



Vekol Market and Gas Service Station

Interview Presentation



Team Introductions



- **Jeff Rind**

Managing Member and President, NAB

- **Paul Stiak**

Chief Estimator, NAB

- **Kevin Mathus**

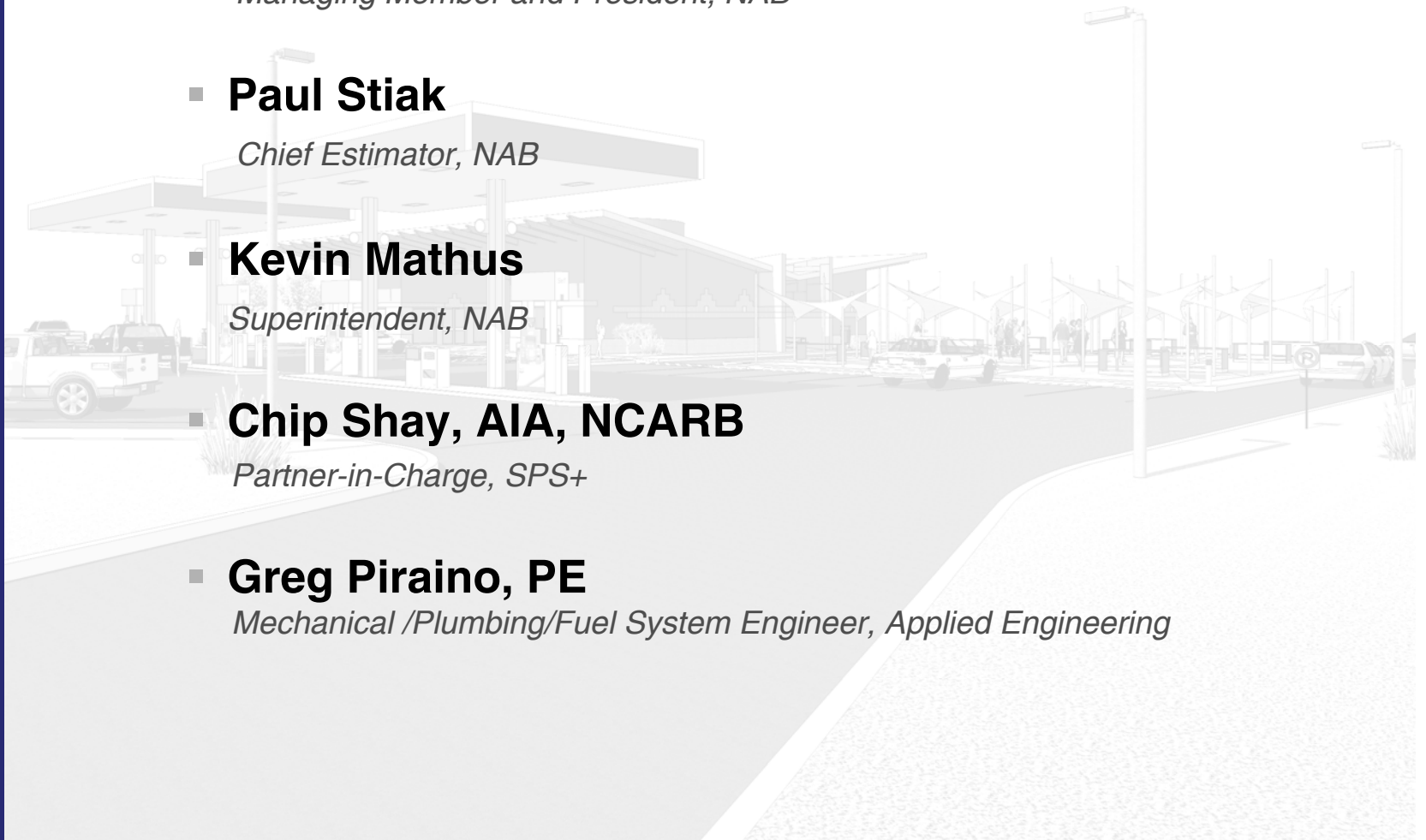
Superintendent, NAB

- **Chip Shay, AIA, NCARB**

Partner-in-Charge, SPS+

- **Greg Piraino, PE**

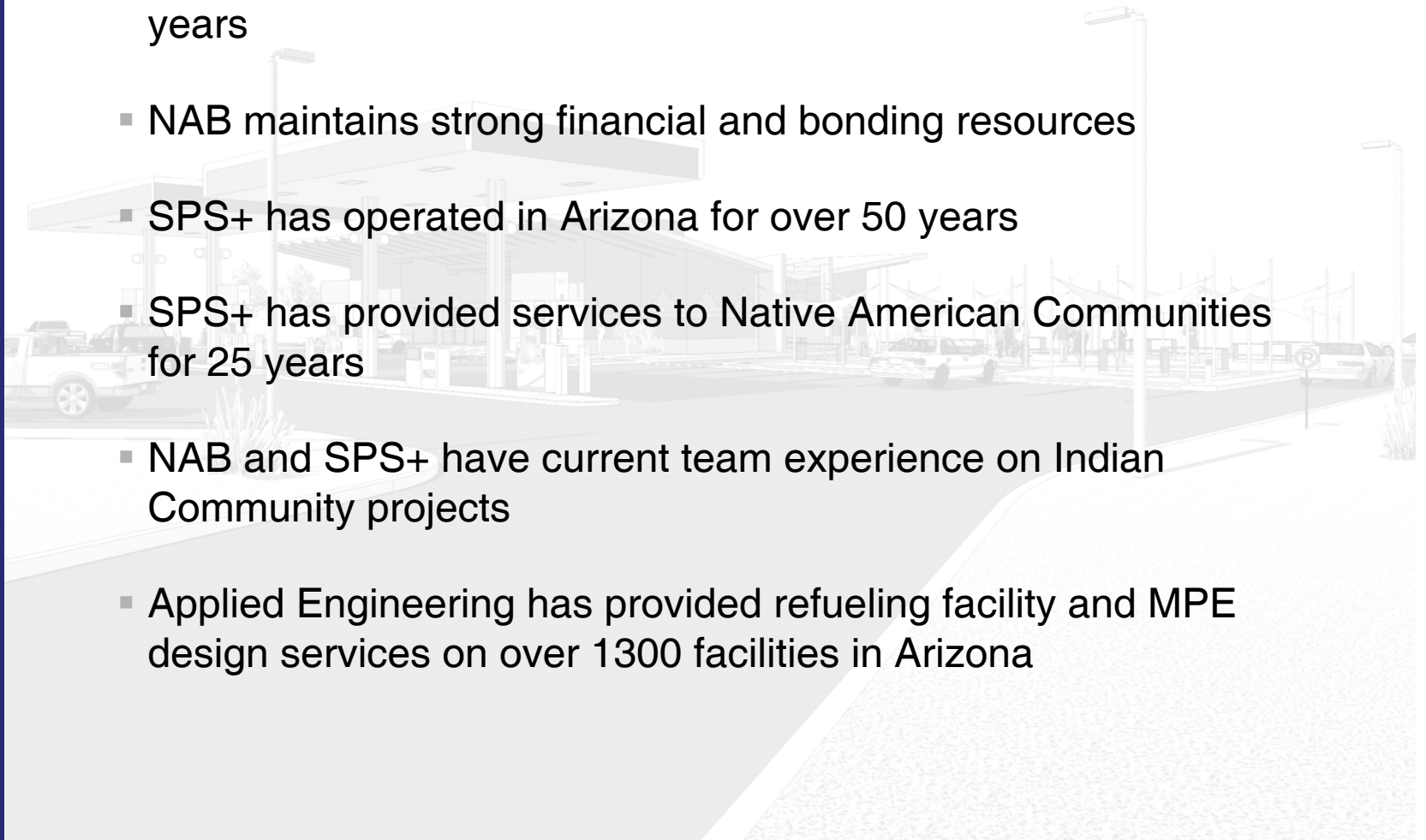
Mechanical /Plumbing/Fuel System Engineer, Applied Engineering



Team Overview



- NAB is a 51% Native American owned contractor
- Combined key personnel experience of NAB exceeds 100 years
- NAB maintains strong financial and bonding resources
- SPS+ has operated in Arizona for over 50 years
- SPS+ has provided services to Native American Communities for 25 years
- NAB and SPS+ have current team experience on Indian Community projects
- Applied Engineering has provided refueling facility and MPE design services on over 1300 facilities in Arizona



Team Composition



Design-Build Team Leader
JEFF RIND
 DB Team Leader/President
 Native American Builders

NAB Team
JAKE GIRARD
 Project Manager
KEVIN MATHUS
 Superintendent

Design Team Leader
HOWELL "CHIP" SHAY, AIA, NCARB
 Partner in Charge
 SPS+ Architects, LLP

Design Team
DOUG STROM
 Production Manager
 SPS+ Architects, LLP
RICHARD TURLEY, PE
 Structural Engineer
 Caruso Turley Smith Consulting Engineers
GREG PIRANO, PE
 Mechanical/Plumbing/Fuel System Engineer
 Applied Engineering
HENRY VALENCIA
 Electrical Design
 Electrical Design Consultants
ANNA GRANILLO
 Food Service Design
 Design-tec food facilities
ROGER SOCHA
 Landscape Architect
 Ten Eyk Landscape Architects
RICARDO AQUIRRE
 Civil Engineer
 Coo and Van Loo Consultants
MARKETA FISHER
 Feasibility Study
 IMST Corporation



Key Personnel



Jeff Rind - Managing Member and President, NAB

- 36 Years industry experience
- Member of the Choctaw Nation of Oklahoma
- Project experience
 - Ak-Chin Community Fire Station #561
 - Gila River Early Education Centers
 - Cocopah Casino
 - Cocopah Youth Center
 - Atoka Travel Plaza
 - Broken Bow Travel Plaza
 - Garvin Travel Plaza
 - Wilburton Travel Plaza

Role

- Team leadership from project award to completion
- Oversight of design team

Team Players



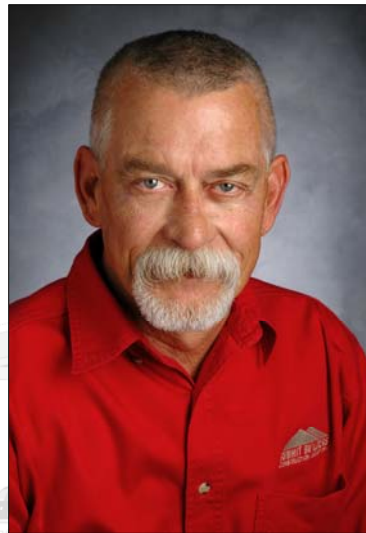
Paul Stiak – Chief Estimator, NAB

- 25 Years industry experience
- Project experience
 - Bylas Retail Center/Small Business Incubator Building
 - Camelback Toyota
 - Fry's Food and Drug Stores
 - Happy Valley Towne Center
 - Promenade Retail Center
 - Gila River Indian Community Early Education Centers
 - Gila River Indian Community Skilled Nursing

Role

- Involved from project award to GMP
- Oversight of budgeting and estimating
- Value engineering, concept, and pricing

Key Personnel



Kevin Mathus – Superintendent, NAB

- 38 Years industry experience
- Project experience
 - Scottsdale Air Park Fire Station
 - Glendale Fire Station/Police Station
 - Sam's Club
 - Circle K
 - McDonalds
 - Pizza Hut
 - Jack In The Box

Role

- Oversight of field activities and project site
- Subcontractor management
- Schedule management

Key Personnel



Chip Shay - Partner-in-Charge, AIA, NCARB; SPS+

- 40 Years industry experience
- Project experience
 - Bylas Retail Center/Small Business Incubator Building
 - Ak-Chin Library and Education Resource Center
 - Ak-Chin Archives Building
 - Ak-Chin Community Center Acoustics
 - Starbuck's Coffee – Arizona State University
 - Jamba Juice – Arizona State University
 - US Bank Offices – Fry's Food Stores
 - Student Bookstore – Arizona State University
 - Student Bookstore – Northland Pioneer College

Role

- Design team leader
- Project design through construction administration to turn-over
- Overview of design quality control

Key Personnel



Greg Piraino, PE, LEED AP; Applied Engineering

- 15 Years industry experience
- Project experience
 - On Auk Mor (Akimel O’Othham) Station and Store
 - Mobil Station and Store
 - Chevron Station and Store
 - Two Texaco Stations and Stores
 - Three Valero Stations and Stores

Role

- Heating, ventilating, and air conditioning engineering
- Plumbing engineering
- Fuel systems engineering



Relevant Project Experience

Bylas Retail Center/Small Business and Incubator Building Bylas, Arizona

Owner

San Carlos Apache Tribe

Architect

SPS+ Architects, LLP

- Market and covered outside vendor areas
- Multipurpose entertainment area with semi-covered amphitheater
- 8,000 SF incubator facility is a strip mall type structure
 - Buildings will house six future small business tenants
 - Lighting, ceilings, paint, floor finishes
 - Outlets, mechanical heating and cooling, data/telephone capability
 - Masonry, with framed stucco piers and steel canopies
- Additional parking areas and new utility services



Relevant Project Experience



Ak-Chin Community Fire Station #562



Camelback Toyota



Fry's Food and Drug Store

Additional Relevant Project Experience - NAB

- Ak-Chin Community Fire Station #562
- Camelback Toyota
- Fry's Food and Drug Stores with Fueling Stations
- Gila River Indian Community Boys and Girls Club
- Gila River Skilled Nursing Facility
- Sheraton Wild Horse Pass Ballroom Expansion
- Wild Horse Pass Corporate Center
- Gila River Alcohol and Drug Rehabilitation Center
- Gila River East and West Dialysis Centers
- Gila River Early Education Centers
- Wassaja Health Center
- Arrowhead Lakes Retail Center
- Foothills Plaza
- Albertson's Store
- ABCO Markets
- Walmart

Relevant Project Experience



Ak-Chin Education and Library Building



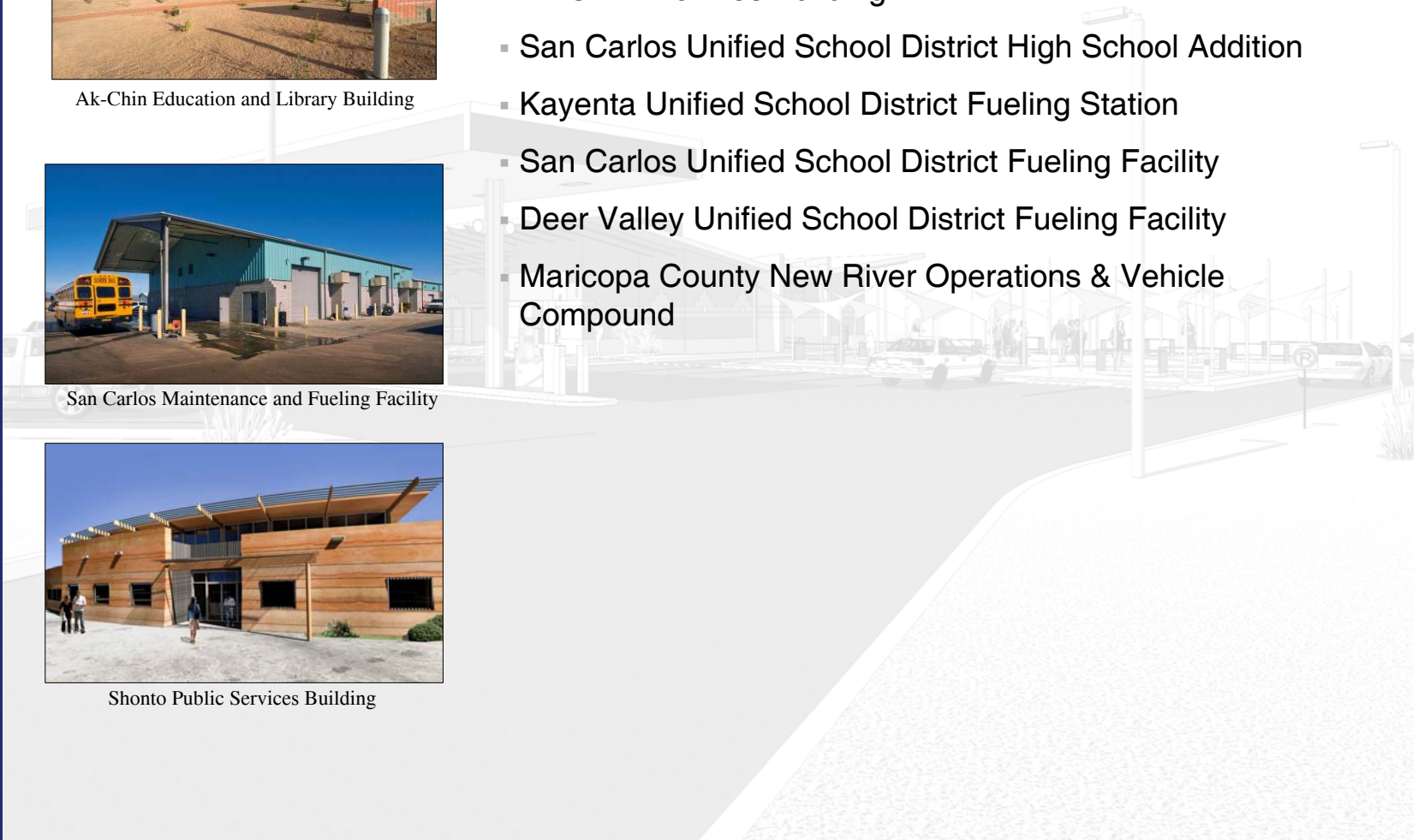
San Carlos Maintenance and Fueling Facility



Shonto Public Services Building

Relevant Project Experience – SPS+

- Ak-Chin Education and Library Building
- Ak-Chin Archives Building
- San Carlos Unified School District High School Addition
- Kayenta Unified School District Fueling Station
- San Carlos Unified School District Fueling Facility
- Deer Valley Unified School District Fueling Facility
- Maricopa County New River Operations & Vehicle Compound



Relevant Project Experience



Hensley Distributing Refueling Facility



Kayenta Unified School District Refueling Facility



Peoria Unified School District Refueling Facility

Relevant Project Experience – Applied Engineering

- National Alamo at City of Phoenix Rental Car Center Fueling Facility
- Peoria Unified School District Fueling Facility
- Kayenta Unified School District Main Fueling Facility
- Deer Valley Unified School District Main Fueling Facility
- San Carlos Unified School District Main Fueling Facility
- Whiteriver Unified School District Main Fueling Facility
- Hensley Distributing Refueling Facility
- On Auk Mor (Akimel O’Othham) Station and Store
- Mobil Station and Store
- Chevron Station and Store
- Texaco Station and Store
- Valero Station and Store
- Shonto Public Services Building
- Sonto Traveler Center Plaza

Design Process



▪ Programming

- › Overview of community and retail service philosophy
- › Retail program based on economic viability, resource management, and psychological factors
- › Studies of alternate mechanical and electrical systems for potential energy conservation

▪ Concept Design

- › Site studies indicating traffic patterns and relationships for onsite and offsite traffic
- › Conceptual floor plan verifying spatial relationships and required areas
- › Sketches of potential designs for public presentation

▪ Preliminary Drawings

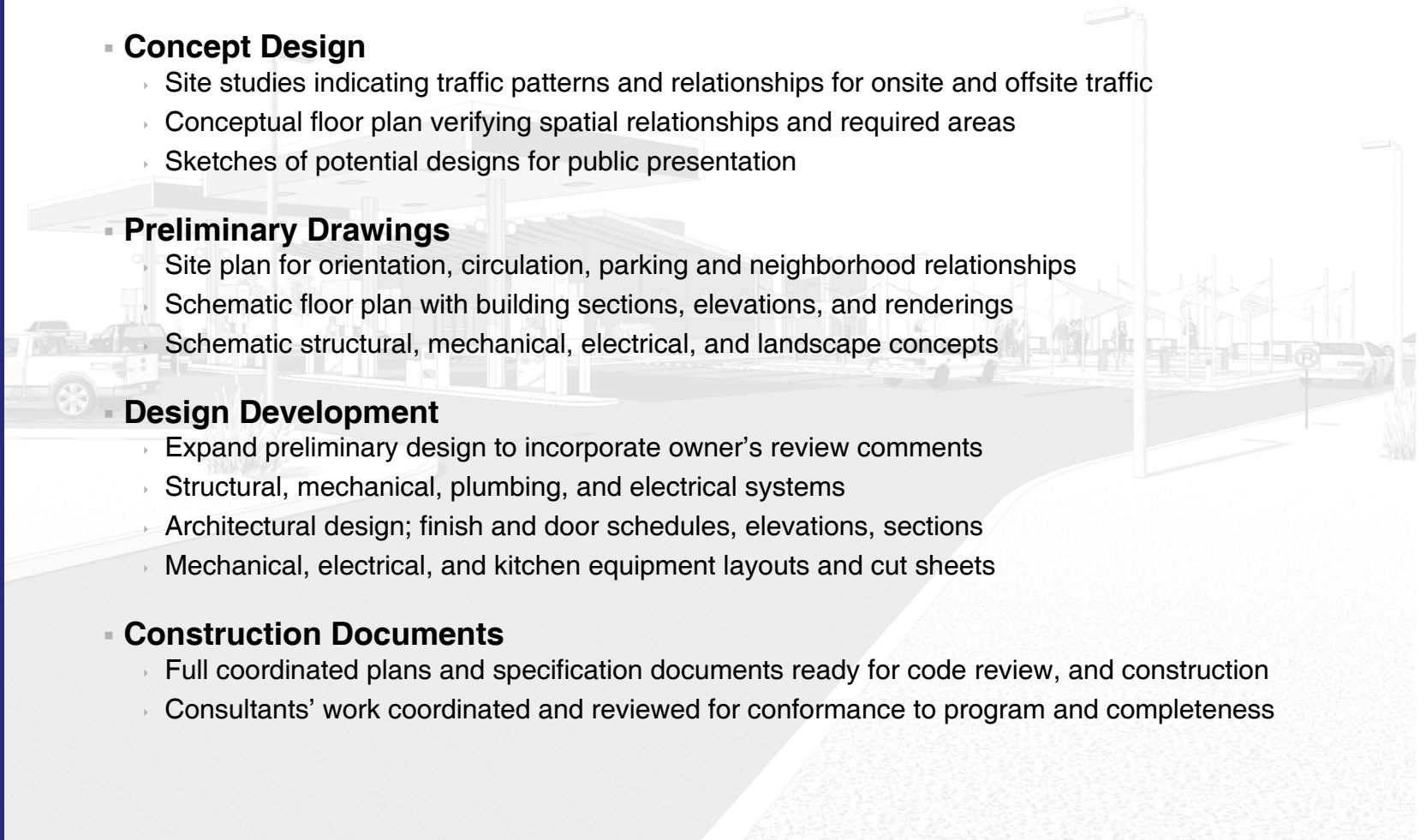
- › Site plan for orientation, circulation, parking and neighborhood relationships
- › Schematic floor plan with building sections, elevations, and renderings
- › Schematic structural, mechanical, electrical, and landscape concepts

▪ Design Development

- › Expand preliminary design to incorporate owner's review comments
- › Structural, mechanical, plumbing, and electrical systems
- › Architectural design; finish and door schedules, elevations, sections
- › Mechanical, electrical, and kitchen equipment layouts and cut sheets

▪ Construction Documents

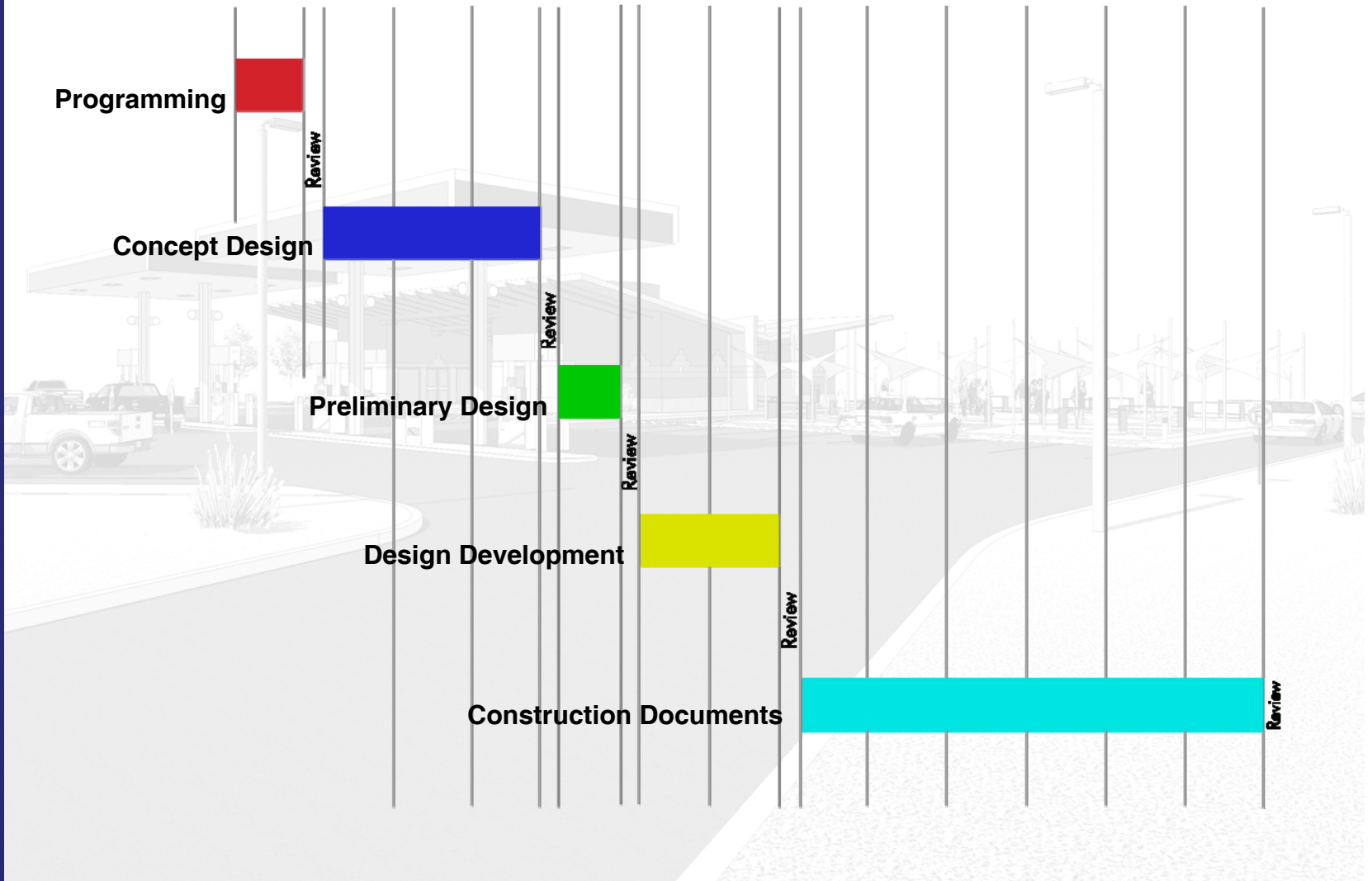
- › Full coordinated plans and specification documents ready for code review, and construction
- › Consultants' work coordinated and reviewed for conformance to program and completeness



Design Schedule

Time
(weeks)

1 2 3 4 5 6 7 8 9 10 11 12 13



Project Specific Approach



▪ Safety

- Signage/barricades
- Fire department access
- Public access
- Continued market operations and good neighbor policy
- Vendor deliveries
- Existing fuel dispensers

▪ Site Logistics

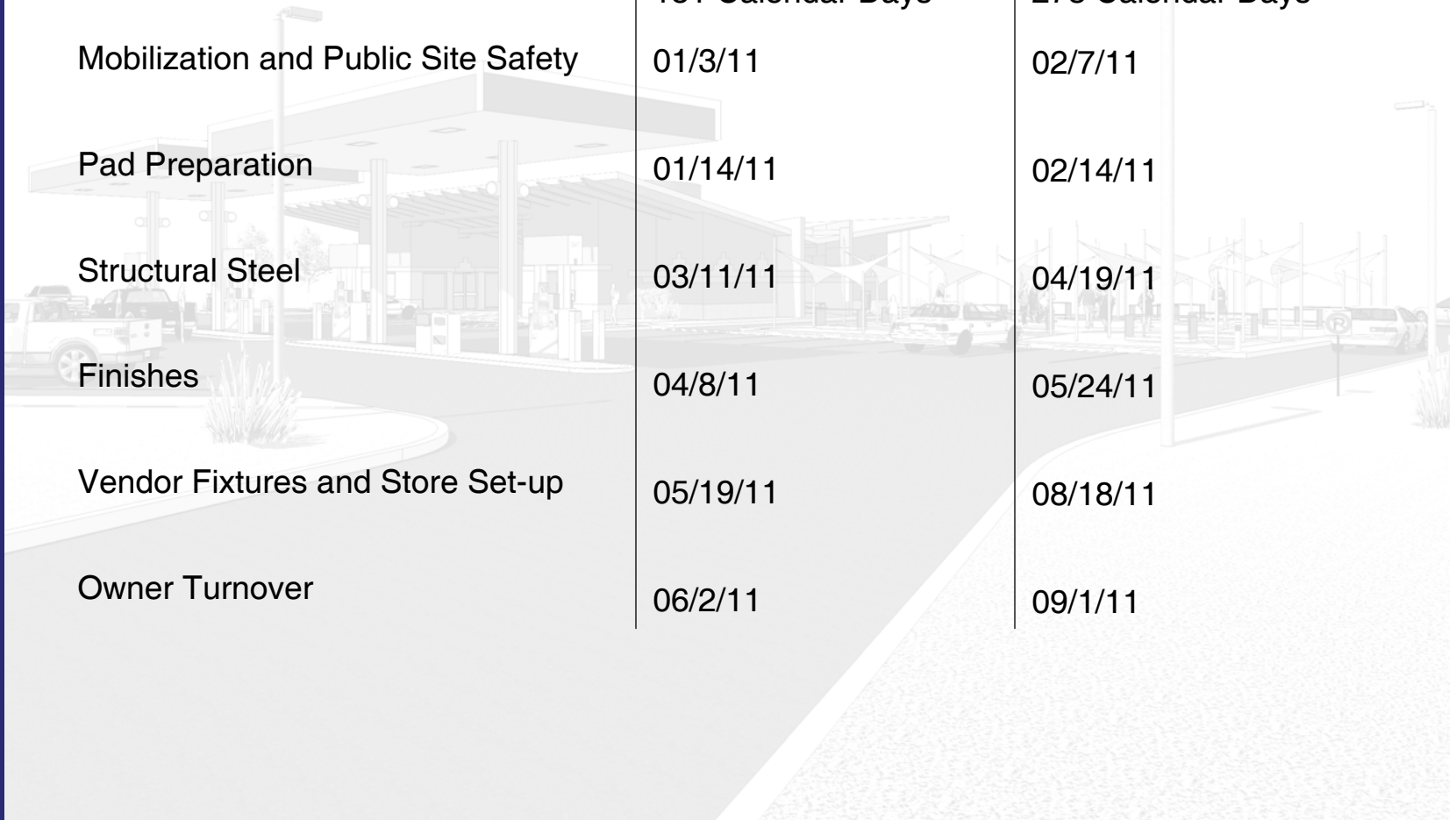
- Staging, office, lay-down area, parking
- Screen fencing from public view
- Hours of operation and community impact
- Coordination of utilities with continued market operations and good neighbor policy
- Sequence of scheduled phases
- Quality control



Construction Schedule



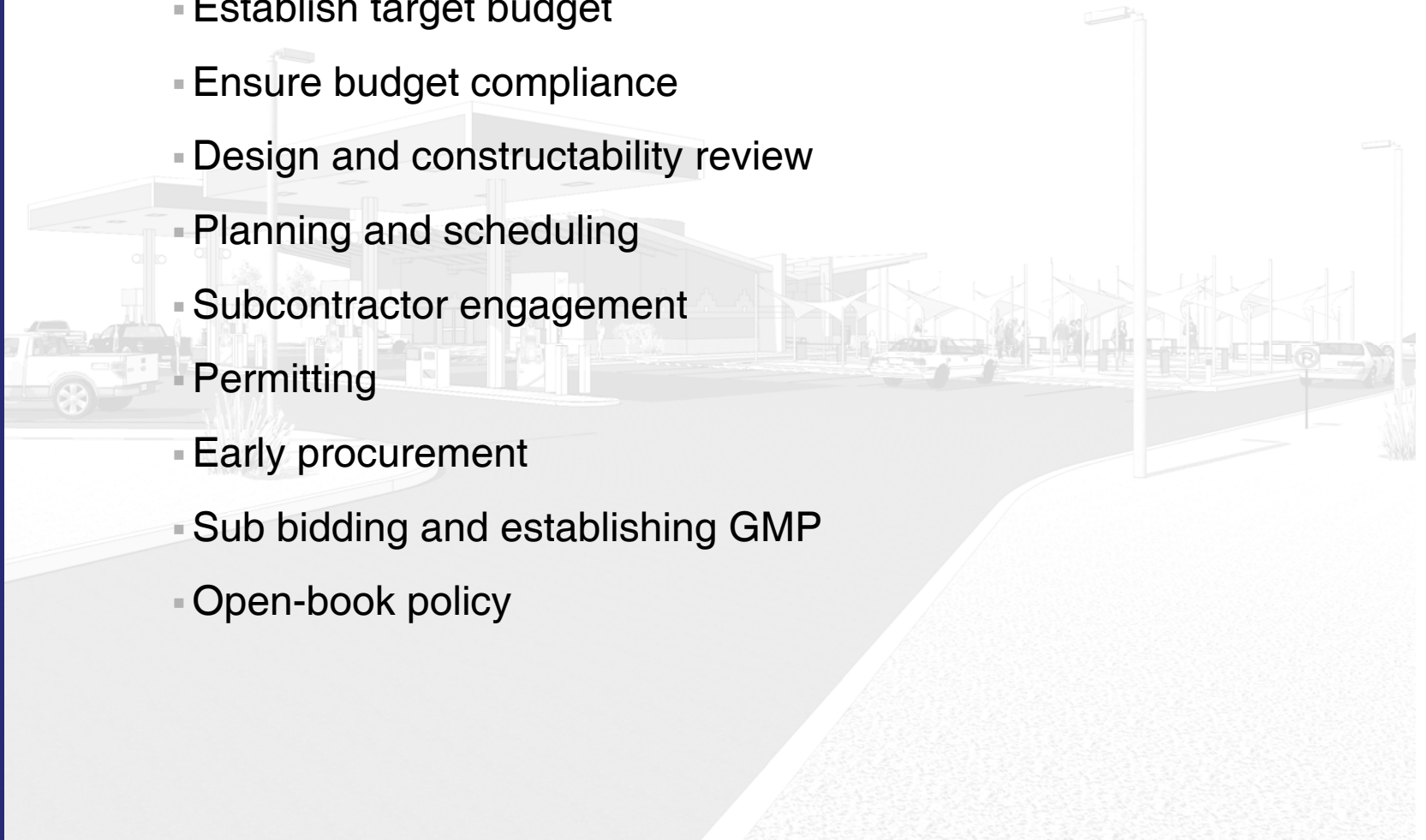
	Accelerated Schedule	Standard Schedule
Overall Design and Construction	12/4/10 – 06/2/11 181 Calendar Days	12/4/10 – 09/2/11 273 Calendar Days
Mobilization and Public Site Safety	01/3/11	02/7/11
Pad Preparation	01/14/11	02/14/11
Structural Steel	03/11/11	04/19/11
Finishes	04/8/11	05/24/11
Vendor Fixtures and Store Set-up	05/19/11	08/18/11
Owner Turnover	06/2/11	09/1/11



GMP Delivery - Transparency of Information



- Review existing conditions and define project parameters
- Establish target budget
- Ensure budget compliance
- Design and constructability review
- Planning and scheduling
- Subcontractor engagement
- Permitting
- Early procurement
- Sub bidding and establishing GMP
- Open-book policy



Contract Comments



NAB has the following exception to Exhibit A.13.6 in Addendum A – Construction Contract – Additional Provisions to the Agreement:

A.13.6 Add: new “A.13.6.2 The Owner and Design-Builder shall commence all claims and causes of action, whether in contract, tort, breach of warranty or otherwise, against the other arising out of or related to the Contract in accordance with the requirements of the dispute resolution method selected in the Agreement within 20 years after the date of Substantial Completion of the Work.”

Exception: Per Arizona state law, the number of years to commence all claims and causes of action, etc. is limited to eight (8) years in lieu of 20 years after the date of Substantial Completion of the Work.

Why NAB/SPS+



- Current NAB/SPS+ experience on similar project type (San Carlos Bylas Retail Center)
- Team relevant project experience
 - Indian community experience
 - Retail experience
 - Food service experience
 - Fueling station experience
- Expertise in design/build delivery method
- Current experience with Ak-Chin Indian Community
- Compliance and experience with Indian Community procurement policies





Native American Builders, LLC



design+tec



Questions and Answers

