APACHE JUNCTION WATER UTILITIES COMMUNITY FACILITIES DISTRICT CONSTRUCTION AGREEMENT BETWEEN WATER UTILITES COMMUNITY FACILITIES DISTRICT (APACHE JUNCTION) AND MGC CONTRACTORS, INC. FOR PHASE 1 WATER CAMPUS 2 BOOSTER PUMP STATION REPLACEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 20__, by and between APACHE JUNCTION WATER UTILITIES COMMUNITY FACILITIES DISTRICT (hereinafter designated as "District"), an Arizona Municipal corporation, and MGC CONTRACTORS, INC., an Arizona corporation, (hereinafter "Contractor"), both of which may be identified as the "Parties" collectively or as a "Party" individually.

RECITALS

A. District solicited approval for a booster pump station replacement at Booster 2 located at 575 East Baseline Road, Apache Junction, Arizona. Contractor responded with a proposal dated July 18, 2025.

B. District and Contractor desire to set forth herein their respective responsibilities and the manner and terms upon which Contractor shall render the services.

C. Contractor has the ability to provide the system (the "Work") as described in Attachment A.

D. The pricing terms of the City of Peoria JOC Water Wastewater Treatment & Remote Facilities contract P23-0057B, a copy which is on file with the District Director shall govern this Agreement, however, this Agreement shall control all other terms and conditions.

AGREEMENT

NOW, THEREFORE, District retains Contractor to perform, and Contractor agrees to render the services in accordance with the terms and conditions set forth as follows:

1. PROJECT DESCRIPTION: Contractor shall do and perform or cause to be done and performed in a good workmanlike manner, the Work in accordance with and as more fully described in the Notice Inviting Bid Proposals for Project No. 2025-03 Phase 1 Water Campus 2 Booster Pump Station Replacement and in accordance with specifications, drawings and addenda, attached as Attachment "A" hereinafter referred to as the "Contract Documents" which also includes this agreement, all incorporated by reference.

2. PAYMENTS & COMPLETION: The total amount payable by District to Contractor is an amount not to exceed Two Million Six Hundred Twenty Three Thousand Two Hundred Ninety Six Dollars and Seventy Four Cents

($2,623,296.74) (the "Contract Sum") for the performance of the Work under the Contract Documents. Upon notice that the Work is ready for final inspection or acceptance, District representative shall promptly cause to be made an inspection. When District finds the Work acceptable under the Contract Documents, District shall promptly submit for processing a certificate for payment stating that to the best of their knowledge, information and belief and on the basis of its observation and inspection, the Work has been completed in accordance with the terms and conditions of the Contract Documents and that partial payment or the entire balance due Contractor is payable. No final payment shall become due until Contractor submits to all required lien waivers, releases and any other data establishing payment or satisfaction of all Contractor's obligations. If any subcontractor refuses to furnish a release or waiver required by District, Contractor may furnish a bond to indemnify District against any such lien. If any such lien remains unsatisfied after all payments are made, Contractor shall refund to District all monies that the latter may be compelled to pay in discharging such liens, including all costs and reasonable attorney fees.

3. CONTRACT TIME: The term of this agreement is September 16, 2025 to December 31, 2026. Upon failure to complete Work within the time specified, Contractor shall pay as liquidated damages for the loss of use of the benefit of this project the sum as provided in Table 108 of the Maricopa Association of Governments ("MAG") Specifications per day for each day the Work remains unfinished. This provision does not limit the liability of Contractor for actual damages sustained by District as a result of any breach of contract or warranty by Contractor.

4. INDEPENDENT CONTRACTOR: Contractor shall at all times during Contractor's performance of the services retain Contractor's status as an independent contractor. Contractor's employees shall under no circumstances be considered or held to be employees or agents of District, and District shall have no obligation to pay or withhold state or federal taxes or provide workers' compensation or unemployment insurance for or on behalf of them or Contractor. Contractor shall supervise and direct the Work to be done using his best skill and attention. Except as provided in this Agreement, Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work required by the contract documents. Contractor shall be responsible to District for the acts and omissions of its employees, sub-contractors and their agents and employees and other persons performing any of the Work under any Contract Document.

5. LABOR AND MATERIALS: Unless otherwise provided in the Contract Documents, Contractor shall provide, pay and insure under the requisite laws and regulations for all labor, materials, equipment, tools and machinery, water, heat, utilities, transportation, other facilities and services necessary for the proper execution and completion of the Work whether

temporary or permanent, and whether or not incorporated or to be incorporated in the Work.

6. INSPECTIONS AND QUALITY OF WORK: Contractor understands and specifically agrees that all Work is to be performed pursuant to current American Water Works Association Standards, AJWD Project Number 2025-03 Project Specifications, Drawings and Addenda, and MAG specifications and details with Apache Junction additions. Contractor agrees that it will conduct at least one pre-construction meeting before any Work commences. While performing the services, Contractor shall exercise the reasonable professional care and skill customarily exercised by reputed members of Contractor's profession practicing in the Phoenix metropolitan area and shall use reasonable diligence and best judgment while exercising its professional skill and expertise. Contractor shall also be responsible for all errors and omissions Contractor commits in the performance of this Agreement. Contractor understands and agrees that inspection of the Work being performed hereunder will occur by District. Contractor agrees that District will have the exclusive right to determine, in its sole discretion, whether the Work has been performed in accordance with the Contract Documents, including MAG specifications and details. Contractor further agrees to make such corrections to the Work as may be directed by District to conform to said Contract Documents including MAG specifications and details, without requirement of change order or any additional charge or cost to District whatsoever. Contractor further agrees to make such corrections to the Work within the time allowed for completion as long as it does not affect the overall deadline of completion set forth in Section 3.

7. HAZARDOUS CONDITIONS.

A. Unless otherwise expressly provided in the Contract Document to be part of the Work, Contractor is not responsible for any Hazardous Condition encountered at the project site. Upon encountering any Hazardous Conditions, Contractor will stop Work immediately in the affected area and duly notify City and, if required by Legal Requirements, all government or quasi-government entities with jurisdiction over the Project or Site.

B. Upon receiving notice of the presence of suspected Hazardous Conditions, City shall take the necessary measures required to ensure that the Hazardous Conditions are remediated or rendered harmless, Such necessary measures shall include City retraining qualified independent experts to (i) ascertain whether Hazardous Conditions have actually been encountered, and, if they have been encountered, (ii) prescribe the remedial measures that City must take either to remove the Hazardous condition or render the Hazardous Conditions harmless.

C. Contractor shall be obligated to resume Work at the affected area of the Project only after City's expert provides it with written certification that (i) the Hazardous Conditions have been removed or rendered harmless and (ii) all necessary approvals have been obtained from all government and quasi-government entities having jurisdiction over the project or project site.

D. Contractor will be entitled, in accordance with this Agreement, to an adjustment in its Contract Price and/or Contract Time(s) to the extent Contractor's cost and/or time of performance have been adversely impacted by the presence of Hazardous Conditions.

E. To the fullest extent permitted by law, City shall indemnify, defend and hold harmless Contractor, its design consultants, subcontractors, anyone employed directly or indirectly by any of them, and their officers, directors, employees and agents, from and against any and all claims, losses, damages, liabilities and expenses, including attorneys' fees and expenses, arising out of or resulting from the presence, removal or remediation of Hazardous Conditions at the project site.

F. Notwithstanding the preceding provisions of this Section 7, City is not responsible for Hazardous Conditions introduced to the project site by Contractor, its subcontractors, or any person for whose acts they may be liable. To the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless District, its elected and appointed officers, officials, agents, and employees from and against all claims, losses, damages, liabilities, and expenses, including attorneys 'fees and expenses, arising out of or resulting from those Hazardous Conditions to the project site by Contractor, its subcontractors.

G. For purposes of this Section 7, "Legal Requirements" shall mean all applicable federal, state and local laws, codes, ordinances, rules, regulations, orders and decrees of any government or quasi-government entity having jurisdiction over the project or site, the practices involved in the project or site, or any Work and "Hazardous Conditions" shall mean \ any materials, wastes, substances and chemicals deemed to be hazardous under applicable Legal Requirements, or the handling, storage, remediation, or disposal of which are regulated by applicable Legal Requirements.

8. DIFFERING SITE CONDITIONS. Concealed or latent physical conditions or subsurface conditions at the project site that (i) materially differ from the conditions indicated in the Contract Documents or (ii) are of an unusual

nature, differing materially from the conditions ordinarily encountered and generally recognized as inherent in the Work are collectively referred to herein as "Differing Site Conditions." If Contractor encounters a Differing Site Condition, Contractor will be entitled to an adjustment in the Contract Price and/or Contract Time(s) to the extent Contractor's cost and/or time of performance are adversely impacted by the Differing Site Condition. Upon encountering a Differing Site Condition, Contractor shall provide prompt written notice to City of such condition, which notice shall not be later than fourteen (14) calendar days after such condition has been encountered. Contractor shall, to the extent reasonably possible, provide such notice before the Differing Site Condition has been substantially disturbed or altered.

9. WARRANTY: Contractor shall guarantee the Work against defective workmanship or materials for a period of one year from the date of its final acceptance under the contract; ordinary wear and tear and unusual abuse or neglect excepted. Any omission on the part of District to identify defective Work or materials at the time of construction shall not be deemed an acceptance and Contractor will be required to correct defective Work or materials at any time before final acceptance; and within one year from the date of final acceptance due to faults in workmanship or materials, Contractor shall begin making the necessary repairs to the satisfaction of District within fourteen calendar days of receipt of written notice from District. Such Work shall include the repair or replacement of other Work or materials damaged or affected by making the above repairs or corrective Work all at no additional cost to District. In the case of Work materials or equipment for which warranties are required by the Contract Documents, Contractor shall provide or secure from the appropriate sub-contractor or supplier such warranties addressed to and in favor of the District and deliver same to the District prior to final acceptance of the Work. Delivery of such warranties shall not relieve Contractor from any obligation assumed under any other provision of the contract. The warranties and guarantees provided in this subsection shall be in addition to and not in limitation of any other warrantees, guarantees or remedies required by law, and shall survive the expiration of this Agreement for the time period mentioned above.

10. TAXES: Contractor shall pay all license, sales, consumer, use and other similar taxes for the Work or portions thereof provided by Contractor which are legally enacted at the time bids are received whether or not yet effective or subsequently applicable due to acts of jurisdictions or bodies other than District.

11. PERMITS & FEES: Unless otherwise provided in the Contract Documents, Contractor shall secure and pay for all permits, governmental fees, licenses and inspections necessary for the proper execution and completion of Work which are customarily secured after execution of the contract, and which are legally required. Contractor shall give all notices and comply with all laws, ordinances, rules, regulations and lawful orders of any public authority bearing

on the performance of the Work. District permits for this Work will be provided to Contractor at no cost. Contractor represents and warrants that any license necessary to perform the Work under this Agreement is current and valid. Contractor understands that the activity described herein constitutes "doing business in the City of Apache Junction" and Contractor agrees to obtain a business license pursuant to Chapter 8 of the Apache Junction City Code, Vol. I, and keep such license current during the term of this Agreement and after termination of this Agreement any time Work is performed pursuant to the warranty provisions set forth in Section 9. Contractor also acknowledges that the tax provision of the Apache Junction Tax Code, Chapter 8A, may also apply and if so, shall obtain a transaction privilege license and/or other licenses as may be required by the city code. Any activity by subcontractors within the corporate city limits will invoke the same business license regulations on any subcontractors, and Contractor ensures its subcontractors will obtain any required licenses. Further, Contractor agrees to pay all applicable privilege and use taxes that are applicable to the activities, products and services provided under this Agreement.

12. SUPERINTENDENT: Contractor shall employ a competent project superintendent who shall be in attendance at the project site during the progress of the Work. Superintendent shall represent and be the community agent of Contractor and communications given to the superintendent shall be as binding as if given to Contractor. Important communications shall be confirmed in writing. The designated superintendent shall be:

Name:_____
Address:_____
City/State/Zip:_____
Phone:_____
Cell Phone:_____
Pager:_____
Emergency Phone:_____

13. PROGRESS SCHEDULE: Contractor shall, immediately after entering into this Agreement, reaffirm or revise the estimated progress schedule as submitted with the bid proposal. Said progress schedule shall be maintained and updated during the project.

14. INDEMNIFICATION: To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless District, its elected and appointed officers, officials, agents, and employees from and against any and all liability including but not limited to demands, claims, actions, fees, costs and expenses, including reasonable attorney and expert witness fees, arising from, or alleged to have arisen from, relating to, arising out of, or alleged to have resulted from the acts, errors, mistakes, omissions, Work or services of Contractor, its agents, employees, or any tier of Contractor's subcontractors in the performance of this Agreement, but only to the extent caused by the

negligence, recklessness or intentional wrongful conduct of Contractor or its subcontractors in the performance of the Work under this Agreement or any subcontract. Contractor's duty to defend, hold harmless and indemnify District, its special districts, elected and appointed officers, officials, agents, and employees shall arise in connection with any claim, damage, loss or expense that is attributable to bodily injury, sickness, disease, death, or injury to, impairment, or destruction of property including loss of use resulting therefrom, caused by an Contractor's acts, errors, mistakes, omissions, work or services in the performance of this Agreement including any employee of Contractor, any tier of Contractor's subcontractor or any other person for whose acts, errors, mistakes, omissions, Work or services Contractor may be legally liable, but only to the extent caused by the negligence, recklessness or intentional wrongful conduct of Contractor or any tier of Contractor's subcontractors or any other person for whose acts, errors, mistakes, omissions, Work or services Contractor may be legally liable in the performance of the Work under this Agreement or subcontract. The amount and type of insurance coverage requirements set forth herein will in no way be construed as limiting the scope of the indemnity in this paragraph. The rights and obligations under this Section 14 shall survive termination of this Agreement.

15. SUB-CONTRACTORS: All subcontractors chosen by Contractor will be subject to District's approval. All subcontractors shall be identified by Contractor prior to award of contract. Contractor shall make no substitutions for any subcontractor, person or entity previously selected without the approval of District.

16. GOVERNING LAW AND VENUE: The terms and conditions of this Agreement shall be governed by and interpreted in accordance with the laws of the State of Arizona. Any action at law or in equity brought by either Party for the purpose of enforcing a right or rights provided for in this Agreement, shall be tried in a court of competent jurisdiction in Pinal County, State of Arizona. The Parties hereby waive all provisions of law providing for a change of venue in such proceeding to any other county. In the event either Party shall bring suit to enforce any terms of this Agreement or to recover any damages for and on account of the breach of any term or condition in this Agreement, it is mutually agreed that the prevailing Party in such action shall recover all costs including reasonable attorney fees to be determined by the court in such action.

17. INSURANCE: Contractor, at its own expense, shall purchase and maintain the herein stipulated minimum insurance with companies duly licensed in the State of Arizona, possessing a current A.M. Best, Inc. Rating of B++6, or approved unlicensed in the State of Arizona with policies and forms satisfactory to the District.

All insurance required herein shall be maintained in full force and effect until all Work or service required to be performed under the terms of the Agreement is

satisfactorily completed and formally accepted; failure to do so may, at the sole discretion of District constitute a material breach of this Agreement.

Contractor's insurance shall be primary insurance as respect to District, and any insurance or self-insurance maintained by District shall not contribute to it.

Any failure to comply with the claim reporting provisions of the insurance policies or any breach of an insurance policy warranty shall not affect coverage afforded under the insurance policies to protect District.

The insurance policies, except Workers' Compensation, shall contain waiver of transfer rights of recovery (subrogation) against District, its Board, agents, officers, appointees, officials and employees for any claims arising out of the Contractor's acts, errors, mistakes, omissions, Work or services.

The insurance policies may provide coverage which contains deductibles or self-insured retentions. Such deductible and/or self-insured retentions shall not be applicable with respect to the coverage provided to District under such policies. Contractor shall be solely responsible for the deductible and/or self-insured retention and District, at its option, may require Contractor to secure payment of such deductibles or self-insured retentions by a surety bond or an irrevocable and unconditional letter of credit.

District reserves the right to request and to receive within ten (10) working days, certified copies of any or all of the herein required insurance policies and/or endorsements. District shall not be obligated, however, to review same or to advise Contractor of any deficiencies in such policies and endorsements, and such receipt shall not relieve Contractor from, or be deemed a waiver of District's right to insist on strict fulfillment of Contractor's obligations under this Agreement.

The insurance policies, except Workers' Compensation and Professional Liability, required by this Agreement, shall name District, its Board, agents, officers, appointees, officials and employees as additional insured parties.

REQUIRED COVERAGE

Commercial General Liability

Contractor shall maintain Commercial General Liability insurance with a limit of not less than $1,000,000 for each occurrence with a $2,000,000 Products/Completed Operations Aggregate and a $2,000,000 General Aggregate Limit. The policy shall include coverage for bodily injury, broad form property damage, personal injury, products and completed operations and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of this Agreement which coverage will be

at least as broad as Insurance Service Office, Inc. Policy Form CG 00011-03 or the equivalent thereof.

Such policy shall contain a severability of interest provision and shall not contain a sunset provision or commutation clause, nor any provision which would serve to limit third party action over claims.

The Commercial General Liability additional insured endorsement shall be at least as broad as the Insurance Service Office Inc.'s Additional Insured, Form CG 20101185, or the equivalent thereof, and shall include coverage for Contractor's operations and products and completed operations.

If required by this Agreement, if Contractor sublets any part of the Work, services or operations, Contractor shall purchase and maintain, at all times during prosecution of the Work, services or operations under this Agreement, an Owner and Contractor's Protective Liability insurance policy for bodily injury and property damage, including death, which may arise in the prosecution of Contractor's Work, service or operations under this Contract. Coverage shall be on an occurrence basis with a limit not less than $1,000,000 per occurrence, and the policy shall be issued by the same insurance company that issues Contractor's General Liability insurance.

Workers' Compensation

Contractor shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Contractor's employees engaged in the performance of the Work or services; and Employer's Liability insurance of not less than $100,000 for each accident, $100,000 disease for each employee, and $500,000 disease polity limit.

In case any Work is subcontracted, Contractor will require subcontractors to provide Workers' Compensation and Employer's Liability to at least the same extent as required of the Contractor.

Professional Liability

Contractor will maintain Professional Liability insurance covering acts, errors, mistakes and omissions arising out of the Work or services performed by Contractor, or any person employed by Contractor, with a limit of not less than $1,000,000 each claim.

Certificate of Insurance

Prior to commencing Work or services under this Agreement, Contractor shall furnish District with Certificates of Insurance, or formal endorsements as required by Agreement, issued by the Contractor's insurer(s), as evidence that

policies providing the required coverages, conditions and limits required by this Agreement are in full force and effect.

In the event any insurance policies required by this Agreement are written on a "claims made" basis, coverage shall extend for two (2) years past completion and acceptance of Contractor's Work or services and as evidenced by annual Certificates of Insurance, to be filed with the District Clerk of the Water Utilities Community Facilities District.

If a policy does expire during the life of the Agreement, a renewal certificate must be sent to District thirty (30) calendar days prior to the expiration date. All Certificates of Insurance shall be identified with bid serial number and title.

Cancellation and Expiration Notice

Insurance required herein shall not expire, be canceled, or materially changed without thirty (30) calendar days' prior written notice to District.

18. CHANGE ORDERS: A change order is a written order to Contractor, approved by District's Engineer, issued after execution of the contract authorizing a change in the Work or an adjustment in the contract sum or the contract time. A change order signed by Contractor indicates agreement with the change. District may, without invalidating the contract, order changes in the Work within the general scope of the contract consisting of additions, deletions or other revisions, the contract sum, and the contract being adjusted accordingly. All such changes in the Work shall be authorized by change order and shall be performed under the applicable conditions of the contract documents. District Director shall have authority to order minor changes in the Work not involving an adjustment in the contract sum or extension of contract time and not inconsistent with the intent of the Contract Documents. All such changes shall be affected by written order and shall be binding upon District and Contractor.

19. SUCCESSORS, ASSIGNMENT & DELEGATION: District and Contractor each bind themselves, their partners, successors, assigns and legal representatives to the other Party hereto and to the partners, successors, assigns and legal representatives of such other Party in respect to all covenants, agreements and obligations contained in the contract documents. Neither Party to the contract shall assign the contract or sublet it as a whole or delegate the duties hereunder, without the written consent of the other, nor shall Contractor assign any monies due or to become due to it without the previous written consent of District.

20. WRITTEN NOTICE: Written notice shall be deemed to have been duly served if delivered in person to the individual or member of the firm or entity, or to an office of the corporation for whom it was intended or if delivered at or sent registered or certified mail, return receipt requested, and first-class

postage prepaid to the last business address known to them who gives the notice.

21. CLAIMS FOR DAMAGES: Should either Party to the contract suffer injury or damage to personal property because of any act or omission of the other Party or of their employees or agents for whose acts they are legally liable, claims shall be made in writing to such other parties within a reasonable time after the first observance of such injury or damages.

22. PAYMENT & PERFORMANCE BONDS: District shall have the right to require Contractor to furnish bonds covering the faithful performance of the contract and the payment of all obligations arising hereunder.

23. SAFETY: Contractor and/or its subcontractors shall be solely responsible for job safety at all times in addition to any obligation District may have for inspection of trench excavation as created under Occupational Safety and Health Administration or other similar laws or regulations.

24. RIGHTS & REMEDIES: The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. No action or failure to act by District or Contractor shall constitute a waiver of any right or duty afforded any of them under the contract, nor shall any action or failure to act Constitute an approval of or an acquiescence to any breaches thereunder except as may be specifically agreed to in writing.

25. FORCE MAJEURE: Neither District nor Contractor, as the case may be, shall be considered not to have performed its obligations under this Agreement in the event of enforced delay (an "Enforced Delay") due to causes beyond its control and without its fault or negligence or failure to comply with applicable laws, including, but not restricted to, acts of God, fires, floods, epidemics, pandemics and related executive orders, quarantine, restrictions, embargoes, labor disputes, and unusually severe weather or the delays of subcontractors or materialmen due to such causes, acts of a public enemy, war, terrorism or act of terror (including but not limited to bio-terrorism or eco-terrorism), nuclear radiation, blockade, insurrection, riot, labor strike or interruption, extortion, sabotage, or similar occurrence or any exercise of the power of eminent domain of any governmental body on behalf of any public entity, or a declaration of moratorium or similar hiatus (whether permanent or temporary) by any public entity directly affecting the obligations under this Agreement. In no event will Enforced Delay include any delay resulting from unavailability for any reason of labor shortages, or the unavailability for any reason of particular Contractors, subcontractors, vendors or investors desired by Contractor in connection with the obligations under this Agreement. Contractor agrees that Contractor alone will bear all risks of delay which are not Enforced Delay. In the event of the occurrence of any such Enforced Delay, the

time or times for performance of the obligations of the Party claiming delay shall be extended for a period of the Enforced Delay; provided, however, that the Party seeking the benefit of the provisions of this Section 25 shall, within thirty (30) calendar days after such Party knows or should know of any such Enforced Delay, first notify the other Party of the specific delay in writing and claim the right to an extension for the period of the Enforced Delay; and provided further that in no event shall a period of Enforced Delay exceed ninety (90) calendar days.

26. TERMINATION BY DISTRICT: District shall be permitted to terminate this Agreement if in the discretion of district manager or his or her designee, believes Contractor has failed to meet the terms of this Agreement. District shall provide Notice of Termination to Contractor by Certified U.S. Mail ten (10) calendar days before such termination takes effect.

27. TERMINATION BY CONTRACTOR: Contractor may terminate this Agreement if District fails to make payment as agreed upon in this document. Any other termination will be deemed a breach of contract by Contractor. Contractor shall provide Notice of Termination to District by Certified U.S. Mail ten (10) calendar days before such termination takes effect.

28. RECORDS: Records of Contractor's labor, payroll and other costs pertaining to this Agreement shall be kept on a generally recognized accounting basis and made available to District for inspection on request. Contractor shall maintain records for a period of at least two (2) years after termination of this Agreement and shall make such records available during that retention period for examination or audit by District personnel during regular business hours.

29. AMENDMENT: It is mutually understood and agreed that no alteration or variation of the terms and conditions of this Agreement shall be valid unless made in writing and signed by the Parties hereto, and that oral understandings or agreements not incorporated herein shall not be binding on the Parties.

30. ENTIRE AGREEMENT: This Agreement and any attachments represent the entire agreement between City and Contractor and supersede all prior negotiations, representations or agreements, either express or implied, written or oral. It is mutually understood and agreed that no alteration or variation of the terms and conditions of this Agreement shall be valid unless made in writing and signed by the Parties hereto. Written and signed amendments shall automatically become part of the supporting documents, and shall supersede any inconsistent provision therein; provided, however, that any apparent inconsistency shall be resolved, if possible, by construing the provisions as mutually complementary and supplementary.

31. SEVERABILITY: District and Contractor each believe that the execution, delivery and performance of this Agreement are in compliance with

all applicable laws. However, in the unlikely event that any provision of this Agreement is declared void or unenforceable (or is construed as requiring District to do any act in violation of any applicable laws, including any constitutional provision, law, regulation or city code), such provision shall be deemed severed from this Agreement and this Agreement shall otherwise remain in full force and effect; provided that this Agreement shall retroactively be deemed reformed to the extent reasonably possible in such a manner so that the reformed agreement (and any related agreements effective as of the same date) provide essentially the same rights and benefits (economic and otherwise) to the Parties as if such severance and reformation were not required. Unless prohibited by applicable laws, the Parties further shall perform all acts and execute, acknowledge and/or deliver all amendments, instruments and consents necessary to accomplish and to give effect to the purposes of this Agreement, as reformed.

32. TIME IS OF THE ESSENCE: Time is of the essence with respect to all provisions in this Agreement. Any delay in performance by either Party shall constitute a material breach of this Agreement.

33. PROHIBITION TO CONTRACT WITH CONTRACTORS WHO ENGAGE IN BOYCOTT OF THE STATE OF ISRAEL: The Parties acknowledge A.R.S. §§ 35-393 through 35-393.03, as amended, which forbids public entities from contracting with Contractors who engage in boycotts of the State of Israel. Should Contractor under this Agreement engage in any such boycott against the State of Israel, this Agreement shall be deemed automatically terminated by operation of law. Any such boycott is a material breach of contract.

34. CERTIFICATION PURSUANT TO A.R.S. § 35-394. In accordance with Arizona Revised Statutes § 35-394, Contractor hereby certifies and agrees that Contractor does not currently and shall not for the duration of this Agreement use: 1) the forced labor of ethnic Uyghurs in the People's Republic of China, 2) any services or goods produced by the forced labor of ethnic Uyghurs in the People's Republic of China, and/or 3) any suppliers, contractors or subcontractors that use the forced labor or any services or goods produced by the forced labor of ethnic Uyghurs in the People's Republic of China. If Contractor becomes aware during the term of this Agreement that Contractor is not in compliance with this Section 34, then Contractor shall notify the District within five (5) business days after becoming aware of such noncompliance. If Contractor does not provide the District with written certification that Contractor has remedied such noncompliance within one hundred eighty (180) days after notifying the District of such noncompliance, this Agreement shall terminate, except that if the Agreement termination date occurs before the end of such one hundred eighty (180) day remedy period, this Agreement shall terminate on such contract termination date.

35. CONFLICT OF INTEREST: The provisions of A.R.S. § 38-511 relating to cancellation of contracts due to conflicts of interest shall apply to this contract.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be signed by their duly authorized representative as of this _____ day of _____, 20___.

CONTRACTOR:

MGC CONTRACTORS, INC., an Arizona corporation

_____
By: _____
Its: _____

DISTRICT:

WATER UTILITIES COMMUNITY FACILITIES DISTRICT, an Arizona municipal corporation

_____
By: Walter "Chip" Wilson
Its: Chairman

ATTEST:

_____
Evie McKinney
District Clerk

APPROVED AS TO FORM:

_____
R. Joel Stern
District Attorney

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing was subscribed and sworn to before me this _____ day of _____, 20___, by _____ as _____ of MGC Contractors, Inc., an Arizona corporation.

_____
Notary Public

My Commission Expires:

_____

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

The foregoing was subscribed and sworn to before me this _____ day of _____, 20___, by Walter "Chip" Wilson as Board Chair of Water Utilities Community Facilities District, an Arizona municipal corporation.

_____
Notary Public

My Commission Expires:

_____

Employee Owned

QUALITY · PERFORMANCE · VALUE

Job Order Master Agreement

Cost Proposal

Project Name:

Phase 1 - Water Campus 2 BPS Replacement

Employee Owned

QUALITY · PERFORMANCE · VALUE

July 18, 2025

Apache Junction Water District (AJWD)
300 E Superstition Blvd, Building D
Apache Junction, AZ 85119

Attn: Mike Loggins, PE, CPM

Re: Phase 1 Cost Proposal
AJWD – Water Campus 2 Booster Pump Station Replacement Project

Dear Mr. Loggins:

In accordance with the information provided, we are pleased to offer a cost proposal for design, preconstruction services, and long-lead procurement for Phase 1 of the Water Campus 2 Booster Pump Station Replacement project. The total price of work, including allowances, is ($2,623,296.74) Two Million Six Hundred Thousand Twenty-Three Thousand Two Hundred Ninety-Six Dollars and Seventy-Four Cents. The included allowance is $2,112,000.00 and is intended for the procurement of long-lead equipment and materials. Insurance, bond, and sales tax have been included per the City of Peoria JOC pricing matrix. A further breakdown of the proposal and quotations are attached. Please note the following clarifications:

Contract and Project Execution:

AJWD will contract MGC utilizing the City of Peoria JOC for Water and Wastewater Treatment Facilities Projects contract, in which AJWD will "piggy-back" on the existing contract through a Linking Agreement.

This project is to be split into two phases; the design phase (includes long-lead procurement and preconstruction services) and the construction phase. The intent for splitting this project into two phases is as design progresses, long-lead equipment and materials can be released without having to wait until the construction phase of this project. This will help expedite the project's completion by not having downtime during construction while waiting for equipment deliveries and ultimately allowing the project to be completed earlier.

MGC is to hire GHD (design engineer) as a subcontractor who will perform the design phases listed further in this letter. MGC will also perform preconstruction services, coordinate with design engineer from project start to completion, and we intend to perform the construction of the new booster pump station system and perform the decommissioning of the existing booster pump station system.

Basis of Cost Proposal:

Please review the "Basis of Cost Proposal" section of this cost proposal for more information on included scope, assumptions, exclusions, and cost proposal details.

Employee Owned

QUALITY · PERFORMANCE · VALUE

Thank you for the opportunity to be of service. If you have any questions, please do not hesitate to call.
Sincerely,

Bryan Forster
Projects Director
bforster@mgccontractors.com
602-695-3652

Basis of Cost Proposal

Apache Junction Water District
Water Campus BPS Replacement
Phase 1

Employee Owned

QUALITY · PERFORMANCE · VALUE

July 18, 2025

Contents

Phase 1 Cost Proposal

General Information

Project Information

This Phase 1 Cost Proposal is for the Apache Junction Water District Water Campus 2 Booster Pump Station Replacement project, generally located at 575 East Baseline Avenue, Apache Junction, AZ.

Owner:	Apache Junction Water District
Engineer:	GHD (Hired Under MGC Contractors)
JOC Contractor:	MGC Contractors
Owner Contract No:	TBD

Project Scope Description

AJWD is looking to upgrade their Water Campus 2 (PWS 11-039) booster pump station that is located east of the intersection of Baseline Avenue & Idaho Road at 575 East Baseline Avenue in Apache Junction, AZ. The water campus is located on the City of Apache Junction's 19.7-acre Public Works Operations Yard (Parcel 104070030) and is segregated from the rest of the property by a chain link fencing.

The goal of this project is to replace the existing booster pump station system with a new booster pump station system with the provisions to add future capacity, located within the same site and chain link fencing. The existing hydrotank is to be repurposed for the new booster pump station. The existing booster pump station is to remain online until the new booster pump station is put online and commissioned. At that point, the existing booster station will be taken offline and decommissioned. MGC will coordinate with AJWD on any demolished equipment that is to be salvaged.

The new booster pump station system will consist of the following:

- (4) new booster pump suction barrels adequately sized for future increased flows
- (3) new booster pumps and inverter duty motors
    - 1,000 gpm each at the same head as the existing pumps
    - 3,000 gpm total. If the head is not adequate to deliver 3,000 gpm, future developments will provide required improvements to the existing infrastructure within the existing distribution system to reduce head loss.
- New booster pump suction and discharge headers and laterals adequately sized for the increased flow
- Suction tie-in to existing steel reservoir and piping
- Addition of a surge anticipator valve that will tie back to a spare flanged outlet located on the north side of the existing steel reservoir
- Discharge piping tie-in to the existing water distribution line
- New electrical building (E-House, PEMB with Stucco Exterior, or masonry building) that will house the following.

    - Booster Pump VFDs
    - 480V Distribution Board
    - Programming Logic Computer (PLC)
    - 5HP Air Compressor Starter
    - 25kVA Transformer
    - 200A Lighting Panel
    - Future Security Cabinet
    - HVAC units as sized by the engineer
- New electrical service to be powered by the existing Service Entrance Section
- The new booster station standby power will be fed from the existing Automatic Transfer Switch and standby generator.
- Programming for the new booster pump station system
- New light pole at the new booster pump station
- New system magnetic flowmeter and pressure transmitter
- Reuse existing level control and analyzers
- Reuse existing hydrotank system
- Reuse SCADA antenna and mast currently being installed onsite under a separate contract

The existing booster pump station system decommissioning will consist of the following:

- Demolition and complete removal of the existing booster pumps, buried suction barrels, and unused station piping
- Demolition and complete removal of the existing booster pump station electrical gear, except for electrical equipment still in use
- MGC will coordinate with AJWD to identify and set aside any salvaged equipment.

Phase 1 Scope:

Complete design of the booster pump station system replacement and procurement of long-lead equipment and materials.

Design iterations and work items are listed below for each iteration.

- Conceptual design
    - Topographic survey
    - Potholing of existing utilities
        - AJWD will perform potholing efforts with their equipment and personnel.
        - MGC will support AJWD by providing pothole locations and performing the backfilling of excavations with pea gravel.
        - MGC will be present during potholing, provide surveying, and detailed pothole reports.
    - Conceptual site layout
    - Design reviews
        - Value engineering
        - Constructability review
        - Rough-Order-Magnitude (ROM) estimate
        - Preliminary CPM schedule
        - Team comment review session
- 30% design

    - Plans and Specifications
    - Long-Lead Equipment and Material Specifications
    - Design reviews
        - Value engineering
        - Constructability review
        - Cost model
        - Updated CPM schedule
        - Team comment review
        - Long-lead submittals: Submit, review, approval
        - Release of approved long-lead equipment
- 90% design
    - Plans and Specifications
    - Design reviews
        - Updated CPM schedule
        - Team comment review session
    - Submission of plans and specifications for permitting
        - Apache Junction Water District
        - City of Apache Junction
        - ADEQ
- Final design
    - Plans and Specification
    - Brief design review
    - Updated CPM schedule
    - Team comment review session
    - Phase 2 cost proposal

Phase 2 Scope:

A complete breakdown of the Phase 2 scope will be sent out prior to the Phase 2 cost proposal for review and approval.

Brief scope of Phase 2 work will include:

- Complete construction of the new booster pump station system
- Construction of the new electrical building
- Electrical, instrumentation, and controls work
- Design engineer's Construction, Administration, and Inspection work
- Start-up and commissioning
- Decommissioning and demolition of the existing booster pump station system
- As-builts
- ADEQ and City of Apache Junction permit closeout

Estimating Methodology

The primary estimating methodology used to prepare this phase 1 cost proposal is based on a site meeting between MGC and AJWD staff (June 5,2025), as well as a project predesign coordination meeting held on TEAMs (June 17, 2025). The pricing included with this proposal was developed

with the skill and care exercised by a reasonable contractor's skill, expertise, and experience under normal market conditions.

The Phase 1 cost proposal was prepared and submitted to facilitate an accurate cost evaluation of project components.

WBS: To accurately price all scopes for this cost proposal, MGC Contractors divided the project into an area-specific work breakdown structure consisting of the following:

- 00 – Bidding and Contract Requirements *(Sales Tax, Insurance, OH&P, P&P Bonds)*
- 01 – General Requirements *(Precon Services, GCs-Project Staff, Temp Facilities)*
- 02 – Subcontractors & Suppliers *(Subcontractors, Suppliers, & Project Materials)*
- 03 – Subconsultants *(Design Engineers, Third-Party Testing, Other)*
- 04 – Self-Performed Work *(MGC Labor and Equipment for Construction Tasks)*
- 05 – Allowances & Contingencies *(Design Contingency and Other Estimated Costs)*

MGC Contractors developed this WBS to allow for easy review by the project stakeholders. MGC will use this same structure for all estimates and schedules for uniformity.

Estimate Classification

The AACE estimate classification used to prepare this cost estimate is the COST ESTIMATE CLASSIFICATION SYSTEM, CLASS 2 ESTIMATE. This is the typical level of project definition required: -15% to 20% of full project definition. Class 2 estimates are generally prepared to validate budgets and provide detailed cost breakdowns for alternative cost analysis.

Design Basis

The reference documents are as follows; Drawings: List out drawings, specifications, and date.

- Water Campus 2 BPS Replacement: No Technical Specifications, Part of this cost proposal; Dated TBD
- Water Campus 2 BPS Replacement: No Plan Sets, Part of this cost proposal; Dated October TBD

Planning Basis

The items provided are the assumed work week, which will include MGC's planned use of overtime, overnight, or weekend work (if required). During the estimate process, MGC engaged local subcontractors and suppliers in order to provide a current market cost for long-lead equipment and materials costs based on our scoping meeting held on June 17, 2025. A formal bid process will be used to construct Allowance-Use- Adjustments (AUA) that will be submitted and approved by AJWD prior to use of the allowance money. Our design engineering (GHD) and Preconstruction Services (MGC) costs are based on the same scoping meeting held on June 17, 2025.

MGC Contractors has identified key milestones with the anticipated dates to be determined. Key milestones and anticipated dates will continue to be updated throughout the design phase.

Key Milestone	Dates
Bid Solicitations for Long-Lead Equipment at 30% Design (Vertical Turbine Pumps/Motors, Suction Barrels, Valves, Electrical Building, E,I&C)	Estimated October 2025
Cost Proposal Submittal Date: Phase 1 Cost Proposal (Under Review) AUAs – Long-Lead Equipment (Potential) Phase 2 Cost Proposal (Potential)	 July 18, 2025 Estimated November 2025 Estimated April 2026
Notice of Award: NTP Phase 1 Cost Proposal NTP AUA – Long-Lead Equipment (Draw Approval) NTP Phase 2	 Estimated August 2025 Estimated November/December 2025 Estimated May 2026
Substantial Completion Date: Phase 1 Cost Proposal AUA – Long-Lead Equipment (Last Delivery) Phase 2 Cost Proposal	 Estimated September 2026 Estimated October 2026 Estimated March 2027
Final Completion Date	Estimated April 2027
Startup and Commissioning Complete	Estimated April 2027

The scheduling assumptions used in preparing the schedule and estimate include:

- The estimate and schedule are currently based on 5-day, 8-hour shifts.

Indirect, Direct, and Allowance Cost Clarifications and Assumptions

General:

1. Pricing assumes that the owner will provide all access and easements as required to complete the work.
2. Pricing is based on the current understanding of the Phase 1 scope based on the previous onsite and predesign meetings mentioned above.

00.00.00 Construction Indirect Cost Summary includes the following:

1. Sales tax
2. Sales tax deduct
    a. A breakdown sheet has been included within this cost proposal under Activity # 00.02.00.
        i. Preconstruction Services
        ii. Design Services
3. Profit & Overhead
    a. Per the Peoria sliding scale below, a 9% fee has been included on all indirect and direct costs.
4. Insurance (GL, IF, PL)
    a. Per the Peoria sliding scale below, a 1.25% cost has been included on all indirect and direct costs.

5. Builders Risk Insurance
    a. Builders Risk is not included in this cost proposal but may be included in future phases.
6. Payment and Performance Bonds
    a. Per the Peoria sliding scale below, a 1.5% cost has been included on all indirect and direct costs.

Indirect Cost of the Work	$0 to $250,000	$250,001 to $1,000,000	$1,000,001 to $3,000,000	
JOC Fee	11.00%	10.00%	9.00%	
Payment & Performance Bonds	1.50%	1.50%	1.50%	
Insurance	1.25%	1.25%	1.25%	
Tax (65% of .081)	5.265%	5.265%	5.265%	
Total Indirect Cost %	**19.01500%**	**18.01500%**	**17.01500%**	

<u>01.00.00 Preconstruction Services, General Conditions & General Requirements includes the following:</u>

1. 01.01.00 Preconstruction Services activities and deliverables have been included as described under "Activity ID# 01.01.00 Preconstruction Phase Services – Detailed Cost" worksheet. Which include:
    a. Project Meetings
    b. Project Programming
    c. Conceptual Design
    d. 30% Design
    e. 90% Design
    f. 100% Design
    g. Cost Model Development (ROM, 30%, & 90%)
    h. Cost Proposal Development (Phase 1 and Phase 2)
    i. Service Allowances
2. 01.02.00 Project Staff – All project staff for Phase 1 has been included under Preconstruction Services.
3. 01.03.00 General Conditions / Temporary Facilities include the following items:
    a. Mobilization and demobilization (6 Each)
        i. Mobilization and demobilization of backhoe for placing pea gravel backfill at pothole locations (2 Each)
        ii. Mobilization and demobilization of backhoe for offloading and storing long-lead equipment and materials as they are delivered to the jobsite. This would be prior to the start of Phase 2 construction. (4 Each)
        iii. Mobilization of two forty-foot Connex storage containers for long-lead equipment and materials.
    b. Permits
        i. Pinal County Dust Control permit. MGC intends to only hold this permit until potholing and any related excavation work related to design is completed. MGC will then close the dust control permit so MGC will not need to maintain dust control until the time construction starts. When construction starts another dust control permit will be opened.

ii. Storm Water Pollution Prevention Plan (SWPPP) permit for site.
iii. Dust control and SWPPP BMP materials.

c. Site construction water
    i. Setup fee for potable construction water. Includes purchase of 2" backflow preventor (BFP), BFP certification.
    ii. Monthly base service charges for 2" service. Included 2 months of construction water service.
    iii. Monthly cost of construction water, up to 10,000 gallons/month, for a two-month period.
d. Surveying/Construction Staking
    i. Two trips for survey staking.
        1. The first trip is for survey benchmarking.
        2. The second trip is for surveying potholed utilities.
e. MGC Storage Container
    i. Two forty-foot Connex storage containers for long-lead equipment and materials as they are delivered.

<u>02.00.00 Subcontractor & Suppliers include the following:</u>

1. Phase 1 has no subcontractors.
2. Pea gravel for pothole backfilling.

<u>03.00.00 Subconsultants include the following:</u>

1. Design engineering
    a. Conceptual design
        i. Topographic survey.
        ii. Base map preparation.
        iii. GHD will prepare three conceptual designs for team review.
        iv. GHD will review the proposed pumps selected by AJWD and confirm their appropriateness for this application.
    b. Construction document design
        i. 30%, 90%, and final design.
        ii. It is assumed that AJWD will provide the proposed operating parameters for the proposed improvements, such as flowrates and pressure setpoints.
    c. Design coordination meetings. Assumed to be performed online and not in-person.
    d. Perform budget, schedule monitoring, and invoicing.
    e. Long-lead equipment and material submittal reviews
    f. Allowances
        i. Replacement of existing field instruments.
            1. This allowance covers the design of the replacement of existing field instruments.
        ii. Masonry building.
            1. This allowance shall cover the design of a masonry building in lieu of a pre-engineered building. It includes the civil, mechanical, electrical, structural, and architectural design.

iii. CMU site wall.
    1. This allowance shall cover the design of a CMU wall along the north boundary of the site.

g. Additional details for the design engineer's scope, please reference 03.01.00 GHD's "Engineer's Scope of Services" quote.

04.00.00 MGC Self-Performed Work includes the following:

1. Assisting AJWD perform pothole backfilling.
2. Offloading and storing long-lead equipment and materials as they arrive.

05.00.00 City's Allowances includes the following:

1. All allowances have sales tax, profit & overhead, insurance, and P&P bonds on top of the estimated allowance cost.
2. All allowances have been rounded to the nearest $100.00.
3. Allowance draws will be executed only by AJWD review and approval of an Allowance-Use-Authorization (AUA) proposal submitted by MGC. All unused money will be returned to AJWD at the end of the project by way of a deductive AUA.
4. Long-lead equipment and materials allowance
    a. MGC identified the below listed equipment and materials as being long-lead items.
    b. Costs associated with all items are based on recent cost data from other projects and are not exact amounts. There are currently no Specifications for the listed equipment and materials, MGC has made assumptions to the best of their ability to include costs that will cover equipment and material purchases. AUA's will be submitted for AJWD approval as design specifications are at an appropriate level to do so. All AUA's will be reviewed and approved by AJWD prior to equipment releases.
    c. An equipment design change, escalation and tariff allowance has been included that amounts to 15% of estimated cost to purchase the long-lead equipment.

Item #	Equipment / Material Description	Qty	Unit	Unit Cost	Total Cost
1	Vertical Turbine Pumps & Motors	3	Each	$ 203,618.00	$ 610,854.00
2	Vertical Turbine Pump Cans	4	Each	$ 52,485.00	$ 209,940.00
3	Long-Lead Pipe & Valves	1	LS	$ 102,353.00	$ 102,353.00
4	Electrical Gear Package	1	LS	$ 135,000.00	$ 135,000.00
5	Engineering Study (SCC & Arc Flash)	1	LS	$ 6,500.00	$ 6,500.00
6	Control Shop Package	1	LS	$ 62,000.00	$ 62,000.00
7	Electrical Building (12'W x 24'L)	288	SF	$ 1,000.00	$ 288,000.00
8	HVAC Units for Electrical Building	2	Each	$ 50,000.00	$ 100,000.00
9	Programming	1	Each	$ 50,000.00	$ 50,000.00
10	Equipment Design Change, Escalation and Tariff Allowance	0.15	%	$ 1,564,647.00	$ 234,697.05
					$ 1,799,344.05

Add-Ons

MGC Contractors has not included any other add-ons other than what has been noted above.

Exclusions

- Design of any new disinfection and / or treatment improvements.
- Security improvements not explicitly mentioned above are excluded.
- Detailed life cycle costs.
- Post design services including contractor coordination, bid support, construction administration, and inspection services. These services will be included in Phase 2 of this project.
- Third-party testing.
- Water modeling and / or master planning including transient analysis.
- Geotechnical explorations or reports.
- Regional hydraulic modeling.
- Field verification of existing easements or right-of-way.
- Regional and / or local drainage studies, technical papers, or memorandums.
- Title Report acquisition or interpretation.
- Planning Department coordination, special exhibits, illustrations, plan sets, permitting, applications, or public meetings.
- ALTA, boundary, or record surveys.

Risks and Opportunities

- A cost comparison can be performed to determine whether ductile iron or fabricated steel booster pump station suction and discharge headers are more economical.
- Re-use of the existing hydrotank system will need to be evaluated to ensure that it is adequately sized for the new booster pump station.
- It appears that the existing primary power feed to the site runs through the discussed location of the new booster pump station. This may need to be reassessed after potholing is performed to confirm the exact primary power location.
- Initial calculations have been performed that indicate the existing site SES has enough capacity to feed the new booster pump station and electrical building, but may be limited in power availability to power additional pumps or increased horsepower pumps. Actual load calculations will need to be performed by a registered electrical engineer to confirm that SES has enough capacity.

Estimating Team

Name	Title
Bryan Forster	Lead Estimator / Projects Director
Cody Eslick	Estimator / EI&C Manager
Aubrey Roumo	Vice President of Arizona
Greg Beetem	Executive Vice President

Construction Management

Construction management supervision staff is based on the proposed scope of work and anticipated construction schedule, and milestone dates previously defined. Costs for preconstruction services, administration, general conditions, general requirements, quality control, temporary facilities, and safety have been included for this phase only.

Owners Costs

This estimate does not include any cost for the following, which are assumed to be provided by the Owner, if required.

- Special Inspections.
- Permits, other than dust control and SWPPP permits.
- Engineer services for CA&I will be provided in Phase 2.
- Soft digging of existing utilities is by AJWD. MGC will backfill, survey, and provide detailed reports.
- Coordination with and/or submittals to any agencies or authorities outside of AJWD, the City of Apache Junction, and ADEQ.
- Public outreach.
- City of Apache Junction review and permitting fees. Either paid directly by AJWD or reimbursed by AJWD.

PHASE 1 - WATER CAMPUS 2 - BPS REPLACEMENT
TOTAL PROJECT BREAKDOWN

Project Number:	TBD
Contractor:	MGC Contractors, Inc
Date:	18-Jul-25

Activity ID#	Description	% of Total	Cost	Comments
00.00.00	***Construction Indirect Costs Summary***			
00.00.00	**Division 0 - Bidding and Contract Requirements**			
00.01.00	Sales Tax	5.58%	$ 28,552.85	
00.02.00	Sales Tax Deduct (Precon & Design Services)	-4.51%	**$ (23,034.27)**	
00.03.00	Profit & Overhead	9.00%	$ 46,016.71	
00.04.00	Insurance (GL, IF, PL)	1.25%	$ 6,391.21	
00.04.00	Builders Risk Insurance	0.00%	$ -	
00.05.00	Payment & Performance Bond	1.50%	$ 7,669.45	
00.00.00	***Sub-Total***	***12.8%***	**$ 65,595.95**	
01.00.00	**Division 1 - General Requirements**			
01.01.00	Preconstruction Services	11.19%	$ 57,232.73	
01.02.00	General Conditions - Project Staff	0.00%	$ -	Included in Precon
01.03.00	General Conditions - Project Site Temporary Facilities	3.28%	$ 16,772.16	
01.00.00	***Sub-Total***	***14.5%***	**$ 74,004.89**	
00+01	**Sub-Total Indirect Costs**	**27.3%**	**$ 139,600.84**	
02.00.00	**SUBCONTRACTORS & SUPPLIERS**			
02.01.00	No Subcontractors in Phase 1	0.00%	$ -	
02.02.00	Required Civil and Pipe Materials for Project	0.42%	$ 2,144.99	
02.00.00	***Sub-Total***	***0.4%***	**$ 2,144.99**	
03.00.00	**SUBCONSULTANT(S)**			
03.01.00	Design Engineering for Phase 1 - GHD Proposal	69.48%	$ 355,242.50	See GHD Cost Proposal
03.00.00	***Sub-Total***	***69.5%***	**$ 355,242.50**	
04.00.00	**MGC SELF-PERFORMED WORK**			
04.01.00	Site Discovery Work	0.50%	$ 2,546.40	
04.02.00	Offload & Store Long-Lead Equipment/Materials	2.30%	$ 11,762.00	
04.00.00	***Sub-Total***	***2.8%***	**$ 14,308.40**	
02+03+04	**Sub-Total Direct Costs**	**72.7%**	**$ 371,695.89**	
00+01+02+03+04	**Overall Total (Indirects & Directs)**		**$ 511,296.74**	
05.00.00	**CITYS ALLOWANCE (INCLUDES SALES TAX, PROFIT & OH, INSURANCE, & BOND)(17.33%)**			
05.01.00	Long-Lead Equipment/Materials Allowance	80.51%	$ 2,112,000.00	Rounded up to Nearest $100
05.00.00	***Sub-Total***	***80.5%***	**$ 2,112,000.00**	% of Allowances to Total
00+01+02+03+04+05	**Overall Total (Indirects, Directs, & City Allowance)**		**$ 2,623,296.74**	

Indirect Cost of the Work	**$0 to $250,000**	**$250,001 to $1,000,000**	**$1,000,001 to $3,000,000**	
JOC Fee	11.00%	10.00%	9.00%	
Payment & Performance Bonds	1.50%	1.50%	1.50%	
Insurance	1.25%	1.25%	1.25%	
Tax (65% of .081)	5.265%	5.265%	5.265%	
Total Indirect Cost %	**19.01500%**	**18.01500%**	**17.01500%**	

00.02.00 SALES TAX DEDUCTS

Item #	Description	Qty	Unit	Unit Cost	Total Cost	Tax Rate	Deduct Amount	Notes
1	01.01.00 Preconstruction Services	1	LS	$ 57,232.73	$ 57,232.73	5.58%	$ (3,196.10)	
2	03.01.00 Design Engineering	1	LS	$ 355,242.50	$ 355,242.50	5.58%	$ (19,838.16)	
					Total Sales Tax Deduct Amount:		**$ (23,034.27)**	

APACHE JUNCTION WATER DISTRICT Water Campus 2 - BPS Replacement Project No.: TBD	MGC CONTRACTORS, INC. ACTIVITY ID: 01.01.00 PRECONSTRUCTION PHASE SERVICES - DETAILED COST	Preconstruction Phase Services: $ 56,457.67 Preconstruction Allowances $ 775.06 Total With Allowances $ 57,232.73	Prepared By: B.Forster Date: 18-Jul-25 Rev.: 0

No.	Description	Program Leader		S. Project Manager		Project Manager		Gen. Superintendent		E,I&C Manager		Estimator		Other/Materials		Total Hours	Subtotal Cost	Total Cost
		HR	$/HR	HR	$/HR	HR	$/HR	HR	$/HR	HR	$/HR	HR	$/HR	UN	$/COST			
			$ 190.12		$ 170.15		$ 137.53		$ 178.35		$ 170.15		$ 99.13					
1	**Project Meetings**	**14**	**$ 2,661.68**	**22**	**$ 3,743.30**	**21**	**$ 2,888.13**	**5**	**$ 891.75**	**20**	**$ 3,403.00**	**14**	**$ 1,387.82**	**0**	**$ -**	**96**	**$ 14,975.68**	**$ 14,975.68**
1.01	Project Kickoff and Programming Meeting	1	$ 190.12	1	$ 170.15	1	$ 137.53		$ -	1	$ 170.15	1	$ 99.13		$ -	5	$ 767.08	$ 767.08
1.02	Project Management / Project Team / Progress Meetings (12 Bi-Weekly)	4	$ 760.48	12	$ 2,041.80	12	$ 1,650.36	4	$ 713.40	12	$ 2,041.80	4	$ 396.52		$ -	48	$ 7,604.36	$ 7,604.36
1.03	Conceptual Design - Design/VE Review	1	$ 190.12	1	$ 170.15	1	$ 137.53	1	$ 178.35	1	$ 170.15	1	$ 99.13		$ -	6	$ 945.43	$ 945.43
1.04	Conceptual Design - ROM Estimate	1	$ 190.12	1	$ 170.15		$ -		$ -		$ -	1	$ 99.13		$ -	3	$ 459.40	$ 459.40
1.05	30% - Design/VE Review	1	$ 190.12	1	$ 170.15	1	$ 137.53		$ -	1	$ 170.15	1	$ 99.13		$ -	5	$ 767.08	$ 767.08
1.06	30% - Cost Model Review	1	$ 190.12	1	$ 170.15	1	$ 137.53		$ -		$ -	1	$ 99.13		$ -	4	$ 596.93	$ 596.93
1.07	90% - Design/VE Review	1	$ 190.12	1	$ 170.15	1	$ 137.53		$ -	1	$ 170.15	1	$ 99.13		$ -	5	$ 767.08	$ 767.08
1.08	90% - Cost Model Review	1	$ 190.12	1	$ 170.15	1	$ 137.53		$ -	1	$ 170.15	1	$ 99.13		$ -	5	$ 767.08	$ 767.08
1.09	Final - Design/VE Review	1	$ 190.12	1	$ 170.15	1	$ 137.53		$ -	1	$ 170.15	1	$ 99.13		$ -	5	$ 767.08	$ 767.08
1.10	Phase 1 & 2 Cost Proposal Reviews	2	$ 380.24	2	$ 340.30	2	$ 275.06		$ -	2	$ 340.30	2	$ 198.26		$ -	10	$ 1,534.16	$ 1,534.16
2	**Project Programming**	**1**	**$ 190.12**	**12**	**$ 2,041.80**	**71**	**$ 9,764.63**	**8**	**$ 1,426.80**	**40**	**$ 6,806.00**	**0**	**$ -**	**0**	**$ -**	**132**	**$ 20,229.35**	**$ 20,229.35**
2.01	Long-Lead Equipment/Materials (Submittals, Coordination, Release)		$ -	8	$ 1,361.20	60	$ 8,251.80	8	$ 1,426.80	40	$ 6,806.00		$ -		$ -	116	$ 17,845.80	$ 17,845.80
2.02	Schedule Development	1	$ 190.12	1	$ 170.15	4	$ 550.12		$ -		$ -		$ -		$ -	6	$ 910.39	$ 910.39
2.03	Schedule Updates (30%, 90%, Final)		$ -	1	$ 170.15	3	$ 412.59		$ -		$ -		$ -		$ -	4	$ 582.74	$ 582.74
2.04	Permitting Plan Assistance		$ -	2	$ 340.30	4	$ 550.12		$ -		$ -		$ -		$ -	6	$ 890.42	$ 890.42
3	**Conceptual Design Phase**	**2**	**$ 380.24**	**3**	**$ 510.45**	**2**	**$ 275.06**	**1**	**$ 178.35**	**1**	**$ 170.15**	**5**	**$ 495.65**	**0**	**$ -**	**14**	**$ 2,009.90**	**$ 2,009.90**
3.01	Constructability Review & Value Engineering	1	$ 190.12	1	$ 170.15	1	$ 137.53	1	$ 178.35	1	$ 170.15	1	$ 99.13		$ -	6	$ 945.43	$ 945.43
3.02	Cashflow Report		$ -	1	$ 170.15		$ -		$ -		$ -		$ -		$ -	1	$ 170.15	$ 170.15
3.03	ROM Estimate & Submission	1	$ 190.12	1	$ 170.15	1	$ 137.53		$ -		$ -	4	$ 396.52		$ -	7	$ 894.32	$ 894.32
3.04	Potholing Reports		$ -		$ -	1	$ 137.53	1	$ 178.35		$ -		$ -		$ -	2	$ 315.88	$ 315.88
4	**Design Phase - 30%**	**3**	**$ 570.36**	**4**	**$ 680.60**	**8**	**$ 1,100.24**	**5**	**$ 891.75**	**6**	**$ 1,020.90**	**26**	**$ 2,577.38**	**0**	**$ -**	**52**	**$ 6,841.23**	**$ 6,841.23**
4.01	Constructability Review & Value Engineering	2	$ 380.24	2	$ 340.30	4	$ 550.12	4	$ 713.40	4	$ 680.60	2	$ 198.26		$ -	18	$ 2,862.92	$ 2,862.92
4.02	Cashflow Report		$ -	1	$ 170.15		$ -		$ -		$ -		$ -		$ -	1	$ 170.15	$ 170.15
4.03	Cost Model Development & Submission	1	$ 190.12	1	$ 170.15	4	$ 550.12	1	$ 178.35	2	$ 340.30	24	$ 2,379.12		$ -	33	$ 3,808.16	$ 3,808.16
5	**Design Phase - 90%**	**3**	**$ 570.36**	**4**	**$ 680.60**	**6**	**$ 825.18**	**5**	**$ 891.75**	**6**	**$ 1,020.90**	**18**	**$ 1,784.34**	**0**	**$ -**	**42**	**$ 5,773.13**	**$ 5,773.13**
5.01	Constructability Review & Value Engineering	2	$ 380.24	2	$ 340.30	4	$ 550.12	4	$ 713.40	4	$ 680.60	2	$ 198.26		$ -	18	$ 2,862.92	$ 2,862.92
5.02	Cashflow Report		$ -	1	$ 170.15		$ -		$ -		$ -		$ -		$ -	1	$ 170.15	$ 170.15
5.03	Cost Model Development & Submission	1	$ 190.12	1	$ 170.15	2	$ 275.06	1	$ 178.35	2	$ 340.30	16	$ 1,586.08		$ -	23	$ 2,740.06	$ 2,740.06
6	**Design Phase - 100%**	**1**	**$ 190.12**	**2**	**$ 340.30**	**1**	**$ 137.53**	**1**	**$ 178.35**	**1**	**$ 170.15**	**1**	**$ 99.13**	**0**	**$ -**	**7**	**$ 1,115.58**	**$ 1,115.58**
6.01	Constructability Review & Value Engineering	1	$ 190.12	1	$ 170.15	1	$ 137.53	1	$ 178.35	1	$ 170.15	1	$ 99.13		$ -	6	$ 945.43	$ 945.43
6.02	Cashflow Report		$ -	1	$ 170.15		$ -		$ -		$ -		$ -		$ -	1	$ 170.15	$ 170.15
7	**Cost Proposal Development**	**6**	**$ 1,140.72**	**4**	**$ 680.60**	**2**	**$ 275.06**	**2**	**$ 356.70**	**4**	**$ 680.60**	**24**	**$ 2,379.12**	**0**	**$ -**	**42**	**$ 5,512.80**	**$ 5,512.80**
7.01	Phase 1 Cost Proposal	2	$ 380.24	2	$ 340.30		$ -		$ -		$ -	8	$ 793.04		$ -	12	$ 1,513.58	$ 1,513.58
7.02	Phase 2 Cost Proposal	4	$ 760.48	2	$ 340.30	2	$ 275.06	2	$ 356.70	4	$ 680.60	16	$ 1,586.08		$ -	30	$ 3,999.22	$ 3,999.22
8	**Service Allowances**	**0**	**$ -**	**0**	**$ -**	**2**	**$ 275.06**	**0**	**$ -**	**0**	**$ -**	**0**	**$ -**	**1**	**$ 500.00**	**3**	**$ 775.06**	**$ 775.06**
8.01	Subsurface Utility Locating Reports		$ -		$ -	2	$ 275.06		$ -		$ -		$ -			2	$ 275.06	$ 275.06
8.02	Consumables(Printing, Office Supplies, Etc)		$ -		$ -		$ -		$ -		$ -		$ -	1	$ 500.00	1	$ 500.00	$ 500.00
	TOTAL	**30**	**$ 5,703.60**	**51**	**$ 8,677.65**	**113**	**$ 15,540.89**	**27**	**$ 4,815.45**	**78**	**$ 13,271.70**	**88**	**$ 8,723.44**	**1**	**$ 500.00**	**388**	**$ 57,232.73**	**$ 57,232.73**

Project Staff (01.02.00)

Labor				
Position	Unit	Quantity	Labor Cost	
			Unit	Total
Program Leader (Includes Vehicle)	HR	0.0	$162.12	$0
Sr. Project Manager (Includes Vehicle)	HR	0.0	$142.15	$0
Project Manager (Includes Vehicle)	HR	0.0	$109.53	$0
Project Engineer (Includes Vehicle)	HR	0.0	$80.00	$0
Project Superintendent (Includes Vehicle)	HR	0.0	$95.00	$0
CAD Engineer	HR	0.0	$65.16	$0
Administration	HR	0.0	$54.17	$0
QA/QC Manager (Includes Vehicle)	HR	0.0	$141.00	$0
	HR	0.0		$0
			Total Labor Cost:	**$0**

Equipment				
Item	Unit	Quantity	Equipment Cost	
			Unit	Total
Pickup Truck	HR	0.0	$28.00	$0.00
Supervisor (Heavy Duty) Truck	HR	0.0	$36.20	$0.00
			Total Equipment Cost:	**$0.00**

Miscellaneous				
Item	Unit	Quantity	Material Cost	
			Unit	Total
				$0
				$0
				$0
				$0
			Total Material Cost:	**$0**

PHASE 1 - WATER CAMPUS 2 - BPS REPLACEMENT **01.03.00**

Division 01 **BY:** -

#	DESCRIPTION	QUANT	UNIT	UNIT COST	AMOUNT	Comments
1.	**Mobilization/Demobilization:**				-	
	- Company Equipment	6	Ea	$ 600	$ 3,600.00	Backhoe Mob/Demob (3X)
	- Storage Connex	2	Ea	$ 750	$ 1,500.00	Storage Connex Deliveries
	- Rental Equipment	0	Ea	$ 650	$ -	
	- Equipment Delivery	0	Ea	$ 400	$ -	
	- Other	0	Ea	$ 400	$ -	
2.	**Permits**				$ -	
	- Local	0	Ea		$ -	
	- County (Pinal County)	1	Ea	$ 150	$ 150.00	Dust Control Permit
	- Railroad	0	Ea		$ -	
	- Other	0	Ea		$ -	
3.	**Trailers:**				$ -	
	- MGC - storage (long-lead equip)	5	Mo	$ 500	$ 2,500.00	(2) Connex's Jan-26 thru May-26
	- MGC - office	0	Mo	$ 450	$ -	
	- Engineer's office	0			$ -	
4.	**Temporary/Cellular Phone**	0	Mo	$ 150	$ -	
5.	**Temporary Power:**				$ -	
	- Set-up	0	Ea	$ 200	$ -	
	- Construction - monthly	0	Mo	$ 75	$ -	
	- Trailer - construction mo.	0	Mo	$ 50	$ -	
	- Trailer - Engineer mo.	0			$ -	
6.	**J-Jon/Sanitation Facilities**	0	Mo	$ 850	$ -	
7.	**Water - drinking/ice**	0	WK	$ 218	$ -	
8A.	**Water - construction - setup**	1	Ea	$ 500	$ 500.00	Backflow w/ Certs
8B.	**Water - construction - base fee**	2	Mo	$ 381	$ 762.56	Backflow w/ Certs
8C.	**Water - construction - per 1000/Gal**	2	Mo	$ 54.80	$ 109.60	Backflow w/ Certs
9.	**Temporary Fencing:**				$ -	
	- Set-up	0	LS	$ 50	$ -	
	- Monthly Charges	0	Mo	$ 300	$ -	
10.	**Surveying/Construction Staking**	2	Ea	$ 2,200	$ 4,400.00	Pothole/Utility Surveying
11.	**Subcontractor Bonds**	0			$ -	
12.	**Construction Testing**	0	Mo	$ -	$ -	
13.	**Design/P.E. Stamp**	0			$ -	
14.	**Dumpster - monthly**	0	Ea	$ 500	$ -	
	Dump Fees	0	LS	$ 350	$ -	
15.	**Clean-up**	0	LS	$ 1,500	$ -	
16.	**AGC Fees**	0	LS		$ -	
17.	**Site Signage**	1	Ea	$ 950	$ 950.00	
18.	**Liquidated Damages**	0			$ -	
19.	**Traffic Control:**	0	Dy	$ 150	$ -	
	Traffic plates	0	Mo	$ 2,500	$ -	
	Traffic officer	0	Hr	$ 75	$ -	
20.	**Subsistence**	0			$ -	
21.	**Courier Fees**	0			$ -	
22.	**Reprographics**	0	LS	$ 350	$ -	
23.	**O&M Costs**	0	LS	$ 150	$ -	Time & Binder Materials
	OCR Recognition	0			$ -	
24.	**Security Costs**	0	Mo		$ -	Capture Cam
25.	**Insurance - Builders Risk**	0	Mo	$ 576	$ -	Included Elsewhere in Proposal
26.	**Dust Control - Materials**	1	LS	$ 450	$ 450.00	
27.	**Other**	0	Mo	$ 260	$ -	Sweeper Once/Month
28.	**SWPPP Permit**	1	LS	$ 1,100	$ 1,100.00	
	SWPPP Materials	1	LS	$ 750	$ 750.00	
27.	**Per Diem**	0	Dy		$ -	
28.	**Hotel / Subsistence**	0	Rm		$ -	
29.	**Engineering -**	0	LS	$ -	$ -	
					$ -	
30.	**Communications**	0	MO	$ 700	$ -	Internet $400, Printer $300
					$ -	
	TOTAL				**$ 16,772.16**	

PHASE 1 - WATER CAMPUS 2 - BPS REPLACEMENT
Work Order Breakdown (04.00.00)

			LABOR				EQUIPMENT				
#	Water & Wastewater Facilities Projects	Info	HRS Craft Supt	HRS Equip. Operator	HRS Crane Operator	HRS Laborer	HRS Supt Truck	HRS Back Hoe	HRS Boom Truck	HRS	$ Total For Line
04.00.00	**Self-Perform Work**										
04.01.00	**Site Discovery Work**										
04.01.01	Assist with Backfilling of Soft-Dig Potholes		8.0	8.0	0.0	16.0	8.0	8.0	0.0	0.0	$ 2,546
04.02.00	**Offload & Store Long-Lead Equipment/Materials**										
04.02.01	Offload & Store Long-Lead Equipment/Materials		32.0	32.0	8.0	80.0	32.0	24.0	8.0	0.0	$ 11,762
											$ -
A	**Total Column**		40.0	40.0	8.0	96.0	40.0	32.0	8.0	0.0	$ 14,308
B	**Unit Cost**		$ 95.00	$ 44.33	$ 48.66	$ 37.65	$ 36.20	$ 67.47	$ 140.56	$ -	
C	**Total Cost $**		$ 3,800	$ 1,773	$ 389	$ 3,614	$ 1,448	$ 2,159	$ 1,124	$ -	**$ 14,308**

Item #	Description	Size	Quantity	Unit	Cost Each	Total	Notes
02.02.00	**PHASE 1 - WATER CAMPUS 2 - BPS REPLACEMENT**						
	Required Civil and Pipe Materials for Project						
04.01.00	**Site Discovery Work**						
04.01.01	**Assist with Backfilling of Soft-Dig Potholes**						
04.01.01A	Pea Gravel for Backfilling of Potholes	10 Each (~3'X6')	22	Tons	$ 25.00	$ 550.00	
04.02.00	**Offload & Store Long-Lead Equipment/Materials**						
04.02.01	**Offload & Store Long-Lead Equipment/Materials**						
04.02.01A	Dunnage and Tarps		1	LS	$ 350.00	$ 350.00	
A	**Small Tools and Safety**						
A.1	Safety (3% of labor)	$ 9,576.88	1	LS	$ 287.31	$ 287.31	
A.2	Construction Supplies (10% of labor)	$ 9,576.88	1	LS	$ 957.69	$ 957.69	
					Total Cost	**$ 2,144.99**	

APACHE JUNCTION WATER DISTRICT
CAMPUS #2
BPS REPLACEMENT
ENGINEER'S SCOPE OF SERVICES

1. SPECIFIC PROJECT CRITERIA

A. Project Title: BOOSTER STATION #2 BPS REPLACEMENT

B. Project Description:

This scope of work defines the engineering services that will be provided by GHD Inc. (GHD or the Engineer) and its subconsultants in conjunction with MGC Contractors on behalf of the Apache Junction Water District (AJWD, Client, or Owner) for the proposed AJWD Campus #2 Replacement.

The design team (Team) shall consist of AJWD, MGC, GHD, and its subconsultants as identified at the end of this scope.

AJWD Campus #2 (PWS 11-039) is located east of the intersection of Baseline Avenue & Idaho Road at 575 East Baseline Avenue in Apache Junction, AZ. The water campus is located on the City of Apache Junction's 19.7-acre Public Works Operations Yard (Parcel 104070030) and is segregated from the rest of the property by chain link fencing.

In general, the following existing improvements are located within the BPS site:

- Two 1 MG above ground welded steel water reservoirs
- Two 1,000 gpm vertical turbine booster pumps
- One potable water well
- A disinfection system inside an enclosure
- Onsite water treatment and enclosure
- Two sludge drying beds
- One 10,000 gallon hydropneumatic tank
- Area light
- Antenna mounted to the east reservoir
- Electrical gear and shade structures
- One 600 kW generator

AJWD would like to make the following improvements to the water campus:

- Reuse as much of the existing system components and supporting structures as practically possible
- Pumps
    - Install three (3) new vertical turbine pumps with VFDs
    - Install an extra pump can for a future pump
    - Pumps should be capable of delivering up to 1,000 gpm each at the same head as the existing pumps. If this head is not adequate to deliver 3,000 gpm, future developments will make improvements within the existing distribution system to reduce headloss.
    - Three pumps should be capable of running at the same time
    - Suction piping to connect to the existing 12-inch buried header

- New surge anticipation valve piped back to the existing 12-inch outlet on one of the existing reservoirs
- Electrical gear
    - Replace existing PLC
    - New conduit for future cameras
    - Place VFDs inside of pre-engineered metal building (Nucor or equivalent) with redundant AC units. The structural design for this enclosure will be provided by its manufacturer as a deferred submittal. GHD will design the floor slab for the building based on forces/reactions provided by the manufacturer.
    - Assume building will require Halon or similar fire protection system
    - One new area light over the new BPS pumps
    - Possible new standby generator if the existing 600 kW is unable to simultaneously power three pumps and the well pump
    - The design team will create a simple control description, but programming will be performed by a third party contracted by MGC.
- Sitework
    - Sitework improvements not directly impacted by the installation of the new pumping and electrical equipment are excluded. Drainage retention is already provided by existing on-site retention basins within the City complex.

The existing pump station will remain in service while the new BPS is installed.

The project delivery method will be Design-Build. This scope and fee includes services for Design and Long Lead Submittal Reviews only. Should the client wish to move forward with the remaining construction phases, GHD can prepare a change order for those services.

Design will be completed in two phases.

1. **Phase 1 – Conceptual Design**

    a. This phase consists of discussing detailed design options with AJWD, preparing conceptual design drawings for AJWD review, and selecting the proposed concept for design.

2. **Phase 2 – Construction Document Design**

    a. This phase consists of developing construction documents (plans and specifications).
    b. Plans will be submitted at 30%, 90%, and Final design milestones. Not all disciplines will be included with the 30% design milestone submittal.

It is anticipated that the Design phase will last no longer than twelve (12) months from the issuance of the Notice to Proceed (NTP).

As discussed with AJWD on June 17, 2025, the following authorities will have jurisdiction (Authorities Having Jurisdiction (AHJs)) over the design and construction of the new improvements.

- Pinal County: Dust Control Permit
- City of Apache Junction: To be determined via City's MyGovernmentOnline.org submittal portal
- Arizona Department of Environmental Quality (ADEQ): Approval to Construct (ATC)

The proposed improvements will be based on the latest version of the following design guidelines as of the execution of this contract:

- Arizona Administrative Code Title 18
- ADEQ Bulletin No. 8: Disinfection of Water Systems
- ADEQ Bulletin No. 10: Guidelines for the Construction of Water Systems
- AJWD Standard Specifications and Details 2022 Edition Q1 Revisions

C. **Goals:** The goal of this project is to produce one set of construction documents detailing the design for the BPS Upgrades.

2. SERVICES OF THE ENGINEER

The following sections discuss the Engineer's scope, details of each scope Task, and the efforts associated with it. Subtasks are also identified to assist in the overall project development and understanding.

TASK 1 PROJECT MANAGEMENT

Project administrative effort includes contract setup, coordination, invoice processing, and meetings.

Task 1.1 **Perform Budget and Schedule Monitoring, Invoicing (12 Months).** This task includes invoicing, budget monitoring, and schedule monitoring.

Task 1.2 **Subconsultant Management.** This task includes processing subconsultant contracts, invoices, and insurance forms.

Task 1.3 **Meetings (Web Conference).** GHD will attend up to twenty-six (26) design meetings with the Team. All meetings are expected to be virtual unless otherwise noted. The following meetings are anticipated.

1.3.a **Bi-Weekly Design Team Meetings (20 Max).**

1.3.b **Miscellaneous Design Coordination Meetings (6 Max).** This task includes up to six (6) additional meetings with the AJWD and/or additional AHJs.

Task 1.4 **Miscellaneous Team Coordination.** This task includes the effort required to correspond with AJWD, subconsultants, and AHJs regarding the design and general issues that may arise during design. This task does not include meetings or site visits which are addressed in separate sections.

TASK 2 DATA COLLECTION

Task 2.1 **Procure and Evaluate Existing Information.** GHD will coordinate with AJWD staff to obtain the following data for the site (if available):

- Existing studies related to the proposed improvements
- Typical operating parameters for the existing facility including control features and set points
- Supervisory control and data acquisition (SCADA) records illustrating existing flow and pressure data

Task 2.2 **Topographic Survey.** GHD's subconsultant, Bowman, shall prepare a topographic survey to establish horizontal and vertical ground control and to provide base mapping information, with 1-foot contour intervals, for the existing conditions and above grade features at the existing Booster Station #2 site. The surveyor will locate existing topography, above grade site features, and Bluestake markings. All topographic information collected will be based on City of Apache Junction horizontal and vertical control monuments within one mile of the project limits.

The limits of the topographic survey will be generally bound by the limits inside the existing Booster Station #2 fencing limits. The entire City complex will not be surveyed.

Task 2.3 **Site Visits.** GHD will visit the site up to two times to collect supplemental information during the design process.

Task 2.4 **Existing Utilities.** GHD will contact Blue Stake (Arizona 811) to access their database of utilities in the areas. GHD will request as-built and quarter section maps for the area from the identified utilities. GHD will compare the information provided within the proposed limits of construction to above grade improvements via field survey and site reconnaissance.

TASK 3 PHASE 1 – CONCEPTUAL DESIGN

Task 3.1 **Base Map Preparation.** GHD will create a base map for the existing facility in CAD that incorporates the data collected by project surveyor. The map will be presented at scales that allow the site to be illustrated on a single site plan. The map will illustrate above ground features such electrical cabinets, vents, access ways, walls, piping, driveways, etc. Improvements that can be represented by single points or lines, such as poles and site walls, will be represented with symbols and line types. Below ground improvements will not be included in the topographic survey but will be incorporated into the drawings by the design team based on existing as-builts possible.

Easement verifications, survey exhibits, ALTAs, Records of Survey, and legal descriptions are not included in this scope of work.

Task 3.2 **Conceptual Layouts.** GHD will prepare three conceptual layouts for AJWD's review and discussion with the design team.

Each layout will be shown on a single exhibit in plan view only.

Each layout will be provided to AJWD in advance of the Conceptual Layout Review Meeting for their review.

Task 3.3 **Equipment Research and Sizing.** GHD will review the proposed pumps selected by AJWD and confirm their appropriateness for this application.

TASK 4 PHASE 2 – CONSTRUCTION DOCUMENT DESIGN

Task 4.1 **30% Plans.** Based on the layout selection made during the Conceptual Design phase, GHD will prepare one set of 30% design plans for the proposed improvements. The 30% plans will add detail the conceptual site plan and will include the proposed civil and mechanical plans sheets that will be included in subsequent submittals. The 30% plans will include the following civil and mechanical plan sheets:

- Cover Sheet
- Notes Sheet(s)
- Site Plan
- Preliminary Details
- Electrical preliminary layouts and Single Line Diagram

The 30% plans will be submitted for review to AJWD in electronic format via email or an online document sharing portal. Hard copies of the plans will not be provided.

Task 4.2 **90% Plans.** Based on the comments received from AJWD during the 30% review meeting, GHD will prepare 90% drawings for the proposed improvements. The 90% drawings will add additional detail to the 30% plans. The 90% drawings will include construction keynotes, detailed labels, and profile views. All disciplines will be included in the 60% Plans.

Material and performance specifications will be included on the plan sheets. Stand alone specifications will not be provided. The geotechnical data used for the project's structural design and trenching assumptions will be based on past reports provided by the District or conservative assumptions.

The plans will be sealed by a professional engineer registered in the State of Arizona. The 90% plans will serve as the final review set for team comments.

GHD's QA/QC manager, project manager, and design manager will perform quality control reviews on the 90% deliverables prior to submission to AJWD and applicable AHJs.

The 90% plans will be submitted for review to AJWD and ADEQ in electronic format via email or an online document sharing portal. Hard copies of the plans will not be provided.

Decisions made at the 90% review meeting and redlines/comments received from AJWD reviews will be carried through to the Final Plans.

Task 4.3 **Final Plans.** Based on the comments received from AJWD, the City of Apache Junction, and ADEQ on the 90% Plans, GHD will prepare Final Plans for the proposed improvements. The Final Plans will add additional detail to the 90% Plans.

The plans will be sealed by a professional engineer registered in the State of Arizona. The Final Plans will serve as the final construction plans.

The Final Plans will be submitted to AJWD in electronic format via email or an online document sharing portal for final approval. Hard copies of the plans will not be provided.

Task 4.4 **Maintenance of Plant Operations (MOPO) Concept.** GHD will work with AJWD staff and MGC to prepare a bulleted list of sequential tasks that should be followed to install the proposed improvements. The MOPO concept will also include guidelines for the Contractor's use when preparing a detailed MOPO plan during construction.

TASK 5 **PHASE 3 – LONG LEAD SUBMITTAL REVIEWS**

Task 5.1 **Submittal Reviews.** GHD will review up to six (6) Civil/Mechanical shop drawings and submittals for the improvements in electronic format. The submittals will be reviewed for compliance with the construction documents and referenced standards. A maximum of two reviews will be provided for an item but the majority of the submittals (80%) are expected to be approved following a single review. The results of these reviews will be returned to the Contractor by e-mail. AJWD will review each submittal and the design team's comments and add additional comments as they deem necessary.

GHD will forward structural and electrical submittals to the appropriate subconsultant(s), collect comments from those subconsultants, and return them to the Contractor and AJWD.

TASK 6 **SUBCONSULTANTS**

Task 6.1 **Topographic Survey (Bowman Consulting).** See attached scope.

Task 6.2 **Structural Design (Heerup Engineering).** See attached scope.

Task 6.3 **Electrical Design (DARcor).** See attached scope.

ALTERNATIVES & ALLOWANCES (ONLY TO BE USED AT CLIENT'S DIRECTION)

GHD will utilize the Allowances as described below only upon direction and approval from AJWD.

ALLOWANCE A.1 **Reimbursables**. This allowance shall cover GHD's expenses such as reproduction, mailing/courier, mileage, etc. for the project. These will be billed on an expense basis.

ALLOWANCE A.2 **Agency Review Fees**. This allowance shall cover GHD's expenses to pay for agency review fees for the project. These will be billed on an expense basis.

The agency review fees are not expected to exceed $5,000.00. If the review fees exceed this amount, the remaining fees will be paid for directly by MGC or AJWD.

ALLOWANCE A.3 **Replacement of Existing Field Instruments**. This allowance shall cover the design of the replacement of existing field instruments.

ALLOWANCE A.4 **Masonry Building**. This allowance shall cover the design of a masonry building in lieu of a pre-engineered building. It includes the civil, mechanical, electrical, structural, and architectural design.

ALLOWANCE A.5 **CMU Site Wall**. This allowance shall cover the design of a CMU wall along the north boundary of the site.

ASSUMPTIONS:

- The existing hydropneumatic tank will be re-used for the new pump station.
- AJWD will provide GHD with the proposed operating parameters for the proposed improvements (e.g. flowrates, pressure setpoints).
- All improvements will be installed within the existing AJWD parcel.
- "Meeting" and "Teleconference" assume that formal discussions will occur via online meeting software such as Microsoft Teams, WebEx, or another program of AJWD's choosing.
- See attached Survey, Structural & Architectural, and Electrical scopes for additional assumptions.

EXCLUSIONS:

- City of Apache Junction review and permitting fees will be paid for directly or reimbursed by AJWD.
- Subsurface utility location services (potholing) will be provided by AJWD prior to the 90% submittal (if required).
- New site walls and/or fencing and gates.
- Architectural and/or structural design of building constructed on site.
- New disinfection and/or treatment improvements are not included in this scope.
- Security improvements not explicitly mentioned above are excluded.
- Coordination with and/or submittals to any agencies or authorities outside of AJWD, the City of Apache Junction, and ADEQ.
- Detailed costs estimates.
- Detailed life cycle costs.
- Post design services including contractor coordination, bid support, construction administration, and inspection services.

- Planning Department coordination, special exhibits, illustrations, plan sets, permitting, applications, or public meetings.
- Landscape plans.
- Regional and/or local drainage studies, technical papers, or memorandums.
- Title Report acquisition or interpretation.
- Construction survey and staking.
- ALTA, boundary, or record surveys.
- Field verification of existing easements or rights-of-way.
- Regional hydraulic modeling.
- Preparation of detailed Maintenance of Plant Operation (MOPO) plans.
- Stormwater Pollution Prevention Plan (SWPPP) or erosion control plans.
- Public or commercial business notifications, outreach, or coordination/negotiations.
- Any Permitting not specifically mentioned in this scope.
- Geotechnical explorations or reports.
- Radio path study.
- Water modeling and / or master planning including transient analysis.
- Any other services not specifically identified in the scope of work.
- See attached Survey, Structural, and Electrical scopes for additional exclusions.

END OF DOCUMENT

Bowman

2025-06-26

Zackary Pope
Project Engineer
GHD
4747 N. 22nd Street, Suite 200
Phoenix, Arizona 85016
602-216-7237
zackary.pope@ghd.com

Re:	**AJWD Booster Station #2** (the "Project") Baseline Avenue & Idaho Road Apache Junction, Pinal County, AZ, 85119 Proposal to provide Survey Services (the "Proposal") Proposal No. 25-0776 Project Category: POWER & UTILITIES - Water/Wastewater Utility: Water Distribution

Dear Zackary:

We are pleased to submit this Proposal to provide Survey services for the above referenced project. Upon verbal or written direction to proceed with performance of the services described herein, this Proposal, along with all attachments thereto, will constitute a binding agreement (the "Agreement") between Bowman Consulting Group Ltd. ("Bowman") and GHD (the "Client").

Project Understanding

It is our understanding that Bowman will provide Survey services for the above referenced project in Apache Junction, AZ. Bowman will provide a Topographic Survey.

Standard of Care - Services provided by Bowman under this proposal will be performed in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession practicing under similar circumstances, including standard of care at the time the services were provided.

Quality Control - A portion of the stated compensation is set-aside for Quality Control/Quality Assurance, which is part of the Bowman Quality Control Policy.

SCOPE OF SERVICES AND FEES

The scope of services (the "Scope") and associated fees shall be as follows:

1. Topographic Survey (SC-01)

Bowman proposes to provide professional surveying services for completing a topographic survey. This survey will include:

- Location and elevation of visible utilities on site and within 50 feet of property line.
- Full width cross sections (from adjacent side of the street to the opposite back of curb) at 50 foot intervals on streets adjacent to site.

- 50 foot natural ground elevation grid on site.
- Field elevation and location of curbing, paving, concrete pads and drainage structures.
- Obtain operating agency utility maps and plot approximate locations on survey.
- Obtain rim and invert elevation of sewer and storm drain manholes.
- Prepare topographic base drawing in CAD for use by Civil Engineering Design Team.

FEE: $4,800.00 Lump Sum

SUMMARY MATRIX

Task	Description (SC)	Total	Fee Type
1	Topographic Survey (SC-01)	$4,800.00	Lump Sum

Total Contract Value **$4,800.00**

ASSUMPTIONS

The fees quoted above are based on work being performed in a systematic, orderly, and progressive manner. If this is impossible because of circumstances peculiar to the particular operations, lump sum fees listed shall not apply, and instead work will be billed in accordance with our prevailing hourly rate schedule. The following circumstance, among others will necessitate charges being based on hourly rates:

- Work requiring less than 4-hour survey party day at the site, unless performed at our discretion.
- Re-stakes of all types.
- Work area not cleared of trash, building materials, vehicles, earth, etc.
- Both horizontal and/or vertical control points destroyed so as to require resetting necessary control for the job.
- Work requiring overtime when requested by you. Under these conditions, hourly rates will be at 1.5 times the quoted hourly rates charged. Sundays and holidays will be billed at 2.0 times the appropriate rate. All overtime is subject to the availability of personnel.
- Any additional work requested that is not specifically covered in the above scope of work.
- Cut sheets will be delivered by close of business the day following completion of stakeout.
- Client is responsible to provide traffic control, if needed.
- A minimum 48-hour notification is required for all stakeout requests.

EXCLUSIONS

The following services are specifically excluded from the scope of this agreement and may be performed as contract addendums upon request:

- Items not specifically delineated in Scope.

REIMBURSABLE EXPENSES

Reimbursable expenses shall include actual expenditures made by Bowman in the interest of the Project and will be invoiced at the actual cost to Bowman plus fifteen percent (15%) for handling and indirect costs. Reimbursable expenses shall include but not be limited to costs of the following:

- Mailing, shipping, and out source delivery (i.e. DHL, FedEx) costs.

- Fees and expenses of special consultants as authorized by the Client.
- Parking fees and mileage for employee travel by car to facilitate the project.

REPROGRAPHIC AND COURIER CHARGES

Reprographic, plotting, in-house courier, and archive retrieval services will be invoiced in accordance with Schedule A attached hereto.

CLIENT RESPONSIBILITIES

The Client shall be responsible for obtaining permission for Bowman, its employees, agents and subcontractors to enter onto the subject property and any properties in the vicinity as reasonably necessary for Bowman to perform the services described herein. By either countersigning this Proposal or verbally authorizing Bowman to proceed, the Client warrants and represents that it has obtained such permission.

OTHER TERMS

This proposal is based on the scope of services indicated herein and the information available at the time of the proposal preparation. If any additional services are required due to unforeseen circumstances and/or conditions, client or regulatory requested revisions, additional meetings, regulatory changes, etc, Bowman will notify the client that additional scope of work and fees are required and will obtain the client's written approval prior to proceeding with any additional work.

Bowman's Standard Terms and Conditions and Hourly Rate Schedule are attached hereto and incorporated into this Proposal by reference.

Please indicate your acceptance of this proposal by executing below and returning a copy to this office. Thank you for the opportunity to provide service to GHD.

Sincerely,

BOWMAN CONSULTING GROUP LTD.

Doug Toney, RLS, CFedS

Doug Toney, RLS, CFedS
Principal

July 1, 2025

GHD
3200 E. Camelback Road
Suite 210
Phoenix, AZ 85018

Attn: Mr. Bill Roberts, P.E.

RE: Water Campus #2 Improvements
Apache Junction Water District (AJWD)

Dear Bill:

Thank you for the opportunity to provide you with a proposal to provide electrical engineering design-build services for the above referenced project. The Contractor will be MGC Construction.

Task 1 – Design Phase

This task consists of developing one set of construction documents (plans and specifications) to upgrade the electrical power distribution and control equipment including instrumentation and the RTU cabinet at the existing Water Campus #2 site located at 575 East Baseline Avenue in Apache Junction, Arizona.

An effort will be made to reuse as much of the existing electrical power distribution, instrumentation, and control equipment as possible within the site.

Proposal assumes the existing water campus operations, including the booster pump station, will need to remain in operation during the improvements with minimal downtime being allowed.

The upgraded booster pump station will consist of 3 new 1,000 GPM booster pumps and provisions for a 4th booster pump.

The new booster pumps will pump water from 2 existing storage reservoirs into the existing distribution system. A pressure transmitter will be designed to monitor and control the booster pump discharge pressure. Each booster pump is assumed to contain an over-temperature switch and a high pressure switch that will stop the pump and signal an alarm. Each booster pump will be controlled by a variable frequency drive (VFD) to provide a ***constant*** discharge water pressure based on a single system setpoint. The booster pump VFDs and associated new electrical power distribution equipment will be housed in an air conditioned pre-fabricated metal building. LED lighting will be designed for the new building as necessary. Proposal includes design of power for receptacles, lights, and air conditioning equipment for the building. Our proposal does not include sizing of air conditioning nor fire alarm/protection system design for the building.

A magnetic flowmeter on the pump station discharge line will measure and record pump station flows and transmit the signals to the RTU cabinet for remote monitoring.

Proposal assumes the electrical service will need to be upgraded to accommodate the ultimate quantity of booster pumps. The new service entrance section (SES) will consist of utility pull, metering, and main circuit breaker sections all within an outdoor rated enclosure. The SES will be fed from an electric utility company owned pad mounted transformer. The SES will feed power to an automatic transfer switch located inside the pre-fabricated metal building.

A grounding electrode system for the facility will be designed and testing will be specified.

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The existing diesel powered standby generator is assumed to be reused or completely upgraded if necessary. In the event of a utility power failure, the source of power will be transferred to the standby generator with the use of the automatic transfer switch. When utility power resumes, the transfer switch will automatically transfer power back to utility.

Proposal assumes the existing full voltage well pump controller may need to be replaced with a soft starter type well pump controller in an effort to re-use the existing standby generator.

Proposal assumes the existing PLC or PLC cabinet will be replaced with a new RTU cabinet containing a new PLC. The RTU cabinet will be designed per AJWD's current requirements to monitor and control the entire water campus. The RTU cabinet will be located in the pre-fabricated metal building. An operator interface will be designed on the RTU cabinet for monitoring status and alarms and to make system operating parameter adjustments locally. Radio telemetry or fiber optic equipment will be specified in the RTU cabinet to communicate with AJWD's existing SCADA system infrastructure.

Site lighting will be designed for task and security lighting. Luminaires will be specified to be LED, meet local lighting ordinances and/or Codes, and will be controlled using light switch, photocell, or a combination of the two. Proposal assumes existing site lighting will be replaced with LED luminaires, if necessary.

Proposal assumes intrusion alarm switches will be designed on entrance gates, building exterior doors, outdoor electrical equipment doors, and standby generator doors if non-existant. The intrusion alarm signals will be taken to the RTU for remote monitoring. Spare conduits will be designed towards strategic locations for future security cameras. If necessary, poles designed for site area lighting will be specified for security camera poles.

Task 1 subtasks to be completed

1. Discussions and coordination with GHD, MGC, and AJWD as required during design.
2. Participate in a maximum of 22 biweekly meetings as necessary.
3. Coordinate with AJWD to determine preferred electrical, instrumentation, control, and SCADA equipment.
4. Make a maximum of 2 site visits to observe existing conditions and check for observable conflicts.
5. Attend a maximum of 4 meetings for design kick-off and to discus 30%, 90%, and 100% design review comments.
6. Perform electric utility coordination to obtain the new service design, fill out forms, participate in pre-design meeting(s), and transmit drawings to the electric utility's portal as necessary.
7. Assist you with preparing the electrical portion of your conceptual site layout plans (15% stage of completion).
8. Prepare electrical demolition plans.
9. Compute electrical load, short circuit, standby generator, and VFD harmonic calculations.
10. Prepare panel schedules for 120V/208V/240V loads.
11. Prepare electrical site plan and enlarged plan views.
12. Prepare grounding plan as applicable for each site.

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13. Prepare lighting designs and photometric calculations if required by the AHJ's lighting ordinance.
14. Prepare single line diagram to show 480V power distribution modifications.
15. Prepare motor control schematics and RTU schematic diagrams for new equipment.
16. Provide electrical details, elevations, and construction notes as necessary.
17. Prepare separate book of electrical and instrumentation specifications.
18. Prepare process and instrumentation diagrams (P&IDs).
19. Prepare control system network block diagram drawing.
20. Send GHD our design at 30%, 90%, and 100% stages of completion.
21. Prepare brief written control descriptions for the PLC programming, OIT programming, and SCADA computer modifications.
22. Plans may include but not necessarily be limited to the following:
    - E1 - Legend, Notes & Abbreviations
    - E2 - Electrical Demolition Plan
    - E3 - Electrical Site Plan
    - E4 - Single Line Diagram Modifications
    - E5 - Enlarged Pump Station Electrical Plan
    - E6 - Enlarged Building Electrical Plans
    - E7 - Conduit Block Diagram or Schedule
    - E8 - Control Schematics – I
    - E9 - Control Schematics – II
    - E10 - Electrical Elevations
    - E11 - Electrical Details – I
    - E12 - Electrical Details – II
    - I1 - P & ID Legend
    - I2 - P&ID – I
    - I3 - P&ID – II
    - I4 - P&ID – III
    - I5 - P&ID – IV
    - I6 - P&ID – V

Lump sum fee for Task 1 = <u>$ 45,000.00</u>

<u>Task 1 Allowances</u>

Design the replacement of existing field instruments = $5,000.00

Electrical, instrumentation, and control design to replace hydro tank = $5,000.00

<u>Task 1 Notes</u>:

1. Proposal excludes services to design modifications to any equipment not described above.

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2. Proposal excludes 60% construction document submittal.
3. Proposal excludes design work for any remote facility not listed above besides control descriptions for SCADA Master programming modifications.
4. Proposal excludes structural/architectural design of the electrical building(s).
5. Proposal excludes design of video surveillance systems, fire alarm/protection systems, etc.
6. Proposal excludes preparation of control panel wiring diagrams. Schematic diagrams only will be provided for "non packaged" control panels. Packaged control panels include those furnished by other equipment suppliers. The Contractor, vendor, or control panel shop will be required to provide actual wiring diagrams during construction.
7. Proposal assumes PLC, operator interface, and SCADA programming will be performed by the Contractor.
8. Proposal assumes as-built electrical drawings are readily available for this site.
9. GHD will be required to send us manufacturer data sheets for ancillary mechanical equipment (i.e. pump, motors, control valves, chemical feed equipment, etc.) requiring power and/or controls that are not provided as a part of packaged mechanical assemblies in order for us to complete our design in a timely manner.
10. Proposal excludes structural design of any concrete pads.
11. Proposal excludes submittals to any reviewing agency. Proposal assumes this effort will be performed by GHD or the Contractor.
12. You will be required to provide us with a site plan and other base files in AutoCAD format.
13. DARcor utilizes AutoCAD for all drawings and Microsoft Word for all specifications. Proposal assumes DARcor CAD standards will be acceptable for this project.
14. Construction documents will be emailed to you in "pdf" format at each stage of completion.
15. Proposal excludes costs for reproduction, deliveries and submittals to reviewing agencies.
16. Additional meetings or work requested but not indicated above will be brought to your attention along with additional monies required for your approval.
17. Proposal assumes the design will be completed within 12 months from the date of this proposal. If the design time exceeds this, we reserve the right to request additional monies.
18. Progress billing payments will be due within 10 days from the date you are paid or as described in the executed subconsultant agreement.
19. Proposal is valid for 60 days.

Task 2 – Pre-Construction Support Services

This task consists of limited services to support the design-build team through the pre-construction and long lead procurement phase of the project as follows:

1. Participate in meetings with the team.
2. Answer contractor's questions.

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3. Review electrical and instrumentation equipment long-lead submittals/shop drawings.
4. Prepare addendums for clarifications on the electrical design, if necessary.

Lump sum fee for Task 2 = $15,000.00

Task 2 Notes:

1. Proposal excludes construction administration services. However, these services are available upon request. A separate fee will be negotiated at the time of the request.
2. Proposal excludes services to prepare an arc flash study/power study. However, these services are available upon request. A separate fee will be negotiated at the time of the request.
3. Additional meetings or work requested but not indicated above will be brought to your attention along with additional monies required for your approval.
4. Proposal assumes the pre-construction support phase will be completed within 6 months after the completion of the design phase. If the design time exceeds this, we reserve the right to request additional monies.
5. Progress billing payments will be due within 10 days from the date you are paid or as described in the executed subconsultant agreement.
6. Proposal is valid for 60 days.

Please do not hesitate to call if you have any questions.

Sincerely,

Jorge Gerardo, P.E.
Vice President

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APACHE JUNCTION WATER DISTRICT
CAMPUS #2 BPS REPLACEMENT
Fee Schedule
July 7, 2025

GHD Project No.: TBD

Scope Section No.	Description	Engineering Manager (hr) $255	Senior Mechanical Engineer (hr) $245	Architect (hr) $245	Senior Civil Engineer (hr) $195	HVAC Mechanical Engineer (hr) $195	FP Mechanical Engineer (hr) $195	Design Engineer (hr) $180	Engineer in Training (hr) $158	CAD Lead (hr) $158	CAD/ Engineering Tech II (hr) $145	CAD/ Engineering Tech I (hr) $130	CAD/Survey Designer (hr) $90	Clerical (hr) $82	Item Subtotal
1	**PROJECT MANAGEMENT**														
1.1	Perform Budget and Schedule Monitoring, Invoicing (12 months)	6			18									9	$ 5,778.00
1.2	Subconsultant Management	6			24									24	$ 8,178.00
1.3	Meetings (26 Max)														
1.3.a	Bi-Weekly Design Team Meetings (20 Max)	30			30				20						$ 16,660.00
1.3.b	Miscellaneous Design Coordination Meetings (6 Max)	12			18				12						$ 8,466.00
1.4	Miscellaneous Team Coordination	12			36				24						$ 13,872.00
	Task Total	**66**	**0**	**0**	**126**	**0**	**0**	**0**	**56**	**0**	**0**	**0**	**0**	**33**	**$ 52,954.00**
2	**DATA COLLECTION**														
2.1	Procure and Evaluate Existing Information	2			4				8						$ 2,554.00
2.2	Topographic Survey (See Task 6.1 for Subconsultant Fees)	1			4					4					$ 1,667.00
2.3	Site Visits (2 Max)	4			8										$ 2,580.00
2.4	Existing Utilities				1				12						$ 2,091.00
	Task Total	**7**	**0**	**0**	**17**	**0**	**0**	**0**	**20**	**4**	**0**	**0**	**0**	**0**	**$ 8,892.00**
3	**PHASE 1 - CONCEPTUAL DESIGN**														
3.1	Base Map Preparation	1			4					4	40				$ 7,467.00
3.2	Conceptual Layouts (3 Options)	3			6					6	36				$ 8,103.00
3.3	Equipment Research and Sizing	2			4	4	8		24						$ 7,422.00
	Task Total	**6**	**0**	**0**	**14**	**4**	**8**	**0**	**24**	**10**	**76**	**0**	**0**	**0**	**$ 22,992.00**
4	**PHASE 2 - CONSTRUCTION DOCUMENT DESIGN**														
4.1	30% Plans	8	3		30	12	24	11	12	36	40	117			$ 46,219.00
4.2	90% Plans	11	3		42	4	8	15	18	52	56	167			$ 57,660.00
4.3	Final Plans	4	6		13	4	8	5	6	16	17	50			$ 20,706.00
4.4	SRP Base File Reconcilliation				1					16					$ 2,723.00
4.5	Maintenance of Plant Operations (MOPO) Concept	6			6										$ 2,700.00
	Task Total	**29**	**12**	**0**	**92**	**20**	**40**	**31**	**36**	**120**	**113**	**334**	**0**	**0**	**$ 130,008.00**
5	**PHASE 3 - LONG LEAD SUBMITTAL REVIEWS**														
5.1	Submittal Reviews (6 Max)	3			6				30						$ 6,675.00
	Task Total	**3**	**0**	**0**	**6**	**0**	**0**	**0**	**30**	**0**	**0**	**0**	**0**	**0**	**$ 6,675.00**
5	**SUBCONSULTANT SERVICES**														
5.1	Topographic Survey (Bowman Consulting)														$ 5,280.00
5.2	Structural Design (Heerup Consulting)														$ 15,169.00
5.3	Electrical Design (DARcor)														$ 49,500.00
	Task Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ 69,949.00**
A	**ALLOWANCES**														
A.1	Reimbursables														$ 2,000.00
A.2	Agency Review Fees (Not to Exceed)														$ 5,000.00

APACHE JUNCTION WATER DISTRICT
CAMPUS #2 BPS REPLACEMENT
Fee Schedule
July 7, 2025

GHD Project No.: TBD

Scope Section No.	Description	Engineering Manager (hr) $255	Senior Mechanical Engineer (hr) $245	Architect (hr) $245	Senior Civil Engineer (hr) $195	HVAC Mechanical Engineer (hr) $195	FP Mechanical Engineer (hr) $195	Design Engineer (hr) $180	Engineer in Training (hr) $158	CAD Lead (hr) $158	CAD/ Engineering Tech II (hr) $145	CAD/ Engineering Tech I (hr) $130	CAD/Survey Designer (hr) $90	Clerical (hr) $82	Item Subtotal
A.3	Replacement of Existing Field Instruments														
A.3.a	GHD Management	1			2										$ 645.00
A.3.b	Darcor														$ 5,500.00
A.4	Masonry Building (Excludes Planning meetings, hearings, and exhibits)														
A.4.a	GHD Management	16			24										$ 8,760.00
A.4.b	GHD Architectural			123											$ 30,135.00
A.4.c	Heerup Engineering														$ 6,644.00
A.6	CMU Site Wall (Excludes Planning meetings, hearings, and exhibits)														
A.6.a	GHD Management	1			4										$ 1,035.00
A.6.b	Heerup Engineering														$ 4,053.50
	Task Total	**18**	**0**	**123**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ 63,772.50**
	Labor Hour Totals	**126.0**	**12.0**	**123.0**	**279.0**	**24.0**	**48.0**	**31.0**	**136.0**	**134.0**	**189.0**	**334.0**	**0.0**	**33.0**	

GHD Total:	$	221,521.00
Bowman (Surveyor) Total:	$	5,280.00
Heerup Engineering (Structural Engineer) Total:	$	15,169.00
DARcor (Electrical Engineer) Total:	$	49,500.00
Allowances:	$	63,772.50
TOTAL:	**$**	**355,242.50**

05.01.00 LONG-LEAD EQUIPMENT/MATERIALS LIST

Item #	Equipment / Material Description	Qty	Unit	Unit Cost	Total Cost	Estimated Submittal Time	Estimated Procurement Time	Notes
1	Vertical Turbine Pumps & Motors	3	Each	$ 203,618.00	$ 610,854.00	6-8 Weeks	24 Weeks	JCH/Goulds Pumps
2	Vertical Turbine Pump Cans	4	Each	$ 52,485.00	$ 209,940.00	4-6 Weeks	12 Weeks	Assumed at 20' length, 24" diameter
*3	Long-Lead Pipe & Valves	1	LS	$ 102,353.00	$ 102,353.00	2-4 Weeks	18 Weeks	See attached PTO Sheet
4	Electrical Gear Package	1	LS	$ 135,000.00	$ 135,000.00	6-8 Weeks	24 Weeks	Magnetic Flowmeter, 480V Distribution Board, 5 HP Air Compressor Starter, 25kVA Transformer, 200A Lighting Panel, & 75HP VFD's
5	Engineering Study (SCC & Arc Flash)	1	LS	$ 6,500.00	$ 6,500.00	4 Weeks	4 Weeks	
6	Control Shop Package	1	LS	$ 62,000.00	$ 62,000.00	6-8 Weeks	24 Weeks	(PLC) Programming Logic Computer
7	Electrical Building (12'W x 24'L)	288	SF	$ 1,000.00	$ 288,000.00	6-8 Weeks	24 Weeks	Based on recent per square foot pricing on another simliar sized building.
8	HVAC Units for Electrical Building	2	Each	$ 50,000.00	$ 100,000.00	4-6 Weeks	16 Weeks	Based on qty (2) 5-Ton Units, including controller, and disconnects.
9	Programming	1	Each	$ 50,000.00	$ 50,000.00	4-6 Weeks	6-8 Weeks	
10	Equipment Design Change, Escalation and Tariff Allowance	0.15	%	$ 1,564,647.00	$ 234,697.05			
					$ 1,799,344.05			

*3 Breakdown of Identified Long-Lead Valves Included in Cost

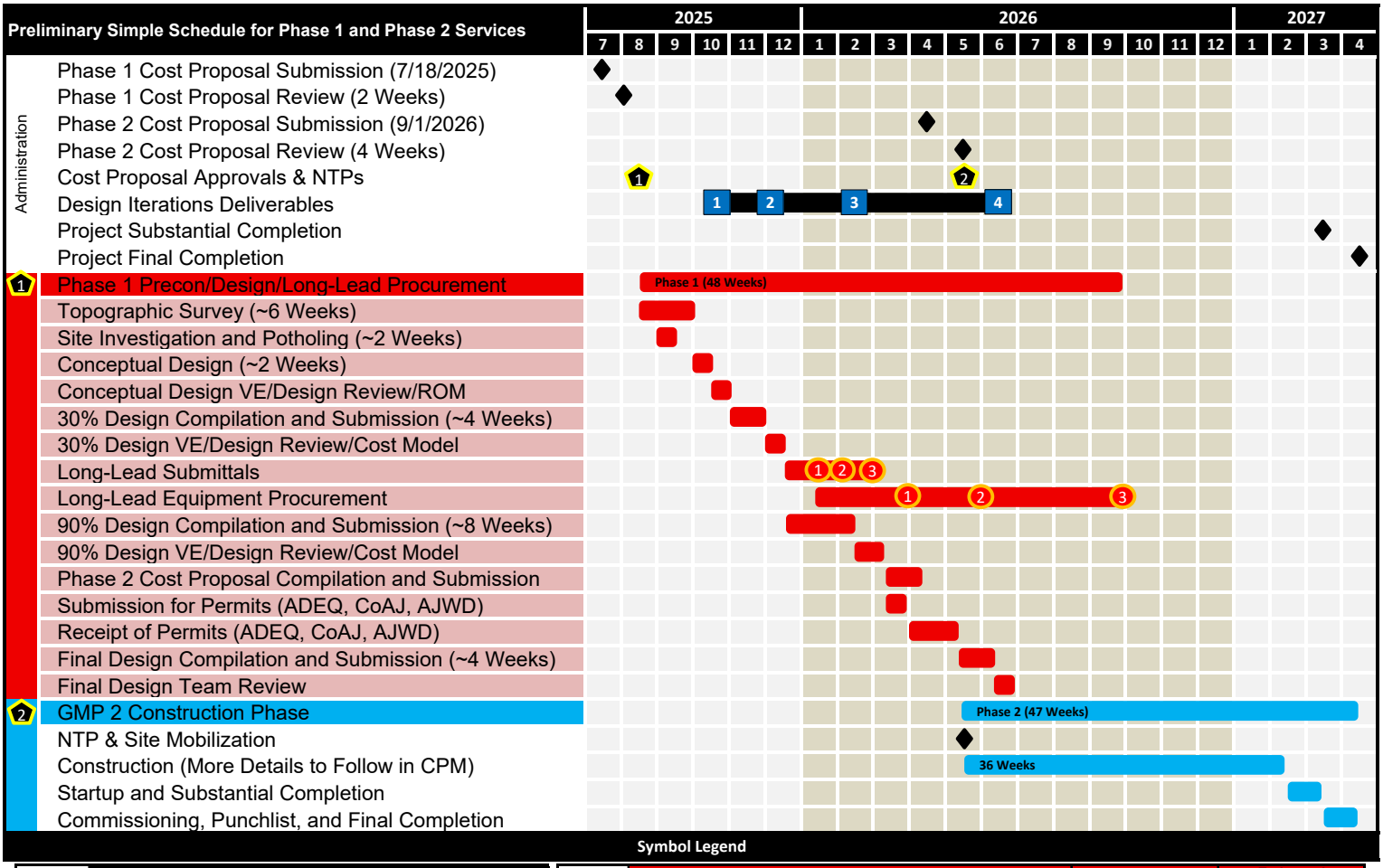
TAKE OFF PERFORMED BY: BJF

AJWD - PHASE 1 WC 2 BPS REPLACEMENT

ALB

BI #	LINE TYPE	YARD OR MECHANICAL	FITTING TYPE	VALVE TYPE	SIZE	CAT	QTY	UT	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
GENERAL ITEMS											
3	SUCTION	YARD	FLGXFLG	GATE VALVE	12	VALVE	5	EA	12 GATE VALVE FLGXFLG BURIED 2" SQ NUT KENNEDY	$ 3,360.00	$ 16,800.00
3	DISCHARGE	YARD	MJXMJ	GATE VALVE	12	VALVE	2	EA	12 GATE VALVE MJXMJ BURIED 2" SQ NUT KENNEDY	$ 3,360.00	$ 6,720.00
3	DISCHARGE	MECHANICAL	FLGXFLG	GATE VALVE	12	VALVE	4	EA	12 GATE VALVE FLGXFLG ABOVE GROUND HANDWHEEL KENNEDY	$ 3,360.00	$ 13,440.00
3	DISCHARGE	MECHANICAL	FLGXFLG	CHECK VALVE	12	VALVE	3	EA	12 CHECK VALVE FLGXFLG ABOVE GROUND GLOBE STYLE VAL-MATIC	$ 5,430.00	$ 16,290.00
3	RELIEF	MECHANICAL	FLGXFLG	SURGE ANTICIPATOR VALVE	12	VALVE	1	EA	12 SURGE ANTICIPATOR VALVE FLGXFLG ABOVE GROUND CLA-VAL, MODEL 52-03	$ 39,023.00	$ 39,023.00
3	RELIEF	MECHANICAL	FLGXFLG	GATE VALVE	12	VALVE	3	EA	12 GATE VALVE FLGXFLG ABOVE GROUND HANDWHEEL KENNEDY	$ 3,360.00	$ 10,080.00
											$ -
									VENDOR TOTAL		**$ 102,353.00**

Preliminary Simple Schedule for Phase 1 and Phase 2 Services



Symbol Legend

	Cost Proposals
1	Phase 1 Cost Proposal
2	Phase 2 Cost Proposal
	Design Iterations
1	Conceptual Design
2	30% Design and Specifications
3	90% Design and Specifications
4	Final Design and Specifications

	Long-Lead Equipment List	Submittal Duration (Weeks)	Estimated Procurement Time (Weeks)
1	Magnetic Flowmeter, 5HP Air Compressor Starter, 200A Lighting Panel	2-4 Weeks	4-8 Weeks
2	Vertical Turbine Pump Cans, 480V Distribution Board, 25kVA Transformer	4-6 Weeks	6-12 Weeks
3	Vertical Turbine Pumps & Motors, Valves (Gates, Checks, & Surge Anticipator), Programming Logic Computer (PLC)	6-8 Weeks	20-24 Weeks

Other Symbols	
◆	Project Milestones
	Phase 1 Scope Items
	Phase 2 Scope Items