



November 22, 2009

Addendum 2 to Yuma Pilot Center Project at Yuma International Airport

- 1) Modify the Scope of Work provided in Addendum 1 as follows.
 - Item 7: Deleted.
 - Item 12: The roof does not leak. Do not do anything to the roof other than removing the existing sign on the top of the roof. Exercise extreme care to NOT damage the existing roof.
 - Item 12f: Deleted.
 - New CCTV, Security, and Electrical illustrations included in this addendum.
- 2) The bid sheet has been amended as shown on the next page to remove the option for the Historic Aircraft Display.
- 3) Additional Concept Drawings are included to indicate changes to the driveway and the landside façade/entryway. The landside and airside entryways now look very similar. Note the addition of the exterior sign on the landside. It was not included in earlier illustrations.
- 4) A City Pre-Development Meeting was held on Friday, Nov 21, 2009 with the owner. The Design/Build team should verify the following points from the Pre-Development Meeting Report (5 pages) which is included in this addendum.
 - The fire sprinkler system may be designated as light hazard which will allow for the use of CPVC pipe. If detached parking shade is non-combustible (i.e. metal and EIFS) material, fire sprinkler will not be required. Fire Alarm will be required.
 - A spray foam ceiling is not allowable. Instead SIP panels with metal on one side as thermal barrier may be allowable and because of their low weight they may work with the lighter weight CPVC sprinkler system.
 - The septic system must be approved by the City Inspector as sufficient. Otherwise, a connection will have to be made to the nearest city sewer, which is approximately 1,800 feet away as indicated in Figure 1 on page 8.
- 5) The pointy driveway in the concept illustrations is only meant to indicate a turn lane into the parking lot.

A handwritten signature in blue ink, appearing to read 'Craig Williams', is written over a horizontal line.

Craig Williams
Airport Director



Proposed Project Cost (Amended)

Task	Cost
Design Services	\$ _____
Construction Costs	\$ _____
City Impact Fees, Permits, Etc.	\$ _____
Street Access Improvements, Entrance Area, Landscaping	\$ _____
Security Systems & CCTV	\$ _____
Fencing	\$ _____
Heating Ventilation & Air Conditioning	\$ _____
Electrical	\$ _____
Water, Sewer, Plumbing	\$ _____
Construction Testing Services	\$ _____
CONTINGENCY ALLOWANCE	\$50,000 Fifty Thousand Dollars and No Cents

Contractor's Total Price \$ _____

The Contractor's Total Price should be inclusive for "any and all" necessary work and "any and all" necessary costs to bring the project to a successful and satisfactory completion as determined by the Airport.

No consideration will be given for any "unexpected costs" after contract award.

Concept Illustrations without Historic Aircraft Display

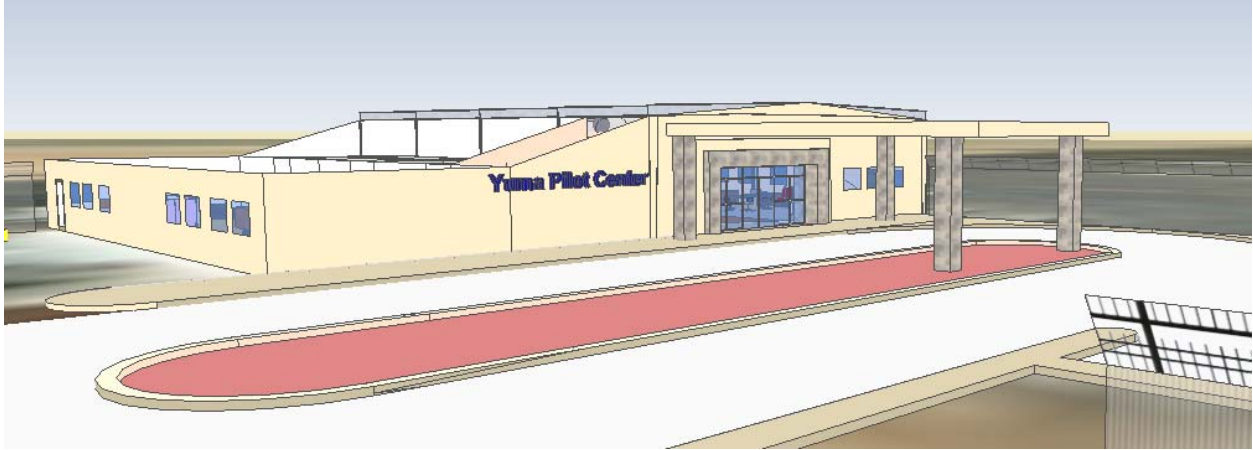


Illustration 1 - New Land Side Entry Area

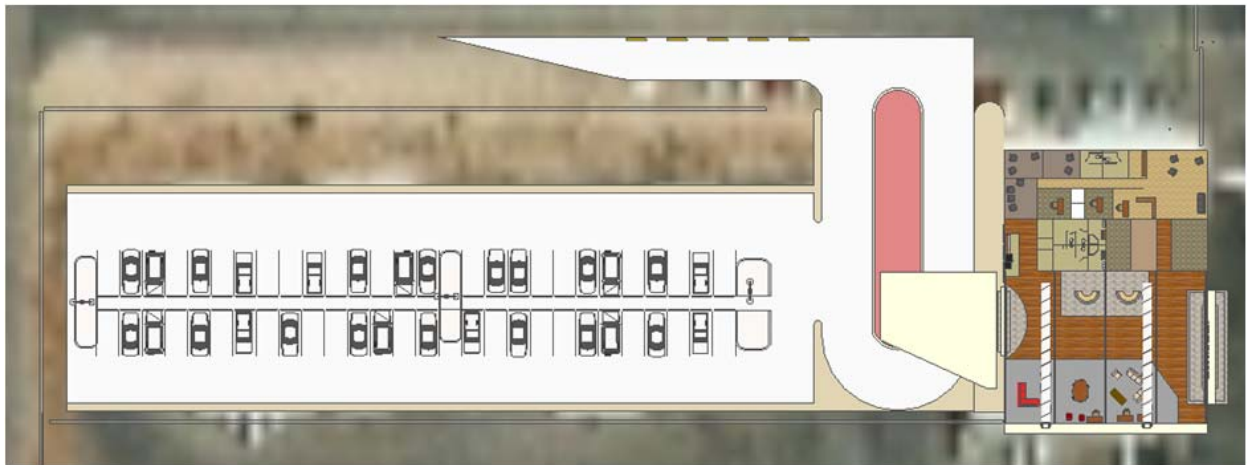


Illustration 2 - Site Plan

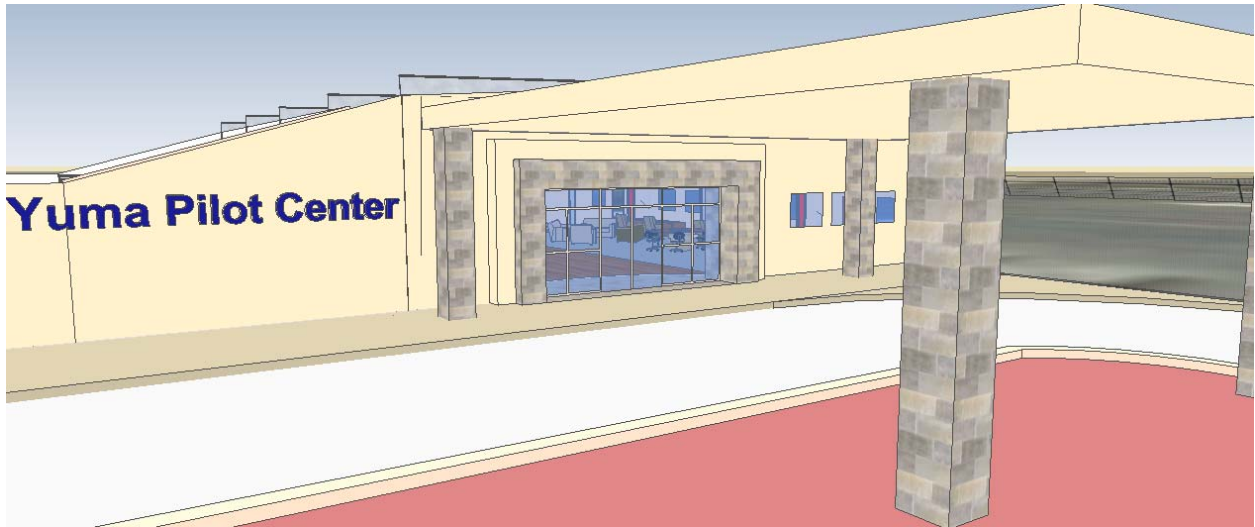


Illustration 3 - Landside Driveway Entry

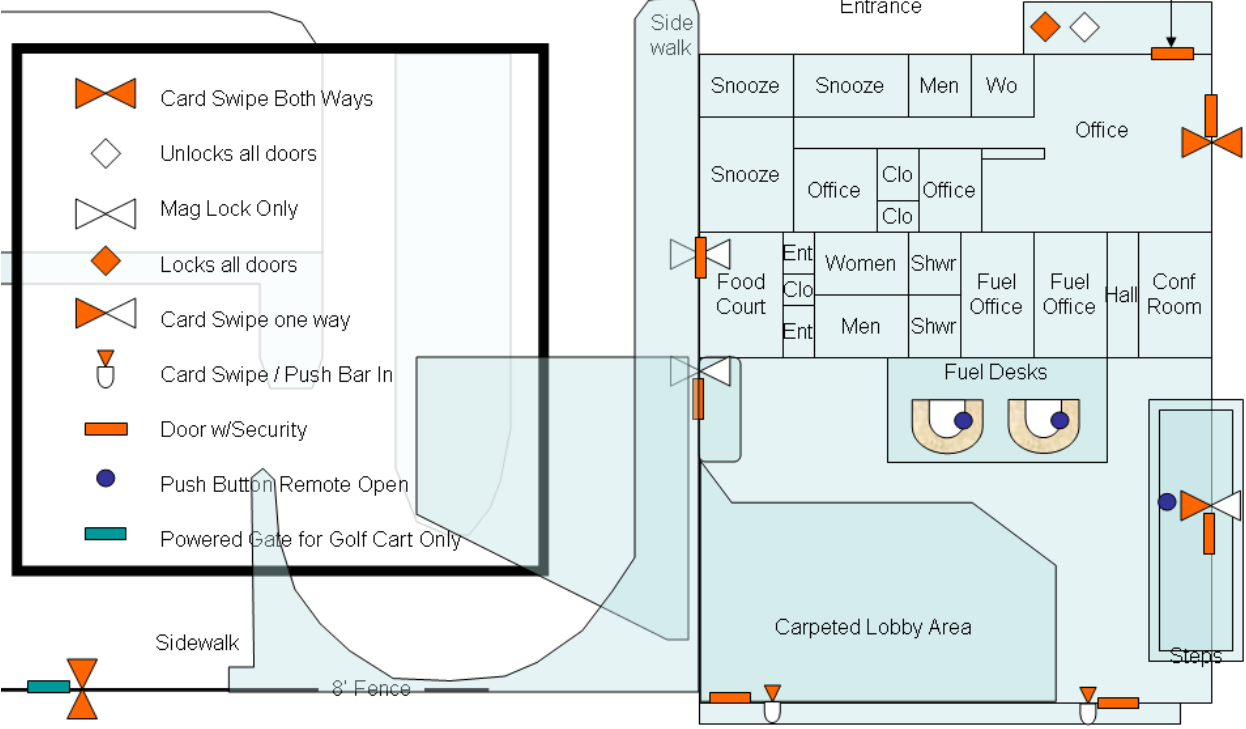


Illustration 4- Landside Entrance



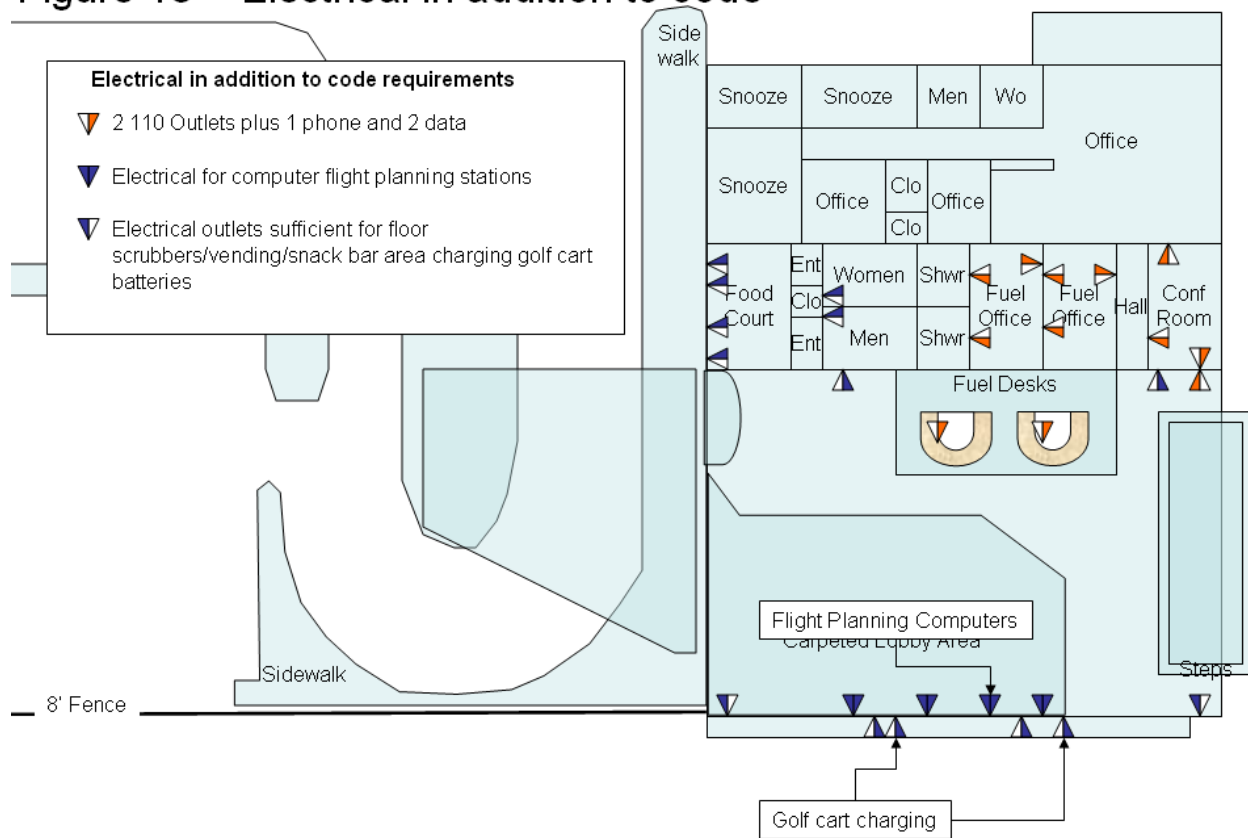
Illustration 5 Airside Entrance

Access Control



All exterior doors require mag locks for the Lock Down feature

Figure 13 – Electrical in addition to code



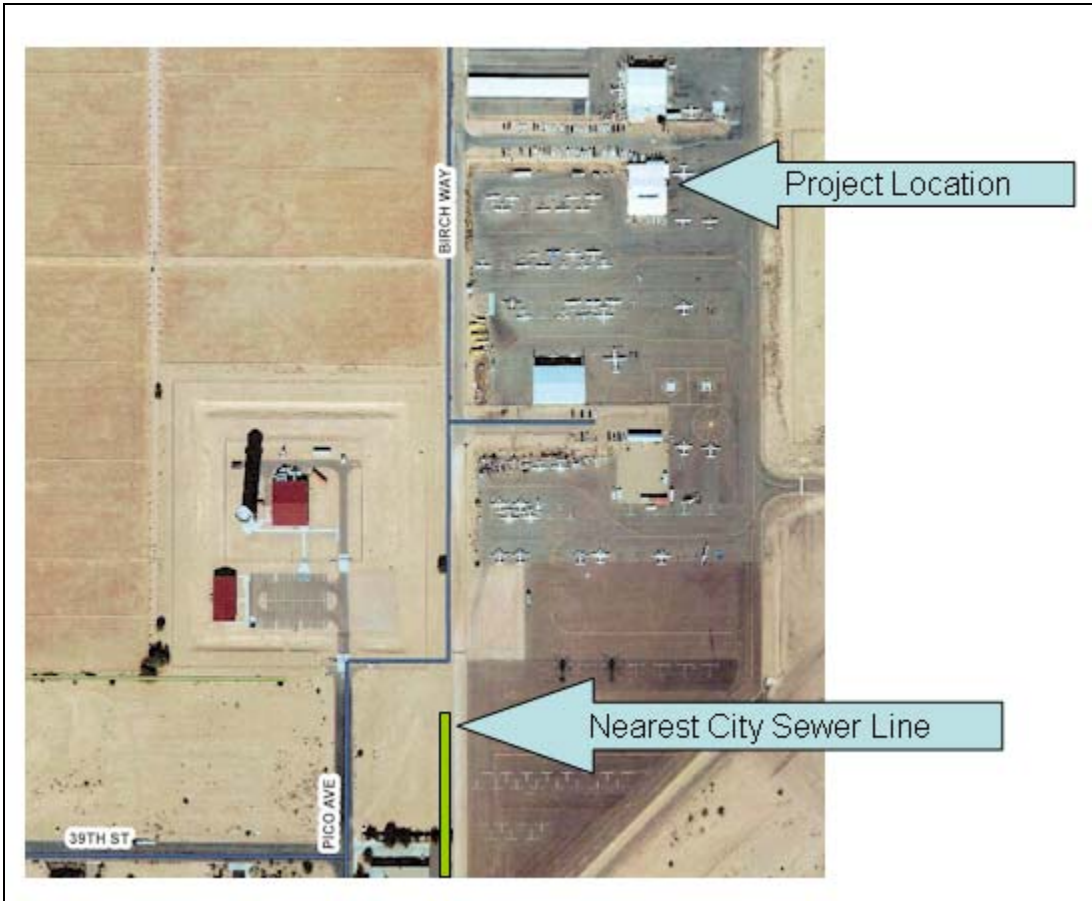


Figure 1 - Nearest Sewer Line



PRE-DEVELOPMENT MEETING NOTES – Planning & Zoning

Project: Yuma Pilot Center Address: BUNCH WAY
 Contact: CRIG WILLIAMS, AIRPORTS Phone: () _____
 Attendees: _____ Phone: () _____
 Staff: CP BOB B. BS DAVID K. FR KEVIN T. ER ANDREW M. UT CONNIE E. TR _____
 Other: SMELLY H.

The _____ division is not represented today. Additional comments may come up in plan review.

Date: 11/20/09 Current Zoning: H.I Zoning Overlay: 75+dB GP: MR

- Proposed use (S) IS NOT permitted in zoning district.
- Proposed use (S) IS NOT permitted in Land Use Plan. A JLUP amendment is required if NOT permitted.
- Proposed use IS / IS NOT a zoning change of use.
- Proposed use IS / IS NOT a new use.
- Property WAS / WAS NOT vacant for more than TWO YEARS. Properties vacant for more than two years must comply with all current code requirements.
- N/A The proposed use WILL / WILL NOT require a Neighborhood Meeting.
- N/A Rezoning to _____ District is required.

- N/A A variance from code requirements must be approved by Hearing Officer / Minor Variance Review Committee.
- N/A Conditional Use Permit for _____ is required. Decision is made by P&Z.
- N/A Property is subject to the H / AO overlay designation. HDRC / DRC approval required
- NO A lot tie or lot split is required.
- NO A subdivision is required. A registered Engineer must prepare plans. Decision by City Council.
- NO A noise study WILL / WILL NOT be required as part of the design of this project.
- Property is within 75+ DB noise level. Construction requires noise attenuation by 30 DB. IN OFFICE 2 PUBLIC AREAS

Pre-Development meetings **are intended to be general discussions** of your project. Although we try to identify major issues during this meeting, your plans will still need to be reviewed when they are finalized and additional requirements may be identified. If a proposed site plan is reviewed by staff at this meeting – the comments will be based on that specific plan. A copy of the site plan will be kept on file with these notes.

- Proposed Site Plan provided and reviewed – copy will be kept in property file with these notes
- No site plan provided by customer – PDM comments are to be considered general.

Comments: NEW Yuma Pilot Center, A RENOVATION OF EXISTING BUILDINGS - BET. KO. AIR HANGAR. SHOWING NEW PARKING PLAN ON LOT (PAVED). PARKING SPACES 10' X 19'; NEED 1 SPACE PER 300 SQUARE FEET OF OFFICE AREA. TWO WAY PARKING AISLE 24' MIN. WIDTH.
80' X 80' RENOVATION AREA +
85' X 25' LEAVE ALONE & CONTINUE AS IS.
PLANS SUBMITTAL MUST INCLUDE LANDSCAPING PLANS.
SIGNS MUST SUBMIT FOR PERMITS. MAX 15% OF PRIMARY BUILDING FAÇADE FOR WALL-MOUNTED SIGNS.

DCD Representative Signature: [Signature] Customer initials for receipt of notes: X [Signature]



PRE-DEVELOPMENT MEETING REPORT (page 2)

Address: _____
 Project: Yuma Pilot Center

APN #: _____

Fire Safety Requirements

- Fire sprinkler system will need to be installed.
- Fire hydrants must be installed & operation before vertical construction begins.
- _____ Property WILL / MAY need to provide for secondary access.
- _____ Property WILL / MAY need to provide for FD turnaround.
- Fire lines and/or hydrants will need to be installed by private developer / landowner.
- _____ On-site fuel storage warrants special permitting by Fire Department and State Fire Marshal's Office.
- Fire protection plans must be submitted with original architectural plan submittal. Hydraulic calculations shall be included on blue line copies.
- _____ Hazardous materials are involved in this project. Special requirements will apply.

Building Code Requirements

- _____ New occupancy or change of occupancy under building codes. A Certificate of Occupancy is required from Building Safety Division.
- _____ Location of building WILL / MAY require specific clearance to property lines and other buildings
- ADA accessible bathrooms and/or ADA access to all areas required. *New features.*
- 20% of the cost of renovations must be spent toward ADA improvements. *exist'g Bldg. areas.*
- Building permits required. Plans must be approved prior to construction.
- Design of Plans required by Arizona registrants (architects, engineers).
- Construction work requires Arizona licensed contractors.
- _____ Commercial Plan submittal checklist provided

Building and Fire Codes currently in effect: IBC 2003 IEBC, 2003 UFC, 2008 NEC, 2006 IMC, 2006 IFGC, 2006 IPC, ADAAG

Plan review fees may be paid by cash, check or money order made payable to City of Yuma. Credit cards may only be accepted when the physical card is presented at the counter.

- ① Proposed renovation of exist'g - ^{Pvt.} Betko Air Bldg Pilot facility and Hangar - Hangar to be eliminated, Bldg - w/ serve as Pilot lounge/offices. Will verify whether this is Group A-3 or B Occupancy.
- ② Confirm from Yuma County (ADEQ) exist'g septic system adequate for reg'd. plumbing fixtures.
- ③ Structural sufficiency/upgrades are under evaluation. 2003 IEBC = for loads supported by roof and exterior walls
- ④ Fire sprinkler system may be designed as light hazard which will allow for the use of CPVC pipe. If detached shade is non-combustible material fire sprinklers will not be required. Fire Alarm will be required.
- ⑤ Exiting reg'd. per 2003 IBC.
- ⑥ Shop drg's / design reg'd. for large curtainwall glass systems.
- ⑦ EIFS systems require special inspections; welding also.
- ⑧ Foam insulation requires an approved thermal barrier.

Building Representative Signature: AK

Fire Representative Signature: _____

Customer initials for receipt of notes: AK



PRE-DEVELOPMENT MEETING
City of Yuma Utility Rates Section
Water and Sewer Comments

Name Craig Williams Address 3681 Burchway
Project Loc. _____ A.P.N.# 2 105-45-002D
Water Loc: Atlas # 2125 Sewer Loc: Atlas # 2125

A Utilities Management Evaluation (UME) is to be submitted.
Note: A. The UME is to be accompanied by calculations showing how the water usages and water discharges data has been determined.
B. Water usages are monitored on a six month basis and if capacity is exceeded by more then 20% additional charges will be applied.

Calculations for the use of water for irrigation are to be submitted.
Note: The calculations will include Drip and Turf data. *if an irrigation meter requested*

Fees for water capacity, water system development and water meters may apply.

Fees for sewer capacity, sewer connection and sewer interceptor may apply.

Water/Sewer mains will need to be extended to the site by the developer/landowner
Note: Payback agreements may be available to recover some of these costs.

Pre-Annexation Agreement and connection to all available City Utilities required.
A. Fire hydrants, Fire suppression and other type water/sewer taps require a water account.
B. Fees for Utility taps may apply.
C. All 1" & 2" water service lines are installed by City utilities personnel and billed to property owner.

Wastewater treatment facility approval required.

Backflow prevention may be required contact Kim Balbini @ (928) 373-4542.

City Engineer approval required. *for sewer ext.*

Existing Meter Yes No Number 1 Size 5/8"

Residential Commercial Vacant Lot TI Remodel

Given to Project: UME Form Irrigation Form Rates Form Other

if water and sewer services need to change fees will apply.

An evaluation of which sewer line will be able to hook up site. The distant is within the required amount for city hook up for both lines.

if a new septic tank is requested then the hookup to city system will be required.

COY Utility Rates Section Signature: Connie Edwards date 11/20/2009

Customer initials for receipt of notes: [Signature]



Department of Community Development
 One City Plaza, PO Box 13013
 Yuma, AZ 85366-3013
 (928) 373-5174

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CITY OF YUMA PRE-DEVELOPMENT ENGINEERING CHECKLIST (PAGE 1 OF 2)

Clients name: Craig Williams Phone: _____ Date: 11/20/09

Job Location: NWC of Airport Road

Job Description: New Building, Storage Hangar, Parking Lot.

A.P.N. # 105-45-022D Flood Zone: A A0 A18 A21 AH B X

Water Location: _____ Sewer Location: _____

Yes No Maybe

- Citywide Development Fees: Residential use Non-residential use.
- Commercial & Industrial Users are required to complete the "Wastewater Management Evaluation". Wastewater Evaluation to be filled out by the owners Engineer or Architect, for all water meter sizes.
- Water Main extension required. Size: _____ Possible Payback agreement available Yes No Per A.D.E.Q. Engineering bulletin no. 10 & City of Yuma construction standards.
- Sewer Main extension required. Size: 8" Dia Possible Payback agreement available Yes No Per A.D.E.Q. Aquifer Protection Permit & City of Yuma construction standards.
- A.D.E.Q. "Provisional Verification of General Permit Conformance" (approval of construction) is required. Expected usage _____ gpd
- City of Yuma "Water /Sanitary Sewer Extension policy" is applicable.
- Manhole required: 500' maximum spacing.
- Water / Sewer crossing license required, Licensee to be the City of Yuma, from Yuma County Water Users. Yuma Mesa Irrigation District. Gila Valley Irrigation District.
- Sewer options: Septic Tank per Yuma County approval Dry-pipe sewer to right-of-way required. Package treatment plant per A.D.E.Q. approval.
- Private or Public Fire main extension required. Possible Payback agreement available Yes. No.
- Fire Hydrants required: Commercial 300' spacing. Residential 500' spacing. Collector street or higher classification without property fronting the street: 1000' maximum spacing.
- City of Yuma "Private Fire Line Policy" is applicable.
- Tapping permit required from City of Yuma.
- Waste water lift station required. Where: _____
- Storm water lift station required. Where: _____
- Water meter required. Size: 5/8" 3/4" 1" 1-1/2" 2" or larger, contractor to supply. Note: Applicable water & sewer fees to be paid, prior to placement of the water meter.
- Easement required, for: Water, 10' minimum. Sewer, 20' minimum. Other: _____
- Backflow Prevention Device Required: Type: Reduced Pressure Zone (Contamination) Double Check Valve (Pollution), Pressure Vacuum Breaker (Irrigation systems)
- Zoning change Lot split or tie Subdivision Conditional Use Permit Pre-annexation agreement
- Road right-of-way required per amended Major Roadways Plan. Where: _____ Existing r-o-w: _____ Needed: r-o-w: _____ Additional r-o-w required: _____ plus underlying fee title.
- Road right-of-way required per amended Major Roadways Plan. Where: _____ Existing r-o-w: _____ Needed: r-o-w: _____ Additional r-o-w required: _____ plus underlying fee title.
- Road right-of-way required per amended Major Roadways Plan. Where: _____ Existing r-o-w: _____ Needed: r-o-w: _____ Additional r-o-w required: _____ plus underlying fee title.
- Site triangles required, per fig. 3 Major Roadways Plan. Where: _____ Type: 25' X 25' Local side street. 40' X 40' Collector side street. 75' X 75' Arterial side street.
- Site triangles required, per fig. 3 Major Roadways Plan. Where: _____ Type: 25' X 25' Local side street. 40' X 40' Collector side street. 75' X 75' Arterial side street.
- Site triangles required, per fig. 3 Major Roadways Plan. Where: _____ Type: 25' X 25' Local side street. 40' X 40' Collector side street. 75' X 75' Arterial side street.
- Additional right-of-way for handicap ramps at commercial driveway, Typically 25'x25' site triangle.
- Street light/s required. Where: _____

Risk STAGES YUMA COUNTY.

IF Yuma County expects the existing Septic tank, then no change, otherwise City Connecting will be required.

CITY OF YUMA PRE-DEVELOPMENT ENGINEERING CHECKLIST (PAGE 2 OF 2)

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Yes No Maybe

- Traffic study required, meets the following criteria: COY standard 2-100: Contact the City Traffic Engineer for determination of the study requirements and for the limits to the study area.
- 1 ft non-access easement required along: _____
- Raised median disclosure required along: _____
- Access limitations per City of Yuma, Yuma County, Arizona Department of Transportation Construction Standards.
- Emergency vehicle secondary access (Non-Public) 20' Access. Crash Gate. Other.
- Encroachment permit/license required, from: City of Yuma. Arizona Dept. of Transportation County of Yuma Yuma Valley Irrigation District Yuma Mesa Irrigation District Gila Valley Irrigation district Bureau of Land Management Bureau of Reclamation. } See work in the A-0-w and for connecting the City Sewer!
- Lot size larger than 6000 sq ft or commercial property.
- Onsite water retention required Ord 1670 & 1836. For full facility. For addition of impervious area. Commercial/Industrial site Residential site Lot size ≥ 8000 sq ft. 25% additional or 1' freeboard
- Offsite storm water facilities available? Where: _____
Note: Storm water must be held onsite then metered out after the storm has passed to an offsite storm water facility willing to take the water: Storm water filtering required: yes no.
- Use of drywell permitted. Requires registration with A.D.E.Q.
- Arizona pollutant Discharge Elimination System (AZPDES) Notice of Intent (NOI) permit: required (project is 1 acre or more) required (due to proximity to Colorado River) not-required (project less than 1 acre) Special construction precautions necessary (due to City storm drain system proximity).
- Elevation certificate required due to FEMA flood zone.
- Airport noise zone: Decibel range: 75 Building noise reduction required: Yes. No
- Airport height limitation. Yes No Maybe, City will review.
- Sidewalks required: 5' Local street. 6' Collector street. 8' Arterial street. Other: _____ Width.
- Bike lane required.
- Alley asphalt pavement required. From: _____ To: _____
- Driveway required: Residential 3-210 3-211 3-212. Commercial 3-225 Spacing 3-250
- Driveway removal required. Where: _____
- Plans must be designed by: Engineer, Architect. Land Surveyor for Lot Spit/Tie Subdivision.
- Payment in lieu of construction covers items not in the 10 year capital improvement program and site specific generated requirements in the right-of-ways. Required. For _____

APIC
 →
 APIC →

General Comments:

Development Engineer's Signature: Andrew Mc Ginnis Date: 11/20/09

Customer initials for receipt of notes: _____ Date: _____

Pre-Development meetings are intended to be general discussions of your project. Although we try to identify major issues during this meeting, your plans will still need to be checked in detail later as you finalize your thinking and designs. We appreciated the fact that, ultimately, you and your designer need to decide how to make the best project possible while meeting Yuma's community standards. We are here to help. So please call us if you have any questions! (928) 373-5174.