



**CITY OF CHANDLER
JOB ORDER PROJECT AGREEMENT**

**Outside Plant Fiber Telecommunications Remote Buildings - Brooks Crossing
Project No. DS2201.404**

Council Date: May 7, 2026

This JOB ORDER PROJECT AGREEMENT ("Job Order") is made this ____ day of _____ 2026, ("Effective Date"), by and between the City of Chandler, an Arizona municipal corporation, ("City") and **Caliente Construction, Inc.**, an Arizona corporation, ("JOC Contractor") and is entered into pursuant to Job Order Master Agreement No. JOC2409.401 ("JOC Master Agreement"). City and JOC Contractor may be referred to individually as "Party" or collectively as "Parties").

City and JOC Contractor, in consideration of the mutual covenants herein set forth, agree as follows:

RECITALS

A. On or about February 6, 2024, the Parties entered into the JOC Master Agreement, which terms and conditions are made a part of and incorporated into this Job Order Project Agreement by this reference.

B. City proposes to engage JOC Contractor for construction services as more fully described in **Exhibit "A"**, which is attached to and made a part of this Job Order by this reference.

C. JOC Contractor is ready, willing, and able to provide the services described in **Exhibit "A"** for the compensation and fees set forth and as described in **Exhibit "B"**, which is attached to and made a part of this Agreement by this reference.

ARTICLE 1. DESCRIPTION OF WORK

The Parties enter into this Job Order Project Agreement for the **Outside Plant Fiber Telecommunications Remote Buildings - Brooks Crossing**, Project Number **DS2201.404**. The scope of work consists of new telecommunications remote building and supporting infrastructure to house the telecommunication fiber optic hub switch located at the Brooks Crossing Park. Fiber lines will run from the existing fiber infrastructure to the new hub switch. The building will include electrical, HVAC, key card access, security cameras, server racks and site work all as more particularly set forth in **Exhibit "A"** attached hereto and incorporated herein by reference.

The JOC Contractor will not accept any change of scope, or change in Agreement provisions, unless issued in writing, as a Agreement amendment or change order and signed by the authorized signatories for each party.

Performance and Payment Bonds, as set forth in **Exhibit "C"** and **Exhibit "D"** respectively attached hereto and incorporated herein by reference, will be due prior to execution of each Job Order Project Agreement in the full amount of each Job Order.

At project completion, JOC Contractor must complete Contractor's Affidavit Regarding Settlement of Claims and Certificate of Completion, as set forth in **Exhibit "E"** and **Exhibit "F"** respectively attached hereto and incorporated herein by reference.

ARTICLE 2. PROJECT PRICE

City will pay JOC Contractor for completion of the Work in accordance with the JOC Master Agreement a fee not to exceed the Guaranteed Maximum Price of **\$1,171,543.00** Dollars determined and payable as set forth in JOC Master Agreement and **Exhibit "B"** attached hereto and made a part hereof by reference.

ARTICLE 3. AGREEMENT TIME & SCHEDULE

JOC Contractor agrees to complete all Construction within **250** calendar days from the Notice to Proceed (NTP) Date.

ARTICLE 4. JOB ORDER CONTACTS

The following parties serve in the capacity below for this Job Order Project.

CITY:	Construction Project Manager: Raymond Potts	
	Phone:	480-782-3326
	Email:	raymond.potts@chandleraz.gov
JOC CONTRACTOR:	Caliente Construction, Inc.	
	485 W. Vaughn St., Tempe, AZ 85283	
	JOC Contractor Representative: Lorraine Bergman	
	Phone:	480-894-5500
	Email:	lbergman@calienteconstruction.com

ARTICLE 5. FORCED LABOR OF ETHNIC UYGHURS PROHIBITED

By entering into this Agreement, Contractor certifies and agrees Contractor does not currently use and will not use for the term of this Agreement: (i) the forced labor of ethnic Uyghurs in the People's Republic of China; or (ii) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; or (iii) any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China

ARTICLE 6. INSURANCE REQUIREMENTS

The following insurance is required in addition to the JOC Master Agreement insurance requirements.

Cyber Technology Errors and Omissions, Network Security, and Privacy Liability Insurance. The policy must cover professional misconduct or lack of ordinary skill for those positions defined in the Scope of Services of this Agreement with a limit of not less than \$6,000,000 for each occurrence, \$6,000,000 aggregate. In the event that the professional liability insurance required by this Agreement is written on a claims-made basis, JOC Contractor warrants that any retroactive date under the policy must precede the effective date of this Agreement; and that either continuous coverage will be maintained or an extended discovery period will be exercised for a period of two (2) years beginning at the time work under this Agreement is completed. If such insurance is maintained on an occurrence form basis, JOC Contractor must maintain such insurance for an additional period of one (1) year following termination of Agreement. If such insurance is maintained on a claims-made basis, JOC Contractor must maintain such insurance for an additional period of three (3) years following termination of the Agreement. If JOC Contractor contends that any of the insurance it maintains pursuant to other sections of this Exhibit C satisfies this requirement (or otherwise insures the risks described in this section), then JOC Contractor must provide proof of same.

The insurance must provide coverage for the following risks:

1. Liability arising from theft, dissemination, or use of confidential information (a defined term including but not limited to bank account, credit card account, personal information such as name, address, social security numbers, etc. information) stored or transmitted in electronic form.
2. Network Security Liability arising from the unauthorized access to, use of, or tampering with computer systems including hacker attacks, inability of an authorized third party, to gain access to your services including denial of service, unless caused by a mechanical or electrical failure.
3. Liability arising from the introduction of a computer virus into, or otherwise causing

damage to, a customer's or third person's computer, computer system, network, or similar computer related property and the data, software, and programs thereon.

The policy must provide a waiver of subrogation.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Parties have executed this Job Order as of the Effective Date.

"CITY" CITY OF CHANDLER

**"JOC CONTRACTOR"
CALIENTE CONSTRUCTION, INC.**

MAYOR

Lorraine Bergman April 13, 2026
Signature Date

RECOMMENDED BY:

LORRAINE BERGMAN
Print Name

Daniel Haskins April 14, 2026
Daniel Haskins, P.E.
CIP City Engineer

President/CEO
Title

APPROVED AS TO FORM:

lbergman@calienteconstruction.com
Signer Email Address

City Attorney *TMB*

ATTEST:

City Clerk Seal

EXHIBIT A
SCOPE OF WORK

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

EXHIBIT A SCOPE-OF WORK

PROJECT:

DS2201.404 Outside Plant Fiber Telecommunication Remote Buildings Brooks Crossing

General Requirements:

- 1) Provide office support, supervision, overhead/profit, taxes based on TPT, insurances, and bond.
- 2) Provide Private Locating, materials testing, and Survey as needed.
- 3) Provide Temporary Fencing and Protection as required.
- 4) Provide Temp Toilets and Washstation for Construction.
- 5) Dumpsters as required.
- 6) Clean-up Site.

Construction:

- 1) Clearing and grubbing of project site
- 2) Furnish and install conduit and wire from POC to New OSP building.
- 3) Furnish and install Christy boxes/vaults, wire, and mule tape for FO line to new OSP building.
- 4) Furnish and install new transformer and associated electrical.
- 5) Furnish and install new built in place OSP building.
- 6) HVAC units and controller for alternating series
- 7) Earthwork and pad preparation.
- 8) Door and security hardware for key card entry
- 9) Landscape and irrigation restoration.
- 10) Directional Boring
- 11) Final connections to OSP.

Project Duration:

Proposal based on onsite Project Duration of 14 weeks after procurement of materials (addition of scope via Allowance Use may require additional time to complete).

Assumptions/Clarifications/Exclusions:

See attached spreadsheets.



One of the Valles Healthiest Employers
485 West Vaughn, Tempe, Arizona 85283-3672 Phone : (480) 894-5500 Fax : (480) 894-2323
AZ ROC091625 AZ ROC098769 AZ ROC164561 CA 770323 UT 4741522-550 NV 0078132
ID RCE-28529 NM 85371 CO 233580 MT 159637



EXHIBIT B
FEE SCHEDULE

EXHIBIT "B"

**JOB ORDER COST PROPOSAL
SUMMARY SHEET**

DS2201.404 - Outside Plant Fiber Tele. Building - Brooks Crossing

Negotiated Prices		
Price of Subcontractor(s)		\$ 720,805.81
Price of Subconsultant(s)		\$ -
General Conditions		\$ 137,695.00
Preconstruction Labor (if applicable)		\$ -
Construction Labor (if applicable)		\$ -
SUBTOTAL (NEGOTIATED PRICES):		\$ 858,500.81
Overhead and Profit (Coefficient per Job Order Master Agreement)		
	8.00%	\$ 68,680.06
TOTAL (NEGOTIATED PRICES + OVERHEAD & PROFIT):		\$ 927,180.87
Insurance, Bonds, & Taxes		
Sales Tax Percentage (Current Tax Rate)	ENTER TAX % HERE: 5.07%	\$ 48,645.27
General Liability Insurance Percentage (Actual Cost per Job Order)		\$ 12,877.51
Builder's Risk Insurance Percentage (Actual Cost per Job Order)		\$ 4,292.50
Payment Bond (Actual Cost per Job Order)		\$ 15,121.85
Performance Bond (Actual Cost per Job Order)		\$ -
SUBTOTAL (INSURANCE, BONDS, & TAXES):		\$ 80,937.13
COMBINED TOTAL (TOTAL + INSURANCE, BONDS, & TAXES):		\$ 1,008,118.00
City's Allowance		\$ 163,425.00
TOTAL JOB ORDER:		\$1,171,543.00

Per the Job Order Master Agreement - This Fee Table includes all fees, costs, insurance and bond premiums, allowances, construction contingency, and taxes of any type necessary to fully, properly and timely perform and construct the Work. Also per the Job Order Master Agreement - For any portion of the Work which, either through this Contract, Change Order or otherwise, is performed and paid for on a cost, or time and materials basis, the costs may be reimbursed to JOC Contractor and chargeable against the Contract Price will be determined as set forth in MAG 109.5.

EXHIBIT C

PERFORMANCE BOND

ARIZONA STATUTORY PERFORMANCE BOND
PURSUANT TO TITLES 28, 34, AND 41, ARIZONA REVISED STATUTES
(Penalty of this bond must be 100% of the Agreement amount)

KNOW ALL MEN BY THESE PRESENTS THAT: _____

(hereinafter "Principal"), and _____ (hereinafter "Surety"), a corporation organized and existing under the laws of the State of _____ with its principal office in the City of _____, holding a certificate of authority to transact surety business in Arizona issued by the Director of Insurance pursuant to Title 20, Chapter 2, Article 1, as Surety, are held and firmly bound unto _____(hereinafter "Obligee") in the amount of _____ (Dollars) (\$_____), for the payment whereof, Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written Agreement with the Obligee, dated the _____ day of _____, 20__ for construction of **Outside Plant Fiber Telecommunications Remote Buildings - Brooks Crossing, DS2201.404** which Agreement is hereby referred to and made a part hereof as fully and to the same extent as if copies at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal faithfully performs and fulfills all the undertakings, covenants, terms, conditions and agreements of the Agreement during the original term of the Agreement and any extension of the Agreement, with or without notice of the Surety, and during the life of any guaranty required under the Agreement, and also performs and fulfills all the undertakings, covenants, terms, conditions, and agreements of all duly authorized modifications of the Agreement that may hereafter be made, notice of which modifications to the Surety being hereby waived, the above obligation is void. Otherwise it remains in full force and effect.

PROVIDED, HOWEVER that this bond is executed pursuant to the provisions of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, and all liabilities on this bond will be determined in accordance with the provisions of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, to the same extent as if it were copied at length in this Agreement.

The prevailing party in a suit on this bond may recover as part of the judgment reasonable attorney fees that may be fixed by a judge of the court.

Witness our hands this _____ day of _____, 20__.

AGENT OF RECORD

PRINCIPAL SEAL

By _____

SURETY SEAL

EXHIBIT D

PAYMENT BOND

ARIZONA STATUTORY PAYMENT BOND
PURSUANT TO TITLES 28, 34, AND 41, OF THE ARIZONA REVISED STATUTES
(Penalty of this Bond must be 100% of the Agreement amount)

KNOW ALL MEN BY THESE PRESENTS THAT: _____

(hereinafter "Principal"), as Principal, and _____(hereinafter "Surety"), a corporation organized and existing under the laws of the State of _____ with its principal office in the City of _____, holding a certificate of authority to transact surety business in Arizona issued by the Director of the Department of Insurance pursuant to Title 20, Chapter 2, Article 1, as Surety, are held and firmly bound unto _____ (hereinafter "Obligee") in the amount of _____ (Dollars) (\$_____), for the payment whereof, the Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written Agreement with the Obligee, dated the _____ day of _____, 20__ for construction of **Outside Plant Fiber Telecommunications Remote Buildings - Brooks Crossing, DS2201.404** which Amendment is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal promptly pays all moneys due to all persons supplying labor or materials to the Principal or the Principal's subcontractors in the prosecution of the work provided for in said Agreement, this obligation is void. Otherwise it remains in full force and effect.

PROVIDED, HOWEVER that this bond is executed pursuant to the provisions of Title 34, Chapter 2, Article 2 Arizona Revised Statutes, and all liabilities on this bond will be determined in accordance with the provisions, conditions and limitations of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, to the same extent as if it were copied at length in this Agreement.

The prevailing party in a suit on this bond may recover as part of the judgment reasonable attorney fees that may be fixed by a judge of the court.

Witness our hands this _____ day of _____, 20__.

AGENT OF RECORD

PRINCIPAL SEAL

By _____

SURETY SEAL

AGENT ADDRESS

EXHIBIT E

CONTRACTOR'S AFFIDAVIT REGARDING SETTLEMENT OF CLAIMS

_____, Arizona

Date _____

Project Name: **Outside Plant Fiber Telecommunications Remote Buildings - Brooks Crossing**
Project No.: **DS2201.404**

To the City of Chandler, Arizona

Gentlemen:

This is to certify that all lawful claims for materials, rental of equipment and labor used in connection with the construction of the above project, whether by subcontractor or claimant in person, have been duly discharged.

The undersigned, for the consideration of \$_____, as set out in the final pay estimate, as full and complete payment under the terms of the Agreement, hereby waives and relinquishes any and all further claims or right of lien under, in connection with, or as a result of the above described project. The undersigned further agrees to indemnify and save harmless the City of Chandler against any and all liens, claims or liens, suits, actions, damages, charges and expenses whatsoever, which said City may suffer arising out of the failure of the undersigned to pay for all labor performances and materials furnished for the performance of said installation.

Signed and dated at _____, this _____ day of _____ 20_____.

CONTRACTOR

By _____

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

The foregoing instrument was subscribed and sworn to before me this _____ day of _____ 20_____.

Notary Public

My Commission Expires

EXHIBIT F

CERTIFICATE OF COMPLETION

Project: **Outside Plant Fiber Telecommunications Remote Buildings - Brooks Crossing**
Project No.: **DS2201.404**

(TO BE COMPLETED BY CONTRACTOR)

I HEREBY CERTIFY THAT ALL GOODS AND/OR SERVICES REQUIRED BY CITY OF CHANDLER PROJECT NO. **DS2201.404** HAVE BEEN DELIVERED IN ACCORDANCE WITH THE AGREEMENT DOCUMENTS AND BID SPECIFICATIONS AND ALL ACTIVITIES REQUIRED BY THE CONTRACTOR UNDER THE AGREEMENT HAVE BEEN COMPLETED AS OF _____.
(Date)

FIRM NAME: _____

PRINCIPAL: _____
(Name)

(Signature)

(Title) DATE: _____

CERTIFIED BY ENGINEER/CONSULTANT (IF APPLICABLE):

(Signature) DATE: _____

(Firm Name)

PROJECT ACCEPTED BY USER DEPARTMENT

(Signature) DATE: _____

(Dept. /Div.)

_____ Date of Final Walk-Through

_____ Date As-Built Received

_____ City As-Built Number

EXHIBIT G

SUBCONTRACTOR DOCUMENTS WITH JOC CONTRACTOR

Any subcontractor assumptions, clarifications, exclusions, terms & conditions, signature blocks, etc. included are strictly between the JOC Contractor and their subcontractors, and do not apply to the Agreement between the JOC Contractor and the City.

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

Project:	COC JOC Outside Plant Fiber Remote Telecommunication Building		300.00 Building Sq. Ft.
Owner:	City of Chandler		0.00 Site Sq. Ft.
Architect:	Kimley Horn		0.00 Site Acres
Bid Date:	3/23/2026		0 RFI(s)
Taxing Jurisdiction:	Chandler		0 Addenda
MRRA or TPT:	TPT Chandler 5.070%		45212 Plan Set
DESCRIPTION			TOTALS
DIVISION 1	GENERAL CONDITIONS/GENERAL REQUIREMENTS		\$ 137,695.00
DIVISION 1	GENERAL REQUIREMENTS		
DIVISION 1	General Requirements	\$ -	\$ 18,795.00
DIVISION 1	Survey	\$ -	\$ 9,500.00
DIVISION 1	Inspections	\$ -	\$ 3,750.00
DIVISION 1	SWPPP	\$ -	
DIVISION 3	CONCRETE		\$ 38,910.42
DIVISION 4	MASONRY		\$ 31,826.87
DIVISION 5	METALS		\$ 22,188.71
DIVISION 5	Structural Metal	\$ 22,188.71	
DIVISION 7	THERMAL & MOISTURE PROTECTION		\$ 9,420.68
DIVISION 7	Metal Roofing & Siding	\$ 9,420.68	
DIVISION 8	OPENINGS		\$ 6,840.02
DIVISION 8	Doors, Frames, Hardware	\$ 6,840.02	
DIVISION 9	FINISHES		\$ 19,584.56
DIVISION 9	Framing & Drywall	\$ 13,010.56	
DIVISION 9	Flooring	\$ 6,574.00	
DIVISION 9	Wall Finishes	Included in Framing & Drywall	
DIVISION 23	HEATING, VENTILATING, AND AIR CONDITIONING		\$ 45,523.00
DIVISION 26	ELECTRICAL		\$ 469,510.66
DIVISION 27	COMMUNICATIONS		\$ 29,247.42
DIVISION 27	Communications	\$ 29,247.42	
DIVISION 32	EXTERIOR IMPROVEMENTS		\$ 15,708.48
DIVISION 32	Landscaping & Irrigation	\$ 15,708.48	
Subtotal of Cost Of Work			\$ 858,500.81
CONTRACTOR FEE	8.00%		\$ 68,680.06
GENERAL LIABILITY INSURANCE	1.50%		\$ 12,877.51
BUILDERS RISK INSURANCE	0.50%		\$ 4,292.50
BONDING FEES	1.50%		\$ 15,121.85
SALES TAX	SELECT ONE: 5.070%		\$ 48,645.27
Total Cost of Work			\$ 1,008,118.00
ALLOWANCES (Based on Subtotal cost of Work - Not included in Cost of Work; No Markups)			
CONSTRUCTION ALLOWANCE	5.00%		\$ 43,425.00
LANDSCAPE RESTORATION ALLOWANCE			\$ 20,000.00
TRAFFIC CONTROL ALLOWANCE			\$ 10,000.00
OWNERS ALLOWANCE			\$ 90,000.00
TOTAL PROJECT COST			\$ 1,171,543.00



#1 Tenant Improvement Contractor in Arizona 2016, 2017, 2018 & #1 General Contractor in Arizona 2017, 2018, 2019
 2016 Tampa Business Excellence Award Winner
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 AZ ROC001625, AZ ROC0016780, AZ ROC164561, CA 771023, UT 4741623-890,
 ID PCE-28529, NM 66371, CO 233580, MT 159537, OR 218626, WA 904-130-566



"We build more than structures; we build confidence and relationships that last"

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building General Conditions

14 Weeks

98 Calendar Days

CODE	ITEM	QTY	TYP	RATE/HR	SUBTOTAL
GENERAL CONDITIONS					
00-1040	Project Manager	6.50	WK	\$ 4,400.00	28,600.00
00-1043	Project Engineer	2.00	WK	\$ 3,000.00	6,000.00
00-1045	Superintendent	14.00	WK	\$ 4,000.00	56,000.00
00-1044	Safety Manager	0.50	WK	\$ 4,200.00	2,100.00
00-1047	Project Coordinator	0.50	WK	\$ 2,600.00	1,300.00
00-1051	Senior Superintendent	0.50	WK	\$ 4,600.00	2,300.00
00-1052	Assistant Project Manager	5.50	WK	\$ 3,600.00	19,800.00
TEMPORARY FACILITIES					
01-5219	Portable Toilets	3.00	MO	\$ 1,600.00	4,800.00
00-1405	Field Office	14.00	WK	\$ 300.00	4,200.00
00-1301	Temp Power / Temp Generator	1.00	LS	\$ 3,500.00	3,500.00
01-5136	Temporary Construction Water	14.00	WK	\$ 250.00	3,500.00
00-1075	Drinking Water	14.00	WK	\$ 20.00	280.00
00-1070	Office Supplies and Equipment	3.00	MO	\$ 325.00	975.00
VEHICLES AND EQUIPMENT					
00-1072	Small Tools	14.00	WK	\$ 125.00	1,750.00
00-1010	Project Pick Up Truck	0.00	WK	\$ 150.00	-
00-1020	Fuel	14.00	WK	\$ 185.00	2,590.00
01	GENERAL REQUIREMENTS				
00-1080	Blueprinting / As built / Close outs	1.00	LS	\$ 300.00	300.00
01-7410	Dumpster & Fees	4.00	PULL	\$ 650.00	2,600.00
01-5626	Temporary Fencing	1.00	LS	\$ 4,500.00	4,500.00
01-5600	Safety / Temp Protection	1.00	LS	\$ 1,500.00	1,500.00
01-5723	SWPPP Permit, NESHAP Permit, AZDEQ Stormwater Permit	1.00	LS	\$ 2,445.00	2,445.00
00-1430	Locating Services & Potholing	1.00	LS	\$ 5,000.00	5,000.00
01-5800	Project Identification Sign	1.00	LS	\$ 1,000.00	1,000.00
01-7243	Final Bldg Clean	1.00	LS	\$ 800.00	800.00
	Folding Table, FEC, Smoke Detector	1.00	LS	\$ 650.00	650.00

TOTAL GENERAL CONDITIONS

\$ 137,695.00



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AZ R00091026, AZ R000098769, AZ R00164981, CA 717023, UT 4741025-930
ED PRCE-28529, NM 58371, CO 230580, MT 159637, CP 218928, WA 604-190-894



"We build more than structures; we build confidence and relationships that last"

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

3/23/2026

Assumptions / Clarifications

- 1 Proposal based on (14) **Weeks** On-Site Construction after procurement of long lead items.
- 2 Proposal is based on information received from City of Chandler and Final Approved Drawings dated 6/2/2025 and Specifications dated 10/10/23 from Kimley Horn.
- 3 Proposal based on normal working daytime hours, Monday through Friday.
- 4 Proposal based on access to site for duration of construction activity and adequate lay-down / staging area being provided by COC
- 5 Proposal includes **Construction Allowance (5%)** (no Contractor Mark-ups included) for any Unforeseen Conditions or Changes.
- 6 Proposal includes **Landscape Restoration Allowance of \$20,000** (no Contractor Mark-ups
- 7 Includes an **Owner's Contingency of \$90,000** for any design or scope changes that may take place during construction or prior to start.
- 8 Due to the current volatile market, this proposal may be subject to Material Escalation Increase at any time from submission of proposal until all materials are onsite. Some vendors are not finalizing material costs until they are ordered and ready to ship. Caliente will be provided an equitable adjustment based on justifiable costs funded by contingency
- 9 Contractor Performance and Payment Bonds are included in this proposal.
- 10 Compliance with Owner Insurance Requirements is included.
- 11 Existing Finishes will be matched as close as possible.
- 12 Proposal is based on lump sum pricing per division per our Subcontractors proposals.
- 13 Proposal includes limited survey and private locating.
- 14 Proposal is based on furnishings of UPS and final terminations for patch panels by COC IT.
- 15 Materials Testing and Inspection
- 16 Assumes Mechanical units are to be Bard Units and will operate as such on previous Fiber Huts. No Mechanical drawings have been provided
- 17 Assumes Electrical Panel and Lighting to match existing fiber huts. No information provided on panel schedule or fixtures.
- 18 Walls will be furred with fire treated wood and drywall per email provided by Architect dated 1/27/26



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AZ ROC:091605 AZ ROC:098769 AZ ROC:164561 CA 770373 UT 4741522-559
ID RCFE-298529 NM 85371 CO 233580 MT 159637 OR 218626 WA 604-190-884



Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

3/23/2026

Exclusions

- 1 Contractor Preconstruction Fees
- 2 Design, Design Fees, or Permit Fees (unless noted otherwise)
- 3 Utility Company Fees
- 4 Site Furnishings - Removal, Salvage, and/or Installation.
- 5 Contaminated Soils Removal, Asbestos/Mold/etc., Testing/Abatement, Hazardous Materials Handling
- 6 Holiday, Nights and Weekends
- 7 Prevailing Wages or Overtime Hours
- 8 Site Security or Cameras
- 9 Badging or Special Background Checks and/or associated costs
- 10 Maintenance of existing irrigation, plumbing, electrical, etc. systems not within scope-of-work
- 11 Removal of Owner equipment, furnishings, etc. (by Owner)
- 12 Right of Way Permits
- 13 Split vault No. 9 per detail C-103-3 as location is not found in the drawings.
- 14 Assumes existing conduit between pull boxes is there and not damaged in anyway.
- 15 Any additional work required due to City review comments.
- 16 Site security or watchman.
- 17 CA services by Architect or Engineers (services contracted by owner).
- 18 This proposal does not include any modifications or rework to address possible building code or ADA compliance issues that are not specifically captured in the drawings.

Allowances (Not Included in Base Proposal; No Markups)

1	CONSTRUCTION ALLOWANCE	\$ 43,425.00
2	LANDSCAPE RESTORATION ALLOWANCE	\$ 20,000.00
3	TRAFFIC CONTROL ALLOWANCE	\$ 10,000.00
4	OWNERS ALLOWANCE	\$ 90,000.00



#1 Tenant Improvement Contractor in Arizona 2010, 2017, 2018 & #1 General Contractor in Arizona 2017
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 AZ ROC:091605 AZ ROC:098769 AZ ROC:164561 CA 770373 IIT 4741522-559
 ID RCE-98529 NM 85371 CO 233580 MT 159637 OR 218626 WA 604-190-884



Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

BID PACKAGE: Concrete
 BID DATE: March 23, 2026
 RFI(s): 0
 ADDENDUM(S): 0

BID TALLY SHEET

DESCRIPTION	BUDGET				SUB 1	SUB 2	SUB 3	SUB 4	SELECTED SUB
	Caliente				Liberty Arizona Concrete Construction	North Division LLC	Heywood Builders, Inc.	ELS Construction, Inc.	
	UNITS	QTY	COST/UNIT	COST					
BASE BID					\$ 22,775.00	\$ 26,340.00	No Bid	No Bid	
Concrete									
1 Site - MAG 230 Sidewalk		0	\$ -	\$ -	Included	Included			
2 Site - MAG 140 Bollards		0	\$ -	\$ -	\$ 3,700.00	\$ 3,700.00			
3 Building - Monolithic Turndown Footing		0	\$ -	\$ -	Included	Included			
4 Building - Floor Slab		0	\$ -	\$ -	Included	Included			
5 Site Preparation/Earthwork		0	\$ -	\$ -	\$ 8,500.00	\$ 8,500.00			
6 Termite Pre-treatment		0	\$ -	\$ -	\$ 550.00	\$ 550.00			
7 Transformer Pad		0	\$ -	\$ -	\$ 600.00	\$ 600.00			
8 Soils Haul-Off		0	\$ -	\$ -	\$ 2,700.00	\$ 2,700.00			
9		0	\$ -	\$ -					
10		0	\$ -	\$ -					
SALES TAX		0	\$ -	\$ -		\$ -	\$ -	\$ -	
SUBCONTRACTOR BID					\$ 22,775.00	\$ 26,340.00	No Bid	No Bid	
ADD-ONS					\$ 16,050.00	\$ 16,050.00	\$ -	\$ -	
TEXTURA					\$ 85.42	\$ 93.26	#VALUE!	#VALUE!	
TOTAL BID				\$ -	\$ 38,910.42	\$ 42,483.26	#VALUE!	#VALUE!	\$ 38,910.42

MARK-UPS:									
Mark-up on Change Orders									
ALTERNATES									
1				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALES TAX									
TEXTURA									
SCHEDULE PROVIDED:									
TOTAL BID				\$ -	\$ 38,910.42	\$ 42,483.26	#VALUE!	#VALUE!	



#1 Tenant Improvement Contractor in Arizona 2016, 2017, 2018 & #1 General Contractor in Arizona 2017, 2018, 2019
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 AZ REG#191629 / AL#190338796 / AL#1902194481 / CA#177023 / UT#174122-620
 ID#192-25529 / NM#5271 / CO#233580 / MT#159537 / OR#218628 / WA#504-150-594



"We build more than structures; we build confidence and relationships that last"

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

BID PACKAGE: Masonry
 BID DATE: March 23, 2026
 RFI(s): 0
 ADDENDUM(S): 0

BID TALLY SHEET

DESCRIPTION	BUDGET				Stone Cold Masonry	Stoll Masonry	SUB 3	SUB 4	SELECTED SUB
	Caliente								
	UNITS	QTY	COST/UNIT	COST					
BASE BID					\$ 27,090.00	\$ 35,185.00			
Masonry									
1 Integral Colored Block		0	\$ -	\$ -	\$ 4,667.00	Included			
2 Medium Weight CMU		0	\$ -	\$ -	Included	Included			
3 Grout		0	\$ -	\$ -	Included	Included			
4 Control Joint		0	\$ -	\$ -	Included	Included			
5 Install of HM Frame		0	\$ -	\$ -	Included	Included			
6 Shoring		0	\$ -	\$ -	Included	Included			
7 Rebar and Mesh		0	\$ -	\$ -	Included	Included			
8 Placement of Embeds		0	\$ -	\$ -	Included	Included			
9		0	\$ -	\$ -					
10		0	\$ -	\$ -					
SALES TAX					\$ -	\$ -	\$ -	\$ -	
SUBCONTRACTOR BID					\$ 27,090.00	\$ 35,185.00	\$ -	\$ -	
ADD-ONS					\$ 4,667.00	\$ -	\$ -	\$ -	
TEXTURA					\$ 69.87	\$ 77.41	\$ -	\$ -	
TOTAL BID				\$ -	\$ 31,826.87	\$ 35,262.41	\$ -	\$ -	\$ 31,826.87

MARK-UPS:									
Mark-up on Change Orders									
ALTERNATES									
1				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALES TAX				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TEXTURA				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SCHEDULE PROVIDED:									
TOTAL BID				\$ -	\$ 31,826.87	\$ 35,262.41	\$ -	\$ -	\$ -



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 AZ REG# 191629 / AZ REG# 191629 / AZ REG# 191629 / CA 77023 / UT 474122-620
 ID REG# 25529 / NM 85271 / CO 233580 / MT 159637 / OR 218628 / WA 504-150-584



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416 W. Lone Cactus Drive

Phoenix, Arizona 85027

Office 623-385-7110

Fax 623-385-7120

BID FORM

Project Name: COC JOC Outside Plant Fiber Telecoms Bldg
Bid Date: 2/3/2026 **Addenda Noted:** 0
Plan Date: 6/2/2025 **Spec Section(s):** N/A
Base Bid: \$27,090.00

- Base bid includes one new outdoor telecom building with standard gray splitface CMU only.

- Add alternate #1 - integral colored splitface CMU ILO standard gray splitface - \$4,667.00
- Add alternate #2 - Material sales tax (base) \$1,102.00 / w/ alt #1 - \$1,590.00
- Add alternate #3 - P&P Bond (base) \$750.00 / w/ alt #1 - \$880.00

***Special Remarks:** Price is Subject to Scope Review & Schedule Availability

* Prices are firm for thirty (30) days for the performance of all MASONRY work covered by the plans & specifications. This bid is subject to the acceptability of the subcontract term & conditions; and, incorporated into the subcontract of this Bid Form as an attachment.

<u>Inc.</u>	<u>Exc.</u>	<u>Place</u>	<u>Inc.</u>	<u>Exc.</u>	<u>Place</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Medium weight CMU per specs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Rebar for masonry walls
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Normal weight CMU per specs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Horizontal wire reinforcement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Integral color CMU	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Foam, Loose fill insulation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Dryblock additive in block, mortar	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Stone
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Architectural precast/cast stone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Stone shop drawings, engineering
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Grout in masonry walls only	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Faux stone
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Control joint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Faux stone substrate
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Brick	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Relief angles
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Steel imbeds, straps
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Shoring for masonry lintels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Steel lintels (Under 200#)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Hollow metal frames	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Anchor Bolts
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Set & grout hollow metals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Reglet
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> frames, at time of construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Flashing
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Dry packing for masonry imbeds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Building paper
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Wall bracing:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Caulking
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Engineering for wall bracing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Compressible filler, firesafeing
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Deadmen for wall bracing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Paint, staining, waterproofing
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Trash & debris clean up	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Stucco
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Trash removal from job site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Footings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Floor Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Demolition
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Layout for other trades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Bond Premiums
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Engineering, surveying layout of building corners	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Sales tax, permit fees
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Dust control of job site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Furnishing sanitary facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Masonry shop drawings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Welding
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Testing & inspection cost	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Prevailing/Davis Bacon Wages
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Hot & Cold weather protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Efflorescence removal after initial cleaning

Additional Conditions: Adequate access (no open trenches)
 Potable water made available 200' from building/work
 The following items not exceeding 200# will be installed by masons as masonry is being built: rebar, bolts, steel lintels, beam seats, weld plates, flashing, reglet, wall penetrations required by other trades.

Submitted by:

Mark Andrews, Estimator
 Direct Line 623-385-7112
Mark@stonecoldmasonry.com

License Numbers
 AZ#142638

CA#946771

NM#364110
 02376220111230

NV#74264

Monetary Unlimited
 UT#7540897-5501

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

BID PACKAGE: Structural Steel
 BID DATE: March 23, 2026
 RFI(s): 0
 ADDENDUM(S): 0

BID TALLY SHEET

DESCRIPTION	BUDGET				Sunland Welding	R&R Steel	SUB 3	SUB 4	SELECTED SUB
	Caliente								
	UNITS	QTY	COST/UNIT	COST					
BASE BID					\$ 17,689.00	\$ 19,640.00			
Structural Steel									
1 Steel Angles		0	\$ -	\$ -	Included	Included			
2 Bent Plate Ledgers		0	\$ -	\$ -	Included	Included			
3 3" Decking		0	\$ -	\$ -	Included	Included			
4 Rebar Dowels		0	\$ -	\$ -	Included	Included			
5 Bollards FOB		0	\$ -	\$ -	4,000.00	2,500.00			
SALES TAX					-	-	\$ -	\$ -	
SUBCONTRACTOR BID					17,689.00	19,640.00	\$ -	\$ -	
ADD-ONS					4,000.00	2,500.00	\$ -	\$ -	
TEXTURA					47.72	48.71	\$ -	\$ -	
TOTAL BID			\$ -	\$ -	21,736.72	22,188.71	\$ -	\$ -	\$ 22,188.71

MARK-UPS:									
Mark-up on Change Orders									
ALTERNATES									
1				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALES TAX				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TEXTURA				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SCHEDULE PROVIDED:									
TOTAL BID				\$ -	\$ 21,736.72	\$ 22,188.71	\$ -	\$ -	\$ -



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 AZ ROC0391026 - AZ ROC0398789 - AZ ROC164861 - CA 771023 - UT 4741022-030
 ID POC-38529 - NM 95371 - CO 232680 - MT 159633 - OR 219626 - WA 804-190-884



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R-N-R STEEL LLC
7534 W Dove Roost RD
Queen Creek, AZ 85142
480-987-1927 EX#1

Fax

Quotation 26-017

February 8, 2026

Caliente Construction Inc.
485 W Vaughn St.

Tempe, AZ 85283
480.894.5500

Attention Jessica M

Allow us to tender our quotation on the project
Fiber Huts

Subject to the following Inclusions, Exclusions, Terms and Conditions:

Scope of Work

We propose to detail, furnish material, fabricate, deliver and erect the structural and miscellaneous steel in accordance with issued plans and specifications except as may be noted below in our inclusions, clarifications, exclusions, terms and conditions.

Drawing lists: A-Drawings Dated & S-Drawings Dated

.
. .
.

This offering includes the following:

Furnish Material, Fabricate and Erect:(All Items Primed One Standard Shop Coat Primer U.N.O)

- 1) 3" 16GA deck @ one Hut building
- 2) Bent plate Ledger
- 3) Weld studs @ edger

Furnish Material, Fabricate F.O.B jobsite:(All Items Primed One Shop Coat Primer U.N.O)

- 1) Steel embeds

Lump Sum \$ 19,640.00 Excluding Tax

CLARIFICATIONS:

1. The design team is fully responsible for any errors, omissions, conflicts, code violations and improper use of material, if shown on bid documents. R-N-R STEEL has prepared this quotation on measured quantities as specifically shown on the drawings. If during the preparation of shop drawings we discover

errors, omissions or conflicts that affect pricing, R-N-R STEEL will immediately submit change orders relation to such costs.

2. Per AISC Code of Standard Practice for Steel Buildings and Bridges Section 1, paragraph 1.5 and Section 4, paragraph 4.2 the design team is responsible for the suitability, adequacy and legality of the design and the Engineer-of-Record has the final and total responsibility for the adequacy and safety of the structure. R-N-R STEEL does not provide engineering stamps on our erection or fabrication drawings for structural steel, if such stamp is required it will be by the Engineer-of-Record.

3. Any agreement as to schedule or proposed schedule is based on availability of Materials, Detailers, Joist Manufacturers and Bid Documents in hand at time of award.

Circumstances such as revisions to bid documents after projects have commenced, especially those that affect joist manufacturing, can and will impact agreed upon schedules. This is beyond our control. Response to RFI's and turn around of drawings submitted for approval can also affect schedule. To ensure your schedule, make sure that all RFI's and Drawing Submittals are responded to in a timely manner.

4. Extras due to repairing damage or mistakes of other trades will NOT be performed by R-N-R STEEL. Unless a written change order is given to R-N-R STEEL on your letter head, and we can bill for this work upon its completion, and R-N-R STEEL can receive payment within 30 days, NO holdback, otherwise the responsible trade can repair their own damage.

This offering excludes the following:

Specific Exclusions:

- 1) Anything Not Specifically Listed Above.
- 2) Any Material Specified on other Drawings that are not Listed Above.
- 3) MEDALLION-LOK STEEL DECK & gutter by others
- 4) Canopy of any kind

Terms and Conditions:

CHANGE ORDER LABOR RATE BASE - NO OVERTIME

Shop \$ 85.00/Hr

Field \$ 105.00/Hr

Detailing \$ 105.00/Hr

Engineering \$ 265.00/Hr

Rates do not include taxes, overhead, & profit

This proposal and our quote number shall be part of any future contract or purchase order resulting from this quote.

Work is to be accomplished during a standard 8 hr work day, 40 hr work week. Week starting Monday & ending Friday.

The Code of Standard Practice of the American Institute of Steel Construction, Thirteenth Edition is hereby made a part of this proposal & shall govern in all matters to which it is applicable not otherwise provided here.

Payments & Retention according to Senate Bill 1549, Contractors Bill of Rights, Private Construction Prompy Payment Requirements.

The inability of the Contractor to be paid shall not be grounds for withholding monthly payments or final retention.

We propose to provide this project as described above.

Delivery Date

Thank you for the opportunity to quote on this project.

Sincerely,

Robert VanBeekum

R-N-R STEEL LLC

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

BID PACKAGE: Metal Roofing & Siding
BID DATE: March 23, 2026
RFI(s): 0
ADDENDUM(S): 0

BID TALLY SHEET

DESCRIPTION	BUDGET				Exerplay	RSM Roofing	SELECTED SUB
	Caliente						
	UNIT	QTY	COST/UNIT	COST			
BASE BID					No Bid	\$ 7,600.00	
<u>Metal Roofing & Siding</u>							
1	Roof panels	0	\$ -	\$ -		Included	
2	gutter and downspouts	0	\$ -	\$ -		Included	
3	Furring Strips on Roof	0	\$ -	\$ -		\$ 1,800.00	
4	30 Year Manufacturer Prefinished Warranty	0	\$ -	\$ -		Included	
5		0	\$ -	\$ -			
	SALES TAX				\$ -	\$ -	
	SUBCONTRACTOR BID				No Bid	\$ 7,600.00	
	ADD-ONS				\$ -	\$ 1,800.00	
	TEXTURA				#VALUE!	\$ 20.68	
TOTAL BID				\$ -	#VALUE!	\$ 9,420.68	\$ 9,420.68

MARK-UPS:							
	Mark-up on Change Orders						
ALTERNATES							
1			\$ -	\$ -	\$ -	\$ -	
2			\$ -	\$ -	\$ -	\$ -	
3			\$ -	\$ -	\$ -	\$ -	
	SALES TAX		\$ -	\$ -	\$ -	\$ -	
	TEXTURA			\$ -	\$ -	\$ -	
SCHEDULE PROVIDED:							
TOTAL BID				\$ -	#VALUE!	\$ 9,420.68	



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 AZ ROC351926, AZ ROC359789, AZ ROC164861, CA 770223, UT 4741522-592
 ID PCE-28529, NM 85371, CO 233580, MT 159537, OR 218926, WA 804-190-894





RSMII L.L.C.
8889 E.Bell Road Ste #205
Scottsdale, AZ 85260

Main Office: (480)-828-5772
AZ Lic#: CR-42 ROC303065

BID PROPOSAL

DATE: 3.18.2026

TO: Caliente Construction – Chad Slaymaker

RSMII L.L.C. proposes to furnish all material, equipment and labor necessary to accomplish the following:

PROJECT NAME: Fiber Hut

PROJECT LOCATION: Chandler AZ

SPECIFICATION SECTION: Metal Roofing – Standard Profile (approx. 255 sq. ft.)

SCOPE OF WORK:

1. Set up safety as required.
2. Load material.
3. Install 24 ga standard color prefinished metal flashings related to the standing seam system.
4. Attach 24 ga standard color prefinished SSM panel to fur strips. Fur strips by others.
5. Install 24 ga standard color prefinished gutter & downspouts (approx. 45 ln. ft.).
6. Clean and remove all trash related to scope.

BID AMOUNT BASED ON ABOVE SCOPE OF WORK:.....\$7,600.00
Bid includes a two (2) year contractor’s warranty and a thirty (30) year manufactures prefinished warranty for the metal roof and wall panels.

RSMII is an Equal Opportunity Employer and follows all EEOC rules and regulations.

This bid is based on the use of a standard AIA401 contract or other previously approved form of contract and the application of the Arizona Prompt Payment Statues for this project.

NOTICE: Scope of work includes inspection of the deck surface for suitability, dryness and cleanliness for scheduling roofing application. Deck inspection does not include any determination as to slope, structural support, attachment, structural integrity or compliance with any building codes or regulations of any nature.

All provisions, exclusions and exceptions of this bid shall become a part of any contract issued for work accepted as a result of this proposal and will supersede any contract provisions to the contrary. This proposal shall be incorporated as part of the contract or purchase order by reference or inclusion.

The use of this bid by the general contractor is a conditional acceptance of the bid if the owner awards the work to the general contractor.

1. This proposal shall be subject to acceptance for a period of **thirty** days following the date above.
2. RSMII will provide, upon request, certificates of insurance verifying that Worker's Compensation and liability insurance are in force.
3. Terms of payment: Monthly progress.
4. Full amount of retention to be paid to RSMII upon manufactures warranty being issues to G.C.
5. Contract to be on AIA form 401 or previously approved form.
6. Subcontract agreement is subject to credit approval and agreement to Terms & Conditions.
7. No sales/privilege taxes or permits are included.
8. Exclusions: RSMII shall NOT be responsible for supplying or installing any of the following, unless specifically noted above.
 - a. **Sheet metal other than listed above.**
 - b. **Dumpsters.**
 - c. **Walk pad \$45/LF**
 - d. **Re-mobilization (\$3,500.00ea)**
 - e. **Wood nailers, blocking, insulation stops, plywood facers or plywood crickets.**
 - f. **Tapered insulation (except crickets as shown on roof plan).**
 - g. **Tapered insulation for drainage unless specifically noted above.**
 - h. **Performance and payment bonds.**
 - i. **Protection of the roof system.**
 - j. **Sealants contacting any surface other than above listed membranes.**
 - k. **Demolition.**
 - l. **Temporary roofing.**
 - m. **Drains/drainage pipes.**
 - n. **Roof hatch/ladders.**
 - o. **Any other items not specifically set forth under the scope of work.**

Respectfully Submitted,

Lee Nosal

Lee Nosal
Chief Estimator
RSMII LLC
480.709.2473
LgnosaL@rsm2roofing.com

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

BID PACKAGE: Doors, Frames, Hardware

BID DATE: March 23, 2026

RFI(s): 0

ADDENDUM(S): 0

BID TALLY SHEET

DESCRIPTION	BUDGET				TCH	SELECTED SUB
	Caliente					
	UNIT	QTY	COST/UNIT	COST		
BASE BID					\$ 6,825	
<u>Doors, Frames, Hardware</u>						
1 HM Door Frame		0	\$ -	\$ -	Included	
2 Door Hardware		0	\$ -	\$ -	Included	
3 Install of Door and Hardware		0	\$ -	\$ -	Included	
4 Wiring of devices by LV and Electrical		0	\$ -	\$ -	Excluded	
5		0	\$ -	\$ -		
SALES TAX					\$ -	
SUBCONTRACTOR BID					\$ 6,825	
ADD-ONS					\$ -	
TEXTURA					\$ 15	
TOTAL BID				\$ -	\$ 6,840	\$ 6,840.02

MARK-UPS:						
Mark-up on Change Orders						
ALTERNATES						
1				\$ -	\$ -	
2				\$ -	\$ -	
3				\$ -	\$ -	
SALES TAX				\$ -	\$ -	
TEXTURA					\$ -	
SCHEDULE PROVIDED:						
TOTAL BID				\$ -	\$ 6,840.02	



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 2016 Tampa Business Excellence Award Winner
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 AZ ROC031506, AZ ROC039178, AZ ROC164861, CA 771023, UT 4341023-890,
 ID ROC-28529, NM 85371, CO 200580, MT 159637, OR 218026, WA 504-190-894





DOORS
Hardware
Security

Phoenix Office
5670 South 40th Street
Suite 1
Phoenix, AZ 85040
(480) 889-1000

PROPOSAL

FEBRUARY 20, 2026

To: Caliente Construction
Attention: Chad Slaymaker

Pricing Expires 3/20/2026

CoC Joc Outside Plant Fiber Telecom Blds Chandler, az

Price Details

08 11 00 | Steel Doors and Frames
3480 Hollow Metal Frame and Hollow Metal Door

08 71 00 | Door Hardware
Hardware per specifications
Motion Sensor, Door Controller, Power Supply, and Reader not included.

- | Labor/Non-tax
Installation of door and hardware.
Install of Motion Sensor, Door Controller, Power Supply, and Reader install by others. Wiring and coordination of electrical components by others.
Frame Installation by Others.

Project Subtotal	\$6,435.00
Taxable Items at 7.8%	\$389.45
Project Total	\$6,824.45

Additional Details & Notes

Notes & Exclusions

- Excludes Glass and Glazing.
- Excludes Aluminum Doors, Frames and Hardware.
- Excludes Modification to Existing Doors & Frames.



Excludes Signage.

Access Panels by Others.

Card Readers and Access Control by Others.

Cores bid as Schlage Standard Interchangeable Cores. Premium, High Security, or cores by others may be additional and are excluded at this time.

Includes Manufacturer Standard Warranties.

Price is subject to revision if not accepted within 30 days.

Lead times:

Submittals: 2-3 weeks

Hollow Metal Frames: 4-5 weeks

Hollow Metal Doors: 4-5 weeks

Hardware: 8 weeks

All Lead Times are Subject to Change.

Addenda / Plan Date

Based on Plans & Specs dated 07/22/25.

Questions? Please call me direct at (480) 371-6247 or email at cmcpherson@tchco.com.

Accepted By:

Caliente Construction

Signature: _____

Print Name: _____

Title: _____

Date: _____

Respectfully Submitted By:

Chris McPherson
Project Manager

Terms & Conditions

****All prices are confidential and are the property of TCH. Freight F.O.B. destination. Any changes to project documents may affect the price. All changes will be required to have an executed change order signed by all parties prior to any material being released to jobsite. Back charges for work performed without prior written authorization from TCH will not be accepted. This quotation is subject to change if not accepted in writing by 3/22/2026. TCH is a material supplier, no retainage will be accepted. All special order material is subject to a restocking fee.**

****Payment Terms are net 30 days from date of invoice upon credit approval. Your FINANCE CHARGE is computed by a single periodic rate of 1.5% which is an ANNUAL PERCENTAGE RATE of 18% applied to your "previous balance without deducting current payments and/or credits appearing on the face of the statement." Buyer expressly agrees to pay all of Seller's costs, expenses, and attorneys' fees incurred for enforcement of collection of any amount due Seller under this agreement. Venue is Washington County, MN.**

****For warranty information, please go to www.tchco.com/warranty**

Need installation or service quotes nationwide? Contact National Account Services at fs@tchco.com.

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

BID PACKAGE: Framing & Drywall

BID DATE: March 23, 2026

RFI(s): 0

ADDENDUM(S): 0

BID TALLY SHEET

DESCRIPTION	BUDGET				AROK	SELECTED SUB
	Caliente					
	UNIT	QTY	COST/UNIT	COST		
BASE BID					\$ 9,871	
Framing & Drywall						
1		0	\$ -	\$ -		
2	Wood studs	0	\$ -	\$ -	Included	
3	Type X gypsum board	0	\$ -	\$ -	Included	
4	Level 4 Finish	0	\$ -	\$ -	Included	
5	Building Insulation	0	\$ -	\$ -	\$ 1,498	
6	Painted Walls	0	\$ -	\$ -	\$ 1,613	
7		0	\$ -	\$ -		
8		0	\$ -	\$ -		
9		0	\$ -	\$ -		
10		0	\$ -	\$ -		
SALES TAX					\$ -	
SUBCONTRACTOR BID					\$ 9,871	
ADD-ONS					\$ 3,111	
TEXTURA					\$ 29	
TOTAL BID				\$ -	\$ 13,011	\$ 13,010.56

MARK-UPS:						
Mark-up on Change Orders						
ALTERNATES						
1				\$ -	\$ -	
2				\$ -	\$ -	
3				\$ -	\$ -	
SALES TAX				\$ -	\$ -	
TEXTURA					\$ -	
SCHEDULE PROVIDED:						
TOTAL BID				\$ -	\$ 13,010.56	



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 AZ REG031506, AZ REG031788, AZ REG184861, CA 771023, UT 4341023-890
 ID REG-28529, NM 85371, CO 203580, MT 159937, OR 218928, WA 504-190-894



AROK

DRYWALL CONTRACTOR

PROPOSAL

To: **Caliente** Date: 2/16/2026

From: AROK Inc. Office: 602-997-1492
Contact: Cameron Morrell Cell: 480-404-4408
Address: 2819 West Grovers Ave. Phoenix AZ. 85053 Email: cmorrell@arok.com

JOB NAME
Chandler Fiber Hut

PROPOSAL SUMMARY	AMOUNT
Framing, Drywall and Drywall Finishing	\$9,871.00
Building Insulation	ADD \$1,498.00
Caulk top and bottom of furrout	ADD \$481.00
Paint drywall furrout	ADD \$1,613.00

CLARIFICATIONS

1. Includes smooth level 4 finish on drywall
2. Includes unfaced fiberglass batt insulation in perimeter furrout

EXCLUSIONS

1. After hours and overtime work
2. Firestopping

AROK

DRYWALL CONTRACTOR

AROK INC. GENERAL CONDITIONS

Standard Exclusions (Unless Noted Otherwise in Inclusions):

- a) Payment of state and local sales taxes, permit fees, bond premiums, pollution liability insurance, and third-party payment systems.
- b) Shop drawings, engineering, X-ray, and third-party testing (lab and/or field).
- c) Responsibility for conflicts between contract documents and codes.
- d) Premium time, multiple shifts, and/or off-hours work (including nights, weekends, and holidays).
- e) Furnishing or installing hollow metal frames, access panels, temporary barriers, plywood, wood framing, wood or metal backing and/or blocking, embedded anchorage devices, exterior scaffolding, or steel heavier than twelve (12) gauge.
- f) Heat, lights, water, power, ventilation, weather protection, or snow removal. Dust and/or fume control (including air scrubbers).
- g) Acoustical sealants, sound caulking and putty pads, fire sealants, firestopping, and smokestopping.
- h) All insulation, including thermal, sound, and firesafing, and/or patching of fireproofing.
- i) Sealant or joint treatment on any tile backer board and/or exterior sheathing. Air, water, weather, vapor, and varmint barriers.
- j) Demolition of walls, ceilings, floors, and/or MEP (framing and/or patching of). Handling of hazardous materials.
- k) Furnishing dumpsters and removal of debris from the job site.
- l) Hoist facilities or operator's time.
- m) Out-of-sequence work and/or multiple punch lists.

Qualifications:

1. This quotation is based on documents acknowledged herein and the use of a subcontract form acceptable to AROK INC. (hereafter referred to as AROK). The contract between the Contractor and the Owner will not be part of AROK's subcontract unless AROK agrees to it. Any bond provided will be on an A.I.A. Bond Form Number A311 or another form acceptable to AROK.
2. AROK shall hold harmless the Contractor and any others specified in a written contract from damages to the extent such damages were caused by a negligent act or omission of AROK's employees and only to the liability limit specified in the contract.
3. The schedule will be as defined by the bid documents. If no schedule is provided, it will be determined by AROK. More time will be given if needed because of work changes or the unavailability of local manpower. If liquidated damages apply, AROK will be responsible only for the proven actual cost of delays caused by AROK.
4. Unless otherwise defined, retention will be 5%. When AROK is 50% complete, retention will be reduced by 50%. Payment will be made for materials stored on the job. Monthly payments will be made to AROK within 7 days of the Contractor's receipt of payment from the Owner or within 28 days of the invoice date. Final payment, including retention, is due thirty days after the completion of AROK's work.
5. Claims by either party must be filed in a timely manner and in accordance with the laws of the State of Arizona. Arbitration or mediation will be used only if agreed to by AROK. The entire agreement shall be interpreted and governed under the laws of the State of Arizona, and the appropriate venue for any legal proceedings by or against AROK shall be in Maricopa County, Arizona.
6. Hollow metal frames to be installed by others must be in place prior to metal stud framing. Full-height walls will be topped down with gypsum board prior to the placement of ducts, piping, etc.
7. If AROK's work changes, the Contractor will issue a change order before AROK proceeds. If AROK is asked to do extra work before receiving a change order, and AROK agrees to do so, the Contractor agrees to pay AROK's quoted price or the amount due on a time and material basis. The Contractor's obligation to pay AROK does not depend on the Owner's approval of the change order. The following labor rates will apply:
 - a. **Straight Time: \$72.25 per man-hour plus markup**
 - b. **Time & Half: \$117.00 per man-hour plus markup**
 - c. **Double Time: \$144.50 per man-hour plus markup**
 - d. **Premium Time: \$44.75 per man-hour plus markup**
8. All labor, materials, special equipment, rental equipment, material handling, delivery, and fuel charges associated with any change will be billed at cost plus **12.5% overhead and 10% profit**.
9. If AROK incurs added costs due to scheduled areas not being ready, delays, loss of continuity, lost productivity, accelerated schedule, or overtime, AROK will be paid all added costs plus **12.5% overhead and 10% profit**. If AROK's work is stopped for thirty days, AROK may terminate the contract.
10. Making the final payment constitutes a waiver of claims by the Contractor.
11. AROK includes metal framing of sizes and gauges as shown on the bid documents. AROK does not include bridging, blocking, clips, angles, bracing, lintels, etc., not shown on the drawings and added by subsequent engineering.

We look forward to working with you on this project. If you have any questions, please do not hesitate to call.

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

BID PACKAGE: Flooring
BID DATE: March 23, 2026
RFI(s): 0
ADDENDUM(S): 0

BID TALLY SHEET

DESCRIPTION	BUDGET				Walls 2 Finishes	SELECTED SUB
	Caliente					
	UNIT	QTY	COST/UNIT	COST		
BASE BID					\$ 6,424	
Flooring						
1 Roppe ESD Vinyl Static 12x12 Tile		0	\$ -	\$ -		
2 4" Rubber Base		0	\$ -	\$ -		
3 Copper bonding Strip		0	\$ -	\$ -		
4		0	\$ -	\$ -		
5		0	\$ -	\$ -		
SALES TAX					\$ -	
SUBCONTRACTOR BID					\$ 6,424	
ADD-ONS					\$ -	
TEXTURA					\$ 150	
TOTAL BID				\$ -	\$ 6,574	\$ 6,574.00

MARK-UPS:						
Mark-up on Change Orders						
ALTERNATES						
1				\$ -	\$ -	
2				\$ -	\$ -	
3				\$ -	\$ -	
SALES TAX				\$ -	\$ -	
TEXTURA					\$ -	
SCHEDULE PROVIDED:						
TOTAL BID				\$ -	\$ 6,574.00	



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 ID ROC-28529, NM 85371, CO 200580, MT 159637, OR 21828, WA 504-190-894



Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

BID PACKAGE: HVAC
 BID DATE: March 23, 2026
 RFI(s): 0
 ADDENDUM(S): 0

BID TALLY SHEET

DESCRIPTION	BUDGET				Pueblo Mechanical	Midstate Mechanical	SELECTED SUB
	Caliente						
	UNIT	QTY	COST/UNIT	COST			
BASE BID					\$ 45,368	\$ 56,173	
HVAC							
1 2 Bard Wall Mount Units		0	\$ -	\$ -	Included	Included	
2 Condensate Piping to landscape area		0	\$ -	\$ -	Included	Included	
3 Controls for unit.		0	\$ -	\$ -	Included	Included	
4 BMS		0	\$ -	\$ -	Excluded	Excluded	
5 Thermostat		0	\$ -	\$ -	Included	Included	
SALES TAX					\$ -	\$ -	
SUBCONTRACTOR BID					\$ 45,368	\$ 56,173	
ADD-ONS					\$ -	\$ -	
TEXTURA					\$ 155	\$ 124	
TOTAL BID				\$ -	\$ 45,523	\$ 56,297	\$ 45,523.00

MARK-UPS:							
Mark-up on Change Orders							
ALTERNATES							
1			\$ -	\$ -	\$ -	\$ -	
2			\$ -	\$ -	\$ -	\$ -	
3			\$ -	\$ -	\$ -	\$ -	
SALES TAX			\$ -	\$ -	\$ -	\$ -	
TEXTURA					\$ -	\$ -	
SCHEDULE PROVIDED:							
TOTAL BID				\$ -	\$ 45,523.00	\$ 56,296.58	



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 AZ ROC031926, AZ ROC038766, AZ ROC184861, CA 770323, UT 4741520-190,
 ID PCE-28529, NM 85071, CO 230380, MT 159537, OR 219026, WA 604-190-884



PROJECT PROPOSAL



SUBMITTED BY PUEBLO MECHANICAL & CONTROLS

Project Name: CoC JOC Fiber Hut – Brooks Crossing
Address: TBD

Customer: Caliente Construction

Drawings Dated: N/A Mechanical Plans

Proposal Date: 2/17/26

Dear Chad Slaymaker,

Pueblo Mechanical and Controls appreciates the opportunity to look at this project and is pleased to provide the following **mechanical** scope for CoC JOC Fiber Hut – Brooks Crossing

Project Specific Clarification:

- Electrical sub to provide conduit raceways for all low voltage wiring, PMC to coordinate needs prior to electrical rough-in
- Condensate approved location not provided, PMC to include 10' of piping after both unit tie-in to assumed landscape location. Condensate to be PVC to discourage theft/vandalism.

Scope of Work:

- Furnish and Install (2) BARD W72A Wall Mount Units; **Current lead time is approximately 10-12 weeks**
 - PMC to coordinate final locations and openings in walls as required
 - Unit provided with Economizer ventilation option, dry bulb Jade control
 - 2" Pleated MERV 8 filter
 - Buckeye Gray
 - Recessed Cabinet Top
 - Standard Coils with no coating
 - High and Low Pressure Switch
 - Compressor Control Module
 - Refrigerant Leak Detector (RDS)
 - Bard requires the unit to be registered on-line for warranty – to be completed by PMC.
- Furnish and install air distribution terminations inside new structure. Current lead time is approximately 4-6 weeks
- Furnish and install condensate drains per clarifications above
- Furnish and install (1) MC4002-A controller with Base Alarm Board
 - The MC4002 has 2 stages of cooling control available for up to two connected air conditioners.
- Furnish and install all low voltage wiring as applicable to included scope of work listed above.

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PROJECT PROPOSAL



SUBMITTED BY PUEBLO MECHANICAL & CONTROLS

- All low voltage / thermostat wiring to be installed **without** conduit unless conduit with pull string is provided and installed by others; note is applicable in plenums, attics and open ceiling areas unless noted otherwise in included scope of work.
- Start and test new provided/installed equipment.
- Proposal does not include parking fees and is assumed that parking will be provided at no cost to PMC or will be reimbursed via COR.

Project Specific Exclusions:

- **3rd party test and balance, assumes not required**
- BIM Modeling, coordination or clash/conflict detection coordination
- Refrigerant monitor for A2L refrigerant other than required integral sensor from manufacturer to detect A2L refrigerants and override operations to dilute refrigerant concentration.
- Commissioning if required, direct costs of commissioning to be by others.
- Cost of commissioning agency or agent.

Clarifications:

- All work proposed using **NORMAL WORKDAY** hours. The normal workday shall be defined as an eight (8) hour day shift, excluding Saturdays, Sundays, and holidays
- There is a 3.2% fee associated with our accepting credit cards for payment
- If Taxes below are not approved; an AZ Form 5005 will need to be provided
- This project proposal is valid for 30 days
- All exclusions listed below
- **Pueblo will not be held liable for Material and Equipment escalation costs after 30 days of proposal date.**
- **Prices for products covered may also be adjusted by Contractor to reflect any increase in Contractor's cost of raw materials (e.g., steel, aluminum) incurred after issuance of Contractor's applicable proposal or quotation.**
- **Pricing for equipment and material covered by this Agreement does not include any amounts for changes in taxes, tariffs, duties, or other similar charges imposed and/or enacted by a government.**

Material, Service, & Labor Subtotal:	\$ 45,368.00
Taxes	\$ 3,241.00
Textura:	\$ 155.00
Total Cost:	\$ 48,763.00

Add \$1,180.00 to provide a test and balance report for units after start up.

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PROJECT PROPOSAL



SUBMITTED BY PUEBLO MECHANICAL & CONTROLS

We Exclude the Following:

- Taxes, bonds, permits and fees, utility tap fees, site utilities, meters, and fire protection, UNO
- Davis Bacon / Prevailing wages, UNO
- Buy Americas / American act
- Fire or fire/smoke dampers not shown on bid documents.
- Motor starters, unless they are an integral part of the equipment, we are furnishing
- Electrical disconnects, unless they are an integral part of the equipment, we are furnishing
- All overtime and off hours labor rates
- Shift differential and expedited schedule costs, UNO
- DDC/BAS/EMS Controls systems, UNO
- All electrical work 120 volts and higher
- All electrical materials, labor, panels, conduit, wire, devices, wiring, and interlocks
- Fire or fire/smoke dampers not shown on bid documents
- All fire alarm materials, labor, panels, conduit, wire, devices, wiring, interlocks and life safety coordination
- All masonry blockout materials, fabrication and installation
- Poured or formed concrete work, including housekeeping pads
- Painting of duct work
- Domestic cold-water ties into the makeup air unit
- We exclude all scaffolding
- Kitchen hoods, fire suppression systems, gas valves and interlocks, UNO
- Fire suppression systems, UNO
- Temporary power, lighting and climate control
- Trash removal from project site
- Poured or formed concrete work, including housekeeping pads
- Cutting and framing of openings in walls, floors, or roof, UNO
- Architectural demolition and patching of roof, walls or ceiling
- Ceiling demolition or replacement
- Painting
- General sheet metal, flashing, and trim.
- Architectural louvers, UNO
- Seismic restraints.
- BIM or other CAD related modeling or drawings of any kind.
- Repair or replacement of any existing device to be found inoperable.
- Any work not included in scope of work listed above.
- Formal Commissioning coordination of trades or commissioning agent.
- Asbestos abatement, testing, reporting.

We look forward to providing this important service. Please call if you have any questions.

Best Regards,

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AZ ROC LICENSES

B-01 #173953 | C-11 #324363 | CR-37 #323201 | CR-39 #176640 | CR-74 #260462

PROJECT PROPOSAL



SUBMITTED BY PUEBLO MECHANICAL & CONTROLS //////////////////////////////////////

Peter McGrath
Project Executive

O: 800.840.9170

F: 888.473.4374

C: 602.616.5328

W: pueblo-mechanical.com

E: peterm@pueblo-mechanical.com

A: 3930 E. Watkins St Suite 300 Phoenix Az 85034

Acceptance of Proposal: The above prices, specifications are satisfactory and are hereby accepted. Terms & Conditions to be agreed upon in contract documents. You are authorized to do the work as specified.

Name

Signature

Date

Due to the high cost of equipment and/or extended nature of this project progress billing may be required; if a purchase order is created for this project the owner agrees to accept progress billing for demonstrated and verifiable completed work and/or arrival of equipment items pending installation.

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PROJECT PROPOSAL

SUBMITTED BY PUEBLO MECHANICAL & CONTROLS

Terms & Conditions

By accepting this proposal, Customer agrees to be bound by the following terms and conditions:

1. SCOPE OF WORK: This proposal is based upon the use of straight time labor only. All other exclusions are listed in the proposal or scope of work. Customer agrees to provide Pueblo Mechanical & Controls LLC ("Contractor") with required field utilities (electricity, toilets, project hoist, elevator service, etc.) without charge. Contractor agrees to keep the job site clean of debris arising out of its own operations. Customer shall not back charge Contractor for any costs or expenses without Contractor's written consent.

2. HAZARDOUS MATERIALS: Unless specifically noted in the proposal or scope of work, Contractor's obligations expressly exclude any work or service of any nature associated or connected with the identification, abatement, clean up, control, removal, or disposal of hazardous or dangerous materials, to include but not be limited to asbestos or PCBs, discovered in or on the premises (collectively, "Hazardous Materials"). Any language or provision contained elsewhere which may authorize or empower Customer to change, modify, or alter the scope of work or services to be performed by Contractor shall not operate to compel Contractor to perform any work relating to Hazardous Materials without Contractor's express written consent. To the fullest extent permitted by law, Customer shall indemnify, defend, and hold harmless Contractor from claims arising out of or related to on-site Hazardous Materials.

3. INVOICING & PAYMENTS: Contractor may invoice Customer monthly for all materials delivered to the job site or to an off-site storage facility and for all work performed on-site and off-site. If any of the proposal price is for engineering, drafting, or other mobilization costs incurred prior to installation, this amount shall be included in Contractor's initial invoice. Customer agrees to pay Contractor the amount invoiced upon receipt of the invoice. Lien waivers will be furnished upon request, as the work progresses, to the extent payments are received by Contractor. If Contractor's invoice is not paid within 30 days of its issuance, it is delinquent, and any invoicing disputes shall be made in writing during that 30-day time period. Payments due and unpaid shall bear interest from the date payment is due at the lesser of 1.5% per month or the maximum rate permitted under the state where the work under the proposal is performed, until payment is made in full.

4. MATERIALS & EQUIPMENT: Customer acknowledges that materials and equipment are subject to price escalation and/or commercial unavailability at any time after execution of the proposal due to, without limitation, natural disasters or other acts of God, governmental actions, tariffs, war, terrorism, domestic or international market supply, or any other causes beyond the control of Contractor. In the event of price escalation or unavailability of materials or equipment, then the time for performance of the work and the price of the materials or equipment shall be equitably adjusted to account for any delay or any increased costs. In the case of permanent unavailability, Contractor shall also be: (a) excused from furnishing the materials or equipment and (b) reimbursed for the difference between the cost of the unavailable materials or equipment and the cost of a reasonably available substitute.

5. WARRANTY: Contractor warrants that: (1) all labor performed and materials installed at the project will be free from defects due to defective workmanship for a period of one (1) year from the date of installation, and (2) any equipment provided by Contractor as part of the scope of work will be warrantied for the time period provided by the applicable manufacturer. If Customer provides written notice to Contractor of any defect within the one-year warranty period and within thirty (30) days after the appearance of such defect, then Contractor shall, at its option, repair or replace the defective materials. All transportation charges incurred in connection with any warranty obligations shall be borne by Customer. The foregoing warranties shall not apply to damage or defect caused by abuse, modifications not executed by Contractor, improper or insufficient maintenance, improper operation, or normal wear, tear, and usage. These warranties are the sole and exclusive warranties relating to the scope of work and are in substitution for and in lieu of all other warranties, express, implied, or statutory, which are expressly disclaimed by Contractor.

6. LIABILITY: Contractor shall not be liable for any special, indirect, or consequential damages arising in any manner from the equipment or material furnished or the work performed pursuant to this proposal.

7. TAXES & TARIFFS: The price of this proposal does not include duties, sales, use, excise, or other similar taxes or tariffs, unless required by federal, state, or local law. Customer shall pay, in addition to the stated price, all taxes and tariffs not legally required

to be paid by Contractor or, alternatively, shall provide Contractor with acceptable tax exemption certificates. Contractor shall provide Customer with any tax payment certificate upon request and after completion and acceptance of the work.

8. DELAYS: Contractor shall not be liable for any damages for delay in the performance of the work resulting from or attributed to acts or circumstances beyond Contractor's control, including, but not limited to, acts of God, fire, pandemic, riots, supply chain disruptions, labor disputes, conditions of the premises, acts or omissions of Customer, property owner, or separate contractors. Contractor shall not be liable for any damages for delays caused by or attributed to suppliers or subcontractors of Contractor.

9. COMPLIANCE WITH LAWS: Contractor shall comply with all applicable federal, state, and local laws and regulations and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits of a permanent nature shall be procured and paid for by Customer.

10. DISPUTES: Contractor and Customer shall attempt to resolve any dispute through good faith negotiations between their respective authorized representatives. If good faith negotiations do not result in resolution, then the parties agree to attempt to resolve the dispute by mediation. If resolution cannot be reached through mediation, the dispute shall be resolved by arbitration in accordance with the Construction Industry Rules of the American Arbitration Association in front of a single mutually selected arbitrator. The arbitration shall be conducted in a mutually agreeable location. The arbitration award shall include an award of the prevailing party's attorneys' fees, costs (including expert witness costs), and expenses incurred in the arbitration. Nothing herein shall limit Contractor's rights under construction lien laws. This proposal shall be governed by the laws of the state where the work under the proposal is performed.

11. INSURANCE: Contractor shall furnish its standard insurance coverages and limits. No credit will be given, or premium paid by Contractor for insurance afforded by others.

12. INDEMNITY: The parties agree to indemnify, defend, and hold harmless each other from any and all third-party liabilities, claims, expenses, losses or damages for bodily injury or property damage, including reasonable attorneys' fees, arising from the performance of the work herein specified and which are caused, in whole or in part, by the negligent act or omission of the indemnifying party.

13. OCCUPATIONAL SAFETY AND HEALTH: The parties agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health Act relating in any way to the project or job site.

14. ENTIRE AGREEMENT: This proposal and the terms and conditions, upon acceptance, shall constitute the entire agreement between the parties and supersede any prior representations or understandings.

15. CHANGES: No change or modification of any of the terms and conditions stated herein shall be binding upon Contractor unless accepted by Contractor in writing.

Customer Initials _____ Contractor Initials _____

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AZ ROC LICENSES

B-01 #173953 | C-11 #324363 | CR-37 #323201 | CR-39 #176640 | CR-74 #260462

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

BID PACKAGE: Electrical
BID DATE: March 23, 2026
RFI(s): 0
ADDENDUM(S): 0

BID TALLY SHEET

DESCRIPTION	BUDGET				SUB 1	SELECTED SUB
	Caliente				D.P. Electric, Inc.	
	UNIT	QTY	COST/UNIT	COST		
BASE BID					\$ 460,380	
Electrical						
1 Install (1) 2" Schedule 40 PVC Conduit.		0	\$ -	\$ -	Included	
2 Install (2) #1/0 AWG Copper Conductors.		0	\$ -	\$ -	Included	
3 Install (1) #6 AWG Bare Copper Bonds.		0	\$ -	\$ -	Included	
4 Install (4) 2" Conduits.		0	\$ -	\$ -	Included	
5 Install 144 SMFO Cable, #12 AWP Tracer Wire & Mule Tape		0	\$ -	\$ -	Included	
6 Install No.7 Pull Box		0	\$ -	\$ -	Included	
7 Install No.9 Pull Box		0	\$ -	\$ -	Included	
8 Install Electrical Pull Boxes		0	\$ -	\$ -	Included	
9 Transformer & Disconnects		0	\$ -	\$ -	Included	
10 Data Racks		0	\$ -	\$ -	Included	
11 Cable Tray		0	\$ -	\$ -	Included	
12 20A Twist Lock Receptacles		0	\$ -	\$ -	Included	
13 Grounding		0	\$ -	\$ -	Included	
14 MCC Tie-in		0	\$ -	\$ -	\$ 3,500	
15 Scanning & Coring		0	\$ -	\$ -	\$ 2,200	
16 Boring		0	\$ -	\$ -	Included	
17 Traffic Control		0	\$ -	\$ -	Included	
18 HVAC conduit		0	\$ -	\$ -	\$ 1,600	
19 Door Conduit		0	\$ -	\$ -	\$ 800	
20		0	\$ -	\$ -		
SALES TAX						
SUBCONTRACTOR BID					\$ 460,380	
ADD-ONS					\$ 8,100	
TEXTURA					\$ 1,031	
TOTAL BID				\$ -	\$ 469,511	\$ 469,510.66

MARK-UPS:						
Mark-up on Change Orders						
ALTERNATES						
1				\$ -	\$ -	
2				\$ -	\$ -	
3				\$ -	\$ -	
SALES TAX				\$ -	\$ -	



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 ID ROC-28529, NM 80371, CO 200580, MT 159637, OR 218626, WA 504-190-884



Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

TEXTURA					\$	-	
SCHEDULE PROVIDED:							
TOTAL BID				\$	-	\$	469,510.66



#1 Tenant Improvement Contractor in Arizona 2016, 2017, 2018 & #1 General Contractor in Arizona 2017, 2018, 2019
2018 Tampa Business Excellence Award Winner
455 W. Vekigh Street, Tempe, AZ 85283 / Phone: (480) 894-8900 / Fax: (480) 546-4971
AZ ROC031026, AZ ROC0391788, AZ ROC184861, CA 771023, UT 4341023-890
ID ROC-28529, NM 85371, CO 200580, MT 159637, OR 218928, WA 504-190-884



"We build more than structures; we build confidence and relationships that last"



February 4, 2026

Project: COC JOC Outside Plant Fiber Telco Building - Brooks Crossing

Page 1 of 2

Caliente Construction
 Attn: Jessica Miranda Molina

DP Electric Inc. is pleased to provide you with a Proposal for the above referenced project. This proposal is based on customer provided information and drawings: E001, 002, 050, 051, 052, 053, 054, 055, 056, 203, 204, 205, 206, 207, 210, 211 Dated: 4/25

Electrical.....	\$460,380.00
Material Tax.....	\$1,409.00
Textura.....	\$1,013.00
Bond.....	\$5,248.00

Qualification Notes:

1. Provide and installation of (1) 2” conduit for power per note 1 on sheet E204, 205.
2. Provide and installation of (2) 1/0 wire per note 2 on sheet E204, E205.
3. Provide and installation of (1) #6 wire per note 3 on sheet E204, E205.
4. Provide and installation of (4) 2” conduits per note 4 on E203 and 1 on sheet E204.
5. Provide and installation of fiber and tracer wire in conduit per note 5, 6 on sheet E203, 204.
6. Provide and installation of mule tape and tracer wire per note 6, 18 on sheet E204, 18 on sheet 205.
7. Provide and installation of (2) #7 pull box per note 7 on sheet E203 and (1) on sheet E205.
8. Provide and installation of (2) 2” conduits per note 20 on sheet E204, 205.
9. Provide and installation of fiber into fiber hut per note 30 on sheet E204.
10. Provide and installation of electrical pull box per note 19 on sheet E205.
11. Provide and installation of fiber and tracer wire per note 5 on sheet E206
12. Provide and installation of (1) #7 pull box per sheet E206.
13. Provide and installation of (1) fiber splice closure per note 11 on sheet E206 and (1) on sheet E207.
14. Provide and installation of transformer and disconnect per sheet E-210.
15. Provide and installation of data racks in fiber hut per detail 1 on sheet E056.
16. Provide and installation of cable tray in fiber hut per detail 1 on sheet E056.
17. Provide and installation of 20A twist-lock receptacles per detail 1 on sheet E056.
18. Provide and installation of grounding per detail 1, 2 on sheet E056.
19. Provide and installation of (1) 120/208V 1PH 250A panel per sheet E210.
20. Provide and installation of (2) 4’ strip light fixtures in fiber hut.
21. Provide and installation of (1) wall sconce on exterior of building next to door.
22. Provide and installation of (1) exit sign.
23. Provide and installation of conduit, wire and switch for lighting.
24. Provide and installation of (1) 120v photoelectric smoke detector.
25. Provide and installation of (2) interior and (1) exterior receptacles.
26. Provide and installation of conduit, wire and (2) 60A disconnects for HVAC units.
27. Provide and installation of (4) 2x4 fire rated plywood for wall behind data racks.
28. Proposal includes CT meter as requested by customer.
29. Proposal includes \$4,000.00 allowance for 150A breaker for fiber hut feed from “Well Pump MCC”.
30. Proposal includes directional boring for all aspects of underground conduits.
31. Proposal includes Traffic control for directional boring NTE \$5000.00.
32. All work performed per the NFPA 70E.
33. This proposal is valid for (30-days) only. (see material escalation note at the end of this proposal)



February 4, 2026

Project: COC JOC Outside Plant Fiber Telco Building - Brooks Crossing

Page 2 of 2

Exclusions:

1. Overtime or afterhours work.
2. Controls, wire, terminations, devices or programming. All monitoring equipment.
3. Temporary power/lighting (is available upon request).
4. Special inspections not specifically noted on plans.
5. Power company shut-down fees.
6. Off-site trash haul-off, we will utilize an onsite dumpster. Supply of trash dumpsters or portable restrooms.
7. Cutting, painting and patching of walls. Concrete coring and floor survey by GPR or X-ray.
8. Repair of damaged underground services not identified by Blue Stake or Private Locator.
9. Asphalt and concrete saw-cutting, patching, removal or replacement.
10. Formed concrete to include equipment pads, and bollards.
11. Any existing conditions/code violations.
12. Dry utilities/AV/Security/CCTV/Sound Masking/PA/Fire Alarm/All Special Systems.
13. Engineering/fees, permits/fees, special inspection fees, utility fees, bonds.
14. Lightning Protection.
15. Private locate services.
16. Coordination study or Arc Flash study for electrical distribution system or load studies.

Insurance, Warranty & Spares:

◦ Proposal includes the basic "Additional Insured" insurance for GC & project owner ◦ Proposal includes (1) year warranty and (2) year workmanship ◦ DP Electric will only transfer the manufacturer's warranties to Owner. ◦ Lamps are not covered under warranty ◦ No Spares (no spare fuses, no spare lamps & no spare ballasts) ◦

Material Escalation:

Any material escalation that exceeds 3% from the date of this proposal for the electrical rough materials shall be considered as additional cost to the project and shall be billed as material escalation change-order. This is due to volatility in price of steel & copper.

If you have any questions, please feel free to contact us.

Thank you.



Alan Partida
Assistant Project Manager
O: 480-476-8768
M: **480-486-2778**
F: 480-858-9067
alan.partida@dpelectric.com

Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

BID PACKAGE: Communications

BID DATE: March 23, 2026

RFI(s): 0

ADDENDUM(S): 0

BID TALLY SHEET

DESCRIPTION	BUDGET				SUB 1	SELECTED SUB
	Caliente				APL Access & Security, Inc.	
	UNIT	QTY	COST/UNIT	COST		
BASE BID					\$ 29,183	
Communications						
1 AC - Install New Enclosure		0	\$ -	\$ -	Included	
2 AC - Conduit to Entry Door		0	\$ -	\$ -	Included	
3 AC - Reader, Contract, REX & Strike		0	\$ -	\$ -	Included	
4 AC - Terminate Wires at Door & Enclosure		0	\$ -	\$ -	Included	
5 AC - Program Door to the Lenel Software		0	\$ -	\$ -	Included	
6 AC - Test Door		0	\$ -	\$ -	Included	
7 CCTV - PTZ Camera & (2) Dome Cameras		0	\$ -	\$ -	Included	
8 CCTV - Conduit to Cameras		0	\$ -	\$ -	Included	
9 CCTV - NVR, POE Plus Switch, UPS & Patch Panels		0	\$ -	\$ -	Included	
10 CCTV - CAT 6 From Rack to Cameras		0	\$ -	\$ -	Included	
11 CCTV - Terminate Wires at Rack & Cameras		0	\$ -	\$ -	Included	
12 CCTV - Program IP Address to New Cameras		0	\$ -	\$ -	Included	
13 CCTV - Program Cameras into the NVR		0	\$ -	\$ -	Included	
14 CCTV - Tie the NVR to Network Port		0	\$ -	\$ -	Included	
15 CCTV - Connection & Testing of NVR & Cameras		0	\$ -	\$ -	Included	
SALES TAX					\$ -	
SUBCONTRACTOR BID					\$ 29,183	
ADD-ONS					\$ -	
TEXTURA					\$ 64	
TOTAL BID				\$ -	\$ 29,247	\$ 29,247.42

MARK-UPS:						
Mark-up on Change Orders						
ALTERNATES						
1				\$ -	\$ -	
2				\$ -	\$ -	
3				\$ -	\$ -	
SALES TAX				\$ -	\$ -	
TEXTURA					\$ -	
SCHEDULE PROVIDED:						
TOTAL BID				\$ -	\$ 29,247.42	



#1 Tenant Improvement Contractor in Arizona 2016, 2017, 2018 & #1 General Contractor in Arizona 2017, 2018, 2019
 2016 Tempe Business Excellence Award Winner
 485 W. Vaughn Street, Tempe, AZ 85283 | Phone: (480) 954-9920 | Fax: (480) 946-4571
 AZ ROC0391926, AZ ROC0398769, AZ ROC164561, CA 770223, UT 474100-690,
 ID 1926-28529, NM 88371, CO 230580, MT 159837, OR 219826, WA 504-190-894





APL Access & Security, Inc.

CARD ACCESS * BIOMETRICS * IP VIDEO SURVEILLANCE * INTRUSION DETECTION * ID BADGING
GATE ACCESS SYSTEMS * ELECTROMECHANICAL DOOR HARDWARE

Proposal: 14074
Revision: 2
Change Order: 0
Modified: 01/28/26

Proposal For:

Chad Slaymaker
Caliente Construction, Inc.
485 W. Vaughn St.
Tempe, AZ 85283

cslaymaker@calienteconstruction.com

Prepared By:

Ron Page
APL Access & Security, Inc.
115 South William Dillard Drive
Gilbert, Arizona 85233
1-480-497-9471
rpage@aplsecurity.com

Caliente Construction, Inc.

Access and CCTV add to the Brooks Crossing Fiber Bldg

1345 West Calle Del Norte
Chandler, AZ 85224



CHANDLER

arizona

Diversity, Equity & Inclusion





Caliente Construction, Inc.
 485 W. Vaughn St.
 Tempe, AZ 85283

Proposal: 14074
Revision: 2
Change Order: 0
Modified: 01/28/26

Access and CCTV add to the Brooks Crossing Fiber Bldg

This proposal covers the labor and materials to add access control to the COC Brooks Crossing Fiber Bldg. APL will:

Access Control

- 1) Install the new enclosure on fire treated backer board
- 2) Run Conduit to the entry door
- 3) Install reader, contact, REX and strike on the door
- 4) Run wire from the door to the enclosure
- 5) Terminate all wires at the door and at the enclosure
- 6) Program the new door into the COC's Lenel software
- 7) Test the door for proper operation

CCTV

- 1) Install 180 deg camera and 2 dome cameras per supplied customer drawings
- 2) Run conduit from the camera locations to the nearest cable rack
- 3) Install NVR, POE Plus switch, UPS and patch panels in the customer rack
- 4) Run cat 6 from the rack equipment to the 2 new cameras
- 5) Terminate wires at the camera and the rack
- 6) Program IP addresses in the new cameras
- 7) Program the new cameras into the NVR
- 8) Tie the NVR into the customer supplied open network port
- 9) Assist COC with connection and testing of the NVR and cameras

Supplied by others

- 1) IP address for the new controller panel, NVR and 3 cameras
- 2) Open network port for the new controller and NVR
- 3) 110vac for the new power supply and UPS
- 4) Wall space for the new enclosure
- 5) Rack space for the CCTV equipment

Brooks Crossing **\$29,183.22**

Access Control		Unit Price	Ext. Price
1	LenelS2 LNL-AL400ULX Power Supply	\$522.54	\$522.54
1	LenelS2 LNL-X2210 Door Controller	\$1,181.24	\$1,181.24
1	Hanchett Entry Systems (HES) 4500C-630 Electric Strike	\$614.55	\$614.55
1	Lenel 40NKS-00-000000 SIGNO40, Wall Mount, Pigtail,	\$370.07	\$370.07





APL Access & Security, Inc.

CARD ACCESS * BIOMETRICS * IP VIDEO SURVEILLANCE * INTRUSION DETECTION * ID BADGING
GATE ACCESS SYSTEMS * ELECTROMECHANICAL DOOR HARDWARE

Caliente Construction, Inc.
485 W. Vaughn St.
Tempe, AZ 85283

Proposal: 14074
Revision: 2
Change Order: 0
Modified: 01/28/26

1	Schlage 679-05HM Door Position Switch	\$96.06	\$96.06
1	Bosch Security Systems DS160 Request To Exit	\$140.95	\$140.95
1	Bosch TP160 Trim Plate	\$2.71	\$2.71
1	Power Sonic Corp PS-12120-F2 Battery	\$42.80	\$42.80
1	APL 1lot Lot:All necessary cable, conduit, fasteners, connectors, mounting hardware, cam-locks, and misc consumables	\$800.00	\$800.00
	APL Labor	\$5,100.00	\$5,100.00

CCTV		Unit Price	Ext. Price
1	EXACQVision IP01-24T-2AW exacqVision A-Series 2U Internal JBOD IP NVR 24TB Windows 10 IoT Ent w/1 IP Lic	\$8,477.28	\$8,477.28
1	Exacq Technologies, Inc EVIP-01 Licenses	\$216.78	\$216.78
1	Netgear GS724TPP-300NAS Netgear GS724TPP-300NAS 24 Ports Manageable Smart GS724TPP Ethernet Switch	\$539.44	\$539.44
1	Siemon HD6-24 Copper, Patch Panel, HD, Preloaded, UTP, Category 6, 24 Port, Flat, 1U, Black, Detached Wire Manager	\$277.57	\$277.57
1	Minuteman Power Technologies EXR1500RT2U UPS AVR 1.5kVA/1350W 2U Rack/Wall/Twr Ext Runtime LCD	\$1,651.25	\$1,651.25
1	Axis Communications P3827-PVE 7MP Multisensor Panoramic IP Camera, 3.3mm, 180-Degree Coverage, White	\$1,670.18	\$1,670.18
1	Axis Communications P3278-LVE P3278-LVE Dome Camera	\$1,147.94	\$1,147.94





APL ACCESS & SECURITY, INC.

CARD ACCESS * BIOMETRICS * IP VIDEO SURVEILLANCE * INTRUSION DETECTION * ID BADGING
GATE ACCESS SYSTEMS * ELECTROMECHANICAL DOOR HARDWARE

Caliente Construction, Inc.
485 W. Vaughn St.
Tempe, AZ 85283

Proposal: 14074
Revision: 2
Change Order: 0
Modified: 01/28/26

1	Axis Communications TQ3601-E	\$201.70	\$201.70
1	APL 1lot Lot:All necessary cable, fasteners, connectors, mounting hardware, cam-locks, and misc consumables	\$400.00	\$400.00
	APL Labor	\$3,400.00	\$3,400.00

	Misc	Unit Price	Ext. Price
	Project Management	\$678.83	\$678.83
	Submittals - Shop Drawings - Close Out Documents	\$800.00	\$800.00
1	APL DPS fingerprint cards and background checks 2 technicians	\$300.00	\$300.00
	Administration Fee	\$271.53	\$271.53
	Shipping & Handling Product shipping and handling charges	\$279.80	\$279.80





APL Access & Security, Inc.

CARD ACCESS * BIOMETRICS * IP VIDEO SURVEILLANCE * INTRUSION DETECTION * ID BADGING
GATE ACCESS SYSTEMS * ELECTROMECHANICAL DOOR HARDWARE

Caliente Construction, Inc.
485 W. Vaughn St.
Tempe, AZ 85283

Proposal: 14074
Revision: 2
Change Order: 0
Modified: 01/28/26

Financial Summary

Equipment:	\$18,653.06
Shipping & Handling	\$279.80
APL PM Fee	\$678.83
APL Labor	\$8,500.00
Adminstration Fee	\$271.53
Submittals,Shop Drawings & Close Out Documents	\$800.00

Grand Total: **\$29,183.22**

WARRANTY: APL Access & Security, Inc. warranties all material and labor furnished for a period of one year from date of acceptance of project by Owner's representative. Warranty becomes void if serviced by an alternative company. Various preventative maintenance and extended warranty programs are available. Warranty does not include: vandalism, abuse, acts of nature, or other damage caused by guests, employees, contractors, or vendors. Routine warranty service response shall be from 8:00AM to 5:00PM Monday through Friday excluding holidays. After hour service rates shall be billed at current after hour/emergency rates.

COMPLETION AND PARTIAL COMPLETION WORK: At any time during the installation of this project, if APL Access & Security, Inc. completes a usable unit or portion of the work, the occupancy of which will benefit the Owner, APL Access & Security, Inc. may request the Owner to make final inspection of that unit. If the Owner finds upon inspection that the work has been satisfactorily completed in compliance with the Contract, it will be considered completed. Progress payment schedule shall apply to all completed work.

The completed system shall be tested in the presence of the owner's representative. Test forms shall document the results of the test and be signed by both parties. When the final system acceptance test has been satisfactorily completed, the owner shall sign a Letter of Completion issued by APL Access & Security, Inc. APL Access & Security, Inc. shall record the notice of completion as the start of the 1-year warranty period. Owner's decision to use or not use the system at this time does not affect the warranty period.

NOTE: APL has its own door and hardware technicians and can provide door hardware and installation if requested, which will be provided on a separate proposal.





APL Access & Security, Inc.

CARD ACCESS * BIOMETRICS * IP VIDEO SURVEILLANCE * INTRUSION DETECTION * ID BADGING
GATE ACCESS SYSTEMS * ELECTROMECHANICAL DOOR HARDWARE

Caliente Construction, Inc.
485 W. Vaughn St.
Tempe, AZ 85283

Proposal: 14074
Revision: 2
Change Order: 0
Modified: 01/28/26

Proposal Summary

Project: Access and CCTV add to the Brooks Crossing Fiber Bldg
Total Cost: \$29,183.22

PAYMENT TERMS:

APL Access & Security, Inc. reserves the right to require the client to complete a Credit Application before any contract can be executed. Upon approval of credit status, the client shall follow the terms stated below.

APL Access & Security, Inc. reserves the right to require a down payment of 50% of the contract amount to order required materials and equipment prior to start of the project. Upon receipt of down payment and a signed purchase order, a Project Manager will contact the client to schedule the project. The invoice of the remaining contract amount shall be issued at the time of completion and acceptance by the owner with payment due 30 Day NET.

APL Access & Security, Inc. reserves the right to require progress billing as necessary for a project. All sums paid shall be sent to APL Access & Security, Inc. 115 South William Dillard Drive, Gilbert, Arizona 85233. APL Access & Security, Inc. reserves the right to charge interest for any invoice over 45 days old. The interest rate charged will be the full amount allowed by law.

Terms: 30 Day NET. Prices are good for 15 days. All above equipment is property of APL until final payment has been rendered. In the event of non-payment, APL has the right to exercise any reasonable legal actions arising from such non-payment.

The proposal provided represents our interpretation of the requirements of this project. Please feel free to contact us at the number below should you need clarification or if you simply have a question, as we are prepared to meet with you at your convenience.

We look forward to the opportunity to serve your business. Thank you in advance for your time and consideration. APL Access & Security, Inc.

Client: Chad Slaymaker
Caliente Construction, Inc.

Date:
01/28/2026

Ron Page

Contractor: Ron Page
APL Access & Security, Inc.
ROC CR-67 # 202588

Date



Caliente Construction Inc.

General Construction - Construction Management - Design/Build - Facilities Management

COC JOC Outside Plant Fiber Remote Telecommunication Building

BID PACKAGE: Landscaping & Irrigation

BID DATE: March 23, 2026

RFI(s): 0

ADDENDUM(S): 0

BID TALLY SHEET

DESCRIPTION	BUDGET				SUB 1	SELECTED SUB
	Caliente				Jack Reed Enterprises, Inc.	
	UNIT	QTY	COST/UNIT	COST		
BASE BID					\$ 9,274	
Landscaping & Irrigation						
1		0	\$ -	\$ -	\$ 4,200	
2		0	\$ -	\$ -	Included	
3		0	\$ -	\$ -	Included	
4		0	\$ -	\$ -	\$ 2,200	
5		0	\$ -	\$ -	Included	
SALES TAX					\$ -	
SUBCONTRACTOR BID					\$ 9,274	
ADD-ONS					\$ 6,400	
TEXTURA					\$ 34	
TOTAL BID				\$ -	\$ 15,708	\$ 15,708.48

MARK-UPS:						
Mark-up on Change Orders						
ALTERNATES						
1				\$ -	\$ -	
2				\$ -	\$ -	
3				\$ -	\$ -	
SALES TAX				\$ -	\$ -	
TEXTURA					\$ -	
SCHEDULE PROVIDED:						
TOTAL BID				\$ -	\$ 15,708.48	



#1 Tenant Improvement Contractor in Arizona 2018, 2017, 2015 & #1 General Contractor in Arizona 2017, 2015, 2014
 2018 Tampa Business Excellence Award Winner
 455 W. Vukobrić Street, Tampa, AZ 85283 / Phone: (480) 894-8500 / Fax: (480) 546-4971
 AZ ROC0391506, AZ ROC0391788, AZ ROC184861, CA 771023, UT 4341023-890
 ID ROC-28529, NM 85371, CO 200580, MT 159637, OR 21828, WA 504-190-884



JACK REED ENTERPRISES, INC.
dba REED LANDSCAPE

ESTIMATE

PO BOX 144
 QUEEN CREEK, AZ
 85142

Date	Estimate #
2/4/2026	2025-1454

Name / Address
CALIENTE CONSTRUCTION 485 W. VAUGHN STREET TEMPE, AZ 85282

Project
COC PLANT FIBER BLDG-485 W. VAUGHN

Qty	Description	Total
	INSTALL PER GRADING & DRAINAGE STAMP DATED 11/6/2023:	
5	5 GALLON RED BIRD OF PARADISE	
5	BOWSMITH MULTI PORT IRRIGATION	
	MINOR REPAIRS AT DEMO' ED PLANT AREA	
	LABOR	
15	UP TO (15) TONS OF GRANITE TO REFURBISH	
15	GRANITE LABOR	
	GRANITE DELIVERY	
	PRE-EMERGENT WEED SPRAY	
	MOBILIZATION	
	Subtotal	6,075.00
	Material Sales Tax	185.00
	Textura	14.00
		3,000.00
	EXCLUSIONS: Repair of Landscape / Irrigation Outside of New Plant Installation Area; Demo of Existing Plant Material / Granite; Maintenance of Installed Landscape or Irrigation; Traffic Barricades or Traffic Control; Dust Control; Import of Fill Dirt; Export of Jobsite Spoils (rock, concrete, etc.); Rip Rap or River Rock; Saw Cuts or Patch Backs; Hard Dig Conditions; Single Port Emitters; Water Meter; Repair, Replacement, Transplant, Salvage or Maintenance of Existing Landscape or Irrigation; Retaining Walls; One-year guarantee on plants (We guarantee plants for 90-days).	

EXCLUDED: Sales Tax; Retaining Walls; Hardscape; Dust Control; Import of Fill Dirt; Export of Jobsite Spoils (rock, concrete, etc.); Rip Rap or River Rock; Saw Cuts or Patch Backs; Hard Dig Conditions; Single Port Emitters; Water Meter; Repair, Replacement, Transplant, Salvage or Maintenance of Existing Landscape or Irrigation; One-year guarantee on plants for 90-days. Prices good for 30 days. HAPPY TRAILS!!!	Subtotal	\$9,274.00
	Sales Tax (8.1%)	\$0.00
	Total	\$9,274.00

EXHIBIT H

BUILDERS RISK INSURANCE