

**Subject:** Embrey Builders - Greenway Pkwy PHX  
**Date:** Tuesday, December 9, 2025 at 11:16:53 AM Mountain Standard Time  
**From:** Chi Ejimofor  
**To:** Contracts  
**Attachments:** desert-services-horizontal-color-logo.png, 02062501-R1-SOV.xlsx, 02062501-R1.pdf, Greenway\_Parkway\_EB2117-9001\_Desert\_Services\_R1.pdf

Attachments:

1. Executed Subcontract
2. Schedule of Values (Exhibit D)
3. Final Estimate

Project Name: Greenway Pkwy PHX Project  
Address: 1010 E. Greenway Parkway, Phoenix, AZ 85022  
GC: Embrey Builders, LLC

Contacts

GC Senior PM: Simon Cuadra (954.326.9994 | [simon.cuadra@embrey.com](mailto:simon.cuadra@embrey.com))  
Site Services Manager: Michael Ricks

Anticipated Start: ~January 7, 2026 Grading  
Garage Cleaning: Late 2027 / Early 2028  
Project End: May 2028

SWPPP

- SWPPP Narrative Design Manual & SWPPP Sign + Dust Sign
- Install: 3,000 LF of 9" Compost Filter Sock
- Inspections: Every 14 days + Rain Events (Rain events bill against \$10k allowance)

Cleaning

- Garage Final Clean: Pressure wash/sweep precast garage (Includes 2 separate mobilizations)
- General Labor: 1-2 laborers for general site cleanup on Fridays (Billable at \$45/hr upon request)

Site Requirements & Admin

- Badging: Mandatory safety orientation required for all workers to get numbered hard hat stickers (Exhibit A, Item 16)
- Compliance: Must register with BCS (Business Credentialing Services) for insurance/prequal
- System: Procore (Daily logs required)
- Retainage: 10%
- Billing Deadline: 20th of the month

Operations Action Items

- Request SWPPP Plan from customer
- Request NOI / ADEQ Number from customer

- Request Dust Permit from customer
- Follow up with customer on prequal/badging/expectations
- Verify garage cleaning details - dates/expectations/reqs

Best,

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Chi Ejimofor

Project Coordinator

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