

COB - BOSAIR FORM

07/28/2026 11:33 AM (MST)
Submitted by Karrie.Hixon@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number: PO FC PO2500029212

Award Type:	Contract
BOSAIR Activity:	Board Meeting Request
Requested Board Meeting Date:	08/25/2026

Supplier / Customer / Grantor / Subrecipient:	Borderland Construction Company, Inc.
Project Title / Description:	Construction Manager at Risk Services: Santa Cruz Cortaro Narrows Training Structures (5SCNTS)
Purpose:	Amendment: Contract No. PO2500029212, Amendment No. 3. This amendment extends the contract term to June 30, 2028, executes the Line Item Reconciliation for GMP-3 resulting in a deduction of \$633,742.20, incorporates Guaranteed Maximum Price-4 (GMP-4) in the amount of \$8,025,463.91 for a cumulative not-to-exceed amount of \$17,034,082.08, and incorporates a 2% SBE Goal. Adminstrating Department: Regional Flood Control District.
Procurement Method:	Other
Insert additional Procurement Method info, if applicable:	Pursuant to Solicitation for Qualifications No. SFQ-PO-2400003 on 01/09/24, the Board of Directors awarded a contract for this project in the amount of \$122,554.83 for a contract term of 01/09/24 to 12/31/26 for Preconstruction Services. Amendment No. 1 was approved by the Procurement Director, on 10/09/24, to incorporate Guaranteed Maximum Price-1 (GMP-1) and increase the contract amount by \$5,920,885.83, incorporate Guaranteed Maximum Price-2 (GMP-2) and increase the contract amount by \$2,951,860.74 for a cumulative not-to-exceed amount of \$6,043,440.66, remove Builder's Risk Insurance from the contract, and add the Heat Injury and Illness Prevention and Safety Plan clause to the Contract. A 3% SBE Goal was established for GMP-1, due to limited subcontracting opportunities, no SBE Goal was established for GMP-2. Amendment No. 2 was approved by the Procurement Director, on 10/09/25, to change the contract number to PO2500029212 (formerly CT_24000000000000000229), execute Line Item Reconciliations for GMP-1 and GMP-2 resulting in a deduction of \$271,344.88 and \$445,780.67, respectively, incorporate Guaranteed Maximum Price-3 (GMP-3) in the amount of \$4,316,045.26 for a cumulative not-to-exceed amount of \$9,642,360.37, and revise the "Construction Phase Fee" from 5% to 6.9%. A 1% SBE Goal was established for GMP-3 On 01/09/24, the Board of Directors authorized the Procurement Director to execute all modifications, including one or more Guaranteed Maximum Price (GMP) packages, provided the cumulative total of all GMPs and Preconstruction Services does not exceed \$9,645,000.00 and the contract expiration date does not exceed 12/31/26, which allows for all contract close-out activities and final submittal. Attachment: Amendment No. 3.
Program Goals/Predicted Outcomes:	This project will implement Alternative 6 identified by the Santa Cruz River Management Plan. Construction of seven grade control structures and a low flow channel within the Cortaro Narrows reach of the Santa Cruz River upstream and downstream of the Twin Peaks Road bridge. Construction will stabilize the riverbed slope, protect existing soil cement bank protection, provide stream restoration, revegetation, and invasive species removal.
Public Benefit and Impact:	To assist with the preservation of the health, welfare, and safety of Pima County residents.
Strategic Plan Pillar	Infrastructure & Growth

Support of Prosperity Initiative:	• C-S 2 Address Climate Resilience and Environmental Justice
Provide information that explains how this activity supports the selected Prosperity Initiatives	Restoration of native habitat in the Santa Cruz improves climate resilience, installation of grade control structures improves groundwater infiltration.
Metrics Available to Measure Performance:	Performance will be measured by Contractor evaluation form as outlined on Board of Director's Policy D29.1. Metrics include cost, schedule and successful completion/ acceptance of construction project.
Retroactive:	NO

Amendment / Revised Award Information

Record Number: PO FC PO2500029212	
Document Type:	PO
Department Code:	FC
Contract Number:	PO2500029212
Amendment Number:	3
Commencement Date:	08/25/2026
Termination Date:	06/30/2028
Supplier / Subrecipient Headquarters Location	Tucson, AZ

* Headquarters information is not a consideration for awards

Is the Termination Date new?	YES
Classification:	Expense
Adjust Level:	Increase
Prior Contract Number (If Applicable):	CT-FC-24-229, CT_24000000000000000229
Amount This Amendment:	
	\$7,391,721.71
Funding Source(s) required:	Pima County Regional Flood Control District Tax Levy
Funding from General Fund?	NO

Contract is fully or partially funded with Federal Funds?	NO
Contract is fully or partially funded with Non-Federal Grant Funds?	NO

Department:	Procurement
Name:	Karrie Hixon <i>KeH</i>
Telephone:	520-724-3542
Add GMI Department Signatures	No

Division Manager/Procurement Officer Signature:  SL Date: 8/4/2026 | 2:50 PM MST

Procurement Director Signature: Bruce Collins Date: 8/4/2026 | 3:01 PM MST

Department Director Signature: Eric Shupp Department Director Date: 8/4/2026 | 3:09 PM MST

Deputy County Administrator Signature:  Date: 8/8/2026 | 7:39 AM MST

County Administrator Signature:  Date: 8/8/2026 | 7:54 AM MST

PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT

PROJECT: Construction Manager at Risk Services:
Santa Cruz Cortaro Narrows Training Structures (5SCNTS)

CONTRACTOR: Borderland Construction Company, Inc.
400 East 38th Street
Tucson, AZ 85713

CONTRACT NO.: PO2500029212

AMENDMENT NO.: 3

FUNDING: Pima County Regional Flood Control District Tax Levy

CONTRACT TERM: 01/09/24-12/31/26	ORIGINAL CONTRACT AMOUNT:	\$	122,554.83
TERMINATION PRIOR AMENDMENT: 12/31/26	PRIOR AMENDMENT(S):	\$	9,519,805.54
TERMINATION THIS AMENDMENT: 06/30/28	AMOUNT THIS AMENDMENT:	\$	7,391,721.71
	REVISED CONTRACT AMOUNT:	\$	17,034,082.08

CONTRACT AMENDMENT

The Parties agree to amend the above-referenced contract as follows:

1. Parties, Background and Purpose.

- 1.1. Background. On January 9, 2024, District and Contractor entered into the above referenced agreement to provide Construction Manager at Risk Services for the Santa Cruz Narrows Training Structure (5SCNTS) project.
- 1.2. Purpose. District and Contractor agree to extend the term of the Contract to 06/30/28, to execute the Line Item Reconciliation for GMP-3 resulting in a deduction of \$633,742.20, to incorporate Guaranteed Maximum Price 4 (GMP-4) in the amount of \$8,025,463.91 for a cumulative not-to-exceed amount of \$17,034,082.08, and to incorporate a 2% SBE Goal.

2. Term and Extension Options.

- 2.1 Initial Term. The Parties agree to extend the contract term to June 30, 2028.

3. Scope of Work.

Add Section "3.5.3.2 SBE: Incorporate Appendix G-2 – Small Business Enterprise Requirements (2 pages)."

Add Section "3.5.4.1 GMP-3: Incorporate Appendix H-1 – GMP-3 Line Item Reconciliation, dated July 17, 2026 (5 pages)."

Add Section "3.5.5 GMP-4: Incorporate Appendix J – GMP-4, proposal dated July 2, 2026 (18 pages)."

4. Pre-Construction Phase Fee and Guaranteed Maximum Price.

Section 4.2.3 reduces GMP-3 by (\$633,742.20) for a new GMP-3 total of \$3,682,303.06.

Add Section "4.2.4 GMP-4: Incorporate Appendix J – GMP-4, proposal dated July 2, 2026 (18 pages) in the amount of \$8,025,463.91."

Attach: Appendix G-2 – Small Business Enterprise Requirements (2 pages),
Appendix H-1 – GMP-3 Line Item Reconciliation, dated July 17, 2026 (5 pages), and
Appendix J – GMP-4, proposal dated July 2, 2026 (18 pages)

All other provisions of the Contract not specifically changed by this Amendment remain in effect and are binding upon the Parties.

APPROVED:

Chair, Board of Directors

Date

CONTRACTOR:



Signature

Joel Harris, Vice President/Project Manager
Printed Name and Title

07/31/26

Date

ATTEST:

Clerk of the Board

Date

This contract template has been approved as to form by the Pima County Attorney's Office.

APPENDIX “G-2” – SMALL BUSINESS ENTERPRISE REQUIREMENTS (2 pages)

1. **Goal Setting Meeting:** The CMAR, based on information provided by DP and COUNTY and prior to preparing each GMP Proposal, will meet with COUNTY’s Business Enterprise Services to obtain Small Business Enterprise goals. The CMAR will make a presentation to the Business Enterprise Services to identify the estimated value of Work to be performed by each Subcontractor/ Supplier. The Business Enterprise Services will establish the minimum goals for Work to be performed during the construction phase by COUNTY-certified SBE firms, expressed as a percentage of estimated construction costs for the Project. The CMAR shall meet or exceed the minimum goals set for each phase of the Project.
2. **Documentation:** The CMAR will submit the following documents with each GMP Proposal package if subcontractors have been selected prior to submission of the GMP Proposal. If the GMP Proposal is submitted prior to subcontractor selection, the CMAR will submit these documents before the selected SBE subcontractor commences onsite construction operations.
 - a) Statement of Proposed SBE Utilization Form. The COUNTY will provide the Form to the CMAR as required. The CMAR shall list all proposed certified SBE subcontractors who will be performing work under the respective GMP Proposal package. On the form the CMAR will list the name of the firm, the value of work to be performed by that firm, and the estimated percentage of the total Project construction cost to be performed by that firm. When received by the COUNTY, these Utilization forms will be sent to Business Enterprise Services Coordinator to verify that the firms are properly certified within the COUNTY’s system.
 - b) Letters of Intent to Perform as a Subcontractor. These letters must be submitted for each Subcontractor or Supplier listed on the SBE Utilization form. These letters are prepared by the respective subcontractors and indicate the subcontractors’ intent to perform the work as detailed on the CMAR’S Utilization form for the indicated price.
3. **Goal:** The Agreed SBE goal for this Project is as follows:

SBE = GMP-1: 3%
GMP-2: No Goal
GMP-3: 1%
GMP-4: 2%
4. **SBE Utilization:**
 - 4.1 CMAR shall utilize the Subcontractors stated on the Contractor’s Statement of Proposed SBE Utilization form as part of each GMP submittal.
 - 4.2 **ONLY certified firms whose business is located within the Tucson Metropolitan Statistical Area may be counted against the SBE goal for each phase of the Project.** The most recent City of Tucson/Pima County Construction SBE directory is available at [Business Enterprise Program - Certification & Compliance System \(diversitycompliance.com\)](http://diversitycompliance.com)
5. **Compliance:** Submittal of the GMP to COUNTY shall constitute an agreement by the CMAR to comply with the SBE utilization requirements of this Section. This includes, but is not limited to, the following compliance activities:
 - 5.1 CMAR shall contract, or attempt to contract, in good faith with all SBE firms listed on the Statement of Proposed SBE Utilization form submitted with its GMP. The subcontract shall be for an amount that is equal to, or greater than, the total dollar amount listed on the form, with the exception of instances where COUNTY changes a scope of work in a GMP that would reduce the available Work in the Subcontractor’s area of performance.

- 5.2 CMAR shall notify the Business Enterprise Services Coordinator of the County Procurement Department immediately if any firm listed on the Statement of Proposed SBE Utilization form refuses to enter into a subcontract or fails to perform according to the requirements of the subcontract.
 - 5.3 CMAR shall act in good faith to meet the SBE utilization goals and provide all necessary documentation to show proof of those efforts as requested by COUNTY.
 - 5.4 CMAR shall participate in compliance reviews as determined necessary by COUNTY. This includes, but is not limited to, participating in on-site reviews and providing monthly utilization reports of SBE activity including signed copies of subcontracts and/or purchase orders with each SBE listed on the Statement of Proposed SBE Utilization form.
6. **Breach:** The CMAR further agrees that breach of the SBE provisions contained herein may subject it to any or all of the following remedies:
- a) Withholding of ten percent (10%) of all future payments under the involved eligible project until it is determined that the CMAR is in compliance;
 - b) Withholding of all future payments under the involved project until it is determined that the CMAR is in compliance;
 - c) Consideration for suspension or debarment under Chapters 11.28 and 11.32 of the Pima County Procurement Code.
7. **Waiver:** CMAR may submit a Certificate of Good Faith Effort/Request for Waiver and documentary evidence to support a full or partial waiver of the subcontracting goal if the goal is not met. A request for waiver may be rejected by COUNTY. Good faith efforts to meet a goal will not be recognized if CMAR failed to contact the County Business Enterprise Program Coordinator to request assistance at (520) 724-3807.

End of Appendix "G-2" – Small Business Enterprises Requirements



CONSTRUCTION MANAGER AT RISK (CMAR) - CONSTRUCTION SERVICES

LINE ITEM RECONCILIATION (LIR) - REVISION SUMMARY

Pima County Regional Flood Control District
SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#3: PHASE 2 CONSTRUCTION (GCS #3, #4 AND #5)

Updated: July 17, 2026

ORIGINAL GMP#3	
CONSTRUCTION	AMOUNT
CONSTRUCTION COSTS:	
I. Cost of Construction	\$ 3,024,699.93
II. CMAR Contingency	\$ 90,741.00
SUBTOTAL (I.+II.)	\$ 3,115,440.93
INDIRECT CONSTRUCTION COSTS:	
III. General Conditions	\$ 295,080.00
IV. Overhead	\$ 265,679.58
V. General Liability Insurance	\$ 11,302.27
VI. Payment and Performance Bonds	\$ 29,577.35
SUBTOTAL	\$ 3,717,080.13
VII. Construction Fee	\$ 253,657.84
SUBTOTAL (I.+II.+III.+IV.+V.+VI.+VII.)	\$ 3,970,737.97
VIII. Arizona Gross Receipts Tax	\$ 260,678.95
GUARANTEED MAXIMUM PRICE (GMP)	\$ 4,231,416.92
OTHER PROJECT COSTS:	
IX. Owner's Contingency	\$ 84,628.34
TOTAL CONTRACT COST	\$ 4,316,045.26

REVISED GMP#3 - LINE ITEM RECONCILIATION		
CONSTRUCTION	FINAL LIR TOTAL AMOUNT	DIFFERENCE FROM ORIG.
CONSTRUCTION COSTS:		
I. Cost of Construction	\$ 2,774,831.76	\$ (249,868.17)
II. CMAR Contingency	\$ -	\$ (90,741.00)
SUBTOTAL (I.+II.)	\$ 2,774,831.76	\$ (340,609.17)
INDIRECT CONSTRUCTION COSTS:		
III. General Conditions	\$ 199,020.00	\$ (96,060.00)
IV. Overhead	\$ 231,663.05	\$ (34,016.53)
VI. General Liability Insurance	\$ 11,302.27	\$ -
VI. Payment and Performance Bonds	\$ 17,455.00	\$ (12,122.35)
SUBTOTAL	\$ 3,234,272.08	\$ (482,808.05)
VII. Construction Fee	\$ 221,180.52	\$ (32,477.32)
SUBTOTAL (I.+II.+III.+IV.+V.+VI.+VII.)	\$ 3,455,452.60	\$ (515,285.37)
VIII. Arizona Gross Receipts Tax	\$ 226,850.46	\$ (33,828.49)
GUARANTEED MAXIMUM PRICE	\$ 3,682,303.06	\$ (549,113.86)
OTHER PROJECT COSTS:		
IX. Owner's Contingency	\$ -	\$ (84,628.34)
TOTAL CONTRACT COST	\$ 3,682,303.06	\$ (633,742.20)



CONSTRUCTION MANAGER AT RISK (CMAR) - CONSTRUCTION SERVICES

ATTACHMENT #1 - LINE ITEM ADJUSTMENTS (PER LIR)

GMP#3: PHASE 2 CONSTRUCTION (GCS #3, #4 AND #5)

Updated: July 17, 2026

LEGEND: **RED ITALICS = QUANTITY/UNIT COST REDUCTION**

BLUE ITALICS = QUANTITY/UNIT COST INCREASE

LINE ITEM COSTS - BASED ON ORIGINAL GMP#3							LINE ITEM COSTS - BASED ON LINE ITEM REALLOCATION					
Line No.	Item No.	Item Description	Unit	Quantity	Unit Cost	Extended Amount	Quantity Adjustment	Updated Quantity	Unit Cost Adjustment	Updated Unit Cost	Updated Extended Amount	Difference (vs Orig.)
1	-	I. COST OF CONSTRUCTION - LINE ITEMS					-	-	-	-	-	-
2	-	PHASE 2 - GRADE CONTROL STRUCTURES #3, #4, AND #5					-	-	-	-	-	-
3	2-2010001A	Clearing and Grubbing	AC	71.50	\$ 5,304.39	\$ 379,263.89	-14.30	57.20	\$ -	\$ 5,304.39	\$ 303,411.11	\$ (75,852.78)
4	2-2010001B	Haul Off Chipped/Mulched Vegetation (Disposal At Offsite Location)	CY	6,000.00	\$ 16.38	\$ 98,280.00	-1,200.00	4,800.00		\$ 16.38	\$ 78,624.00	\$ (19,656.00)
5	2-2010001C	Removal/Treatment Of Noxious Or Invasive Plant Species (Over 121 Acre Limits Described In Special Provisions) (Assumes up to 14 Monitoring Sessions)	AL	1.00	\$ 77,820.00	\$ 77,820.00	0.00	1.00	\$ (34,765.89)	\$ 43,054.11	\$ 43,054.11	\$ (34,765.89)
6	2-2010001D	Identification, Collection And Set-Aside Of On-Site Ecosystem Restoration Materials (Willow Tree Trunks Only)	EA	190.00	\$ 90.19	\$ 17,136.10	-130.00	60.00	\$ -	\$ 90.19	\$ 5,411.40	\$ (11,724.70)
7	2-2030401	Drainage Excavation (Export And Stockpile On MUSD Parcel, NO COMPACTION)	CY	30,000.00	\$ 4.52	\$ 135,600.00	0.00	30,000.00	\$ -	\$ 4.52	\$ 135,600.00	\$ -
8	2-2030402	MUSD Stockpile Precompaction (Allowance)	SY	21,135.00	\$ 0.78	\$ 16,485.30	0.00	21,135.00	\$ -	\$ 0.78	\$ 16,485.30	\$ -
9	2-2030403	MUSD Stockpile Compaction (Allowance)	CY	30,000.00	\$ 1.11	\$ 33,300.00	0.00	30,000.00	\$ -	\$ 1.11	\$ 33,300.00	\$ -
10	2-7010005	Traffic Control	LS	1.00	\$ 5,000.00	\$ 5,000.00	-1.00	0.00	\$ -	\$ 5,000.00	\$ -	\$ (5,000.00)
11	2-8100001	AZPDES/NPDES (Original)	LS	1.00	\$ 48,317.04	\$ 48,317.04	0.00	1.00	\$ (21,636.38)	\$ 26,680.66	\$ 26,680.66	\$ (21,636.38)
12	2-9010001	Mobilization	LS	1.00	\$ 50,552.84	\$ 50,552.84	0.00	1.00	\$ -	\$ 50,552.84	\$ 50,552.84	\$ -
13	2-9200401	Soil Cement Grade Control Structures And Maintenance Ramps (#3, 4, 5)	CY	20,092.00	\$ 55.03	\$ 1,105,662.76	0.00	20,092.00	\$ -	\$ 55.03	\$ 1,105,662.76	\$ -
14	2-9200402	Soil Cement Trimming	LS	1.00	\$ 25,411.24	\$ 25,411.24	0.00	1.00	\$ -	\$ 25,411.24	\$ 25,411.24	\$ -
15	2-9200403	Divert Water (Existing SCR Flows) For Grade Control Structures	CY	96,000.00	\$ 2.53	\$ 242,880.00	0.00	96,000.00		\$ 2.53	\$ 242,880.00	\$ -
16	2-2030404	Dewatering (Existing SCR Flows) Within GSC Toe-Down Excavations	EA	6.00	\$ 3,500.00	\$ 21,000.00	-6.00	0.00	\$ -	\$ 3,500.00	\$ -	\$ (21,000.00)
17	2-9200451	Cementitious Material for Soil Cement (up to 8% Cement Ratio)	TON	2,450.00	\$ 197.00	\$ 482,650.00	-117.51	2,332.49	\$ -	\$ 197.00	\$ 459,500.53	\$ (23,149.47)
18	2-9200460	Concrete Grade Control Weirs (GSC#1-5) (Detail B, Sheet DT01)	EA	5.00	\$ 28,221.64	\$ 141,108.20	0.00	5.00	\$ -	\$ 28,221.64	\$ 141,108.20	\$ -
19	2-9240170	Contractor Quality Control	LS	1.00	\$ 65,530.00	\$ 65,530.00	0.00	1.00	\$ (19,186.75)	\$ 46,343.25	\$ 46,343.25	\$ (19,186.75)
20	2-9250001	Construction Survey and Layout	LS	1.00	\$ 47,500.00	\$ 47,500.00	0.00	1.00	\$ (5,985.00)	\$ 41,515.00	\$ 41,515.00	\$ (5,985.00)
21	2-9250110	Survey, Additional Staking and Layout	FA	4,000.00	\$ 1.00	\$ 4,000.00	-4,000.00	0.00	\$ -	\$ 1.00	\$ -	\$ (4,000.00)
22	2-9330002	Post And Cable Safety Railing (At GCS #3-5 Ramps)	LF	396.00	\$ 63.80	\$ 25,264.80	-124.00	272.00	\$ -	\$ 63.80	\$ 17,353.60	\$ (7,911.20)
23	2-9330003	Modify Existing Post And Cable Safety Railing (Add Third Cable to Phase 1 GCS #1-2 Ramps)	LF	264.00	\$ 7.34	\$ 1,937.76	0.00	264.00	\$ -	\$ 7.34	\$ 1,937.76	\$ -
24	100.100	COST OF CONSTRUCTION - LINE ITEMS SUBTOTAL				\$ 3,024,699.93	COST OF CONSTRUCTION - LINE ITEMS SUBTOTAL				\$ 2,774,831.76	\$ (249,868.17)



CONSTRUCTION MANAGER AT RISK (CMAR) - CONSTRUCTION SERVICES

ATTACHMENT #1 - LINE ITEM ADJUSTMENTS (PER LIR)

GMP#3: PHASE 2 CONSTRUCTION (GCS #3, #4 AND #5)

Updated: July 17, 2026

LEGEND: **RED ITALICS = QUANTITY/UNIT COST REDUCTION**

BLUE ITALICS = QUANTITY/UNIT COST INCREASE

25	-	II. CMAR CONTINGENCY				
26	200.001	UNFORESEEN CONDITIONS/RISK (3.0% OF COST OF CONSTRUCTION)	LS	1.00	\$ 90,741.00	\$ 90,741.00
27	299.100	CMAR CONTINGENCY - LINE ITEMS SUBTOTAL				\$ 90,741.00
28	-	SUBTOTAL A. (DIRECT CONSTRUCTION COSTS)				\$ 3,115,440.93
29	-	INDIRECT CONSTRUCTION COSTS				
30	-	III. GENERAL CONDITIONS				
31	300.001	Project Engineer	WK	36.00	\$ 3,080.00	\$ 110,880.00
32	300.002	Superintendent	WK	36.00	\$ 4,200.00	\$ 151,200.00
33	300.003	Permits (Air Quality)	EA	1.00	\$ 2,500.00	\$ 2,500.00
34	300.004	Permits (NDC - AZPDES CGP)	EA	0.00	\$ -	\$ -
35	300.005	Small Tools/GPS	LS	1.00	\$ 5,000.00	\$ 5,000.00
36	300.006	Cleanup	LS	1.00	\$ 12,000.00	\$ 12,000.00
37	300.007	Portable Restrooms	MO	9.00	\$ 500.00	\$ 4,500.00
38	300.008	Trash Dumpster	MO	9.00	\$ 500.00	\$ 4,500.00
39	300.009	Storage Container	MO	9.00	\$ 500.00	\$ 4,500.00
40	300.100	SUBTOTAL B. (III. GENERAL CONDITIONS)				\$ 295,080.00
41	-	SUBTOTAL C. (DIRECT COSTS + GENERAL CONDITIONS)				\$ 3,410,520.93
42	400.100	IV. CMAR OVERHEAD (7.79% of Subtotal C)	LS	1.00	\$ 265,679.58	\$ 265,679.58
43	-	SUBTOTAL D. (DIRECT COSTS + GENERAL CONDITIONS + OVERHEAD)				\$ 3,676,200.51
44	700.100	VII. CONSTRUCTION FEE (6.90% of Subtotal D)	LS	1.00	\$ 253,657.84	\$ 253,657.84
45	500.100	V. GENERAL LIABILITY INSURANCE (0.2876% of Subtotal D + VII)	LS	1	\$ 11,302.27	\$ 11,302.27
46	600.100	VI. PAYMENT & PERFORMANCE BONDS	LS	1.00	\$ 29,577.35	\$ 29,577.35
47	-	SUBTOTAL E. (SUBTOTAL D + VII + V + VI)				\$ 3,970,737.97
48	800.001	VIII. TOWN OF MARANA SALES TAX (10.1% at 65% of Subtotal E)	LS	1.00	\$ 260,678.95	\$ 260,678.95
49	800.100	VIII. SALES TAX SUBTOTAL				\$ 260,678.95
50	-	GUARANTEED MAXIMUM PRICE (GMP)				\$ 4,231,416.92
51	-	IX. OWNER'S CONTINGENCY				
52	900.006	OWNER-DIRECTED CHANGES AND/OR UNFORESEEN SITE CONDITIONS	LS	1.00	\$ 84,628.34	\$ 84,628.34
53	900.100	SUBTOTAL F. (OWNER'S CONTINGENCY)				\$ 84,628.34
54	-	TOTAL CONTRACT COST				\$ 4,316,045.26

-	-	-	-	-	-
-1.00	0.00	\$ (90,741.00)	\$ -	\$ -	\$ (90,741.00)
CMAR CONTINGENCY - LINE ITEMS SUBTOTAL				\$ -	\$ (90,741.00)
SUBTOTAL A. (DIRECT CONSTRUCTION COSTS)				\$ 2,774,831.76	\$ (340,609.17)
-	-	-	-	-	-
-	-	-	-	-	-
-12.00	24.00	\$ -	\$ 3,080.00	\$ 73,920.00	\$ (36,960.00)
-13.00	23.00	\$ -	\$ 4,200.00	\$ 96,600.00	\$ (54,600.00)
0.00	1.00	\$ -	\$ 2,500.00	\$ 2,500.00	\$ -
0.00	0.00	\$ -	\$ -	\$ -	\$ -
0.00	1.00	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -
0.00	1.00	\$ -	\$ 12,000.00	\$ 12,000.00	\$ -
-3.00	6.00	\$ -	\$ 500.00	\$ 3,000.00	\$ (1,500.00)
-3.00	6.00	\$ -	\$ 500.00	\$ 3,000.00	\$ (1,500.00)
-3.00	6.00	\$ -	\$ 500.00	\$ 3,000.00	\$ (1,500.00)
SUBTOTAL B. (III. GENERAL CONDITIONS)				\$ 199,020.00	\$ (96,060.00)
SUBTOTAL C. (DIRECT COSTS + GEN COND)				\$ 2,973,851.76	\$ (436,669.17)
0.00	1.00	\$ (34,016.53)	\$ 231,663.05	\$ 231,663.05	\$ (34,016.53)
SUBTOTAL D. (DIRECT COSTS + GEN COND + OH)				\$ 3,205,514.81	\$ (470,685.70)
0.00	1.00	\$ (34,488.33)	\$ 221,180.52	\$ 221,180.52	\$ (32,477.32)
0.00	1.00	\$ -	\$ 11,302.27	\$ 11,302.27	\$ -
0.00	1.00	\$ (12,122.35)	\$ 17,455.00	\$ 17,455.00	\$ (12,122.35)
SUBTOTAL E. (SUBTOTAL D + VII + V + VI)				\$ 3,455,452.60	\$ (515,285.37)
0.00	1.00	\$ (33,828.49)	\$ 226,850.46	\$ 226,850.46	\$ (33,828.49)
VIII. SALES TAX SUBTOTAL				\$ 226,850.46	\$ (33,828.49)
GUARANTEED MAXIMUM PRICE (GMP)				\$ 3,682,303.06	\$ (549,113.86)
-	-	-	-	-	-
-1.00	0.00	\$ (84,628.34)	\$ -	\$ -	\$ (84,628.34)
SUBTOTAL F. (OWNER'S CONTINGENCY)				\$ -	\$ (84,628.34)
TOTAL CONTRACT COST				\$ 3,682,303.06	\$ (633,742.20)



CONSTRUCTION MANAGER AT RISK (CMAR) - CONSTRUCTION SERVICES

ATTACHMENT #2 - REVISED LINE ITEM LIST (PER LIR)

GMP#3: PHASE 2 CONSTRUCTION (GCS #3, #4 AND #5)

Updated: July 17, 2026

Line No.	Item No.	Item Description	Unit	Quantity	Unit Cost	Extended Amount
1	-	I. COST OF CONSTRUCTION - LINE ITEMS	-	-	-	-
2	-	PHASE 2 - GRADE CONTROL STRUCTURES #3, #4, AND #5				-
3	2-2010001A	Clearing and Grubbing	AC	57.20	\$ 5,304.39	\$ 303,411.11
4	2-2010001B	Haul Off Chipped/Mulched Vegetation (Disposal At Offsite Location)	CY	4,800.00	\$ 16.38	\$ 78,624.00
5	2-2010001C	Removal/Treatment Of Noxious Or Invasive Plant Species (Over 121 Acre Limits Described In Special Provisions) (Assumes up to 14 Monitoring Sessions)	AL	1.00	\$ 43,054.11	\$ 43,054.11
6	2-2010001D	Identification, Collection And Set-Aside Of On-Site Ecosystem Restoration Materials (Willow Tree Trunks Only)	EA	60.00	\$ 90.19	\$ 5,411.40
7	2-2030401	Drainage Excavation (Export And Stockpile On MUSD Parcel, NO COMPACTION)	CY	30,000.00	\$ 4.52	\$ 135,600.00
8	2-2030402	MUSD Stockpile Precompaction (Allowance)	SY	21,135.00	\$ 0.78	\$ 16,485.30
9	2-2030403	MUSD Stockpile Compaction (Allowance)	CY	30,000.00	\$ 1.11	\$ 33,300.00
10	2-2010005	Traffic Control	LS	0.00	\$ 5,000.00	\$ -
11	2-8100001	AZPDES/NPDES (Original)	LS	1.00	\$ 26,680.66	\$ 26,680.66
12	2-9010001	Mobilization	LS	1.00	\$ 50,552.84	\$ 50,552.84
13	2-9200401	Soil Cement Grade Control Structures And Maintenance Ramps (#3, 4, 5)	CY	20,092.00	\$ 55.03	\$ 1,105,662.76
14	2-9200402	Soil Cement Trimming	LS	1.00	\$ 25,411.24	\$ 25,411.24
15	2-9200403	Divert Water (Existing SCR Flows) For Grade Control Structures	CY	96,000.00	\$ 2.53	\$ 242,880.00
16	2-2030404	Dewatering (Existing SCR Flows)- Within GSC Toe Down Excavations	EA	0.00	\$ 3,500.00	\$ -
17	2-9200451	Cementitious Material for Soil Cement (up to 8% Cement Ratio)	TON	2,332.49	\$ 197.00	\$ 459,500.53
18	2-9200460	Concrete Grade Control Weirs (GSC#1-5) (Detail B, Sheet DT01)	EA	5.00	\$ 28,221.64	\$ 141,108.20
19	2-9240170	Contractor Quality Control	LS	1.00	\$ 46,343.25	\$ 46,343.25
20	2-9250001	Construction Survey and Layout	LS	1.00	\$ 41,515.00	\$ 41,515.00
21	2-9250110	Survey, Additional Staking and Layout	EA	0.00	\$ 1.00	\$ -
22	2-9330002	Post And Cable Safety Railing (At GCS #3-5 Ramps)	LF	272.00	\$ 63.80	\$ 17,353.60
23	2-9330003	Modify Existing Post And Cable Safety Railing (Add Third Cable to Phase 1 GCS #1-2 Ramps)	LF	264.00	\$ 7.34	\$ 1,937.76



CONSTRUCTION MANAGER AT RISK (CMAR) - CONSTRUCTION SERVICES

ATTACHMENT #2 - REVISED LINE ITEM LIST (PER LIR)

GMP#3: PHASE 2 CONSTRUCTION (GCS #3, #4 AND #5)

Updated: July 17, 2026

24	100.100	COST OF CONSTRUCTION - LINE ITEMS SUBTOTAL				\$ 2,774,831.76
25	-	II. CMAR CONTINGENCY	-	-	-	-
26	200.001	UNFORESEEN CONDITIONS/RISK (3.0% OF COST OF CONSTRUCTION)	LS	0.00	\$ -	\$ -
27	299.100	CMAR CONTINGENCY - LINE ITEMS SUBTOTAL				\$ -
28	-	SUBTOTAL A. (DIRECT CONSTRUCTION COSTS)				\$ 2,774,831.76
29	-	INDIRECT CONSTRUCTION COSTS	-	-	-	-
30	-	III. GENERAL CONDITIONS	-	-	-	-
31	300.001	Project Engineer	WK	24	\$ 3,080.00	\$ 73,920.00
32	300.002	Superintendent	WK	23	\$ 4,200.00	\$ 96,600.00
33	300.003	Permits (Air Quality)	EA	1	\$ 2,500.00	\$ 2,500.00
34	300.004	Permits (NDC - AZPDES - CGP)	EA	0	\$ -	\$ -
35	300.005	Small Tools/GPS	LS	1	\$ 5,000.00	\$ 5,000.00
36	300.006	Cleanup	LS	1	\$ 12,000.00	\$ 12,000.00
37	300.007	Portable Restrooms	MO	6	\$ 500.00	\$ 3,000.00
38	300.008	Trash Dumpster	MO	6	\$ 500.00	\$ 3,000.00
39	300.009	Storage Container	MO	6	\$ 500.00	\$ 3,000.00
40	300.100	SUBTOTAL B. (III. GENERAL CONDITIONS)				\$ 199,020.00
41	-	SUBTOTAL C. (DIRECT COSTS + GENERAL CONDITIONS)				\$ 2,973,851.76
42	400.100	IV. CMAR OVERHEAD (8.04% of Subtotal C)	LS	1	\$ 231,663.05	\$ 231,663.05
43	-	SUBTOTAL D. (DIRECT COSTS + GENERAL CONDITIONS + OVERHEAD)				\$ 3,205,514.81
44	700.100	VII. CONSTRUCTION FEE (6.90% of Subtotal D)	LS	1	\$ 221,180.52	\$ 221,180.52
45	500.100	V. GENERAL LIABILITY INSURANCE (0.2876% of Subtotal D + VII)	LS	1	\$ 11,302.27	\$ 11,302.27
46	600.100	VI. PAYMENT & PERFORMANCE BONDS	LS	1	\$ 17,455.00	\$ 17,455.00
47	-	SUBTOTAL E. (SUBTOTAL D + VII + V + VI)				\$ 3,455,452.60
48	800.001	VIII. TOWN OF MARANA SALES TAX (10.1% at 65% of Subtotal E)	LS	1	\$ 226,850.46	\$ 226,850.46
49	800.100	VIII. SALES TAX SUBTOTAL				\$ 226,850.46
50	-	GUARANTEED MAXIMUM PRICE (GMP)				\$ 3,682,303.06
51	-	IX. OWNER'S CONTINGENCY	-	-	-	-
52	900.006	OWNER-DIRECTED CHANGES AND/OR UNFORESEEN SITE CONDITIONS	LS	0.00	\$ -	\$ -
53	900.100	SUBTOTAL F. (OWNER'S CONTINGENCY)				\$ -
54	-	TOTAL CONTRACT COST				\$ 3,682,303.06

End of Appendix H-1 - GMP-3 Line Item Reduction



**CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES
GUARANTEED MAXIMUM PRICE (GMP) #4 - SUMMARY**

Pima County Regional Flood Control District

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (SSCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026

CONSTRUCTION	AMOUNT
CONSTRUCTION COSTS:	
I. Cost of Construction	\$ 5,789,886.51
II. CMAR Contingency	\$ 231,595.46
SUBTOTAL <i>(Direct Construction Cost)</i>	\$ 6,021,481.97
INDIRECT CONSTRUCTION COSTS:	-
III. General Conditions	\$ 320,408.00
IV. Overhead	\$ 494,033.23
V. General Liability Insurance	\$ 21,016.66
VI. Payment and Performance Bonds	\$ 54,764.23
SUBTOTAL <i>(Indirect Construction Cost)</i>	\$ 890,222.12
SUBTOTAL <i>(Direct Construction Cost + Indirect Construction Cost)</i>	\$ 6,911,704.09
VII. Construction Fee	\$ 471,678.70
SUBTOTAL <i>(Direct Cons. Cost + Gen Cond + Overhead + Insurance + Bonds + Fee)</i>	\$ 7,383,382.79
VIII. Arizona Gross Receipts Tax	\$ 484,719.08
GUARANTEED MAXIMUM PRICE (GMP)	\$ 7,868,101.87
OTHER PROJECT COSTS:	-
IX. Owner's Contingency	\$ 157,362.04
TOTAL CONTRACT AMOUNT	\$ 8,025,463.91

For supporting documentation - see also:

Attachment #1 - Schedule of Values

Attachment #2 - Scope of Work (List of Plans/Specifications)

Attachment #3 - Clarifications, Assumptions, and Exclusions to the scope of work

Attachment #4 - Schedule

Attachment #5 - Cash-flow Forecast

Attachment #6 - Anticipated Subcontractor Participation



**CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES
ATTACHMENT #1 - SCHEDULE OF VALUES**

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026

Line No.	Item No.	Item Description	Unit	Quantity	Unit Cost	Extended Amount
1	-	I. COST OF CONSTRUCTION - LINE ITEMS				-
2	-	GRADE CONTROL STRUCTURE #6 AND #7 + FINAL GRADING				-
3	2010001	Clearing And Grubbing	AC	46.00	\$ 5,330.96	\$ 245,224.16
4	2010002	Haul Off Chipped/Mulched Vegetation (Disposal At Offsite Location)	LD	184.00	\$ 266.25	\$ 48,990.00
5	2010003	Removal/Treatment Of Noxious Or Invasive Plant Species (Over 121 Acre Limits Described In Special Provisions) (Assumes Up To 9 Monitoring Sessions)	AL	1.00	\$ 73,245.00	\$ 73,245.00
6	2010004	Identification, Collection And Set-Aside Of On-Site Ecosystem Restoration Materials (204 Willow Tree Trunks & 43 Root Masses)	EA	247.00	\$ 80.73	\$ 19,940.31
7	2010005	Preservation Fencing (Around Existing Willows to be PIP)	LF	1,500.00	\$ 5.17	\$ 7,755.00
8	2030401	Drainage Excavation (Export And Place On MUSD Parcel, NO COMPACTION)	CY	70,000.00	\$ 6.59	\$ 461,300.00
9	2030402	Drainage Excavation (Export And Place Between MUSD Parcel And Back Of Existing Soil Cement Levee, NO COMPACTION) (Owner-Directed Allowance)	CY	12,000.00	\$ 7.41	\$ 88,920.00
10	2030403	Drainage Excavation (Export And Place On MUSD Parcel For Future Removal By Others, NO COMPACTION) (Owner-Directed Allowance)	CY	17,000.00	\$ 6.23	\$ 105,910.00
11	2030404	Precompaction - Footprint of MUSD Pad	SY	35,345.00	\$ 0.63	\$ 22,267.35
12	2030405	Precompaction - Footprint Between MUSD Pad And Existing Soil Cement Levee (Owner-Directed Allowance)	SY	8,678.00	\$ 0.64	\$ 5,553.92
13	2030406	Compaction - Fill Placed for Pad On MUSD Parcel	CY	70,000.00	\$ 1.22	\$ 85,400.00
14	2030407	Compaction - Fill Placed Between MUSD And Existing Soil Cement Levee (Owner-Directed Allowance)	CY	12,000.00	\$ 1.19	\$ 14,280.00
15	2030902	Narrows Channel Restoration Grading	CY	146,843.00	\$ 5.31	\$ 779,736.33
16	7010005	Traffic Control (Allowance)	LS	1.00	\$ 5,000.00	\$ 5,000.00
17	8100001	AZPDES/NPDES BMPs (Original)	LS	1.00	\$ 49,567.04	\$ 49,567.04
18	9010001	Mobilization	LS	1.00	\$ 55,506.92	\$ 55,506.92
19	9200401	Soil Cement Grade Control Structures And Maintenance Ramps (GCS#6, GCS#7) (Includes Soil Cement Trimming)	CY	11,814.00	\$ 57.84	\$ 683,321.76



**CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES
ATTACHMENT #1 - SCHEDULE OF VALUES**

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026

Line No.	Item No.	Item Description	Unit	Quantity	Unit Cost	Extended Amount
20	9200403	Divert Water (Move Existing SCR Flows To Western Bank) For New Grade Control Structures	CY	19,153.00	\$ 6.81	\$ 130,431.93
21	2030404	Dewatering of Existing SCR Flows (Within GSC Toe-Down Excavations)	EA	4.00	\$ 3,500.00	\$ 14,000.00
22	9200451	Cementitious Material For Soil Cement (Up To 8% Cement Ratio)	TON	1,441.00	\$ 204.00	\$ 293,964.00
23	9200460	Concrete Grade Control Weirs (GCS#6, GCS#7) (Detail B, Sheet DT01)	EA	2.00	\$ 35,943.30	\$ 71,886.60
24	9200500	Sheet Pile Weir (Detail D, Sheet DT03)	EA	7.00	\$ 94,938.27	\$ 664,567.89
25	9240170	Contractor Quality Control	LS	1.00	\$ 81,195.00	\$ 81,195.00
26	9250001	Construction Survey And Layout	LS	1.00	\$ 60,500.00	\$ 60,500.00
27	9330002	Post And Cable Safety Railing (At GCS#6-7 Ramps)	LF	225.00	\$ 63.80	\$ 14,355.00
28	-	HABITAT RESTORATION ELEMENTS				-
29	8030072	Boulder, Approximate 3' Diameter (Upstream Of Training Structures)	EA	63.00	\$ 445.24	\$ 28,050.12
30	8050004	Seeding (Class II) (Haul Roads Only)	AC	6.00	\$ 8,000.00	\$ 48,000.00
31	8050005	Seeding (Class II) (MUSD Parcel Only)	AC	10.00	\$ 8,000.00	\$ 80,000.00
32	8050009	Seeding (Class II) (Second Application)	AC	16.00	\$ 8,000.00	\$ 128,000.00
33	8062025	Emergents (14" Pot) (Agency Provided) (Restoration Element)	EA	175.00	\$ 74.00	\$ 12,950.00
34	8062026	Grasses, Forbs, Shrubs (24"-30" Pot) (Agency Provided) (Restoration Element)	EA	470.00	\$ 82.00	\$ 38,540.00
35	8062027	Grasses, Shrubs, Trees (40" Pot) (Agency Provided) (Restoration Element)	EA	484.00	\$ 92.00	\$ 44,528.00
36	8070001	Landscape Establishment (12 Months)	LS	1.00	\$ 376,948.00	\$ 376,948.00
37	9300127	Eddy Basin Grading	EA	18.00	\$ 4,336.75	\$ 78,061.50
38	9300130	Restoration Element - Willow Root Masses (16" Diameter) (Harvest And Placement)	EA	43.00	\$ 210.00	\$ 9,030.00
39	9300131	Restoration Element - Willow Trunks (8" Diameter) (Harvest And Horizontal Placement)	EA	54.00	\$ 180.00	\$ 9,720.00
40	9300132	Restoration Element - Willow Trunks (8" Diameter) (Harvest And Vertical Placement)	EA	210.00	\$ 215.00	\$ 45,150.00
41	9300133	Boulder (Approximate 6' Diameter) (Place Salvaged Soil Cement Rubble Found In Phase 2) (Restoration Element)	EA	57.00	\$ 109.00	\$ 6,213.00
42	9300134	Pole Plantings (Onsite Harvested Dormant Trees, 10' Pole) (Agency Provided) (Restoration Element)	EA	248.00	\$ 196.00	\$ 48,608.00



**CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES
ATTACHMENT #1 - SCHEDULE OF VALUES**

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026

Line No.	Item No.	Item Description	Unit	Quantity	Unit Cost	Extended Amount
43	9300135	Whip Plantings (Onsite Harvested Live Shrubs) (Agency Provided) (Restoration Element)	EA	40.00	\$ 106.00	\$ 4,240.00
44	9300136	Boulder Scour Apron And Rooting Mat (3'x3'x3' Boulders) (Restoration Element)	CY	3,033.00	\$ 246.96	\$ 749,029.68
45	100.003	COST OF CONSTRUCTION - LINE ITEMS SUBTOTAL				\$ 5,789,886.51
46	-	II. CMAR CONTINGENCY				-
47	200.001	GCS + GRADING - UNFORESEEN CONDITIONS (4.0% OF SUBTOTAL FOR LINES 3-27)	LS	1.00	\$ 163,312.73	\$ 163,312.73
48	200.002	HABITAT RESTOR. - UNFORESEEN CONDITIONS (4.0% OF SUBTOTAL FOR LINES 29-44)	LS	1.00	\$ 68,282.73	\$ 68,282.73
49	200.100	CMAR CONTINGENCY - LINE ITEMS SUBTOTAL				\$ 231,595.46
50	-	SUBTOTAL A. (DIRECT CONSTRUCTION COSTS)				\$ 6,021,481.97
51	-	INDIRECT CONSTRUCTION COSTS				-
52	-	III. GENERAL CONDITIONS				-
53	-	GRADE CONTROL STRUCTURE #6 AND #7 + FINAL GRADING				-
54	300.001	PROJECT ENGINEER	WK	28.00	\$ 3,080.00	\$ 86,240.00
55	300.002	SUPERINTENDENT	WK	28.00	\$ 4,200.00	\$ 117,600.00
56	300.003	PERMIT FEE (PDEQ - FUGITIVE DUST)	EA	1.00	\$ 2,500.00	\$ 2,500.00
57	300.004	PERMIT FEE (ADEQ - AZPDES CGP NOI) (EXCLUDED - NDC ISSUED FOR PROJECT)	-	0.00	\$ -	\$ -
58	300.005	SMALL TOOLS/GPS	LS	1.00	\$ 5,000.00	\$ 5,000.00
59	300.006	CLEANUP	LS	1.00	\$ 12,000.00	\$ 12,000.00
60	300.007	PORTABLE RESTROOMS	MO	7.00	\$ 500.00	\$ 3,500.00
61	300.008	TRASH DUMPSTER	MO	7.00	\$ 500.00	\$ 3,500.00
62	300.009	STORAGE CONTAINER	MO	7.00	\$ 500.00	\$ 3,500.00
63	-	FINAL PLANTINGS + LANDSCAPE ESTABLISHMENT (APR-27 THRU APR-28)				-
64	300.010	PROJECT ENGINEER (SUBCONTRACTOR COORDINATION FOR 12 MONTHS)	WK	6.00	\$ 3,080.00	\$ 18,480.00
65	300.011	SUPERINTENDENT (SUBCONTRACTOR ASSISTANCE FOR 12 MONTHS)	WK	4.00	\$ 4,200.00	\$ 16,800.00
66	300.012	PROVIDE/MAINTAIN ACCESS TO SCR CHANNEL DURING LANDSCAPE ESTABLISHMENT PERIOD	DY	12.00	\$ 3,774.00	\$ 45,288.00
67	300.013	PORTABLE RESTROOM	MO	12.00	\$ 500.00	\$ 6,000.00
68	300.100	SUBTOTAL B. (III. GENERAL CONDITIONS)				\$ 320,408.00
69	-	SUBTOTAL C. (DIRECT COSTS + GENERAL CONDITIONS)				\$ 6,341,889.97
70	400.100	IV. CMAR OVERHEAD (7.79% of Subtotal C)	LS	1.00	\$ 494,033.23	\$ 494,033.23
71	-	SUBTOTAL D. (DIRECT COSTS + GENERAL CONDITIONS + OVERHEAD)				\$ 6,835,923.20

Borderland

CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES ATTACHMENT #1 - SCHEDULE OF VALUES

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026

Line No.	Item No.	Item Description	Unit	Quantity	Unit Cost	Extended Amount
72	700.100	VII. CONSTRUCTION FEE (6.90% of Subtotal D)	LS	1.00	\$ 471,678.70	\$ 471,678.70
73	500.100	V. GENERAL LIABILITY INSURANCE (0.2876% of Subtotal D + VII)	LS	1.00	\$ 21,016.66	\$ 21,016.66
74	600.100	VI. PAYMENT & PERFORMANCE BONDS	LS	1.00	\$ 54,764.23	\$ 54,764.23
75	-	SUBTOTAL E. (SUBTOTAL D + VII + V + VI)				\$ 7,383,382.79
76	800.001	VIII. TOWN OF MARANA SALES TAX (10.1% at 65% of Subtotal E)	LS	1.00	\$ 484,719.08	\$ 484,719.08
77	800.100	VIII. SALES TAX SUBTOTAL				\$ 484,719.08
78	-	GUARANTEED MAXIMUM PRICE (GMP)				\$ 7,868,101.87
79	-	IX. OWNER'S CONTINGENCY				-
80	OC01	OWNER-DIRECTED CHANGES AND/OR UNFORESEEN SITE CONDITIONS (2.0% OF EST. TOTAL CMAR COST)	LS	1.00	\$ 157,362.04	\$ 157,362.04
81	900.100	SUBTOTAL F. (OWNER'S CONTINGENCY)				\$ 157,362.04
82		TOTAL CONTRACT AMOUNT				\$ 8,025,463.91



CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES

ATTACHMENT #2 - SCOPE OF WORK

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026

BRIEF DESCRIPTION OF WORK:			
THIS PROJECT WILL CONSTRUCT SEVEN GRADE CONTROL STRUCTURES WITH MAINTENANCE RAMPS WITHIN THE CORTARO NARROW REACH, APPROXIMATELY 1.2 MILES UPSTREAM AND 1.4 MILES DOWNSTREAM OF THE TWIN PEAKS ROAD. CONSTRUCTION WILL BE IMPLEMENTED WITH A PHASED APPROACH: PHASE 1 = GRADE CONTROL STRUCTURES #1 AND #2 PHASE 2 = GRADE CONTROL STRUCTURES #3, #4, AND #5 PHASE 3 = GRADE CONTROL STRUCTURES #6, #7, FINAL GRADING & HABITAT RESTORATION ELEMENTS			
LIST OF PLANS & SPECIFICATIONS USED FOR COST MODEL			
	Document:	Prepared By:	Date:
1	SANTA CRUZ RIVER CORTARO NARROWS TRAINING STRUCTURES PCRFGD PROJECT NO. 5SCNTS 100% PLANS (W/REVISIONS)	Psomas	11/26/24 (Sealed Date)
		Solis Redlines/ Compiled Revisions	11/26/25 Revision Log
2	SANTA CRUZ RIVER CORTARO NARROWS TRAINING STRUCTURES PCRFGD PROJECT NO. 5SCNTS SEALED SPECIAL PROVISIONS	Psomas/ Wilder Landscape Architects	10/31/24 (Sealed Date)
3	"RESLAND2026" Existing Ground Surface Model (Flown on February 4, 2026)	Solis Engineering/ RES Land Survey	03/03/26
4	-	-	-
5	Standard Specifications for Public Improvements Volume 1	Pima Association of Governments (PAG)	2015
6	Standard Specifications for Public Improvements Volume 2 (Standard Details)	Pima Association of Governments (PAG)	2015



CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES

ATTACHMENT #3 - CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 29, 2026

CLARIFICATIONS, ASSUMPTIONS, AND EXCLUSIONS TO THE SCOPE OF WORK:	
1	Clarification - At the time of this GMP preparation, construction material (cement, aggregates, asphalt, concrete, polymer concrete, PVC pipe, lumber, diesel, gasoline etc.) pricing and availability is highly volatile and unpredictable over the anticipated project duration (Force Majeure has been previously declared by several suppliers over the past several months). This GMP accounts for material purchases and fuel costs at the current market rate and the Notice-to-Proceed date noted below. As the construction start date approaches, material and fuel pricing (which are out of Borderland's control) will need to be confirmed and reconciled within set aside (but limited) CMAR contingencies. Any Force Majeure impacts received by Borderland, that exceed the proposed GMP amount, will be passed through to PCRFCF for consideration.
2	Clarification - The overall 5SCNTS project is based on a three-phase construction effort over a 3-year period. Phase 1 (GMP#2) included GCS#1 and #2 and was completed in June 2025. Phase 2 (GMP#3) included GCS#3, #4, and #5 in March 2026. This Cost Model is specific to the Phase 3 work package and includes the construction of GCS #6, #7, final excavations/grading, and habitat restoration elements to begin in October 2026.
3	Clarification - Mobilization and construction cannot begin until Notice-to-Proceed (NTP) has been issued by Pima County and any delays beyond the assumed NTP date listed below will also delay the start of construction, which may cause change in unit pricing and/or crew/material availability. Material pricing/availability changes that arise from a delay in the NTP date may require re-evaluation and/or reconciliation within the GMP contingencies.
4	Clarification - Item 2010001: This item includes only the clearing and grubbing of existing vegetation within the Phase 3 project limits. All cleared vegetation will be relocated to the MUSD prior to chipping/mulching.
5	Clarification - Item 2010002: This item includes loading and hauling off of the existing mulch pile (located on the MUSD parcel) generated during the 5SCNTS Phase 3 project. Mulch will be disposed of at an appropriate offsite location.
6	Clarification - Item 2010003: This Allowance item includes monitoring and removal/treatment of Noxious or Invasive Plants within the estimated 121 Acres (limits described in Special Provisions). Monitoring and removals will be performed by Wilder Landscape Architects (assuming 9 sessions over the Phase 3 project duration). In addition to Wilder efforts, we've included budget for up to 60 Acres of herbicidal treatment of buffelgrass. Prior to any use of the allowance amount, Borderland will provide PCRFCF a notice for review and approval. The amount of the Allowance that is unused during construction will be returned as a credit to PCRFCF.
7	Clarification - Item 2010004: This item includes the identification, collection and set-aside of on-site Willow Tree Trunks and Willow Root Masses. Identification (flagging and GPS locating) will be performed by Wilder Landscape Architects. Salvaged tree trunks will be relocated and stored at the MUSD parcel for future-use in the Phase 3 project. During Phase 2, Wilder identified 190 existing Willow Trunks for collection. Only 60 of those identified were previously salvaged (the remaining 130 were protected-in-place and not in conflict with Phase 2 construction). This Cost Model includes the collection of the remaining 130 Phase 2 willows, plus an additional 74 willows and 43 willow root masses.
8	Clarification - Item 2010005: During Phase 2, Wilder identified existing Willow Trees that are preferred to be protected-in-place, rather than collected for habitat restoration. This item is intended to provide visual delineation of the preservation areas (specific to desirable Willow trees). If existing Willow Trees are preserved-in-place, Phase 3 quantities for horizontal and vertical willow trunks will need to be re-evaluated.



CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES

ATTACHMENT #3 - CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026

CLARIFICATIONS, ASSUMPTIONS, AND EXCLUSIONS TO THE SCOPE OF WORK:	
9	Clarification - Item 2030401: During Phase 2, approximately 30,000 CY compacted pad was established on the MUSD Parcel. This item includes the excavation, hauling, and placing of an additional 70,000 CY future-use pad on the MUSD parcel, using native material excavated from the Santa Cruz River (within the 5SCNTS footprint). This item EXCLUDES Precompaction and/or compaction of the stockpile. The total combined quantity for the MUSD pad (Phase 2 + Phase 3) is approximately 100,000 CY.
10	Clarification - Item 2030402: This is an owner-directed allowance that will only be used if approved by PCRFC. To minimize export costs from the project, we have assumed approximately 12,000 CY can be placed between the MUSD Pad and the existing soil cement levee. Future coordination will be required to confirm this assumption and actual quantity. If the 12,000 CY needs to be relocated to a different location, the unit cost will need to be re-evaluated. If the 12,000 CY can remain in the SCR channel (based on a cross-slope design revision) the unused allowance amount will be returned as a credit to PCRFC.
11	Clarification - Item 2030403: Assuming 100,000 CY can be used on the MUSD Pad and 12,000 CY can be placed between the MUSD Pad and the existing soil cement levee, we estimate there is a remaining export of 17,000 CY at the end of Phase 3. We are assuming this 17,000 CY can be stockpiled within the MUSD Pad, for future use/export by others. No Precompaction/compaction is included in this item - it is stockpiling effort only. This is an owner-directed allowance that will only be used if approved by PCRFC. If the 17,000 CY can remain in the SCR channel (based on a cross-slope design revision) the unused allowance amount will be returned as a credit to PCRFC.
12	Clarification - Item 2030404: This item includes the Precompaction effort for the existing surface under the future-use pad on the MUSD parcel.
13	Clarification - Item 2030405: This is an owner-directed allowance that will only be used if approved by PCRFC. As-Needed, this Allowance item includes the Precompaction effort for the existing surface between the new MUSD pad and the existing soil cement levee. PCRFC direction will be obtained prior to any use of the allowance amount. The amount of the Allowance that is unused during construction will be returned as a credit to PCRFC.
14	Clarification - Item 2030406: This item includes compaction effort for the future-use pad on the MUSD parcel.
15	Clarification - Item 2030407: This is an owner-directed allowance that will only be used if approved by PCRFC. As-Needed, this Allowance item includes the compaction effort for the area between the new MUSD pad and the existing soil cement levee. PCRFC direction will be obtained prior to any use of the allowance amount. The amount of the Allowance that is unused during construction will be returned as a credit to PCRFC.
16	Clarification: Items 8062025, 8062026, 8062027: It is planned for all Pot Plantings to occur during February-May timeframe and after the existing SCR effluent is diverted to the new low flow channel. All Pot plantings will be agency provided our sourced onsite (no cost included for purchasing the plants).
17	Clarification: Items - 8070001: The Landscape Establishment period will be 12 Months long beginning immediately after Existing SCR Effluent Flows Are Moved To Low-Flow Channel. As-needed pole, pot, and whip plantings will be addressed within this 12-month window, regardless of when the original planting date.
18	Clarification: Item - 8100001: Borderland has used professional judgment and past experience to establish AZPDES/NPDES budget for BMPs during Phase 3 of the project.



CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES

ATTACHMENT #3 - CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026

CLARIFICATIONS, ASSUMPTIONS, AND EXCLUSIONS TO THE SCOPE OF WORK:	
19	Clarification: Item 9200500: Sheet Pile Weir installation has been coordinated with Buesing and our approach has been redlined on Detail D, Sheet DT03 (dated 04/14/26). It is assumed that we will trim a 2' deep notch in the face of existing soil cement bank protection that will allow for a 2'x2' stepped sheet piling installation. The sheet pile and notch will be grouted to match 1:1 face of existing soil cement bank.
20	Clarification: Items 9300133: It is planned for all 6' concrete boulders to be replaced the salvaged soil cement rubble that was uncovered during the Phase 2 project. No cost has been included for purchasing or constructing 6' concrete boulders.
21	Clarification: Items 9300134: It is planned for all Pole Plantings to occur during January-February timeframe and after the existing SCR effluent is diverted to the new low flow channel. This will required plantings to occur in January 2028. All Pole plantings will be agency provided our sourced onsite (no cost included for purchasing the plants).
22	Clarification: Items 9300135: It is planned for all Whip Plantings to occur during June-July timeframe and after the existing SCR effluent is diverted to the new low flow channel. All Whip plantings will be agency provided our sourced onsite (no cost included for purchasing the plants).
23	Clarification - Item 9200403: This item was added to provide specific accounting for the significant amount of effort related to diverting the existing Santa Cruz River flows in advance of building the new grade control structures. The total excavation quantity is based on the estimated effort for only (1) temporary diversions: Diversion #1 = 19,153 ± CY
24	Clarification - Item 9200404: Based on lessons learned from the Phase 1 project, this item was added to provide 5-day pump rental for dewatering of the grade control structure toe-down excavations.
25	Clarification - Item 9200451: This Cost Model is based on an estimated/assumed cement ratio of up to 8.0% for production of the new soil cement. This item will be evaluated/updated as onsite aggregates and soil cement mix designs are confirmed for the project. If less cement is required, the unused budget will be returned as a credit to PCRFCF.
26	Clarification - Item 9200460: This item includes the installation of the low-flow Concrete Grade Control Weirs at GCS#6, and #7, per Detail B on Sheet DT01.
27	Clarification - Item 9240170: Contractor Quality Control (QC) was not included in the original Schedule of Values. Borderland has used professional judgment and subconsultant's past experience on the Phase 3 project to establish the line item budget.
28	Clarification - Item 9250001: Construction Survey and Layout will be critical for maintaining the project schedule. It is assumed all QA survey (performed by PCRFCF consultants) will be coordinated timely and within the durations provided in Attachment #4. Borderland has used professional judgment and subconsultant's past experience on the Phase 3 project to establish the line item budget.
29	Clarification - Item 9330002: This item includes the installation of the post and cable safety rail that was developed as part of the Phase 2 project at GCS#6 and #7.
30	Clarification - CMAR Contingency Item 299.100: A CMAR contingency amount of 4.0% (relative to the direct cost construction) was established for potential items of remaining/unknown risk that could not be reasonably identified at the time this Cost Model was prepared. Prior to any use/allocation of the CMAR contingency amount, Borderland will provide PCRFCF a notice/application for review and approval. If/when it becomes apparent that an anticipated line item contingency will not be used, and with PCRFCF a direction/approval, the CMAR contingency budgets may be revised and/or reallocated to other actual project costs. The amount of CMAR Contingency that is unused during construction will be returned as a credit to PCRFCF.



CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES

ATTACHMENT #3 - CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 29, 2026

CLARIFICATIONS, ASSUMPTIONS, AND EXCLUSIONS TO THE SCOPE OF WORK:	
31	Clarification - CMAR General Conditions Item 300.001 thru 300.009: The durations for General Conditions are based on the Anticipated 7-Month Construction Schedule for the Grading and Restoration Elements shown in Attachment #4.
32	Clarification - CMAR General Conditions Item 300.010 thru 300.013: The durations for General Conditions are based on the Anticipated 12-Month Landscape Establishment Period and Final Pole Planting efforts shown in Attachment #4.
33	Clarification - CMAR General Conditions Item 300.004: We have removed/excluded the cost for the typical ADEQ NOI application (under the AZPDES GCP) since the 5SCNTS project received a Construction No Discharge Certificate (NDC) during Phase 1 that will remain in effect until 09/22/29.
34	Clarification - Item 800.100: Sales Tax rate is based on the project occurring entirely within the Town of Marana jurisdictional limits.
35	Clarification - Item 900.001: An Owner's Contingency is a sum of money (in the Total Contract Amount, but not included in the GMP) that may be used at the discretion of PCRFCF to cover any increases in Project costs that result from Owner directed changes or unforeseen site conditions. Appropriate markups for Construction Fee, taxes, and overhead will be applied at the time that PCRFCF's Contingency is used. An overall Owner's Contingency of 2.0% (relative to total GMP amount) was established for potential items of remaining/unknown risk that could not be reasonably identified at the time this Cost Model was prepared. The amount of Owner's Contingency that is unused during construction will be returned as a credit to PCRFCF.
36	- not used -
37	Assumption - The anticipated schedule provided in Attachment #4 assumes a Construction Notice-to-Proceed by September 30, 2026 and assumes construction within the existing Santa Cruz River (SCR) soil cement bank protection can only occur between October and May (per the SFQ docs). It is anticipated that some grading/stockpiling/cleanup/planting activities will occur from May to August. The anticipated project duration will remain the same and simply adjust around any changes to the NTP date.
38	Assumption - This cost model assumes the continued use of 10±acres on the Marana Unified School District #6 (MUSD #6) parcel 226-08-007Q (just north of the project) for our soil cement plant, aggregate stockpile, and access to the SCR Cortaro Narrows portion of the project. Access to the SCR will be required through final completion of the project (i.e. it is assumed PCRFCF can extend the existing access agreement with MUSD per the attached schedule)
39	Assumption - It is assumed the previously coordinated I-10 Frontage Road access/encroachment permit (between Pima County Regional Flood Control District and ADOT) will remain in place (terms extended from 5SCNTS Phase 2-GMP#3) to provide a construction entrance into the project site (and/or MUSD Parcel). This GMP currently excludes all costs associated with an ADOT ROW/Encroachment permit.
40	Assumption - Other than the short haul route between the MUSD parcel and Grade Control Structure #2, it is assumed that all haul roads and construction access can generally be accommodated within the boundaries of the existing low-flow soil cement bank protection. We have EXCLUDED all costs for permitting, clearing, grubbing, establishing temporary roads, and mitigating vegetation loss within the high-flow terrace areas.
41	Assumption - It is assumed rock fords will continue to be an acceptable approach for temporary construction access and crossing of the existing Santa Cruz River flows (similar to the approach used with the 5SCNTS Phase 1 and Phase 2 projects). This Cost Model includes the installation of (1) rock ford crossings, using screened aggregates generated onsite.



CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES

ATTACHMENT #3 - CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026

CLARIFICATIONS, ASSUMPTIONS, AND EXCLUSIONS TO THE SCOPE OF WORK:	
42	Assumption - It is assumed that the majority of water required for dust control, compaction, etc. can be obtained via pump from the existing Santa Cruz River flows. We have EXCLUDED the cost of purchasing potable water for day-to-day activities (other than the mixing of soil cement). All Soil Cement mixing will use a potable water source.
43	Assumption - This GMP assumes a ONE-TIME excavation, export/import, and rough grading of the Santa Cruz River (per the initial Implementation Plan) as part of each project phase. We have EXCLUDED all costs for repairing and/or regrading the Santa Cruz River due to any storm events that occur between phases, over the 3-year project life. Each time a major storm event substantially changes the SCR bottom between Phases, a new quantity takeoff and GMP proposal will be required to reestablish line and grade (until the overall improvements are in-place).
44	- not used -
45	Exclusion - No budget has been included for the establishment of the temporary haul road/construction access configuration shown on Sheet HR02 (south of Twin Peaks Rd). All construction access/haul routes are intended to occur from the MUSD and within the boundaries of the existing Santa Cruz River low-flow soil cement bank protection.
46	Exclusion - No budget has been included to address NPPO scope/mitigation. It is understood any/all NPPO costs will be handled outside the future construction contract.
47	Exclusion - No budget has been included to address USACE 404/408 permitting fees. It is understood any/all 404/408 permitting costs will be handled outside the future construction contract.
48	Exclusion: No cost for land rentals, temporary construction easements, ROW commitments have been included. It is assumed all property rights needed for construction will be acquired prior to Notice-to-Proceed.
49	Exclusion - No specific budget has been included to address any third-party utility conflict resolutions in this GMP. If future conflicts are discovered and/or require resolution, specific line item budgets will be created by and reconciled within the contingencies, and/or may require a contract amendment.
50	Exclusion - No job trailer is included in this GMP.



CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES

ATTACHMENT #4 - ANTICIPATED CONSTRUCTION SCHEDULE

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026

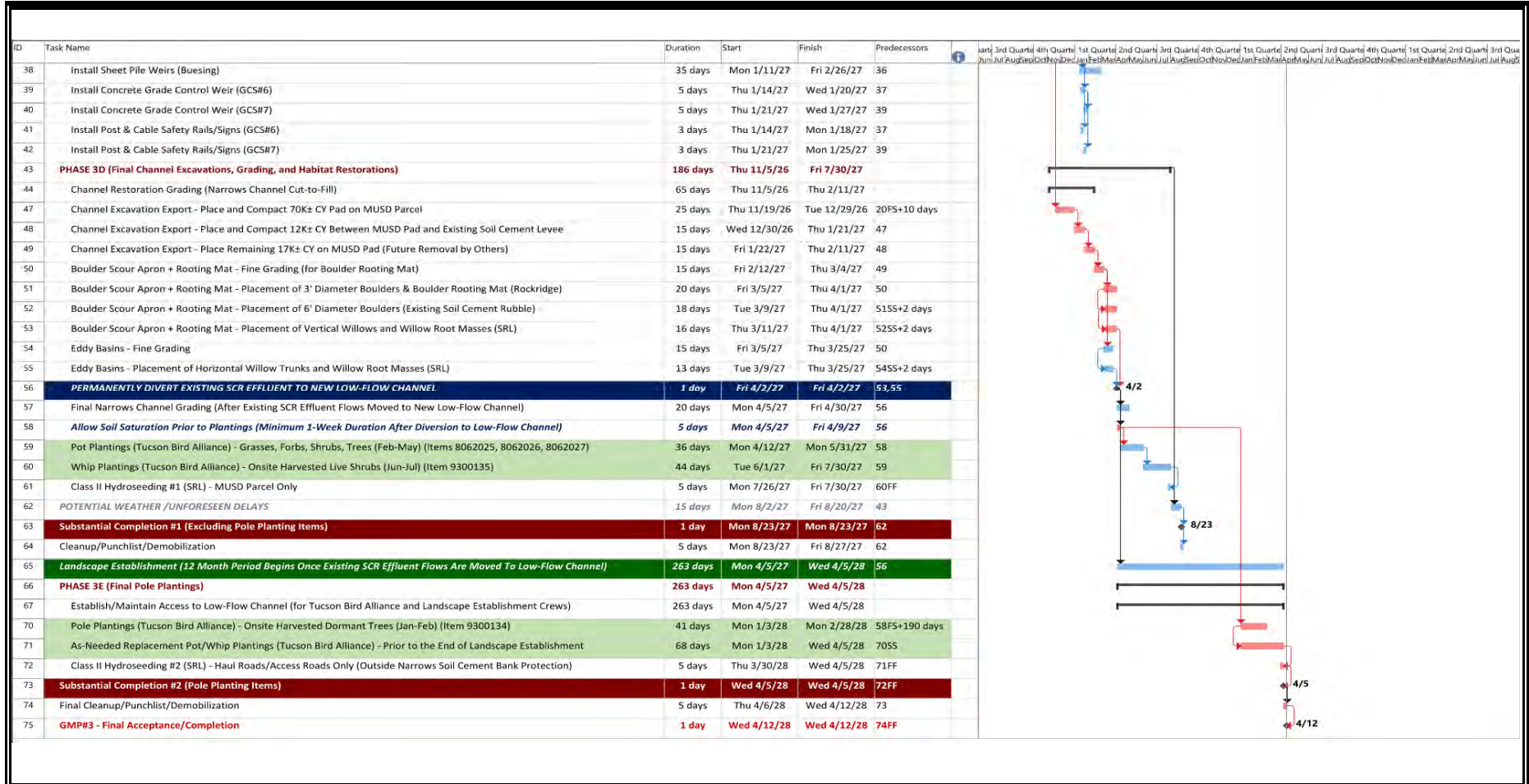
ID	Task Name	Duration	Start	Finish	Predecessors		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
1	ADMINISTRATIVE APPROVALS FOR GMP#4 (PHASE 3)	108 days	Mon 5/4/26	Wed 9/30/26																		
2	Borderland Preparation and Submittal of GMP#4 Proposal	20 days	Mon 5/4/26	Fri 5/29/26																		
3	PCRFD Review and Administrative Approval of GMP#4	87 days	Mon 6/1/26	Tue 9/29/26	2																	
4	Soil Cement Mix Design (Sampling & Testing)	40 days	Thu 8/6/26	Wed 9/30/26	5FF																	
5	PCRFD ISSUANCE OF NTP FOR GMP#4	1 day	Wed 9/30/26	Wed 9/30/26	3																	
6	CONSTRUCT GMP#4 (PHASE 3): GCS#6, GCS#7, AND FINAL CHANNEL RESTORATION	394 days	Thu 10/1/26	Wed 4/12/28																		
7	PHASE 3A (Clearing and Establish Access)	58 days	Thu 10/1/26	Wed 12/23/26																		
8	Mobilization - Establish Temporary Access/Haul Roads	5 days	Thu 10/1/26	Wed 10/7/26	5																	
9	Establish Temporary SCR Crossing#1 (South of GCS#5)	3 days	Tue 10/6/26	Thu 10/8/26	8SS+3 days																	
10	Clearing & Willow Trunk/Root Mass Harvest (GCS#5 to GCS#6)	10 days	Thu 10/8/26	Wed 10/21/26	9SS+2 days																	
11	Excavate Temporary Diversion Channel on Western Bank (GCS#5 to GCS#7)	10 days	Thu 10/15/26	Wed 10/28/26	10SS+5 days																	
12	Harvest/Screen Narrows Aggregates for Soil Cement Production	48 days	Thu 10/15/26	Wed 12/23/26																		
15	Temporarily Divert Existing SCR Effluent Flows to Eastern Bank (GCS#5 to GCS#7)	1 day	Thu 10/29/26	Thu 10/29/26	11SS+10 days																	
16	PHASE 3B (Western One-Half of GCS#6-7)	26 days	Thu 10/22/26	Mon 11/30/26																		
17	Clearing & Willow Trunk/Root Mass Harvest (GCS#6 to GCS#7)	15 days	Thu 10/22/26	Wed 11/11/26	10																	
18	Light Clearing (Re-Growth Between GCS#1 to GCS#5 - Prep for Final Channel Grading)	10 days	Thu 11/12/26	Wed 11/25/26	17																	
19	Excavate Western Half of GCS#6	5 days	Thu 10/22/26	Wed 10/28/26	10																	
20	Excavate Western Half of GCS#7	5 days	Thu 10/29/26	Wed 11/4/26	19																	
21	Place Soil Cement in Western Half of GCS#6	5 days	Thu 11/5/26	Wed 11/11/26	20																	
22	Trim Soil Cement in Western Half of GCS#6	1 day	Mon 11/16/26	Mon 11/16/26	21FS+2 days																	
23	Place Soil Cement in Western Half of GCS#7	5 days	Thu 11/12/26	Wed 11/18/26	21																	
24	Trim Soil Cement in Western Half of GCS#7	1 day	Mon 11/23/26	Mon 11/23/26	23FS+2 days																	
25	Install Cable Safety Rails/Signs (GCS#6)	3 days	Thu 11/19/26	Mon 11/23/26	23																	
26	Install Cable Safety Rails/Signs (GCS#7)	3 days	Tue 11/24/26	Mon 11/30/26	25																	
27	Temporarily Divert Existing SCR Effluent Flows to Western Bank (GCS#1 to GCS#7)	1 day	Tue 11/24/26	Tue 11/24/26	24																	
28	HOLIDAY - THANKSGIVING	1 day	Thu 11/26/26	Thu 11/26/26																		
29	PHASE 3C (Eastern One-Half of GCS#6-7)	61 days	Mon 11/30/26	Fri 2/26/27																		
30	Excavate Eastern Half of GCS#6	5 days	Mon 11/30/26	Fri 12/4/26	27FS+1 day																	
31	Place Soil Cement in Eastern Half of GCS #6	5 days	Mon 12/7/26	Fri 12/11/26	30																	
32	Trim Soil Cement in Eastern Half of GCS#6	1 day	Wed 12/16/26	Wed 12/16/26	31FS+2 days																	
33	Excavate Eastern Half of GCS#7	5 days	Thu 12/17/26	Wed 12/23/26	32																	
34	HOLIDAY - CHRISTMAS	1 day	Fri 12/25/26	Fri 12/25/26																		
35	HOLIDAY - NEW YEARS DAY	1 day	Fri 1/1/27	Fri 1/1/27																		
36	Place Soil Cement in Eastern Half of GCS#7	5 days	Mon 1/4/27	Fri 1/8/27	33FS+3 days																	
37	Trim Soil Cement in Eastern Half of GCS#7	1 day	Wed 1/13/27	Wed 1/13/27	36FS+2 days																	

Borderland

CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES ATTACHMENT #4 - ANTICIPATED CONSTRUCTION SCHEDULE SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026





CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES

ATTACHMENT #5 - CASH-FLOW FORECAST

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026

Estimated Monthly Cash-Flow Forecast* (\$,000s)																									
Major Work Areas	Fiscal Year:	FY26-27												FY27-28											
	Work Performed:	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28
	To be Invoiced:	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28
PHASE 3 GCS #6 AND #7 AND FINAL GRADING		0	0	0	317	967	827	1180	646	99	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PHASE 3 FINAL PLANTINGS AND HABITAT RESTORATION		0	0	0	0	0	0	0	0	973	170	42	44	44	42	42	42	42	42	58	58	106	0	0	0
-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CMAR Contingency		0	0	0	13	39	33	47	26	43	9	2	2	2	2	2	2	2	2	2	2	4	0	0	0
Other indirect costs (GC's, fees, taxes, etc.)		0	0	0	101	308	264	376	206	342	69	13	14	14	13	13	13	13	13	19	19	34	0	0	0
Monthly Subtotals		0	0	0	431	1314	1124	1603	878	1458	294	57	60	60	57	57	57	57	57	79	79	144	0	0	0
FY Subtotals		\$7,219,291.45												\$648,810.42											
Project Total***		\$7,868,101.87																							
*Estimated amounts reflect anticipated installations/work completed by months end																									
**Forecast assumes NTP on/before October 1, 2026																									
***Forecast Total does <u>NOT</u> include unencumbered Owners Contingency amount of: \$157,362.04																									



CONSTRUCTION MANAGER AT-RISK (CMAR) - PRE-CONSTRUCTION SERVICES

ATTACHMENT #6 - ANTICIPATED SUBCONTRACTORS AND SBE PARTICIPATION

SANTA CRUZ CORTARO NARROWS TRAINING STRUCTURES (5SCNTS)

GMP#4: PHASE 3 CONSTRUCTION (GRADE CONTROL STRUCTURES #6 AND #7 + FINAL GRADING)

Updated: July 2, 2026

LIST OF ANTICIPATED SUBCONTRACTORS						
	Anticipated Subcontractor/ Company	Scope of Work:	Selection Based on:	Anticipated Subcontractor Participation		
				SBE Status? (YES/No)	Anticipated Subcontract Value (\$)	Anticipated Participation (%)
1	Rockridge Construction	Boulders and Rip Rap	Qualifications and Price	YES	\$ 716,290.83	9.10%
2	Tucson Bird Alliance	Habitat Restoration Elements	Qualifications and Price	No	\$ 408,326.00	5.19%
3	Buesing	Sheet Pile Weirs	Qualifications and Price	No	\$ 530,000.00	6.74%
4	Santa Rita Landscaping	Hydroseeding & Habitat Restoration Elements	Qualifications and Price	No	\$ 374,160.00	4.76%
5	Wilder Landscape Architects	Invasive Species & Habitat Restoration Elements	Qualifications and Price	YES	\$ 110,855.00	1.41%
6	Ninyo & Moore	Quality Control	Qualifications and Price	No	\$ 71,195.00	0.90%
7	RLF Consulting	Survey/ Construction Staking	Qualifications and Price	No	\$ 55,000.00	0.70%
8	Border Traffic Safety	Temporary Traffic Control	Qualifications and Price	YES	\$ 5,000.00	0.06%
9	CMG	SWPPP Inspection & Compliance	Qualifications and Price	No	\$ 4,400.00	0.06%
Anticipated Subcontractor Total Value (M, L, E)					\$ 2,275,226.83	28.92%
Anticipated Self-Performance Total Value (M, L, E)					\$5,592,875.04	71.08%

ANTICIPATED SBE GOAL SUMMARY			
GUARANTEED MAXIMUM PRICE (GMP)	=	\$7,868,101.87	
POTENTIAL SBE PARTICIPATION GOAL (%)	=	2.00%	
POTENTIAL SBE PARTICIPATION GOAL (\$)	=	\$157,362.04	
Anticipated SBE Participation Total	=	\$832,145.83	
Anticipated SBE Participation Total (%)	=	10.58%	
SBE Participation Goal Anticipated to be Met (Yes/No)	=	YES	



STATEMENT OF PROPOSED SBE UTILIZATION

****Note: This form must be filled out completely and included in GMP submittal****

CONTRACT NO. PO2500029212 Santa Cruz Cortaro Narrows Training Structures (5SCNTS) - GMP-4

COMPANY NAME	CONTACT PERSON	PHONE NO.	TRADE/MATERIALS	DOLLAR AMOUNT	% OF BASE BID
Rockridge Construction	Vince Montoya	520-241-1415	Boulders and Rip Rap	\$ 716,290.83	9.10%
Wilder Landscape Architects	Jennifer Patton	520-481-2328	Invasive Species & Habitat Restoration Elements	\$ 110,855.00	1.41%

I hereby certify by signing below that the foregoing SBE firms shall be contracted to work on the trades identified above and/or supply material and/or equipment for this project. The information shown above is a true reflection of the proposed SBE utilization. **Only certified Small Business Enterprise firms whose primary or headquarters' business location is within the Pima County Statistical Area are eligible to meet the SBE goals on this project.**

SIGNATURE:  DATE: 07/22/26

PRINTED NAME & TITLE: Joel Harris, Vice President/Project Manager

FIRM NAME: Borderland Construction Company, Inc.



HEAVY ENGINEERING CONTRACTORS • CONSTRUCTION MANAGEMENT • CMAR

July 22, 2026

Rockridge Cosnatruction
Attention: Vince Montoya
7120 S. Comstock Rd
Tucson AZ, 85756
vince@rockridgeconstruction.net
(520) 241-1415

RE: PCRFC Project: Santa Cruz Cortaro Narrows Training Structures
PCRFC Project No: 5SCNTS
GMP No.: GMP#4 – Phase 3 Construction (GCS#6 AND #7)

SUBJECT: LETTER OF INTENT TO AWARD SUBCONTRACT

Dear Mr. Lozano,

Based on your previous participation on GMP#1, please receive this letter as confirmation of our intent to award Rockridge Construction a subcontract for Rip Rap and Shotcrete bank protection as part the above referenced project.

The subcontract award is contingent upon approval of our GMP#4 proposal to Pima County Regional Flood Control District (PCRFC), and receipt of a fully executed contract.

As a certified Small Business Enterprise (SBE) your subcontract will be important in meeting the overall SBE goal for GMP#4.

We will be in touch soon to confirm our contract status and to discuss construction scheduling.

Please let us know if you have any questions.

Respectfully,

Joel Harris, P.E.
Project Manager
Borderland Construction Company, Inc.
j.harris@borderland-inc.com



HEAVY ENGINEERING CONTRACTORS • CONSTRUCTION MANAGEMENT • CMAR

July 22, 2026

Wilder Landscape Architects
Attention: Jennifer Patton
2719 E. Adams Street
Tucson, AZ 85716
jennifer@wilderla.com
(520) 481-2328

RE: PCRFC Project: Santa Cruz Cortaro Narrows Training Structures
PCRFC Project No: 5SCNTS
GMP No.: GMP#4 – Phase 3 Construction (GCS#6 AND #7)

SUBJECT: LETTER OF INTENT TO AWARD SUBCONTRACT

Dear Ms. Patton,

Based on evaluation of your 03/03/26 proposals, please receive this letter as confirmation of our intent to award Wilder Landscape Architects a subcontract for Salvage Identification, Invasive Species Monitoring/Removal, and Landscape Establishment Monitor as part the above referenced project.

The subcontract award is contingent upon approval of our GMP#4 proposal to Pima County Regional Flood Control District (PCRFC), and receipt of a fully executed contract.

As a certified Small Business Enterprise (SBE) your subcontract will be important in meeting the overall SBE goal for GMP#4.

We will be in touch soon to confirm our contract status and to discuss construction scheduling.

Please let us know if you have any questions.

Respectfully,

Joel Harris, P.E.
Project Manager
Borderland Construction Company, Inc.
j.harris@borderland-inc.com

End of Appendix J - GMP-4

RIDER

Travelers Casualty and Surety Company of America Hartford, CT 06183

To be attached to and form a part of:

Bond No. 108070461

Type of Bond: Performance and Payment

Executed by Borderland Construction Company, Inc., as Principal, and by
Travelers Casualty and Surety Company of America, as Surety, in favor of Pima County Regional Flood Control District
and dated October 9, 2024.

In consideration of the premium charged for the attached bond, it is hereby agreed to change:

the bond amount per Amendment 3 decrease GMP3 by \$633,742.20 and add GMP4 \$8,025,463.91

From: Nine Million Five Hundred Nineteen Thousand Eight Hundred Five and 54/100 Dollars (\$9,519,805.54)

To: Sixteen Million Nine Hundred Eleven Thousand Five Hundred Twenty Seven and 45/100 Dollars (\$16,911,527.45)

This rider is effective July 30, 2026.

This rider is executed upon the express condition that the surety's liability under said bond shall not be cumulative and shall in no event exceed the amount specifically set forth in said bond or any existing certificate changing the amount of said bond. The referenced bond shall be subject to all its agreements, limitations and conditions except as herein expressly modified.

Signed this 30th day of July, 2026.

Borderland Construction Company, Inc.
(Principal)

By: [Signature]

Travelers Casualty and Surety Company of America

By: [Signature]
Tina Marie Perkins, Attorney-in-Fact

*Rider Accepted By: Pima County Regional Flood Control District
(Obligee)

By: _____



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Tina Marie Perkins** of **TUCSON**, **Arizona**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **13th** day of **May**, **2026**.



State of Connecticut

City of Hartford ss.

By:

Bryce Grissom, Senior Vice President

On this the **13th** day of **May**, **2026**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President, Surety, Bond & Specialty Insurance, of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **31st** day of **March**, **2031**



Marie E. Sorensen, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **30th** day of **July**, **2026**



Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.

Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.