Docusign Envelope ID: 351A2859-C014-8585-82B5-33C7166FCF46

CHANDLER arizona
Community of Innovation

PROJECT NO.: PR2401.401
CHANGE ORDER NO.: 1
DATE: 9/8/2026

This Change Order No. 1 ("Change Order No. 1") to the construction services agreement is made by and between the City of Chandler ("City"), and Hunter Contracting Co., an Arizona corporation ("CM@Risk"), on this _____ day of _____, 2026 ("Effective Date" by Clerk).

Change Order not valid until signed by both the City and the CM@Risk. CM@Risk's signature indicates Agreement herewith, including any adjustments in the Agreement Price or Agreement Time.

Project Name: Mesquite Groves Park

Project No.: PR2401.401

User Dept: Community Services NTP Date: 4/6/2026

TO: Hunter Contracting Co. (CM@Risk) 701 N. Cooper Road, Gilbert, AZ 85233 (Mailing Address)

Michael Gonzales (Company Representative) michaelg@huntercontracting.com (Email Address)

CM@Risk must make the following changes to this Agreement:
(Detail scope change (Exh. A) / cost breakdown (Exh. B), if needed)

GMP 2 is for the construction of the PWCD turnout structure that will serve as a non-potable water source for the park lake and irrigation system. The work under this GMP 2 must be completed during the annual RWCD dry-up, which occurs each December.

Amendment authorized by Owner Name: Kurt Hoffman **Date:** 9/8/2026

Original Agreement amount:	$5,050,058.17
Previous Change Order total:	n/a
Last Agreement amount approved by Council:	$5,050,058.17
This Change Order:	$192,436.13
This Change Order + previous Change Order(s) not approved by Council total:	$192,436.13
Revised Agreement total:	$5,242,494.30

Council Approval Required (yes indicates approval required)	**YES**	**NO**
Change Order(s) total over $100,000:	☒	☐
Change Order(s) total causes Agreement to exceed $100,000:	☐	☒

Agreement Time	
Agreement time prior to this Change Order (including previous change order(s):	400 Calendar Days
Net change resulting from this Change Order:	0 Calendar Days
Revised Agreement time (including this Change Order):	400 Calendar Days

Council Approval (if applicable)

Council Approval Date: **10/15/2026**

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THE ABOVE IS AGREED TO BY:

"CITY"
CITY OF CHANDLER

Mayor

RECOMMENDED BY:

Daniel Haskins — September 18, 2026
Daniel Haskins, P.E.

APPROVED AS TO FORM:

City Attorney JMB

ATTEST:

City Clerk — Seal

"CM@RISK"
HUNTER CONTRACTING CO.

Dig Karki — September 18, 2026
Signature — Date

Dig Karki
Print Name

President
Title

digk@huntercontracting.com
Signer Email Address

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EXHIBIT A

PROJECT DESCRIPTION

This project is located on 100 acres of the northwest corner of Val Vista Drive and Riggs Road for the development of Mesquite Groves Park. Located north of the Mesquite Groves Aquatic Center (5901 S. Hillcrest Dr.) and Basha High School (5990 S. Val Vista Dr.)

This project includes proposed park features and amenities that include, but are not limited to: roadway, parking lots, and all related traffic infrastructure; lighted multi-use, cricket, and five acre fishing lake and associated recirculation system; splash pad; landscape and irrigation; hard and soft surface walking paths; various playgrounds and fitness equipment; ramadas and shade structures; restroom buildings; and other standard park amenities.

Other anticipated future phases include the following programming: diamond fields; volleyball and pickleball courts; skate park; pump track; dog park; maintenance facility.

GMP 2 DESCRIPTION

This GMP is for the construction of the RWCD Turnout Structure that will serve as a water source for the lake, which will be constructed with a future GMP. This GMP is submitted at this time to take advantage of the RWCD dry-up which occurs each year in the month of December.

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EXHIBIT B
CM @ RISK GMP SUMMARY

Project Name: Mesquite Groves | Date: 9/3/2026
Project Location: Val Vista and Riggs | **GMP 2**
City of Chandler Project No.: PR2401.401 | RWCD Turnout Structure

		Amount
A. Cost of Work		
A1 Cost of Work (self perform, no mark-up)		$63,272.73
A2 Cost of Work (subcontractors, suppliers, material)		$24,111.84
	TOTAL COST OF WORK:	**$87,384.57**
B. General Conditions		**$28,896.22**
	SUBTOTAL 1 (Cost of Work) (A + B):	**$116,280.79**
C. CM@Risk's Fee	7.50%	**$8,721.06**
	SUBTOTAL 2 (A + B + C):	**$125,001.85**
D. Bonds and Insurance (on Subtotal 1)		
D1 Bonds (Payment and Performance)	0.77%	$962.51
D2 Insurance	1.00%	$1,250.02
	TOTAL BONDS & INSURANCE:	**$2,212.53**
	SUBTOTAL 3 (SUBTOTAL 2 + BONDS & INS):	**$127,214.38**
E. Sales Tax		
E1 Sales Tax	5.07%	$6,449.77
E2 Tax Credits		$0.00
	TOTAL SALES TAX:	**$6,449.77**
F. Approved Allowances		
F1 Owner's Allowance		$0.00
F2 Owner's Allowance for Water and Wastewater		$0.00
	TOTAL ALLOWANCES:	**$0.00**
G. Contingencies		
G1 Additional Turnout Structure Contingency		$47,143.90
G2 Contractor Contingency		$5,814.04
G3 Owner Contingency		$5,814.04
	TOTAL CONTINGENCIES:	**$58,771.98**
	TOTAL GMP PROPOSAL:	**$192,436.13**

Establishment of Values:

a. Cost of Work (A) and Allowances (F) to be submitted with GMP Proposal.

b. General Conditions Cost (B) to be established in Baseline Cost Model.

c. CM@Risk Fee as set forth in Section 3.7.3 of this Contract

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EXHIBIT B.1
SCHEDULE OF VALUES

Mesquite Groves **Date: 9/3/26**

Project No. PR2401.401

Schedule of Values		GMP 2			
Bid Item	**Description**	**Bid Qty**	**UM**	**Unit Cost**	**Total Cost**
1	**REMOVALS**	**1**	**LS**	**$ 1,931.58**	**$ 1,931.58**
1.9	Remove Concrete Lined Ditch for Turnout Structure	21	LF	$ 91.98	$ 1,931.58
2	**EARTHWORK**	**1**	**LS**	**$ 1,709.31**	**$ 1,709.31**
2.2	Site Clearing & Grubbing	1	AC	$ 1,709.31	$ 1,709.31
6	**LAKE**	**1**	**LS**	**$ 47,143.90**	**$ 47,143.90**
6.20	Lake Turnout Structure	1	EA	$ 41,806.22	$ 41,806.22
6.21	24" RGRCP Stub Out for Lake Fill Line	8	LF	$ 266.71	$ 2,133.68
6.22	Concrete Channel Lining	360	SF	$ 8.90	$ 3,204.00
18	**PROJECT REQUIREMENTS**	**1**	**LS**	**$ 36,599.78**	**$ 36,599.78**
18.1	Mobilization	1	LS	$ 5,876.48	$ 5,876.48
18.2	Construction Survey and As-Builts	1	LS	$ 1,200.00	$ 1,200.00
18.3	Compliance Testing (QC/QA)	1	LS	$ 1,500.00	$ 1,500.00
18.4	Traffic Control	1	MO	$ 6,950.00	$ 6,950.00
18.5	SWPPP	1	LS	$ 4,745.05	$ 4,745.05
18.6	Site Facilities Set Up (Fixed Costs)	1	LS	$ 9,167.98	$ 9,167.98
18.7	Duration Driven Costs (By Month)	1	MO	$ 7,160.27	$ 7,160.27
19	**GENERAL REQUIREMENTS**	**1**	**LS**	**$ 28,896.22**	**$ 28,896.22**
19.1	Project Supervision	1	MO	$ 28,896.22	$ 28,896.22
	SUBTOTAL - COST				**$ 116,280.79**
		1			
	Contingency				**$ 58,771.98**
	Additional Turnout Structure Contingency	1		$ 47,143.90	$ 47,143.90
	Contractor Contingency	5.00%		$ 116,280.79	$ 5,814.04
	Owner Contingency	5.00%		$ 116,280.79	$ 5,814.04
	SUBTOTAL - CONTINGENCIES				**$ 58,771.98**
	Tax, Bond, Insurance, Fee				**$ 17,383.36**
	GRANDTOTAL				**$ 192,436.13**

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EXHIBIT B.2

ASSUMPTIONS & CLARIFICATIONS

1) Section 1 REMOVALS:
    a. None

2) Section 2 EARTHWORK:
    a. Clearing and Grubbing area minimized to perform RWCD work only and for access to and for the laydown area.

3) Section 6 LAKE:
    a. 24” RGRCP Stub Out for Lake Fill Line: This line item does not include any cost for a pipe collar to connect this stub out to the future fill line which is currently designed with HDPE pipe.

4) Section 18 PROJECT REQUIREMENTS:
    a. SWPPP: these costs include NOI permit, a track out pad and a concrete washout area.
    b. Site Facilities Set Up: this item includes the following –
        i. Construction Fence delivery and set up
        ii. Project Signs, 2 EA (these will remain for the next GMP scope of work)
        iii. Dust Control Permit
        iv. Clean Up at completion
    c. Duration Driven Costs: this item includes the following items for the duration of the work associated with this GMP.
        i. Builders Risk Insurance premium
        ii. Fence Rental monthly charge; water and Ice; J-john; and Handwash station
        iii. Equipment Service (fueling)
        iv. Sweeper
        v. Construction Water

5) Section 19 GENERAL REQUIREMENTS:
    a. Management requirements for the project with the following breakdown for this scope:
        i. Project Manager 32 HR
        ii. Superintendent 160 HR
        iii. Project Engineer 32 HR

6) CONTINGENCY:
    a. Additional Turnout Structure: we are working with RWCD to construct an additional turnout structure that will be temporarily used to provide construction water for the project. If this is approved by RWCD we will construct the second structure during the same dry up period. This will be the most economical source of construction water for the project.

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EXHIBIT B.3

GMP 2 PLANS AND SPECIFICATIONS

The following documents were referenced to establish pricing for this GMP:

Plans:

- “Mesquite Groves Park RWCD Turnout Structure”; Project No. PR2401.501; Submittal dated August 3, 2026 by EPS Group

Specifications:

- None

Geotechnical:

- None

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EXHIBIT B.4
SUBCONTRACTOR COMPARISON

Mesquite Groves **Date: 9/3/26**

Project No. PR2401.401

Item	Scope	Subcontractor	Bid	Selected	Notes
6	**LAKE - Structure Hardware**		**$ 5,045.00**		
		Bar T Equipment	$ 5,045.00	X	
		Grate Solutions	$ 9,700.00		
		SH Engineering	$ 16,250.00		

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Selected Subcontractor Quote

Estimate

Bar T Equipment Service, Inc.
PO Box 6254
Goodyear, AZ 85338
623-377-8492
ROC 281155 (CR56)
ROC 309542 (CR24)

Reference No.: 26285
DATE: August 21, 2026

EXPIRATION DATE: **September 20, 2026**

To: Hunter Contracting
Name: Malcolm George

SALESPERSON		PROJECT
Don Bassett (623) 694-5180 dbassett@bartequipment.com		Mesquite Groves RWCD Turnout Structure

ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	
1	1	Each	Fabricate and install Turnout Structure hardware, Includes	$5,045.00	$ 5,045.00
			(1) 3'8x2'1 RWCD-19 Hinged trash rack, (1) 3'6x4'2x3lb/ft expanded		
			metal cover with hinged door, (1) 3'x4'2x3lb/ft expanded metal		
			cover with hinged door, (1) 4'x4'x3lb/ft expanded metal cover,		
			2 coats primer, 2 coats Gun Metal Grey Enamal paint and installation		

Excludes Delivery on uninstalled items.

As of 2/1/19 ALL NEENAH FOUNDRIES HARDWARE NEEDS TO BE PAID FOR AT TIME OF PICK UP, WE APOLOGIZE FOR THE INCONVENIENCE

Railing to be paid based on actual linear feet fabricated and/or installed after field measured & verified.

Nose angle over 25' in length will be fabricated in 2 pieces and welded in the field by contractor

Price subject to change due to fluctuating steel market and possible pending government tariffs.

This quote is valid for the specifics called out above. Any changes in dimensions, materials, quantities, or otherwise may alter the price set forth in this quote. Any and all taxes to be charged at time of invoicing where applicable by law.

IF HARD DIG OR POT HOLING IS NECESSARY FOR TYPE 4 HANDRAIL INSTALLATION ADDITIONAL CHARGES WILL OCCUR

	$ 5,045.00
SUBTOTAL:	**$ 5,045.00**

To accept this quotation, please sign here & print name or issue a purchase order or subcontract and return:

_____

THANK YOU FOR THE OPPORTUNITY TO QUOTE THIS WORK FOR YOU!