



October 15, 2024 REVISED  
October 10, 2024 REVISED  
September 25, 2024  
September 11, 2024

E-mailed: 10/15/24  
E-mailed: 10/10/24  
E-mailed: 09/25/24  
E-mailed: 09/11/24  
[skayat@paradisevalleyaz.gov](mailto:skayat@paradisevalleyaz.gov)

Senior Engineer – CIP Manager  
Town of Paradise Valley  
6401 E. Lincoln Drive  
Paradise Valley, AZ 85253  
6401 E. Lincoln Drive

RE: Roadway and Drainage Improvements, Mockingbird Lane from 56<sup>th</sup> Street to Invergordon Road  
Project No.: SOQ-25-001-ENG  
AGC Project No.: 4137100

**SUBJECT: PRECONSTRUCTION SERVICES PROPOSAL**

Dear Mr. Kayat,

Please find Achen-Gardner Construction, LLC’s (“Achen-Gardner”) Preconstruction Services Proposal (“Proposal”) herein submitted for your review and approval. We estimate these services as detailed here not to exceed **\$ 258,896.61**, and to be completed in approximately 9 months – November, 2024 through May, 2025 and November & December, 2025.

Basic Hourly Services	\$ 88,555.16	
Allowances & Reimbursables	<u>\$ 170,341.45</u>	(Potholing, Public Outreach, GPR, Sewer Lateral Map, Flow Meter, vehicle usage, & Owner Contingency)
Total Not-to-Exceed Proposal	\$ 258,896.61	

The following Exhibits included in this Proposal provide the scope and cost details for our Preconstruction Services:

- Exhibit A: Achen-Gardner Preconstruction Scope of Services
- Exhibit B: Achen-Gardner Preconstruction Services Estimate Worksheet
- Exhibit C: Achen-Gardner Hourly Rate Schedule
- Exhibit D: Safe Site Rate Schedule
- Exhibit E: Avenue Consultants Proposal and Rate Schedule
- Exhibit F: Summit ULC Pothole Proposal

The scope of services listed above has been modified in coordination with Achen-Gardner and at the direction of the Town. This proposal will change the Contracts’ Pre-Construction services requirements. We respectfully request that this Preconstruction Services Proposal be included in the contract package. Should you have any questions and/or comments, please feel free to contact me at (602) 376-0356 or [chall@achen.com](mailto:chall@achen.com).

Sincerely,  
**ACHEN-GARDNER CONSTRUCTION, LLC**

Christie Hall  
Preconstruction Manager

CC: Bryan Mueller – Vice President, Project Folder  
Israel Santillan – Project Manager

**EXHIBIT A: PRECONSTRUCTION SCOPE OF SERVICES  
ROADWAY & DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56<sup>TH</sup> ST. TO  
INVERGORDON RD.  
SOQ-25-001-ENG**

**1.0 - GENERAL**

For purposes of developing Exhibit B - CM@RISK Preconstruction Services Estimate Worksheet, we have assumed the following scope of services. Adjustments are subject to town-directed and approved services.

**Task 1.1: Preconstruction Scoping/Kick-off Meeting**

Attend and participate in the Project Kick-off meeting. CM@Risk will provide the agenda. The team will collaboratively discuss and agree upon the scope and duration of preconstruction services.

**Task 1.2: Project/Design Team Meetings**

Participate in Project/Design and review meetings. These meetings will also address Value Engineering, Long-lead Procurement assessments, and Risk Assessments and Discussions. These meetings will occur monthly from 11/2024 through 05/2025 and monthly during the final construction GMP development and submittal from 11/2025 through 12/2025 in preparation for the January 2026 Council date.

**Task 1.3: Project Workshops/Design Workshops**

Participate in Project Workshops, Design Workshops, Value Engineering, Long-lead Material & scope requirements, Risk Assessment/Planning, and site visits. CM@Risk will provide input consistent with sound and generally accepted construction management and contracting practices related to procurement, cost impact, schedule, quality, and operations/maintenance. Updates to the Risk Assessment Matrix will occur as part of the regular bi-weekly meetings. These items will take place within Task 1.2.

**Task 1.4: Special Project Meetings**

Participate in Utility Coordination, misc. site meetings as required to properly provide constructability assessments, traffic management/access planning/preparation of traffic control plans. CM@Risk will attend, make presentations, and participate as may be appropriate, in these special meetings related to the Project. CM@Risk will provide drawings, schedule diagrams, budget charts, and other materials describing the Project, when their use is required for the meeting.

**Task 1.5: Public / Stakeholder Meetings**

~~Participate in public meetings including an Open House on 09/23/24, up to two specific stakeholder meetings and/or other miscellaneous meetings and partnering sessions as required by the Town and defined in Exhibit B - Preconstruction Services Estimate Worksheet. CM@Risk will provide visual materials as needed and requested to support the project team's efforts. This item was removed at the direction of the Town in coordination with Achen-Gardner.~~

**Task 1.6: Meeting/Site Visit Agenda & Minutes Preparations/Follow up (Pre/Post)**

~~Prepare and distribute meeting agendas and & minutes.~~ This item was removed at the direction of the Town in coordination with Achen-Gardner.

**Task 1.7: Permit Application Assistance**

Kimley-Horn is taking the lead on all permit applications which include, but are not limited to, FCDMC related permits and archaeological permits with the exception of Environmental SWPPP/NOI and dust permits.

**Task 1.8 Construction Management Plan (CMP):**

A formal CMP is excluded. The information contained in a CMP is provided in the other Tasks.

**Task 1.9: Environmental Investigation (Contract Article 2.1):**

This scope of work is provided by others and is excluded from this Proposal.

**2.0 - DETAILED PROJECT SCHEDULE**

**Task 2.1: Develop Preliminary Construction Schedule & Phasing Plans**

Provide an overall project schedule in association with the baseline cost model, proposed phasing plans, and inclusion of any early equipment procurement and/or construction activities and the remainder of the construction phase.

**3.0 - DESIGN DOCUMENT REVIEWS & OTHER DOCUMENTS**

**Task 3.1: Constructability and Bid-ability Reviews and Comments**

Perform reviews and provide written comments on the project design submittals for final construction drawings, construction documents, various analyses, and studies and investigations conducted for the design of the Project. Includes, but is not limited to, review and evaluate Design Development documents for clarity, consistency, completeness, and ease of construction in order to achieve the overall objective of the Project. Evaluate construction safety issues and proposals for construction safety improvements, as may be applicable. CM@Risk will evaluate whether: (a) the Drawings and Specifications are configured to enable efficient construction; (b) design elements are standardized; (c) construction efficiency is properly considered in the Drawings and Specifications; (d) the design promotes accessibility of personnel, material and equipment, and facilitates construction under adverse weather conditions; (e) sequences of Work required by the Drawings and Specifications are practicable; and (f) the design has taken into consideration, efficiency issues concerning access and entrance to the site, lay down and storage of materials, staging of site facilities, construction parking, and other similar items.

**Task 3.2: Long Lead Analysis and Recommendations**

Identify all long lead time materials, fabrications, equipment, scopes of work or other items that may impact the Project Schedule and may require early action (i.e. early long-lead procurement GMP) on the part of the Project Team including dates required for selecting and procuring such items. These items and the procurement timeframe shall be included in the schedule.

**Task 3.3: Pothole Report**

Upon completion of the potholing, provide for each pothole its location, pothole number, utility owner (if known), utility size, description, northing, easting, stationing and elevation. Provide recommendations where practical or available for potential alignment shifts to avoid conflicts and related relocations.

**Task 3.4: Pothole Field Coordination & Developing Pothole Plans**

For potholing that Achen-Gardner is self-performing or subcontracting, Achen-Gardner will provide field coordination and supervision during the pothole operations. Work with Kimley-Horn and Town staff to finalize the pothole plans.

**Task 3.5: Risk Assessment Matrix**

In coordination with Task 1.3, develop a Risk Assessment Matrix for the project team to score various identified project risks. The team will develop a mitigation and resolution plan for the list of risks and manage the Matrix throughout the project.

**Task 3.6: Traffic Control Plans and Sequencing/Phasing Approach**

Traffic control plans will be developed with the draft GMP 1 (construction GMP). In coordination with the traffic control plans and Task 2.1 (Project Schedule), a project sequencing or phasing approach will be developed with the Project Team and included in the construction GMP.

**4.0 – BASELINE COSTS MODEL & SCHEDULE OF VALUES (SOV)****Tasks 4.1 & 4.2: GMP Approach, SOV, and Cost Model (Baseline Cost Model)**

With the 60% drawings, Achen-Gardner will review all available information regarding the design and scope of the Project using CM@Risk's experience in performing similar work, knowledge of similar projects, and current and projected construction costs and based upon that review, develop a SOV format. The SOV format will be utilized to provide a Baseline Cost Model for review by the Project Team. In order to provide a tool for the Town to effectively evaluate the project estimate, the Town will provide the project Engineer's Estimate for Achen-Gardner to run alongside the CM@Risk's Baseline Cost Model.

**Task 4.3: 90% Scope & Quantity Variance**

With the 90% design documents, Achen-Gardner will update the Baseline Cost Model to reflect 90% scope, quantity, and costs in a Variance Report.

**Task 4.4: Cash Flow Projections**

~~Prepare and submit cash flow projections with the GMP submittals. This item was removed at the direction of the Town in coordination with Achen-Gardner.~~

<b>5.0 – SUBCONTRACTOR AND MAJOR SUPPLIER SELECTIONS</b>
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**Task 5.1: Subcontractor Selection Plan**

Achen-Gardner shall submit its written list of self-performed scopes, major subcontractors, and major suppliers it intends to solicit in accordance with its submitted plan in our SOQ. We will request the Town's review along with any additional subcontractors/suppliers the Town would like to include. Upon agreement on the plan, the Town will provide approval to proceed with solicitations.

**Task 5.2: Subcontractor/Supplier Prequalification, Bid Documents, Solicitations**

Evaluate potential subcontractors and suppliers with respect to safety, financial capacity, ability to meet/exceed schedule, performance on similar projects and on similar CM@Risk projects, and quality in order to obtain an adequate pool of acceptable bidders.

**Task 5.3: Subcontractor Bid Evaluation/Reports**

Prepare and submit a detailed list of recommended subcontractors and a summary report of the entire selection process that will be included in GMP 2 (construction GMP).

<b>6.0 – GMP PROPOSAL</b>
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**Tasks 6.1 – 6.4: GMP Preparation and Submission**

Prepare and submit the GMP Proposal in accordance with the Town's GMP Proposal requirements based on the most current completed Drawings and Specifications at that time, which unless otherwise directed by the Town in writing, will be with the 90% Construction Drawings with discussion of review comments for GMP 1 (Construction). The Draft GMP 1 for construction will be updated/finalized for the Council approval in early 2026 as requested. Tasks 6.1, 6.2, and 6.4 have been removed at the direction of the Town in coordination with Achen-Gardner.

<b>7.0 – PAYMENT PROCEDURE FOR PRECONSTRUCTION SERVICES</b>
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**Task 7.1: Monthly Progress Reports/Request for Payment**

Prepare and submit monthly requests for payment accompanied by a progress report, detailed invoices and receipts, where applicable. Achen-Gardner services will be invoiced monthly based on Town approved total rates (Column G on Exhibit C – Achen-Gardner Hourly Rate Summary) and actual hours expended in the performance of the Preconstruction Scope of Services detailed herein and directed by Town staff and/or authorized representatives.

## **8.0 - ALLOWANCES AND REIMBURSABLES**

### **Task 8.1: Utility Potholing - Allowance**

This allowance is based on a unit price per pothole inclusive of traffic control, restoration, and field report to perform design potholing (either by self-performance or subcontractor).

### **Task 8.2: Public Outreach and Coordination**

This allowance is to be used for developing the project communication plan, contacting stakeholders, early notifications, establishing a hotline, and creating a project website (if desired).

### **Task 8.3: Site Utility GPR Allowance**

This allowance is to be used for scanning and mapping underground utilities and their relative locations to each other.

### **Task 8.4: Sewer Lateral Elevation Mapping**

This allowance is to be used for mapping of the existing sewer conditions along Invergordon Street. This will provide the necessary information to identify any existing unmarked or unknown laterals ahead of excavation for the storm drain improvements.

### **Task 8.5: Sewer Flow Meter**

This allowance is to be used for installing a flow meter in the sewer crossing that runs through the existing 24-inch storm drain manhole cone at the north end of the project on Invergordon. This will provide the information necessary to determine the proper scope for addressing this sewer segment when the 24-inch storm drain and manhole are removed.

### **Task 8.6: Vehicle Allowance**

This allowance is to be used for the use of the contractor's use of vehicles. This item is to be billed at an hourly rate for all on-site meetings and/or on-site work.

## **9.0 - LIST OF DOCUMENTS**

- Project RFQ dated May 16, 2024 including sample contract and related Addenda
- Achen-Gardner SOQ dated 07/17/24
- Interview & handout dated 08/14/24
- Preliminary Pothole Plans dated 08/28/24
- Achen-Gardner's Preconstruction Services Proposal dated 10/15/24

**Achen-Gardner Construction, LLC**

**EXHIBIT B: PRECONSTRUCTION SERVICES ESTIMATE WORKSHEET**

REV3 10/15/24  
 REV2 10/09/24  
 REV1 09/25/24  
 Date: 09/11/24

2195 W. Chandler Boulevard, Suite 200  
 Chandler, AZ 85224  
 Office: 480-940-1300 / Fax: 480-940-4576

**PROJECT: ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LANE FROM 56TH STREET TO INVERGORDON ROAD**  
**TOPV PROJECT NO: SOQ-25-001-ENG**  
**ACHEN-GARDNER PROJECT NO: 4137100**

**DURATION: 11/2024 - 05/2025 (GMP 1 FOR LONG-LEAD/UTILITY RELOCATIONS & DRAFT GMP 2) & 11/2025 - 12/2025 (FINAL GMP TO COUNCIL)**

**PROJECT SCOPE ESTIMATE (Estimated Duration = 9 Mos.)**

Task	Contract Article	Cost Type (See Exhibit C - Hourly Rate Schedule) Unit Rate Total (\$/HR). All on-site meetings/ on-site work require the use of vehicle allowances. Rate excludes vehicle.	QTY	PIC	PM	PCM	PE	PS	GS	FOM	SE/LE	CE	PA	C	TOTAL
					\$138.86	\$138.86	\$102.34	\$138.86			\$138.86	\$146.75	\$92.96	\$62.83	
1.0		<b>MEETINGS AND GENERAL SERVICES</b>													
1.1	2.3.A	Pre-construction Scoping/Kick-off Meeting	1 EA		2.00	2.00		2.00			2.00				\$ 1,110.88
1.2	2.3.A	Project/Design Team Meetings - 09/24 - 03/25)(As needed x 7 Mos) & Monthly 11/25 - 12/25 (1 per Mo x 2 Mos): Estimated at 9 x 2 Hrs Ea	9 EA		18.00	9.00		9.00			18.00				\$ 7,498.44
1.3	2.3.A	Project Workshops/Design Workshops: Value Engineering & Long-lead Materials/Scopes (1 @ 60%), Risk Assessment/Matrix (1 @ 60%), These will take in the regular meetings (Task 1.2). Risk Matrix Reviews will occur during regular Project/Design Meetings.	INCL.												\$ -
1.4	2.3.A	Special Project Meetings: (4 @ 3 hrs / ea), 2 Utility Coordination, 1 Blue Stake/Utility Meet, 1 traffic control planning	4 EA		12.00	6.00	12.00	12.00			8.00				\$ 6,504.76
1.5	2.3.A	Public/Stakeholder Meetings: 1 Open House 9/23/24 (No charge), Individual Stakeholder Meetings (2 ea.)	EXCL.												\$ -
1.6	2.3.A	Meeting/Site Visit Agenda & Minutes Preparations/Follow up (Pre/Post)(19 ea)	INCL.												\$ -
1.7		Permit Application Assistances	INCL.												\$ -
1.8	2.3.B	Construction Management Plan (CMP)(Excl.)	EXCL.												\$ -
1.9	2.1	Environmental Investigation (Article 2.1)	EXCL.												\$ -
2.0		<b>PROJECT SCHEDULE</b>													
2.1	2.3.C	Project Master Schedule (With GMP deliverable x 1)	1		8.00	2.00	4.00	4.00			2.00				\$ 2,631.12
3.0		<b>DESIGN DOCUMENT REVIEWS &amp; OTHER DOCUMENTS</b>													
3.1	2.2.B.1 & 3.2.2.C 2.2.D	Constructability & Biddability Reviews & Comments (60%)	1 EA		8.00	4.00		8.00			8.00				\$ 3,888.08
3.2	2.2.E	Long-lead Analysis / Value Engineering/Opportunities & Recommendations	INCL.												\$ -
3.3	2.2.B.2	Pothole Report and Submittal	INCL.												\$ -
3.4	2.2.B.2	Utility Designation Field Coordination / Assist with Preparing Dig-ability & Pothole Plans	1 EA			6.00	6.00	6.00			2.00				\$ 2,558.08
3.5	2.2.B.2	Risk Assessment Matrix & Updates as Needed	1 EA			12.00		12.00			12.00				\$ 4,998.96
3.6	2.3.E	Traffic Control and Sequencing Plans (with Final GMP)	1 EA		8.00		4.00	8.00			4.00				\$ 3,186.56
4.0		<b>BASELINE COST MODEL &amp; SCHEDULE OF VALUES</b>													
4.1	2.3.D	Develop GMP Approach and Schedule of Values (SOV)(1 Ea for GMP)	1 EA		8.00	4.00		2.00			8.00				\$ 3,054.92
4.2	2.2.A 2.3.D	Preliminary Cost Model/Estimate (1 @ 60%)(In lieu of Article 2.2.A. - Program Evaluation)	1 EA		24.00	8.00	4.00	8.00			120.00				\$ 22,626.96
4.3	2.3.A.1 2.3.D	Scope & Quantity Variance Cost Update (1 @ 90%)	1 EA		6.00	8.00		2.00			4.00				\$ 2,777.20
4.4	2.3.D.6	Cash Flow Projection (1 @ Draft GMP)	EXCL.												\$ -
5.0		<b>SUBCONTRACTOR AND MAJOR SUPPLIER SELECTIONS</b>													
5.1	3.5.A.B	Subcontractor/Supplier Selection Plan Deliverable (1 ea)	1 EA		8.00	4.00					2.00				\$ 1,944.04
5.2	3.5	Subcontractor/Supplier Pre-qualification, Bid Documents, Solicitations (1 ea for GMP)	1 EA		2.00	2.00					12.00				\$ 2,221.76
5.3	3.5	Subcontractor/Supplier Bid Evaluations/Reports (1 ea for GMP)	1 EA		2.00	1.00					4.00				\$ 972.02
6.0		<b>GMP DEVELOPMENT, PROPOSALS, SUBMITTALS</b>													
6.1	2.3.F 3.1	Long-lead Procurement and/or Utility Relocation GMP 1 (90%)	EXCL.												\$ -
6.2	3.1	Draft Construction GMP 2 (90%)	EXCL.												\$ -
6.3	2.3.D.5	Final Construction GMP 2 (100%)	1 EA		12.00	16.00					120.00				\$ 20,551.28
6.4	3.7	GMP Variance Report (Draft GMP 2 vs. Final GMP 2)	EXCL.												\$ -
7.0		<b>PRE-CONSTRUCTION PROGRESS PAYMENTS</b>													
7.1	2.3.G	Payment Applications for Preconstruction Services	9 EA		9.00	2.00								8.00	\$ 2,030.10
															\$ -
		<b>Total Achen-Gardner Hours</b>		0.00	127.00	86.00	30.00	73.00	0.00	0.00	326.00	0.00	0.00	8.00	650
		<b>RUNNING TOTAL \$s Achen-Gardner Basic Services</b>		\$ -	\$ 17,635.22	\$ 11,941.96	\$ 3,070.20	\$ 10,136.78	\$ -	\$ -	\$ 45,268.36	\$ -	\$ -	\$ 502.64	\$ 88,555.16
		<b>SUBTOTAL (1) - ACHEN-GARDNER BASIC HOURLY SERVICES</b>													\$ 88,555.16
		<i>Estimated Duration of Services and % Utilization</i>	9 MO	0.0%	8.0%	5.4%	1.9%	4.6%	0.0%	0.0%	20.6%	0.0%	0.0%	0.5%	

CALC CHECK  
 \$ 88,555.16

8.0		ALLOWANCES / REIMBURSABLES	UM	QTY							UNIT \$	TOTAL
8.1	2.2.B.2	Utility Potholing (Allowance)(inc. Traffic Control requirements, restoration, field report)(incl. mark-ups: OH/Profit, insurance, sales taxes)(Current Draft Pothole Plan = 106 + 9 if needed)	EA	85							\$ 1,286.37	\$ 109,341.45
8.2		Public Outreach/Stakeholder Coordination (Avenue Consultants)(Allowance)(Exhibit E)	AL	1							\$ 3,000.00	\$ 3,000.00
8.3		GPR (Safe Site)(Allowance)(Mapping Existing Subgrade Utilities)(Exhibit D)	AL	1							\$ 20,000.00	\$ 20,000.00
8.4		Sewer Lateral Elevation Mapping (Pro-Pipe)(Allowance)	AL	1							\$ 2,500.00	\$ 2,500.00
8.5		Flow Meter for Existing Sewer on North End of Invergordon (Western Environmental)(Allowance)	AL	1							\$ 3,500.00	\$ 3,500.00
8.6		Vehicle Allowance - All on-site meetings/on-site work require the use of vehicle	AL	1							\$ 2,000.00	\$ 2,000.00
8.7		Owner Contingency	AL	1							\$ 30,000.00	\$ 30,000.00
		SUBTOTAL (2) - ALLOWANCES / REIMBURSABLES										\$ 170,341.45
		<b>TOTAL - PRECONSTRUCTION SERVICES SUBTOTALS (1) + (2) (Excludes Sales Tax Except on Potholing)</b>										<b>\$ 258,896.61</b>



10/15/2024

Christie Hall, Pre-construction Manager

Date

- PIC - Principal in Charge / Bryan Mueller
- PM - Project Manager (Israel Santillan)
- PCM - Pre-Construction Manager (Christie Hall)
- PE - Project Engineer (Various)
- PS - Project Superintendent (Scott Colbath)
- GS - General Superintendent (Jacob Gamboa, Omar Smith)
- FOM - Field Operations Manager (Mike Gewecke)
- SE/LE - Senior Estimator (Erik Simms)
- CE - Chief Estimator (Andy Mortensen)
- PA- Project Administrator (Various)
- C - Clerical (Various)



**EXHIBIT C: ACHEN-GARDNER HOURLY RATE SUMMARY**

Date: 10/9/2024

**PROJECT: ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LANE FROM 56TH STREET TO INVERGORDON ROAD**  
 TOPV PROJECT NO: SOQ-25-001-ENG  
 ACHEN-GARDNER PROJECT NO: 4137100

Achen-Gardner Construction, LLC  
 2195 W. Chandler Boulevard, #200  
 Chandler, AZ 85224  
 Office: 480-940-1300 / Fax: 480-940-4576

	A	B	C	D	E	F	G
Position Description-Man Hour Schedule	Base (\$/Hr)	PR Tax + Fringes = 53%	Labor Total (\$/Hr)	Equip. (\$/Hr)	Total Labor+Equip (\$/Hr)	8.5% OH & Fee	Total Rate (\$/Hr)
PIC - Principal in Charge / Bryan Mueller	\$94.50	53%	\$144.59		\$144.59	\$12.29	\$156.87
PM - Project Manager (Israel Santillan)	\$83.65	53%	\$127.98		\$127.98	\$10.88	\$138.86
PCM - Pre-Construction Manager (Christie Hall)	\$83.65	53%	\$127.98		\$127.98	\$10.88	\$138.86
CPM - Construction Project Manager ( )	\$83.65	53%	\$127.98		\$127.98	\$10.88	\$138.86
PE - Project Engineer (Various)	\$61.65	53%	\$94.32		\$94.32	\$8.02	\$102.34
PS - Project Superintendent (Scott Colbath)	\$83.65	53%	\$127.98		\$127.98	\$10.88	\$138.86
GS - General Superintendent (Jacob Gamboa, Omar Smith)	\$88.40	53%	\$135.25		\$135.25	\$11.50	\$146.75
SM - Safety Manager (Aric Smith)	\$88.40	53%	\$135.25		\$135.25	\$11.50	\$146.75
FOM - Field Operations Manager (Mike Gewecke)	\$94.50	53%	\$144.59		\$144.59	\$12.29	\$156.87
SE/LE - Senior Estimator (Erik Simms)	\$83.65	53%	\$127.98		\$127.98	\$10.88	\$138.86
JE - Junior Estimator (Various)	\$61.65	53%	\$94.32		\$94.32	\$8.02	\$102.34
CE - Chief Estimator (Andy Mortensen)	\$88.40	53%	\$135.25		\$135.25	\$11.50	\$146.75
TT - Take-off Technician (Various)	\$61.65	53%	\$94.32		\$94.32	\$8.02	\$102.34
PA- Project Administrator (Various)	\$56.00	53%	\$85.68		\$85.68	\$7.28	\$92.96
C - Clerical (Various)	\$37.85	53%	\$57.91		\$57.91	\$4.92	\$62.83

Site Vehicle Allowance	Equip. (\$/Hr)	8.5% OH & Fee	Total Rate (\$/Hr)
Vehicle Allowance - All on-site meetings/on-site work require the use of vehicle	\$ 28.20	\$ 2.40	\$ 30.60

# EXHIBIT D - SAFE SITE RATE SCHEDULE



## SAFE SITE UTILITY SERVICES AZ PRICE LIST - APRIL 1, 2024\* 602-606-8882 or [Dispatch@safesitellc.com](mailto:Dispatch@safesitellc.com)

<u>Item / Description</u>	<u>Rate</u>	<u>Minimum</u>
<b><u>UTILITY LOCATE SERVICE</u></b>		
Utility Locating Base Fee – Up to 2 Hours on Site Includes EM, GPR and Push Camera	\$ 390	2 Hrs.
Additional Hours on Site (beyond 2-hour Base Fee)	\$ 180 / Hr.	
<b><u>GPR Concrete Structure Scanning</u></b> (support rebar, post tension, conduits)	\$ 200 / Hr.	3 Hrs.
<b><u>GPS Mapping &amp; CAD Services</u></b> - Map Creation & Deliverables	\$ 115 / Hr.	2 Hrs.
<b><u>Survey Services</u></b> – 1 man Crew	\$145 / Hr.	3 Hrs.
<i>Trip Charge for Cancellations of Above Services Once on Site</i>	\$ 180	
<i>Mobilization Costs for Above Services outside Metro Phoenix or Tucson</i>	\$ 2.00 / Mile	
<b><u>CCTV VIDEO PIPE INSPECTION AND LOCATING</u></b>		
Lateral Launch / Crawler- 6”or Larger Pipes- 1000 ft Reach	\$ 210 / Hr.	3 Hrs.
CCTV Unit Mobilization outside Metro Phoenix	\$ 3.50 / Mile	
CCTV Report	\$ 155 / Each	
<b><u>Vacuum Excavation &amp; Jetting-</u></b> (Port to Port Charges Apply)		
<b>*NO FUEL SURCHARGES OR HIDDEN FEES*</b>		
Hydro-Vac Excavation Services	\$ 265 / Hr.	4 Hrs.
Hydro-Vac Utility Potholing, Pinning & Report (2-Man Crew)	\$ 305 / Hr.	4 Hrs.
Remote Hose – Up to 150’	\$ 300 / Day	
Pipe Jetting/Cleaning	\$ 245 / Hr.	4 Hrs.
Off-site Water Fill and Spoils Dump for Hydro-vac or Jetting	\$300 Each	
Hydro-vac/Jetter Mobilization Outside Phoenix Metro – per mile	\$ 4.50 / Mile	
Support Truck Mobilization Outside Phoenix Metro-per mile	\$ 2.00 / Mile	
Vac Crew Trip Charge for Cancellations Once Mobilized	\$1,060 (4 hr. charge)	
Shadow Truck w/ Operator	\$ 85 / Hr.	3 Hrs.
Truck w/ Air Compressor, Jack Hammer/Tamper & Labor	\$ 95 / Hr.	4 Hrs.
<b><u>Ancillary Fees</u></b>		
ABC Back-fill -Truck, Material, & Labor (Port to Port)	\$ 150 / Hr.	4 Hrs.
Back Fill w/ Flowable Slurry (6 Yard Minimum Load Fee)	\$ 150 / Yard	\$ 900 Min.
Perma Patch Cold Mix Asphalt Material	\$ 35 / Hole	
2’x2’ Wood Cover left over hole (Purchase)	\$ 20 / Each	
4’x4’ Wood Cover left over hole (Purchase)	\$ 60 / Each	
Safety Cone Left for hole warning (Purchase)	\$ 35 / Each	
Steel Top Hat Cover (Rental)	\$ 50 / Day Each	
Steel Top Hat Cover (Purchase)	\$ 350 / Each	
<b><u>Asphalt or Concrete Coring &amp; Reinstatement</u></b>		
12-14” Coring- Asphalt / Concrete & Reinstatements	\$ 150 / Hr	4 Hrs.
Coring & Reinstatement per MAG Spec 212-B	Quoted	
<b><u>Night / Weekend Work</u></b> (May not apply to Quoted Jobs)	20% Adder	
<b><u>Travel Per Diem – Hotel &amp; Meal</u></b>	\$ 240 / Man-day	

*\*Pricing subject to change without notice. Please confirm pricing when scheduling.*



September 20, 2024

Christie Hall  
Pre-Construction Manager  
Achen-Gardner Construction  
[chall@achen.com](mailto:chall@achen.com)

RE: Paradise Valley Roadway and Drainage Improvement, Mockingbird Lane from 56<sup>th</sup> Street to Invergordon Road CMAR  
Public Involvement Services

Dear Christie,

Avenue Consultants is pleased to work with Achen-Gardner Construction to provide public involvement services for the referenced project.

The Avenue Consultant rates are the approved rates which are utilized for all our municipal clients. We have removed the Comms Principal role from this project. Due to the sensitive nature of the project, we deem it is necessary to keep the Sr. Comms PM on the project for oversight to the Comms PM. The Sr. Comms PM role will be involved at 10% or less on the project.

### ***Cost Estimate***

See attached for our rate sheet.

We look forward to working with the Achen-Gardner Construction team on this project. Please contact Crystal Rubin by phone at 480.216.8445 or by email at [crubin@avenueconsultants.com](mailto:crubin@avenueconsultants.com) with any questions.

Sincerely,

Marsha Miller Long  
Communications Principal  
[Avenue Consultants](#)



**Paradise Valley Roadway and Drainage Improvements  
CMAR**

Avenue Project No. 24-239

Updated 9/20/24

<b>Position Title:</b>	Hourly Billable Rate
Sr. Comms Project Manager	\$240
Comms Project Manager	\$126
Graphic Designer	\$130
Project Administrator	\$110

***\*Will provide oversight and be 10% or less on the project.***

# EXHIBIT F - SUMMIT ULC POTHOLE PROPOSAL



UTILITY LOCATING &  
CONSULTING

Phone: 602-363-3391

Email: [Curtis@SummitULC.com](mailto:Curtis@SummitULC.com)

Website: [www.SummitULC.com](http://www.SummitULC.com)

## SERVICE AGREEMENT

September 24, 2024

**Summit ULC, LLC**, a **Limited Liability Company (Summit ULC)**, 3835 W. Hayward Avenue, Phoenix, AZ 85051 proposes to furnish and provide all labor, material, and equipment necessary to provide the following services for **Achen Gardner** (the "Client"):

**Services to be performed:** Potholing and Survey Services

**Location of Service:** 4137100 – Mockingbird Lane Drainage and Roadway Improvements – Paradise Valley, AZ

**Scope of Work:** See Attachment A

**Payment Terms:** Net 30 days

Any alteration or deviation from the specifications contained in this proposal involving extra cost for material, labor, or other expenses resulting from the alteration or deviation from the specification will only be executed upon written orders for same and will require extra charges over the sum quoted in this proposal. All agreements will be made in writing.

Summit ULC, LLC.

By: *Curtis Zwar* Date: 09/24/2024  
Curtis Lee Zwar – Owner

### Clients Acceptance:

Summit ULC LLC is hereby authorized to furnish all labor, equipment, and other resources required to complete the work described in this proposal as required by the Client, for which the Client agrees to pay the amount specified in said proposal and according to the terms thereof. Should either party to this Agreement be in default and the contract placed in the hands of a third party for collections, or if suit is brought thereon, the undersigned organization, or person or persons or either, agree to pay reasonable collection or attorney's fees, plus default interest at .5% per month in addition to the amount due thereon for the expenses of collection.

All parties agree that a facsimile transmission of the signature constitutes an original and binding document. The laws of the State of Arizona shall govern this Agreement and suits may only be brought in Arizona courts.

Signature Corporate Officer: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized to sign for: \_\_\_\_\_ (Print Company Name)

Print Name: \_\_\_\_\_ Title: \_\_\_\_\_

# ATTACHMENT A

This attachment A is specifically incorporated into and made a part of the Service Agreement between Summit ULC LLC and the Client.

## Scope of Work:

- 1- Provide survey to set control points and provide computerized pothole reports that are stamped by a Registered Land Surveyor (Level "A" S.U.E. Report)
- 2- 114 potholes as per Client's request along project alignment.
  - a. Backfill all potholes with CLSM ½ sac slurry per MAG 212
  - b. Asphalt and Concrete will be cored and patched using the Keyhole method.
  - c. Includes all required traffic control / uniformed officer per PV requirements.

## Proposal

Item	Unit	Rate	Qty	Total
1- Potholing	EA	\$1,100.00	114	\$125,400.00
Total proposal				\$125,400.00

## Comments:

1. For hourly projects, Summit ULC will keep daily logs and sign-off sheets for hours billed. The Client is responsible for having a representative on-site to sign off daily. If the Client does not have a representative on-site to sign off, then the Client agrees to accept all hours billed by Summit ULC backed up by the daily log.
2. Summit ULC reserves the right to subcontract any portion of the work listed in the scope and inclusions as needed to maintain the Client's schedule.
3. Mobilization of equipment and personnel for this project will be subject to availability of equipment on a first come served basis at the time of an executed subcontract.
4. Client understands and agrees that services performed using electronic utility locating may result in less than all buried lines, pipes, and other items from being located.
5. Summit ULC is not responsible for any holes that settle regardless of the backfill and restoration method.
6. A Pothole is defined as a 12" x 12" excavation, by Hydrovac, down to top of utility. If the utility is not located within the 12" x 12" hole, Summit ULC will clear 24" on each side of the locate marks prior to calling a "Dry Hole".

## Exclusions:

1. Replacement of any permanent concrete such as but not limited to sidewalk or driveways except for replacement of existing utilizing the "Keyhole" process.
2. Compaction testing on holes after backfilling.
3. Permits, bonds, and sales taxes.