

**FIRST AMENDMENT
TO
CONSTRUCTION MANAGER AT RISK (CMAR) AGREEMENT CON-25-001-ENG
BETWEEN
THE TOWN OF PARADISE VALLEY
AND
ACHEN-GARDNER CONSTRUCTION, LLC**

THIS FIRST AMENDMENT to the Construction Manager at Risk (CMAR) Agreement (this “First Amendment”) is entered into as of _____, 2026, by and between the Town of Paradise Valley, an Arizona municipal corporation (the “Town”) and Achen-Gardner Construction, LLC, an Arizona limited liability company (the “Construction Manager”).

RECITALS

A. The Town and Construction Manager entered that certain Construction Manager at Risk Agreement dated November 10, 2024 (the “Agreement”), for horizontal construction related to street and drainage improvements to a section of Mockingbird Land between 56th Street and Invergordon, and other items as deemed necessary by the Town (“the Project”).

B. The Agreement covered Pre-Construction Phase services only and provided that any Construction Phase services would need to take the form of an amendment to the Agreement.

C. The Town and Construction Manager have since negotiated the Construction Phase scope of services and the Guaranteed Maximum Price (“GMP”) for said services.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing introduction and recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Construction Manager hereby agree as follows:

1. Incorporation of Defined Terms. All capitalized terms not otherwise defined in this First Amendment have the same meanings as contained in the Agreement.

2. Scope of Work. The scope of work to be completed pursuant to this First Amendment is set forth in Exhibit 1, and the Guaranteed Maximum Price, including the Construction Phase Fee, for such Work is \$17,523,846.14. The Town and Construction Manager agree that this First Amendment shall be effective solely as an agreement for the Scope of Work set forth in Exhibit 1, and that such work shall not commence until the Town has issued a Notice to Proceed. The following exhibits are incorporated into this First Amendment as if fully set forth herein:

- A. Exhibit 1 (Scope of Work).
- B. Exhibit 2 (GMP Cost Breakdown).

- C. Exhibit 3 (Construction Documents).
- E. Exhibit 4 (Substantial Completion date and Schedule).

3. Exhibits to Existing Agreement. The following exhibits are hereby approved as attached hereto and are hereby incorporated into the Agreement by reference:

Exhibit J – Performance Bond.

Exhibit K – Payment Bond.

4. Effect of Amendment. The Agreement is affirmed and ratified, and, except as expressly modified herein, all terms and conditions of the Agreement shall remain in full force and effect. In the event of any conflict or inconsistency between the terms of this First Amendment and the terms of the Agreement, the terms of the Agreement shall prevail.

5. Non-Default. By executing this First Amendment, the Construction Manager affirmatively asserts that (i) the Town is not currently in default, nor has it been in default at any time prior to this First Amendment, under any of the terms or conditions of the Agreement, and (ii) any and all claims, known and unknown, relating to the Agreement and existing on or before the date of this First Amendment are forever waived.

6. Conflict of Interest. This First Amendment and the Agreement may be canceled by the Town pursuant to Ariz. Rev. Stat. § 38-511.

7. No Forced Labor of Ethnic Uyghurs. To the extent applicable under A.R.S. § 35-394, the Construction Manager warrants and certifies that it does not currently, and agrees for the duration of the Agreement, that it will not use the forced labor, any goods or services produced by the forced labor, or any contractors, subcontractors, or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People’s Republic of China. If the Construction Manager becomes aware that it is not in compliance with this paragraph, the Construction Manager shall notify the Town of the noncompliance within five business days of becoming aware of it. If the Construction Manager fails to provide a written certification that the Construction Manager has remedied the noncompliance within 180 days after that, the Agreement shall terminate unless the termination date of the Agreement occurs before the end of the remedy, in which case the Agreement terminates on the contract termination date.

8. Order of Precedence. If there is any discrepancy between the terms and conditions of this First Amendment, the Agreement, Exhibit 1 to this First Amendment (Scope of Services), and Exhibit F to the Agreement (Construction Manager’s Response to the RFQ), the documents shall govern in that order.

[Signatures appear on following page]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the date indicated above.

“Town”

Town of Paradise Valley,
an Arizona municipal corporation

By: _____
Andrew Ching, Town Manager

Attest:

Approved as to form:

Duncan Miller, Town Clerk

Andrew McGuire, Town Attorney
Gust Rosenfeld P.L.C.

“Construction Manager”

Achen-Gardner Construction, LLC,
an Arizona limited liability company

By: _____
Dan Spitza, PE, VMA
Title: President

STATE OF ARIZONA)
) ss.
COUNTY OF Maricopa)

On _____, 2026, before me personally appeared Dan Spitza, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, representing Achen-Gardner Construction, LLC, an Arizona limited liability company, as its President, and acknowledged that he signed this document on behalf thereof.

Notary Public

(Seal and Expiration Date)

**EXHIBIT 1
TO
FIRST AMENDMENT
TO
CONSTRUCTION MANAGER AT RISK (CMAR) AGREEMENT CON-25-001-ENG**

[Scope of Work]

See following page.



EXHIBIT C: GUARANTEED MAXIMUM PRICE (GMP) PROPOSAL: DOUBLE-HEADING APPROACH

February 13, 2026

E-Mailed: 02/13/2026
skayat@paradisevalleyaz.gov

Mr. Sam Kayat, P.E.
Senior Engineer – CIP Manager
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85 253

RE: Roadway and Drainage Improvements, Mockingbird Lane from 56th Street to Invergordon Road
Town of Paradise Valley Project No. 2021-03 & 2021-12
Achen-Gardner Project No. 4137100

Subject: Guaranteed Maximum Price (GMP) Proposal – Double-Heading Approach

Dear Mr. Kayat:

Achen-Gardner proposes to complete the all-inclusive scope of work for the not-to-exceed Guaranteed Maximum Price (GMP) of **\$17,523,846.14**. This price includes mark-ups and a Town Contingency in the amount of \$177,346.27 (Town Contingency is not guaranteed). This GMP amount is based on the 100% design documents and on the cost reduction options accepted by the Town over the course of negotiating the GMP and incorporated herein.

Please feel free to contact me with any questions or comments by phone at (602) 376-0356 or by e-mail at chall@achen.com or Israel at (602) 727-5351 or isantillan@achen.com. We are looking forward to another successful project with the Town of Paradise.

Sincerely,

A handwritten signature in blue ink that reads "Christie Hall".

Christie Hall, Pre-construction Manager
Achen-Gardner Construction, LLC

Cc: Bryan Mueller, Christie Hall, Dan Spitz, David Maximoff, Project File

EXHIBIT C.1: INDEX OF EXHIBITS
DOUBLE-HEADING APPROACH GMP (02/13/2026)
ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100

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EXHIBIT C.2: DETAILED SCOPE (3 PAGES)
DOUBLE-HEADING APPROACH GMP (02/13/2026)
ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100

OVERALL PROJECT DESCRIPTION

The Town of Paradise Valley is undertaking a project to mitigate flooding and provide improved traffic safety measures on Mockingbird Lane and Invergordon Road. This project will provide much-needed drainage improvements to Mockingbird Lane between North 56th Street and North Invergordon Road and to Invergordon Road between Mockingbird Lane and the Indian Bend Wash by changing the current sheet flow drainage pattern to underground collection and directing storm water into the Indian Bend Wash. Approximately one mile of roadway reconstruction is included, providing rehabilitation of the pavement, traffic calming and safety enhancements to the bicycle lanes, and visually significant corridor elements to enhance the community character of this residential corridor and create consistency with other roads in the area.

The project includes waterline realignments, storm drain improvements, roadway improvements, traffic calming features, hardscape, and landscaping. Following are the critical milestone dates:

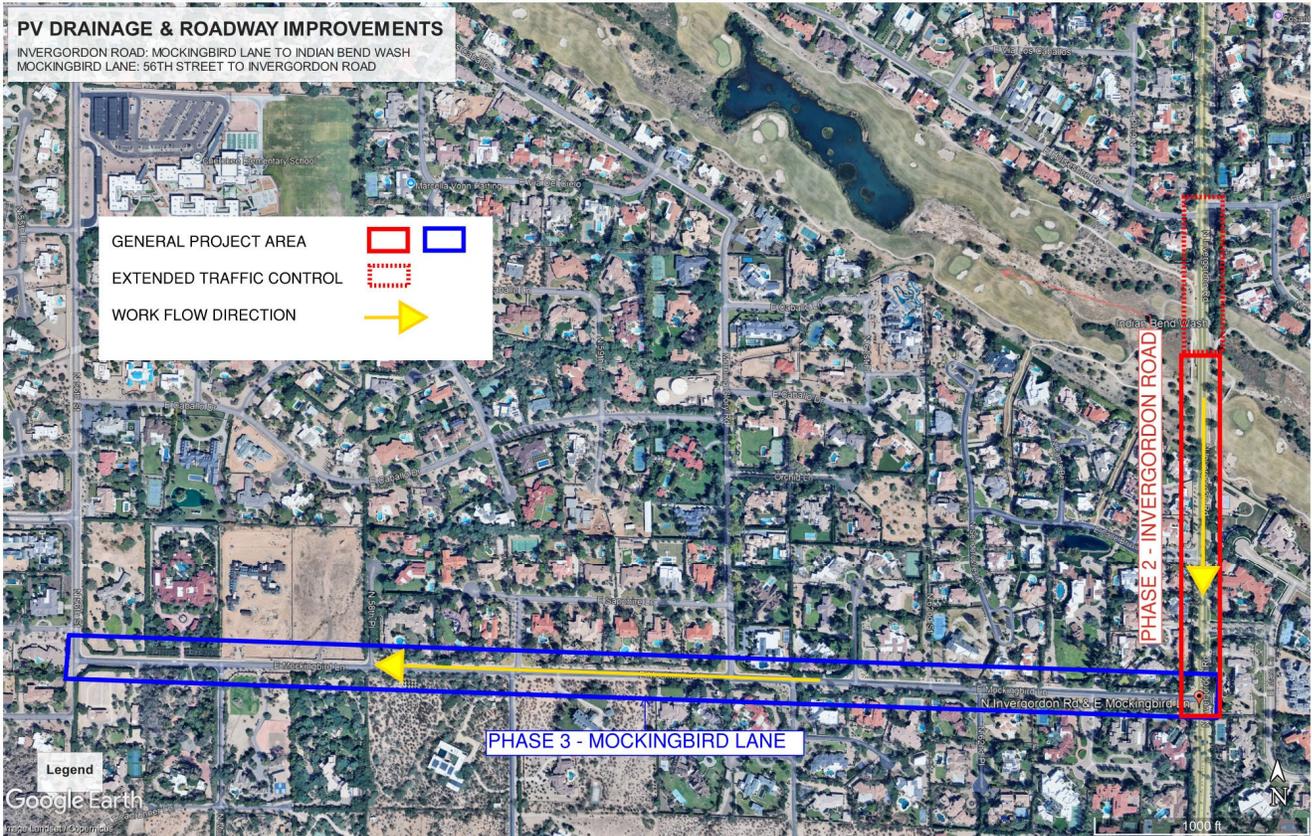
MILESTONE	DATE
Council Study Session	02/26/26
Council Approval Session	03/12/26 or 03/26/26
Executed Contract Amendment	04/01/26
Dry Utility Relocations Completed	05/31/26
Water Line Relocations Begin	04/06/26
Begin Project Improvements	06/01/26
Fabrication of all box culvert sections completed	07/06/26

SCOPE OF WORK DESCRIPTION

This GMP and related scope of work are for construction activities as they relate to the Schedule of Values and other Exhibits. It is understood that utility relocations within the project limits must be completed to avoid conflicts with the new storm drain and roadway improvements and to ensure utility clearances. The aforementioned dry utility relocations must be performed by others before the start of construction and no later than May 31, 2026. This GMP includes the following improvements as shown in the 100% design plans.

- **City of Phoenix Waterline Relocations** are included as directed by the Town. Multiple locations throughout Invergordon Road and Mockingbird Lane require waterline and water service relocations to avoid conflicts with the storm drain improvements. These relocations vary in size from 2-inches to 12-inches in diameter. The waterlines are owned and operated by the City of Phoenix. These relocations will be performed under this resulting contract with the Town of Paradise Valley.
- **East Mockingbird Lane** from 56th Street to Invergordon Road: This work area will include both storm and roadway improvements.
 - Storm Drain Improvements (35% funding by the Town): These items include but are not limited to a storm drain mainline ranging in size from 18", 24", and 30" in diameter. Catch basins, scuppers, and low water crossings.
 - Roadway Improvements (100% funding by the Town): Asphalt replacement in either a full depth replacement or a 2" mill and overlay, curb and gutter, new medians and chicanes, roadway signs and striping, landscaping trees and shrubs including irrigation and related water services, and hardscape improvements.

- **North Invergordon Road from Mockingbird Lane to the Indian Bend Wash:**
 - Storm Drain Improvements: A new box culvert will be installed between the Indian Bend Wash and tie into the new storm drain improvements on Mockingbird Lane. This includes new catch basins and the downstream outfall at the Indian Bend Wash which will take place across the Camelback Golf Club course. The new 12'x3' box culvert will be installed along the northbound lane of Invergordon Rd. This alignment varies from the current curb and gutter to underneath the east curb and gutter as it approaches the outfall.
 - Roadway Improvements: Asphalt replacement in either a full depth replacement or a 2-inch mill and overlay, curb and gutter, new median single curb to replace the existing median curb and gutter, removal/replacement of a sewer manhole and sewer line will be replaced and relocated to clear the new box culvert. Large tree removals and replacement of curb and gutter and sidewalk will also take place.



PROJECT LOCATION AND APPROXIMATE LIMITS

PROJECT PHASING:

In general, the project is phased to begin the water line relocations first by relocating conflicts that cannot be performed in-phase with the storm drain improvements. The storm drain improvements will then proceed. The scope and items of work described have been separated and sequenced into following three phases:

- **Phase 1 – Waterline Relocations:** Waterline relocations are to take place ahead of the storm drain and roadway improvements. The waterline relocations are located along both Invergordon Road and Mockingbird Lane. These range in size from 2-inch to 12-inch. The schedule for this scope is to take place concurrently with the dry utility relocations to be completed by others as shown on Exhibit C.6 Project Schedule. For the storm drain improvements to begin on time, the waterline relocations will start along Invergordon Road then move in the upstream direction of the storm drain improvements along Mockingbird Lane. Waterline relocations are scheduled to begin April 06, 2026 and prior to the civil improvements.
- **Phase 2 - Invergordon Road:** Work will begin at the downstream end of the new box culvert. From the end treatment of the box culvert at Indian Bend Wash, work will proceed in the northbound lane of Invergordon Road and proceed southbound just past the intersection at Mockingbird Lane. The work zone will occupy the entire width of the northbound lane of Invergordon Road between the right-of-way and median island while installing the box culvert and will require full closure of the northbound lane for the duration of installation of the box culvert and completion of the surface restoration/improvements.

During work hours, single-lane, two-way traffic will be managed in the southbound lane utilizing flaggers (one direction at a time). Between working hours and on weekends, traffic will be limited to southbound-only traffic between Horseshoe Road (just north of Indian Bend Wash) and Mockingbird Lane. Safety spotters will work in conjunction with the flagging operation to manage traffic flow through the Calle Bruvira and El Maro intersections and to ensure public, golf course, and worker safety while unloading and staging box culvert sections.

Due to limited swing and turn space, a forklift will be used to offload and stage the precast box culvert sections. A 395 excavator will handle the final placement of the box sections. Slurry will be used to backfill on both sides of the box rather than extended excavation width required for the alternative structural ABC backfill.

Following completion of the box culvert and east-side improvements on the east side of Invergordon Road, the work zone will move to the west side (southbound lane) to complete the storm drain, roadway, and median curb improvements.

- **Phase 3 - Mockingbird Lane:** Work will begin just to the west of the intersection of Mockingbird Lane and Invergordon Road and concurrently with Phase. Workflow will proceed from east to west along Mockingbird Lane. A “rolling closure” will be used to maintain the work zone. This approach minimizes the size of the work zone and the impact to residential access and traffic. As the storm drain pipe and other improvements are installed and backfilled, the closure will “roll” with the work as the work moves west. During working hours, single-lane, two-way traffic will be managed utilizing flaggers (one direction at a time) around the work zone. After hours and when possible, excavations will be plated and protected to allow two-way traffic. The tie-in of the Mockingbird storm drain pipe to the Invergordon box culvert will be performed upon completion of the Invergordon drainage infrastructure.

EXHIBIT C.3: DOCUMENTS (1 PAGE)
DOUBLE-HEADING APPROACH GMP (02/13/2026)
ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100

This GMP was developed with the following documents which are included by reference herein:

- REQUEST FOR STATEMENT OF QUALIFICATIONS, SOLICITATION TITLE: ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINBIRD LANE FROM 56TH STREET TO INVERGORDON ROAD, RELEASE DATE: MAY 16, 2024
- STATEMENT OF QUALIFICATIONS 07/17/24, ACHEN-GARDNER CONSTRUCTION, Roadway and Drainage Improvements, Mockingbird Lane From 56th Street to Invergordon Road
- POTHOLE PLANS AND REPORTS:
 - PLANS:
 - 2024 08 DRAFT POTHOLE PLAN
 - MOCKINGBIRD_POTHOLE_PLAN_2024_11_08
 - MOCKINGBIRD_POTHOLE_PLAN_2024_12_04
 - REPORTS:
 - ROUND 1, SENT ON 01/08/2025
 - ROUND 2 SENT ON 01/22/2025
 - ROUND 3, SENT ON 05/12/2025
- GEOTECHNICAL REPORT: MOCKINBIRD LANE AND INVERGORDON ROAD IMPROVEMENTS 56TH STREET TO INVERGORDON ROAD MOCKINGBIRD LANE TO INDIAN BEND WASH PARADISE VALLEY, ARIZONA RAMM PROJECT NO. G28673, Stamped 12/30/2022
- 2025 MAG SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
- 2025 MAG DETAILS FOR PUBLIC WORKS CONSTRUCTION
- ADOT SPECIFICATIONS: 2021 STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- CONSTRUCTION MANAGER AT RISK AGREEMENT BETWEEN TOWN OF PARADISE VALLEY AND ACHEN-GARDNER CONSTRUCTION LLC, executed November 19, 2024.
- Achen-Gardner Construction's Preconstruction Services Proposal for Roadway and Drainage Improvements, Mockingbird Lane from 56th Street to Invergordon Road, Project No. SOQ-25-001-ENG, AGC Project No. 4137100, Dated October 15, 2024 REVISED
- 100% Plans: "Mockingbird Lane 100pct Plans 2025 06 20" E-mailed on 06/20/2025
- 100% Specifications: "Final Technical Specifications_2025_06_20" E-mailed on 06/20/2025
- Mockingbird Lane 100pct Summary of Comments 2025 07 31
- Golf Course Restoration Specifics from Erick Montano forwarded by Andrew Chill on 08/05/2025, subject "Mockingbird Lane/Invergordon Box Culvert Project"

EXHIBIT C.4: ALLOWANCES (3 PAGES)
DOUBLE-HEADING APPROACH GMP (02/13/2026)
ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100

Work Items that have been designated “Allowance” (AL) are the best estimate of the cost of work for which a scope has yet to be confirmed/determined, quantified, or a Unit Price finalized. The Allowance Quantity and Unit Price values are not guaranteed and are subject to adjustment by mutual agreement between the Town and Achen-Gardner as the scope and/or price is confirmed. Final adjustments to Allowance Items shall be made based on final allowance scopes of work completed. Any associated increases/decreases in cost will be funded/credited from/to the Town’s Contingency or through a Change Order as mutually agreed.

Allowances are itemized by scope only to assist the Town with rough budgeting of funds for each and the logic used to calculate the amount(s). Associated increases/decreases in cost will be funded/credited from/to the Town’s Contingency when defined by the Town or Change Order to the project. Allowances are stated in terms of direct costs and shall include all costs including receiving, handling the Project Site, labor, equipment, material, and installation. Allowances shall be included in the Cost of the Work and the agreed-upon rates for overhead, profit, insurance, bonds, and sales taxes shall be applied to each respective Allowance (AL) Pay Item as defined in the Schedule of Values (Exhibit C.8).

Measurement for Payment of the Direct Cost Allowance amounts shall be one of the following methods as mutually agreed to:

- 1) Use of existing Unit Prices – Should existing unit prices be available for an Allowance item, then Unit Prices shall be utilized. These unit prices are provided in the SOV Pay Items.
 - 2) T&M - for which daily T&M sheets will be submitted and approved by the Town’s authorized representative. Costs applied to the approved T&M sheets shall be supplied material and/or subcontractor/vendor invoices/unit prices, hourly labor and equipment rates (based on the submitted rate sheets). T&M back-up shall be included with the applicable Pay Application.
 - 3) Accepted, agreed upon Proposal – should the team agree upon the approach to utilize a proposal where no GMP unit prices exist or the scope is deemed definable but not applicable to existing Unit Prices.
- a. Pay Items 15 and 15.1: CONSTRUCTION STAKING/ASBUILTS (ALLOWANCE) – This allowance for all project-related construction survey, staking, and asbuilts. This allowance is estimated at 264 working days x 4 hours per day at the rate of \$220 per hour and includes subcontractor travel time. Measurement for payment shall be Method 2.
- b. Pay Items 20 and 20.1: MATERIAL TESTING (ALLOWANCE) – This allowance is estimated at 264 workdays x 4 hours per day at \$206 per hour and includes travel time, concrete/slurry testing, asphalt testing, subgrade testing, all lab costs, cores, and establishing pav patterns. Measurement for payment shall be Method 2.
- c. Pay Items 30 and 30.1: PUBLIC RELATIONS (ALLOWANCE) – This allowance shall be utilized for Avenue Consultants, to assist with outreach to area stakeholders. This includes but is not limited to: individual meetings with stakeholders, establishment and maintenance of a project hotline, establishment and maintenance of a project website, email updates to stakeholders, progress meeting attendance, public meetings, and other coordination efforts as necessary to support the project. This allowance shall also be used for Achen-Gardner workers to distribute door hangers or notices to area stakeholders. This allowance is estimated at \$6,000 per month for the project duration. Measurement for payment shall be Method 2.

- d. Pay Items 40 and 40.1: TRAFFIC CONTROL (ALLOWANCE) – This allowance shall be utilized as needed for barricading, variable message boards, and steel traffic plates. Traffic control maintenance costs (both by the barricading company and by Achen-Gardner) will be invoiced under this allowance. Barricades used for traffic control purposes shall be moved only by individuals who have the proper certification to do so. Achen-Gardner traffic control maintenance includes but is not limited to temporary ramp placement and daily device maintenance when the subcontractor is not onsite. This allowance estimate is based on 160 vertical panels in work zones spaced at 20-foot intervals and 90 trench/road plates for 210 days. Measurement for payment shall be Method 2. Traffic control set-ups during the waterline relocations shall be billed to this item. Flaggers set ups for 1-lane-2-way traffic control shall be used for waterlines that cross the roadway in a perpendicular direction and where needed to maintain traffic and safe work zones.
- e. Pay Item 45: OFF DUTY POLICE OFFICER (ALLOWANCE) – This allowance bid item is to be utilized for reimbursement of all the equipment, vehicles, and labor provided by uniformed officers used when agreed upon by Achen Gardner and the Town and/or as deemed necessary for public and contractor safety. Measurement for payment shall be at the hourly rates invoiced by the agency/supplier. This allowance is estimated at 528 hours of off-duty officer(s) x \$135 per hour. These hours are based on the durations of pipe installation, impacts to intersections, and trucking traffic in these areas. It is approximately 58 officer-hours. Measurement for payment shall be Method 2.
- f. Pay Item: 50 SWEEPING (ALLOWANCE) - This allowance will be used for all project related sweeping either by subcontracted services or Achen-Gardner self-performed sweeping services. Both will be required to support the needs of the project based on availability and response times. This includes sweeping with equipment and manual sweeping with brooms. This allowance is estimated at one 9-hour shift per week for the project duration. Measurement for payment shall be Method 2.
- g. Pay Item 55: 2" TEMP PAVING FOR TEMP ACCESS (ALLOWANCE) – This allowance will be used for creating safe temporary access to driveways for private and public when those driveways are within the active work zones and potentially in the Invergordon median. The 2-inch temporary paving will create an easily traversable ramp for the public to enter or exit the roadway during adjacent roadway improvements are taking place. This includes installation, removal, and disposal. This allowance is estimated at 10 areas x 111 SY per location. Measurement for payment shall be Method 2.
- h. Pay Items (12025 And 12025.1) ADDITIONAL ASPHALT THICKNESS REMOVAL ALLOWANCE – Existing asphalt depths vary throughout the project boundaries. The assumption is that the current typical section should be five inches of asphalt thickness throughout the project limits. Additional thickness of asphalt needed to be removed to provide the typical section in the plans of five inches of asphalt and above 8 inches of aggregate base course shall be measured and paid for by the square yard. The allowance is approximately 15% of the project's total milling. The amount of this allowance is not guaranteed to be sufficient for all additional thickness greater than five inches of asphalt. The quantity for this allowance is estimated based on potholing completed to date. Measurement for payment shall be Method 1.
- i. Pay Items 60 and 60.1: SEISMIC/GROUND VIBRATION MONITORING ALLOWANCE – This allowance item is for providing seismic/ground vibration monitoring during construction activities. Monitoring is recommended while work with heavy equipment is taking place near private properties to observe and record any considerable amount of vibration that may pose a risk of damage to private properties and as a means to gather this data for record purposes and/or risk assessment and mitigation as coordinated with the Town and Kimley-Horn as needed throughout the project. This allowance is estimated based on the number of days for installing the pipe and box and using a daily rate of \$2,400. Measurement for payment shall be Method 2.

- j. Pay Items 65 and 65.1: UTILITY RELOCATE OVERSITE ALLOWANCE – This allowance shall be utilized for Achen-Gardner’s Field Superintendent to field coordinate with utility companies during their relocation construction and document changed field conditions, Project Engineer, and Project Manager to update and maintain field red-lines and documentation since the utility companies will not have as-builts at the time we start construction. Measurement for payment shall be Method 2 at the provided rates for Project Superintendent, Project Engineer, and Project Manager.
- k. Pay Items 70 and 70.1: FLAGGER ALLOWANCE – This allowance is estimated at four flaggers per 9-hour workday (264 days) x \$58 per hour. Flaggers shall be utilized for managing two-way traffic along a single traffic lane on both Mockingbird Lane and Invergordon Road as described in Exhibit C.2 – Detailed Scope, traffic in and out of side roads/intersections, and construction truck traffic in and out of work zones. Measurement for payment shall be Method 2.
- l. Pay Item 3100 LANDSCAPE & IRRIGATION RESTORATION– This item is for the landscape and irrigation restoration within the work zones along Invergordon Rd and within the golf course area where the culvert enters the wash. The existing conditions of the landscaping irrigation system in and outside of the work zone are not guaranteed. Temporary isolation valves may be needed throughout the work zone to maintain landscaping irrigation for areas outside the work zone.
- m. Pay Item 3240 TIFGREEN HYBRID BERMUDA 328 SOD – This item is for the restoration of the sod at the culvert crossing within the golf course per the plans and per the provided specifications from the JW Marriott Camelback Golf Club. The existing conditions of the sod outside the work and restoration zones are not guaranteed.
- n. Pay Items E1 (Mockingbird) & K1 (Invergordon): TOWN’S CONTINGENCY – Town’s Contingency is set by the Town and is not guaranteed by Achen-Gardner to be sufficient for quantity, plan and/or scope changes that may be directed by final “For Construction” design documents, the Town, or unknown conditions.
- o. Pay Item 893 METER BOXES - This allowance is for replacing any meter boxes that are not salvageable. Achen-Gardner will make an effort to protect and reuse existing meter boxes. However, the boxes' existing conditions are not guaranteed to support reuse. The approach is to tie into existing water meters and meter boxes. New water meters are excluded.
- p. Pay Item 1701 ALLOWANCE - PURCHASE 1" COP WATER METERS FOR NEW LANDSCAPE SERVICES. This allowance is for the purchase of City of Phoenix water meters for the new 1-inch irrigation services. This is an estimate only. The City will confirm the costs/fees upon processing of the applications. Any amount that exceeds the allowance shall be billed against the Town’s Contingency or a change order to the project utilizing Measurement for Payment No. 2.

EXHIBIT C.5: ASSUMPTIONS, CLARIFICATIONS, AND EXCLUSIONS (3 PAGES)

DOUBLE-HEADING APPROACH GMP (02/13/2026)

**ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100**

1. Scheduling and Phasing:

- a. The contract must be executed no later than April 1, 2026 to ensure that the subcontract agreements, submittals, and approval process for submittals can meet the schedule milestones as shown in the Project Schedule (Exhibit C.6).
- b. This schedule assumes a Notice to Proceed (NTP) no later than April 6, 2026 to begin Phase 1 (water line relocations) (see Exhibit C.6 – Project Schedule). Utility relocations by third party utilities must be completed or at least achieve phased completion with the completion of the utility relocations on Mockingbird Lane prior to the start of construction. Achen Gardner does not guarantee that utility relocations by others will be completed on time or per plan.

2. General Clarifications:

- a. Unit Price Contract Administration: This Project will be administered as a Measured Quantity/Unit Price, Guaranteed Not-to-Exceed Contract. The Schedule of Values is defined by the individual work/pay items, fee structure, and markups (Exhibit C.8). The final contract price/payout will be based on field measurements, final completed quantities at the approved unit prices, approved allowance and/or contingency utilization, and approved change orders. It is understood that these Town-approved prices, including mark-ups, are the “Cost of the Work.” The markup structure on the Schedule of Values (Exhibit C.8) will apply to Change Orders and/or Extra Work, allowances, and contingencies. The mark-ups for MAG section 109.5 do not apply to this contract. Pay Item under-runs and/or unused items shall fall to Town’s Contingency for the duration of the project. Quantity overruns shall be paid at the unit price established in the Schedule of Values for the pay item and shall be paid from Town’s Contingency or Change Orders.
- b. Scope of Work and Documents: It is understood that the documents listed in Exhibit C.3 have been used to prepare this GMP. Item “descriptions” and “units” (or unit of measure) included in Exhibit C.8 (Schedules of Values) shall serve to assist in the clarification of and definition of the scope of work included under each item of work (i.e. “Pay Item”). Final Design Documents, subcontractor and supplier solicitations, and development of the GMP Proposal submittal will direct the final scope of work and list of documents.
- c. Town’s Contingency: is set by the Town, should the Town decide to include one, and is not guaranteed by Achen-Gardner to be sufficient for quantity, plan, and/or scope changes that may be directed by final “For Construction” design documents, the Town, or unknown conditions. Once a contingency use has been agreed to by the Town, it shall be invoiced in the next available billing cycle and paid along with the other agreed-to quantities that month.
- d. Change in Schedule/Phasing: Should the Town choose to split the project and construct Invergordon first and Mockingbird and a later time, Achen-Gardner shall review the pricing for potential adjustments based on the delay time.
- e. Night and weekend work hours: Planned work hours are 5 shifts x 9 hours each, Monday through Friday. No weekend or night work is included due to the added impact in the residential area.

- f. Removing, replacing and/or relocating any existing buried utilities and/or overhead utilities not specifically shown on the plans for removal, replacement and/or relocation by the CMAR shall be considered a change in scope and paid for by Town Contingency or a Change Order. At the direction of the Town, This GMP Proposal does include the City of Phoenix water line relocations shown on the plans that are in conflict with the improvements. We understand that the Town and City of Phoenix are continuing discussions regarding responsibility for funding these relocations.
- g. Rights of Way and Easements: The Town shall acquire all easements and rights-of-way required to construct the project in time to maintain the project schedule as presented herein.
- h. Fees: all costs associated with the Town of Paradise Valley and/or other public agency permit & plan review fees, QA (i.e. inspection) costs, impact fees, utility company fees, and/or any other permit or fee not detailed in this Proposal and related Exhibits are paid for by others.
- i. Plant opening and related fees (night or weekend), should they be needed, shall be paid for through Town Contingency.
- j. Hazardous Materials: The construction documents do not identify any hazardous materials to be handled, removed, and/or disposed of. Should any of these materials be discovered during construction, it shall be a change in scope and related costs shall be paid for by Town Contingency or a Change Order.
- k. Temporary water and/or sewer services: None are in the construction documents. Should the Town direct the installation of temporary services due to stakeholder requirements at any time during construction, this shall constitute a change in scope and be paid for by Town Contingency or a Change Order.
- l. Over-excavation, backfill for over-excavation, and/or related restoration are not required by the construction documents. Should any be required, it shall be paid for by Town Contingency or a Change Order.
- m. Archaeological survey (INCRA) and/or monitoring are not directed in the design documents and shall be paid for by Town Contingency or a Change Order if requested/directed.

3. Pay Item Clarifications:

- a. Pay Items 300, 305, 310, 400, and 2300: FURNISH AND INSTALL MAINLINE AND LATERAL RGRC – These pipe items are priced for backfill from the bottom of the pipe to the springline to be slurry backfill. Providing a slurry backfill ensures proper fill under pipe in the haunch areas as opposed to attempting ABC backfill under the pipe haunches. This item is priced to carry ABC backfill to 1' above the pipe and then native backfill to the top of subgrade. This applies to all mainline and catch basin lateral pipes.
- b. Pay Items 1800 and 3200: 36' BOX TREES, 2" MINIMUM CALIPER – Due to current market conditions and available trees from local nurseries, it is not guaranteed that a 36" box tree will have a 2" minimum caliper. Should the Town choose to purchase larger trees, the additional price for the larger trees shall be paid for by the Town's Contingency or change order.
- c. Pay Items 910 - 6" VERTICAL REALIGNMENT, 915 - 8" VERTICAL REALIGNMENT, AND 917 - 12" VERTICAL REALIGNMENT – These items are for 6", 8", and 12" vertical realignments. These items include installing the new water line parallel to the existing lines (NOT remove/replace in existing alignment. Pressure testing and disinfection to take place per MAG specifications and standards. These tie ins are to be completed via swing ties after testing is completed and approved. The following items are included in these realignments:
 - Air Release Valve (ARV) at the vertically higher end to release any air in the vertical realignment.
- d. Pay Items 12: 6" INSERTA VALVE, 916: 8" INSERTA VALVE, and 918: 12" INSERTA VALVE – These items are for Inserta Valves to be used to isolate the 6", 8", or 12" vertical realignments and reduce the impact of service interruptions of customers. The installation of any of these shall be agreed upon by Achen Gardner and the Town.

EXHIBIT C.6: PROJECT SCHEDULE AND SUBSTANTIAL COMPLETION (2 PAGES)

DOUBLE-HEADING APPROACH GMP (02/13/2026)

**ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100**

SEE SCHEDULE FOLLOWING THIS PAGE

**EXHIBIT 2
TO
FIRST AMENDMENT
TO
CONSTRUCTION MANAGER AT RISK (CMAR) AGREEMENT CON-25-001-ENG**

[GMP Cost Breakdown]

See following page.

EXHIBIT C.7: ALTERNATE PRICES (2 PAGES)
DOUBLE-HEADING APPROACH GMP (02/13/2026)
ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100

The following alternate considerations were provided during the Value Engineering and Constructability Analyses at the 60% and 90% Design Document development stages and during the Cost Model and GMP reviews. These considerations were fully evaluated by the Project team and resulted in the following determinations for inclusion in the GMP Proposal:

- Alternate 1 (Deduct) – ADS (HDPE) Storm Drain Pipe vs. RGRCP Storm Drain Pipe (\$ 231,610.07)
Determination: Both Kimley-Horn and the Town of Paradise Valley evaluated the cost savings and potential benefits/disadvantages of the alternate ADS storm drain pipe material. Based on prior experiences with this material and long-term maintenance issues, the Town determined that the best-value for the Town and the project is to reject this alternate proposal.
- Alternate 2 (Adder) – Cast-in-Place (CIP) Box Culvert vs. Precast Box Culvert (\$ 1,506,854.62)
Determination: Both Kimley-Horn and the Town of Paradise Valley evaluated the additional costs and potential benefits/disadvantages of the Cast-in-Place alternative to the box culvert. Given the substantial additional cost with no benefit related to quality, performance, or maintenance, the Town determined that the best-value option is the proposed Precast Box Culvert.
- CIPCP (Cast in Place Concrete Pipe) utilizing the Blucor system. Achen-Gardner presented this opportunity to the Town and Kimley-Horn as a potential cost savings alternative to both the storm drain pipe and the box culvert based on an evaluation first to determine if this alternative met design criteria. The Town determined not to proceed with costing this alternate based on structural and life cycle inferiority due to the absence of rebar in the concrete pipe and the inability of the alternate for the box structure to meet required flow volumes.
- Achen-Gardner recommended a pavement preservation approach with the 60% plan review utilizing mill and overlay where possible vs. full roadway replacement throughout the project as a cost savings opportunity. Kimely-Horn and the Town evaluated this opportunity and determined it was viable, incorporating a combination of full roadway replacement and mill-and-overlay where applicable, in the 90% plans.
- Achen-Gardner recommend utilizing ½" Gyrotory surface course asphalt mix vs. ½" GAP Graded Rubberized Asphalt. Achen-Gardner provided the previously, Town approved submittal for this alternate that was used on the Ritz Carleton Offsite Improvements CMAR project. This alternative is less costly relative to material and labor vs. the rubberized surface course. An additional benefit is that there is no restrictive time of year for placement. Rubberized asphalt is restricted to placement only when the atmospheric temperature in the shade is 55° F or higher. The material shall be placed when the weather is not foggy or rainy. These restrictions can substantially affect the duration and overall duration-related project costs. The Town has determined that this alternate is accepted based on the cost savings and potential schedule delays that could arise.

- With Revision 3 of our GMP Proposal, Achen-Gardner provided the following additional opportunities to save costs. The Town chose to incorporate the Double-crew Heading (Working Mockingbird & Invergordon Concurrently) savings in the amount of \$ 421,205.27 but declined the other five options.

DOUBLE-CREW HEADING (WORKING MOCKINGBIRD & INVERGORDON CONCURRENTLY)(REDUCES DURATION FOUR MONTHS)	\$ (421,205.27)
REMOVE SAN DIEGO BUFF COLOR FROM CONCRETE ITEMS IDENTIFIED FOR COLOR	\$ (19,777.11)
REMOVE ROOT BARRIER (PAY ITEM 1865)	\$ (55,192.20)
REMOVE BOULDERS (PAY ITEMS 1805 & 3205)	\$ (33,360.53)
REMOVE WATER BUY AND HAVE TOWN FURNISH WATER	\$ (24,808.88)
REMOVE TOWN'S CONTINGENCY (1% OF PROJECT TOTAL)	\$ (177,346.27)
REV 3 GMP POTENTIAL ADDITIONAL SAVINGS / ADJUSTED REV 3 TOTAL	\$ (731,690.26)

EXHIBIT C.8: SCHEDULE OF VALUES (SOV) (INCLUDES UNIT PRICES)(8 PAGES)

DOUBLE-HEADING APPROACH GMP (02/13/2026)

**ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100**

SEE SCHEDULE OF VALUES FOLLOWING THIS PAGE



GMP SUBMITTAL (02/13/26)

EXHIBIT C.8 - SCHEDULE OF VALUES

DOUBLE-HEADING APPROACH
100% DESIGN STAGE - GMP

TOWN OF PARADISE VALLEY ROADWAY & DRAINAGE IMPROVEMENTS - MOCKINGBIRD LN. FROM 56th ST. TO INVERGORDON RD.

TOPV PROJECT NUMBER: 2021-03 & 2021-12

AGC PROJECT NUMBER: 4137100

THIS SOV SECTION (BELOW) = 100% TOWN FUNDING

21% OF THE TOTAL PROJECT SCOPE IS SUBJECT TO THIS 100% TOWN FUNDING AND IS DEFINED BY THE PROJECT AS FOLLOWS:

*** MOCKINGBIRD LANE IMPROVEMENTS : ALL IMPROVEMENTS NOT DRAINAGE-RELATED**

PAY ITEM NO.	DESCRIPTION	UM	QUANTITY	UNIT COST	TOTAL COST
	21% OF GENERAL ITEMS SUBJECT TO 100% TOWN FUNDING			TOTAL PROJECT ALLOWANCES	100% TOWN FUNDING ALLOWANCE AMOUNTS
10	MOBILIZATION/DEMOBILIZATION	LS	0.21	\$ 147,731.31	\$ 31,023.58
15	CONSTRUCTION STAKING/ASBUILTS	AL	0.21	\$ 232,320.00	\$ 48,787.20
20	MATERIAL TESTING	AL	0.21	\$ 217,536.00	\$ 45,682.56
25	PUBLIC RELATIONS	AL	0.21	\$ 20,000.00	\$ 4,200.00
30	CONSTRUCTION WATER / DUST CONTROL	LS	0.21	\$ 354,112.02	\$ 74,363.52
35	SWPPP IMPLEMENTATION/MAINTENANCE	LS	0.21	\$ 105,989.83	\$ 22,257.86
40	TRAFFIC CONTROL ALLOWANCE	AL	0.21	\$ 170,880.00	\$ 35,884.80
45	OFF-DUTY POLICE OFFICER ALLOWANCE	AL	0.21	\$ 71,280.00	\$ 14,968.80
50	SWEEPING ALLOWANCE	AL	0.21	\$ 36,720.00	\$ 7,711.20
55	2" TEMP PAVING FOR TEMP ACCESS	AL	0.21	\$ 72,285.79	\$ 15,180.02
60	SEISMIC MONITORING ALLOWANCE	AL	0.21	\$ 96,000.00	\$ 20,160.00
65	UTILITY RELOCATE OVERSITE ALLOWANCE	AL	0.21	\$ 119,437.44	\$ 25,081.86
70	FLAGGER ALLOWANCE	AL	0.21	\$ 203,000.00	\$ 42,630.00
					\$ -
	SUBTOTAL - GENERAL ITEMS SUBJECT TO 100% TOWN FUNDING			\$1,847,292.39	\$ 387,931.40
	MOCKINGBIRD LANE REMOVALS				
100	REMOVE/DISPOSE FULL DEPTH ASPHALT	SY	10,790	\$ 6.58	\$ 70,998.20
102	2" ASPHALT MILL	SY	8,610	\$ 5.68	\$ 48,904.80
105	REMOVE/DISPOSE CURB AND GUTTER/SINGLE CURB	LF	3,255	\$ 9.95	\$ 32,387.25
110	REMOVE/DISPOSE SIDEWALKS, DRIVEWAYS AND MISC. SLABS	SF	3,961	\$ 4.75	\$ 18,814.75
115	REMOVE/DISPOSE VALLEY GUTTER	SF	728	\$ 7.56	\$ 5,503.68
120	REMOVE/DISPOSE OF CATCH BASINS	EA	1	\$ 2,817.39	\$ 2,817.39
125	REMOVE/DISPOSE OF EXISTING PIPE, D LESS THAN 30"	LF	16	\$ 193.16	\$ 3,090.56
130	REMOVE EXISTING IRRIGATION AND CAP	LS	1	\$ 25,000.00	\$ 25,000.00
150	REMOVE/SALVAGE/RELOCATE TRAFFIC SIGN ASSEMBLY	SF	6	\$ 550.00	\$ 3,300.00
140	REMOVE/DISPOSE OF SCUPPER	EA	1	\$ 5,424.89	\$ 5,424.89
145	REMOVE/SALVAGE PAVERS	EA	55	\$ 41.00	\$ 2,255.00
					\$ -
	SUBTOTAL - MOCKINGBIRD LANE REMOVALS				\$ 218,496.52
	MOCKINGBIRD LANE EARTHWORK				
200	ROADWAY EXCAVATION (NON BOX AREAS)	SY	9,785	\$ 9.40	\$ 91,979.00
205	SG PREP FOR THE ROADWAY	SY	9,785	\$ 6.23	\$ 60,960.55
210	SG PREP FOR INTERLOCKING BRICK	SF	3,595	\$ 2.37	\$ 8,520.15
215	AGGREGATE BASE COURSE 8" THICK	SY	9,785	\$ 17.30	\$ 169,280.50
					\$ -
	SUBTOTAL - MOCKINGBIRD LANE EARTHWORK				\$ 330,740.20
	MOCKINGBIRD LANE CONCRETE				
700	CURB & GUTTER MAG 220-1, TYPE A, H=6" GRAY	LF	3,190	\$ 40.29	\$ 128,525.10
705	SINGLE CURB MAG 222, TYPE A, H=6, GRAY	LF	1,920	\$ 35.78	\$ 68,697.60
710	RIBBON CURB MAG 220-1, TYPE B, GRAY	LF	215	\$ 46.58	\$ 10,014.70
715	CURB FOR BRICK PAVERS, GRAY	LF	880	\$ 45.74	\$ 40,251.20
720	4" SIDEWALK PER MAG 230 SAN DIEGO BUFF	SF	2,995	\$ 12.20	\$ 36,539.00
725	9" PCCP PER MAG 552, SAN DIEGO BUFF	SF	4,440	\$ 20.28	\$ 90,043.20
730	5" PCCP, CLASS A CONC., SAN DIEGO BUFF	SF	2,850	\$ 15.28	\$ 43,548.00
735	RAD. PARALELL RAMP MAG 236-5, SAN DIEGO BUFF	EA	8	\$ 5,070.36	\$ 40,562.88

PAY ITEM NO.	DESCRIPTION	UM	QUANTITY	UNIT COST	TOTAL COST
740	MOD. RAD. PARA. RAMP MAG 236-5,SAN DIEGO BUFF	EA	2	\$ 4,868.19	\$ 9,736.38
750	MOD RAD. RAMP PER MAG 236-1,SAN DIEGO BUFF	EA	2	\$ 4,821.13	\$ 9,642.26
755	DRIVEWAY ENTRANCE PER MAG 250-1, GRAY	SF	135	\$ 50.58	\$ 6,828.30
760	VALLEY GUTTER & APRONS PER MAG 240, GRAY	SF	773	\$ 19.28	\$ 14,903.44
765	CONCRETE MEDIAN NOSE PER MAG 223 GRAY	SF	715	\$ 44.59	\$ 31,881.85
770	6" CONCRETE BASE FOR INTERLOCKING PAVERS, GRAY	SF	3,595	\$ 9.51	\$ 34,188.45
780	CUT OFF WALL MAG DET 552	LF	110	\$ 95.27	\$ 10,479.70
				\$	-
	SUBTOTAL - MOCKINGBIRD LANE CONCRETE			\$	575,842.06
	MOCKINBIRD LANE PAVING			\$	-
800	2" ASPHALT OVERLAY	SY	8,610	\$ 18.23	\$ 156,960.30
805	3" AC BASE COURSE R-3/4" MIX (MARSHALL)	SY	9,785	\$ 18.77	\$ 183,664.45
810	2" AC SURF COURSE 1/2" MIX (MARSHALL)	SY	9,785	\$ 12.94	\$ 126,617.90
815	BITUMINOUS TACK COAT SS-1H DILUTED	TN	10	\$ 2,500.00	\$ 25,000.00
820	FURNISH/INSTALL INTERLOCKING BRICK PAVERS, COS DET 2239, TYPE B	SF	3,595	\$ 32.00	\$ 115,040.00
825	ADJ VALV,BOX,COVER PER MAG DET 391-1-A	EA	36	\$ 900.00	\$ 32,400.00
830	ADJ MANHOLE FRAME,COVER PER MAG 422	EA	28	\$ 900.00	\$ 25,200.00
835	SURVEY MONUMENT, MAG 120, TYPE B	EA	1	\$ 500.00	\$ 500.00
840	MEDIAN GRADING	SF	4,255	\$ 1.65	\$ 7,020.75
845	PARKWAY GRADING	SF	19,520	\$ 1.44	\$ 28,108.80
850	MATCH EXISTING PAVERS	SF	40	\$ 45.00	\$ 1,800.00
				\$	-
	SUBTOTAL - MOCKINGBRID PAVING ITEMS			\$	702,312.20
	MOCKINGBIRD LANE SIGNAGE				
1125	PERFORATED SIGN POST	LF	129	\$ 31.50	\$ 4,063.50
1130	PERFORATED SIGN POST FOUNDATION, DET 2058	EA	20	\$ 325.00	\$ 6,500.00
1135	FLAT SHEET ALUMINUM SIGN PANEL, DIAMOND GRADE	SF	57	\$ 58.00	\$ 3,306.00
				\$	-
	SUBTOTAL - MOCKINGBIRD LANE SIGNAGE			\$	13,869.50
	MOCKINGBIRD LANE STRIPING				
1200	8" SOLID WHITE PAINT	LF	12,095	\$ 0.25	\$ 3,023.75
1205	8" SOLID WHITE THERMOPLASTIC	LF	12,095	\$ 0.97	\$ 11,732.15
1210	18" SOLID WHITE PAINT	LF	50	\$ 0.57	\$ 28.50
1215	18" SOLID WHITE THERMOPLASTIC	LF	50	\$ 2.19	\$ 109.50
1220	4" SOLID DOUBLE YELLOW PAINT	LF	4,040	\$ 0.25	\$ 1,010.00
1225	4" SOLID DOUBLE YELLOW THERMOPLASTIC	LF	4,040	\$ 0.97	\$ 3,918.80
1230	4" BROKEN DOUBLE YELLOW PAINT	LF	255	\$ 0.25	\$ 63.75
1235	4" BROKEN YELLOW THERMOPLASTIC	LF	255	\$ 0.97	\$ 247.35
1240	BIKE SYMBOL, THERMOPLASTIC/PREFORMED	EA	9	\$ 724.01	\$ 6,516.09
1245	PAINT MEDIAN NOSE, COS 2290-1	EA	10	\$ 141.41	\$ 1,414.10
1250	CHICANE MEDIAN END TREATMENT	EA	14	\$ 141.41	\$ 1,979.74
1252	REFLECTORIZED RAISED PAVEMENT MARKER (TYPE G, CLEAR, 1-WAY)	EA	80	\$ 3.96	\$ 316.80
1255	REFLECTORIZED RAISED PAVEMENT MARKER (TYPE BB, BLUE, 2-WAY)	EA	15	\$ 60.00	\$ 900.00
1260	OBLITERATE THERMOPLASTIC STRIPING	LF	45	\$ 5.00	\$ 225.00
				\$	-
	SUBTOTAL - MOCKINGBIRD LANE STRIPING			\$	31,485.53
	MOCKINGBIRD LANE IRRIGATION				
1700	1" LANDSCAPE SERVICE	EA	7	\$ 4,500.00	\$ 31,500.00
1701	PURCHASE 1" COP WATER METERS FOR NEW LANDSCAPE SERVICES (ALLOWANCE ESTIMATE PENDING COP CONFIRMED PRICING)(\$33,078.41 INCL. MUS)	EA/AL	7	\$ 4,000.00	\$ 28,000.00
1705	BACKFLOW PREVENTORS, 1", FEBCO 825Y	EA	7	\$ 3,803.96	\$ 26,627.72
1710	RAINBIRD XEZ-100-PESB-COM DRIP CONTROL VALVE - 1"	EA	18	\$ 678.27	\$ 12,208.86
1715	IRRIGATION MAINLINE - 1.5", SCHEDULE 40 PVC	LF	1,198	\$ 2.86	\$ 3,426.28
1715	IRRIGATION LATERAL - 1", SCHEDULE 40 PVC	LF	2,107	\$ 2.55	\$ 5,372.85
1720	IRRIGATION LATERAL - 3/4" SCHEDULE 40 PVC	LF	2,162	\$ 2.55	\$ 5,513.10
1730	BOWSMITH MULTI-PORT OUTLET EMITTER ML200 SERIES	EA	154	\$ 43.83	\$ 6,749.82
1725	FLUSH END CAPS	EA	35	\$ 55.15	\$ 1,930.25
1730	LANDSCAPE & IRRIGATION RESTORATION	SF	21,171	\$ 2.10	\$ 44,459.10
1735	2" SLEEVING, SCHEDULE 40 PVC	LF	2,194	\$ 6.51	\$ 14,282.94
1740	CONTROLLER - LEIT 4008, 8-STATION	EA	7	\$ 2,863.81	\$ 20,046.67

PAY ITEM NO.	DESCRIPTION	UM	QUANTITY	UNIT COST	TOTAL COST
1745	SPARE PARTS(1 REMOTE CONTROL VALVE,1 KEY TO IRRIGATION CONTROLLER,5 5 EMMITTERS, 1 5' VALVE KEY	LS	1	\$ 3,500.00	\$ 3,500.00
					\$ -
	SUBTOTAL - MOCKINGBIRD LANE IRRIGATION				\$ 203,617.59
	<u>MOCKINGBIRD LANE LANDSCAPING</u>				
1800	36" BOX TREES, 2" MINIMUM CALIPER (CALIPER NOT GUARANTEED)	EA	34	\$ 808.89	\$ 27,502.26
1805	BOULDERS, 1 TN, +/-, SURFACE SELECT	EA	40	\$ 441.23	\$ 17,649.20
1810	ACCENTS CACTI - 5 GAL	EA	58	\$ 39.17	\$ 2,271.86
1815	GRASSES	EA	37	\$ 39.17	\$ 1,449.29
1820	GROUNDCOVER - 1 GAL	EA	90	\$ 28.50	\$ 2,565.00
1825	SHRUBS - 5 GAL	EA	25	\$ 39.00	\$ 975.00
1830	SAGUARO, 6' HT. MIN	EA	6	\$ 1,439.14	\$ 8,634.84
1835	OCOTILLO, 5 CANE MIN	EA	9	\$ 143.38	\$ 1,290.42
1840	PRICKLY PEAR, 5 PAD MIN	EA	8	\$ 143.38	\$ 1,147.04
1845	DG-3/4" MADISON GOLD, SCREENED, 2" THICK	SF	5,580	\$ 1.55	\$ 8,649.00
1850	MATCH EXISTING DG	SF	15,300	\$ 1.40	\$ 21,420.00
1855	RIP RAP PALIMINO GOLD, D50=6"	CY	122	\$ 155.00	\$ 18,910.00
1860	TURF MATCH EXISTING	SF	2,580	\$ 8.33	\$ 21,491.40
1865	ROOT BARRIER	SF	3,820	\$ 12.23	\$ 46,718.60
1870	LANDSCAPE ESTABLISHMENT (90 DAYS)	LS	1	\$ 27,531.44	\$ 27,531.44
					\$ -
	SUBTOTAL - MOCKINGBIRD LANE LANDSCAPING				\$ 208,205.35
	<u>MOCKINBIRD LANE GENERAL CONDITIONS</u>				
10050	PROJECT SPECIFIC GENERAL CONDITIONS	MO	3.0	\$ 120,489.90	\$ 361,469.70
10051	ADDITIONAL ASSISTANT SUPERINTENDENT FOR DOUBLE-HEADING APPROACH	MO	3.0	\$ 22,570.24	\$ 67,710.72
	SUBTOTAL - MOCKINBIRD GENERAL CONDITIONS				\$ 429,180.42
	<u>MOCKINGBIRD LANE ALLOWANCES AND GENERAL CONDITIONS</u>				
12015	MATERIAL ESCALATION ALLOWANCE (21% TOWN FUNDED MOCKINGBIRD)	AL	0.21	\$ 75,000.00	\$ 15,750.00
12025	ADDITIONAL AC THICKNESS REMOVAL ALLOWANCE (70% MOCKINGBIRD TOWN FUNDED)(2,060 TOTAL X 70% = 1,442 SY)	SY	1,442	\$ 4.42	\$ 6,373.64
					\$ -
	SUBTOTAL - MOCKINGBIRD LANE ALLOWANCES				\$ 22,123.64
A	RUNNING TOTAL NO. 1: MOCKINGBIRD LANE DIRECT COSTS				\$ 3,123,804.41
B1	CONSTRUCTION FEE (3.5% OH AND 4.0% PROFIT)		7.50%		\$ 234,285.33
B2	SUBTOTAL - CONSTRUCTION FEE				\$ 234,285.33
B	RUNNING TOTAL NO. 2: MOCKINGBIRD LANE DIRECT COSTS + CONSTRUCTION FEE				\$ 3,358,089.74
C1	INSURANCE		1.75%		\$ 58,766.57
C2	BONDS (PAYMENT & PERFORMANCE)		0.75%		\$ 25,185.67
C3	SUBTOTAL - OVERHEAD AND FEE				\$ 83,952.24
C	RUNNING TOTAL NO. 3: MOCKINGBIRD LANE DIRECT COSTS + CONSTRUCTION FEE + INS & BONDS				\$ 3,442,041.98
D1	SALES TAXES (7.215% or 11.1% of 65% of Running Total No. 3)		7.215%		\$ 248,343.33
D2	SUBTOTAL - SALES TAXES				\$ 248,343.33
D	RUNNING TOTAL NO. 4: MOCKINGBIRD LANE DIRECT COSTS + CONSTRUCTION FEE + INS & BONDS + SALES TAXES				\$ 3,690,385.31
E1	TOWN'S CONTINGENCY (INCLUDING MARK- UPS AND CONSTRUCTION FEE)(EXCLUDED)				\$ 37,933.12
E2	SUBTOTAL - TOWN'S CONTINGENCY				\$ 37,933.12
F	MOCKINGBIRD LANE ROADWAY IMPROVEMENTS GMP (FUNDING SOURCE = 100% TOWN)				\$ 3,728,318.43

PAY ITEM NO.	DESCRIPTION	UM	QUANTITY	UNIT COST	TOTAL COST
THIS SOV SECTION (BELOW) = SHARED FUNDING: 35% TOWN AND 65% FCDMC					
79% OF THE TOTAL PROJECT SCOPE IS SUBJECT TO THIS SHARED FUNDING AND IS DEFINED BY THE PROJECT AS FOLLOWS:					
* ALL OF INVERGORDON IMPROVEMENTS: ALL WORK IS RELATED TO DRAINAGE IMPROVEMENTS					
* MOCKINGBIRD IMPROVEMENTS: ONLY DRAINAGE-RELATED IMPROVEMENTS INCLUDING UTILITY RELOCATIONS					
79% OF GENERAL ITEMS SUBJECT TO SHARED FUNDING				TOTAL PROJECT ALLOWANCES	SHARED FUNDING ALLOWANCE AMOUNTS
10.1	MOBILIZATION/DEMOBILIZATION	LS	0.79	\$ 147,731.31	\$ 116,707.73
15.1	CONSTRUCTION STAKING/ASBUILTS	LS	0.79	\$ 232,320.00	\$ 183,532.80
20.1	MATERIAL TESTING	AL	0.79	\$ 217,536.00	\$ 171,853.44
25.1	PUBLIC RELATIONS	AL	0.79	\$ 20,000.00	\$ 15,800.00
30.1	CONSTRUCTION WATER / DUST CONTROL	LS	0.79	\$ 354,112.02	\$ 279,748.50
35.1	SWPPP IMPLEMENTATION/MAINTENANCE	LS	0.79	\$ 105,989.83	\$ 83,731.97
40.1	TRAFFIC CONTROL ALLOWANCE	AL	0.79	\$ 170,880.00	\$ 134,995.20
45.1	OFF-DUTY POLICE OFFICER ALLOWANCE	AL	0.79	\$ 71,280.00	\$ 56,311.20
50.1	SWEEPING ALLOWANCE	AL	0.79	\$ 36,720.00	\$ 29,008.80
55.1	2" TEMP PAVING FOR TEMP ACCESS	AL	0.79	\$ 72,285.79	\$ 57,105.77
60.1	SEISMIC MONITORING ALLOWANCE	AL	0.79	\$ 96,000.00	\$ 75,840.00
65.1	UTILITY RELOCATE OVERSITE ALLOWANCE	AL	0.79	\$ 119,437.44	\$ 94,355.58
70.1	FLAGGER ALLOWANCE	AL	0.79	\$ 203,000.00	\$ 160,370.00
SUBTOTAL - GENERAL ITEMS SUBJECT TO SHARED FUNDING				\$1,847,292.39	\$ 1,459,360.99
SHARED FUNDING ROAD REMOVALS					
2000	REMOVE/DISPOSE FULL DEPTH ASPHALT	SY	3,092	\$ 6.58	\$ 20,345.36
2002	2" ASPHALT MILL	SY	1,771	\$ 5.68	\$ 10,059.28
2003	REMOVE 2' AC WEST OF MEDIAN	SY	379	\$ 40.06	\$ 15,182.74
2005	REMOVE/DISPOSE CURB AND GUTTER/SINGLE CURB	LF	3,560	\$ 8.95	\$ 31,862.00
2010	REMOVE/DISPOSE SIDEWALKS,DRIVEWAYS AND MISC. SLABS	SF	7,140	\$ 4.69	\$ 33,486.60
2012	REMOVE/DISPOSE VALLEY GUTTER	SF	779	\$ 7.42	\$ 5,780.18
2014	REMOVE/DISPOSE OF CATCH BASINS	EA	4	\$ 2,126.53	\$ 8,506.12
2015	REMOVE/DISPOSE 24" STORM DRAIN	LF	1,155	\$ 32.87	\$ 37,964.85
2020	REMOVE/DISPOSE OF EXISTING PAVERS	SF	6,396	\$ 6.83	\$ 43,684.68
2021	REMOVE/DISPOSE OF EXISTING PIPE	LF	798	\$ 70.84	\$ 56,530.32
2023	REMOVE/DISPOSE CONCRETE GOLF PATH	SF	1,260	\$ 3.90	\$ 4,914.00
2024	REMOVE/DISPOSE FENCE	LF	100	\$ 19.15	\$ 1,915.00
2025	REMOVE TREES	EA	15	\$ 2,500.00	\$ 37,500.00
2040	REMOVE EXISTING IRRIGATION AND CAP	LS	1	\$ 25,000.00	\$ 25,000.00
2045	REMOVE/SALVAGE TRAFFIC SIGN ASSEMBLY	EA	3	\$ 400.00	\$ 1,200.00
2050	REMOVE/DISPOSE OF STORM DRAIN MANHOLE	EA	1	\$ 5,094.89	\$ 5,094.89
					\$ -
SUBTOTAL - INVERGORDON ROAD REMOVALS					\$ 339,026.02
INVERGORDON ROAD EARTHWORK					
2205	ROADWAY EXCAVATION (NON BOX AREAS)	SY	3,600	\$ 9.39	\$ 33,804.00
2210	SG PREP FOR THE ROADWAY	SY	3,600	\$ 4.23	\$ 15,228.00
2215	SG PREP FOR INTERLOCKING BRICK	SF	9,440	\$ 2.36	\$ 22,278.40
2220	AGGREGATE BASE COURSE 8" THICK	SY	3,600	\$ 17.72	\$ 63,792.00
2225	MEDIAN GRADING	SF	9,000	\$ 1.56	\$ 14,040.00
2230	PARKWAY GRADING	SF	19,160	\$ 1.46	\$ 27,973.60
2235	HAUL OFF BOX AND PIPE SPOILS	CY	9,175	\$ 35.46	\$ 325,345.50
					\$ -
SUBTOTAL - INVERGORDON ROAD EARTHWORK					\$ 502,461.50
MOCKINGBIRD LANE DRAINAGE					
300	FURNISH/INSTALL 18" RGRCP MAINLINE	LF	2,712	\$ 218.19	\$ 591,731.28
305	FURNISH/INSTALL 24" RGRCP MAINLINE	LF	1,480	\$ 267.08	\$ 395,278.40
310	FURNISH/INSTALL 30" RGRCP MAINLINE	LF	825	\$ 299.51	\$ 247,095.75
320	MANHOLES PER MAG DTL 520,522	EA	15	\$ 13,291.76	\$ 199,376.40
325	CATCH BASINS PER MAG 542-1,M-1,L=6	EA	14	\$ 12,320.38	\$ 172,485.32
330	CATCH BASINS PER MAG 542-2,M-1,L=6	EA	13	\$ 12,641.99	\$ 164,345.87
365	STORM DRAIN TEE CONNECTIONS	EA	14	\$ 1,812.91	\$ 25,380.74
370	DUMPED RIP RAP D=50,24" DEEP	TN	150	\$ 145.99	\$ 21,898.50

PAY ITEM NO.	DESCRIPTION	UM	QUANTITY	UNIT COST	TOTAL COST
375	CATCH BASIN MAG 537 DOUBLE GRATE, TYPE G	EA	7	\$ 7,400.12	\$ 51,800.84
380	CATCH BASIN MAG 537 SINGLE GRATE, TYPE G	EA	1	\$ 6,411.37	\$ 6,411.37
385	CONCRETE ENCASEMENTS, MAG DET 404-3, 18" & 24" STORM DRAIN	LF	545	\$ 408.97	\$ 222,888.65
390	SCUPPER, MAG DET 206-1, 7-CELL	EA	1	\$ 17,947.06	\$ 17,947.06
					\$ -
	SUBTOTAL - MOCKINGBIRD LANE DRAINAGE				\$ 2,116,640.18
	MOCKINGBIRD LANE STORM DRAIN LATERALS				
400	18" RGRCP STORM DRAIN LATERALS	EA	36	\$ 18,224.14	\$ 656,069.04
					\$ -
	SUBTOTAL - MOCKINGBIRD LANE STORM DRAIN LATERALS				\$ 656,069.04
	INVERGORDON ROAD STORM DRAIN PIPE				
2300	24" RGRCP LATERALS	EA	6	\$ 22,196.00	\$ 133,176.00
					\$ -
	SUBTOTAL - INVERGORDON ROAD STORM DRAIN PIPE				\$ 133,176.00
	INVERGORDON ROAD DRAINAGE				
2600	12'X3' PRECAST BOX CULVERT PER ADOT 6.01-1	LF	1,530	\$ 1,958.84	\$ 2,997,025.20
2610	TEMP END WALL FOR BOX CULVERT	EA	1	\$ 2,501.75	\$ 2,501.75
2615	SHORING FOR THE BOX CULVERT	LS	1	\$ 20,000.00	\$ 20,000.00
2620	MANHOLES ON THE BOX PER MAG 520,522	EA	6	\$ 10,085.01	\$ 60,510.06
2625	HEADWALL PER ADOT SD 6.08-1	EA	1	\$ 15,480.22	\$ 15,480.22
2630	CATCH BASINS PER MAG 542-2,M-2,L=10	EA	2	\$ 14,499.82	\$ 28,999.64
2635	CATCH BASINS PER MAG 542-1,M-1,L=10	EA	2	\$ 12,420.11	\$ 24,840.22
2640	CATCH BASINS MAG 542-2,M-2,L=10,L=3,	EA	2	\$ 11,231.05	\$ 22,462.10
2645	CONCRETE ENCASEMENTS, MAG DET 404-3, 12" SANITARY SEWER	LF	20	\$ 156.50	\$ 3,130.00
2650	RIP RAP D50=12", THICKNESS=2'	CY	300	\$ 153.74	\$ 46,122.00
2601	POTHOLING	LS	1	\$ 49,992.24	\$ 49,992.24
					\$ -
	SUBTOTAL - INVERGORDON ROAD DRAINAGE				\$ 3,271,063.43
	INVERGORDON ROAD CONCRETE				
2700	CURB & GUTTER MAG 220-1,TYPE A, H=6" GRAY	LF	1,576	\$ 41.87	\$ 65,987.12
2705	SINGLE CURB MAG 222, TYPE A,H=6, GRAY	LF	1,805	\$ 34.02	\$ 61,406.10
2710	RIBBON CURB MAG 220-1, TYPE B, GRAY	LF	230	\$ 44.18	\$ 10,161.40
2715	CURB FOR BRICK PAVERS, GRAY	LF	1,150	\$ 44.18	\$ 50,807.00
2720	4" SIDEWALK PER MAG 230 SAN DIEGO BUFF	SF	6,528	\$ 9.73	\$ 63,517.44
2760	VALLEY GUTTER & APRONS PER MAG 240, GRAY	SF	994	\$ 20.26	\$ 20,138.44
2765	CONCRETE MEDIAN NOSE PER MAG DET 223	SF	350	\$ 29.75	\$ 10,412.50
2770	6" CONCRETE BASE FOR INTERLOCKING PAVERS, GRAY	SF	6,050	\$ 9.21	\$ 55,720.50
2775	10' SIDEWALK FOR GOLF COURSE PATH, GRAY	SF	1,260	\$ 13.00	\$ 16,380.00
2780	DIRECTIONAL RAMP,SAN DIEGO BUFF	EA	1	\$ 3,199.95	\$ 3,199.95
2785	CONCRETE MEDIAN NOSE PER COS 2226, GRAY	SF	335	\$ 30.95	\$ 10,368.25
2790	MOD. RAD. PARA. RAMP MAG 236-5,SAN DIEGO BUFF	EA	1	\$ 4,867.24	\$ 4,867.24
2795	MOD RAD. RAMP PER MAG 236-1,SAN DIEGO BUFF	EA	2	\$ 3,445.01	\$ 6,890.02
	SUBTOTAL - INVERGORDON ROAD CONCRETE				\$ 379,855.96
	INVERGORDON ROAD PAVING				
2800	3" AC BASE COURSE R-3/4" MIX (MARSHALL)	SY	3,092	\$ 19.16	\$ 59,242.72
2805	2" AC SURF COURSE 1/2" MIX (MARSHALL)	SY	3,092	\$ 14.34	\$ 44,339.28
2807	2" ASPHALT OVERLAY	SY	1,795	\$ 29.84	\$ 53,562.80
2809	4' AC PATCH BACK	SY	652	\$ 21.30	\$ 13,887.60
2810	BITUMINOUS TACK COAT SS-1H DILUTED	TN	10	\$ 2,500.00	\$ 25,000.00
2815	FURNISH/INSTALL INTERLOCKING BRICK PAVERS	SF	6,050	\$ 25.00	\$ 151,250.00
2820	ADJ VALV,BOX,COVER PER COS 2270	EA	11	\$ 900.00	\$ 9,900.00
2825	ADJ MANHOLE FRAME,COVER PER COS 2270	EA	15	\$ 900.00	\$ 13,500.00
2830	SURVEY MARKERS	EA	3	\$ 500.00	\$ 1,500.00
2840	NEW FENCING TO MATCH EXISTING	LF	100	\$ 80.00	\$ 8,000.00
					\$ -
	SUBTOTAL - INVERGORDON ROAD PAVING				\$ 394,807.40
	INVERGORDON ROAD SIGNAGE				
2900	RELOCATE SIGN	EA	5	\$ 500.00	\$ 2,500.00
930	RELOCATE SIGN	EA	6	\$ 350.00	\$ 2,100.00
2905	PERFORATED SIGN POST	LF	25	\$ 30.00	\$ 750.00

PAY ITEM NO.	DESCRIPTION	UM	QUANTITY	UNIT COST	TOTAL COST
2910	PERFORATED SIGN POST FOUNDATION, DET 2058	EA	6	\$ 300.00	\$ 1,800.00
					\$ -
	SUBTOTAL - INVERGORDON ROAD SIGNAGE				\$ 7,150.00
	<u>INVERGORDON ROAD STRIPING</u>				
3000	8" SOLID WHITE PAINT	LF	2,565	\$ 0.25	\$ 641.25
3005	8" SOLID WHITE THERMOPLASTIC	LF	2,565	\$ 0.97	\$ 2,488.05
3010	PAINT MEDIAN NOSE, COS 2290-1	EA	6	\$ 141.41	\$ 848.46
3025	BIKE SYMBOL, THERMOPLASTIC/PREFORMED	EA	4	\$ 800.00	\$ 3,200.00
3040	REFLECTORIZED RAISED PAVEMENT MARKER (TYPE BB, BLUE, 2-WAY)	EA	25	\$ 3.96	\$ 99.00
					\$ -
	SUBTOTAL - INVERGORDON ROAD STRIPING				\$ 7,276.76
	<u>INVERGORDON ROAD IRRIGATION</u>				
3100	LANDSCAPE & IRRIGATION RESTORATION	SF	6,324	\$ 2.10	\$ 13,280.40
3105	SPARE PARTS(1 REMOTE CONTROL VALVE,1 KEY TO IRRIGATION CONTROLLER,5 5	LS	1	\$ 3,500.00	\$ 3,500.00
					\$ -
	SUBTOTAL - INVERGORDON ROAD IRRIGATION				\$ 16,780.40
	<u>INVERGORDON ROAD LANDSCAPING</u>				
3200	36" BOX TREES, 2" MINIMUM CALIPER (CALIPER NOT GUARANTEED)	EA	20	\$ 808.89	\$ 16,177.80
3205	BOULDERS, 1 TN, +/-, SURFACE SELECT	EA	24	\$ 441.23	\$ 10,589.52
3210	ACCENTS CACTI - 5 GAL	EA	12	\$ 39.17	\$ 470.04
3215	GRASSES	EA	22	\$ 39.17	\$ 861.74
3220	GROUNDCOVER - 1 GAL	EA	25	\$ 28.50	\$ 712.50
3225	SHRUBS - 5 GAL	EA	15	\$ 39.00	\$ 585.00
3230	OCOTILLO, 5 CANE MIN	EA	4	\$ 143.38	\$ 573.52
3235	PRICKLY PEAR, 5 PAD MIN	EA	2	\$ 143.38	\$ 286.76
3230	MATCH EXISTING DG	SF	23,100	\$ 1.40	\$ 32,340.00
3245	RIP RAP PALIMINO GOLD, D50=6"	SF	30	\$ 155.00	\$ 4,650.00
3250	TURF MATCH EXISTING	SF	1,585	\$ 8.33	\$ 13,203.05
3255	TIFGREEN HYBRID BERMUDA 328 SOD	SF	9,567	\$ 2.33	\$ 22,291.11
3260	LANDSCAPE ESTABLISHMENT (90 DAYS)	LS	1	\$ 27,531.44	\$ 27,531.44
					\$ -
	SUBTOTAL - INVERGORDON ROAD LANDSCAPING				\$ 130,272.48
	<u>MOCKINGBIRD AND INVERGORDON WATER LINE RELOCATIONS</u>				
855	MOBILIZATION/DEMobilIZATION	LS	1	\$ 41,874.92	\$ 41,874.92
860	PERMITS	AL	1	\$ 3,000.00	\$ 3,000.00
865	CONSTRUCTION STAKING/ASBUILTS	LS	1	\$ 34,320.00	\$ 34,320.00
870	MATERIAL TESTING ALLOWANCE	AL	1	\$ 32,136.00	\$ 32,136.00
875	PUBLIC RELATIONS ALLOWANCE	AL	1	\$ 15,000.00	\$ 15,000.00
880	TRAFFIC CONTROL ALLOWANCE	AL	1	\$ 44,832.55	\$ 44,832.55
885	FLAG TRAFFIC ALLOWANCE	AL	1	\$ 104,516.50	\$ 104,516.50
890	OFF-DUTY POLICE OFFICER ALLOWANCE	AL	1	\$ 24,000.00	\$ 24,000.00
891	SWEEPING ALLOWANCE	AL	1	\$ 15,000.00	\$ 15,000.00
892	POTHOLING	LS	1	\$ 44,398.48	\$ 44,398.48
893	METER BOXES	EA	11	\$ 807.25	\$ 8,879.75
894	SAWCUT & PULVERIZE AC	SY	480	\$ 78.17	\$ 37,521.60
895	REMOVE/DISPOSE CURB AND GUTTER/SINGLE CURB	LF	210	\$ 31.69	\$ 6,654.90
896	REMOVE/DISPOSE SIDEWALKS,DRIVEWAYS AND MISC. SLABS	SF	1,050	\$ 6.53	\$ 6,856.50
900	REMOVE/RELOCATE FIRE HYDRANT, MAG DET 360	EA	1	\$ 13,977.91	\$ 13,977.91
910	VERT. REALIGN 6" WATERLINE, COP DET P-1370	LF	204	\$ 501.37	\$ 102,279.48
915	VERT. REALIGN 8" WATERLINE, COP DET P-1370	LF	877	\$ 513.31	\$ 450,172.87
917	VERT. REALIGN 12" WATERLINE, COP DET P-1370	LF	392	\$ 545.26	\$ 213,741.92
925	2" WATER SERVICE REALIGNMENTS/RELOCATES	EA	11	\$ 6,862.53	\$ 75,487.83
935	REMOVE EXISTING 12" ACP WATERLINE (WITH STORM DRAIN IMPROVEMENTS)	LF	1,153	\$ 44.99	\$ 51,873.47
912	6" INSERTA VALVE (IF REQUIRED)	EA	1	\$ 4,307.95	\$ 4,307.95
916	8" INSERTA VALVE (IF REQUIRED)	EA	1	\$ 4,607.95	\$ 4,607.95
918	12" INSERTA VALVE (IF REQUIRED)	EA	1	\$ 4,607.95	\$ 4,607.95
950	LANDSCAPE/IRRIGATION RESTORATION	LS	1	\$ 13,000.00	\$ 13,000.00
955	CURB & GUTTER MAG 220-1,TYPE A, H=6"	LF	210	\$ 74.68	\$ 15,682.80
960	4" SIDEWALK PER MAG 230	SF	1,050	\$ 16.25	\$ 17,062.50
965	4' AC PATCH BACK	SY	480	\$ 37.12	\$ 17,817.60

PAY ITEM NO.	DESCRIPTION	UM	QUANTITY	UNIT COST	TOTAL COST
					\$ -
EXHIBIT C.8.1	SUBTOTAL - MOCKINGBIRD AND INVERGORDON WATER LINE RELOCATIONS				\$ 1,403,611.43
	INVERGORDON AND MOCKINGBIRD SEWER				
905	RELOCATE MOCKINGBIRD SEWER LINE	LF	60	\$ 196.82	\$ 11,809.20
3300	FURNISH/INSTALL NEW SEWER MANHOLE, 48", MAG DET 420 & 424	EA	1	\$ 24,198.40	\$ 24,198.40
3305	12" SEWER LINE, PVC, SDR-35	LF	100	\$ 250.00	\$ 25,000.00
3310	BYPASS PUMP/NIG	LS	1	\$ 50,000.00	\$ 50,000.00
3315	REMOVE/DISPOSE OF SEWER MANHOLE	EA	1	\$ 5,139.89	\$ 5,139.89
3320	REMOVE/DISPOSE OF SEWER ENCASEMENT	EA	1	\$ 2,734.97	\$ 2,734.97
3325	REMOVE EXISTING 12" PVC SEWER	LF	100	\$ 48.08	\$ 4,808.00
	SUBTOTAL - INVERGORDON AND MOCKINGBIRD SEWER				\$ 123,690.46
	PROJECT SPECIFIC GENERAL CONDITIONS				
10050	PROJECT SPECIFIC GENERAL CONDITIONS (DOUBLE HEADING INCL. ADDITIONAL ASSISTANT SUPERINTENDENT)	MO	3.0	\$ 120,489.90	\$ 361,469.70
10051	ADDITIONAL ASSISTANT SUPERINTENDENT FOR DOUBLE-HEADING APPROACH	MO	3.0	\$ 22,570.24	\$ 67,710.72
970 EXHIBIT C.8.1	WATER LINE GCS (EARLY PHASE MARCH - APRIL 2026 BEFORE DRAINAGE IMPROVEMENTS BEGIN IN MAY 2026)	MO	2.0	\$ 120,489.90	\$ 240,979.80
	SUBTOTAL - PROJECT SPECIFIC GENERAL CONDITIONS			\$ 1,099,340.64	\$ 670,160.22
	INVERGORDON ROAD ALLOWANCES				
12015.1	MATERIAL ESCALATION ALLOWANCE (79% SHARED FUNDING)	AL	0.79	\$ 75,000.00	\$ 59,250.00
12025.1	ADDITIONAL AC THICKNESS REMOVAL ALLOWANCE (30% SHARED FUNDING)(2,060 TOTAL X 30% = 618 SY)	SY	618	\$ 4.42	\$ 2,731.56
	SUBTOTAL - INVERGORDON ROAD ALLOWANCES			\$ 84,105.20	\$ 61,981.56
G	RUNNING TOTAL NO. 1: INVERGORDON ROAD DIRECT COSTS				\$ 11,673,383.83
H1	CONSTRUCTION FEE (3.5% OH AND 4.0% PROFIT)		7.50%		\$ 875,503.79
H2	SUBTOTAL - CONSTRUCTION FEE				\$ 875,503.79
H	RUNNING TOTAL NO. 2: INVERGORDON ROAD DIRECT COSTS + CONSTRUCTION FEE				\$ 12,548,887.62
I1	INSURANCE		1.75%		\$ 219,605.53
I2	BONDS (PAYMENT & PERFORMANCE)		0.75%		\$ 94,116.66
I3	SUBTOTAL - OVERHEAD AND FEE				\$ 313,722.19
I	RUNNING TOTAL NO. 3: INVERGORDON ROAD DIRECT COSTS + CONSTRUCTION FEE + INS & BONDS				\$ 12,862,609.81
J1	SALES TAXES (7.215% or 11.1% of 65% of Running Total No. 3)		7.215%		\$ 928,037.30
	SALES TAX CREDIT FOR ALLOWED MATERIALS (\$1,720,161.00 + 144,462.00 for WL)(THIS IS AN ESTIMATE; FINAL CREDIT WILL BE BASED ON ACTUAL ALLOWED MATERIALS PURCHASED)	AL	7.215%	\$ 1,864,623.00	\$ (134,532.55)
J2	SUBTOTAL - SALES TAXES				\$ 793,504.75
J	RUNNING TOTAL NO. 4: INVERGORDON ROAD DIRECT COSTS + CONSTRUCTION FEE + INS & BONDS + SALES TAXES				\$ 13,656,114.56
K1	TOWN'S CONTINGENCY (INCLUDING MARK- UPS AND CONSTRUCTION FEE)(EXCLUDED)				\$ 139,413.15
K2	SUBTOTAL - TOWN'S CONTINGENCY				\$ 139,413.15
L1	GMP (02/12/26) TOTAL (SHARED FUNDING PROJECT SCOPE): * ALL OF INVERGORDON IMPROVEMENTS: ALL WORK IS RELATED TO DRAINAGE IMPROVEMENTS * MOCKINGBIRD IMPROVEMENTS: ONLY DRAINAGE-RELATED IMPROVEMENTS INCLUDING UTILITY RELOCATIONS (INCL. MARK-UPS)(EXCLUDING WATER RELOCATIONS)				\$ 13,795,527.71
SHARED FUNDING BREAKDOWN:					
L2	TOWN & FCDMC FUNDING BREAKDOWN:		35%	TOWN	\$ 4,828,434.70
			65%	FCDMC	\$ 8,967,093.01
M	GMP (02/12/26) PROJECT TOTAL: MOCKINGBIRD 100% TOWN FUNDED IMPROVEMENTS (LINES F + L2)				\$ 17,523,846.14

EXHIBIT C.8.1: SCHEDULE OF VALUES – WATER LINE RELOCATIONS SHARED COST DETAIL (2 PAGE)
DOUBLE-HEADING APPROACH GMP (02/13/2026)
ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100

This is not an additional cost component but a breakout of the Mockingbird and Invergordon Water Line Relocations section (Pay Items 855 through 965 and 970) from the main SOV (Exhibit C.8) detailing the cost sharing between the Town of Paradise Valley and the City of Phoenix

SEE SCHEDULE OF VALUES FOLLOWING THIS PAGE



EXHIBIT C.8.1 - WATER LINE RELOCATION SCHEDULE OF VALUES (02/13/26)
100% DESIGN STAGE

PV COST SHARE VS. COP COST SHARE

TOWN OF PARADISE VALLEY ROADWAY & DRAINAGE IMPROVEMENTS - MOCKINGBIRD LN. FROM 56th ST. TO INVERGORDON RD.

TOPV PROJECT NUMBER: 2021-03 & 2021-12
AGC PROJECT NUMBER: 4137100

SHARED FUNDING SOURCES - 35% TOWN AND 65% FCDMC

ALL WATER LINE RELOCATIONS ARE REQUIRED DUE TO THE DRAINAGE IMPROVEMENTS

PAY ITEM NO.	DESCRIPTION	UM	QUANTITY	UNIT COST	TOTAL COST	PV COST SHARE		COP COST SHARE	
						PV QTY	PV TOTAL COST	COP QTY	COP TOTAL COST
WATER LINE RELOCATIONS									
855	MOBILIZATION/DEMOBILIZATION	LS	1	\$ 41,874.92	\$ 41,874.92	0.35	\$ 14,656.22	0.65	\$ 27,218.70
860	PERMITS	AL	1	\$ 3,000.00	\$ 3,000.00	0.35	\$ 1,050.00	0.65	\$ 1,950.00
865	CONSTRUCTION STAKING/ASBUILTS	LS	1	\$ 34,320.00	\$ 34,320.00	0.35	\$ 12,012.00	0.65	\$ 22,308.00
870	MATERIAL TESTING ALLOWANCE	AL	1	\$ 32,136.00	\$ 32,136.00	0.35	\$ 11,247.60	0.65	\$ 20,888.40
875	PUBLIC RELATIONS ALLOWANCE	AL	1	\$ 15,000.00	\$ 15,000.00	0.35	\$ 5,250.00	0.65	\$ 9,750.00
880	TRAFFIC CONTROL ALLOWANCE	AL	1	\$ 44,832.55	\$ 44,832.55	0.35	\$ 15,691.39	0.65	\$ 29,141.16
885	FLAG TRAFFIC ALLOWANCE	AL	1	\$ 104,516.50	\$ 104,516.50	0.35	\$ 36,580.78	0.65	\$ 67,935.73
890	OFF-DUTY POLICE OFFICER ALLOWANCE	AL	1	\$ 24,000.00	\$ 24,000.00	0.35	\$ 8,400.00	0.65	\$ 15,600.00
891	SWEEPING ALLOWANCE	AL	1	\$ 15,000.00	\$ 15,000.00	0.35	\$ 5,250.00	0.65	\$ 9,750.00
892	POTHOLING	LS	1	\$ 44,398.48	\$ 44,398.48	0.35	\$ 15,539.47	0.65	\$ 28,859.01
893	METER BOXES (REMOVE/REINSTALL EXISTING)	EA	11	\$ 807.25	\$ 8,879.75	5.5	\$ 4,439.88	5.5	\$ 4,439.87
894	SAWCUT & PULVERIZE AC	SY	480	\$ 78.17	\$ 37,521.60	240	\$ 18,760.80	240	\$ 18,760.80
895	REMOVE/DISPOSE CURB AND GUTTER/SINGLE CURB	LF	210	\$ 31.69	\$ 6,654.90	82	\$ 2,598.58	128	\$ 4,056.32
896	REMOVE/DISPOSE SIDEWALKS, DRIVEWAYS AND MISC. SLABS	SF	1,050	\$ 6.53	\$ 6,856.50	408	\$ 2,664.24	642	\$ 4,192.26
900	REMOVE/RELOCATE FIRE HYDRANT, MAG DET 360	EA	1	\$ 13,977.91	\$ 13,977.91	-	\$ -	1	\$ 13,977.91
910	VERT. REALIGN 6" WATERLINE, COP DET P-1370	LF	204	\$ 501.37	\$ 102,279.48	73	\$ 36,600.01	131	\$ 65,679.47
915	VERT. REALIGN 8" WATERLINE, COP DET P-1370	LF	877	\$ 513.31	\$ 450,172.87	670	\$ 343,917.70	207	\$ 106,255.17
917	VERT. REALIGN 12" WATERLINE, COP DET P-1370	LF	392	\$ 545.26	\$ 213,741.92		\$ -	392	\$ 213,741.92
925	2" WATER SERVICE REALIGNMENTS/RELOCATES	EA	11	\$ 6,862.53	\$ 75,487.83	5.5	\$ 37,743.92	5.5	\$ 37,743.91
935	REMOVE EXISTING 12" ACP WATERLINE (WITH STORM DRAIN IMPROVEMENTS)	LF	1,153	\$ 44.99	\$ 51,873.47		\$ -	1,153	\$ 51,873.47
912	6" INSERTA VALVE (IF REQUIRED)	EA/AL	1	\$ 4,307.95	\$ 4,307.95	0.5	\$ 2,153.98	0.5	\$ 2,153.98
916	8" INSERTA VALVE (IF REQUIRED)	EA/AL	1	\$ 4,607.95	\$ 4,607.95	0.5	\$ 2,303.98	0.5	\$ 2,303.98
918	12" INSERTA VALVE (IF REQUIRED)	EA/AL	1	\$ 4,607.95	\$ 4,607.95	-	\$ -	1	\$ 4,607.95
950	LANDSCAPE/IRRIGATION RESTORATION	LS	1	\$ 13,000.00	\$ 13,000.00	0.47	\$ 6,157.89	0.53	\$ 6,842.11
955	CURB & GUTTER MAG 220-1, TYPE A, H=6"	LF	210	\$ 74.68	\$ 15,682.80	82	\$ 6,098.87	128	\$ 9,583.93
960	4" SIDEWALK PER MAG 230	SF	1,050	\$ 16.25	\$ 17,062.50	408	\$ 6,635.42	642	\$ 10,427.08
965	4' AC PATCH BACK	SY	480	\$ 37.12	\$ 17,817.60	240	\$ 8,908.80	240	\$ 8,908.80
	SUBTOTAL - WATER LINE RELOCATIONS (35% PV, 65% COP)(RELATED GENERAL PAY ITEMS 855 - 892 & 970 ALLOCATED ACCORDINGLY)				\$ 1,403,611.43	43%	\$ 604,661.51	57%	\$ 798,949.90
970	WATER LINE GCS (EARLY PHASE MARCH - APRIL 2026 BEFORE DRAINAGE IMPROVEMENTS BEGIN IN MAY 2026)	MO	2.0	\$ 120,489.90	\$ 240,979.80	0.35	\$ 84,342.93	0.65	\$ 156,636.87
	SUBTOTAL - WATER LINE SPECIFIC GENERAL CONDITIONS				\$ 240,979.80		\$ 84,342.93		\$ 156,636.87
G	RUNNING TOTAL NO. 1: INVERGORDON ROAD DIRECT COSTS				\$ 1,644,591.23		\$ 689,004.44		\$ 955,586.77
H1	CONSTRUCTION FEE (3.5% OH AND 5.0% PROFIT)		7.50%		\$ 123,344.34		\$ 51,675.33		\$ 71,669.01
H2	SUBTOTAL - CONSTRUCTION FEE				\$ 123,344.34		\$ 51,675.33		\$ 71,669.01
H	RUNNING TOTAL NO. 2: INVERGORDON ROAD DIRECT COSTS + CONSTRUCTION FEE				\$ 1,767,935.57		\$ 740,679.77		\$ 1,027,255.78
I1	INSURANCE		1.75%		\$ 30,938.87		\$ 12,961.90		\$ 17,976.98
I2	BONDS (PAYMENT & PERFORMANCE)		0.75%		\$ 13,259.52		\$ 5,555.10		\$ 7,704.42
I3	SUBTOTAL - OVERHEAD AND FEE				\$ 44,198.39		\$ 18,516.99		\$ 25,681.40
I	RUNNING TOTAL NO. 3: INVERGORDON ROAD DIRECT COSTS + CONSTRUCTION FEE + INS & BONDS				\$ 1,812,133.96		\$ 759,196.76		\$ 1,052,937.20
J1	SALES TAXES (7.215% or 11.1% of 65% of Running Total No. 3)		7.215%		\$ 130,745.47		\$ 54,776.05		\$ 75,969.42
	SALES TAX CREDIT ON ALLOWABLE WATER LINE MATERIALS (ACTUAL CREDIT WILL BE BASED ON ACTUAL PURCHASED MATERIALS)	AL	7.215%	\$ 144,462.00	\$ (10,422.93)		\$ (4,490.09)		\$ (5,932.84)
J2	SUBTOTAL - SALES TAXES				\$ 120,322.54		\$ 50,285.95		\$ 70,036.59
J	RUNNING TOTAL NO. 4: INVERGORDON ROAD DIRECT COSTS + CONSTRUCTION FEE + INS & BONDS + SALES TAXES				\$ 1,932,456.50		\$ 809,482.72		\$ 1,122,973.79
K1	TOWN'S CONTINGENCY (INCLUDING MARK- UPS AND CONSTRUCTION FEE)		1%		\$ 19,324.57		\$ 8,324.83		\$ 10,999.74
K2	SUBTOTAL - TOWN'S CONTINGENCY				\$ 19,324.57		\$ 8,324.83		\$ 10,999.74
L	TOTAL WATER LINE RELOCATIONS (BOTH MOCKINGBIRD & INVERGORDON)				\$ 1,951,781.07		\$ 817,807.54		\$ 1,133,973.53
M	WATER LINE RELOCATIONS (BOTH MOCKINGBIRD & INVERGORDON)(INCL. MARK-UPS)			35% TOWN	\$ 683,123.37				
				65% FCDMC	\$ 1,268,657.70				

EXHIBIT C.9: ADDITIONAL SERVICES (1 PAGE)
DOUBLE-HEADING APPROACH GMP (02/13/2026)
ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100

NONE REQUIRED OR DIRECTED FOR THIS GMP

EXHIBIT C.10: ACCEPTANCE PERIOD FOR GMP PROPOSAL (1 PAGE)

DOUBLE-HEADING APPROACH GMP (02/13/2026)

**ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100**

The acceptance date in the form of an executed contract or amendment to the current contract for this GMP Proposal shall not occur later than April 01, 2026 to stay ahead of the long lead box culvert and maintain the project schedule (Exhibit C.6).

EXHIBIT C.11: RECOMMENDED SUBCONTRACTORS & SUPPLIERS AND RELATED QUOTES (25 PAGES)

DOUBLE-HEADING APPROACH GMP (02/13/2026)

ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.

TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100

See the following subcontractor and supplier award recommendations spreadsheet with quotes:

1) This Proposal is based on the recommended awarded subcontractor and supplier resource values and related proposals. Lead times stated on quotes/proposals apply and are planned for in our proposed schedule. Costs and/or schedule impacts related to supply chain issues that may arise out of the vendor's or Achen-Gardner's control will be accommodated with the Town's Contingency or change order. This GMP Submittal is based on the recommended awarded subcontractor values and related proposal quote clarifications, inclusions, exclusions, escalation clauses, and qualifications.

2) This summary reflects competitive bids with a specific scope/Schedule of Values provided to all subcontractors and suppliers at the time of solicitation. Actual quantities and extended totals reflected in the SOV may be different based on final quantity adjustments.

3) Selections were based on the lowest, qualified bidders.

SCOPE OF WORK / MATERIAL	SUBCONTRACTOR / SUPPLIER (VENDOR) NAME
Aggregates (ABC and Rip Rap Only)	Affinity Material
	Buesing Corp
Asphalt Material	Southwest Asphalt/Fisher Sand & Gravel
Landscaping & Irrigation	SDL
Metals - Catch Basins	Grate Solutions
Milling	Milling Services
Precast Manholes	Olson Precast
Pipe Package	Core & Main
Pre-Cast Box Culvert and RGRCP	Rinker Materials
Redi-Mix	Suncore
	Rock Solid
	Suncore
Shoring	Trenchade
	United Rentals
Striping	Franklin Striping Inc
Traffic Control	AWP Safety

SELECTION NOTES

6 Multiple Vendors may be utilized for redi-mix, ABC and shoring; the unit price is a composite of multiple quotes. Based on current and recent experience, the lowest bidders are at times not able to service and meet the full scope/entire project schedule due to multiple crew, shift, and off-peak service needs.

Quotation

Affinity Material Solutions, LLC

3317 S. Higley Road
 Suite 114, PMB 472
 Gilbert, AZ 85297
 (602) 558-7621
 Sales@affinitymaterials.com



Affinity Material Solutions

Date	Quote #
9/3/2025	9001

Customer:
Achen Gardner Construction 2195 W. Chandler Blvd. Suite 200 Chandler, AZ 85224 480-940-1300
\$25-\$50/load fuel surcharge will be assessed for orders that are less than three loads per day.

Project:
TOPV Roadway and Drainage Improvements N Invergordon Rd & E Mockingbird Ln (on Mockingbird between N 56th St & N Invergorden Paradise Valley, AZ

Prepared By	P.O. No.	Ship Via	Truck Type	Valid Until	Taxable
SW		Delivery	Ends, Supers, Bellies	12/31/2025	
Qty	UOM	Material	Cost	Description	Amount
40,600	TN	MAG ABC Non Lime	22.00	Delivery in End Dumps & Supers	893,200.00
40,600	TN	MAG ABC Non Lime	21.50	Delivery in Belly Dumps	872,900.00
750	TN	1"-4" Rip Rap Superstition Brow	27.00		20,250.00
25	TN	8"-12" Rip Rap Superstition Bro	30.50		762.50
25	TN	12"-36" Rip Rap Superstition Br	33.00		825.00
6	TN	Concrete Sand	35.00		210.00
1	EA	Short Load Fee	200.00		200.00

Total

*Total dollar amount of quote is based on customer quantity requested. Final invoice is subject to change based on actual quantity delivered. Affinity Material Solutions' drivers will attempt to drop material where customer specifies, provided it does not interfere or endanger equipment and/or personnel. Affinity Material Solutions will not be responsible for damage caused to concrete, landscaping, or underground utilities due to customer designated drop locations. Invoices not paid within our credit terms will be assessed a Finance Charge. Cancellations of orders must be made no later than 4pm, the day before scheduled delivery, or a cancellation fee will be applied.

If you have any questions concerning this quotation, please contact us at:
 (602) 558-7621 or
 sales@affinitymaterials.com

Thank you for your business!



Fisher Industries | 1302 West Drivers Way | Tempe, AZ 85284 | ph (480) 730-1033 | fax (480) 730-1264

MATERIALS QUOTE

Customer: Achen Gardner Contact: Bryon Lively
 Project: TOPV Mockingbird Lane Improvements
 Location: Mockingbird Lane - 56th Street to Invergordon, Paradise Valley

Date: 09/04/25

Southwest Asphalt A Division of Fisher Industries

Freight	Qty	Unit	Product Description	Price	TOTAL
Delivered	602	TN	MAG/EVAC 1/2" Marshall PG 70-10	\$93.80	\$56,467.60
Delivered	440	TN	MAG/EVAC 3/4" Marshall PG 70-10	\$92.16	\$40,550.40

SPECIAL TERMS OR CONDITIONS: Add \$5/ton 7/1/2026 good through 12/31/2026.

Special Terms	
Sub Total	\$97,018.00
Taxes	
TOTAL	\$ 97,018.00

Prices good through **June 30, 2026**

PO. Required within 30 days of this quote to secure pricing

Payment Due net 30

Bituminous Materials and Diesel Fuel will be price adjusted on a monthly basis using the ADOT Bituminous Index. *****MONTH 2024 will serve as the "Initial Cost."*****

IN WITNESS WHEREOF, the parties indicated below execute this Purchase Order agreement.

Achen Gardner

 Date

 Name Title

 Signature PO#

Southwest Asphalt

 Date

Brian Clark

 Name Title

 Signature



To: Achen Gardner
Attn: Israel Santillan

Project: Mockingbird Ln. - 56th St. to Invergordon Rd.
Location: Mockingbird Ln. - 56th St. to Invergordon Rd.
City: Paradise Valley, AZ

Quote Date: 10/01/25
Valid Until: 10/31/25

Service Direct Landscape is pleased to submit this quotation for the landscaping and irrigation supply and installation for the above referenced project. This proposal is based on Plan Sheets 54 through 75 dated 6/25 by Kimley Horn. Refer to page two for project qualifications.

Item No.	Item Description	Qty	Unit	Unit Price	Extended Price
1	Mobilization	1	EA	\$ 3,500.34	\$ 3,500.34
2	4" Schedule 40 PVC Irrigation Sleeve	132	LF	\$ 8.00	\$ 1,056.00
3	2" Schedule 40 PVC Irrigation Sleeve	2,194	LF	\$ 5.58	\$ 12,242.52
4	Controller Solar	7	EA	\$ 2,455.99	\$ 17,191.93
5	1" Reduced Pressure Backflow Prevention Unit and Cage	7	EA	\$ 3,262.26	\$ 22,835.82
6	3/4" Sch 40 PVC - Drip Lateral	4,268	LF	\$ 2.19	\$ 9,346.92
7	1" Drip Valve	18	EA	\$ 581.68	\$ 10,470.24
8	1" Sch. 40 PVC - Mainline	621	LF	\$ 2.45	\$ 1,521.45
9	Multi-Port Emitters (Trees)	55	EA	\$ 37.59	\$ 2,067.45
10	Multi-Port Emitters (Shrubs/Accents)	99	EA	\$ 35.96	\$ 3,560.04
11	Drip Lateral Flush Outlet	35	EA	\$ 47.30	\$ 1,655.50
12	Irrigation Restoration	3,055	SY	\$ 16.23	\$ 49,582.65
13	Saguaro 6' Spear	6	EA	\$ 1,234.20	\$ 7,405.20
14	36" Box Trees	55	EA	\$ 693.70	\$ 38,153.50
15	Ocotillo 8 cane min.	13	EA	\$ 122.96	\$ 1,598.48
16	5 Gallon Accents	129	EA	\$ 33.59	\$ 4,333.11
17	5 Gallon Shrub	33	EA	\$ 33.45	\$ 1,103.85
18	5 Gallon Groundcovers	115	EA	\$ 24.44	\$ 2,810.60
19	Landscape Boulders 1 Ton	55	EA	\$ 378.40	\$ 20,812.00
20	Salvage & Relocate Existing Boulder	4	EA	\$ 361.15	\$ 1,444.60
21	Decomposed Granite 'Madison Gold' 3/4" Scr.	600	SY	\$ 12.02	\$ 7,212.00
22	Decomposed Granite - Match existing	3,297	SY	\$ 10.82	\$ 35,673.54
23	Root Barriers - BioBarrier	3,820	SF	\$ 10.49	\$ 40,071.80
24	Tifgreen Bermuda Sod	1,063	SY	\$ 17.93	\$ 19,059.59
25	Turf Match Existing	2,370	SF	\$ 2.41	\$ 5,711.70
26	6" x 6" Concrete Header	140	LF	\$ 13.47	\$ 1,885.80
27	Dust Control	1	LS	\$ 6,973.68	\$ 6,973.68
28	90 Day Maintenance	3	MO	\$ 3,447.40	\$ 10,342.20
PROJECT TOTAL:				\$	339,622.51

Project: Mockingbird Ln. - 56th St. to Invergordon Rd.
 Location: Mockingbird Ln. - 56th St. to Invergordon Rd.
 City: Paradise Valley, AZ

Quote Date: 10/01/25
 Valid Until: 10/31/25

The following qualifications are specific to this project:

Inclusions & Clarifications:

- General Contractor is to provide finished grade at +/- .1' before commencement of landscape work.
- Service Direct Landscape will not be responsible for damage caused by others, animals, vandalism, or adverse weather conditions.
- Excavation requiring equipment larger than a ride-on Ditchwitch RT40 Trencher or Deere 30G excavator or equivalent will be considered hard dig. All hard dig conditions are excluded and will be performed on a time and material basis.
- Construction Manager to provide as-builts for location of underground utilities not handled by Blue Stake/CBYD.
- General Contractor to supply fenced in area for SDL's storage container and equipment.
- Bid includes irrigation trench backfill as native soil.
- Bid includes sleeves as shown on plans to be installed prior to roads. Sleeves to be installed after road install will be at an additional cost.
- Sod quoted with no overseed. Alternate provided for overseeding of sod if required. \$0.07/sf
- Irrigation system bid as potable unless otherwise noted.
- Proposal based on typical 40-hour work week, Monday through Friday, Excludes overtime, weekend, and night work.
- Trees will be planted per Detail 1, sheet 63. All new trees are 36" box size which are typically 24" deep. Sheets 64-65 give a different visual. We will not be over-excavating tree pits.

Exclusions:

- Bid excludes Testing, Survey, Staking, Structural Calculations and/or Engineering, and Special Inspections.
- Bid excludes sales tax, all specialty fees, ROW fees, permits, bonds, special wages and any special or extenuating insurances coverages for Prime Contractor or Owner that SDL does not already carry.
- Bid excludes OCIP/CCIP program enrollment.
- Bid excludes Davis Bacon and/or Prevailing Wages.
- Bid excludes all berms, swales, and catch basins.
- Bid excludes all soil preparation, and import or export of soil.
- Bid excludes traffic control.
- Bid excludes the cutting and patching of asphalt and/or concrete.
- Bid excludes maintenance of existing irrigation system.
- Bid excludes trenching under walls, boring, and slurry.
- Bid excludes all demolition and salvage work.
- Bid excludes repairs and/or removals of landscape and irrigation not specified on plans.
- Bid excludes maintenance & protection to existing landscape & irrigation system.
- Bid excludes water taps, meters and water costs.
- Bid excludes manual watering of landscape.
- Bid excludes Weed Removal in existing landscape areas (Turf & Decomposed Granite areas).
- Bid excludes Salvage & Relocation of Rip-Rap.
- Bid excludes all concrete, masonry and pavement work unless quoted above.

Project: Mockingbird Ln. - 56th St. to Invergordon Rd.
Location: Mockingbird Ln. - 56th St. to Invergordon Rd.
City: Paradise Valley, AZ

Quote Date: 10/01/25
Valid Until: 10/31/25

Thank you for the opportunity to bid this project, we look forward to working with you. Should you have questions I can be reached at 602.843.1310.

Best Regards,

Rob Evans
revans@sdl-az.com



Proposal And Contract

Project Name: TOPV Roadway & Drainage Improvements
 N. 56th St & E. Mockingbird Ln, Paradise Valley AZ

Client Contact: Estimator
 Billing Information:
 Client: Achen Gardner
 Address:

9/9/2025

1 MILL UP TO 5" AC	11,271	SY	\$	4.33	\$	48,803.43
2 MILL 2" AC	10,460	sy	\$	3.16	\$	33,053.60
3 MOBILIZATION IN AND OUT	3	EA	\$	1,500.00	\$	4,500.00
					\$	86,357.03

Item 1 Includes: Cut, Load, Haul & Dispose of AC
 Item 2 Includes: Cut, Load, Haul & Dispose of AC, Sweeper & Trimmer
 Item 1 to be completed in 2 shifts with 2 move ins
 Item 2 to be completed in 2 shifts with 1 move in

****Items to be milled at minimum width of 7' 3"
 Contractor to provide water/water source/meter for machine at the rate of 1000 gal per hr.
 All milling is to be performed at the direction of the contractor.

*** This Quote expires in 30 Days

Exclusions:
 Ramping, Traffic Control, Blue Stake, Pedestrian/Foot Traffic Prevention, Layout and Any work not listed by line items above.
 Petro matt

****ALL PEDESTRIANS AND NON MILLING SERVICE EMPLOYEES ARE TO REMAIN 15' FROM ALL MILLING EQUIPMENT****

Respectfully Submitted By	Accepted	Date
Nicholas Coakley		

Nicholas Coakley
 Estimator
 Phone: 480-271-2914
 E-Mail: ncoakley@millingservices.com
 4511 E. Kerby Avenue, Phoenix, AZ 85040
 visit us at- www.millingservices.com

GRATE SOLUTIONS COMPANY INC.
 dba G.S.C.I.
 724 W COMMERCE AVE
 GILBERT, AZ 85233

Estimate

Date	Estimate #
9/2/2025	65937

Project
TOPV ROADWAY

Name / Address
ACHEN GARDNER kbilby@achen.com 550 S. 79th STREET CHANDLER, AZ 85226

Project Details

Contact Name / #	Sales Rep	Delivery Date	P.O. #/JOB #
BYRON LIVELY	JF		

Description	Qty	Cost	Total
MAG 542-1, M-1, L=6', 11' Nose Angle with Round Cast Iron Frame and Cover with Spring Handle, gray primed finish, furnish only	14	925.00	12,950.00
MAG 542-2, M-1, L=6', 11' Nose Angle with Round Cast Iron Frame and Cover with Spring Handle, gray primed finish, furnish only	13	925.00	12,025.00
MAG 542-2, M-1, L=10', 15' Nose Angle with Round Cast Iron Frame and Cover with Spring Handle, gray primed finish, furnish only	2	1,025.00	2,050.00
MAG 542-2, M-2, L=3', R=10', 18' Nose Angle with Round Cast Iron Frame and Cover with Spring Handle, gray primed finish, furnish only	1	1,100.00	1,100.00
MAG 542-2, M-2, L=10', R=3', 18' Nose Angle with Round Cast Iron Frame and Cover with Spring Handle, gray primed finish, furnish only	1	1,100.00	1,100.00
MAG 542-2, M-2, L=10', R=10', 25' Nose Angle with Round Cast Iron Frame and Cover with Spring Handle, gray primed finish, furnish only	2	1,275.00	2,550.00
MAG 537 Type G Single Grate and Frame, gray primed finish, furnish only	1	450.00	450.00

PLEASE CONTACT JOE FISCHER OR JAY SHINGLETON WITH ANY QUESTIONS REGARDING THIS ESTIMATE

Accounting Phone #	Accounting Email	Sales & Operations - Joe Fischer	Sales & Field Operations - Jay Shingleton
480-926-3450	terry@degconstruction.com	602-881-9882 / joe@gratesolutions.net	480-747-7283 / jay@gratesolutions.net

Subtotal
Sales Tax (5.395%)
Total

GRATE SOLUTIONS COMPANY INC.
 dba G.S.C.I.
 724 W COMMERCE AVE
 GILBERT, AZ 85233

Estimate

Date	Estimate #
9/2/2025	65937

Project
TOPV ROADWAY

Name / Address
ACHEN GARDNER kbilby@achen.com 550 S. 79th STREET CHANDLER, AZ 85226

Project Details

Contact Name / #	Sales Rep	Delivery Date	P.O. #/JOB #
BYRON LIVELY	JF		

Description	Qty	Cost	Total
MAG 537 Type G Double Grate and Frame, gray primed finish, furnish only	7	895.00	6,265.00
MAG 206 Scupper Nose Angle, 32' long for 7 Barrel Scupper with 28' Opening, gray primed finish, furnish only	1	800.00	800.00
MAG 145 Type 1 Handrail, 32' long for 7 Barrel Scupper with 28' Opening, installed and painted	1	3,150.00	3,150.00
Pair of MAG 145 Type 4 Handrail Wings, post holed in dirt, installed and painted \$1385 (If required)	1	1,385.00	1,385.00
MAG 145 Type 1 Handrail, 35' long for ADOT SD 6.08 Headwall with Wing Walls on Sheet 40, installed and painted	1	3,650.00	3,650.00

PLEASE CONTACT JOE FISCHER OR JAY SHINGLETON WITH ANY QUESTIONS REGARDING THIS ESTIMATE

Accounting Phone #	Accounting Email	Sales & Operations - Joe Fischer	Sales & Field Operations - Jay Shingleton
480-926-3450	terry@degconstruction.com	602-881-9882 / joe@gratesolutions.net	480-747-7283 / jay@gratesolutions.net

CUSTOM WORK REQUIRES PAYMENT UPON ORDER. ESTIMATES ARE GOOD FOR 30 DAYS ONLY, DUE TO STEEL INDUSTRY PRICING. STANDARD EXCLUSIONS ARE: TAXES, BONDS, ADDITIONAL INSURANCE REQUIREMENTS, RETENTION, ENGINEERING CALCS, PERMITS, TRAFFIC CONTROL, EXCAVATION, NIGHT-WORK, HOLIDAYS, WEEKENDS, DELIVERY & INSTALLATION (UNLESS NOTED), SHOP DRAWINGS, BLUE STAKING & PREVAILING WAGES. PRODUCTS LEFT OVER 90 DAYS WILL REQUIRE PICK UP OR DELIVERY. PAYMENT WILL BE FORFEITED IF LEFT BEYOND THIS PERIOD.

Subtotal	\$47,475.00
Sales Tax (5.395%)	\$0.00
Total	\$47,475.00



Franklin Striping, Inc.
 2832 S. 45th Street
 Phoenix, AZ 85040
 Phone: (480) 898-1180
 Fax: (480) 668-9688

ATTENTION: ESTIMATING DEPARTMENT

QUOTE NO: 091725

PROJECT: **MOCKINGBIRD LANE - 56TH ST TO INVERGORDON RD**
 PROJECT # 2021-03 & 2021-12
 LOCATION PARADISE VALLEY, AZ

DATE: 9/9/2025

ITEM NO.	SCOPE OF WORK	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1	PERMANENT PAINT WHITE, 4" EQUIV.	15285	LF	\$0.11	\$1,681.35
2	PERMANENT PAINT YELLOW, 4" EQUIV.	8230	LF	\$0.11	\$905.30
3	PAINTED MEDIAN NOSE W/ RPM'S	10	EA	\$125.00	\$1,250.00
4	4" EQUIV. WHITE EXTRUDED THERMOPLASTIC 90MIL	29830	LF	\$0.43	\$12,826.90
5	4" EQUIV. YELLOW EXTRUDED THERMOPLASTIC 90MIL	8230	LF	\$0.43	\$3,538.90
6	4" EQUIV. WHITE TRANSVERSE THERMOPLASTIC 90MIL	445	LF	\$4.80	\$2,136.00
7	PREFORMED TAPE SYMBOL, BIKE GUY/ARROW (3M 380)	13	EA	\$640.00	\$8,320.00
8	TYPE G RPM (1-WAY WHITE)	72	EA	\$3.50	\$252.00
9	TYPE M RPM (2-WAY BLUE)	10	EA	\$3.50	\$35.00
10	MOBILIZATION	2	EA	\$1,000.00	\$2,000.00
TOTAL	BID PRICE:				\$32,945.45

*** ADDITIONAL MOBILIZATIONS WILL BE CHARGED AT \$1000.00 EACH FOR STRIPING.

To schedule projects, email us at: scheduling@franklinstriping.com

DISCLAIMER:

Quantities shown above are an estimate only, actual field quantities installed will be used for billing purpose.

Excludes: Police Officer, Traffic control, barricades, signage, bonds, sales tax, permits, survey, sweeping, as built, water supply, dump site, shadow truck, diamond grinding, obliteration, slurry seal or sealer for obliteration scarring, removal of curing compound from pccp & removal of chip seal markers.

Additional Mobilization Charges May Be Applied From Circumstances Beyond Our Control Which Would Prohibit The Above Mentioned Work From Being Completed As Scheduled.

(i.e. UNMOVED VEHICLES, TRAILER, SPRINKLERS, OR EXCESSIVELY DIRTY AREAS ETC.)

****FSI REQUIRES 15 DAYS NOTICE PRIOR TO ANY PAVEMENT MARKING NEEDED****

** Contractor is to provide Striping Survey. Reference ADOT Standard Specifications 2021 Edition

** Sec.-925. Contractor to supply Survey Control points to be set every 50ft.

** If striping survey is not completed per ADOT Standard Specifications, a cost of \$500.00/hour will be charged to layout.

** Franklin Striping Inc. will warranty the striping for 1 year.

All material is guaranteed to be as specified and preformed in accordance with the drawings and specifications submitted for the above mentioned work and completed in a substantial workmanlike manner. Payment terms to be NET 30. **This proposal is valid for 60 days.** Licensed and Bonded.

Lic No. 115703 & 238964

SINCERELY,
 PHIL KOWALCZYK

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

By: _____

PO#: _____



Bid Proposal for TOPV Roadway and Drainage Improvements

CUSTOMER	<p>ACHEN GARDNER CONSTRUCTION LLC 550 S 79TH STREET CHANDLER, AZ 85226 Contact: Bryon Lively blively@achen.com</p>	<p>Job TOPV Roadway and Drainage Improvements PARADISE VALLEY, AZ Bid Date: 09/10/2025 05:00 pm Bid #: 4433082</p>
	<p>Sales Representative Bryant Argall (T) 602-427-9218 Bryant.Argall@coreandmain.com</p>	<p>Core & Main 2401 South 19th Avenue Phoenix, AZ 85009 (T) 6022550234</p>
CONTACT		
NOTES		



Bid Proposal for TOPV Roadway and Drainage Improvements

ACHEN GARDNER CONSTRUCTION LLC

Job Location: PARADISE VALLEY, AZ

Bid Date: 09/10/2025 05:00 pm

Core & Main Bid #: 4433082

Core & Main

2401 South 19th Avenue

Phoenix, AZ 85009

Phone: 6022550234

Seq#	Qty	Description	Units	Price	Ext Price
20		*** WATER ***			
40		12" VERTICAL REALIGNMENT			
50	396	12 TR FLEX PR350 DI PIPE MCWANE	FT	72.54	28,725.84
60	680	27X340 POLYWRAP BLK 10-12 DIP 8MIL PERF 20' PER FOOT	FT	0.53	360.40
70	8	2X100 POLYWRAP TAPE BLK 10MIL PER ROLL	EA	4.97	39.76
80	500	WIRE 12/1 X 500 UF BLUE SOLID FEED 500' ROLL	FT	0.25	125.00
90	1	3X1000' DET TAPE WATER BLUE	EA	31.22	31.22
100	1	12 MJ 90 C153 IMP	EA	460.80	460.80
110	12	12 MJ 45 C153 IMP	EA	381.47	4,577.64
120	6	462-12751440-000 12X12 CPLG EPXY 12.75-14.40 OD	EA	570.95	3,425.70
130	26	12 TUFGRIP DI TLD-12 L/ACC (I)	EA	120.88	3,142.88
140	26	12 MJ REG ACC SET L/GLAND IMP	EA	43.69	1,135.94
		12" VERTICAL REALIGNMENT SUBTOTAL			42,025.18
160		8" VERTICAL REALIGNMENT			
170	684	8 TR FLEX PR350 DI PIPE MCWANE	FT	46.64	31,901.76
180	1020	20X340 POLYWRAP BLK 3-8 DIP 8MIL PERF 20' PER FOOT	FT	0.39	397.80
190	8	2X100 POLYWRAP TAPE BLK 10MIL PER ROLL	EA	4.97	39.76
200	1000	WIRE 12/1 X 500 UF BLUE SOLID FEED 500' ROLL	FT	0.25	250.00
210	1	3X1000' DET TAPE WATER BLUE	EA	31.22	31.22
220	32	8 MJ 45 C153 IMP	EA	177.18	5,669.76
230	1	8 MJ 22-1/2 C153 IMP	EA	172.56	172.56
240	3	8 MJ L/P SLV C153 IMP	EA	218.17	654.51
250	4	8X6 MJ RED C153 IMP	EA	126.94	507.76
260	9	462-08540985-000 8X12 CPLG EPXY 8.54-9.85 OD	EA	391.77	3,525.93
270	76	8 TUFGRIP DI TLD-8 L/ACC (I)	EA	55.90	4,248.40
280	76	8 MJ REG ACC SET L/GLAND IMP	EA	29.54	2,245.04
290	4	6 TUFGRIP DI TLD-6 L/ACC (I)	EA	37.27	149.08
300	4	6 MJ REG ACC SET L/GLAND IMP	EA	27.69	110.76
		8" VERTICAL REALIGNMENT SUBTOTAL			49,904.34
320		6" VERTICAL REALIGNMENT			
330	126	6 TR FLEX CL50 PR350 DI PIPE MCWANE	FT	35.57	4,481.82
340	8	6 MJ 45 C153 IMP	EA	121.65	973.20
350	2	6 MJ L/P SLV C153 IMP	EA	136.19	272.38
360	6	462-06540765-000 6X12 CPLG EPXY 6.54-7.65 OD	EA	282.86	1,697.16
370	20	6 TUFGRIP DI TLD-6 L/ACC (I)	EA	37.27	745.40
380	20	6 MJ REG ACC SET L/GLAND IMP	EA	27.69	553.80
		6" VERTICAL REALIGNMENT SUBTOTAL			8,723.76



Bid Proposal for TOPV Roadway and Drainage Improvements

Bid #: 4433082

Seq#	Qty	Description	Units	Price	Ext Price
420		COPPER SERVICE RELOCATE			
430		CONTRACTOR TO VERIFY EXISTING SIZE			
440	400	1X100 SOFT K COPPER USA PER FOOT	FT	12.35	4,940.00
450	18	C44-44-NL 1 BRS CPLG PJ CTSXPJ CTS NO LEAD	EA	28.52	513.36
COPPER SERVICE RELOCATE SUBTOTAL					5,453.36
470		1" WATER SERVICE			
480	2	BR2B1314IP100 12X1IP BRZ SAD DBL WIDE BRZ STRAP 13.14-14.58 OD	EA	250.40	500.80
490	2	B25028N 1 BALL CORP STOP MIPTX110 COMP CTS 1/4 TURN NO LEAD	EA	80.30	160.60
500	100	1X100 SOFT K COPPER USA PER FOOT	FT	12.35	1,235.00
510	2	H15531N 1 BRS 90 110 COMP CTSXMIPT NO LEAD	EA	34.73	69.46
520	2	B20200N 1 STRT BALL VLV FIPTXFIPT LW 1/4 TURN NO LEAD	EA	107.11	214.22
530	2	H10890N 1 METER CPLG 2-5/8L NL NO LEAD	EA	18.05	36.10
540	2	#2 CONC METER BOX BODY PHOENIX	EA	63.48	126.96
550	2	#2 CONC MTR BOX LID PHX SPEC CITY OF PHOENIX	EA	140.52	281.04
1" WATER SERVICE SUBTOTAL					2,624.18
570		2" COPPER RELOCATED LINE			
580		PLANS SAY EXISTING MAY BE ACP			
590	60	2X60 SOFT K COPPER USA PER FOOT	FT	35.17	2,110.20
600	2	C44-77-NL 2 BRS CPLG PJ CTSXPJ CTS NO LEAD	EA	128.83	257.66
2" COPPER RELOCATED LINE SUBTOTAL					2,367.86
620		8" GATE VALVE			
630	1	8 F6100 MJ RW GV OL ON L/ACC CLOW GATE VALVE EPOXY COATED W/STAINLESS STEEL BOLTS & NUTS	EA	1,460.41	1,460.41
640	1	VALVE BOX CONCRETE BASE	EA	32.66	32.66
650	20	8 PVC C900 DR18 PIPE 20' GSKT PC235	FT	18.02	360.40
660	1	DC825 8 DEBRIS CAP BLK W/BLUE HDL DC825-BL	EA	69.42	69.42
670	1	LOCATING COIL BLUE	EA	16.48	16.48
680	1	DET 270 MONUMENT ONLY NO LID	EA	120.88	120.88
690	1	8 DROP IN LID WATER IMP VB4710W	EA	29.64	29.64
700	2	8 TUFGRIP DI TLD-8 L/ACC (I)	EA	55.90	111.80
710	2	8 MJ REG ACC SET L/GLAND IMP	EA	29.54	59.08
8" GATE VALVE SUBTOTAL					2,260.77



Bid Proposal for TOPV Roadway and Drainage Improvements

Bid #: 4433082

Seq#	Qty	Description	Units	Price	Ext Price
750		6" GATE VALVE			
760	1	6 F6100 MJ RW GV OL ON L/ACC EPOXY COATED 304SS B&N CLOW GATE VALVE EPOXY COATED W/STAINLESS STEEL BOLTS & NUTS	EA	916.91	916.91
770	1	VALVE BOX CONCRETE BASE	EA	32.66	32.66
780	20	8 PVC C900 DR18 PIPE 20' GSKT PC235	FT	18.02	360.40
790	1	DC825 8 DEBRIS CAP BLK W/BLUE HDL DC825-BL	EA	69.42	69.42
800	1	LOCATING COIL BLUE	EA	16.48	16.48
810	1	DET 270 MONUMENT ONLY NO LID	EA	120.88	120.88
820	1	8 DROP IN LID WATER IMP VB4710W	EA	29.64	29.64
830	2	6 TUFGRIP DI TLD-6 L/ACC (I)	EA	37.27	74.54
840	2	6 MJ REG ACC SET L/GLAND IMP	EA	27.69	55.38
6" GATE VALVE SUBTOTAL					1,676.31
860		RELOCATE FIRE HYDRANT			
870	1	6 MJ L/P SLV C153 IMP	EA	136.19	136.19
880	18	6 TJ CL50 PR350 DI PIPE MCWANE	FT	26.27	472.86
890	1	5-1/4VO MED HYD 4'6"B PHX CL 3W DRY 6" MJ OL PHOENIX OL 6IN MJ SHOE L/ACC 1-1/2IN PENT (2) 2-1/2 PHX HOSE NOZ	EA	2,856.97	2,856.97
900	3	6 TUFGRIP DI TLD-6 L/ACC (I)	EA	37.27	111.81
910	3	6 MJ REG ACC SET L/GLAND IMP	EA	27.69	83.07
RELOCATE FIRE HYDRANT SUBTOTAL					3,660.90
*** WATER SUBTOTAL					118,696.66
950		*** STORM ***			
970		8" HDPE			
980	20	8 N12 AASHTO WTIB SOLID 20' BLUE BANDS BOTH ENDS DUAL WALL 08650020IB	FT	6.66	133.20
990	1	ADS 0832AG 8 N12 WT END CAP	EA	93.34	93.34
1000	1	ADS 0877AG 8 SANDED MH ADPT	EA	136.07	136.07
8" HDPE SUBTOTAL					362.61
1020		18" HP HDPE			
1030	3440	18 HP DW STORM WTIB SOLID 20' 2 GSKTS DUAL WALL 18650020IBPL2	FT	24.88	85,587.20
1040	6	18" X 18" WT HP DWALL TEE	EA	1,120.91	6,725.46
1050	2	ADS 1897AN65BP 18 HP WT 45 DUAL WALL	EA	552.22	1,104.44
1060	75	ADS 1802PS 18 WATERSTOP GSKT	EA	88.71	6,653.25
18" HP HDPE SUBTOTAL					100,070.35



Bid Proposal for TOPV Roadway and Drainage Improvements

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Seq#	Qty	Description	Units	Price	Ext Price
1100		24" HP HDPE			
1110	1600	24 HP DW STORM WTIB SOLID 20' 2 GSKTS DUAL WALL DR1800 24650020IBEP2	FT	39.58	63,328.00
1120	2	24X18 HP TEE	EA	1,623.27	3,246.54
1130	20	24" HP N12 WATERSTOP GASKET	EA	148.23	2,964.60
		24" HP HDPE SUBTOTAL			69,539.14
1150		30" HP HDPE			
1160	840	30 HP DW STORM WTIB SOLID 20' 1 GSKT DUAL WALL 30650020IBPL1	FT	63.21	53,096.40
1170	2	30X18 HP TEE	EA	1,928.18	3,856.36
1180	6	ADS 3002PS 30 WATERSTOP GSKT	EA	212.23	1,273.38
		30" HP HDPE SUBTOTAL			58,226.14
		*** STORM SUBTOTAL			228,198.24
1220		*** SEWER ***			
1240		12" SEWER			
1250	100	12 PVC SDR35 SWR PIPE (G) 20'	FT	19.08	1,908.00
1260	500	WIRE 12/1 X 500 UF GREEN SOLID FEED 500' ROLL 1012-41-03	FT	0.25	125.00
1270	1	3X1000' DET TAPE SEWER GREEN	EA	31.22	31.22
1280	2	102775 12 PVC MH STOP RING	EA	9.50	19.00
		12" SEWER SUBTOTAL			2,083.22
		*** SEWER SUBTOTAL			2,083.22
		Sub Total			348,978.12
		Tax			0.00
		Total			348,978.12

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.



Olson Precast of Arizona
 License No. 098590 Type A-12
 3045 S. 35th Ave
 Phoenix, AZ 85009
 Phone: (602) 269-6219
 Fax: (602) 278-5568

Quote Number: 25-41964

Quote Date: 9/5/2025

Office

Bill to:	ACHEN GARDNER CONSTRUCTION, LLC 2195 W. CHANDLER BLVD, SUITE 200 CHANDLER, AZ 85224	Project:	MOCKINGBIRD LN DRAIN AND RD IMPS PARADISE VALLEY, AZ
Contact:	Bryon Lively	Project Manager:	
Phone :	480-940-1300	Estimator:	G WILLIAMS
	Fax: 480-940-4576	Phone :	Fax:
Customer ID:	ACHEN GARDN	PO:	ShipVia:
Terms:	Net 30		Sales Rep: Greg Williams Bid Date: 9/5/2025

Product ID / Structure Type	Qty	Structure Price/Average	Amount
48 POLYMER VAC TEST, INSECTA	1	\$2,634.38	\$2,634.38
48 SDMH MATERIAL FOR BX CULVERT	6	\$2,962.39	\$17,774.37
48" POLYMER MANHOLE	1	\$14,249.87	\$14,249.87
MAG 520 48 STORM DRAIN MH w/ 30 OPEN	15	\$5,770.16	\$86,552.35



Olson Precast of Arizona
 License No. 098590 Type A-12
 3045 S. 35th Ave
 Phoenix, AZ 85009
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 Fax: (602) 278-5568

Quote Number: 25-41964

Quote Date: 9/5/2025

Office

	\$121,210.96
Taxable	\$0.00
Non-Taxable	\$121,210.96
Sub Total	\$121,210.96
Tax	\$0.00
Total	\$121,210.96

QUOTE DONE PER SUPPLIED APPROVED FOR CONSTRUCTION PLANS AND SPECS

STANDARD EXCLUDES UNLESS SPECIFIED IN INCLUDES: Excavation & Excavation Protection, Backfill, Shoring, Final Adjustment and Supplying Grade Rings For Final Adjustment, Tax, All Bonds, Traffic Control, Access, Dewatering, Pipe Cutting/Breakout/Penetrations/Drops, Permits, Short Loads, Water Stops, Grades, Staking, Concrete Collar, Orientation classes/drug testing specific to jobs, Weekend Work, Night Work between 6 p.m to 4 a.m, Lighting, Concrete Pumping, Pipe & Valve Work including Stabilization of Pipe, Grout Fill, Coating/Linings Testing, Knockouts, Retention, Textura billing costs, Stand by charges due to contractor.

STANDARD NOTES: Excavation to not exceed MAG or plan details, Design and Fabrication per industry standard any required modification will be extra. For MAG A concrete will be billed at \$200/yd for over excavation, and / or lost concrete due to contractor not ready. **REQUIRED :** Suitable access for boom/redi mix trucks to perform under own power, on level ground no powerlines or overhead obstructions (15' from boom pedestal to center of hole; actual distance determined by depth and weight of product). A one year warranty is included in this price. \$500 dollar cancellation fee for manholes scheduled and cancelled within 48 hours. Prices are good for 45 days from date of estimate. Jobs awarded but not started within 3 months or after concrete price increases may be re-priced. Olson Precast's liability is limited to the total of this quote.

MANHOLE NOTES: Material meets ASTM C- 478 specifications. Bases are MAG 420 or 520 unless specified. Waterstop to be provided and installed by Contractor per manufactures specs: Vacuum Testing and Coating Scheduled six months after installation maybe re-priced. Vacuum Testing of Sewer Manholes Only are to top of cone. Olson is not Responsible for Vacuum Testing Grade rings when Adjustment is by Others. If agency requires testing to top of F/C and test passes thru top of cone then change order required to pass through F/C. Customer to Supply and Install Pipe Plug on Pipe larger than 24". 28 day cure time required for Coating of Concrete unless Contractor waives Olson liability in writing. Scheduling of closeout work including, vacuum testing, coating, insecta coating requires a two week notice. **MAX PIPE DISTANCE:** For 8"-12" Pipe from Center of manhole 48" MH = 21" 60" MH = 27" For all other pipe size distance @ Springline from Outside pipe to Outside Pipe cannot exceed 42". Customer is responsible for Confirmation of Frame & Cover Lettering. Olson to set manhole openings to outflow pipe. Olson is not responsible for conflicts with manhole openings and curbs.

MANHOLE STORM INCLUDES: STANDARD 30" F/C, MAG 520 BASES, DELIVERED AND SET WITH JOINT SEALANT.
EXCLUDES: TESTING AND COATING, POURING FOR HIGH PIPES OUT OF BASES, FORMING OF BASES UNLESS OTHERWISE NOTED, FORMED BASES.

1 @ A TIME FOR MH CONSTRUCTION ALL CLOSEOUT DONE AT ONE TIME

POLYMER MH INCLUDES: 24" STANDARD F/C, POLYMER GRADE RINGS, PRECAST BASE WITH PIPE CONNECTION BOOTS, PREPOURED INVERTS, JOINT SEALANT, DELIVERED IN FULL TRUCK LOADS AND OFFLOADED IN ONE LOCATION, INSECTA, VACUUM TESTING.
EXCLUDES: SETTING OF MATERIAL.

MANHOLE STORM MATERIAL FOR BX CULVERT INCLUDES: STANDARD 30" F/C, DELIVERED AND SET WITH JOINT SEALANT.
EXCLUDES: TESTING AND COATING, POURING FOR HIGH PIPES OUT OF BASES, FORMING OF BASES UNLESS OTHERWISE NOTED, MATCHING JOINT ON TOP OF BOX CULVERT.

**EXHIBIT 3
TO
FIRST AMENDMENT
TO
CONSTRUCTION MANAGER AT RISK (CMAR) AGREEMENT CON-25-001-ENG**

[Construction Documents]

See following pages.

TABLE I NOTE:

Welded wire reinforcement areas provided in Table I represent the largest reinforcement areas for each precast culvert span "S" and the corresponding vertical rise "R" for fill height of 2 feet to less than 10 feet.

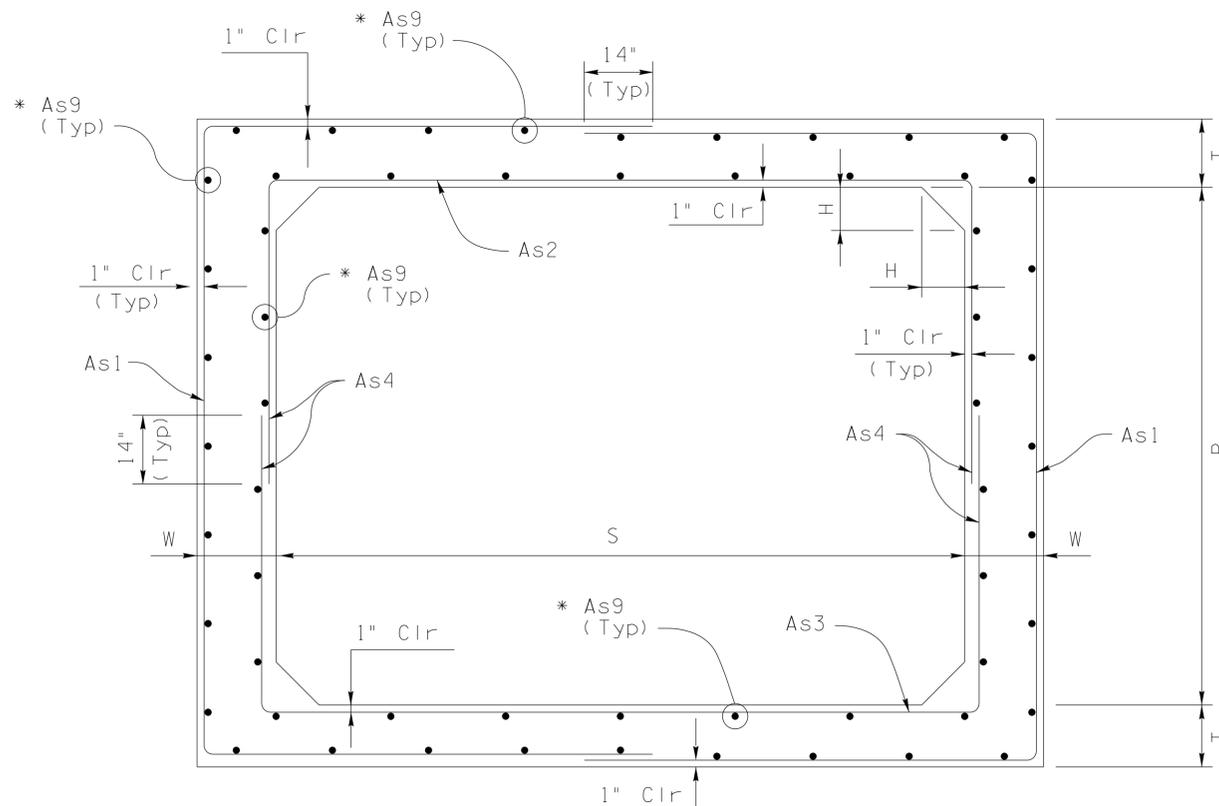
TABLE II NOTE:

Welded wire reinforcement areas provided in Table II represent the largest reinforcement areas for each precast culvert span "S" and the corresponding vertical rise "R" for fill height of 10 feet to no more than 20 feet.

TABLE NO. I 2' TO LESS THAN 10' FILL HEIGHT									
Span "S"	Rise "R"	Slab "T"	Walls "W"	Haunch "H" **	Welded Wire Reinforcement Circumferential Areas Square inch / Foot				
					As1	As2	As3	As4	
6'	3'	7"	7"	7"	0.21	0.24	0.19	0.17	
	4'	7"	7"		0.19	0.27	0.21	0.17	
	5'	7"	7"		0.17	0.30	0.24	0.17	
	6'	7"	7"		0.17	0.32	0.26	0.17	
8'	3'	8"	8"	8"	0.35	0.29	0.28	0.19	
	4'	8"	8"		0.31	0.34	0.32	0.19	
	5'	8"	8"		0.28	0.37	0.35	0.19	
	6'	8"	8"		0.25	0.40	0.38	0.19	
	7'	8"	8"		0.23	0.43	0.41	0.19	
8'	8"	8"	0.21	0.45	0.44	0.19			
10'	3'	10"	10"	10"	0.42	0.31	0.27	0.24	
	4'	10"	10"		0.38	0.35	0.30	0.24	
	5'	10"	10"		0.35	0.39	0.34	0.24	
	6'	10"	10"		0.32	0.42	0.37	0.24	
	7'	10"	10"		0.30	0.45	0.40	0.24	
	8'	10"	10"		0.27	0.47	0.43	0.24	
	9'	10"	10"		0.26	0.50	0.46	0.24	
	10'	10"	10"		0.25	0.52	0.48	0.24	
12'	8'	12"	12"	12"	0.33	0.49	0.42	0.29	
	9'	12"	12"		0.30	0.51	0.45	0.29	
	10'	12"	12"		0.29	0.54	0.48	0.29	
	11'	12"	12"		0.29	0.56	0.51	0.29	
12'	12"	12"	0.29	0.59	0.53	0.29			

TABLE NO. II 10' TO NO MORE THAN 20' FILL HEIGHT									
Span "S"	Rise "R"	Slab "T"	Walls "W"	Haunch "H" **	Welded Wire Reinforcement Circumferential Areas Square inch / Foot				
					As1	As2	As3	As4	
6'	3'	7"	7"	7"	0.28	0.31	0.31	0.17	
	4'	7"	7"		0.24	0.34	0.35	0.17	
	5'	7"	7"		0.20	0.37	0.38	0.17	
	6'	7"	7"		0.18	0.38	0.39	0.17	
8'	3'	8"	8"	8"	0.51	0.43	0.44	0.19	
	4'	8"	8"		0.44	0.48	0.49	0.19	
	5'	8"	8"		0.39	0.52	0.54	0.19	
	6'	8"	8"		0.36	0.55	0.57	0.19	
	7'	8"	8"		0.33	0.57	0.60	0.19	
	8'	8"	8"		0.31	0.59	0.62	0.19	
10'	3'	10"	10"	10"	0.68	0.48	0.49	0.24	
	4'	10"	10"		0.61	0.54	0.55	0.24	
	5'	10"	10"		0.55	0.59	0.61	0.24	
	6'	10"	10"		0.50	0.63	0.65	0.24	
	7'	10"	10"		0.46	0.67	0.69	0.24	
	8'	10"	10"		0.43	0.69	0.72	0.24	
	9'	10"	10"		0.40	0.71	0.75	0.24	
	10'	10"	10"		0.38	0.73	0.77	0.24	
12'	8'	12"	12"	12"	0.57	0.78	0.81	0.29	
	9'	12"	12"		0.53	0.81	0.85	0.29	
	10'	12"	12"		0.51	0.84	0.88	0.29	
	11'	12"	12"		0.48	0.84	0.91	0.29	
12'	12"	12"	0.46	0.87	0.93	0.29			

** In lieu of performing a special design, for the specific case where the actual haunch dimensions are larger than the standard dimensions and vertical and horizontal haunch dimensions are equal, the As1 steel area shall be increased by 1 percent for every 5 percent increase in the haunch dimension over that specified in Tables I and II.



TYPICAL SECTION

* See General Notes for As9 spacing

GENERAL NOTES:

Construction Specification - Arizona Department of Transportation Standard Specifications for Road and Bridge Construction, latest Edition.

Design Specifications - AASHTO LRFD Bridge Design Specifications, 8th Edition 2017.

Precast reinforced concrete box culverts sections shown conform to ASTM C1577-20.

Sections shown in tables 1 and 2 were designed for combined earth, dead load, and HL-93 live load without Lane Load as permitted by the AASHTO LRFD Bridge Design Specifications, using either the design Truck or the design Tandem and taking the controlling case.

All Concrete shall be Class "S" (f'c = 5,000 psi).

All reinforcing steel shall consist of welded wire reinforcement conforming to ASTM A1064/A1064M (AASHTO M 336).

Circumferential reinforcement area shown in Tables I and II are based solely on the use of welded wire reinforcement with 4 inch spacing of the circumferential wires.

Longitudinal distribution reinforcement As9 is based on a D4.0 welded wire reinforcement with a 8" center to center spacing, and a minimum cross-sectional area of 0.03 in²/ft.

All circumferential reinforcing steel shall have a 1 inch clear cover unless noted otherwise.

Compact backfill for footing and wall base minimum 100 percent of ASTM D698 maximum dry density.

See Project Plans for wall layout, top of footing and finished grade elevations, footing step and wall joint locations. Construction joints shall match the locations of weakened plane joints.

Shop Drawings shall be provided for Precast box culverts showing dimensions and details of each box section type, joint ends, seals, lifting devices, full layout plan, box section numbering, and placement sequence.

See Special Provisions for additional requirements for leveling course material, installation, structural excavation and structure backfill.

Pay item measure of linear foot of precast concrete culvert shall be along the central axis of the culvert per barrel, and shall include the length of joints and connections.

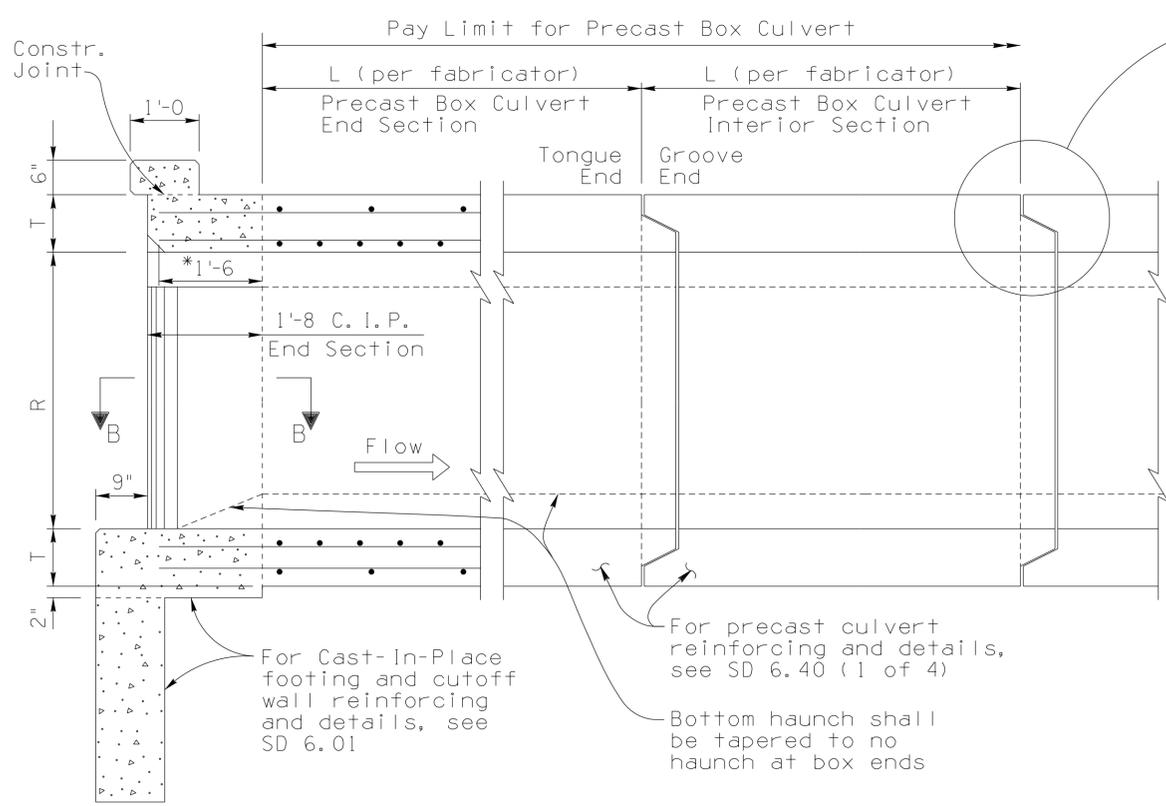
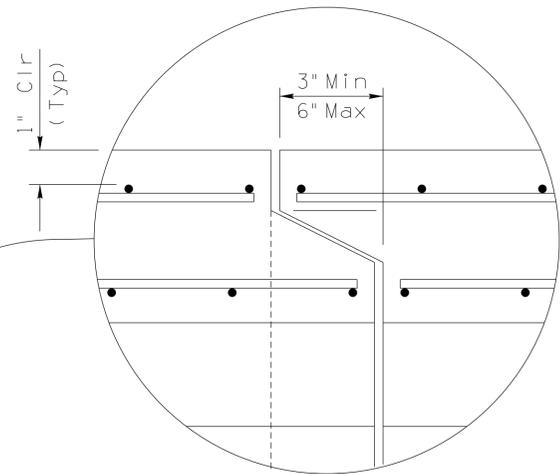
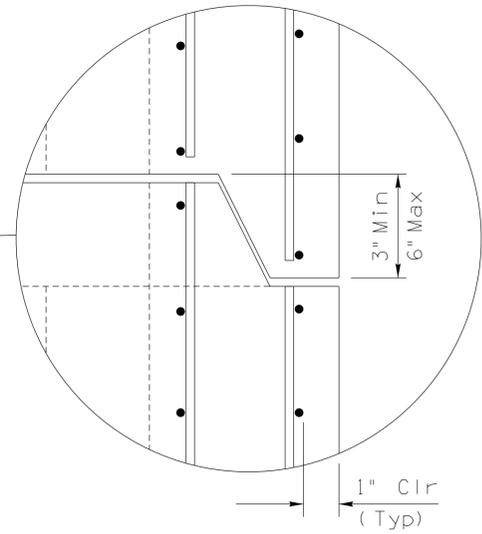
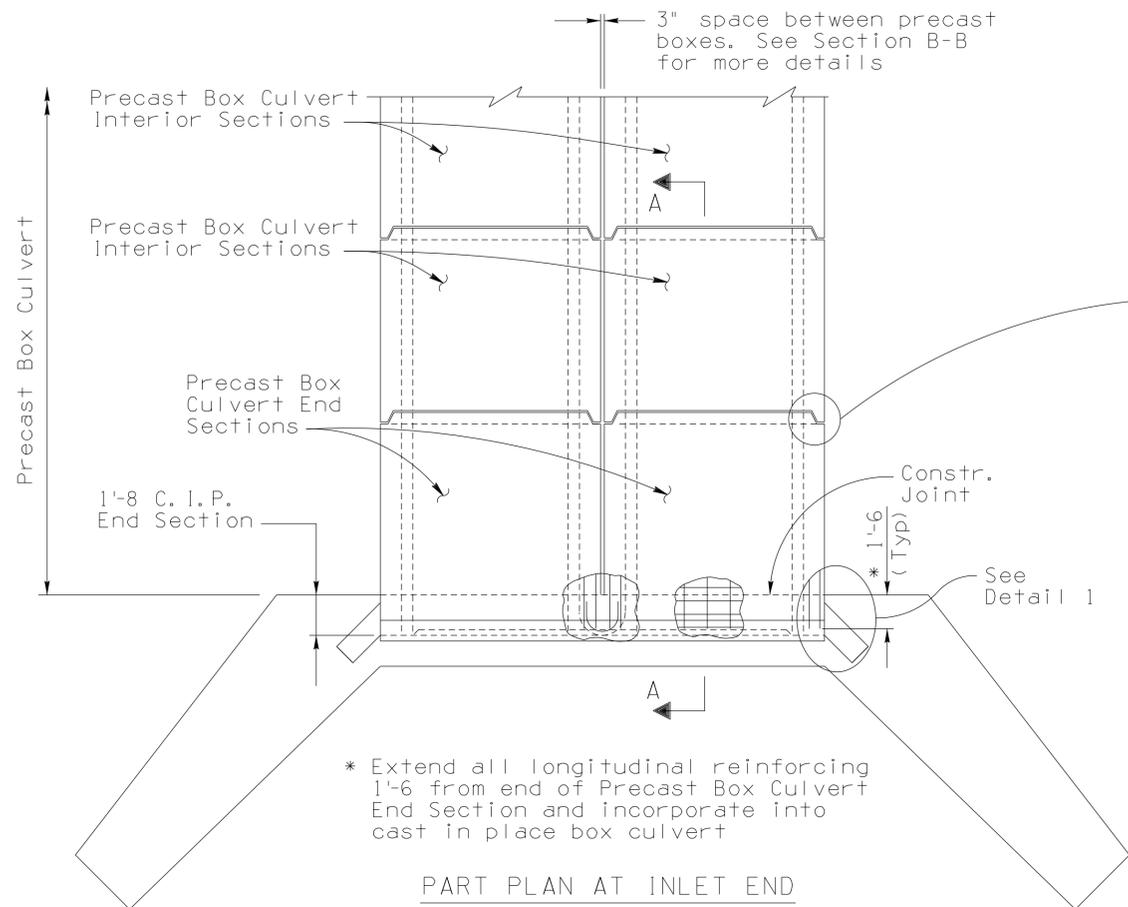
Dimensions shall not be scaled from drawings.

STANDARDS ENGINEER A. ALZUBI	ARIZONA DEPARTMENT OF TRANSPORTATION INFRASTRUCTURE DELIVERY AND OPERATIONS DIVISION BRIDGE GROUP STANDARD DRAWING	
RECOMMENDED FOR APPROVAL GROUP MANAGER D. BENTON	PRECAST REINFORCED CONCRETE BOX CULVERTS SINGLE BARREL NOTES & DIMENSIONS	DRAWING NO. SD 6.20 (1 of 5)
APPROVED STANDARDS COMMITTEE APPROVED FOR DISTRIBUTION		DATE 02/23

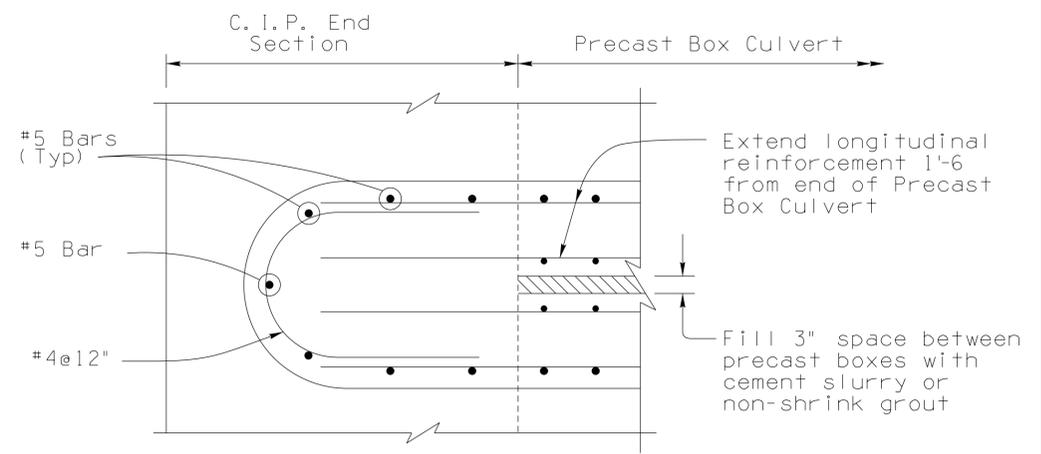
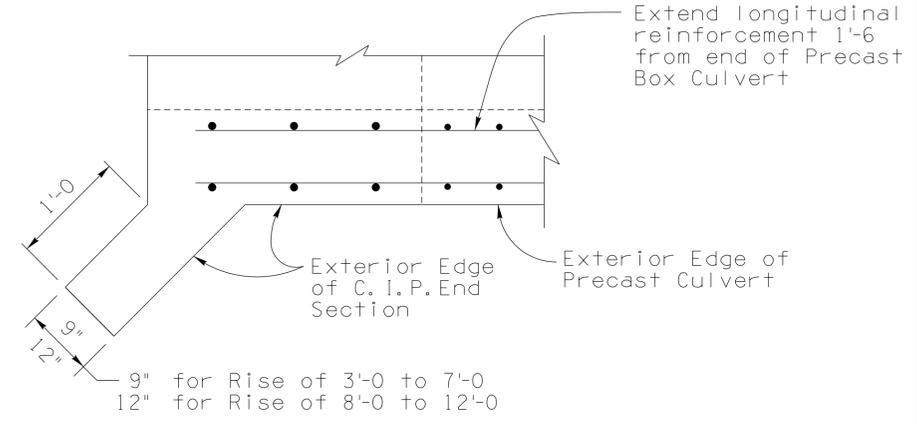
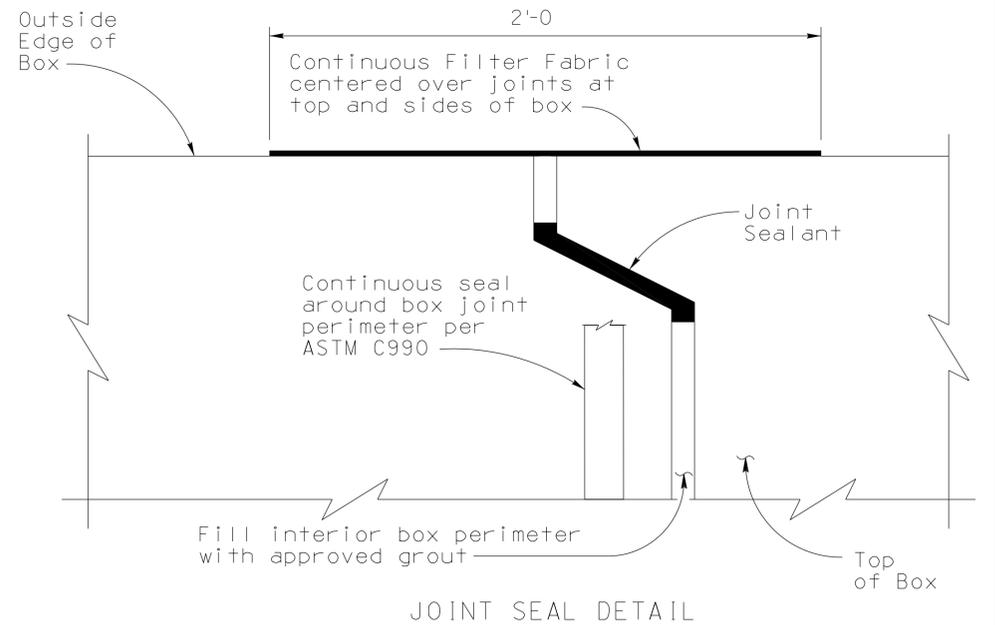
Note to Designer:
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PRIOR DISTRIBUTION DATE

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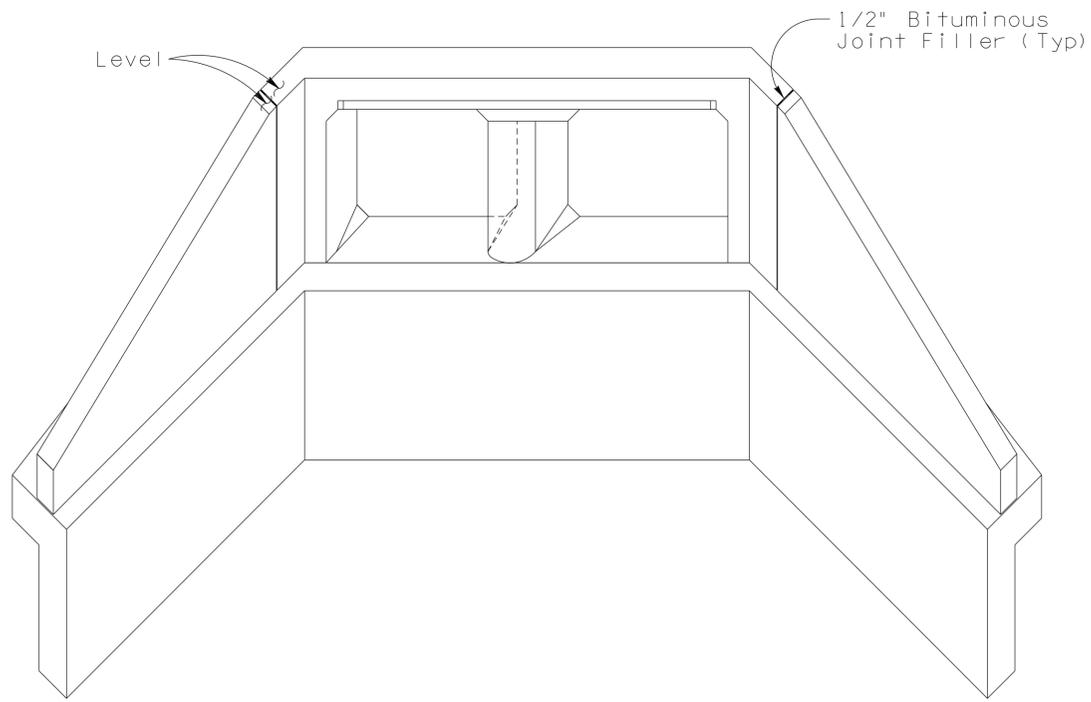


NOTES:
 See SD 6 series for additional notes, details, dimensions, and quantities.
 Footing for C.I.P. end section shall be continuous with no joints.

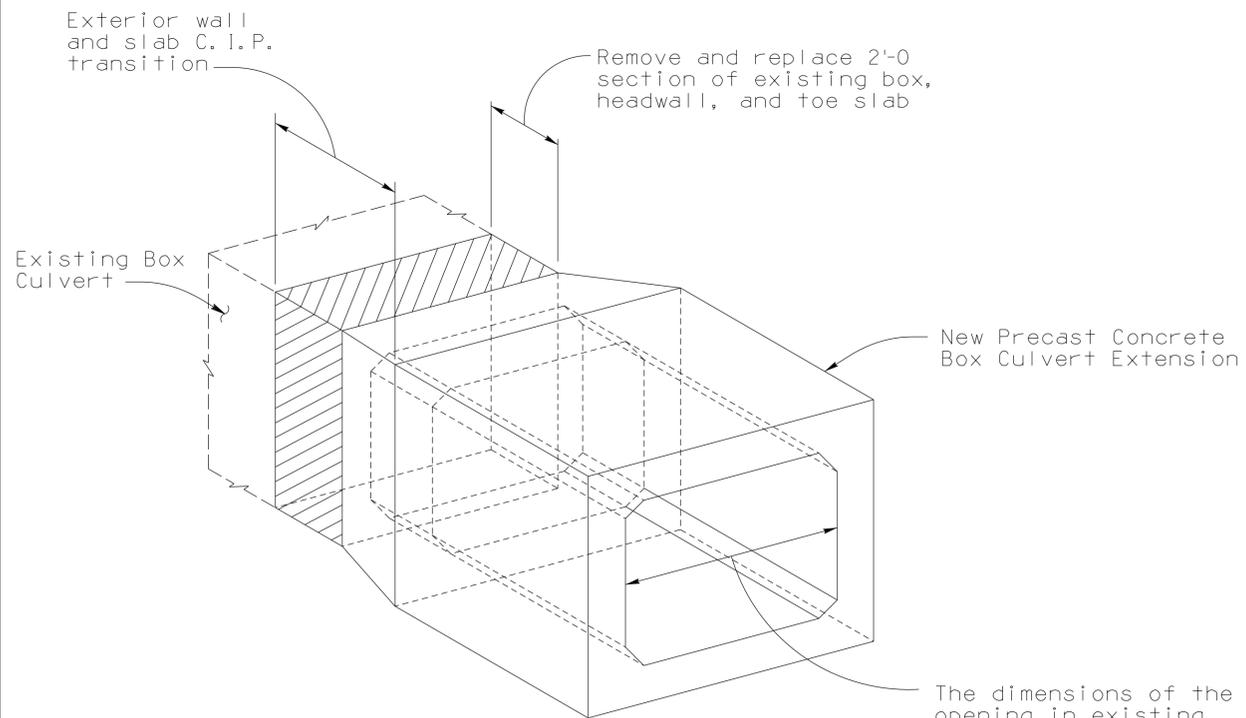


STANDARDS ENGINEER A. ALZUBI	ARIZONA DEPARTMENT OF TRANSPORTATION INFRASTRUCTURE DELIVERY AND OPERATIONS DIVISION BRIDGE GROUP STANDARD DRAWING	
RECOMMENDED FOR APPROVAL GROUP MANAGER D. BENTON	PRECAST REINFORCED CONCRETE BOX CULVERTS MISCELLANEOUS DETAILS 1	DRAWING NO. SD 6.20 (2 of 5)
APPROVED	STANDARDS COMMITTEE APPROVED FOR DISTRIBUTION	DATE 02/23

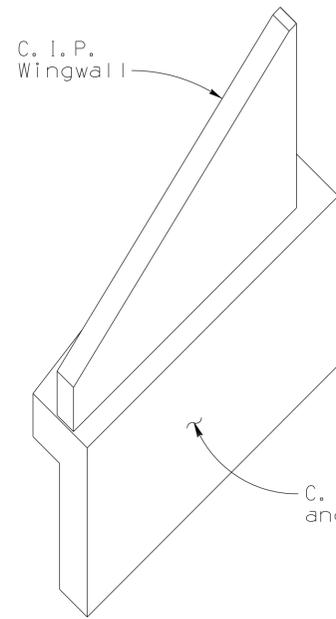
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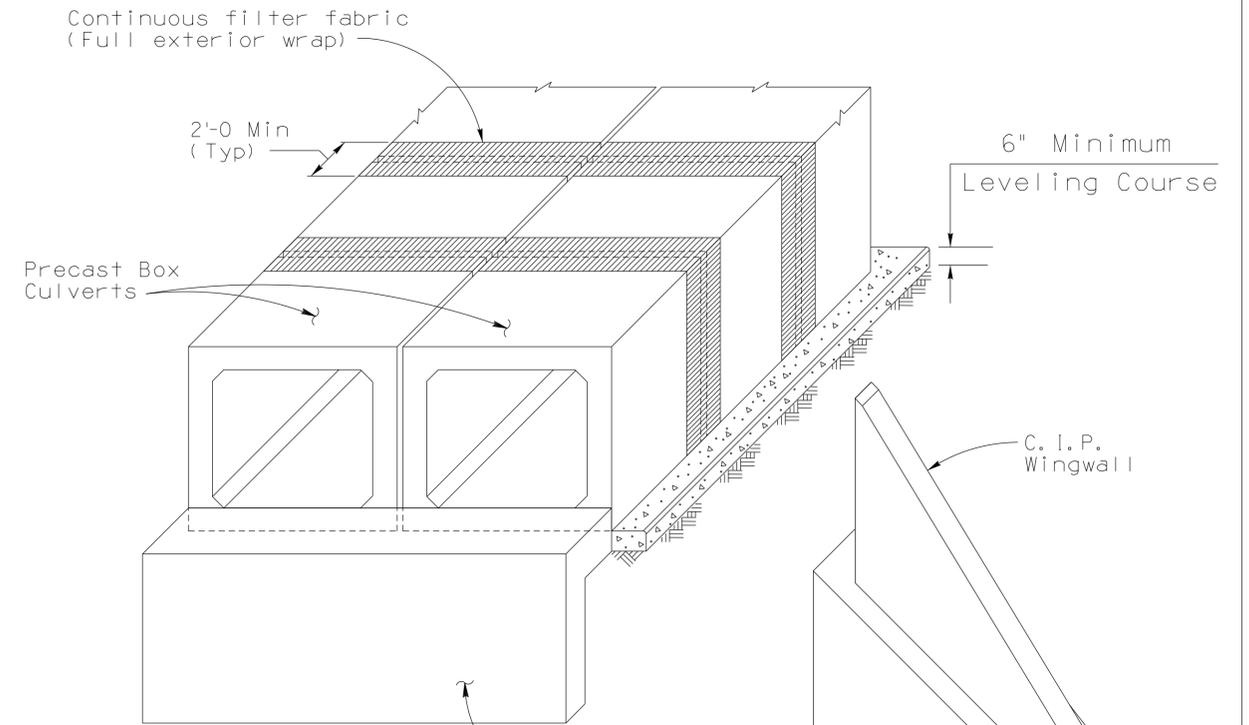
3D VIEW OF CAST-IN-PLACE END SECTION
 (Double barrel culvert shown. Single or multiple barrels similar)



PICTORIAL VIEW OF EXTERIOR WALL AND SLAB TRANSITION



C.I.P. Footing and Cutoff Wall

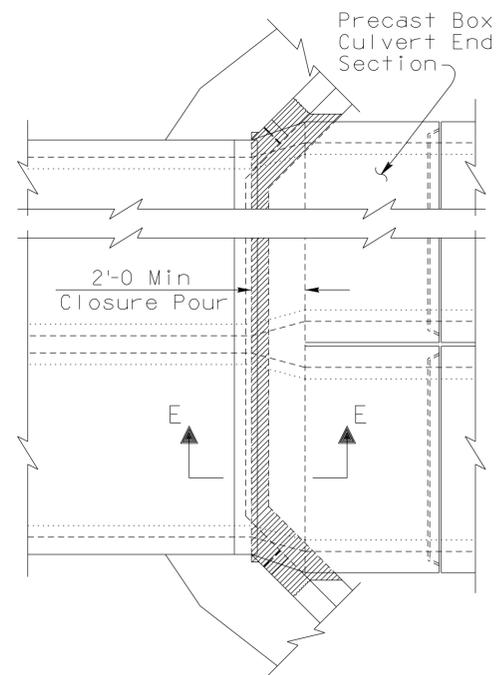


C. I. P. END SECTION

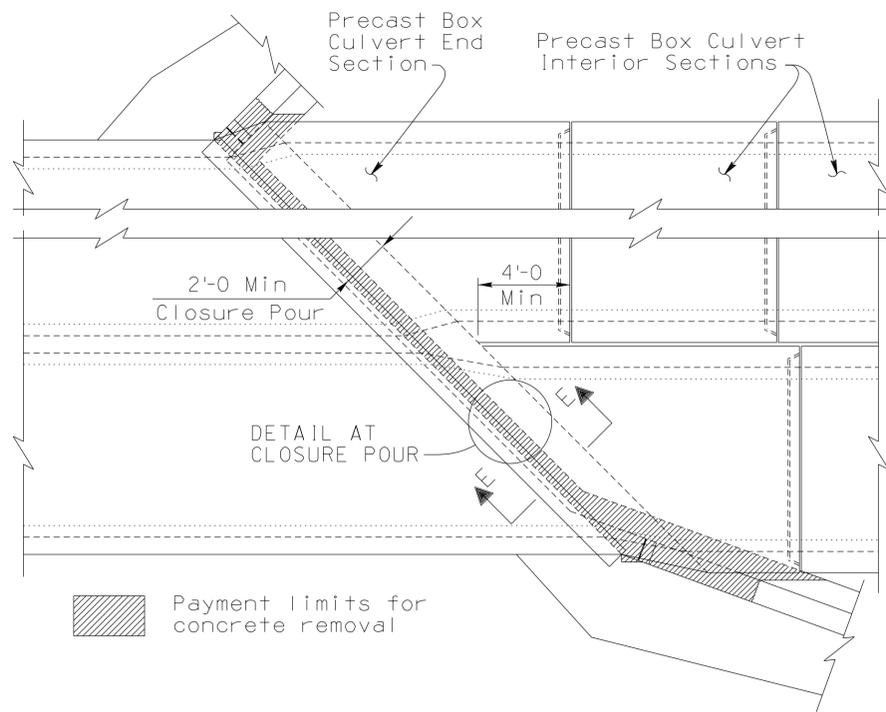
VIEW OF CONNECTIONS AT END OF CULVERT

STANDARDS ENGINEER	A. ALZUBI
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APPROVED	D. BENTON
STANDARDS COMMITTEE APPROVED FOR DISTRIBUTION	02/23 DATE

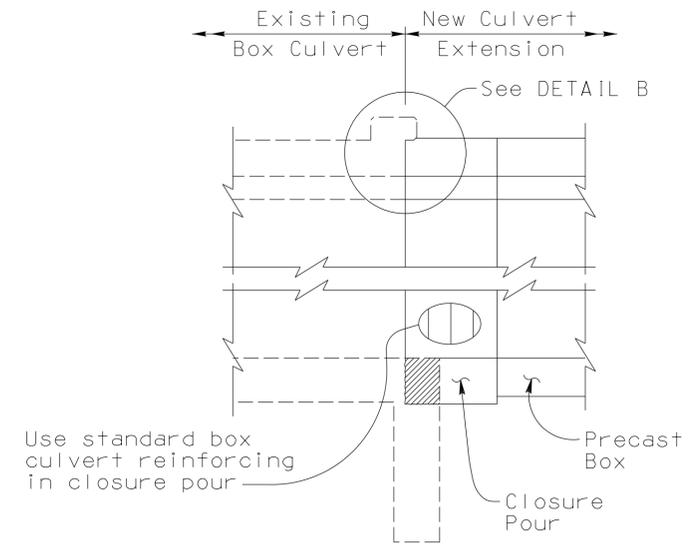
ARIZONA DEPARTMENT OF TRANSPORTATION INFRASTRUCTURE DELIVERY AND OPERATIONS DIVISION BRIDGE GROUP STANDARD DRAWING	
PRECAST REINFORCED CONCRETE BOX CULVERTS END SECTION & CONNECTION DETAILS	DRAWING NO. SD 6,20 (3 of 5)



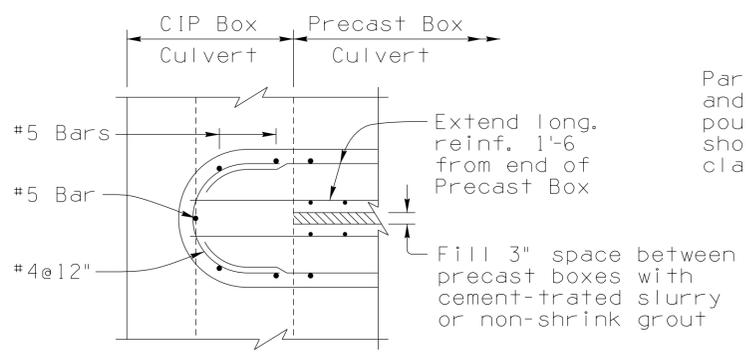
PART PLAN CULVERT EXTENSION
(Showing Right Angle Culvert)



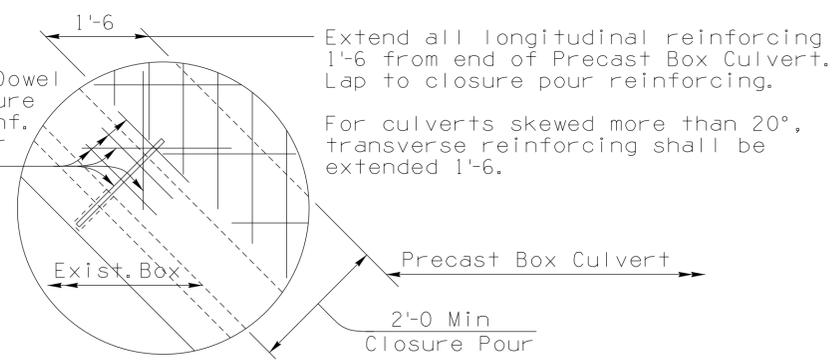
PART PLAN CULVERT EXTENSION
(Showing Skewed Culvert)



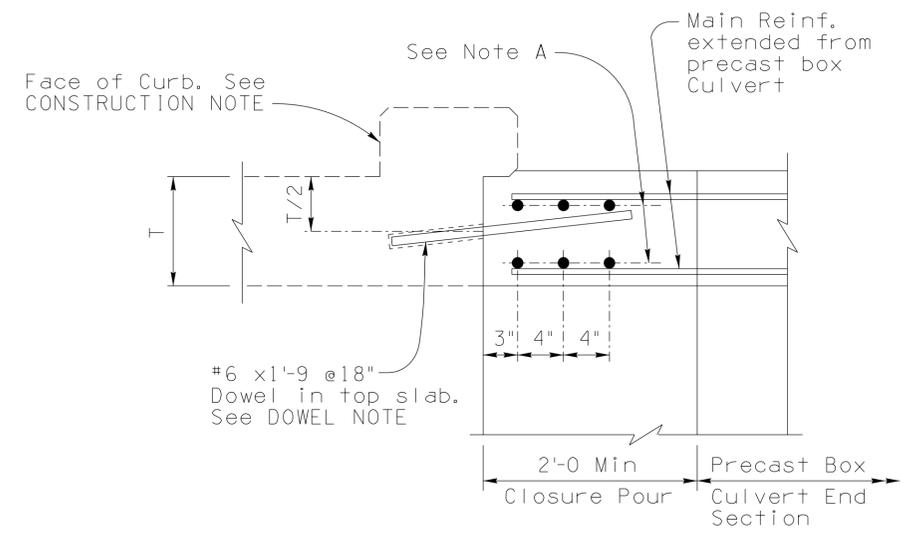
SECTION E-E



SECTION B-B



DETAIL AT CLOSURE POUR
(Culvert Extension)

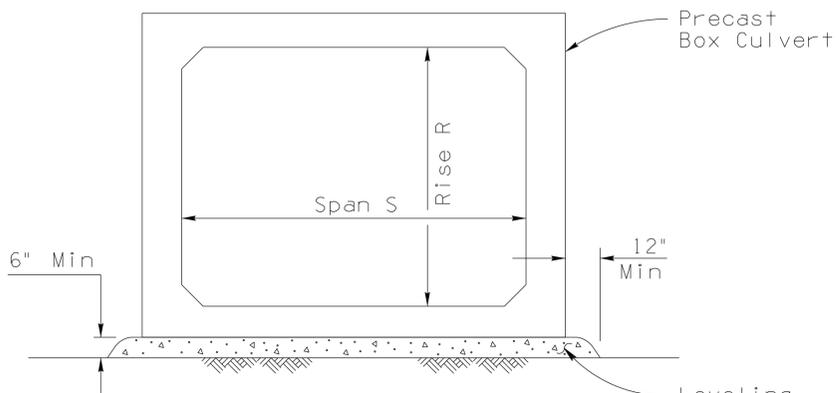


DETAIL B

NOTES:
 For General Notes, Dimensions, Quantities and additional details, see SD 6.40 (1 of 4).
 For Structure Backfill Details, see SD 6.01 (4 of 5).

DOWEL NOTE:
 Drill 1" ϕ hole, 8" deep, for #6 dowel. Epoxy dowel in hole with an approved epoxy adhesive. Epoxy anchorage shall develop a tensile pullout strength of 13 kips. Details of the Anchorage System shall be submitted to the Engineer for approval prior to installation.

CONSTRUCTION NOTE:
 Remove existing headwall as required for new construction. The Curb to remain unless within 1'-0 of finish grade. If concrete headwall is removed to face of curb, use projecting reinforcing steel for bond in new concrete (no dowels are needed). Wingwalls shall be removed a minimum of 1'-6 to provide steel for bond. Any use of mechanical couplers shall meet the requirements of the standard specifications, the approved products list, and shall be submitted to the Engineer for approval.



LEVELING COURSE DETAILS

NOTE A:
 Use 3-#7 @ 4" spacing top and bottom bars for culverts skewed 6° to 30°.
 Use 3-#8 @ 4" spacing top and bottom bars for culverts skewed 31° to 45°.
 Culverts skewed more than 45° require a special edge beam design.
 Edge beam reinforcing quantity shall be added to the quantity table.

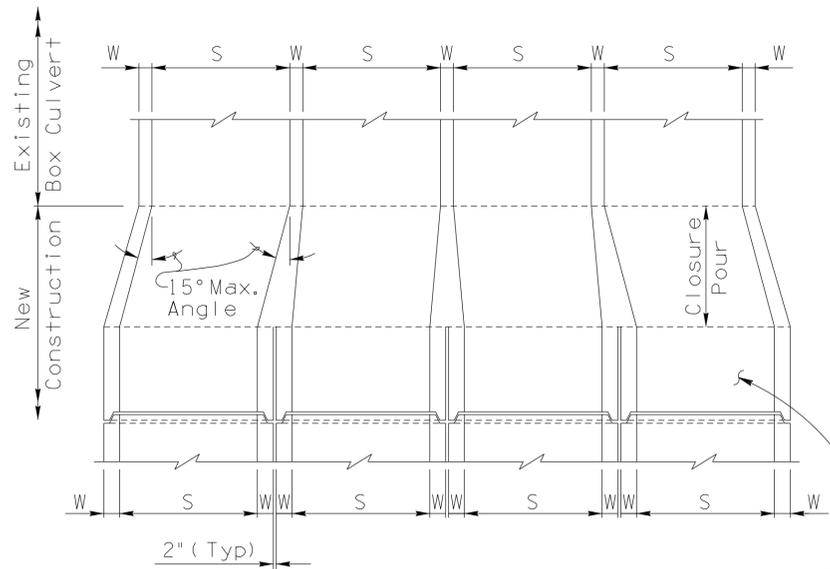
STANDARDS ENGINEER A. ALZUBI	ARIZONA DEPARTMENT OF TRANSPORTATION INFRASTRUCTURE DELIVERY AND OPERATIONS DIVISION BRIDGE GROUP STANDARD DRAWING
RECOMMENDED FOR APPROVAL GROUP MANAGER D. BENTON	
APPROVED	PRECAST REINFORCED CONCRETE BOX CULVERTS MISCELLANEOUS DETAILS 2
STANDARDS COMMITTEE APPROVED FOR DISTRIBUTION	DRAWING NO. SD 6.20 (4 of 5)

02/23 DATE

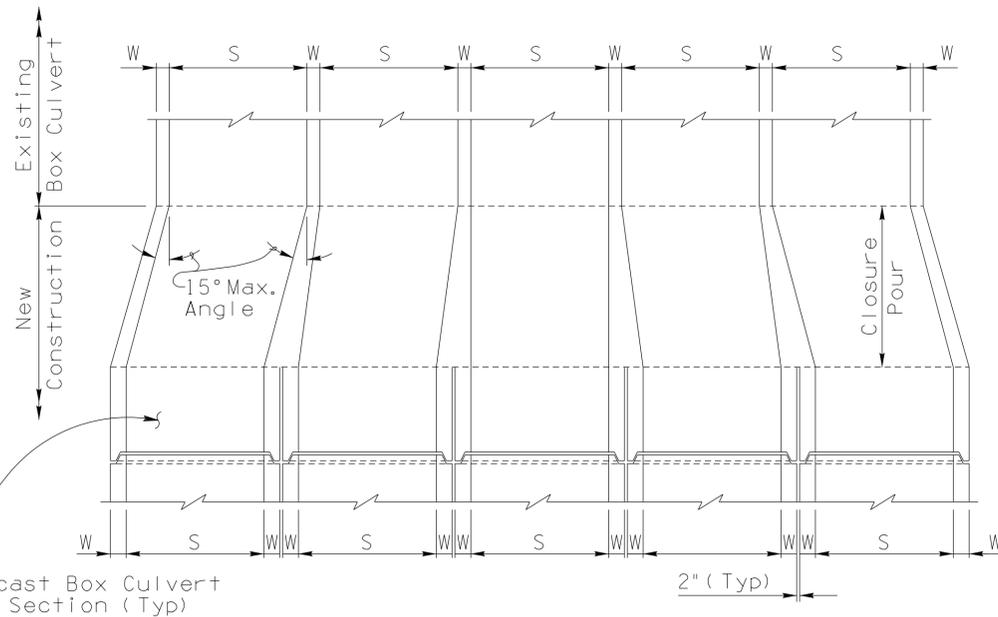
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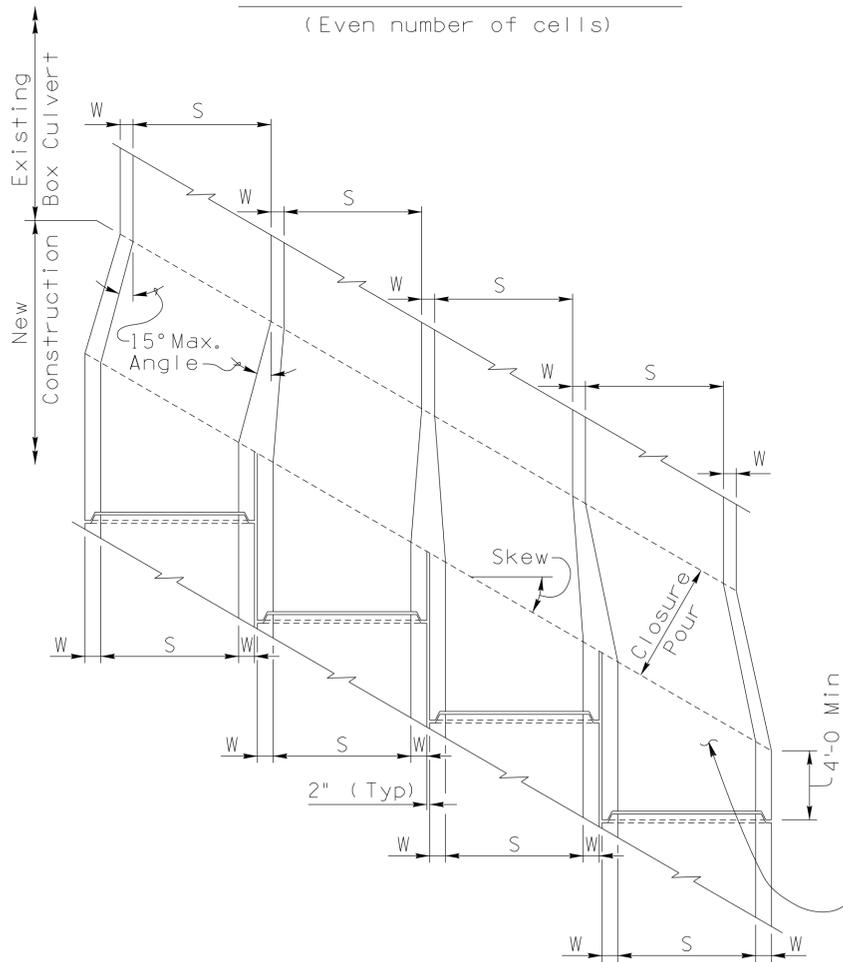
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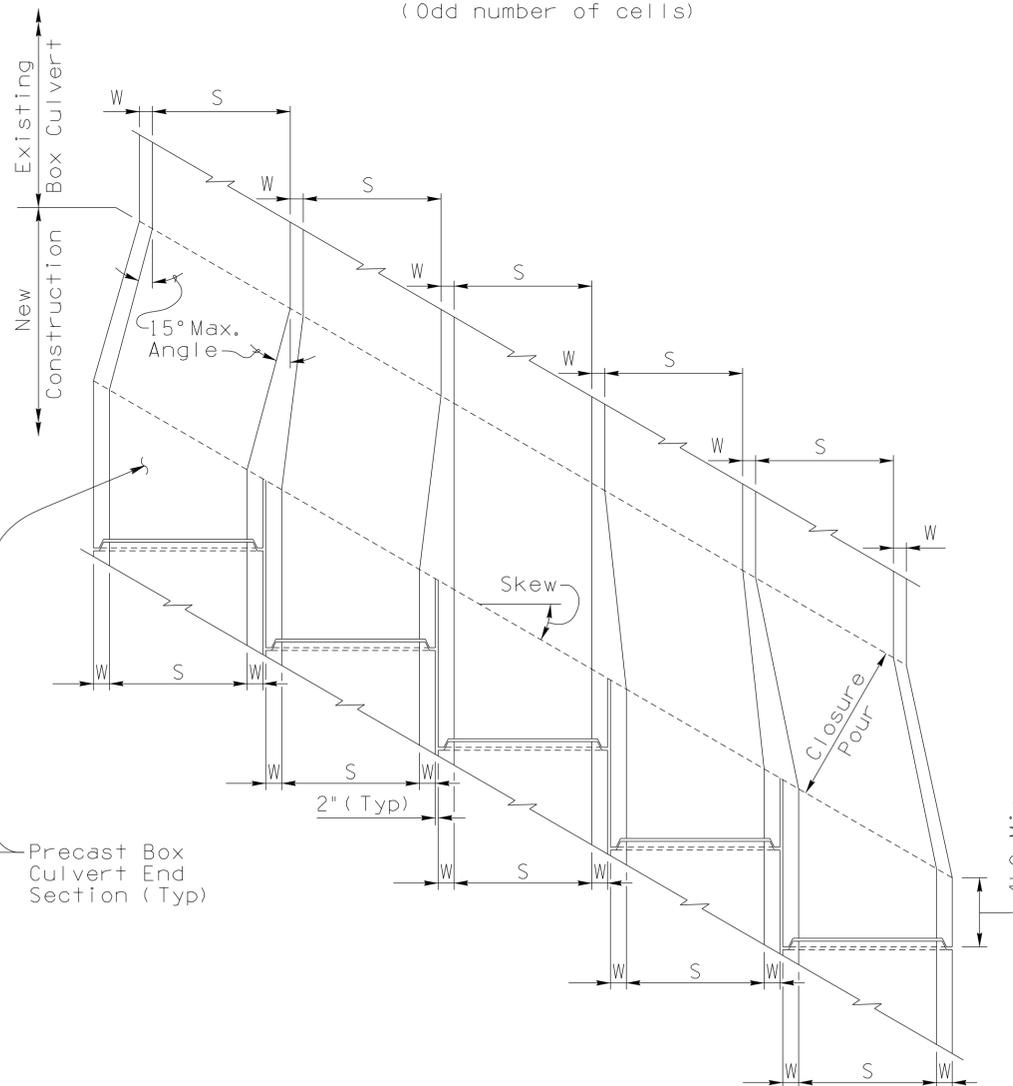
SECTION THRU CULVERT WALLS
(Even number of cells)



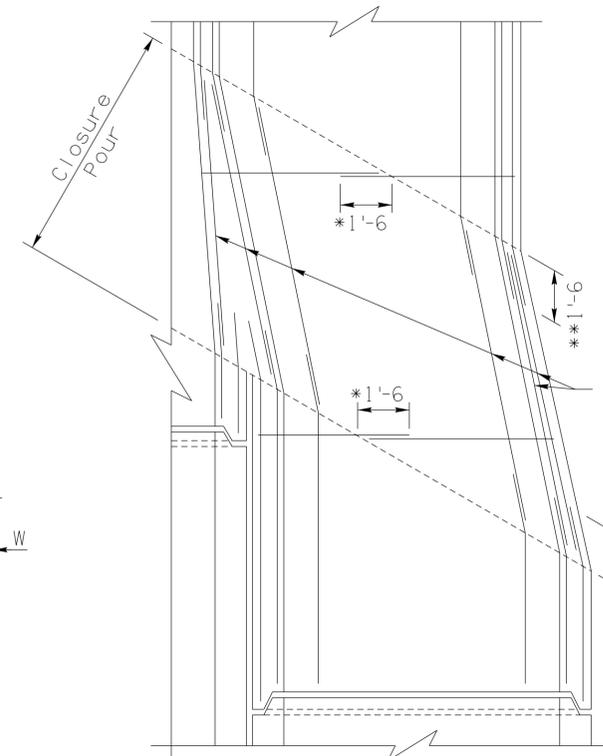
SECTION THRU CULVERT WALLS
(Odd number of cells)



SECTION THRU CULVERT WALLS
(Even number of cells)



SECTION THRU CULVERT WALLS
(Odd number of cells)



For skewed ends <math>< 20^\circ</math>, Place transv. slab bars along skew.
 *For skewed ends $\geq 20^\circ$, Extend box transv. reinf. 1'-6 and lap transv. slab bars.
 **Extend box long. reinf. 1'-6, bend to wall angle.

Lap long. reinf. in walls and slabs to extended bars.

NOTE:
Only partial reinf. shown for clarity.

For reqd. reinf. in closure pour area, See SD6.01 to SD6.06.

SPAN LENGTH	CLOSURE POUR LENGTH				
	NO. OF BARRELS				
6	2'-0	3'-9	5'-8	7'-6	9'-4
8	2'-4	4'-8	7'-0	9'-4	11'-8
10	2'-8	5'-4	8'-0	10'-7	13'-3
12	3'-0	5'-11	8'-11	11'-10	14'-10

CLOSURE POUR NOTES:

Closure pour length determined by 15° max. wall angle for exterior box offset (Min. 2'-0).

For skewed culvert ends, length of closure pour measured along \perp culvert is determined by dividing length in table by cosine of skew angle.

Culvert walls length and width varies within closure pour area to match adjoining walls. Top and bottom slab thickness may vary to match adjoining slabs.

NOTE:

For General Notes, Dimensions, Quantities and additional Details, see SD 6.40 (1 of 4).

STANDARDS ENGINEER
A. ALZUBI
RECOMMENDED FOR APPROVAL
GROUP MANAGER
D. BENTON
APPROVED
STANDARDS COMMITTEE APPROVED FOR DISTRIBUTION 02/23 DATE

ARIZONA DEPARTMENT OF TRANSPORTATION
INFRASTRUCTURE DELIVERY AND OPERATIONS DIVISION
BRIDGE GROUP STANDARD DRAWING

PRECAST REINFORCED CONCRETE
BOX CULVERTS
MISCELLANEOUS DETAILS 3

DRAWING NO.
SD 6.20
(5 of 5)

PRIOR DISTRIBUTION DATE



Quote

4981

Suncore Construction and Materials Inc.

An EEO/AA Employer
 PO Box 778
 Orem, UT
<https://suncore.build>

PROJECT Town of PV Roadway Improvements
 Mockingbird Lane

CUSTOMER ACHEN GARDNER CONSTRUCTION LLC
 (C132698)

CONTACT Byron Lively , (480) 940 1330

CONTACT EMAIL blively@achen.com

QUANTITY 8196 CY

DATE 02 Sep 2025

BID DATE 02 Sep 2025

END DATE 31 Dec 2026

ADDRESS N56th St & Mockingbird Lane
 Paradise Valley, AZ, 85253

CONCRETE

CODE	NAME	PRICE UOM	NOTES	WORK TYPES
0-55108	1/2 SAK PHCLSM SLURRY ASTM C-3	\$98.00 CY		
201113	MAG C STANDARD	\$129.00 CY		
301111	MAG A STANDARD	\$133.00 CY		
251112	MAG B STANDARD	\$131.00 CY		
401110	MAG AA STANDARD	\$138.00 CY		
2.05108	2 Sak ABC Slurry	\$110.00 CY		
1.05108	1Sk ABC Slurry SRP 105	\$106.00 CY		

ADMIXTURES

CODE	NAME	PRICE UOM	NOTES
CHILLED	CHILLED WATER	\$2.00 PER CY	
HOT	HOT WATER	\$2.00 PER CY	
GC55DVS43	5.5 BAG DAVIS SAN DIEGO BUFF CONCRETE COLOR	\$32.50 DS	Added to MAG B
GC60DVS43	6.0 BAG DAVIS SAN DIEGO BUFF CONCRETE COLOR	\$35.25 DS	Added to MAG A

FEES

CODE	NAME	PRICE UOM	NOTES
ENVIRO	ENVIRONMENTAL CHARGE	\$20.00 LD	DELIVERY SURCHARGE
FUEL	FUEL SURCHARGE	\$13.83 LD	UPDATED WEEKLY BASED ON EIA.GOV PUBLISHED RATES
TECH	TECH ADMIN FEE	\$5.00 LD	
DELCMIN13	PART LOAD DELIVERY FEE	\$250.00 EA	1 - 3 CY
DELCMIN37	PART LOAD DELIVERY FEE	\$200.00 EA	3.5 - 6.5 CY
SATCY	SATURDAY PER CY FEE	\$8.00 CY	

ESCALATORS

ESCALATORS ON CONCRETE PRODUCTS +\$4.00 effective 01 Oct 2026

NOTES

All prices are subject to credit approval and sales tax. Taxes are not included in quoted pricing. Included delivery fee per CYD is non-taxable. Opening fees for pours commencing between 6 pm and 4 am weekdays, weekends, and holidays are negotiated.

Signature and/or Acceptance of Material Constitutes that Owners or Contractors have read and agree to the Safety Cautions, Terms of Delivery and Release Details documented on the reverse side of this ticket.

SUNCORE CONSTRUCTION AND MATERIALS INC. REPRESENTATIVE

NAME Brad Keenan

EMAIL bkeenan@suncore.build

TITLE Concrete Sales Manager

PHONE (480) 650 9461

SIGNATURE

PLEASE READ CAREFULLY THE GENERAL TERMS & CONDITIONS ON THE REVERSE SIDE.

Such terms supersede all prior or contemporaneous agreements, representations and communications, both written and oral and fulfillment of Customer's order does not constitute acceptance of any additional or different terms or conditions in Purchaser's acceptance, Purchaser's purchase order, or other documentation purporting to order the same or equivalent goods contained in this document.

NOTIFICATION OF ACCEPTANCE MUST BE MADE WITHIN 14 DAYS OR THIS QUOTE WILL BE VOID AND PRICES WILL NEED TO BE RENEGOTIATED.

To confirm acceptance of these prices, as quoted, please return one signed copy.

SUNCORE CONSTRUCTION AND MATERIALS INC. REPRESENTATIVE

SIGNATURE _____

NAME (PRINT) _____

DATE _____

ACHEN GARDNER CONSTRUCTION LLC REPRESENTATIVE

SIGNATURE _____

NAME (PRINT) _____

DATE _____

GENERAL TERMS AND CONDITIONS

1. **CONDITION OF SALE:** All accounts are due the 15th of the month following date of purchase. In the event payment is not made by the 15th of the month following purchase, Purchaser agrees to a reasonable attorney's fee, if collection is made, by suit or otherwise, plus a FINANCE CHARGE OF 1.5% per month (ANNUAL PERCENTAGE RATE OF 18.00%), and hereby waives all rights to claim exemption under state laws.
2. **CREDIT:** If at any time the financial responsibility of the Purchaser becomes unsatisfactory to Sunroc Corporation in its sole and absolute discretion, Sunroc Corporation reserves the right to require payments in advance, or satisfactory security or guarantee that invoices will be paid when due. If the Purchaser fails to comply with the terms of payment, Sunroc Corporation, reserves the right to cancel the unfilled portion of the contract without notice, Purchaser remaining liable for all unpaid accounts. No waiver of such rights shall be implied from any failure by Sunroc Corporation to exercise this option.
3. **TAXES:** Any taxes which are now levied, or may be levied during the life of this Contract, by the United States Government, or any State or political subdivision thereof, on the ready mixed concrete quoted herein, or its ingredients, or on the sale or purchase thereof, or on the incidental transportation charges, when the same are required to be paid by or collected by Sunroc Corporation shall be added to the prices named herein.
4. **ESCALATION:** Prices quoted herein are based on Sunroc Corporation's existing labor costs, and costs of raw materials, and on the prevailing costs of the transportation of the raw materials, whether by public or private carrier. If such costs or rates increase during the life of this Contract, the prices on deliveries thereafter may be adjusted to compensate for the full amount of the charge.
5. **MINIMUM LOADS:** Prices are based on loads greater or equal to 4.00 cubic yards. A minimum load charge will be assessed for loads of less than 4.00 cubic yards.
6. **OVERTIME DELIVERIES:** Saturday and Sunday deliveries and all deliveries leaving the Sunroc Corporation plant before 6:00 A.M. and after 3:30 P.M. Monday through Friday may be assessed Overtime fees. Sunroc Corporation reserves the right to limit overtime deliveries. Hourly plant opening charges may also be assessed in overtime situations.
7. **EXCESS UNLOADING TIME:** The concrete prices quoted are based on prompt unloading of trucks. A maximum of 5 minutes per cubic yard is allowed for unloading. Demurrage will be charged on all trucks held at the job in excess of time allowed.
8. **DELIVERY SCHEDULE:** Delivery schedules will be fulfilled to the best of Sunroc Corporation's ability. No claims will be allowed because of failure to fulfill delivery schedules.
9. **ROADWAYS:** When ready mixed concrete is to be delivered to places other than on paved roadways, the Purchaser shall provide roadways or approaches permitting access of Sunroc Corporation's loaded trucks to the point of delivery under their own power. If Purchaser orders delivery to be made beyond the curb line or off the main roadway, the Purchaser agrees to assume all liability for damage to sidewalks, driveways, or other property caused by Sunroc Corporation's equipment in making such deliveries. The purchaser agrees to pay all towing charges if job site conditions cause equipment to become stuck or disabled.
10. **WASHDOWN AREA:** The Purchaser agrees to provide an area on the delivery site approximate to the delivery location for the cleaning and washdown of mixer chutes following completion of delivery. It is illegal to discharge wash water, dirt or debris onto roads or into storm drains or waterways. The area designated by the Purchaser for cleaning and washdown must meet environmental regulations and municipal laws and statutes. Sunroc Corporation's drivers will comply with environmental regulations.
11. **SPECIFICATIONS AND DESIGNS:** Cement and aggregates are guaranteed to meet the applicable A.S.T.M. specifications. Sunroc Corporation does not assume responsibility for any further guarantee unless made specifically in writing and attached to and made a part of this Contract. When the compressive strength of the concrete is to be guaranteed by Sunroc Corporation the properties shall be set by Sunroc Corporation and shall be such that when the concrete is tested as required by A.S.T.M. specification C94, it shall meet the applicable requirements of that specification. When design of mixes and control of concrete is required to be done by any other than Sunroc Corporation, Sunroc Corporation will not assume responsibility for the quality or the quantity of the resultant concrete, and Sunroc Corporation responsibility shall be considered to have been met in full when such concrete has been delivered to job site.
12. **ADMIXTURES:** If any admixtures, not regularly used and recommended by Sunroc Corporation are required by the Purchaser, they shall be furnished by the purchaser unless otherwise agreed upon. The Purchaser agrees to be exclusively responsible for the effect of such admixtures on the concrete. Any and all expenses incurred by Sunroc Corporation in handling Purchaser's admixtures shall be borne by the Purchaser. Sunroc Corporation is not responsible for the slump, strength or quality of any concrete to which water or any other material has been added by the Purchaser or at his request.
13. **COLOR:** Since the cement used in concrete mixes is manufactured by others, the color of the cement and the color of the concrete is not guaranteed. Sunroc Corporation uses a state-of-the-art color dispensing system to insure color consistency in all of Sunroc Corporation's colored products. However, there are other factors that influence the finished color that Sunroc Corporation has no control over i.e.: humidity, subgrade moisture, temperature, cement color, and finishing technique. Sunroc Corporation will make every reasonable effort to match color from day to day but cannot guarantee an exact match due to variables beyond Sunroc Corporation control.
14. **CLAIMS:** The Purchaser's claims of Sunroc Corporation's failure to meet the requirements of A.S.T.M. specification for Ready Mixed Concrete, Designation C94, shall be deemed waived unless made in writing within thirty days from time of delivery. Sunroc Corporation shall be given full opportunity to investigate such claims. Sunroc Corporation liability shall in no event exceed the delivered price of the concrete against which the claim is made.
15. **VOLUME OF CONCRETE:** Prices and quantities are based upon the WET VOLUME at the time of discharge from the delivery truck. Sunroc Corporation will not take plan measurements, or form measurements, or be subject to measuring the finished work to verify quantity delivered. Purchaser may at any time have a competent Laboratory make a yield check at the job site to determine the volume of wet concrete in any truck load, the expense of such tests to be borne by the Purchaser. Or upon notice from the Purchaser, Sunroc Corporation will make a yield check by the weight method on the job site in the presence of the Purchaser and without cost to the Purchaser. If the volume is found to be less than that shown on the delivery ticket Sunroc Corporation will immediately correct the deficiency and will compensate the Purchaser accordingly for that day's pour only, and not retroactive to any previous pours. Quantities as shown on delivery tickets shall be binding unless immediately proved in error.
16. **TESTING AND INSPECTION:** The Purchaser shall have the right to install his representative at the plant of Sunroc Corporation to do the designing, testing, and inspecting and oversee the weighting and mixing of the materials covered by this Contract. The Purchaser shall assume the expense of the designing, testing, and inspecting of the concrete and its ingredients when required to be done by any other than Sunroc Corporation and also the expense of submitting samples of material for approval, and preliminary concrete design tests if such tests are required.
17. **FINISHED WORK NOT GUARANTEED:** Sunroc Corporation having no control over the placing or the care of the concrete after unloading, will not, therefore, guarantee the finished work in which it is used. SUNROC CORPORATION MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE MATERIALS/PRODUCTS PURCHASED AND DELIVERED IN CONNECTION HERewith, INCLUDING ANY (a) WARRANTY OF MERCHANTABILITY; OR (b) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; WHETHER EXPRESS OR IMPLIED BY LAW.
18. **READY MIXED CONCRETE IS NOT RETURNABLE FOR CREDIT:** No delivery is subject to cancellation after being loaded at Sunroc Corporation's plant.
19. **TERRITORY:** If this is a General Quotation, and not for a specified location or project, the quoted prices herein are for delivery within existing delivery areas.
20. **FORCE MAJEURE:** Sunroc Corporation shall not be liable for any delay or failure in performance results from any event of Force Majeure. The term "Force Majeure", as used in this Agreement, means cause or causes which are not within the control of the party or parties claiming Force Majeure, and includes, but is not limited to acts of God, including fire, flood, frosts, landslide, washout, atmospheric disturbances, lightning, storm, tornado, earthquake, acts of public enemy, including war, riot, blockage, insurrection, civil disturbances, strikes, lockouts, or material shortages.

EXHIBIT C.12: TRAFFIC CONTROL PLANS (11 PAGES)
DOUBLE-HEADING APPROACH GMP (02/13/2026)
ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100

These traffic control plans reflect the project phasing described in Exhibit C.2 Detailed Scope and in the Project Phasing.

The traffic control plans are described in general below:

EXHIBIT C.12.1 PHASE 1 WATER LINE RELOCATIONS (TCPs TBD):

- These plans will vary based on the location of the waterline relocation.
- Where possible, shoulder closures will be used along with a 1-lane-2-way traffic control set up around the work zone during work hours. Where possible, the excavation will be protected and plated to restore 2 lane traffic.
- For water line relocations that cross the road in a perpendicular direction, 1-lane-2-way traffic control set ups with flaggers shall be utilized to direct traffic around the work zone. Where possible, the excavation will be protected and plated to restore 2 lane traffic.

EXHIBIT C.12.2: TEMPORARY PAVEMENT OF INVERGORDON ROAD:

- To provide a northbound lane from Calle Bruvira during Phase 2, a work zone will occupy the northbound lane as well as the median to prepare subgrade and place temporary pavement. This work zone will be placed between Calle Bruvira and the Indian Bend wash.
- Traffic will be restricted to local traffic only north of Mockingbird Lane.
- Calle Bruvira will be restricted to right turns only.
- Southbound traffic will be unaffected.

EXHIBIT C.12.3: PHASE 2 – INVERGORDON ROAD – NORTHBOUND WORK ZONE

- Along Invergordon Road, the majority of the work zone will occupy the northbound lane of Invergordon Rd between Mockingbird Lane and the Indian Bend Wash.
- Through the box culvert installation, traffic will be restricted to southbound only from El Maro Circle to the south. The median will be removed north of Calle Bruvira, and temporary pavement installed to maintain 1 lane of traffic in each direction.

EXHIBIT C.12.4: PHASE 2 – INVERGORDON ROAD – SOUTHBOUND WORK ZONE

- During the southbound lane construction zone, traffic will be restricted to northbound only from El Maro Circle and Calle Bruvira.
- Access will be maintained using flaggers and/or spotters to both El Maro Circle and Calle Bruvira while the construction zone crosses these intersections.

EXHIBIT C.12.5: PHASE 3 – MOCKINGBIRD LANE:

- The work zone will occupy the middle of the roadway and either the eastbound or westbound lane using a “rolling closure” starting at the east end of Mockingbird Lane and moving towards the west as improvements are completed.
- Traffic will be maintained around the work zone using a 1-lane-2-way set up using flaggers during construction hours.
- Afterhours, the excavation will be plated and traffic control devices will be maintained around the work zone, and traffic will be restored around the work zone in “football” set up.

Double Heading Traffic Control and Detour Description:

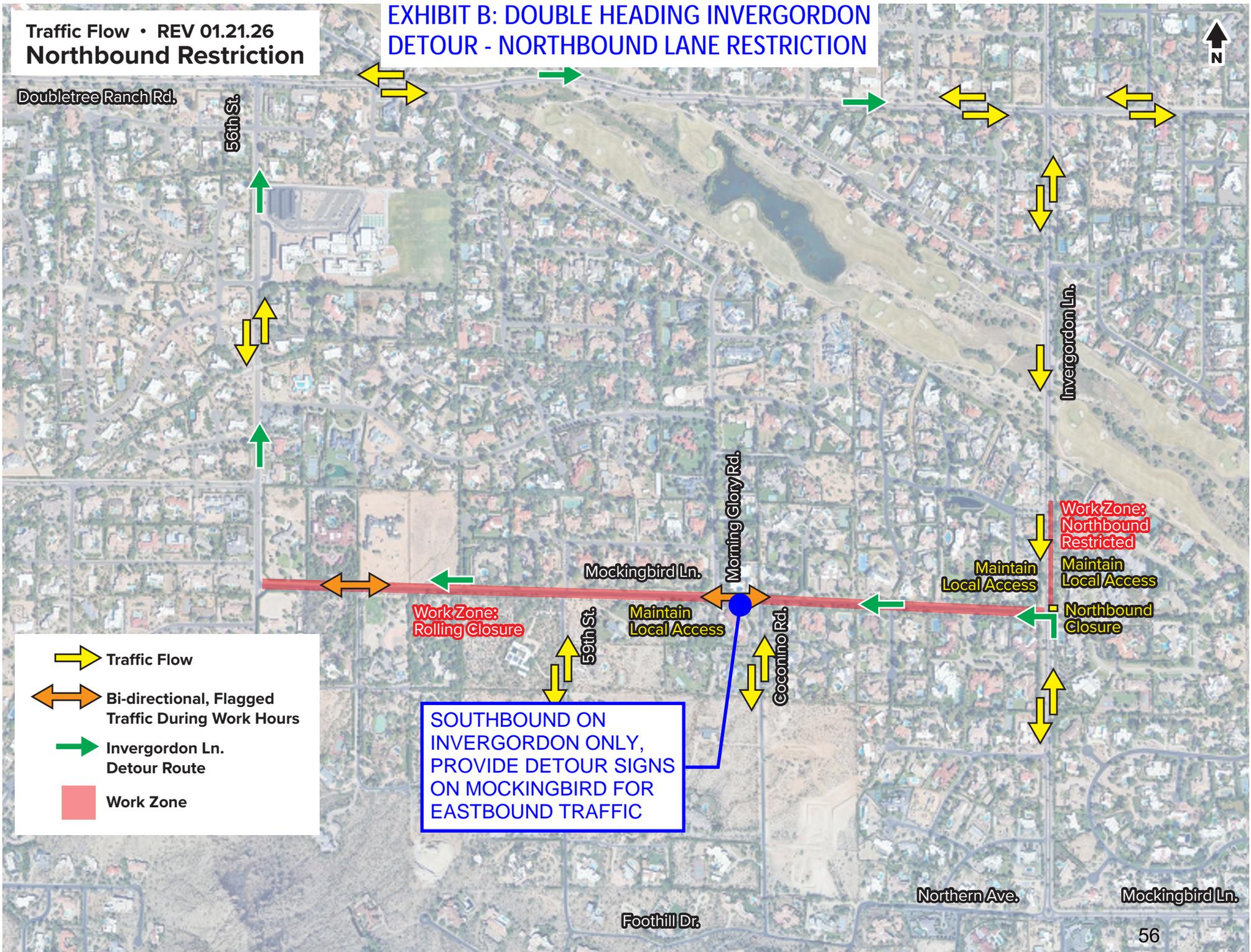
The following is a description of the approach to controlling traffic through Invergordon Road and Mockingbird Lane with a double heading approach. Please reference the attached Exhibits A thru D: Double Heading Schedule with Invergordon Detour Routes.

During the Invergordon Road construction phase, work will take place along Invergordon Road between Mockingbird Lane and the Indian Bend Wash. This portion of roadway is a 2-lane road divided by a median. During this phase, work will also begin on Mockingbird Lane at the intersection of Invergordon and proceed towards the west. There will be active work phases on both streets concurrently.

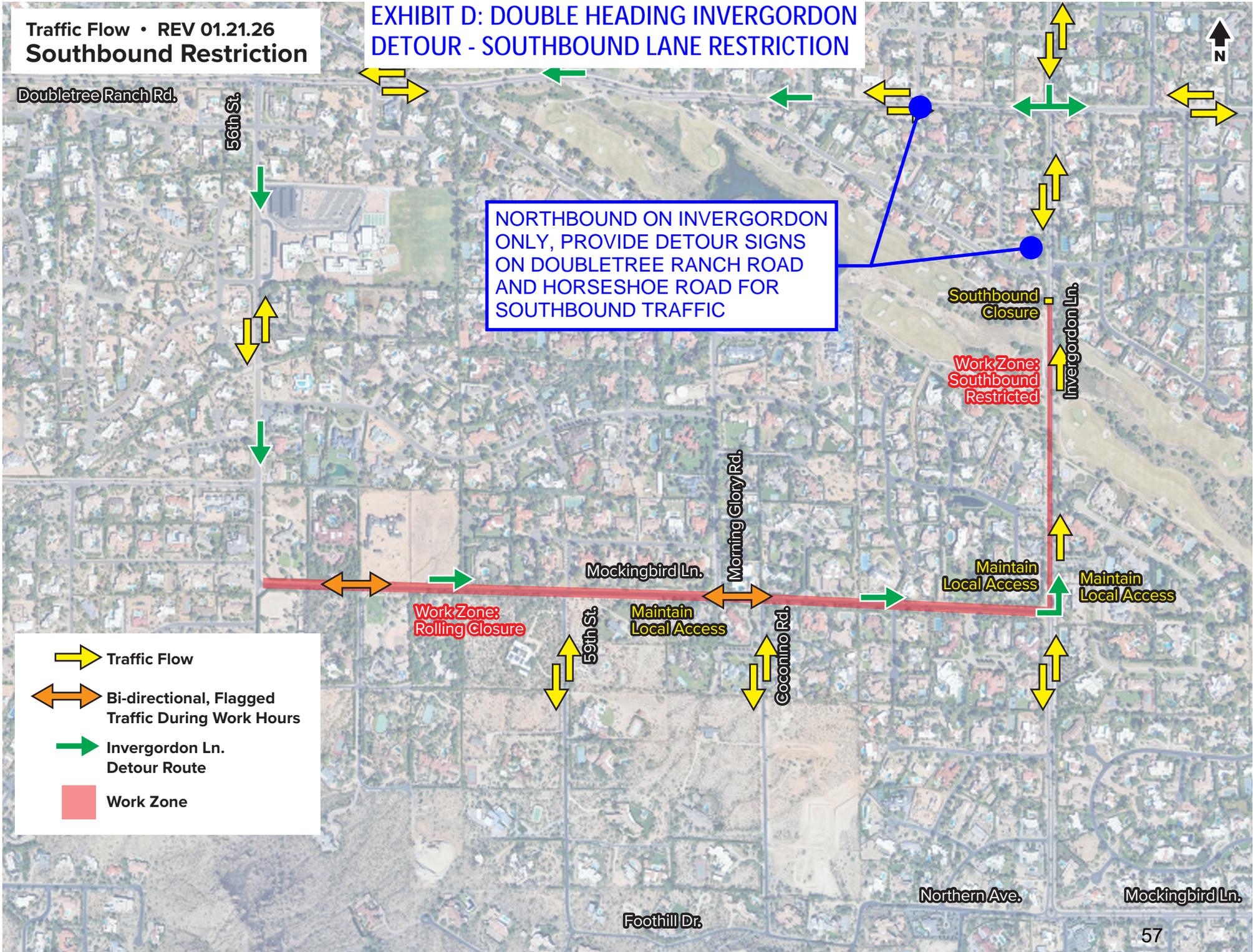
- Invergordon Northbound Lane Restriction: During this phase, work will take place in the northbound lane of Invergordon Road, starting at the Indian Bend Wash and proceeding to the south in the northbound lane. With the removal of the median north of Calle Bruvira, both north and southbound lanes will be maintained north of Calle Bruvira.
 - Detour signs will be placed throughout the intersections of Mockingbird Lane for traffic seeking to access the north side of Invergordon Road. Please refer to Exhibit B. Traffic on Mockingbird Lane will also encounter a rolling closure beginning with storm drain improvements and followed by roadway improvements.
- Invergordon Southbound Lane Restriction: During this phase of construction, work will take place along the west side/southbound lane of Invergordon Road, traffic will be restricted to northbound only between Horseshoe Road and Mockingbird Lane.
 - Detour signs will be placed along Doubletree Ranch Rd and Invergordon Road for traffic seeking access to Invergordon Road south of Horseshoe Road. Please refer to Exhibit D. Traffic on Mockingbird Lane will also encounter a rolling closure beginning with storm drain improvements and followed by roadway improvements.

EXHIBIT B: DOUBLE HEADING INVERGORDON DETOUR - NORTHBOUND LANE RESTRICTION

Traffic Flow • REV 01.21.26
Northbound Restriction



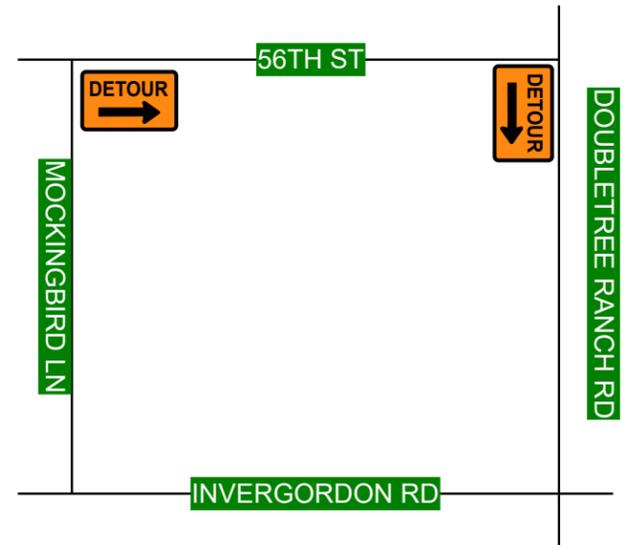
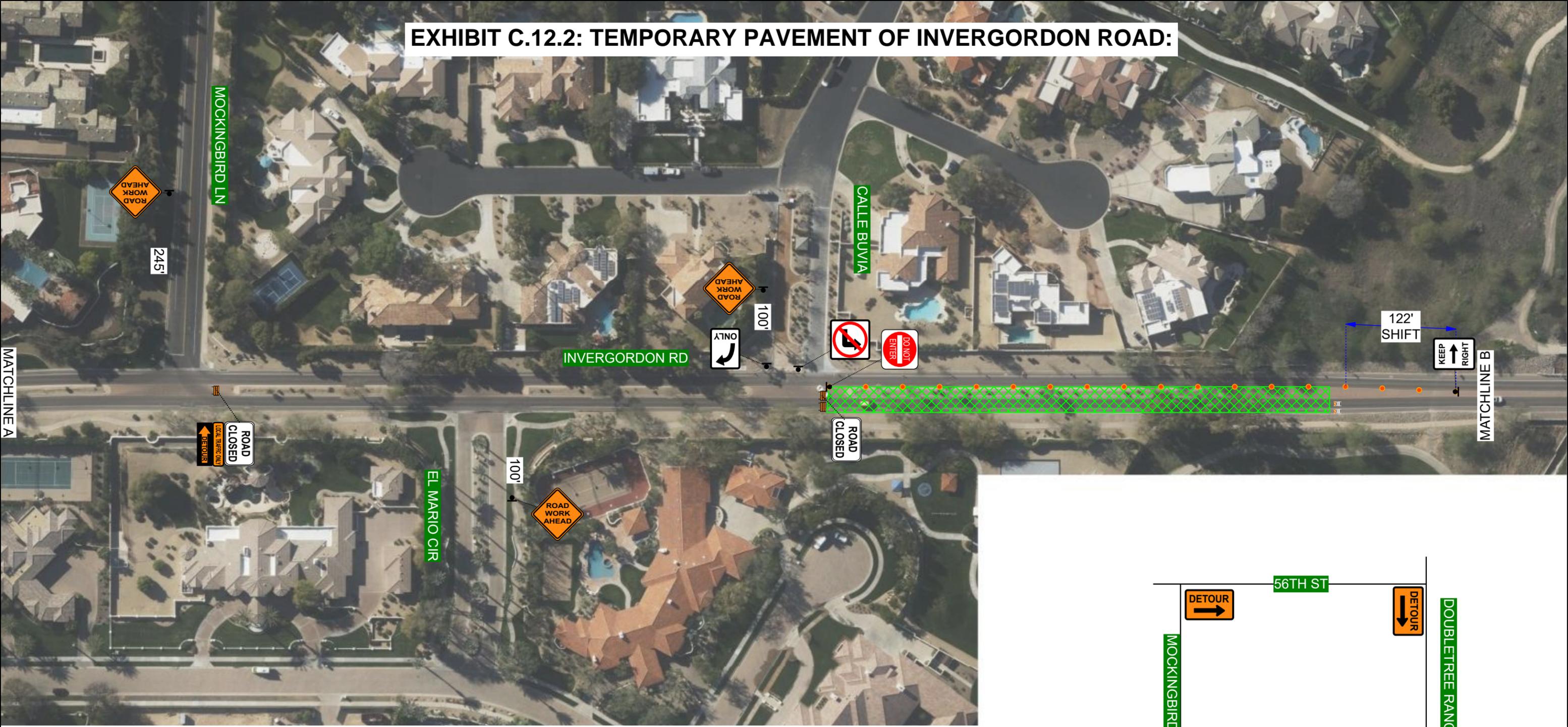
**EXHIBIT D: DOUBLE HEADING INVERGORDON
DETOUR - SOUTHBOUND LANE RESTRICTION**



NORTHBOUND ON INVERGORDON ONLY, PROVIDE DETOUR SIGNS ON DOUBLETREE RANCH ROAD AND HORSESHOE ROAD FOR SOUTHBOUND TRAFFIC

- Traffic Flow
- Bi-directional, Flagged Traffic During Work Hours
- Invergordon Ln. Detour Route
- Work Zone

EXHIBIT C.12.2: TEMPORARY PAVEMENT OF INVERGORDON ROAD:



Date: 10-3-2025 **Author:** Matthew Grots **Project:** Invergordon Rd & Mockingbird Ln NB Directional Median Work
Contractor: Achen Gardner **Jurisdiction:** Paradise Valley **Permit #:** -
Start Date: - **End Date:** - **Time:** -
Contact: Israel Santillan Jr **Contact Number:** 602-727-5351 **Contact Email:** isantillan@achen.com
Job: - **P.O. #:** 4137100 TOPV Mockingbird **CSR:** John Hunt 602-714-4117

Comments:
 Traffic Control Plan is not to scale
 Page 1 of 1

- Legend**
- Sign Stand
 - Type I Barricade
 - Type III
 - Vertical Panels
 - Work Area

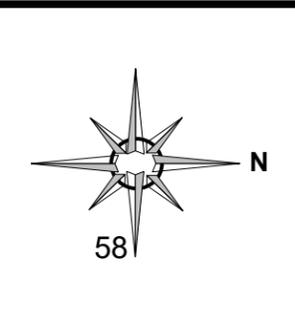
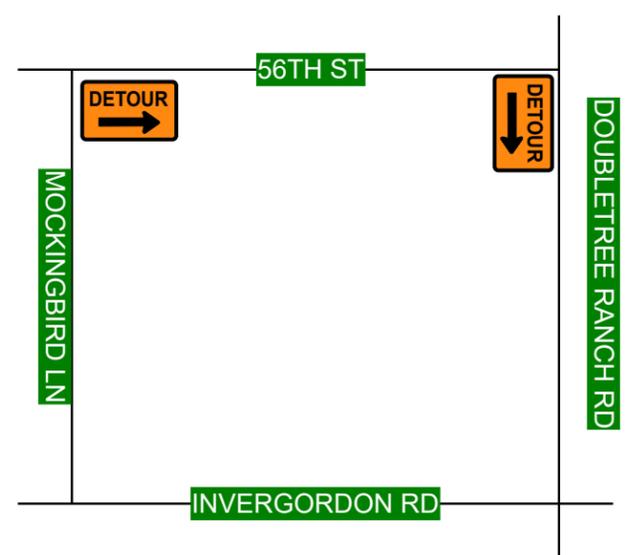


EXHIBIT C.12.3: PHASE 2 – INVERGORDON ROAD – NORTHBOUND WORK ZONE



Date: 10-3-2025 **Author:** Matthew Grots **Project:** Invergordon Rd & Mockingbird Ln NB Directional
Contractor: Achen Gardner **Jurisdiction:** Paradise Valley **Permit #:** -
Start Date: - **End Date:** - **Time:** -
Contact: Israel Santillan Jr **Contact Number:** 602-727-5351 **Contact Email:** isantillan@achen.com
Job: - **P.O. #:** 4137100 TOPV Mockingbird **CSR:** John Hunt 602-714-4117

Comments:
 Traffic Control Plan is not to scale
 Page 1 of 1

- Legend**
- Sign Stand
 - Type I Barricade
 - Type III
 - Vertical Panels
 - Work Area

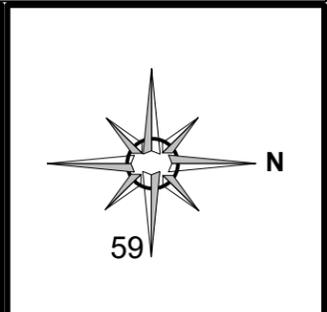


EXHIBIT C.12.4: PHASE 2 – INVERGORDON ROAD – SOUTHBOUND WORK ZONE

- Legend**
- Sign Stand
 - ▮ Type I Barricade
 - ▮ Type III
 - Vertical Panels
 - ▮ Work Area



Date: 10/07/2025 **Author:** ILIAM ROMERO **Project:** Invergordon Rd & Mockingbird Ln
Contractor: ACHEN GARDNER **Jurisdiction:** PARADISE VALLEY **Permit #:** -
Start Date: - **End Date:** - **Time:** -
Contact: ISRAEL SANTILLIAN **Contact Number:** 602-727-5351 **Contact Email:** ISANTILLIAN@ACHEN.COM
Job #: - **P.O. #:** 4137100 TOPV Mockingbird **Acct Mgr:** JOHN HUNT @602-714-4177

Comments:
 Traffic Control Plan is not to scale

SPEED LIMIT
30
POSTED SPEED

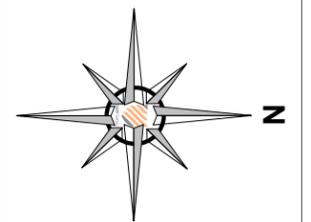
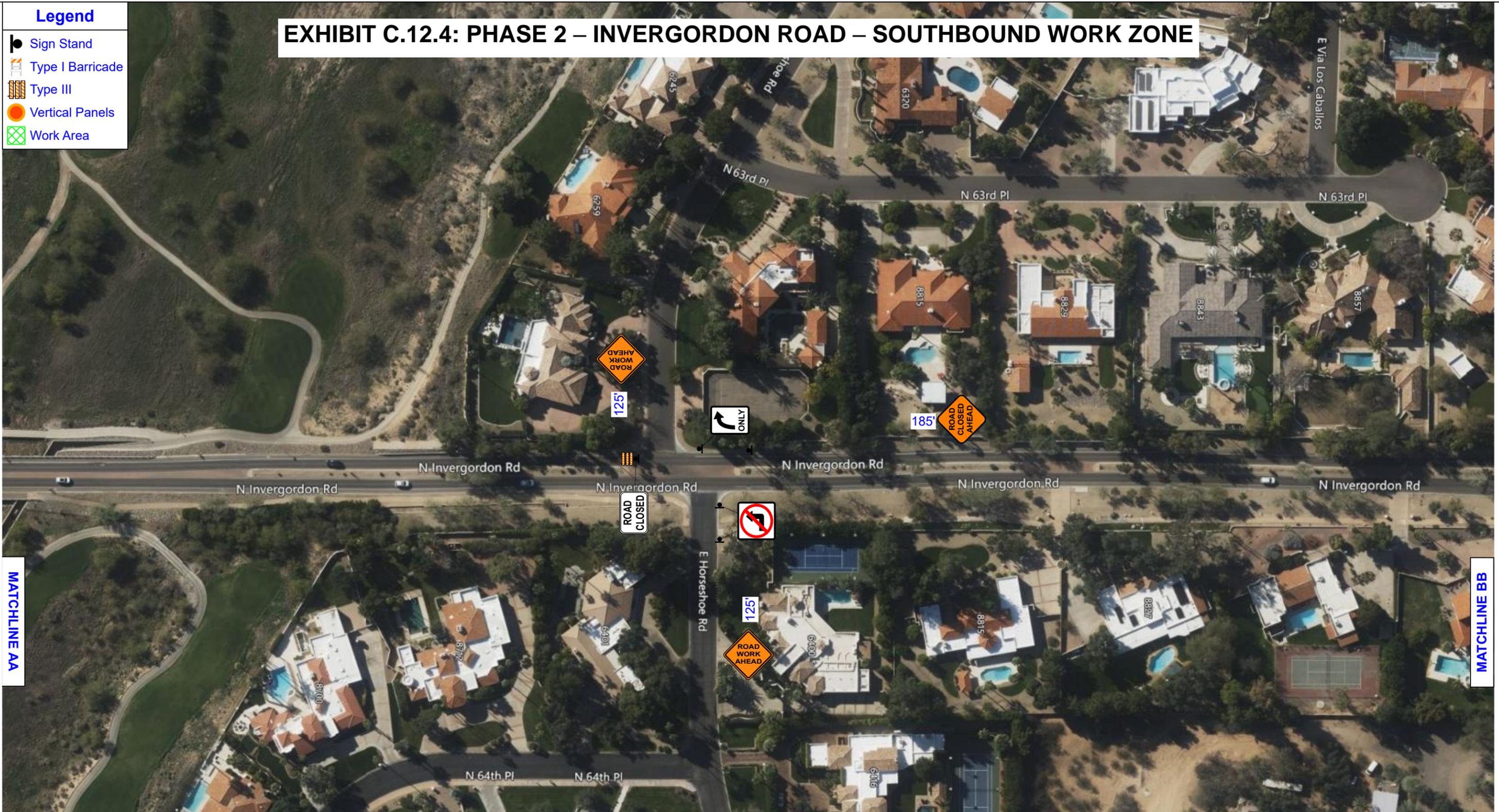


EXHIBIT C.12.4: PHASE 2 – INVERGORDON ROAD – SOUTHBOUND WORK ZONE

- Legend**
-  Sign Stand
 -  Type I Barricade
 -  Type III
 -  Vertical Panels
 -  Work Area



MATCHLINE AA

MATCHLINE BB

Date: 10/07/2025 **Author:** ILIAM ROMERO **Project:** Invergordon Rd & Mockingbird Ln
Contractor: ACHEN GARDNER **Jurisdiction:** PARADISE VALLEY **Permit #:** -
Start Date: - **End Date:** - **Time:** -
Contact: ISRAEL SANTILLIAN **Contact Number:** 602-727-5351 **Contact Email:** ISANTILLIAN@ACHEN.COM
Job #: - **P.O. #:** 4137100 TOPV Mockingbird **Acct Mgr:** JOHN HUNT @602-714-4177

Comments:
 Traffic Control Plan is not to scale



SPEED LIMIT
30
POSTED SPEED

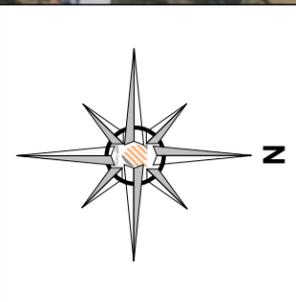
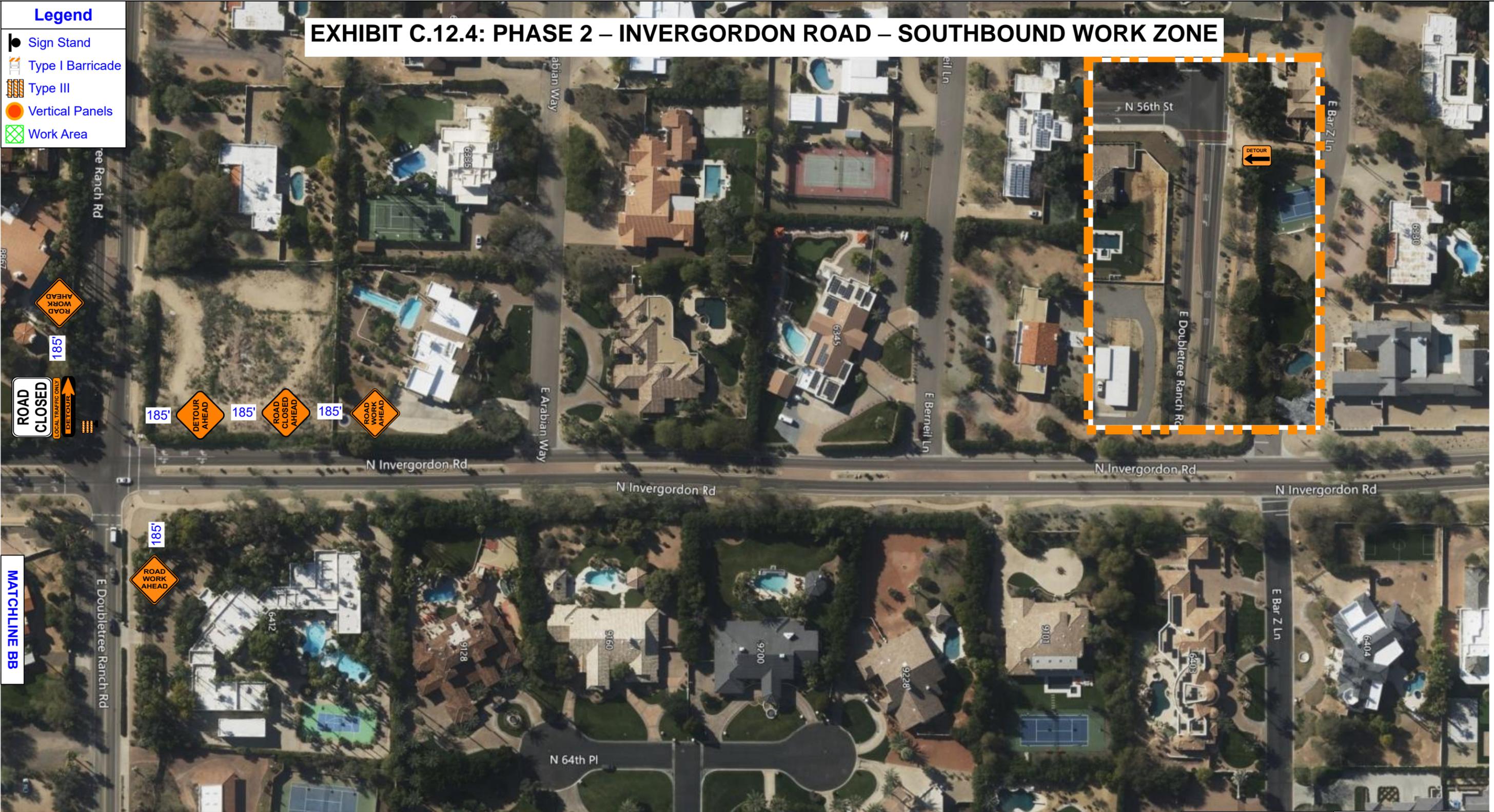


EXHIBIT C.12.4: PHASE 2 – INVERGORDON ROAD – SOUTHBOUND WORK ZONE

- Legend**
- Sign Stand
 - ▮ Type I Barricade
 - ▮ Type III
 - Vertical Panels
 - ▮ Work Area



Date: 10/07/2025 **Author:** ILIAM ROMERO **Project:** Invergordon Rd & Mockingbird Ln
Contractor: ACHEN GARDNER **Jurisdiction:** PARADISE VALLEY **Permit #:** -
Start Date: - **End Date:** - **Time:** -
Contact: ISRAEL SANTILLIAN **Contact Number:** 602-727-5351 **Contact Email:** ISANTILLIAN@ACHEN.COM
Job #: - **P.O. #:** 4137100 TOPV Mockingbird **Acct Mgr:** JOHN HUNT @602-714-4177

Comments:
 Traffic Control Plan is not to scale

SPEED LIMIT
30
POSTED SPEED

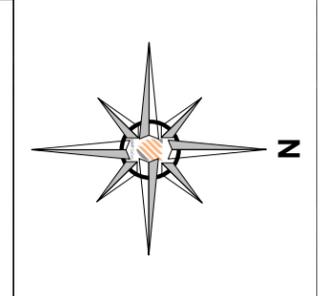
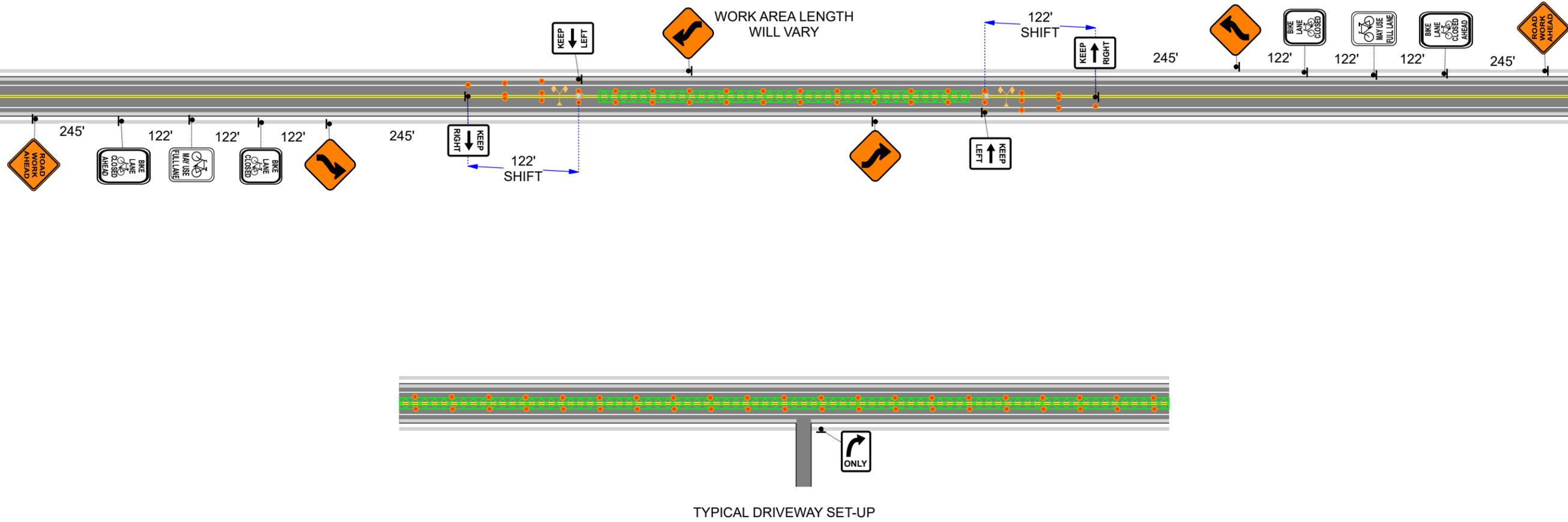


EXHIBIT C.12.5: PHASE 3 – MOCKINGBIRD LANE:



Date: 10-07-2025 **Author:** ILIAM ROMERO **Project:** Mockingbird Ln, Invergordon Ln to 56th St Typical Channel
Contractor: Achen Gardner **Jurisdiction:** Paradise Valley **Permit #:** -
Start Date: - **End Date:** - **Time:** -
Contact: Israel Santillan Jr **Contact Number:** 602-727-5351 **Contact Email:** isantillan@achen.com
Job: - **P.O. #:** 4137100 TOPV Mockingbird **CSR:** John Hunt 602-714-4117

Comments:
 Traffic Control Plan is not to scale
 Page 1 of 2

Legend	
	HI-LEVEL
	High Level
	Sign Stand
	Type I Barricade
	Vertical Panels
	Work Area

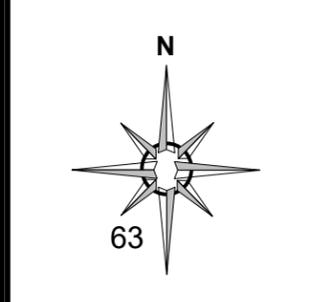
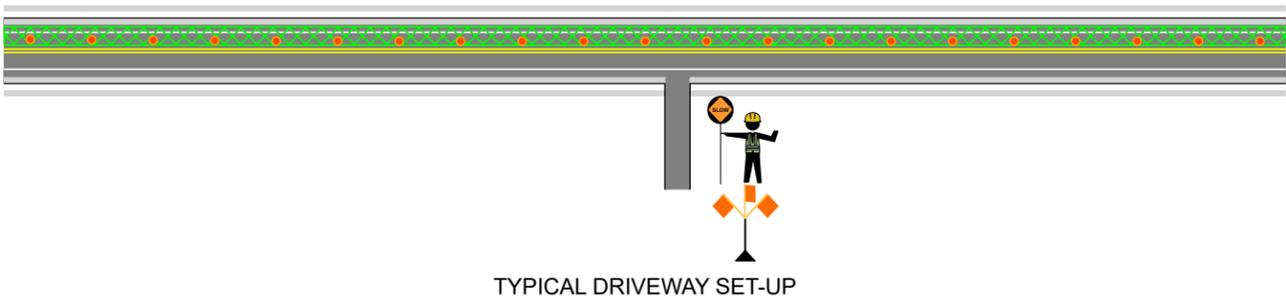
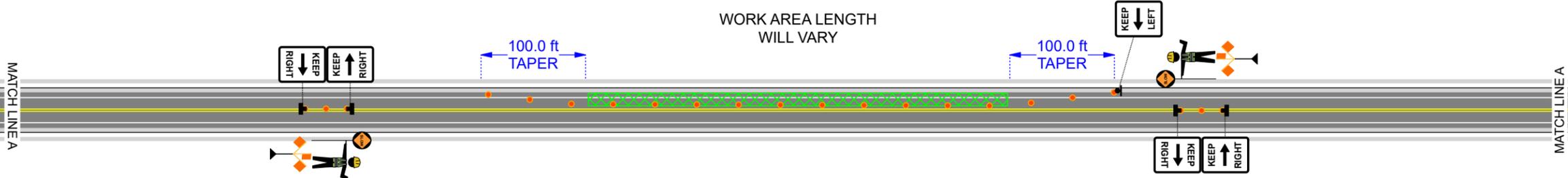


EXHIBIT C.12.5: PHASE 3 – MOCKINGBIRD LANE:



Legend

- HI-LEVEL
- High Level
- Sign Stand
- Type I Barricade
- Vertical Panels
- Work Area



Date: 10-07-2025 **Author:** ILIAM ROMERO **Project:** Mockingbird Ln, Invergordon Ln to 56th St Typical Channel
Contractor: Achen Gardner **Jurisdiction:** Paradise Valley **Permit #:** -
Start Date: - **End Date:** - **Time:** -
Contact: Israel Santillan Jr **Contact Number:** 602-727-5351 **Contact Email:** isantillan@achen.com
Job: - **P.O. #:** 4137100 TOPV Mockingbird **CSR:** John Hunt 602-714-4117

Comments:
 Traffic Control Plan is not to scale
 Page 2 of 2

**EXHIBIT 4
TO
FIRST AMENDMENT
TO
CONSTRUCTION MANAGER AT RISK (CMAR) AGREEMENT CON-25-001-ENG**

[Substantial Completion Date and Schedule]

See following pages.

**EXHIBIT C6: PROJECT SCHEDULE (DOUBLE-CREW HEADING APPROACH)
GMP (02/13/2026)**

**ROADWAY AND DRAINAGE IMPROVEMENTS, MOCKINGBIRD LN. FROM 56TH ST. TO INVERGORDON RD.
TOPV PROJECT NO: 2021-03 & 2021-12 / AGC Project Number: 4137100**

TOPV ROADWAY AND DRAINAGE IMPROVEMENTS	2026												2027				
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR		
Work Item Description	5 12 19 26	2 9 16 23	2 9 16 23	6 13 20 27	4 11 18 25	1 8 15 22 29	6 13 20 27	3 10 17 24 31	7 14 21 28	5 12 19 26	2 9 16 23 30	7 14 21 28	4 11 18 25	1 8 15 22	2 9 16 23 30		
COUNCIL STUDY SESSION - FEBRUARY, 26 2026																	
COUNCIL AWARD SESSION - MARCH 26, 2026																	
EXECUTED CONTRACT AMENDMENT FOR CONSTRUCTION																	
DRY UTILITY RELOCATIONS - BY OTHERS																	
SUBMITTALS & LONG-LEAD PROCUREMENT (PRECAST BOX)																	
CONSTRUCTION NTP																	
MOBILIZATION/YARD SET UP																	
WATER LINE RELOCATIONS																	
INVERGORDON & MOCKINGBIRD RELOCATIONS																	
INVERGORDON RD (SEE GMP EXHIBIT C.12 FOR TRAFFIC FLOW MANAGEMENT AND RESTRICTIONS DURING THIS PHASE)																	
DEMO/REMOVALS - TREES, CURB AND GUTTER, SIDEWALK																	
OUTLET AT INDIAN BEND WASH																	
DIG LAY BACKFILL 12 X 3 BOX CULVERT - 1,192 LF																	
INSTALL LATERALS AND CATCH BASINS																	
ROADWAY RECONSTRUCTION/MEDIANS AND PAVERS																	
LANDSCAPING																	
MOCKINGBIRD LANE (SEE GMP EXHIBIT C.12 FOR TRAFFIC FLOW MANAGEMENT AND RESTRICTIONS DURING THIS PHASE)																	
INTERSECTION TIE INTO BOX CULVERT																	
DIG LAY BACKFILL 30" PIPE - 555 LF																	
DIG LAY BACKFILL 24" PIPE - 1,751 LF																	
DIG LAY BACKFILL 18" PIPE - 2,667 LF																	
INSTALL LATERALS AND CATCH BASINS																	
ROADWAY RECONSTRUCTION/MEDIANS AND PAVERS																	
LANDSCAPING																	
PROJECT CLOSEOUT																	
SIGNS AND STRIPING																	
SUBSTANTIAL COMPLETION																	
PUNCH LIST																	
FINAL COMPLETION																	
NOTE	Schedule is contingent on the following Critical Path Activities: executed contract amendment no later than 04/01/26, ability to start water line relocations no later than 04/06/26, completion of all dry utility relocations no later than 05/31/26, delivery of box sections beginning 06/22/26, and completion of fabrication of all box culvert sections no later than 07/06/26. Delay in any of these dates will result in a schedule push accordingly.																

DOUBLE-CREW HEADING APPROACH

EXHIBIT J
TO
CONSTRUCTION MANAGER AT RISK (CMAR) AGREEMENT CON-25-001-ENG
BETWEEN
THE TOWN OF PARADISE VALLEY
AND
ACHEN-GARDNER CONSTRUCTION, LLC

[Performance Bond]

See following page.

EXHIBIT K
TO
CONSTRUCTION MANAGER AT RISK (CMAR) AGREEMENT CON-25-001-ENG
BETWEEN
THE TOWN OF PARADISE VALLEY
AND
ACHEN-GARDNER CONSTRUCTION, LLC

[Payment Bond]

See following page.