Artists space at Santa Rita Springs.

Board Options:

1. Award Barker Contracting the contract to construct the GVR Glass Artists Tenant Improvement Project at Santa Rita Springs.
2. Provide alternative direction to staff

Staff Recommendation:

Option #1

Recommended Motion:

I move to award the construction contract of the GVR Glass Artists Tenant Improvement to Barker Contracting.

Attachments:

- Barker Contracting AIA Document A101-2017 GVR Glass Arts TI, dated 1/18/2023
- GVR Glass Arts at Santa Rita Springs Barker Contracting Estimate 22.12.16



AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the Nineteenth day of January in the year Two Thousand Twenty-Three
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Green Valley Recreation, Inc.
1070 S. Calle de las Casitas
Green Valley, AZ 85604

and the Contractor:
(Name, legal status, address and other information)

Barker Contracting, Inc.
2127 E Speedway Blvd., Suite 101
Tucson, AZ 85719
520.323.3831

for the following Project:
(Name, location and detailed description)

GVR Glass Arts TI at Santa Rita Springs
921 W Via Rio Fuerto
Green Valley, AZ 85614

The Architect:
(Name, legal status, address and other information)

WSM Architects
4330 N. Campbell Ave., Suite 268
Tucson, AZ 85718
520.408.1044

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101@–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201@–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

1	THE CONTRACT DOCUMENTS
2	THE WORK OF THIS CONTRACT
3	DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
4	CONTRACT SUM
5	PAYMENTS
6	DISPUTE RESOLUTION
7	TERMINATION OR SUSPENSION
8	MISCELLANEOUS PROVISIONS
9	ENUMERATION OF CONTRACT DOCUMENTS
	EXHIBIT A INSURANCE AND BONDS

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ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)
- A mutually agreed upon date

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

- Not later than One hundred and twenty (120) calendar days from the date of commencement of the Work.
- By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work

Substantial Completion Date

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be Eight Hundred Eighty-Three Thousand, Nine Hundred Forty-Three Dollars and No Cents (\$ 883,943.00), subject to additions and deductions as provided in the Contract Documents.

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§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
NA	

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
NA		

§ 4.3 Allowances, if any, included in the Contract Sum: (Identify each allowance.)

Item	Price
NA	

§ 4.4 Unit prices, if any: (Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
NA		

§ 4.5 Liquidated damages, if any: (Insert terms and conditions for liquidated damages, if any.)

NA

§ 4.6 Other: (Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

NA

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the first day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the twenty first day of the same month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than twenty one (21) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor’s Applications for Payment.

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§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

10%

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

NA

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

At 50% completion, the retention will be reduced to 5%.

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

1.5 % One and one half percent

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

- Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

Scott Somers, CEO
Green Valley Recreation, Inc.
1070 S. Calle de las Casitas
Green Valley, AZ 85614

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

Michaela Osborn, Project Manager
Barker Contracting, Inc.
2127 E Speedway Blvd. Suite 101
Tucson, AZ 85719
520.833.2299

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

Lien

If any notice of lien, stop notice or bonded stop notice is presented to the Owner or recorded, despite payment by the Owner in accordance with the terms of this Agreement, the Owner may withhold from Contractor all sums the Owner considers necessary to protect the Owner from loss or expenses arising from such lien or notice. Provided however, if the Owner becomes aware that any lien, stop notice or bonded stop notice has been presented or recorded, the Owner must notify the Contractor at least ten days in advance before any sums are withheld from Contractor. Further, Contractor will furnish within ten (10) days after demand, at Contractor's sole cost, all statutory and other bonds necessary to release and discharge the Project or any of the Owner's property from liens and to result in the release of funds held in response to any notice or bonded stop notice despite payment by Owner in accordance with the terms of this Agreement.

Time

If during the performance of Work the delivery of materials, equipment or products are delayed through no fault of Contractor due to factors including supply chain shortages, unavailability of transportation, labor shortages or other

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similar factors, the Project Schedule shall be adjusted for such delays and Contractor shall not be liable for such delays.

FM-1. "Force Majeure Event" means any event or occurrence which the affected Party could not reasonably have prevented utilizing all reasonable efforts under the circumstances, such as an act of God; expropriation or confiscation of facilities, acts of declared or undeclared war; terrorism; public disorder; rebellion; international trade disputes; revolution; epidemic; pandemic; any other like occurrence; and any governmental direction or order based on any such event or occurrence. To the extent a Force Majeure Event adversely affects the Work, the following will apply: (1) [1] the progress schedule and Contract Time(s) will be extended by Change Order to the extent of the resulting delay; and (2)[2] if the Force Majeure Event results in a suspension of the Work, the Contract Sum or Guaranteed Maximum Price, as applicable, will be adjusted by Change Order to the extent of the direct and indirect costs Contractor reasonably incurs in connection with the suspension, including costs to: demobilize, secure and protect the partially completed Work, comply with ongoing permit requirements and take other actions necessary to preserve the Work and the Project during the suspension ("Suspension Costs"), together with costs thereafter incurred in connection with demobilization if the Contract is terminated during suspension without resumption of the Work; (3)[3] to the extent the Force Majeure Event will require Contractor to incur additional direct or indirect costs, in addition to the Suspension Costs, necessary for the proper performance of the Work but which the Contractor did not anticipate when it executed the Contract ("Resumption of Work Compensation"), the Contract Sum or Guaranteed Maximum Price, as applicable, will be equitably adjusted by Change Order; and (4)[4] without prejudice to or waiver of any other right or remedy, Contractor shall have the right to submit its written proposal for a Change Order providing for extension of time, Suspension Costs, or Resumption of Work Compensation as set forth above, at any time, and to terminate this Contract effective on written notice if the parties do not enter into such Change Order within ten days after Contractor has delivered its proposal. This section is in addition to, and without limitation of, any other right or remedy available to either party under this contract or applicable law, including the Arizona common law of contracts, and governs over any other section or other provision in the Contract.

FM-2. The parties hereby confirm the COVID-19 pandemic, and the governmental directions and orders based thereon, and any other matter, occurrence or event based on, resulting from or relating to said virus, whether directly or indirectly, during the progress of the Work, is hereby considered a Force Majeure Event and Section FM-1 set forth above will apply to and govern to the extent such COVID-19 Force Majeure Event adversely impacts the Work.

[1] Increased Time as matter of right.

[2] Suspension Costs as a matter of right, subject to termination per (4) if Change Order is not approved

[3] Resumption of Work Compensation subject to termination per (4) if CO is not agreed to..

[4] Right to terminate if CO not executed within 10 days after Contractor's proposal.

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™-2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction
- .4 AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)
- .5 Drawings

Number	Title	Date
A0.0	COVER PAGE	1/9/2023
A0.1	GENERAL NOTES, SYMBOLS & ABBREVIATIONS	1/9/2023
A0.2	CODE PLAN	1/9/2023
D2.0	DEMOLITION FLOOR PLAN	1/9/2023
A2.0	FLOOR PLAN	1/9/2023
A2.2	EQUIPMENT FLOOR PLAN	1/9/2023
A2.0D	DIMENSION PLAN	1/9/2023
A2.1	ROOF PLAN	1/9/2023
A3.0	ELEVATIONS	1/9/2023

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User Notes:

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(1733908019)

A5.0	INTERIOR ELEVATIONS	1/9/2023
A5.1	INTERIOR ELEVATIONS	1/9/2023
A6.0	REFLECTED CEILING PLAN	1/9/2023
A8.0	DOOR SCHEDULE AND DETAILS	1/9/2023
I2.0	INTERIOR FINISH PLAN	1/9/2023
F2.0	FURNITURE PLAN	1/9/2023
S1.0	GENERAL STRUCTURAL NOTES AND SCHEDULES	1/9/2023
S2.0	FOUNDATION AND FRAMING DETAILS	1/9/2023
S3.0	FOUNDATION AND FRAMING DETAILS	1/9/2023
M0.0	MECHANICAL DEMO PLAN	1/9/2023
M1.1	ENLARGE MECHANICAL PLAN - KILN ROOM	1/9/2023
M2.0	MECHANICAL NOTES, SHEDULES, & DETAILS	1/9/2023
P0.0	PLUMBING DEMO FLOOR PLAN	1/9/2023
P1.0	PLUMBING WASTE FLOOR PLAN	1/9/2023
P2.0	PLUMBING WATER FLOOR PLAN	1/9/2023
P3.0	PLUMBING DETAILS & ISOMETRIC	1/9/2023
P4.0	PLUMBING SCHEDULES & NOTES	1/9/2023
E0.0	ELECTRICAL SYMBOLS, NOTES AND ABBREVIATIONS	1/9/2023
ED1.0	ELECTRICAL DEMOLITION PLAN	1/9/2023
E1.0	LIGHTING PLAN, LIGHT FIXTURE SCHEDULE & CALC	1/9/2023
E2.0	POWER PLAN, EQUIPMENT & ONE LINE SCHEDULE	1/9/2023
E2.1	ENLARGE KILN ROOM & MECHANICAL POWER PLAN	1/9/2023
E3.0	SYSTEMS PLAN	1/9/2023
E4.0	PANEL SCHEDULES	1/9/2023

.6 Specifications

Section	Title	Date	Pages
NA			

.7 Addenda, if any:

Number	Date	Pages
NA		

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Plan:

Title	Date	Pages
NA		

Supplementary and other Conditions of the Contract:

Init.

Document	Title	Date	Pages
NA			

.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

Exhibit B: Cost Summary

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

(Printed name and title)

CONTRACTOR *(Signature)*

Riley Rasmussen, Project Director

(Printed name and title)

You have a right to file a written complaint with the Arizona Registrar of contractors for an alleged violation of Arizona Revised Statute section 32-1154, subsection A. Complaints must be made within the applicable time period set forth in Arizona Revised Statute section 32-1155, subsection A. The Arizona Registrar of Contractors can be contacted at (602) 542-1525 or (877) 692-9762 or at www.azroc.gov.

ROC 196321



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/26/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NFP Property & Casualty Services, Inc. 6992 East Broadway Boulevard Tucson, AZ 85710	CONTACT NAME: Melanie Smith PHONE (A/C, No, Ext): (520) 467-6078 FAX (A/C, No): (520) 571-9667 E-MAIL ADDRESS: melanie.smith@nfp.com
INSURER(S) AFFORDING COVERAGE	
INSURED	INSURER A: Phoenix Insurance Company NAIC # 25623
Barker Contracting, Inc. 2127 E. Speedway Blvd., #101 Tucson, AZ 85719	INSURER B: Travelers Property Casualty Company of America 25674
	INSURER C: Travelers Indemnity Company 25658
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	X	CO-4S142544	8/5/2022	8/5/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	810-4S141800	8/5/2022	8/5/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			CUP-3S160816	8/5/2022	8/5/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input checked="" type="checkbox"/> N N/A If yes, describe under DESCRIPTION OF OPERATIONS below		X	UB-4S141283	8/5/2022	8/5/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Per written contract the policies in force can provide: Additional insured status for ongoing and completed operations with primary and non-contributory status on both general liability and auto liability. Per project aggregate applies on the general liability. Waiver of subrogation on general liability, auto liability and workers compensation. Policy forms attached.

CERTIFICATE HOLDER**CANCELLATION**

COI for BIDS CERTIFICATE HOLDER TO BE COMPLETED UPON AWARD OF CONTRACT

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**BLANKET ADDITIONAL INSURED
(Includes Products-Completed Operations If Required By Contract)**

This endorsement modifies insurance provided under the following:
COMMERCIAL GENERAL LIABILITY COVERAGE PART

PROVISIONS

The following is added to **SECTION II – WHO IS AN INSURED:**

Any person or organization that you agree in a written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only:

- a. With respect to liability for "bodily injury" or "property damage" that occurs, or for "personal injury" caused by an offense that is committed, subsequent to the signing of that contract or agreement and while that part of the contract or agreement is in effect; and
- b. If, and only to the extent that, such injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies. Such person or organization does not qualify as an additional insured with respect to the independent acts or omissions of such person or organization.

The insurance provided to such additional insured is subject to the following provisions:

- a. If the Limits of Insurance of this Coverage Part shown in the Declarations exceed the minimum limits required by the written contract or agreement, the insurance provided to the additional insured will be limited to such minimum required limits. For the purposes of determining whether this limitation applies, the minimum limits required by the written contract or agreement will be considered to include the minimum limits of any Umbrella or Excess liability coverage required for the additional insured by that written contract or agreement. This provision will not increase the limits of insurance described in Section III – Limits Of Insurance.
- b. The insurance provided to such additional insured does not apply to:

- (1) Any "bodily injury", "property damage" or "personal injury" arising out of the providing, or failure to provide, any professional architectural, engineering or surveying services, including:

- (a) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders or change orders, or the preparing, approving, or failing to prepare or approve, drawings and specifications; and
- (b) Supervisory, inspection, architectural or engineering activities.

- (2) Any "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the written contract or agreement specifically requires you to provide such coverage for that additional insured during the policy period.

- c. The additional insured must comply with the following duties:

- (1) Give us written notice as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, such notice should include:
 - (a) How, when and where the "occurrence" or offense took place;
 - (b) The names and addresses of any injured persons and witnesses; and
 - (c) The nature and location of any injury or damage arising out of the "occurrence" or offense.
- (2) If a claim is made or "suit" is brought against the additional insured:

COMMERCIAL GENERAL LIABILITY

- (a) Immediately record the specifics of the claim or "suit" and the date received; and
 - (b) Notify us as soon as practicable and see to it that we receive written notice of the claim or "suit" as soon as practicable.
- (3) Immediately send us copies of all legal papers received in connection with the claim or "suit", cooperate with us in the investigation or settlement of the claim or defense against the "suit", and otherwise comply with all policy conditions.
- (4) Tender the defense and indemnity of any claim or "suit" to any provider of other insurance which would cover such additional insured for a loss we cover. However, this condition does not affect whether the insurance provided to such additional insured is primary to other insurance available to such additional insured which covers that person or organization as a named insured as described in Paragraph 4., Other Insurance, of Section IV – Commercial General Liability Conditions.

COMMERCIAL GENERAL LIABILITY

c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

d. Primary And Non-Contributory Insurance If Required By Written Contract

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

- (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and
- (2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. Premium Audit

- a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.
- b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.
- c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

By accepting this policy, you agree:

- a. The statements in the Declarations are accurate and complete;
- b. Those statements are based upon representations you made to us; and
- c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom claim is made or "suit" is brought.

8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:
 - a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and
 - b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

XTEND ENDORSEMENT FOR CONTRACTORS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to this Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- A. Who Is An Insured – Unnamed Subsidiaries
- B. Blanket Additional Insured – Governmental Entities – Permits Or Authorizations Relating To Operations
- C. Incidental Medical Malpractice
- D. Blanket Waiver Of Subrogation
- E. Contractual Liability – Railroads
- F. Damage To Premises Rented To You

PROVISIONS

A. WHO IS AN INSURED – UNNAMED SUBSIDIARIES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any of your subsidiaries, other than a partnership, joint venture or limited liability company, that is not shown as a Named Insured in the Declarations is a Named Insured if:

- a. You are the sole owner of, or maintain an ownership interest of more than 50% in, such subsidiary on the first day of the policy period; and
- b. Such subsidiary is not an insured under similar other insurance.

No such subsidiary is an insured for "bodily injury" or "property damage" that occurred, or "personal and advertising injury" caused by an offense committed:

- a. Before you maintained an ownership interest of more than 50% in such subsidiary; or
- b. After the date, if any, during the policy period that you no longer maintain an ownership interest of more than 50% in such subsidiary.

For purposes of Paragraph 1. of Section II – Who Is An Insured, each such subsidiary will be deemed to be designated in the Declarations as:

- a. An organization other than a partnership, joint venture or limited liability company; or
 - b. A trust;
- as indicated in its name or the documents that govern its structure.

B. BLANKET ADDITIONAL INSURED – GOVERNMENTAL ENTITIES – PERMITS OR AUTHORIZATIONS RELATING TO OPERATIONS

The following is added to **SECTION II – WHO IS AN INSURED**:

Any governmental entity that has issued a permit or authorization with respect to operations performed by you or on your behalf and that you are required by any ordinance, law, building code or written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of such operations.

The insurance provided to such governmental entity does not apply to:

- a. Any "bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the governmental entity; or
- b. Any "bodily injury" or "property damage" included in the "products-completed operations hazard".

C. INCIDENTAL MEDICAL MALPRACTICE

1. The following replaces Paragraph **b.** of the definition of "occurrence" in the **DEFINITIONS** Section:

b. An act or omission committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to a person, unless you are in the business or occupation of providing professional health care services.

2. The following replaces the last paragraph of Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED**:

Unless you are in the business or occupation of providing professional health care services, Paragraphs **(1)(a), (b), (c)** and **(d)** above do not apply to "bodily injury" arising out of providing or failing to provide:

(a) "Incidental medical services" by any of your "employees" who is a nurse, nurse assistant, emergency medical technician or paramedic; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2., Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of

pharmaceuticals committed by, or with the knowledge or consent of, the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b., Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II – Who Is An Insured**.

D. BLANKET WAIVER OF SUBROGATION

The following is added to Paragraph **8., Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the execution of the contract or agreement.

E. CONTRACTUAL LIABILITY – RAILROADS

1. The following replaces Paragraph **c.** of the definition of "insured contract" in the **DEFINITIONS** Section:

c. Any easement or license agreement;

2. Paragraph **f.(1)** of the definition of "insured contract" in the **DEFINITIONS** Section is deleted.

F. DAMAGE TO PREMISES RENTED TO YOU

The following replaces the definition of "premises damage" in the **DEFINITIONS** Section:

"Premises damage" means "property damage" to:

- a. Any premises while rented to you or temporarily occupied by you with permission of the owner; or
- b. The contents of any premises while such premises is rented to you, if you rent such premises for a period of seven or fewer consecutive days.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**BLANKET ADDITIONAL INSURED – PRIMARY AND
NON-CONTRIBUTORY WITH OTHER INSURANCE –
CONTRACTORS**

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

PROVISIONS

1. The following is added to Paragraph c. in A.1., **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

This includes any person or organization who you are required under a written contract or agreement, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

2. The following is added to Paragraph B.5., **Other Insurance** of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Regardless of the provisions of paragraph a. and paragraph d. of this part 5. **Other Insurance**, this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is a named insured when a written contract or agreement with you, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- | | |
|--|--|
| <p>A. BROAD FORM NAMED INSURED</p> <p>B. BLANKET ADDITIONAL INSURED</p> <p>C. EMPLOYEE HIRED AUTO</p> <p>D. EMPLOYEES AS INSURED</p> <p>E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS</p> <p>F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS</p> <p>G. WAIVER OF DEDUCTIBLE – GLASS</p> | <p>H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT</p> <p>I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT</p> <p>J. PERSONAL PROPERTY</p> <p>K. AIRBAGS</p> <p>L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS</p> <p>M. BLANKET WAIVER OF SUBROGATION</p> <p>N. UNINTENTIONAL ERRORS OR OMISSIONS</p> |
|--|--|

PROVISIONS

A. BROAD FORM NAMED INSURED

The following is added to Paragraph A.1., **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

B. BLANKET ADDITIONAL INSURED

The following is added to Paragraph c. in A.1., **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which

this insurance applies and only to the extent that person or organization qualifies as an "insured" under the **Who Is An Insured** provision contained in Section II.

C. EMPLOYEE HIRED AUTO

1. The following is added to Paragraph A.1., **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. The following replaces Paragraph b. in B.5., **Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

b. For **Hired Auto Physical Damage Coverage**, the following are deemed to be covered "autos" you own:

- (1) Any covered "auto" you lease, hire, rent or borrow; and
- (2) Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your

COMMERCIAL AUTO

permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

D. EMPLOYEES AS INSURED

The following is added to Paragraph A.1., **Who Is An Insured**, of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph A.2.a.(2), of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

(2) Up to \$3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph A.2.a.(4), of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS

The following replaces Subparagraph (5) in Paragraph B.7., **Policy Period, Coverage Territory**, of SECTION IV – BUSINESS AUTO CONDITIONS:

(5) Anywhere in the world, except any country or jurisdiction while any trade sanction, embargo, or similar regulation imposed by the United States of America applies to and prohibits the transaction of business with or within such country or jurisdiction, for Covered Autos Liability Coverage for any covered "auto" that you lease, hire, rent or borrow without a driver for a period of 30 days or less and that is not an "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

(a) With respect to any claim made or "suit" brought outside the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada:

(i) You must arrange to defend the "insured" against, and investigate or settle any such claim or "suit" and keep us advised of all proceedings and actions.

(ii) Neither you nor any other involved "insured" will make any settlement without our consent.

(iii) We may, at our discretion, participate in defending the "insured" against, or in the settlement of, any claim or "suit".

(iv) We will reimburse the "insured" for sums that the "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, that the "insured" pays with our consent, but only up to the limit described in Paragraph C., **Limits Of Insurance**, of SECTION II – COVERED AUTOS LIABILITY COVERAGE.

(v) We will reimburse the "insured" for the reasonable expenses incurred with our consent for your investigation of such claims and your defense of the "insured" against any such "suit", but only up to and included within the limit described in Paragraph C., **Limits Of Insurance**, of SECTION II – COVERED AUTOS LIABILITY COVERAGE, and not in addition to such limit. Our duty to make such payments ends when we have used up the applicable limit of insurance in payments for damages, settlements or defense expenses.

(b) This insurance is excess over any valid and collectible other insurance available to the "insured" whether primary, excess, contingent or on any other basis.

(c) This insurance is not a substitute for required or compulsory insurance in any country outside the United States, its territories and possessions, Puerto Rico and Canada.

You agree to maintain all required or compulsory insurance in any such country up to the minimum limits required by local law. Your failure to comply with compulsory insurance requirements will not invalidate the coverage afforded by this policy, but we will only be liable to the same extent we would have been liable had you complied with the compulsory insurance requirements.

- (d) It is understood that we are not an admitted or authorized insurer outside the United States of America, its territories and possessions, Puerto Rico and Canada. We assume no responsibility for the furnishing of certificates of insurance, or for compliance in any way with the laws of other countries relating to insurance.

G. WAIVER OF DEDUCTIBLE – GLASS

The following is added to Paragraph D., **Deductible**, of SECTION III – **PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT

The following replaces the last sentence of Paragraph A.4.b., **Loss Of Use Expenses**, of SECTION III – **PHYSICAL DAMAGE COVERAGE**:

However, the most we will pay for any expenses for loss of use is \$85 per day, to a maximum of \$750 for any one "accident".

I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph A.4.a., **Transportation Expenses**, of SECTION III – **PHYSICAL DAMAGE COVERAGE**:

We will pay up to \$50 per day to a maximum of \$1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

J. PERSONAL PROPERTY

The following is added to Paragraph A.4., **Coverage Extensions**, of SECTION III – **PHYSICAL DAMAGE COVERAGE**:

Personal Property

We will pay up to \$400 for "loss" to wearing apparel and other personal property which is:

- (1) Owned by an "insured"; and

- (2) In or on your covered "auto".

This coverage applies only in the event of a total theft of your covered "auto".

No deductibles apply to this Personal Property coverage.

K. AIRBAGS

The following is added to Paragraph B.3., **Exclusions**, of SECTION III – **PHYSICAL DAMAGE COVERAGE**:

Exclusion 3.a. does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs A.1.b. and A.1.c., but only:

- a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;
- b. The airbags are not covered under any warranty; and
- c. The airbags were not intentionally inflated.

We will pay up to a maximum of \$1,000 for any one "loss".

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

The following is added to Paragraph A.2.a., of SECTION IV – **BUSINESS AUTO CONDITIONS**:

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

- (a) You (if you are an individual);
- (b) A partner (if you are a partnership);
- (c) A member (if you are a limited liability company);
- (d) An executive officer, director or insurance manager (if you are a corporation or other organization); or
- (e) Any "employee" authorized by you to give notice of the "accident" or "loss".

M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph A.5., **Transfer Of Rights Of Recovery Against Others To Us**, of SECTION IV – **BUSINESS AUTO CONDITIONS**:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract signed and executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by

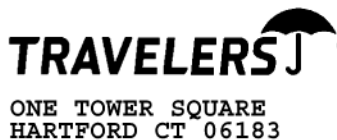
COMMERCIAL AUTO

such contract. The waiver applies only to the person or organization designated in such contract.

N. UNINTENTIONAL ERRORS OR OMISSIONS

The following is added to Paragraph B.2., **Concealment, Misrepresentation, Or Fraud**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

The unintentional omission of, or unintentional error in, any information given by you shall not prejudice your rights under this insurance. However this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.



**WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY**

ENDORSEMENT WC 00 03 13 (00) - 001

POLICY NUMBER: UB-4S141283-22-26-G

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

DESIGNATED ORGANIZATION:

ANY PERSON OR ORGANIZATION FOR WHICH THE INSURED HAS AGREED BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS TO FURNISH THIS WAIVER.

Any person or organization for which the employer has agreed by written contract, executed prior to loss, may execute a waiver of subrogation. However, for purposes of work performed by the employer in Missouri, this waiver of subrogation does not apply to any construction group of classifications as designated by the waiver of right to recover from others (subrogation) rule in our manual.

GVR Glass Arts

01/18/23

	Division/Sub-Division	Amount
01	GENERAL CONDITIONS	\$102,708
02	EXISTING CONDITIONS	\$45,696
03	CONCRETE	\$33,055
04	MASONRY	\$19,860
05	METALS	\$11,300
06	WOOD & PLASTICS	
	Rough Carpentry	\$30,000
	Finish Carpentry	\$107,228
07	THERMAL & MOISTURE PROTECTION	\$9,645
08	OPENINGS	\$38,014
09	FINISHES	
	Metal Framing & Drywall	\$108,059
	Flooring	\$20,317
10	SPECIALTIES	
	Fire Protection Specialties	\$5,200
21	FIRE SUPPRESSION	\$8,725
22	PLUMBING	\$27,552
23	HVAC	\$75,218
25	INTEGRATED AUTOMATION	
26	ELECTRICAL	\$89,000
27	COMMUNICATIONS	\$4,826
41	CONTINGENCY	
	Sub-Total	\$736,413
	General Liability Insurance	\$6,364
	Gross Receipts Tax	\$35,093
	Overhead and Profit	\$106,073
	Total	\$883,943
	Grand Total	\$883,943

GVR Glass Arts at Santa Rita Springs

12/16/22

	Division/Sub-Division	Amount
01	GENERAL CONDITIONS	\$102,708
02	EXISTING CONDITIONS	\$45,696
03	CONCRETE	\$33,055
04	MASONRY	\$19,860
05	METALS	\$11,300
06	WOOD & PLASTICS	
	Rough Carpentry	\$30,000
	Finish Carpentry	\$107,228
07	THERMAL & MOISTURE PROTECTION	
	Insulation	\$2,145
	Roofing / Siding	\$7,500
08	OPENINGS	\$38,024
09	FINISHES	\$108,059
21	FIRE SUPPRESSION	\$8,725
23	HVAC	\$75,218
	Sub-Total	\$736,413
	General Liability Insurance	\$6,364
	Gross Receipts Tax	\$35,046
	Overhead and Profit	\$106,067
	Total	\$883,891
	Grand Total	\$883,891

Exclusions:

Permit Fees, MagPanel's (quoted with gyp board)

Clarifications:

MagPanels at 5/8" are \$140 material cost per panel, there is a minimum order quantity of 100 panels. Savings of ~ \$14,000

Substituted standing seam with exposed fastner metal roofing for savings of ~\$4,500

Additional concrete figured for under the relocated shed that is not called on plans.

GVR
Long Term Capital Project Plan
Cash Funding Projections

All Amounts Are **Projections**

	2023	2024	2025	2026	2027
Initiatives					
Beginning Balance	\$ 2,531,557	\$ 333,242	\$ 794,339	\$ 1,565,670	\$ 2,410,947
Funding From Operations Revenue	\$ 643,584	\$ 626,088	\$ 635,987	\$ 664,930	\$ 646,325
Additional GVR Funding (Surplus)	\$ 546,885	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Transfer to Operations	\$ (90,827)				
Loan Payments					
Net Investment Earnings	\$ 147,699	\$ 19,442	\$ 46,344	\$ 91,346	\$ 140,662
Projects:					
West Center Arts Center	\$ (50,000)				
Del Sol Club House	\$ (980,006)				
Canoa Hill Parking Lot Note	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
Santa Rita Springs Glass Arts	\$ (850,128)				
SRS Kino Room / Computer Lab	\$ -				
Social Gathering Place	\$ (50,000)				
Desert Hills Fitness Expansion	\$ (913,695)				
2nd Pmt DH Fitness Equipment	\$ (90,827)				
Desert Hills Ceramics Expansion					
Expand Ceramics	\$ (300,000)				
ABS Shuffleboard Courts		\$ (123,433)			
Unbudgeted Security System	\$ (200,000)				
LC Third Tennis Courts		\$ (150,000)			
Ending Balance	\$ 333,242	\$ 794,339	\$ 1,565,670	\$ 2,410,947	\$ 3,286,933

ESTIMATED

DH Fitness equipment 1st Pmt

Contract \$961,386 less \$47,691 spent in 2022

INCREASED FROM ORIGINAL BUDGET OF \$150,000

UNBUDGETED

Maintenance Repair & Replacement

Beginning Balance	\$ 7,043,208	\$ 7,172,933	\$ 6,799,653	\$ 7,292,460	\$ 7,588,381
Annual Funding (per Reserve Study)	\$ 1,179,940	\$ 1,320,420	\$ 1,426,054	\$ 1,540,138	\$ 1,540,138
Additional Funding					
Net Investment Earnings (actual IPS rate)	\$ 602,423	\$ 661,779	\$ 594,991	\$ 654,617	\$ 358,822
Projects:					
Per Reserve Study	\$ (1,652,638)	\$ (2,355,479)	\$ (1,528,237)	\$ (1,898,835)	\$ (1,035,850)
Ending Balance	\$ 7,172,933	\$ 6,799,653	\$ 7,292,460	\$ 7,588,381	\$ 8,451,490

MRR Part B - Pools and Spas

Beginning Balance	\$ 576,962	\$ 727,408	\$ 1,091,452	\$ 1,492,815	\$ 72,975
Funding	\$ 289,405	\$ 303,875	\$ 319,069	\$ 335,022	\$ 351,774
Additional Funding (2022 Surplus allocation)	\$ -				
Net Investment Earnings	\$ 50,546	\$ 60,168	\$ 82,294	\$ 106,641	\$ 24,781
East Center Pool	\$ (189,505)				
Casa Paloma 1 (or other pool)				\$ (1,861,503)	
Ending Balance	\$ 727,408	\$ 1,091,452	\$ 1,492,815	\$ 72,975	\$ 449,530

Subtotal Capital Projects Reserves

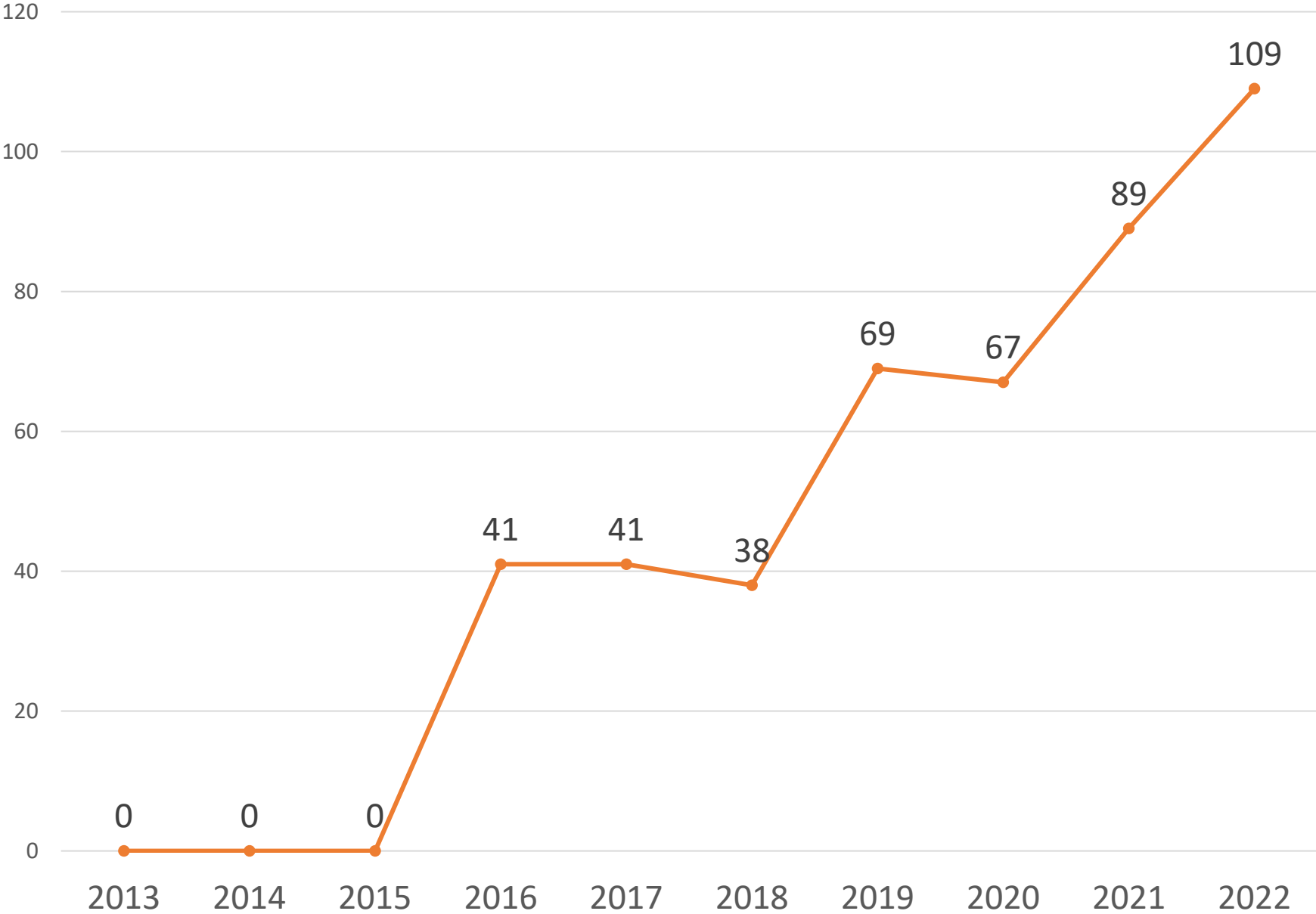
	\$ 8,233,583	\$ 8,685,443	\$ 10,350,945	\$ 10,072,302	\$ 12,187,954
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GVR
Long Term Capital Project Plan
Cash Funding Projections

All Amounts Are **Projections**

	2023	2024	2025	2026	2027
Emergency					
Beginning Balance	\$ 490,701	\$ 523,877	\$ 559,297	\$ 587,297	\$ 616,297
Annual Funding	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer to Initiative					
Net Investment Earnings	\$ 33,176	\$ 35,419	\$ 28,000	\$ 29,000	\$ 31,000
Projects:					
East Center (2019)					
Ending Balance	\$ 523,877	\$ 559,297	\$ 587,297	\$ 616,297	\$ 647,297
Total Board Designated Funds	\$ 8,757,460	\$ 9,244,740	\$ 10,938,242	\$ 10,688,599	\$ 12,835,250

GVR Glass Artists Club





Green Valley Recreation, Inc.
Board of Directors Meeting
Award of Construction Contract
Desert Hills GVR Ceramic Club Expansion

Prepared By: David Jund, Facilities Director **Meeting Date:** January 25, 2023

Presented By: David Jund, Facilities Director **Consent Agenda:** No

<p>Originating Committee / Department: Facilities Department</p>
<p>Action Requested: Award construction contract to Barker Contracting for the Desert Hills Ceramics Club Expansion project.</p>
<p>Strategic Plan: Goal #1: Provide excellent facilities for members to participate in a variety of active and social opportunities.</p>
<p>Background Justification: Expansion of the GVR Ceramics Club’s designated space at Desert Hills Center has been looked at for many years. Safe storage of molds and materials, and providing a proper work area in the space has been quite problematic due to the narrowness of the rooms. The Club’s molds storage has been roving around room-to-room of the upper floor of Desert Hills outside of the designated space for well over a decade. Within the most recent years, the storage of molds was dictated to be housed within their space. This has made the space even more congested and safely accessing molds of various weights and dimensions is a difficult task. The concept of the expansion project would allow the designated space to expand the width of the rooms from 19” to a less constraining 27”. Recently, the Club space increased by 722 SQ. FT. by adding the former Arts & Crafts Room. However, large molds are still difficult to store and access safely and the kiln room requires upgrading and to be brought up to Code compliancy. The expansion project would increase the current (including the newly acquired Arts and Crafts Room) space from 2560 SQ. FT. to 3500 Sq. Ft. Staff has engaged Seaver-Franks Architects (SFA) to develop the scope of the project, produce construction documents (CD’s), and submit designs for permitting. SFA has begun preliminary designs for expanding the Ceramics space and has been working in conjunction with Barker Contracting and staff to develop the scope of the project. SFA has provided 2 floorplan exhibits (Option A & Option B) to consider. Option A adds an additional 624 Sq. Ft. to the Club space. Option B adds an additional 304 Sq. Ft. to Option A for a total of a 928 Sq. Ft. expansion for the GVR Ceramics Club. Recently, beginning in 2020, the upper level of the Canoa Hills Golf Clubhouse was being considered as a permanent location for the Ceramics Club. This move would have provided approximately 4,230 Sq. Ft. to the Club at an estimated cost of \$500,000.</p>

Fiscal Impact:

Based on conceptual and preliminary designs by SFA, Barker Contracting submitted a Rough Order of Magnitude (ROM) estimate of \$298,353 for Option B on 1/9/2023. An ROM is used for information purposes and is a high-level look at what the project might cost. Typically, ROM is used for estimating a project budget that does not yet have a lot of detail.

Barker Contracting submitted a Cost Plus, or an “open book” contract on 1/18/2023. This type of contract requires the owner (GVR) to reimburse the contractor (Barker Contracting) for all costs incurred by the contractor. This type of contract is increasingly utilized for such projects. This is the same type of contract the Desert Hills Fitness Center Expansion Project is under.

As part of the contract, Barker will prepare and submit to GVR, in writing, a Control Estimate within 21 days of receiving bid documents. The Control Estimate will include the estimated cost of the work plus the contractor’s fee.

The Control Estimate will be used to monitor actual costs and the timely performance of the work.

Barker Contracting will update the Control Estimate with each Application for Payment. This provides frequent monitoring of progress and allows GVR to track exactly what every step in the project costs.

On October 26, 2022 the Long-term Capital Plan was approved as part of the FY2023 Budget. The plan projected funding at \$200,000 over years 2022 & 2023 for the expansion of the GVR Ceramics Club space at Desert Hills.

Staff recommends moving forward at this time in order to benefit from economies of scale, such as mobilization and labor costs, since the Fitness Center project at Desert Hills is occurring now and overlapping these projects will save funds.

Board Options:

1. Award Barker Contracting the contract to construct Option B, estimated at \$300,000 for the Expansion of GVR Ceramics Club at Desert Hills.
2. Award Barker Contracting the contract to construct Option A, estimated at \$280,000 for the Expansion of GVR Ceramics Club at Desert Hills.
3. Provide alternative direction to staff

Staff Recommendation:

Option #1

Recommended Motion:

I move to award the construction contract of the GVR Desert Hills Ceramics Club Option B Expansion to Barker Contracting.

Attachments:

- GVR Ceramics Club Floor Plan Exhibits – SFA (Options A & B)
- GVR Ceramics Club – ROM 23.1.9
- Barker Contracting AIA Document A103-2017 Desert Hills Ceramics Center, dated 1/18/2023

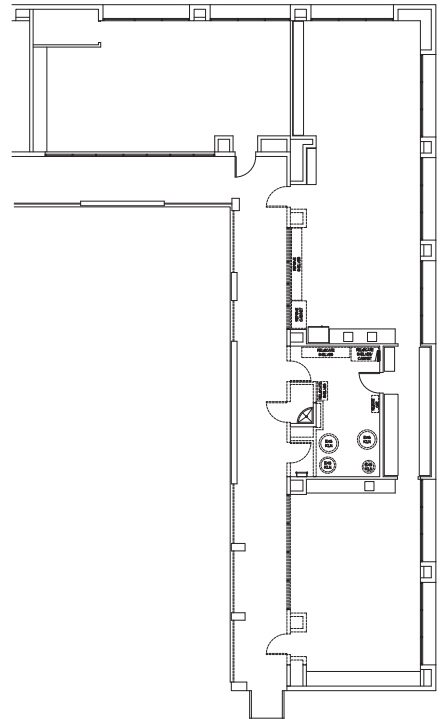
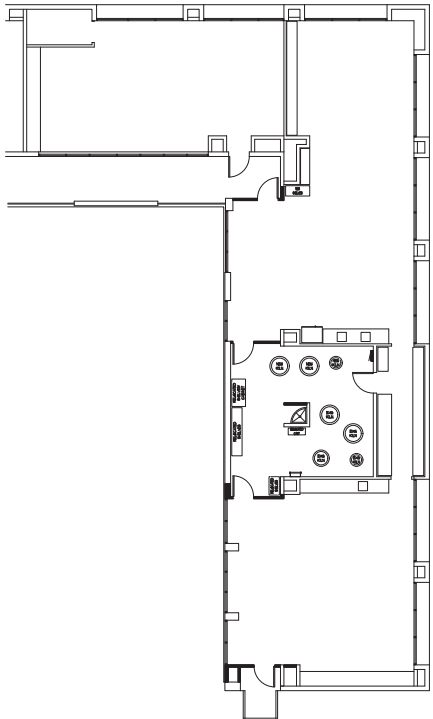
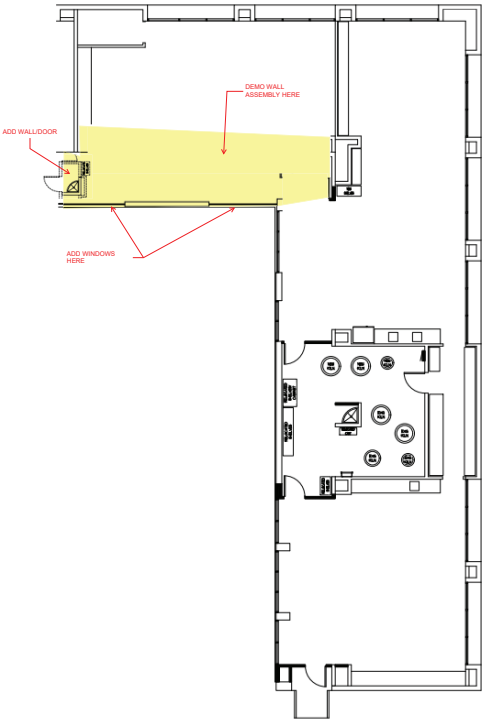
PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

CERAMICS CLUB - TENANT IMPROVEMENT
DEMOLITION FLOOR PLAN AND
REFERENCE FLOOR PLAN

GREEN VALLEY RECREATION CENTER
2980 SOUTH CAMINO DEL SOL
GREEN VALLEY, ARIZONA 85622

ISSUE DATE 12-08-2022
PROJ. NO. 3109L3
DRG. SCALE AS NOTED

SHEET
SK1.0



3 REFERENCE FLOOR PLAN - OPTION B
SCALE 1/4" = 1'-0"
EXPAND TO THE ADJACENT ROOM

2 REFERENCE FLOOR PLAN - OPTION A
SCALE 1/4" = 1'-0"
ORIGINAL SCOPE OF WORK

1 DEMOLITION FLOOR PLAN
SCALE 1/4" = 1'-0"



GVR Ceramics

01/09/23

	Division/Sub-Division	Amount
01	GENERAL CONDITIONS	\$48,561
02	EXISTING CONDITIONS	\$25,937
03	CONCRETE	\$10,100
05	METALS	\$1,500
07	THERMAL & MOISTURE PROTECTION	\$7,840
08	OPENINGS	\$26,400
09	FINISHES	\$30,500
21	FIRE SUPPRESSION	\$9,000
22	PLUMBING	\$3,000
23	HVAC	\$30,500
26	ELECTRICAL	\$22,440
27	COMMUNICATIONS	\$7,000
28	ELECTRONIC SAFETY & AND SECURITY	\$5,000
	Sub-Total	\$227,778
	General Liability Insurance	\$2,010
	Gross Receipts Tax	\$15,825
	Overhead and Profit	\$33,493
	Total	\$279,106
	Grand Total	\$279,106
	Alternates:	
	Option B	\$19,250

Exclusions:

 **AIA[®] Document A103™ – 2017****Standard Form of Agreement Between Owner and Contractor** where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price

AGREEMENT made as of the Nineteenth day of January in the year Two Thousand Twenty-Three
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Green Valley Recreation, Inc.
1070 S. Calle de las Casitas
Green Valley, AZ 85604

and the Contractor:
(Name, legal status, address and other information)

Barker Contracting, Inc.
2127 E Speedway Blvd., Suite 101
Tucson, AZ 85719
520.323.3831

for the following Project:
(Name, location and detailed description)

GVR Desert Hills Ceramics Center
2980 S Camino Del Sol
Green Valley, AZ 85622

The Architect:
(Name, legal status, address and other information)

Seaver Franks Architects, AIA
2552 N Alvernon Way, Suite 2402
Tucson, AZ 85712
520.795.4000

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A103™–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

1	THE CONTRACT DOCUMENTS
2	THE WORK OF THIS CONTRACT
3	RELATIONSHIP OF THE PARTIES
4	DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
5	CONTRACT SUM
6	CHANGES IN THE WORK
7	COSTS TO BE REIMBURSED
8	COSTS NOT TO BE REIMBURSED
9	DISCOUNTS, REBATES AND REFUNDS
10	SUBCONTRACTS AND OTHER AGREEMENTS
11	ACCOUNTING RECORDS
12	PAYMENTS
13	DISPUTE RESOLUTION
14	TERMINATION OR SUSPENSION
15	MISCELLANEOUS PROVISIONS
16	ENUMERATION OF CONTRACT DOCUMENTS
EXHIBIT A	INSURANCE AND BONDS

Init.

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ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern. An enumeration of the Contract Documents, other than a Modification, appears in Article 16.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 RELATIONSHIP OF THE PARTIES

The Contractor accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Contractor’s skill and judgment in furthering the interests of the Owner; to furnish efficient business administration and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner’s interests. The Owner agrees to furnish and approve, in a timely manner, information required by the Contractor and to make payments to the Contractor in accordance with the requirements of the Contract Documents.

ARTICLE 4 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 4.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)
- Mutually agreed upon date

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 4.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 4.3 Substantial Completion

§ 4.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

- Not later than () calendar days from the date of commencement of the Work.
- By the following date: Mutually agreed upon date

§ 4.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work
NA

Substantial Completion Date

§ 4.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 4.3, liquidated damages, if any, shall be assessed as set forth in Section 5.1.6.

ARTICLE 5 CONTRACT SUM

§ 5.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Contractor's Fee.

§ 5.1.1 The Contractor's Fee:

(State a lump sum, percentage of Cost of the Work, or other provision for determining the Contractor's Fee.)

12%

§ 5.1.2 The method of adjustment of the Contractor's Fee for changes in the Work:

Owner approved change order

§ 5.1.3 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

15%

§ 5.1.4 Rental rates for Contractor-owned equipment shall not exceed twelve percent (12 %) of the standard rental rate paid at the place of the Project.

§ 5.1.5 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item
NA

Units and Limitations

Price Per Unit (\$0.00)

§ 5.1.6 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

NA

§ 5.1.7 Other:

(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

NA

§ 5.2 Control Estimate

§ 5.2.1 The Contractor shall prepare and submit to the Owner, in writing, a Control Estimate within 21 days of receiving bid drawings. The Control Estimate shall include the estimated Cost of the Work plus the Contractor's Fee. The Control Estimate shall be used to monitor actual costs and the timely performance of the Work. The Contractor shall update the Control Estimate with each Application for Payment as needed to reflect changes in the Work.

§ 5.2.2 The Control Estimate shall include

- .1 the documents enumerated in Article 16, including all Modifications thereto;
- .2 a list of the assumptions made by the Contractor in the preparation of the Control Estimate, including assumptions under Section 5.2.4, to supplement the information provided by the Owner and contained in the Contract Documents;
- .3 a statement of the estimated Cost of the Work organized by trade categories or systems and the Contractor's Fee;
- .4 a project schedule upon which the Control Estimate is based, indicating proposed Subcontractors, activity sequences and durations, milestone dates for receipt and approval of pertinent information,

Init.

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User Notes:

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- schedule of shop drawings and samples, procurement and delivery of materials or equipment, and the Owner's occupancy requirements; and
- .5 contingencies for further development of design and construction, as required by Section 5.2.4.

§ 5.2.3 The Contractor shall meet with the Owner and Architect to review the Control Estimate. In the event that the Owner or Architect discovers any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Contractor, who shall make appropriate adjustments to the Control Estimate. When the Control Estimate is acceptable to the Owner, the Owner shall acknowledge it in writing. The Owner's acceptance of the Control Estimate does not imply that the Control Estimate constitutes a Guaranteed Maximum Price.

§ 5.2.4 To the extent that the Contract Documents are anticipated to require further development, the Contractor shall provide in the Control Estimate for such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes or equipment, all of which, if required, shall be incorporated in a revised Control Estimate by mutual agreement of the parties.

§ 5.2.5 The Contractor shall develop and implement a detailed system of cost control that will provide the Owner and Architect with timely information as to the anticipated total Cost of the Work. The cost control system shall compare the Control Estimate with the actual cost for activities in progress and estimates for uncompleted tasks and proposed changes. This information shall be reported to the Owner, in writing, no later than the Contractor's first Application for Payment and shall be revised and submitted with each Application for Payment.

§ 5.2.6 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions contained in the Control Estimate. The Owner shall promptly furnish such revised Contract Documents to the Contractor. The Contractor shall notify the Owner and Architect of any inconsistencies between the Control Estimate and the revised Contract Documents.

ARTICLE 6 CHANGES IN THE WORK

§ 6.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue such changes in writing. The Architect may make minor changes in the Work as provided in Article 7 of AIA Document A201™-2017, General Conditions of the Contract for Construction. The Contractor shall be entitled to an equitable adjustment in the Contract Time as a result of changes in the Work. The Contractor shall incorporate all changes in the Work and Contract Time as separate entries in the Control Estimate.

§ 6.2 Increased costs for the items set forth in Article 7 which result from changes in the Work shall become part of the Cost of the Work, and the Contractor's Fee shall be adjusted as provided in Article 5.

§ 6.3 If the Contractor receives any drawings, specifications, interpretations or instructions from the Owner or Architect which are inconsistent with the Contract Documents, or encounters unanticipated conditions, any of which will result in a significant change in the Cost of the Work or estimated date of Substantial Completion in comparison with the Control Estimate, the Contractor shall promptly notify the Owner and Architect in writing and shall not proceed with the affected Work until the Contractor receives further written instructions from the Owner and Architect.

§ 6.4 If no specific provision is made in Article 5 for adjustment of the Contractor's Fee in the case of changes in the Work, or if the extent of changes is such, in the aggregate, that application of the adjustment provisions of Article 5 will cause substantial inequity to the Owner or Contractor, the Contractor's Fee shall be equitably adjusted on the same basis that was used to establish the Fee for the original Work.

ARTICLE 7 COSTS TO BE REIMBURSED

§ 7.1 Cost of the Work

§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Contractor in the proper performance of the Work. The Cost of the Work shall include only the items set forth in this Article 7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner's prior approval, the Contractor shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard paid at the place of the Project, except with prior approval of the Owner.

§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Contractor to perform the construction of the Work at the site or, with the Owner's prior approval, at off-site workshops.

§ 7.2.2 Wages or salaries of the Contractor's supervisory and administrative personnel when stationed at the site and performing Work, with the Owner's prior approval.

§ 7.2.2.1 Wages or salaries of the Contractor's supervisory and administrative personnel when performing Work and stationed at a location other than the site, but only for that portion of time required for the Work, and limited to the personnel and activities listed below:

(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Work.)

Project Manager – Stationed at contractor's primary office – Not to exceed 16 hrs/week

Project Coordinator – Stationed at contractor's primary office – Not to exceed 12 hrs/week

§ 7.2.3 Wages or salaries of the Contractor's supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ 7.2.4 Costs paid or incurred by the Contractor, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments, and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3.

§ 7.2.5 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

§ 7.3 Subcontract Costs

Payments made by the Contractor to Subcontractors in accordance with the requirements of the subcontracts and this Agreement.

§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated in the completed construction.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Contractor. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Contractor at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Contractor shall mean fair market value.

§ 7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Contractor at the site and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and

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quantities of equipment owned by the Contractor, or a related party as defined in Section 7.8, shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of a comparable item.

§ 7.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ 7.5.4 Costs of the Contractor's site office, including general office equipment and supplies.

§ 7.5.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ 7.6 Miscellaneous Costs

§ 7.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract.

§ 7.6.1.1 Costs for self-insurance, for either full or partial amounts of the coverages required by the Contract Documents, with the Owner's prior approval.

§ 7.6.1.2 Costs for insurance through a captive insurer owned or controlled by the Contractor, with the Owner's prior approval.

§ 7.6.2 Sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Contractor is liable.

§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Contractor is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201–2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Contractor resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Contractor had reason to believe that the required design, process, or product was an infringement of a copyright or a patent, and the Contractor failed to promptly furnish such information to the Architect as required by Article 3 of AIA Document A201–2017. The costs of legal defenses, judgments, and settlements shall not be included in the Cost of the Work used to calculate the Contractor's Fee.

§ 7.6.6 Costs for communications services, electronic equipment, and software, directly related to the Work and located at the site, with the Owner's prior approval.

§ 7.6.7 Costs of document reproductions and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Contractor's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Contractor, reasonably incurred by the Contractor after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld.

§ 7.6.10 Expenses incurred in accordance with the Contractor's standard written personnel policy for relocation and temporary living allowances of the Contractor's personnel required for the Work, with the Owner's prior approval.

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§ 7.6.11 That portion of the reasonable expenses of the Contractor's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Other costs incurred in the performance of the Work, with the Owner's prior approval.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A201–2017.

§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Contractor, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by negligence of, or failure to fulfill a specific responsibility by, the Contractor, and only to the extent that the cost of repair or correction is not recovered by the Contractor from insurance, sureties, Subcontractors, suppliers, or others.

§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of Section 7.8, the term "related party" shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Contractor; (2) any entity in which any stockholder in, or management employee of, the Contractor holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Contractor; and (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Contractor.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Contractor and a related party, the Contractor shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Contractor shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 10. If the Owner fails to authorize the transaction in writing, the Contractor shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 10.

ARTICLE 8 COSTS NOT TO BE REIMBURSED

§ 8.1 The Cost of the Work shall not include the items listed below:

- .1 Salaries and other compensation of the Contractor's personnel stationed at the Contractor's principal office or offices other than the site office, except as specifically provided in Section 7.2, or as may be provided in Article 15;
- .2 Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Contractor or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;
- .3 Expenses of the Contractor's principal office and offices other than the site office;
- .4 Overhead and general expenses, except as may be expressly included in Article 7;
- .5 The Contractor's capital expenses, including interest on the Contractor's capital employed for the Work;
- .6 Except as provided in Section 7.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Contractor, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable; and
- .7 Any cost not specifically and expressly described in Article 7.

ARTICLE 9 DISCOUNTS, REBATES AND REFUNDS

§ 9.1 Cash discounts obtained on payments made by the Contractor shall accrue to the Owner if (1) before making the payment, the Contractor included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Contractor with which to make payments; otherwise, cash discounts shall accrue to the Contractor. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials, and equipment shall accrue to the Owner, and the Contractor shall make provisions so that they can be obtained.

§ 9.2 Amounts that accrue to the Owner in accordance with the provisions of Section 9.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 10 SUBCONTRACTS AND OTHER AGREEMENTS

§ 10.1 Those portions of the Work that the Contractor does not customarily perform with the Contractor's own personnel shall be performed under subcontracts or other appropriate agreements with the Contractor. The Owner may designate specific persons from whom, or entities from which, the Contractor shall obtain bids. The Contractor shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Contractor shall deliver such bids to the Architect and Owner with an indication as to which bids the Contractor intends to accept. The Owner then has the right to review the Contractor's list of proposed subcontractors and suppliers in consultation with the Architect and to object to any subcontractor or supplier. Any advice of the Architect, or approval or objection by the Owner, shall not relieve the Contractor of its responsibility to perform the Work in accordance with the Contract Documents. The Contractor shall not be required to contract with anyone to whom the Contractor has reasonable objection.

§ 10.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of a cost-plus a fee, the Contractor shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Contractor in Article 11.

§ 10.3 The Contractor shall prepare, for the Architect's review and the Owner's acceptance, a procurement schedule for items that must be ordered well in advance of construction. The Contractor shall expedite and coordinate the ordering and delivery of materials that must be ordered well in advance of construction. If the Owner agrees to procure any items prior to the Owner's approval of the Control Estimate, the Owner shall procure the items on terms and conditions acceptable to the Contractor. Upon the Owner's approval of the Control Estimate, the Owner shall assign all contracts for these items to the Contractor and the Contractor shall thereafter accept responsibility for them.

ARTICLE 11 ACCOUNTING RECORDS

The Contractor shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Contractor's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Contractor shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 12 PAYMENTS

§ 12.1 Progress Payments

§ 12.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor, and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum, to the Contractor, as provided below and elsewhere in the Contract Documents.

§ 12.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 12.1.3 Provided that an Application for Payment is received by the Architect not later than the first day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the twenty first day of the same month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than twenty one (21) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 12.1.4 With each Application for Payment, the Contractor shall submit the cost control information required in Section 5.2.5 along with payrolls, petty cash accounts, receipted invoices, or invoices with check vouchers attached,

and any other evidence required by the Owner or Architect to demonstrate that payments already made by the Contractor on account of the Cost of the Work equal or exceed progress payments already received by the Contractor plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Contractor's Fee.

§ 12.1.5 Applications for Payment shall show the Cost of the Work actually incurred by the Contractor through the end of the period covered by the Application for Payment and for which the Contractor has made or intends to make actual payment prior to the next Application for Payment.

§ 12.1.6 In accordance with AIA Document A201–2017 and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 12.1.6.1 The amount of each progress payment shall first include:

- .1 The Cost of the Work as described in Article 7;
- .2 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and
- .3 The Contractor's Fee computed upon the Cost of the Work described in the preceding Section 12.1.6.1.1 at the rate stated in Section 5.1.1; or if the Contractor's Fee is stated as a fixed sum in Section 5.1.1, an amount which bears the same ratio to that fixed-sum Fee as the Cost of the Work included in Section 12.1.6.1.1 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 12.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017;
- .5 The shortfall, if any, indicated by the Contractor in the documentation required by Section 12.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
- .6 Retainage withheld pursuant to Section 12.1.7.

§ 12.1.7 Retainage

§ 12.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

10%

§ 12.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

NA

§ 12.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 12.1.7.1 is to be modified prior to Substantial Completion of the entire Work, insert provisions for such modification.)

At 50% completion, the retention will be reduced to 5%.

§ 12.1.7.3 Except as set forth in this Section 12.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant

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to this Section 12.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage, such as upon completion of the Owner's audit and reconciliation, upon Substantial Completion.)

§ 12.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, then the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 12.1.9 Except with the Owner's prior written approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and suitably stored at the site.

§ 12.1.10 The Owner and the Contractor shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors, and the percentage of retainage held on Subcontracts, and the Contractor shall execute subcontracts in accordance with those agreements.

§ 12.1.11 In taking action on the Contractor's Applications for Payment, the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor, and such action shall not be deemed to be a representation that (1) the Architect has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 12.1.4 or other supporting data; (2) that the Architect has made exhaustive or continuous on-site inspections; or (3) that the Architect has made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 12.2 Final Payment

§ 12.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract, except for the Contractor's responsibility to correct Work, as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment;
- .2 the Contractor has submitted a final accounting for the Cost of the Work and a final Application for Payment; and
- .3 a final Certificate for Payment has been issued by the Architect in accordance with Section 12.2.2.

§ 12.2.2 Within 30 days of the Owner's receipt of the Contractor's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Architect that it will not conduct an audit.

§ 12.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditor's findings to the Architect.

§ 12.2.2.2 Within seven days after receipt of the written report described in Section 12.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 12.2.1 have been met, the Architect will either issue to the Owner a final Certificate for Payment with a copy to the Contractor, or notify the Contractor and Owner in writing of the Architect's reasons for withholding a certificate as provided in Article 9 of AIA Document A201–2017. The time periods stated in this Section 12.2.2 supersede those stated in Article 9 of AIA Document A201–2017. The Architect is not responsible for verifying the accuracy of the Contractor's final accounting.

§ 12.2.2.3 If the Owner's auditors report concludes that the Cost of the Work, as substantiated by the Contractor's final accounting, is less than claimed by the Contractor, the Contractor shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A201–2017. A request for mediation shall be made by the Contractor within 30 days after the Contractor's receipt of a copy of the Architect's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Contractor. Pending a final resolution of the disputed amount, the Owner shall pay the Contractor the amount certified in the Architect's final Certificate for Payment.

§ 12.2.3 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 12.2.4 If, subsequent to final payment, and at the Owner's request, the Contractor incurs costs, described in Article 7 and not excluded by Article 8 to correct defective or nonconforming Work, the Owner shall reimburse the Contractor for such costs, and the Contractor's Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment.

§ 12.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

1.5 % One- and one-half percent

ARTICLE 13 DISPUTE RESOLUTION

§ 13.1 Initial Decision Maker

The Architect will serve as Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017 unless the parties appoint below another individual, not a party to the Agreement, to serve as Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 13.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

- Arbitration pursuant to Section 15 of AIA Document A201–2017
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 14 TERMINATION OR SUSPENSION

§ 14.1 Termination

§ 14.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 14.1.2 Termination by the Owner for Cause

§ 14.1.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A201–2017, the Owner shall then only pay the Contractor an amount calculated as follows:

- .1 Take the Cost of the Work incurred by the Contractor to the date of termination;
- .2 Add the Contractor's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 5.1.1 or, if the Contractor's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A201–2017.

§ 14.1.2.2 The Owner shall also pay the Contractor fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Contractor that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 14.1.2.1.1. To the extent that the Owner elects to take legal assignment of

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subcontracts and purchase orders (including rental agreements), the Contractor shall, as a condition of receiving the payments referred to in this Article 14, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Contractor, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Contractor under such subcontracts or purchase orders.

§ 14.1.3 Termination by the Owner for Convenience

If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of or method for determining the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 14.2 Suspension

The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017; in such case, the Contract Sum and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, except that the term "profit" shall be understood to mean the Contractor's Fee as described in Article 5 and Section 6.4 of this Agreement.

ARTICLE 15 MISCELLANEOUS PROVISIONS

§ 15.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 15.2 The Owner's representative:

(Name, address, email address and other information)

Scott Somers, CEO
Green Valley Recreation, Inc.
1070 S. Calle de las Casitas
Green Valley, AZ 85614

§ 15.3 The Contractor's representative:

(Name, address, email address and other information)

Michaela Osborn, Project Manager
Barker Contracting, Inc.
2127 E Speedway Blvd. Suite 101
Tucson, AZ 85719
520.833.2299

§ 15.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 15.5 Insurance and Bonds

§ 15.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A103™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 15.5.2 The Contractor shall provide bonds as set forth in AIA Document A103–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 15.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or otherwise as set forth below:

(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

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§ 15.7 Other provisions:

Prior to work commencement the Contractor will present the Owner with a budget, Contractor and Owner will review budget for Value Engineering opportunities.

If any notice of lien, stop notice or bonded stop notice is presented to the Owner or recorded, despite payment by the Owner in accordance with the terms of this Agreement, the Owner may withhold from Contractor all sums the Owner considers necessary to protect the Owner from loss or expenses arising from such lien or notice. Provided however, if the Owner becomes aware that any lien, stop notice or bonded stop notice has been presented or recorded, the Owner must notify the Contractor at least ten days in advance before any sums are withheld from Contractor. Further, Contractor will furnish within ten (10) days after demand, at Contractor’s sole cost, all statutory and other bonds necessary to release and discharge the Project or any of the Owner’s property from liens and to result in the release of funds held in response to any notice or bonded stop notice despite payment by Owner in accordance with the terms of this Agreement.

ARTICLE 16 ENUMERATION OF CONTRACT DOCUMENTS

§ 16.1 This Agreement is comprised of the following documents:

- .1 AIA Document A103™–2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A103™–2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™–2017, General Conditions of the Contract for Construction
- .4 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

.5 Drawings

Number	Title	Date
NA		

.6 Specifications

Section	Title	Date	Pages
NA			

.7 Addenda, if any:

Number	Date	Pages
NA		

Portions of Addenda relating to proposal requirements are not part of the Contract Documents unless the proposal requirements are also enumerated in this Article 16.

.8 Other Exhibits:
(Check all boxes that apply.)

AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Plan:

Title	Date	Pages

Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

- 9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

You have a right to file a written complaint with the Arizona Registrar of contractors for an alleged violation of Arizona Revised Statute section 32-1154, subsection A. Complaints must be made within the applicable time period set forth in Arizona Revised Statute section 32-1155, subsection A. The Arizona Registrar of Contractors can be contacted at (602) 542-1525 or (877) 692-9762 or at www.azroc.gov.

ROC 196321

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

Kathi Bachelor, President of the Board
(Printed name and title)

CONTRACTOR *(Signature)*

Riley Rasmussen, Project Director
(Printed name and title)

GVR
Long Term Capital Project Plan
Cash Funding Projections

All Amounts Are **Projections**

	2023	2024	2025	2026	2027
Initiatives					
Beginning Balance	\$ 2,531,557	\$ 333,242	\$ 794,339	\$ 1,565,670	\$ 2,410,947
Funding From Operations Revenue	\$ 643,584	\$ 626,088	\$ 635,987	\$ 664,930	\$ 646,325
Additional GVR Funding (Surplus)	\$ 546,885	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Transfer to Operations	\$ (90,827)				
Loan Payments					
Net Investment Earnings	\$ 147,699	\$ 19,442	\$ 46,344	\$ 91,346	\$ 140,662
Projects:					
West Center Arts Center	\$ (50,000)				
Del Sol Club House	\$ (980,006)				
Canoa Hill Parking Lot Note	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
Santa Rita Springs Glass Arts	\$ (850,128)				
SRS Kino Room / Computer Lab	\$ -				
Social Gathering Place	\$ (50,000)				
Desert Hills Fitness Expansion	\$ (913,695)				
2nd Pmt DH Fitness Equipment	\$ (90,827)				
Desert Hills Ceramics Expansion					
Expand Ceramics	\$ (300,000)				
ABS Shuffleboard Courts		\$ (123,433)			
Unbudgeted Security System	\$ (200,000)				
LC Third Tennis Courts		\$ (150,000)			
Ending Balance	\$ 333,242	\$ 794,339	\$ 1,565,670	\$ 2,410,947	\$ 3,286,933

ESTIMATED

DH Fitness equipment 1st Pmt

Contract \$961,386 less \$47,691 spent in 2022

INCREASED FROM ORIGINAL BUDGET OF \$150,000

UNBUDGETED

Maintenance Repair & Replacement

Beginning Balance	\$ 7,043,208	\$ 7,172,933	\$ 6,799,653	\$ 7,292,460	\$ 7,588,381
Annual Funding (per Reserve Study)	\$ 1,179,940	\$ 1,320,420	\$ 1,426,054	\$ 1,540,138	\$ 1,540,138
Additional Funding					
Net Investment Earnings (actual IPS rate)	\$ 602,423	\$ 661,779	\$ 594,991	\$ 654,617	\$ 358,822
Projects:					
Per Reserve Study	\$ (1,652,638)	\$ (2,355,479)	\$ (1,528,237)	\$ (1,898,835)	\$ (1,035,850)
Ending Balance	\$ 7,172,933	\$ 6,799,653	\$ 7,292,460	\$ 7,588,381	\$ 8,451,490

MRR Part B - Pools and Spas

Beginning Balance	\$ 576,962	\$ 727,408	\$ 1,091,452	\$ 1,492,815	\$ 72,975
Funding	\$ 289,405	\$ 303,875	\$ 319,069	\$ 335,022	\$ 351,774
Additional Funding (2022 Surplus allocation)	\$ -				
Net Investment Earnings	\$ 50,546	\$ 60,168	\$ 82,294	\$ 106,641	\$ 24,781
East Center Pool	\$ (189,505)				
Casa Paloma 1 (or other pool)				\$ (1,861,503)	
Ending Balance	\$ 727,408	\$ 1,091,452	\$ 1,492,815	\$ 72,975	\$ 449,530

Subtotal Capital Projects Reserves

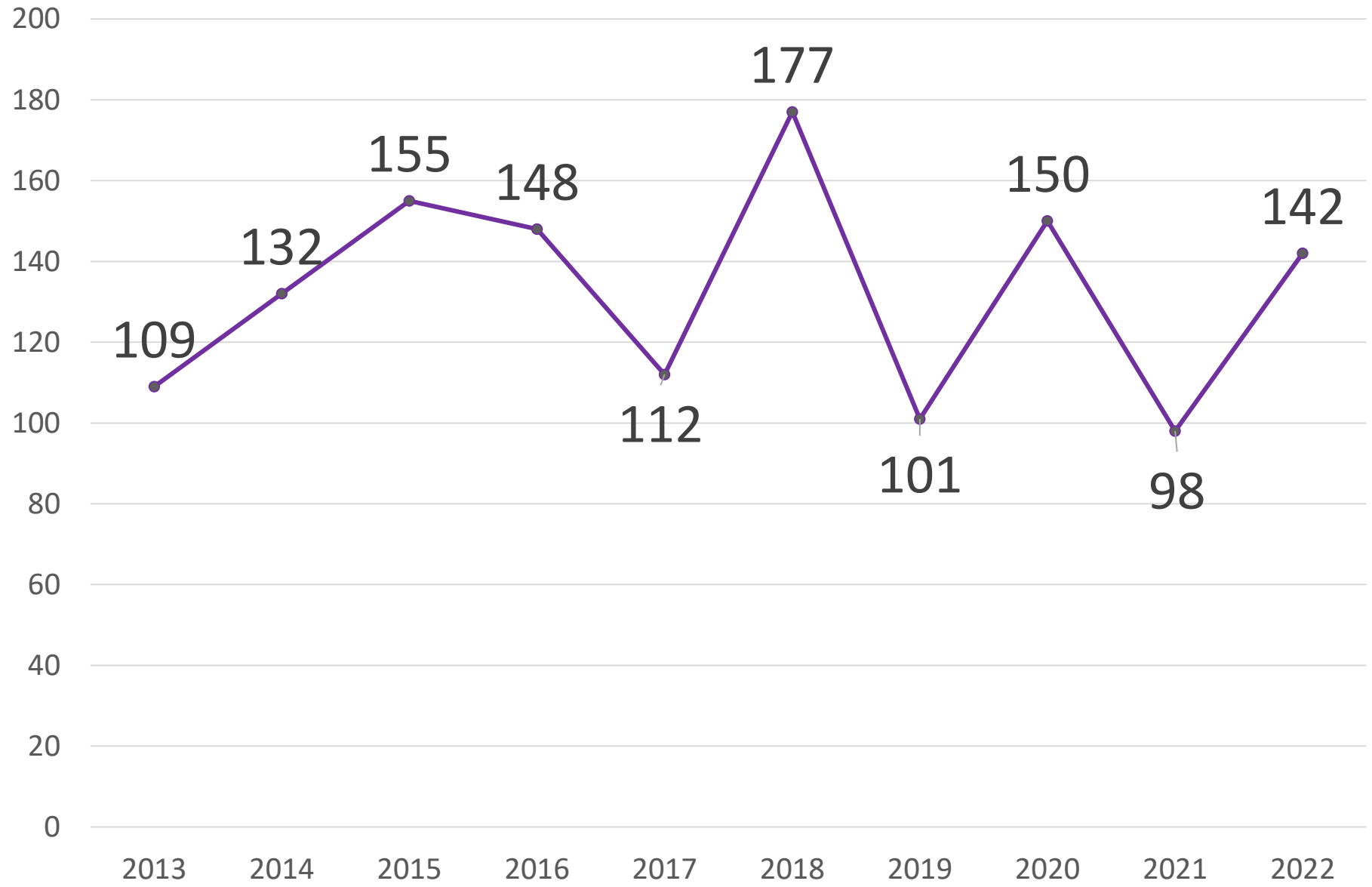
Subtotal Capital Projects Reserves	\$ 8,233,583	\$ 8,685,443	\$ 10,350,945	\$ 10,072,302	\$ 12,187,954
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GVR
Long Term Capital Project Plan
Cash Funding Projections

All Amounts Are **Projections**

	2023	2024	2025	2026	2027
Emergency					
Beginning Balance	\$ 490,701	\$ 523,877	\$ 559,297	\$ 587,297	\$ 616,297
Annual Funding	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer to Initiative					
Net Investment Earnings	\$ 33,176	\$ 35,419	\$ 28,000	\$ 29,000	\$ 31,000
Projects:					
East Center (2019)					
Ending Balance	<u>\$ 523,877</u>	<u>\$ 559,297</u>	<u>\$ 587,297</u>	<u>\$ 616,297</u>	<u>\$ 647,297</u>
Total Board Designated Funds	<u>\$ 8,757,460</u>	<u>\$ 9,244,740</u>	<u>\$ 10,938,242</u>	<u>\$ 10,688,599</u>	<u>\$ 12,835,250</u>

Ceramics Club of GVR





Green Valley Recreation, Inc.

Board of Directors Regular Meeting

Award Contract to Preventronics Security Cameras

Prepared By: Randy Cheatham, IT Director

Meeting Date: January 25, 2023

Presented By: Scott Somers, CEO

Consent Agenda: No

Originating Committee / Department:

IT Department in collaboration with the office of the COO and the Facilities Director

Action Requested:

Award contract to Preventronics for security camera provision and installation, not to exceed \$200,000.

Strategic Plan Goal:

Goal 1: Provide excellent facilities for members to participate in a variety of active and social opportunities.

Background Justification:

Security concerns have thankfully not been a historical concern at GVR. However, it is a different time than before, and with a recent intrusion at Las Campanas, staff and others agree that increased security is needed to ensure a safer environment for all GVR members, guest, and visitors. Security cameras placed in strategic locations (e.g., parking lots, points of entry, walkways) can help deter nefarious activity as well as help provide evidence during an investigation.

Staff reached out to two local companies, Preventronics and Johnson Controls, for quotes for approximately 125 cameras covering 14 centers, the Administrative Office, the Pickleball Center, the Del Sol Clubhouse, and the Facility Maintenance Building. Staff also priced similar cameras with a well-known online vendor, Verkada. After meeting with each local company and explaining the scope of work, only Preventronics submitted a bid. Verkada pricing for the cameras alone (less labor, less misc. switching and cabling, less yearly licensing) was much more costly.

Preventronics is GVR's current vendor for all DSX access control systems that operate all of the doors and gates. Their staff is familiar with every center throughout the campus and the needs and expectations of the GVR community.

Staff therefore recommends awarding a contract to Preventronics for security camera provision and installation, not to exceed \$200,000. While the contract price is for \$167,425.71, staff recommends allowing for additional contingency to cover unexpected costs or additional cameras should the need be warranted without the need to come back to the Board recommending a change order.

Fiscal Impact:

This capital expense was not budgeted. Staff recommends funds for this project be expended from the Initiatives Funds. Annual cost to maintain this system is \$16,726 and would be budgeted as an operational expense going forward. Maintenance includes:

- 4-hour service response time between 6am-6pm, M-F.
- Top priority service calls.
- Bi-annual inspections of all hardware/software and database maintenance.
- Software upgrades as necessary.
- All parts. (2 years)
- All labor. (2 years)
- Use of spare equipment to minimize downtime.

Board Options:

1. Approve the GVR staff recommended contract with Preventronics to install cameras at all facilities in strategic locations at a cost not to exceed \$200,000.
2. Approve the GVR staff recommended contract with Preventronics to install cameras at all facilities in strategic locations at a cost not to exceed a different amount.
3. Direct staff to pursue less expensive options with fewer cameras, not to exceed a certain limit.
4. Direct staff to do nothing with cameras at this time.

Staff Recommendation:

Option #1

Recommended Motion:

Move to award contract to Preventronics for security camera provision and installation, not to exceed \$200,000.

Attachments:

- 1) Contract with Preventronics

Section III. - Investment Summary

903087-15 SANTA RITA SPRINGS	-14	\$18,006.04
903087-16 WEST CENTER	-13	\$19,711.39
903087-17 MEMBER SERVICES	-6	\$6,352.12
903087-18 MADERA VISTA	-5	\$6,227.88
903087-19 LAS CAMPANAS SOCIAL CENTER	-13	\$15,754.62
903087-20 DESERT HILLS SOCIAL CENTER	-11	\$16,367.27
903087-21 EAST SOCIAL CENTER	-10	\$9,178.58
903087-22 CONTINENTAL VISTA	-4	\$5,357.24
903087-23 CASA PALOMA I	-3	\$4,088.83
903087-24 CANOA RANCH RECREATION CENTER	-7	\$13,024.94
903087-25 CASA PALOMA II	-4	\$5,671.49
903087-26 CANOA HILLS RECREATION CENTER	-8	\$14,477.75
903087-27 ABREGO SOUTH	-5	\$5,573.84
903087-28 ABREGO NORTH	-2	\$3,525.64
903087-30 FACILITIES MAINTANCE BUILDING	-4	\$5,612.03
903087-31 PICKLEBALL COURT	-5	\$6,493.75
903087-32 WEST CENTER POOL	-4	\$5,612.03
903087-33 NEW BUILDING	-5	\$6,152.63
	Cameras-123	
TOTAL COST: (includes sales tax)		\$167,188.06

GREEN VALLEY RECREATION CENTERS

Project:

GVR - All Locations Camera System

Project Location:

GVR - Main Office
1070 S. Calle de Las Casitas
Green Valley, AZ 85614

Wednesday, January 20, 2023

Presented to

Randy Cheatham
GVR Board of Directors

Prepared by

Spence Bledsoe
Mobile (520) 500-6005
Desk (520) 790-4960
sbledsoe@preventronics.com

Pre-venTronics

January 18, 2023

GVR Board of Directors
1070 S. Calle de Las Casitas
Green Valley, AZ 85614

Dear Board of Directors,

We are pleased to have the opportunity to provide this proposal for consideration.

Proposal Contents

This proposal is composed as follow:

- Section ILocation Summary
- Section IIScope of Work
- Section IIIInvestment Summary
- Section IVMaintenance Program
- Section VConclusion

Section I. – Location Summary

Quote 903087-15 Santa Rita Springs
Quote 903087-16 West Center
Quote 903087-17 Member Services
Quote 903087-18 Madera Vista
Quote 903087-19 Las Campanas Social Center
Quote 903087-20 Desert Hills Social Center
Quote 903087-21 East Social Center
Quote 903087-22 Continental Vista
Quote 903087-23 Casa Paloma I
Quote 903087-24 Canoa Ranch Rec Center
Quote 903087-25 Casa Paloma II
Quote 903087-26 Canoa Hills Rec Center
Quote 903087-27 Abrego South
Quote 903087-28 Abrego North
Quote 903087-30 Facilities Maintenance Building
Quote 903087-31 Pickleball Court
Quote 903087-32 West Center Pool
Quote 903087-33 New Building

Section II. – Scope of Work

The solution is comprised of the following design with Digital Watchdog equipment:
Each Quote itemizes camera counts per location indicating indoor or outdoor.
Some sites will send camera video to other sites NVR's to reduce cost and maintain quality across GVR networks

Quotes includes (123) 2.1 Megapixel low profile IR Indoor/Outdoor cameras, POE switches as needed per site and (6) 64 Channel 4TB Harddrive servers. All CAT6e wire, camera licenses and labor.

All cameras can be viewed by GVR staff as needed on GVR network. GVR IT shall manage access to all systems. PVT will work with GVR Staff on installation and specific location of equipment.

Section III. – Investment Summary

903087-15 SANTA RITA SPRINGS	\$18,006.04
903087-16 WEST CENTER	\$19,711.39
903087-17 MEMBER SERVICES	\$6,352.12
903087-18 MADERA VISTA	\$6,227.88
903087-19 LAS CAMPANAS SOCIAL CENTER	\$15,754.62
903087-20 DESERT HILLS SOCIAL CENTER	\$16,367.27
903087-21 EAST SOCIAL CENTER	\$9,178.58
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903087-23 CASA PALOMA I	\$4,088.83
903087-24 CANOA RANCH RECREATION CENTER	\$13,024.94
903087-25 CASA PALOMA II	\$5,671.49
903087-26 CANOA HILLS RECREATION CENTER	\$14,477.75
903087-27 ABREGO SOUTH	\$5,573.84
903087-28 ABREGO NORTH	\$3,525.64
903087-30 FACILITIES MAINTANCE BUILDING	\$5,612.03
903087-31 PICKLEBALL COURT	\$6,493.75
903087-32 WEST CENTER POOL	\$5,612.03
903087-33 NEW BUILDING	\$6,152.63
TOTAL COST: (includes sales tax)	\$167,188.06

Section IV. –Maintenance Plan

We are pleased to offer our annual **FSP** (Full-Service Plan) designed to protect the 'critical and automated' operation the above system provides as follows.

❖ **Full Service Plan: \$16,726.00 /annual, after 1st year on a yearly review**

Plan Benefits for the above are:

Benefits	FSP Coverage	Standard Warranty
Availability:	M – F / 6am – 6pm 4-HR response time	Next business day and/or as soon as possible. FSA customers are prioritized first. After *Standard Warranty expires, any service is under Time & Material basis.
Response Time:	<u>4 hours or less.</u> From time service call is placed.	Next business day, and/or as soon as possible. FSA customers are prioritized first. After *Standard Warranty expires, any service is under Time & Material basis.
Response Status:	<u>Top Priority.</u> Over non-FSP clients.	Next business day, and/or as soon as possible. FSA customers are prioritized first. After *Standard Warranty expires, any service is under Time & Material basis.
Preventative Maintenance:	<u>Included.</u> Bi-Annual Inspections of hardware and software including database maintenance.	Time & Material.
Software Upgrades:	Covers software upgrades related to defects and software modifications necessary to correct system issues.	Time & Material.
Parts Coverage:	<u>All parts are covered.</u> No hidden costs, on all parts we provide and install.	Only under manufacturers' warranty period after which replacements are new purchases.
Labor Coverage:	<u>All labor is covered.</u> No hidden costs, for service rendered during standard and emergency times.	After *Standard Warranty expires, any labor is billed on a per hour basis + materials.
Spare Equipment:	<u>Available</u> Equipment availability is dependent upon Mfg stock / ensures downtime is kept to an absolute minimum.	Available under Time & Material basis, and dependent on product availability since FSA customers take priority for these resources.

Items Not Covered: Any damage caused by misuse, abuse, accident, disaster, fire, flood, water, wind, lighting and Acts of God. Also, any items designed to fail in order to protect equipment, such as power/lightening suppressors.

Section V. – Conclusion

Thank you for the opportunity to be of service to you, as we know you have many choices for a solutions-provider and business-partner. With this project, it is our sincere intention to deliver a world class solution and to nurture a long-term relationship based on caring and integrity.

Should you have any questions, please do not hesitate to call me.

Sincerely,



Spence Bledsoe
Project Manager
PrevenTronics
(520) 500-6005

Pre-venTronics

a division of Circuit-Tron Corporation
 ROC 093244 CR67

PRE-VENTRONICS
 1635 S. ALVERNON WAY
 TUCSON, AZ 85711
 TEL: (520) 790-4960
 FAX: (520) 790-7816

SALES QUOTE
 DATE 1/18/2023
QUOTE#903087 - 15-
GVR CAMERA
SYSTEM- SANTA RITA
SPRINGS-REV-1

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- SANTA RITA SPRINGS-REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- SANTA RITA SPRINGS-REV-1			
4 PARKING LOT CAMERAS-10 EXTERIOR CAMERAS			
64 CHANNEL, NVR WITH 4TB HDD. THE NVR RECORDS AND MANAGES UP TO 64 IP CAMERAS WITH A TOTAL THROUGHPUT OF 360 MBPS. THE HARDWARE INCLUDES THE HARDWARE SUPPORTS TRUE HDMI LOCAL OUTPUT VIA DVI-D/DVI-I PORTS, I5 PROCESSOR, DUAL NETWORK CARD AND SCHEDULED AUTO REBOOT FOR HARDWARE PERFORMANCE. THE NVR SUPPORTS CROSS PLATFORM CONNECTIVITY FOR WINDOWS AND MAC CLIENT SOFTWARE, ALLOWING YOU TO MONITOR AND CONNECT TO YOUR SYSTEM FROM ANYWHERE.		1	\$2,800.00
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
5-PORT GIGABIT POE+ NETWORK SWITCH 32WATTS POWER		1	\$105.60
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	14	\$4,933.60
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	8	\$360.96
SINGLE RECORDING LICENSE	\$112.00	14	\$1,568.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	6	\$1,344.00
MISC MATERIAL		1	\$616.00
SHIPPING		1	\$124.80
LABOR FOR INSTALLATION		1 LOT	\$5,116.80
		PARTS	\$12,030.57
		LABOR	\$5,116.80
		TAXES	\$733.87
		SHIPPING	\$124.80
		TOTAL	\$18,006.04

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

TERMS & CONDITIONS:

ACCEPTANCE OF THIS SALES QUOTE IS SUBJECT TO AGREEMENT BY CUSTOMER TO THE FOLLOWING CONDITIONS:

- WORK IS TO BE PERFORMED DURING NORMAL WORKING HOURS, M-F / 7-5.
- ONLY EQUIPMENT LISTED ABOVE SHALL BE INSTALLED AND WARRANTED BY PRE-VENTRONICS.
- PAINTING, PATCHING ARE EXCLUDED.
- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
- ALL INVOICES ARE DUE AND PAYABLE TO PRE-VENTRONICS UPON RECEIPT.
- THE CUSTOMER AGREES TO HOLD HARMLESS AND INDEMNIFY PRE-VENTRONICS FROM ANY LOSS, DAMAGE AND/OR LITIGATION EXPENSE ARISING FROM ANY CLAIM OF INFRINGEMENT OF ANY PATENT, BY THE USE OR MANUFACTURE BY ANY ARTICLE FURNISHED TO IT BY THE SELLER UNDER THIS ORDER.

- MATERIALS NOT EXPLICITLY LISTED HEREIN ARE "BY OTHER" AND ARE EXCLUDED FROM THIS SCOPE OF WORK. NO ASSUMPTIONS SHOULD BE MADE REGARDING WHAT MATERIALS WILL BE PROVIDED, OTHER THAN WHAT IS LISTED IN THE ABOVE DESCRIPTION.

EXCEPTIONS:

- ACTS OF GOD AND OR TERRORISM ARE BEYOND OUR CONTROL AND PRE-VENTRONICS IS NOT RESPONSIBLE FOR THESE ACTS OR AS TO THE IMPACT THAT THEY MAY HAVE ON THIS SCOPE OF SERVICES OR DELIVERED PRICING.
- EXTRA LABOR COSTS IF INSTALLATION NEEDS TO TAKE PLACE AFTER NORMAL BUSINESS HOURS, WEEKENDS, OR HOLIDAYS.
- EXTRA COSTS FOR EXPEDITING OF PRODUCTS AND INSTALLATION.
- WARRANTY OF COMPONENTS NOT SUPPLIED BY PRE-VENTRONICS. REPAIRS AND/OR REPLACEMENTS WILL BE DONE ON A TIME AND MATERIALS BASIS UPON APPROVAL OF THE WORK.
- EXTRA COSTS FOR MATERIALS AND LABOR NOT INCLUDED IN THE ABOVE SCOPE OF SERVICES.
- EXTRA COSTS FOR INSURANCE REQUIREMENTS THAT EXCEED PRE-VENTRONICS STANDARD PROVISIONS OF 2M OR WAIVER OF SUBROGATION.
- CONDITION AND INTEGRITY OF EXISTING SITE.

WE APPRECIATE THE OPPORTUNITY TO PROVIDE OUR PROPOSAL FOR YOUR CONSIDERATION ON THIS PROJECT. PRE-VENTRONICS STRIVES TO BE A LEADER IN THE MARKET BY USING ONLY THE BEST AND LATEST PRODUCT ACCOMPANIED WITH HIGHLY QUALIFIED AND TRAINED TECHNICIANS FOR INSTALLATION AND SERVICE. YOU WILL DISCOVER THIS FIRSTHAND WHEN YOU CHOOSE US TO ASSIST YOU IN THIS PROJECT.



Spence Bledsoe, Project Manager

TEL:
sbledsoe@preventronics.com

CUSTOMER SIGNATURE DATE

PO NUMBER AMOUNT

Pre-venTronics

a division of Circuit-Tron Corporation
ROC 093244 CR67

PRE-VENTRONICS
1635 S. ALVERNON WAY
TUCSON, AZ 85711
TEL: (520) 790-4960
FAX: (520) 790-7816

SALES QUOTE
DATE 1/18/2023
**QUOTE#903087 - 16-
GVR CAMERA
SYSTEM- WEST
CENTER REV-1**

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- WEST CENTER REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- WEST CENTER REV-1			
5 PARKING LOT CAMERAS-8 EXTERIOR CAMERAS-1 INTERIOR CAMERA			
64 CHANNEL, NVR WITH 4TB HDD. THE NVR RECORDS AND MANAGES UP TO 64 IP CAMERAS WITH A TOTAL THROUGHPUT OF 360 MBPS. THE HARDWARE INCLUDES THE HARDWARE SUPPORTS TRUE HDMI LOCAL OUTPUT VIA DVI-D/DVI-I PORTS, I5 PROCESSOR, DUAL NETWORK CARD AND SCHEDULED AUTO REBOOT FOR HARDWARE PERFORMANCE. THE NVR SUPPORTS CROSS PLATFORM CONNECTIVITY FOR WINDOWS AND MAC CLIENT SOFTWARE, ALLOWING YOU TO MONITOR AND CONNECT TO YOUR SYSTEM FROM ANYWHERE.		1	\$2,800.00
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER	\$302.40	2	\$604.80
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	13	\$4,581.20
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	13	\$586.56
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR INDOOR DOME CAMERA, 2.8MM FIXED LENS	\$292.80	1	\$292.80
SINGLE RECORDING LICENSE	\$112.00	14	\$1,568.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	7	\$1,568.00
MISC MATERIAL		1	\$672.00
SHIPPING		1	\$124.80
LABOR FOR INSTALLATION		1 LOT	\$6,140.16
		PARTS	\$12,673.36
		LABOR	\$6,140.16
		TAXES	\$773.07
		SHIPPING	\$124.80
		TOTAL	\$19,711.39

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

TERMS & CONDITIONS:

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- ONLY EQUIPMENT LISTED ABOVE SHALL BE INSTALLED AND WARRANTED BY PRE-VENTRONICS.
- PAINTING, PATCHING ARE EXCLUDED.
- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
- ALL INVOICES ARE DUE AND PAYABLE TO PRE-VENTRONICS UPON RECEIPT.
- THE CUSTOMER AGREES TO HOLD HARMLESS AND INDEMNIFY PRE-VENTRONICS FROM ANY LOSS, DAMAGE AND/OR LITIGATION EXPENSE ARISING FROM ANY CLAIM OF INFRINGEMENT OF ANY PATENT, BY THE USE OR MANUFACTURE BY ANY ARTICLE FURNISHED TO IT BY THE SELLER UNDER THIS ORDER.

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EXCEPTIONS:

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- EXTRA LABOR COSTS IF INSTALLATION NEEDS TO TAKE PLACE AFTER NORMAL BUSINESS HOURS, WEEKENDS, OR HOLIDAYS.
- EXTRA COSTS FOR EXPEDITING OF PRODUCTS AND INSTALLATION.
- WARRANTY OF COMPONENTS NOT SUPPLIED BY PRE-VENTRONICS. REPAIRS AND/OR REPLACEMENTS WILL BE DONE ON A TIME AND MATERIALS BASIS UPON APPROVAL OF THE WORK.
- EXTRA COSTS FOR MATERIALS AND LABOR NOT INCLUDED IN THE ABOVE SCOPE OF SERVICES.
- EXTRA COSTS FOR INSURANCE REQUIREMENTS THAT EXCEED PRE-VENTRONICS STANDARD PROVISIONS OF 2M OR WAIVER OF SUBROGATION.
- CONDITION AND INTEGRITY OF EXISTING SITE.

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Spence Bledsoe, Project Manager

TEL:
sbledsoe@preventronics.com

CUSTOMER SIGNATURE DATE

PO NUMBER AMOUNT

Pre-venTronics
 a division of Circuit-Tron Corporation
 ROC 093244 CR67

PRE-VENTRONICS
 1635 S. ALVERNON WAY
 TUCSON, AZ 85711
 TEL: (520) 790-4960
 FAX: (520) 790-7816

SALES QUOTE
 DATE 1/18/2023
QUOTE#903087 - 17-
GVR CAMERA
SYSTEM-MEMBER
SERVICES-SEND
VIDEO TO WEST
CENTER CAMERA
SERVER REV-1

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM-MEMBER SERVICES-SEND VIDEO TO WEST CENTER CAMERA SERVER REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM-MEMBER SERVICES-SEND VIDEO TO WEST CENTER CAMERA SERVER REV-1			
2 PARKING LOT CAMERAS-4 EXTERIOR CAMERAS			
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	6	\$2,114.40
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	6	\$270.72
SINGLE RECORDING LICENSE	\$112.00	6	\$672.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	2	\$448.00
MISC MATERIAL		1	\$192.00
SHIPPING		1	\$61.90
LABOR FOR INSTALLATION		1 LOT	\$2,046.72
		PARTS	\$3,999.53
		LABOR	\$2,046.72
		TAXES	\$243.97
		SHIPPING	\$61.90
		TOTAL	\$6,352.12

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

TERMS & CONDITIONS:

ACCEPTANCE OF THIS SALES QUOTE IS SUBJECT TO AGREEMENT BY CUSTOMER TO THE FOLLOWING CONDITIONS:

- WORK IS TO BE PERFORMED DURING NORMAL WORKING HOURS, M-F / 7-5.
- ONLY EQUIPMENT LISTED ABOVE SHALL BE INSTALLED AND WARRANTED BY PRE-VENTRONICS.
- PAINTING, PATCHING ARE EXCLUDED.
- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
- ALL INVOICES ARE DUE AND PAYABLE TO PRE-VENTRONICS UPON RECEIPT.
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EXCEPTIONS:

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- EXTRA LABOR COSTS IF INSTALLATION NEEDS TO TAKE PLACE AFTER NORMAL BUSINESS HOURS, WEEKENDS, OR HOLIDAYS.
- EXTRA COSTS FOR EXPEDITING OF PRODUCTS AND INSTALLATION.
- WARRANTY OF COMPONENTS NOT SUPPLIED BY PRE-VENTRONICS. REPAIRS AND/OR REPLACEMENTS WILL BE DONE ON A TIME AND MATERIALS BASIS UPON APPROVAL OF THE WORK.
- EXTRA COSTS FOR MATERIALS AND LABOR NOT INCLUDED IN THE ABOVE SCOPE OF SERVICES.
- EXTRA COSTS FOR INSURANCE REQUIREMENTS THAT EXCEED PRE-VENTRONICS STANDARD PROVISIONS OF 2M OR WAIVER OF SUBROGATION.
- CONDITION AND INTEGRITY OF EXISTING SITE.

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Spence Bledsoe, Project Manager

TEL:
sbledsoe@preventronics.com

CUSTOMER SIGNATURE

DATE

PO NUMBER

AMOUNT

Pre-venTronics

a division of Circuit-Tron Corporation
 ROC 093244 CR67

PRE-VENTRONICS
 1635 S. ALVERNON WAY
 TUCSON, AZ 85711
 TEL: (520) 790-4960
 FAX: (520) 790-7816

SALES QUOTE
 DATE 1/18/2023
QUOTE#903087 - 18
- GVR CAMERA
SYSTEM-MADERA
VISTA REV-1

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM-MADERA VISTA REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM-MADERA VISTA REV-1			
2 PARKING LOT CAMERA-3 EXTERIOR CAMERAS			
5-PORT GIGABIT POE+ NETWORK SWITCH 32WATTS POWER		1	\$105.60
4MP IR VANDAL DOME EDGE CAMERA, 2.8-12MM VARIFOCAL LENS, 128GB LOCAL RECORDING- IPVMS SOFTWARE AND LICENSE AND AN ONBOARD SD CARD. NO SERVER HARDWARE IS REQUIRED	\$569.60	5	\$2,848.00
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	5	\$225.60
SINGLE RECORDING LICENSE	\$112.00	5	\$560.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K		1	\$224.00
MISC MATERIAL		1	\$80.00
SHIPPING		1	\$61.90
LABOR FOR INSTALLATION		1	\$1,876.16
		PARTS	\$4,043.19
		LABOR	\$1,876.16
		TAXES	\$246.63
		SHIPPING	\$61.90
		TOTAL	\$6,227.88

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

TERMS & CONDITIONS:

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- PAINTING, PATCHING ARE EXCLUDED.
- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
- ALL INVOICES ARE DUE AND PAYABLE TO PRE-VENTRONICS UPON RECEIPT.
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- EXTRA COSTS FOR EXPEDITING OF PRODUCTS AND INSTALLATION.
- WARRANTY OF COMPONENTS NOT SUPPLIED BY PRE-VENTRONICS. REPAIRS AND/OR REPLACEMENTS WILL BE DONE ON A TIME AND MATERIALS BASIS UPON APPROVAL OF THE WORK.
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- CONDITION AND INTEGRITY OF EXISTING SITE.

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Spence Bledsoe, Project Manager

TEL:
sbledsoe@preventronics.com

CUSTOMER SIGNATURE DATE

PO NUMBER AMOUNT

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- LAS CAMPANAS SOCIAL CENTER REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- LAS CAMPANAS SOCIAL CENTER REV-1			
4 PARKING LOT CAMERAS-3 EXTERIOR CAMERAS-6 INTERIOR CAMERAS			
64 CHANNEL, NVR WITH 4TB HDD. THE NVR RECORDS AND MANAGES UP TO 64 IP CAMERAS WITH A TOTAL THROUGHPUT OF 360 MBPS. THE HARDWARE INCLUDES THE HARDWARE SUPPORTS TRUE HDMI LOCAL OUTPUT VIA DVI-D/DVI-I PORTS, I5 PROCESSOR, DUAL NETWORK CARD AND SCHEDULED AUTO REBOOT FOR HARDWARE PERFORMANCE. THE NVR SUPPORTS CROSS PLATFORM CONNECTIVITY FOR WINDOWS AND MAC CLIENT SOFTWARE, ALLOWING YOU TO MONITOR AND CONNECT TO YOUR SYSTEM FROM ANYWHERE.		1	\$2,800.00
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	7	\$2,466.80
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	3	\$135.36
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR INDOOR DOME CAMERA, 2.8MM FIXED LENS	\$292.80	6	\$1,756.80
SINGLE RECORDING LICENSE	\$112.00	13	\$1,456.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	3	\$672.00
MISC MATERIAL		1	\$480.00
SHIPPING		1	\$124.80
LABOR FOR INSTALLATION		1	\$4,946.24
		PARTS	\$10,069.35
		LABOR	\$4,946.24
		TAXES	\$614.23
		SHIPPING	\$124.80
		TOTAL	\$15,754.62

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

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- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
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- EXTRA COSTS FOR EXPEDITING OF PRODUCTS AND INSTALLATION.
- WARRANTY OF COMPONENTS NOT SUPPLIED BY PRE-VENTRONICS. REPAIRS AND/OR REPLACEMENTS WILL BE DONE ON A TIME AND MATERIALS BASIS UPON APPROVAL OF THE WORK.
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Spence Bledsoe, Project Manager

TEL:
 sbledsoe@preventronics.com

CUSTOMER SIGNATURE DATE

PO NUMBER AMOUNT

Pre-venTronics

a division of Circuit-Tron Corporation
ROC 093244 CR67

PRE-VENTRONICS
1635 S. ALVERNON WAY
TUCSON, AZ 85711
TEL: (520) 790-4960
FAX: (520) 790-7816

SALES QUOTE
DATE 1/18/2023
**QUOTE#903087 - 20-
GVR CAMERA
SYSTEM- DESERT
HILLS SOCIAL
CENTER REV-1**

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- DESERT HILLS SOCIAL CENTER REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- DESERT HILLS SOCIAL CENTER REV-1			
4 PARKING LOT CAMERAS-7 EXTERIOR CAMERAS			
64 CHANNEL, NVR WITH 4TB HDD. THE NVR RECORDS AND MANAGES UP TO 64 IP CAMERAS WITH A TOTAL THROUGHPUT OF 360 MBPS. THE HARDWARE INCLUDES THE HARDWARE SUPPORTS TRUE HDMI LOCAL OUTPUT VIA DVI-D/DVI-I PORTS, I5 PROCESSOR, DUAL NETWORK CARD AND SCHEDULED AUTO REBOOT FOR HARDWARE PERFORMANCE. THE NVR SUPPORTS CROSS PLATFORM CONNECTIVITY FOR WINDOWS AND MAC CLIENT SOFTWARE, ALLOWING YOU TO MONITOR AND CONNECT TO YOUR SYSTEM FROM ANYWHERE.		1	\$2,800.00
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	11	\$3,876.40
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	10	\$451.20
SINGLE RECORDING LICENSE	\$112.00	11	\$1,232.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	6	\$1,344.00
MISC MATERIAL		1	\$480.00
SHIPPING		1	\$124.80
LABOR FOR INSTALLATION		1 LOT	\$5,116.80
		PARTS	\$10,486.02
		LABOR	\$5,116.80
		TAXES	\$639.65
		SHIPPING	\$124.80
		TOTAL	\$16,367.27

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

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- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
- ALL INVOICES ARE DUE AND PAYABLE TO PRE-VENTRONICS UPON RECEIPT.
- THE CUSTOMER AGREES TO HOLD HARMLESS AND INDEMNIFY PRE-VENTRONICS FROM ANY LOSS, DAMAGE AND/OR LITIGATION EXPENSE ARISING FROM ANY CLAIM OF INFRINGEMENT OF ANY PATENT, BY THE USE OR MANUFACTURE BY ANY ARTICLE FURNISHED TO IT BY THE SELLER UNDER THIS ORDER.

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- EXTRA COSTS FOR EXPEDITING OF PRODUCTS AND INSTALLATION.
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- CONDITION AND INTEGRITY OF EXISTING SITE.

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Spence Bledsoe, Project Manager

TEL:
sbledsoe@preventronics.com

CUSTOMER SIGNATURE DATE

PO NUMBER AMOUNT

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- EAST SOCIAL CENTER- SEND VIDEO TO DESERT HILLS CAMERA SERVER REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- EAST SOCIAL CENTER- SEND VIDEO TO DESERT HILLS CAMERA SERVER REV-1			
4 PARKING LOT CAMERAS- 6 EXTERIOR CAMERAS			
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	10	\$3,524.00
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	10	\$451.20
SINGLE RECORDING LICENSE	\$112.00	10	\$1,120.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	3	\$672.00
MISC MATERIAL		1	\$192.00
SHIPPING		1	\$61.90
LABOR FOR INSTALLATION		1 LOT	\$2,473.12
		PARTS	\$6,261.60
		LABOR	\$2,473.12
		TAXES	\$381.96
		SHIPPING	\$61.90
		TOTAL	\$9,178.58

Quote pricing is valid for 30-Days from date on quote.

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- PAINTING, PATCHING ARE EXCLUDED.
- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
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- EXTRA COSTS FOR MATERIALS AND LABOR NOT INCLUDED IN THE ABOVE SCOPE OF SERVICES.
- EXTRA COSTS FOR INSURANCE REQUIREMENTS THAT EXCEED PRE-VENTRONICS STANDARD PROVISIONS OF 2M OR WAIVER OF SUBROGATION.
- CONDITION AND INTEGRITY OF EXISTING SITE.

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Spence Bledsoe, Project Manager

TEL:
 sbledsoe@preventronics.com

CUSTOMER SIGNATURE

DATE

PO NUMBER

AMOUNT

Pre-venTronics

a division of Circuit-Tron Corporation
ROC 093244 CR67

PRE-VENTRONICS
1635 S. ALVERNON WAY
TUCSON, AZ 85711
TEL: (520) 790-4960
FAX: (520) 790-7816

SALES QUOTE
DATE 1/18/2023
QUOTE#903087 - 22
- GVR CAMERA
SYSTEM-
CONTINENTAL VISTA
REV-1

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM-CONTINENTAL VISTA REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM-CONTINENTAL VISTA REV-1			
1 PARKING LOT CAMERA-2 EXTERIOR CAMERAS			
5-PORT GIGABIT POE+ NETWORK SWITCH 32WATTS POWER		1	\$105.60
4MP IR VANDAL DOME EDGE CAMERA, 2.8-12MM VARIFOCAL LENS, 128GB LOCAL RECORDING- IPVMS SOFTWARE AND LICENSE AND AN ONBOARD SD CARD. NO SERVER HARDWARE IS REQUIRED	\$569.60	4	\$2,278.40
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	3	\$135.36
SINGLE RECORDING LICENSE	\$112.00	4	\$448.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	1.5	\$336.00
MISC MATERIAL		1	\$80.00
SHIPPING		1	\$61.90
LABOR FOR INSTALLATION		1 LOT	\$1,705.60
		PARTS	\$3,383.36
		LABOR	\$1,705.60
		TAXES	\$206.38
		SHIPPING	\$61.90
		TOTAL	\$5,357.24

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

TERMS & CONDITIONS:

ACCEPTANCE OF THIS SALES QUOTE IS SUBJECT TO AGREEMENT BY CUSTOMER TO THE FOLLOWING CONDITIONS:

- WORK IS TO BE PERFORMED DURING NORMAL WORKING HOURS, M-F / 7-5.
- ONLY EQUIPMENT LISTED ABOVE SHALL BE INSTALLED AND WARRANTED BY PRE-VENTRONICS.
- PAINTING, PATCHING ARE EXCLUDED.
- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
- ALL INVOICES ARE DUE AND PAYABLE TO PRE-VENTRONICS UPON RECEIPT.
- THE CUSTOMER AGREES TO HOLD HARMLESS AND INDEMNIFY PRE-VENTRONICS FROM ANY LOSS, DAMAGE AND/OR LITIGATION EXPENSE ARISING FROM ANY CLAIM OF INFRINGEMENT OF ANY PATENT, BY THE USE OR MANUFACTURE BY ANY ARTICLE FURNISHED TO IT BY THE SELLER UNDER THIS ORDER.
- MATERIALS NOT EXPLICITLY LISTED HEREIN ARE "BY OTHER" AND ARE EXCLUDED FROM THIS SCOPE OF WORK. NO ASSUMPTIONS SHOULD BE MADE REGARDING WHAT MATERIALS WILL BE PROVIDED, OTHER THAN WHAT IS LISTED IN THE ABOVE DESCRIPTION.

EXCEPTIONS:

- ACTS OF GOD AND OR TERRORISM ARE BEYOND OUR CONTROL AND PRE-VENTRONICS IS NOT RESPONSIBLE FOR THESE ACTS OR AS TO THE IMPACT THAT THEY MAY HAVE ON THIS SCOPE OF SERVICES OR DELIVERED PRICING.
- EXTRA LABOR COSTS IF INSTALLATION NEEDS TO TAKE PLACE AFTER NORMAL BUSINESS HOURS, WEEKENDS, OR HOLIDAYS.
- EXTRA COSTS FOR EXPEDITING OF PRODUCTS AND INSTALLATION.
- WARRANTY OF COMPONENTS NOT SUPPLIED BY PRE-VENTRONICS. REPAIRS AND/OR REPLACEMENTS WILL BE DONE ON A TIME AND MATERIALS BASIS UPON APPROVAL OF THE WORK.
- EXTRA COSTS FOR MATERIALS AND LABOR NOT INCLUDED IN THE ABOVE SCOPE OF SERVICES.
- EXTRA COSTS FOR INSURANCE REQUIREMENTS THAT EXCEED PRE-VENTRONICS STANDARD PROVISIONS OF 2M OR WAIVER OF SUBROGATION.
- CONDITION AND INTEGRITY OF EXISTING SITE.

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ROC 093244 CR67

PRE-VENTRONICS
1635 S. ALVERNON WAY
TUCSON, AZ 85711
TEL: (520) 790-4960
FAX: (520) 790-7816

SALES QUOTE
DATE 1/18/2023
QUOTE#903087 - 23-
GVR CAMERA
SYSTEM-CASA
PALOMA I- REV-1

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM-CASA PALOMA I- REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM-CASA PALOMA I- REV-1			
1 PARKING LOT CAMERA-2 EXTERIOR CAMERA			
5-PORT GIGABIT POE+ NETWORK SWITCH 32WATTS POWER		1	\$105.60
4MP IR VANDAL DOME EDGE CAMERA, 2.8-12MM VARIFOCAL LENS, 128GB LOCAL RECORDING- IPVMS SOFTWARE AND LICENSE AND AN ONBOARD SD CARD. NO SERVER HARDWARE IS REQUIRED	\$569.60	3	\$1,708.80
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	3	\$135.36
SINGLE RECORDING LICENSE	\$112.00	3	\$336.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K		1	\$224.00
MISC MATERIAL		1	\$80.00
SHIPPING		1	\$61.90
LABOR FOR INSTALLATION		1 LOT	\$1,279.20
		PARTS	\$2,589.76
		LABOR	\$1,279.20
		TAXES	\$157.98
		SHIPPING	\$61.90
		TOTAL	\$4,088.83

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

TERMS & CONDITIONS:

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- WORK IS TO BE PERFORMED DURING NORMAL WORKING HOURS, M-F / 7-5.
- ONLY EQUIPMENT LISTED ABOVE SHALL BE INSTALLED AND WARRANTED BY PRE-VENTRONICS.
- PAINTING, PATCHING ARE EXCLUDED.
- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
- ALL INVOICES ARE DUE AND PAYABLE TO PRE-VENTRONICS UPON RECEIPT.
- THE CUSTOMER AGREES TO HOLD HARMLESS AND INDEMNIFY PRE-VENTRONICS FROM ANY LOSS, DAMAGE AND/OR LITIGATION EXPENSE ARISING FROM ANY CLAIM OF INFRINGEMENT OF ANY PATENT, BY THE USE OR MANUFACTURE BY ANY ARTICLE FURNISHED TO IT BY THE SELLER UNDER THIS ORDER.
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- EXTRA COSTS FOR EXPEDITING OF PRODUCTS AND INSTALLATION.
- WARRANTY OF COMPONENTS NOT SUPPLIED BY PRE-VENTRONICS. REPAIRS AND/OR REPLACEMENTS WILL BE DONE ON A TIME AND MATERIALS BASIS UPON APPROVAL OF THE WORK.
- EXTRA COSTS FOR MATERIALS AND LABOR NOT INCLUDED IN THE ABOVE SCOPE OF SERVICES.
- EXTRA COSTS FOR INSURANCE REQUIREMENTS THAT EXCEED PRE-VENTRONICS STANDARD PROVISIONS OF 2M OR WAIVER OF SUBROGATION.
- CONDITION AND INTEGRITY OF EXISTING SITE.

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Spence Bledsoe, Project Manager

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sbledsoe@preventronics.com

CUSTOMER SIGNATURE

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AMOUNT

Pre-venTronics

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 ROC 093244 CR67

PRE-VENTRONICS
 1635 S. ALVERNON WAY
 TUCSON, AZ 85711
 TEL: (520) 790-4960
 FAX: (520) 790-7816

SALES QUOTE
 DATE 1/18/2023
QUOTE#903087 - 24
- GVR CAMERA
SYSTEM- CANOA
RANCH RECREATION
CENTER-REV-1

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- CANOA RANCH RECREATION CENTER-REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- CANOA RANCH RECREATION CENTER-REV-1			
2 PARKING LOT CAMERAS-3 EXTERIOR CAMERAS-2 INTERIOR CAMERAS			
64 CHANNEL, NVR WITH 4TB HDD. THE NVR RECORDS AND MANAGES UP TO 64 IP CAMERAS WITH A TOTAL THROUGHPUT OF 360 MBPS. THE HARDWARE INCLUDES THE HARDWARE SUPPORTS TRUE HDMI LOCAL OUTPUT VIA DVI-D/DVI-I PORTS, I5 PROCESSOR, DUAL NETWORK CARD AND SCHEDULED AUTO REBOOT FOR HARDWARE PERFORMANCE. THE NVR SUPPORTS CROSS PLATFORM CONNECTIVITY FOR WINDOWS AND MAC CLIENT SOFTWARE, ALLOWING YOU TO MONITOR AND CONNECT TO YOUR SYSTEM FROM ANYWHERE.		1	\$2,800.00
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	5	\$1,762.00
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	3	\$135.36
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR INDOOR DOME CAMERA, 2.8MM FIXED LENS	\$292.80	2	\$585.60
SINGLE RECORDING LICENSE	\$112.00	7	\$784.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	3	\$672.00
MISC MATERIAL		1	\$616.00
SHIPPING		1	\$124.80
LABOR FOR INSTALLATION	\$	1	\$4,775.68
		PARTS	\$7,657.36
		LABOR	\$4,775.68
		TAXES	\$467.10
		SHIPPING	\$124.80
		TOTAL	\$13,024.94

Quote pricing is valid for 30-Days from date on quote.

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- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
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- CONDITION AND INTEGRITY OF EXISTING SITE.

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Spence Bledsoe, Project Manager

TEL:
 sbledsoe@preventronics.com

CUSTOMER SIGNATURE DATE

PO NUMBER AMOUNT

Pre-venTronics

a division of Circuit-Tron Corporation
ROC 093244 CR67

PRE-VENTRONICS
1635 S. ALVERNON WAY
TUCSON, AZ 85711
TEL: (520) 790-4960
FAX: (520) 790-7816

SALES QUOTE
DATE 1/18/2023
QUOTE#903087 - 25
- GVR CAMERA
SYSTEM- CASA
PALOMA II- SEND
VIDEO TO CANOA
RANCH CAMERA
SERVER- REV-1

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- CASA PALOMA II- SEND VIDEO TO CANOA RANCH CAMERA SERVER- REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- CASA PALOMA II- SEND VIDEO TO CANOA RANCH CAMERA SERVER- REV-1			
1 PARKING LOT CAMERAS-1 INTERIOR CAMERAS - 2 EXTERIOR CAMERAS			
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	3	\$1,057.20
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	3	\$135.36
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR INDOOR DOME CAMERA, 2.8MM FIXED LENS	\$292.80	1	\$292.80
SINGLE RECORDING LICENSE	\$112.00	4	\$448.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	2	\$448.00
MISC MATERIAL		1	\$192.00
SHIPPING		1	\$61.90
LABOR FOR INSTALLATION		1 LOT	\$2,558.40
		PARTS	\$2,875.77
		LABOR	\$2,558.40
		TAXES	\$175.42
		SHIPPING	\$61.90
		TOTAL	\$5,671.49

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

TERMS & CONDITIONS:

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- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
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- THE CUSTOMER AGREES TO HOLD HARMLESS AND INDEMNIFY PRE-VENTRONICS FROM ANY LOSS, DAMAGE AND/OR LITIGATION EXPENSE ARISING FROM ANY CLAIM OF INFRINGEMENT OF ANY PATENT, BY THE USE OR MANUFACTURE BY ANY ARTICLE FURNISHED TO IT BY THE SELLER UNDER THIS ORDER.
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EXCEPTIONS:

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- EXTRA LABOR COSTS IF INSTALLATION NEEDS TO TAKE PLACE AFTER NORMAL BUSINESS HOURS, WEEKENDS, OR HOLIDAYS.
- EXTRA COSTS FOR EXPEDITING OF PRODUCTS AND INSTALLATION.
- WARRANTY OF COMPONENTS NOT SUPPLIED BY PRE-VENTRONICS. REPAIRS AND/OR REPLACEMENTS WILL BE DONE ON A TIME AND MATERIALS BASIS UPON APPROVAL OF THE WORK.
- EXTRA COSTS FOR MATERIALS AND LABOR NOT INCLUDED IN THE ABOVE SCOPE OF SERVICES.
- EXTRA COSTS FOR INSURANCE REQUIREMENTS THAT EXCEED PRE-VENTRONICS STANDARD PROVISIONS OF 2M OR WAIVER OF SUBROGATION.
- CONDITION AND INTEGRITY OF EXISTING SITE.

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CUSTOMER SIGNATURE

DATE

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PRE-VENTRONICS
1635 S. ALVERNON WAY
TUCSON, AZ 85711
TEL: (520) 790-4960
FAX: (520) 790-7816

SALES QUOTE
DATE 1/18/2023
QUOTE#903087 - 26
- GVR CAMERA
SYSTEM- CANOA
HILLS RECREATION
CENTERS-REV-1

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- CANOA HILLS RECREATION CENTERS-REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- CANOA HILLS RECREATION CENTERS-REV-1			
3 PARKING LOT CAMERAS-3 EXTERIOR CAMERAS-2 INTERIOR CAMERAS			
64 CHANNEL, NVR WITH 4TB HDD. THE NVR RECORDS AND MANAGES UP TO 64 IP CAMERAS WITH A TOTAL THROUGHPUT OF 360 MBPS. THE HARDWARE INCLUDES THE HARDWARE SUPPORTS TRUE HDMI LOCAL OUTPUT VIA DVI-D/DVI-I PORTS, I5 PROCESSOR, DUAL NETWORK CARD AND SCHEDULED AUTO REBOOT FOR HARDWARE PERFORMANCE. THE NVR SUPPORTS CROSS PLATFORM CONNECTIVITY FOR WINDOWS AND MAC CLIENT SOFTWARE, ALLOWING YOU TO MONITOR AND CONNECT TO YOUR SYSTEM FROM ANYWHERE.		1	\$2,800.00
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	6	\$2,114.40
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	6	\$270.72
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR INDOOR DOME CAMERA, 2.8MM FIXED LENS	\$292.80	2	\$585.60
SINGLE RECORDING LICENSE	\$112.00	8	\$896.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	5	\$1,120.00
MISC MATERIAL		1	\$616.00
SHIPPING		1	\$124.80
LABOR FOR INSTALLATION		1 LOT	\$5,116.80
		PARTS	\$8,705.13
		LABOR	\$5,116.80
		TAXES	\$531.01
		SHIPPING	\$124.80
		TOTAL	\$14,477.75

Quote pricing is valid for 30-Days from date on quote.

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- PAINTING, PATCHING ARE EXCLUDED.
- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
- ALL INVOICES ARE DUE AND PAYABLE TO PRE-VENTRONICS UPON RECEIPT.
- THE CUSTOMER AGREES TO HOLD HARMLESS AND INDEMNIFY PRE-VENTRONICS FROM ANY LOSS, DAMAGE AND/OR LITIGATION EXPENSE ARISING FROM ANY CLAIM OF INFRINGEMENT OF ANY PATENT, BY THE USE OR MANUFACTURE BY ANY ARTICLE FURNISHED TO IT BY THE SELLER UNDER THIS ORDER.

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EXCEPTIONS:

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- EXTRA LABOR COSTS IF INSTALLATION NEEDS TO TAKE PLACE AFTER NORMAL BUSINESS HOURS, WEEKENDS, OR HOLIDAYS.
- EXTRA COSTS FOR EXPEDITING OF PRODUCTS AND INSTALLATION.
- WARRANTY OF COMPONENTS NOT SUPPLIED BY PRE-VENTRONICS. REPAIRS AND/OR REPLACEMENTS WILL BE DONE ON A TIME AND MATERIALS BASIS UPON APPROVAL OF THE WORK.
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- EXTRA COSTS FOR INSURANCE REQUIREMENTS THAT EXCEED PRE-VENTRONICS STANDARD PROVISIONS OF 2M OR WAIVER OF SUBROGATION.
- CONDITION AND INTEGRITY OF EXISTING SITE.

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Spence Bledsoe, Project Manager

TEL:
sbledsoe@preventronics.com

CUSTOMER SIGNATURE

DATE

PO NUMBER

AMOUNT

Pre-venTronics
 a division of Circuit-Tron Corporation
 ROC 093244 CR67

PRE-VENTRONICS
 1635 S. ALVERNON WAY
 TUCSON, AZ 85711
 TEL: (520) 790-4960
 FAX: (520) 790-7816

SALES QUOTE
 DATE 1/18/2023
QUOTE#903087 - 27-
GVR CAMERA
SYSTEM- ABREGO
SOUTH- SEND VIDEO
TO CANOA HILLS
CAMERA SERVER-
REV-1

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- ABREGO SOUTH- SEND VIDEO TO CANOA HILLS CAMERA SERVER-REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- ABREGO SOUTH- SEND VIDEO TO CANOA HILLS CAMERA SERVER-REV-1			
2 PARKING LOT CAMERAS- 3 EXTERIOR CAMERAS			
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	5	\$1,762.00
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	5	\$225.60
SINGLE RECORDING LICENSE	\$112.00	5	\$560.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	1	\$224.00
MISC MATERIAL		1	\$192.00
SHIPPING		1	\$61.90
LABOR FOR INSTALLATION		1 LOT	\$2,046.72
		PARTS	\$3,266.00
		LABOR	\$2,046.72
		TAXES	\$199.23
		SHIPPING	\$61.90
		TOTAL	\$5,573.84

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

TERMS & CONDITIONS:

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- WORK IS TO BE PERFORMED DURING NORMAL WORKING HOURS, M-F / 7-5.
- ONLY EQUIPMENT LISTED ABOVE SHALL BE INSTALLED AND WARRANTED BY PRE-VENTRONICS.
- PAINTING, PATCHING ARE EXCLUDED.
- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
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Spence Bledsoe, Project Manager

TEL:
sbledsoe@preventronics.com

CUSTOMER SIGNATURE DATE

PO NUMBER AMOUNT

Pre-venTronics
 a division of Circuit-Tron Corporation
 ROC 093244 CR67

PRE-VENTRONICS
 1635 S. ALVERNON WAY
 TUCSON, AZ 85711
 TEL: (520) 790-4960
 FAX: (520) 790-7816

SALES QUOTE
 DATE 1/18/2023
QUOTE#903087 - 28-
GVR CAMERA
SYSTEM- ABREGO
NORTH- SEND VIDEO
TO CANOA HILLS
CAMERA SERVER-
REV-1

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- ABREGO NORTH- SEND VIDEO TO CANOA HILLS CAMERA SERVER-REV-1

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- ABREGO NORTH- SEND VIDEO TO CANOA HILLS CAMERA SERVER-REV-1			
1 PARKING LOT CAMERAS - 1 EXTERIOR CAMERA			
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	2	\$704.80
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	2	\$90.24
SINGLE RECORDING LICENSE	\$112.00	2	\$224.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K		1	\$224.00
MISC MATERIAL		1	\$192.00
SHIPPING		1	\$61.90
LABOR FOR INSTALLATION		1 LOT	\$1,620.32
		PARTS	\$1,737.43
		LABOR	\$1,620.32
		TAXES	\$105.98
		SHIPPING	\$61.90
		TOTAL	\$3,525.64

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

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- PAINTING, PATCHING ARE EXCLUDED.
- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
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Spence Bledsoe, Project Manager

TEL:
sbledsoe@preventronics.com

CUSTOMER SIGNATURE DATE

PO NUMBER AMOUNT

Pre-venTronics

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ROC 093244 CR67

PRE-VENTRONICS
1635 S. ALVERNON WAY
TUCSON, AZ 85711
TEL: (520) 790-4960
FAX: (520) 790-7816

SALES QUOTE

DATE 1/20/2023

QUOTE#903087 - 30-

GVR CAMERA
SYSTEM- FACILITIES
MAINTANCE
BUILDING

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- FACILITIES MAINTANCE BUILDING

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- FACILITIES MAINTANCE BUILDING			
1 PARKING LOT CAMERAS - 3 EXTERIOR CAMERA			
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	4	\$1,409.60
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	4	\$180.48
SINGLE RECORDING LICENSE	\$112.00	4	\$448.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	2	\$448.00
MISC MATERIAL		1	\$192.00
SHIPPING		1	\$61.90
LABOR FOR INSTALLATION		1 LOT	\$2,387.84
		PARTS	\$2,980.48
		LABOR	\$2,387.84
		TAXES	\$181.81
		SHIPPING	\$61.90
		TOTAL	\$5,612.03

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

TERMS & CONDITIONS:

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- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
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Spence Bledsoe, Project Manager

TEL:
sbledsoe@preventronics.com

CUSTOMER SIGNATURE DATE

PO NUMBER AMOUNT

Pre-venTronics

a division of Circuit-Tron Corporation
ROC 093244 CR67

PRE-VENTRONICS
1635 S. ALVERNON WAY
TUCSON, AZ 85711
TEL: (520) 790-4960
FAX: (520) 790-7816

SALES QUOTE

DATE 1/20/2023

QUOTE#903087 - 31

- GVR CAMERA

SYSTEM- PICKELBALL

COURT

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- PICKELBALL COURT

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- PICKELBALL COURT			
1 PARKING LOT CAMERAS - 4 EXTERIOR CAMERA			
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER			\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	5	\$1,762.00
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	5	\$225.60
SINGLE RECORDING LICENSE	\$112.00	5	\$560.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	2	\$448.00
MISC MATERIAL		1	\$192.00
SHIPPING		1	\$61.90
LABOR FOR INSTALLATION		1 LOT	\$2,728.96
		PARTS	\$3,490.00
		LABOR	\$2,728.96
		TAXES	\$212.89
		SHIPPING	\$61.90
		TOTAL	\$6,493.75

Quote pricing is valid for 30-Days from date on quote.

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- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
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- WARRANTY OF COMPONENTS NOT SUPPLIED BY PRE-VENTRONICS. REPAIRS AND/OR REPLACEMENTS WILL BE DONE ON A TIME AND MATERIALS BASIS UPON APPROVAL OF THE WORK.
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- CONDITION AND INTEGRITY OF EXISTING SITE.

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Spence Bledsoe, Project Manager

TEL:
sbledsoe@preventronics.com

CUSTOMER SIGNATURE DATE

PO NUMBER AMOUNT

Pre-venTronics

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ROC 093244 CR67

PRE-VENTRONICS
1635 S. ALVERNON WAY
TUCSON, AZ 85711
TEL: (520) 790-4960
FAX: (520) 790-7816

SALES QUOTE

DATE 1/20/2023
QUOTE#903087 - 32
- GVR CAMERA
SYSTEM- WEST
CENTER POOL

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- WEST CENTER POOL

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- WEST CENTER POOL			
4 EXTERIOR CAMERA			
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	4	\$1,409.60
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	4	\$180.48
SINGLE RECORDING LICENSE	\$112.00	4	\$448.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	2	\$448.00
MISC MATERIAL		1	\$192.00
SHIPPING		1	\$61.90
LABOR FOR INSTALLATION		1 LOT	\$2,387.84
		PARTS	\$2,980.48
		LABOR	\$2,387.84
		TAXES	\$181.81
		SHIPPING	\$61.90
		TOTAL	\$5,612.03

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CUSTOMER SIGNATURE DATE

PO NUMBER AMOUNT

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ROC 093244 CR67

PRE-VENTRONICS
1635 S. ALVERNON WAY
TUCSON, AZ 85711
TEL: (520) 790-4960
FAX: (520) 790-7816

SALES QUOTE

DATE 1/20/2023
QUOTE#903087 - 33
- GVR CAMERA
SYSTEM- NEW
BUILDING

SHIP TO	BILL TO
GVR - MAIN OFFICE 1070 S. CALLE DE LAS CASITAS GREEN VALLEY, AZ 85614	GREEN VALLEY RECREATION ASSOC.

PROJECT
GVR CAMERA SYSTEM- NEW BUILDING

DESCRIPTION	UNIT PRICE	QTY	LINE TOTAL
GVR CAMERA SYSTEM- NEW BUILDING			
3 PARKING LOT CAMERAS - 2 EXTERIOR CAMERA			
16-PORT GIGABIT POE+ NETWORK SWITCH 120WATTS POWER		1	\$302.40
MEGAPIX 2.1MP ULTRA-LOW-PROFILE IR OUTDOOR DOME CAMERA, 2.8MM FIXED LENS	\$352.40	5	\$1,762.00
WALL MOUNT BRACKET FOR EXTERIOR CAMERAS	\$45.12	5	\$225.60
SINGLE RECORDING LICENSE	\$112.00	5	\$560.00
CAT6E 23-4P UNS SOL CMR RISER PURPLE 1K	\$224.00	2	\$448.00
MISC MATERIAL		1	\$192.00
SHIPPING		1	\$61.90
LABOR FOR INSTALLATION		1 LOT	\$2,387.84
		PARTS	\$3,490.00
		LABOR	\$2,387.84
		TAXES	\$212.89
		SHIPPING	\$61.90
		TOTAL	\$6,152.63

Quote pricing is valid for 30-Days from date on quote.

CREDIT CARD PAYMENTS WILL INCUR A 3.5% PROCESSING FEE ADDED TO TOTAL CONTRACT

TERMS & CONDITIONS:

ACCEPTANCE OF THIS SALES QUOTE IS SUBJECT TO AGREEMENT BY CUSTOMER TO THE FOLLOWING CONDITIONS:

- WORK IS TO BE PERFORMED DURING NORMAL WORKING HOURS, M-F / 7-5.
- ONLY EQUIPMENT LISTED ABOVE SHALL BE INSTALLED AND WARRANTED BY PRE-VENTRONICS.
- PAINTING, PATCHING ARE EXCLUDED.
- 110 VOLT POWER TO BE PROVIDED BY OTHERS.
- PROPOSAL INCLUDES EQUIPMENT AS LISTED BASED ON DESIGN INFORMATION AVAILABLE AT TIME OF PROPOSAL. ADDITIONAL EQUIPMENT AND DESIGN CHANGES WILL BE QUOTED AND BILLED AS CHANGE ORDERS.
- STANDARD WARRANTY - PRE-VENTRONICS PROVIDES A 1 YEAR WARRANTY ON PARTS AND 90-DAYS ON LABOR FOR THE INSTALLATION OF THE ABOVE SYSTEM. WARRANTY SERVICES ARE PROVIDED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM (EXCLUDING HOLIDAYS). EMERGENCY RESPONSE DURING PREMIUM HOURS AND HOLIDAYS WILL BE CHARGED AT THE PREVAILING SERVICE RATES.
- ALL INVOICES ARE DUE AND PAYABLE TO PRE-VENTRONICS UPON RECEIPT.
- THE CUSTOMER AGREES TO HOLD HARMLESS AND INDEMNIFY PRE-VENTRONICS FROM ANY LOSS, DAMAGE AND/OR LITIGATION EXPENSE ARISING FROM ANY CLAIM OF INFRINGEMENT OF ANY PATENT, BY THE USE OR MANUFACTURE BY ANY ARTICLE FURNISHED TO IT BY THE SELLER UNDER THIS ORDER.
- MATERIALS NOT EXPLICITLY LISTED HEREIN ARE "BY OTHER" AND ARE EXCLUDED FROM THIS SCOPE OF WORK. NO ASSUMPTIONS SHOULD BE MADE REGARDING WHAT MATERIALS WILL BE PROVIDED, OTHER THAN WHAT IS LISTED IN THE ABOVE DESCRIPTION.

EXCEPTIONS:

- ACTS OF GOD AND OR TERRORISM ARE BEYOND OUR CONTROL AND PRE-VENTRONICS IS NOT RESPONSIBLE FOR THESE ACTS OR AS TO THE IMPACT THAT THEY MAY HAVE ON THIS SCOPE OF SERVICES OR DELIVERED PRICING.
- EXTRA LABOR COSTS IF INSTALLATION NEEDS TO TAKE PLACE AFTER NORMAL BUSINESS HOURS, WEEKENDS, OR HOLIDAYS.

- EXTRA COSTS FOR EXPEDITING OF PRODUCTS AND INSTALLATION.
- WARRANTY OF COMPONENTS NOT SUPPLIED BY PRE-VENTRONICS. REPAIRS AND/OR REPLACEMENTS WILL BE DONE ON A TIME AND MATERIALS BASIS UPON APPROVAL OF THE WORK.
- EXTRA COSTS FOR MATERIALS AND LABOR NOT INCLUDED IN THE ABOVE SCOPE OF SERVICES.
- EXTRA COSTS FOR INSURANCE REQUIREMENTS THAT EXCEED PRE-VENTRONICS STANDARD PROVISIONS OF 2M OR WAIVER OF SUBROGATION.
- CONDITION AND INTEGRITY OF EXISTING SITE.

WE APPRECIATE THE OPPORTUNITY TO PROVIDE OUR PROPOSAL FOR YOUR CONSIDERATION ON THIS PROJECT. PRE-VENTRONICS STRIVES TO BE A LEADER IN THE MARKET BY USING ONLY THE BEST AND LATEST PRODUCT ACCOMPANIED WITH HIGHLY QUALIFIED AND TRAINED TECHNICIANS FOR INSTALLATION AND SERVICE. YOU WILL DISCOVER THIS FIRSTHAND WHEN YOU CHOOSE US TO ASSIST YOU IN THIS PROJECT.



Spence Bledsoe, Project Manager

TEL:
sbledsoe@preventronics.com

CUSTOMER SIGNATURE

DATE

PO NUMBER

AMOUNT

GVR
Long Term Capital Project Plan
Cash Funding Projections

All Amounts Are **Projections**

	2023	2024	2025	2026	2027
Initiatives					
Beginning Balance	\$ 2,531,557	\$ 333,242	\$ 794,339	\$ 1,565,670	\$ 2,410,947
Funding From Operations Revenue	\$ 643,584	\$ 626,088	\$ 635,987	\$ 664,930	\$ 646,325
Additional GVR Funding (Surplus)	\$ 546,885	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Transfer to Operations	\$ (90,827)				
Loan Payments					
Net Investment Earnings	\$ 147,699	\$ 19,442	\$ 46,344	\$ 91,346	\$ 140,662
Projects:					
West Center Arts Center	\$ (50,000)				
Del Sol Club House	\$ (980,006)				
Canoa Hill Parking Lot Note	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
Santa Rita Springs Glass Arts	\$ (850,128)				
SRS Kino Room / Computer Lab	\$ -				
Social Gathering Place	\$ (50,000)				
Desert Hills Fitness Expansion	\$ (913,695)				
2nd Pmt DH Fitness Equipment	\$ (90,827)				
Desert Hills Ceramics Expansion					
Expand Ceramics	\$ (300,000)				
ABS Shuffleboard Courts		\$ (123,433)			
Unbudgeted Security System	\$ (200,000)				
LC Third Tennis Courts		\$ (150,000)			
Ending Balance	\$ 333,242	\$ 794,339	\$ 1,565,670	\$ 2,410,947	\$ 3,286,933

ESTIMATED

DH Fitness equipment 1st Pmt

Contract \$961,386 less \$47,691 spent in 2022

INCREASED FROM ORIGINAL BUDGET OF \$150,000

UNBUDGETED

Maintenance Repair & Replacement

Beginning Balance	\$ 7,043,208	\$ 7,172,933	\$ 6,799,653	\$ 7,292,460	\$ 7,588,381
Annual Funding (per Reserve Study)	\$ 1,179,940	\$ 1,320,420	\$ 1,426,054	\$ 1,540,138	\$ 1,540,138
Additional Funding					
Net Investment Earnings (actual IPS rate)	\$ 602,423	\$ 661,779	\$ 594,991	\$ 654,617	\$ 358,822
Projects:					
Per Reserve Study	\$ (1,652,638)	\$ (2,355,479)	\$ (1,528,237)	\$ (1,898,835)	\$ (1,035,850)
Ending Balance	\$ 7,172,933	\$ 6,799,653	\$ 7,292,460	\$ 7,588,381	\$ 8,451,490

MRR Part B - Pools and Spas

Beginning Balance	\$ 576,962	\$ 727,408	\$ 1,091,452	\$ 1,492,815	\$ 72,975
Funding	\$ 289,405	\$ 303,875	\$ 319,069	\$ 335,022	\$ 351,774
Additional Funding (2022 Surplus allocation)	\$ -				
Net Investment Earnings	\$ 50,546	\$ 60,168	\$ 82,294	\$ 106,641	\$ 24,781
East Center Pool	\$ (189,505)				
Casa Paloma 1 (or other pool)				\$ (1,861,503)	
Ending Balance	\$ 727,408	\$ 1,091,452	\$ 1,492,815	\$ 72,975	\$ 449,530

Subtotal Capital Projects Reserves

Subtotal Capital Projects Reserves	\$ 8,233,583	\$ 8,685,443	\$ 10,350,945	\$ 10,072,302	\$ 12,187,954
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GVR
Long Term Capital Project Plan
Cash Funding Projections

All Amounts Are **Projections**

	2023	2024	2025	2026	2027
Emergency					
Beginning Balance	\$ 490,701	\$ 523,877	\$ 559,297	\$ 587,297	\$ 616,297
Annual Funding	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer to Initiative					
Net Investment Earnings	\$ 33,176	\$ 35,419	\$ 28,000	\$ 29,000	\$ 31,000
Projects:					
East Center (2019)					
Ending Balance	<u>\$ 523,877</u>	<u>\$ 559,297</u>	<u>\$ 587,297</u>	<u>\$ 616,297</u>	<u>\$ 647,297</u>
Total Board Designated Funds	<u>\$ 8,757,460</u>	<u>\$ 9,244,740</u>	<u>\$ 10,938,242</u>	<u>\$ 10,688,599</u>	<u>\$ 12,835,250</u>



Green Valley Recreation, Inc.
Board of Directors Regular Meeting
Corporate Policy Manual Part 3 Committees
And Bylaws Recommendation

Prepared By: Nanci Moyo, Admin. Sup.

Meeting Date: January 25, 2023

Presented By: Donna Coon, BAC Chair

Consent Agenda: No

<p>Originating Committee / Department: Board Affairs Committee (BAC)</p>
<p>Action Requested: BAC recommends the Board of Directors approve CPM Part 3 Committees – Section 1 General only and Bylaws recommendation for the 2023 Ballot.</p>
<p>Strategic Plan Goal: GOAL 5: Provide sound, effective governance and leadership for the corporation</p>
<p>Background Justification: Staff, BAC, and Committee Continuity work group reviewed CPM Part 3 Committees – Section 1 General, and recommend changes for the Board of Directors approval.</p> <p>The BAC is recommending for Board approval a Bylaws change for the 2023 Ballot. The Bylaws change is needed to allow for the Board President, Chairperson and CEO to recommend committee member assignments. This is an important addition to the committee continuity being sought with the changes in CPM Part 3. The Bylaws change is recommended to the Board for approval, and if approved, will be on the 2023 Ballot as Article VIII – Committees of the Board of Directors: Section 3 – Composition of Committees (underline is the addition and strikethrough removal): “The Chairperson of the Audit Committee shall be nominated by the President of the Board and the Finance Director of the Corporation with Board approval. The Chairperson of each Standing and other Special Committee(s) of the Board shall be a member of the Board nominated by the President with Board approval. Committee members shall be members of The Corporation and/or members of the operations staff. Committee members shall be <u>recommended by the Chairperson, President, CEO and selected by the Chairperson of the committee</u> <u>appointed by the Board of Directors.</u> The President shall be an ex-officio member of all committees excluding Nominations & Elections, and Audit Committees.</p> <p>Legal Counsel has reviewed the changes and states they are in compliance with ARS 10-3825 Committees of the Board.</p>
<p>Fiscal Impact: None</p>

Board Options:

- 1) Approve the BAC recommendations for the changes in CPM Part 3 Committees – Section 1 only and Bylaws recommendation for the 2023 Ballot.
- 2) Review the BAC recommendations and make changes to the recommendations.
- 3) Send back to the BAC for further review.

Staff Recommendation:

Option #1

Recommended Motion:

I move to approve CPM Part 3 Committees, and approve the Bylaws change in Article VIII, Section 3, for placement on the 2023 Ballot, as presented.

Attachments:

- 1) CPM Part 3 – Section 1 only Redlined/Clean
- 2) CPM Part 3 Discussion Points
- 3) Proposed Bylaws Amendments

PART 3: COMMITTEES

Approved January 28, 2014 except as amended

SECTION 1 – GENERAL

3.1.1

Chairpersons

Board standing Committee Chairpersons shall remain active until the appointment of new Committee Chairpersons.

3.1.1.C. Terms of Board Committee

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3.1.2

Directors (updated 9/30/2020)

3.1.1 Committees of The Board of

A. Standing and Special/Ad Hoc Committee Chairpersons must be Directors. Chairpersons shall be nominated by the President, subject to approval of the Board. Each committee will have a staff liaison selected by the CEO.

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B. Each Director shall have the opportunity to serve on at least one committee, and not more than two (2). The Board President is ex officio to all committees, except for Audit Committee and Nominations & Elections Committee. Within three (3) day of Annual Meeting, Directors shall inform the Board President of committee preference and the Board President shall forward the requests to the Committee Chair for assignment and approval at April Board meeting.

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A: D. Committee Terms are for three (3) years with a limit of six (6) consecutive years; two (2) term limit. Committee members are limited to two committees, if approved by the Board. Committee members can resign by notifying the Committee Chair during the term if unable to fulfill the full term.

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E. The Board will establish the duties and responsibilities of the Committees. Each Committee shall make policy recommendations to the Board for consideration.

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F. Standing Committees suggested minimum of five (5) members including the Chairperson and one other Director, and a maximum of nine (9) members.

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B: G. Responsibilities of Committee Chairpersons, along with committee members and staff liaison, are to identify goals in conjunction with the Strategic Plan; provide committee action plans to the Board for approval; provide, at least, quarterly updates to the Board; and at year-end identify accomplishments of the committee and continuing tasks for the next year.

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C: N. Committee meetings will normally be open to all GVR Members, but may be held in closed session, at the discretion of the Committee or Subcommittee Chairperson.

D: H. The President may establish Special or Ad Hoc Committees comprised of Members/Assigned Members in good standing, Directors and administrative staff as assigned by the CEO.

E: I. Committees are not required to follow Robert's Rules of Order.

F: J. Meetings shall be set by the Chairperson and shall be conducted as needed, but not less than quarterly.

G: K. Committee members shall be GVR Members in good standing and must submit an application for a Committee appointment. The President, Chairperson, and CEO will review applications. After review of the

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applications the Chairperson will select Committee members and submit the appointments to the Board for approval at the April Meeting. sStaff members, as liaisons to the Committees will be selected by the CEO. To the extent possible, Committees will include members knowledgeable about the functionality of that specific Committee. Two-thirds of the Directors (8) is needed to overrule a selection. Vacancies on the Committee during the year may be filled by the Chairperson after consulting with the President. Committee members may be removed from a Committee by the Chairperson or the Board by a vote of two-thirds (8) Directors.

L. Directors may attend any GVR Committee meeting, whether open or closed. To attend a meeting from a remote site, a request shall be made by email to the Committee Chairperson at least three business days prior to the meeting. Directors will be provided with all materials otherwise provided to Committee members.

A. All materials for the Committee meeting will be available online three (3) business days before the meeting. If the deadline for item consideration is not met, the item will be placed on the next scheduled Committee meeting agenda.

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PART 3: COMMITTEES

Approved January 28, 2014 except as amended

SECTION 1 – GENERAL

3.1.1 Committees of The Board of Directors (updated 9/30/2020)

- A. Standing and Special/Ad Hoc Committee Chairpersons must be Directors. Chairpersons shall be nominated by the President, subject to approval of the Board. Each Committee will have a staff liaison selected by the CEO.
- B. Each Director shall have the opportunity to serve on at least one Committee, and not more than two (2). The Board President is ex officio to all Committees, except for Audit Committee and Nominations & Elections Committee. Within three (3) days of Annual Meeting, Directors shall inform the Board President of Committee preference and the Board President shall forward the requests to the Committee Chair for assignment and approval at April Board meeting.
- C. Board standing Committee Chairpersons shall remain active until the appointment of new Committee Chairpersons.
- D. Committee terms are for three (3) years with a limit of six (6) consecutive years; two (2) term limit. Committee members are limited to two Committees, if approved by the Board. Committee members can resign by notifying the Committee Chair during the term if unable to fulfill the full term.
- E. The Board will establish the responsibilities of the Committees. Each Committee shall make policy recommendations to the Board for consideration.
- F. Standing Committees suggested minimum of five (5) members including the Chairperson and one other Director, and a maximum of nine (9) members.
- G. Committee members shall be GVR members in good standing and must submit an application for a Committee appointment. The President, Chairperson, and CEO will review applications. After review of the applications the Chairperson will select Committee members and submit the appointments to the Board for approval at the April meeting. Staff, as liaisons to the Committees, will be selected by the CEO. Two-thirds of the Directors (8) is needed to overrule a selection. Vacancies on the Committee during the year may be filled by the Chairperson after consulting with the President. Committee members may be removed from a Committee by the Chairperson or the Board by a vote of two-thirds (8) Directors.
- H. Responsibilities of Committee Chairpersons, along with Committee members and staff liaison, are to identify goals in conjunction with the Strategic Plan; provide Committee action plans to the Board for approval; provide, at least, quarterly updates to the Board; and at year-end identify accomplishments of the Committee and continuing tasks for the next year.
- I. The President may establish Special or Ad Hoc Committees comprised

of members/assigned members in good standing, Directors and administrative staff as assigned by the CEO.

- J. Committees are not required to follow Robert's Rules of Order.
- K. Meetings shall be set by the Chairperson and shall be conducted as needed, but not less than quarterly.
- L. Directors may attend any Committee meeting, whether open or closed.
- M. All materials for the Committee meeting will be available online three (3) business days before the meeting. If the deadline for item consideration is not met, the item will be placed on the next scheduled Committee meeting agenda.
- N. Committee meetings will be open to all members, but may be held in closed session, at the discretion of the Committee or Subcommittee Chairperson.

Discussion points for changes to CPM Part 3. Changes in BLUE are based on the BOD work session of 1/18/2023

The following listing explains each of the items in the proposed changes to the CPM, Part 3: Committees, SECTION 1 - GENERAL. Some items are unchanged, some are completely new and some have minor changes. The references to 'current CPM' is the Corporate Policy Manual now found on www.gvrec.org.

PART 3: COMMITTEES

Approved January 28, 2014 except as amended

SECTION 1 – GENERAL

3.1.1 Committees of The Board of Directors (updated 9/30/2020)

- A. Standing and Special/Ad Hoc Committee Chairpersons must be Directors. Chairpersons shall be nominated by the President, subject to approval of the Board. Each Committee will have a staff liaison selected by the CEO.

One change to current CPM 3.1.2.A:

Standing and Special/Ad Hoc Committee Chairpersons must be Directors. Chairpersons shall be nominated by the President, subject to approval of the Board.

Added last sentence:

Each Committee will have a staff liaison selected by the CEO.

- B. Each Director shall **have the opportunity to, and be encouraged to,** serve on at least one Committee, and not more than two (2). The Board President is ex officio to all Committees, except for Audit Committee and Nominations & Elections Committee. **As soon as possible directors shall inform the President of their committee preferences and/or willingness to be a committee chair,** ~~Within three (3) days of Annual Meeting, Directors shall inform the Board President of Committee preference and the Board President shall forward the requests to the Committee Chair for assignment and approval at April Board meeting.~~

This is new. *It requires all directors to serve on at least committee and to let the President and committee chairs know what committee(s) they are interested in serving on.*

The reason for this change is to recognize that the committee process is an important part of the governance process and board directors should be engaged in it. It will help educate directors on the issues.

A suggested change from BOD work session meeting of 1/18/23:

Each Director shall have the opportunity to, and be encouraged to, serve on at least one Committee, and not more than two (2). The Board President is ex officio to all Committees, except for Audit Committee and Nominations & Elections Committee. As soon as possible directors shall inform the President of their committee preferences and/or willingness to be a committee chair.

- C. Board standing Committee Chairpersons shall remain active until the appointment of new Committee Chairpersons.

No change to current CPM 3.1.1:

Terms of Board Committee Chairpersons. Board standing Committee Chairpersons shall remain active until the appointment of new Committee Chairpersons

- D. ~~Committee terms are for three (3) years with a limit of six (6) consecutive years; two (2) term limit. Committee members are limited to two Committees, if approved by the Board. Committee members can resign by notifying the Committee Chair during the term if unable to fulfill the full term.~~ Replace with blue box below.

This is new. It is added to encourage continuity in committees by keeping experienced committee members that are familiar with the long-term objectives and goals of each committee.

Suggested change from BAC members after 1/18/23 work session:

Members are encouraged to apply for committee positions and if possible, serve for multiple years.

To maintain a level of continuity, it is recommended that chairs seek to have at least 1/3 new members each year and limit committee participation to no more than 6 consecutive years.

- E. The Board will establish the responsibilities of the Committees. Each Committee shall make policy recommendations to the Board for consideration.

No change to current CPM 3.1.2.B:

The Board will establish the duties and responsibilities of the Committees. Each Committee shall make policy recommendations to the Board for consideration.

- F. ~~Standing Committees require a minimum of five (5) members including the Chairperson and one other Director, and a maximum of nine (9) members.~~ Replace with blue box below

This is new. It is based on best practices for nonprofit boards and research on similar nonprofit boards.

A suggested change from work session of 1/18/23:

Standing committees are suggested to be a minimum of (5) members including the Chairperson and one other Director, and a suggested maximum of nine (9) members.

- G. Committee members shall be GVR members in good standing and must submit an application for a Committee appointment. The President, Chairperson, and CEO will review applications. After review of the applications the Chairperson will select Committee members and submit the appointments to the Board for approval at the April meeting. Staff, as liaisons to the Committees, will be selected by the CEO. ~~Two-thirds of the Directors (8) is needed to overrule a selection. Vacancies on the Committee during the year may be filled by the Chairperson after consulting with the President. Committee members may be removed from a Committee by the Chairperson or the Board by a vote of two-thirds (8) Directors.~~

This is an expansion to the current CPM 3.1.2.G:

Committee members shall be GVR Members in good standing, appointed by the Chairperson, and staff members selected by the CEO. To the extent possible, Committees will include members knowledgeable about the functionality of that specific Committee.

The main change is:

'The President, Chairperson, and CEO will review applications. After review of the applications the Chairperson will select Committee members and submit the appointments to the Board for approval at the April meeting.'

The reason for the change is:

1. Committee members (like Committee chairs) should be approved by the Board. It is based on best practices for nonprofit boards and research on similar nonprofit boards.

2. Reviewing applicants with the President, CEO and Committee Chair will ensure that 'To the extent possible, Committees will include members knowledgeable about the functionality of that specific Committee.'

Note – Requiring committee members to have board approval will require a bylaws change which can be put on this year's ballot.

- H. Responsibilities of Committee Chairpersons, along with Committee members and staff liaison, are to identify goals in conjunction with the Strategic Plan; provide Committee action plans to the Board for approval; provide, at least, quarterly updates to the Board; and at year-end identify accomplishments of the Committee and continuing tasks for the next year.

This is an expansion to the current CPM 3.1.2.F:

Meetings shall be set by the Chairperson and shall be conducted as needed, but not less than quarterly.

It adds 3 additional tasks:

1. Identify committee goals in conjunction with the Strategic Plan.

2. Provide committee action plans to the board for approval.

3. Provide a yearend report to the board identifying accomplishments and continuing tasks for the following year.

The reason for these changes:

To keep committees productive and aware of projects and tasks expected of each committee from year to year.

- I. The President may establish Special or Ad Hoc Committees comprised of members/assigned members in good standing, Directors, and administrative staff as assigned by the CEO.

This is new and identifies how members of Special or Ad Hoc committees will be assigned.

- J. Committees are not required to follow Robert's Rules of Order.

***No change to current CPM 3.1.2.E:
Committees are not required to follow Robert's Rules of Order.***

- K. Meetings shall be set by the Chairperson and shall be conducted as needed, but not less than quarterly.

***No change to current CPM 3.1.2.F:
Meetings shall be set by the Chairperson and shall be conducted as needed, but not less than quarterly***

- L. Directors may attend any Committee meeting, whether open or closed.

***This replaces the current CPM 3.1.2.H:
Directors may attend any GVR Committee meeting, whether open or closed. To attend a meeting from a remote site, a request shall be made by email to the Committee Chairperson at least three business days prior to the meeting. Directors will be provided with all materials otherwise provided to Committee members.***

- M. All materials for the Committee meeting will be available online three (3) business days before the meeting. If the deadline for item consideration is not met, the item will be placed on the next scheduled Committee meeting agenda.

This is new.

- N. Committee meetings will be open to all members, but may be held in closed session, at the discretion of the Committee or Subcommittee.
~~Chairperson.~~

This replaces the current CPM 3.1.2.C:

Committee meetings will normally be open to all GVR Members, but may be held in closed session, at the discretion of the Committee or Subcommittee. ~~Chairperson.~~



Green Valley Recreation, Inc.
Board of Directors Regular Meeting
Compensation Policy

Prepared By: Nanci Moyo, Admin. Sup.

Meeting Date: January 25, 2023

Presented By: Scott Somers, CEO

Consent Agenda: No

<p>Originating Committee / Department: Human Resources/Administrative Department</p>
<p>Action Requested: Adopt the Compensation Philosophy</p>
<p>Strategic Plan Goal: Goal 4: Cultivate and maintain a sound financial base that generates good value for our members</p>
<p>Background Justification: It has been several years since GVR performed a market analysis regarding pay rates and structures for the organization. With the job market the way it is after COVID, GVR realized it was time to evaluate our pay rates, structures and philosophy. The Board is therefore was asked to review a Compensation Philosophy (attached) at the Board Work Session on January 18, 2023. Fiscal Affairs Committee reviewed the Compensation Philosophy at the January 17, 2023, and recommended Board approval with the following language added to the philosophy: <i>GVR's Compensation Philosophy includes a strategy to eventually "meet" the labor market by aligning its pay ranges to the 50th percentile of the respective market ranges, which may require more than one fiscal year to achieve.</i></p>
<p>Fiscal Impact: Adoption of the Compensation Philosophy and Pay Plan will cost GVR approximately 3% or \$130,108 for 2023. \$130,108 has been included in the 2023 Adopted Budget for this purpose. Annual increases going forward will be discussed with the Board as part of the annual budget approval process.</p>
<p>Board Options: 1) Adopt the FAC recommended Compensation Philosophy 2) Amend then adopt the FAC recommended Compensation Philosophy 3) Delay compensation philosophy at this time</p>
<p>Staff Recommendation: #1</p>
<p>Recommended Motion: Move to Approve the Compensation Policy as presented.</p>
<p>Attachments: Recommended Compensation Policy</p>

Proposed Compensation Philosophy

Proposal to Fiscal Affairs Committee to make a recommendation to the Board to adopt a Compensation Philosophy.

GVR is committed to fair and equitable employee compensation that is competitive within the relevant labor market. This Compensation Philosophy was developed to attract and retain the best available talent in service to GVR's strategic plan and the communities it serves. The Compensation Philosophy is supported through the development and standardized application of a Pay Plan.

The Pay Plan was designed to be market-driven and is based on a comprehensive analysis of GVR's relevant labor market.

- The Pay Plan establishes appropriate pay rates based on data and trends specifically related to the labor market (e.g., Employment Cost Index as reported by the US Bureau of Labor Statistics and independent compensation survey data).
- Implementation of the Pay Plan is intended to align GVR with the relevant labor market and maintain parity with market changes; it does not include COLA increases or pay-for-performance at this time.

The Pay Plan includes:

- A Pay Scale with Pay Grades that are arranged to facilitate the assignment of market-aligned pay ranges for each position at GVR.
- Assignment of appropriate Pay Grades for each job that is informed by:
 - Wage market analysis of each position within its relevant labor market,
 - GVR's ability to "lag, meet, or lead" the labor market from a financial perspective, and
 - Internal considerations such as relationships within job families and similarities between roles.
- Standardized calculation of pay rates for employees within their respective jobs' assigned Pay Grades based on appropriate compensable attributes, such as relevant experience within the role.
- Diligent administration of pay practices and associated processes.
- Routine review and calibration of the systems and practices under the Pay Plan, to include regular analysis of the labor market and consideration of GVR's business objectives.
- A balanced approach to competitive compensation and sound financial stewardship.

GVR's Compensation Philosophy includes a strategy to eventually "meet" the labor market by aligning its pay ranges to the 50th percentile of the respective market ranges, which may require more than one fiscal year to achieve. The Pay Plan will be overseen by the CEO in collaboration with the CFO, and will be administered by the Human Resources Manager.

The Compensation Philosophy and Pay Plan will be reviewed annually and adjusted as needed to continuously balance competitive pay with organizational goals, as well as to respond to changes within the labor market.



Green Valley Recreation, Inc.
Board of Directors Regular Meeting

Board Credo

Prepared By: Nanci Moyo, Admin. Sup.

Meeting Date: January 25, 2023

Presented By: Kathi Bachelor, President

Consent Agenda: No

<p>Originating Committee / Department: Board of Directors</p>
<p>Action Requested: Approve the Board Credo</p>
<p>Strategic Plan Goal: GOAL 5: Provide sound, effective governance and leadership for the corporation</p>
<p>Background Justification: The Board Credo will provide a foundation and guideline to the Board of Directors' purpose and function.</p>
<p>Fiscal Impact: None</p>
<p>Board Options: 1) Approve the Draft Credo 2) Review the Draft Credo for any additional changes and return to the Board at the February Regular meeting of the Board.</p>
<p>Staff Recommendation: #1</p>
<p>Recommended Motion: Move to Approve the Board Credo</p>
<p>Attachments: 1) Board Credo</p>

Green Valley Recreation Board Credo [DRAFT]

Our purpose is to serve the best interests of our current and future members through responsible and effective governance of GVR. We represent ALL members and seek to ensure that all community interests are understood and considered in our decision making.

As individually elected board members we commit to our members:

- To show up, prepared, and be thoughtfully engaged for each meeting;
- To listen with an open mind and a desire to understand different ideas and perspectives;
- To learn and develop our individual and collective capacity to make good governance decisions;
- To seek input, consider data, utilize expertise and engage our professional staff in informing our decision-making;
- To be transparent about our processes and decisions.

We personally strive to:

- Practice humility and self-awareness
- Learn from the past but focus on the future
- Listen with the intent to understand each other better
- Choose our own battles judiciously
- Support the decisions made by the group and be willing to disagree without undermining the credibility of GVR and the board
- Tackle the hard issues
- Show gratitude and respect to each other, as well as GVR members and staff

We are *neighbors*, working together to make our community a great place to live, play and learn.