

Exhibits List

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Exhibit A

RFP EM26-TSM01 Power Tech Proposal



PROPOSAL

Traffic Signal Maintenance

Request for Proposal EM26-TSM01

Submitted to:

City of El Mirage

10000 N El Mirage Rd, El Mirage, AZ 85335

Submitted by:

Power Tech Contracting

Matt Allen, Chief Executive Officer | matt@powertechcontracting.com

AZROC 295581 (A General Engineering) | AZROC 330935 (A-17 Electrical & Transmission Lines)

July 21, 2026

Executive Summary

Power Tech Contracting appreciates the opportunity to submit this proposal for the City of El Mirage Traffic Signal Maintenance contract. The scope described in this RFP — a municipal signal system with signalized intersections, HAWK signals, and school zone flashers, maintained to a first-class standard with responsive emergency service — is precisely the type of contract Power Tech performs on a regular basis. We currently manage multiple municipal signal maintenance contracts of this same size and scope across Arizona, and have done so continuously since 2015, alongside work for larger agencies including the City of Phoenix, the City of Glendale, and the Arizona Department of Transportation.

We want to be direct about how we approach municipal maintenance contracts, because it defines everything else in this proposal:

- **We partner, we don't just contract.** We approach every maintenance contract as a long-term partnership — working as an extension of the City's Public Works team rather than as an outside vendor. In our experience, lasting partnerships are built on performing the work according to the scope, communicating openly, and establishing fair, sustainable pricing from the outset, so the relationship is not burdened by recurring change orders or price increases and the City can budget with confidence for the full term.
- **We maintain digital records, not just paper logbooks.** Every intersection, every visit, every repair is documented in our proprietary Light America digital asset management platform — with photos, technician notes, equipment inventory, and complete service history visible to authorized City staff from any device. The cabinet logbook required by this RFP is maintained as well; the City simply gets a permanent digital record on top of it.
- **A broad reference base.** Because we serve a diverse group of agencies and municipalities across Arizona, we have provided contact information beyond our formal references, and the City is welcome to reach out to any of them. Several municipalities with signal systems comparable to the City's first hired Power Tech as far back as 2015 and have retained us ever since as their sole signal maintenance provider.

El Mirage's system — fourteen signalized intersections, four HAWK signals, four school zone flashing systems, and the fire station signal — is squarely within the scale and scope of systems we maintain today. Our IMSA-certified technicians, 24-hour dispatch, fully equipped service fleet, and established preventative maintenance program allow us to assume responsibility for the City's system on day one, with no learning curve and no subcontractors: Power Tech self-performs all of its maintenance work. What that means for the City, practically, is that signal maintenance becomes something Public Works no longer has to worry about — the inspections happen, the reports arrive, the emergencies get answered, and the system stays in first-class working order.

1. Project Understanding

The City of El Mirage requires a single, qualified contractor to keep its traffic control system in first-class working order at all times: fourteen signalized intersections along the Dysart Road, El Mirage Road, Thunderbird Road, Cactus Road, Peoria Avenue, and Olive Avenue corridors; four HAWK pedestrian signals; four school zone flashing systems serving the Thunderbird Road and Thompson Ranch school areas (including programming at the start of each school year); and the fire department signal at 13601 N. El Mirage Road.

We understand this contract to require three distinct disciplines, and we have structured our program accordingly:

Preventative Maintenance

Monthly inspection of every signal location — controllers, relays, detection, preemption, signal heads, and cabinets — with a written monthly report to the City; bi-annual testing of controllers, UPS systems, conflict monitors, and loop detectors in accordance with the latest IMSA specifications and ITE preventative maintenance requirements; semi-annual cleaning of reflectors, lenses, and lamps; and annual washing of heads, posts, and cabinets. Our technicians maximize every scheduled visit: while on site they inspect related equipment, verify critical timing settings with a stopwatch, tighten and align hardware, and correct developing deficiencies before they become emergency calls. An ounce of prevention is worth a pound of cure — and it is the single most effective way to lower the City's total cost of ownership.

Emergency Response

Traffic signal failures are public safety events. Power Tech maintains a 24-hour, 7-day dispatcher, multiple on-call IMSA-certified technicians, and fully stocked service and aerial trucks. Power Tech operates 24-hour emergency response programs today for the City of Phoenix and the City of Glendale — Glendale immediately borders El Mirage — responding to knockdowns, outages, and storm damage across systems far larger than the City's. Across those operations our typical emergency response is approximately 90 minutes or less. The City of El Mirage will receive that same level of service: our internal response standard for the City will remain 90 minutes, and Power Tech commits to being on site within two (2) hours of any emergency call — half the four-hour window this RFP requires — 100% of the time, 24 hours a day, weekends and holidays included. Controller failures, lights out, knockdowns, and red-light-out conditions are treated as emergencies, and we maintain communication with City staff from dispatch through completion. Automated completion reports — findings, corrective action, photographs, and recommendations — can be delivered to the City immediately upon closure of any emergency call.

Asset Management and Reporting

Every maintenance activity is recorded twice: in the cabinet logbook required by Section 3.6, and permanently in our Light America asset management platform. Authorized City personnel receive access, giving Public Works complete visibility into maintenance history, equipment inventory, technician notes, photographs, and repair recommendations for every intersection — without a field visit. Monthly activity reports, the annual Condition Report required by Section 3.9, and bi-annual testing results are generated from this same system, so the City's records are always current, complete, and consistent.

We also understand what this contract prohibits and requires administratively: no subcontractors (Power Tech self-performs all work); City authorization before any timing change, with written records kept in the cabinet and in our platform; barricading per the City of Phoenix Traffic Barricade Manual, latest edition; marked, Arizona-licensed vehicles with warning lights and 24-hour communications; Blue Stake locating support; and careful receipt, storage, and accounting of any City-furnished materials.

2. Similar Projects Completed

Power Tech has provided municipal traffic signal maintenance continuously since 2015, and the clearest evidence of our qualification is not the list of clients — it is how long they have stayed. The Town of Fountain Hills and Town of Paradise Valley (both since 2015) operate signal systems comparable to the City of El Mirage's, and both have retained Power Tech continuously as their sole signal maintenance provider. Our current and recent municipal signal clients also include the City of Sedona, Town of Camp Verde, Pinal County, Town of Queen Creek, City of Casa Grande, City of Maricopa, City of Coolidge, and City of Eloy. These contracts cover the same equipment El Mirage operates: traffic signal controllers, cabinets, UPS systems, conflict monitors, vehicle and video detection, pedestrian detection, emergency vehicle preemption, HAWK signals, school zone flashing beacons, communications equipment, and associated infrastructure.

Beyond maintenance, Power Tech has completed transportation infrastructure projects for the Arizona Department of Transportation, including major signal structures, overhead conductor replacement, intelligent transportation systems (ITS), and temporary traffic control — the same capabilities required for the Extra Work scope in Section 3.13 of this RFP, from signal reconstruction and pole replacement to conduit and conductor repair and temporary signal installation.

Municipal Client	Client Since	Scope	Reference
Town of Fountain Hills	2015	Full signal system maintenance, emergency response, PM program	Justin Weldy Public Works Director jweldy@fountainhillsaz.gov (602) 721-2646
Town of Paradise Valley	2015	Full signal system maintenance, emergency response, PM program	Robert Deserano Public Works Superintendent rdeserano@paradisevalleyaz.gov (623) 552-8938
City of Sedona	2016	Signal maintenance and emergency response	Victor Estrada Right-of-Way Specialist VEstrada@sedonaaz.gov (928) 274-2050
Town of Camp Verde	2016	Signal maintenance and emergency response	Shane Allen Streets Supervisor Shane.Allen@campverde.az.gov (928) 239-0360
City of Phoenix	2019	Lighting maintenance, emergency response, and CIP projects	Chris Parkllan Streetlighting Specialist christopher.parkllan@phoenix.gov (602) 509-2423

Municipal Client	Client Since	Scope	Reference
Pinal County	2020	Signal maintenance and emergency response	Robert Martinez Traffic Signal Specialist robert.martinez@pinal.gov (520) 483-8099
Town of Queen Creek	2022	Signal maintenance, HAWK and school flashers	Kevin Pagsolingan Management Analyst kevin.pagsolingan@queencreekaz.gov (602) 505-7055
City of Casa Grande	2022	Signal maintenance and emergency response	Josh Florez Traffic Signal Specialist Joshua_Florez@casagrandeaz.gov (520) 754-0160
City of Maricopa	2023	Signal maintenance and emergency response	Monir Zaman City Traffic Engineer Monir.Zaman@maricopa-az.gov (480) 939-1216
Arizona Department of Transportation	2023	Signal structures, ITS, conductor replacement, TTC	James T. White Central Signal Supervisor jwhite4@azdot.gov (602) 359-2270
City of Glendale	2024	Lighting maintenance, emergency response, and CIP projects	David Winters Street Light Program Manager dwinters@glendaleaz.com (623) 930-2946
City of Coolidge	2024	Signal maintenance and emergency response	Benjamin Navarro Public Works Director bnavarro@coolidgeaz.com (520) 723-6094
City of Eloy	2025	Signal maintenance and emergency response	Ralph Moran Streets Supervisor rmoran@EloyAZ.gov (520) 371-2472

Because we serve a diverse group of agencies and municipalities, we have included reference contacts beyond the City's formal reference requirements to provide a broad reference base. Please feel free to reach out to any of them regarding our response times, the quality of our work, our communication, and how we handle pricing over the life of a contract.

3. Response to Scope of Work

The following responds to each section of the Scope of Work. Where the RFP states a requirement, Power Tech's answer is simple: we comply, and in most cases the requirement describes work we already perform daily for other Arizona municipalities.

3.2 Proposed Work

Power Tech will furnish all labor, materials, transportation, and equipment to maintain the City's fourteen signalized intersections, HAWK signals, school flashing systems, and fire department signal in first-class working order at all times, and will maintain, repair, and program the two school zone flashing light systems at the beginning of each school year. These services are integrated into our daily operations; we can implement the City's full maintenance program immediately upon contract commencement.

3.3 Contract Time

Power Tech accepts the three-year initial term with up to two one-year extensions. We view maintenance contracts as long-term partnerships, and our pricing philosophy reflects it: we establish fair, sustainable pricing at the outset that allows us to deliver consistent quality across the full term while minimizing the need for price increases. Municipalities operate on fixed budgets; our goal is that the City can plan its signal maintenance budget for the life of the contract without recurring amendments.

3.4 Addition / Deletion of Signalized Intersections

Power Tech will add or remove intersections at the contract unit price upon written notice from the City. New intersections are incorporated through field verification, complete equipment inventory, photographic documentation, and entry into our preventative maintenance schedule and digital asset records. During any pre-acceptance period we will notify the City of part failures, guarantee matters, knockdowns, and construction-related stoppages at no additional cost, as required.

3.5 Guarantee

Power Tech guarantees all work and materials we provide for one year after maintenance completion, excluding expendables (lamps, fuses), damage from causes outside our control, and materials provided by others. Our philosophy is to repair it correctly the first time — quality workmanship and proven materials reduce repeat failures and long-term cost. Any workmanship deficiency identified will be investigated and corrected promptly at no cost to the City.

3.6 Certified Technician

Power Tech exceeds the requirement for an IMSA Level II technician:

- Jay Hatch — IMSA Traffic Signal Technician Level III, Traffic Signal Manager
- Austin Trampp — IMSA Traffic Signal Technician Level II
- Two additional technicians holding IMSA Level I certification, actively preparing for Level II

Our certified technicians will maintain the updated logbook in each cabinet, submit written monthly reports covering all activity, work performed, and recommendations for each signal, and notify the City's Public Works Department before performing maintenance or responding to any emergency call-out.

Beyond the cabinet logbook, every activity is documented in our Light America platform, giving the City complete maintenance history, technician notes, photographs, equipment inventory, and repair recommendations for every intersection — accessible to authorized City personnel from any location. Emergency completion reports can be distributed automatically upon closure, and routine reporting can be delivered daily, weekly, or monthly at the City's preference. This dual-record approach provides both the required physical documentation and a permanent digital record for full transparency and accountability.

3.7 Bi-Annual Testing

Power Tech will perform bi-annual testing and maintenance of all controllers, UPS systems, conflict monitors, and loop detectors per the latest IMSA specifications, incorporating ITE preventative maintenance requirements where applicable. Results and recommendations are documented and provided to the City to support maintenance planning and future capital improvement decisions.

3.8 On-Call Service

Power Tech provides 24-hour on-call service, including weekends and holidays, at no additional cost. The RFP requires emergency response (controller failures, lights out, knockdowns, any red light out) within four hours and routine response within twenty-four. Power Tech commits to a stronger standard: on site within two (2) hours of every emergency call, 100% of the time — half the required window. This is the same standard we operate under today across our 24-hour emergency response operations for the City of Phoenix and the neighboring City of Glendale, where our typical response runs approximately 90 minutes or less. El Mirage will receive that same level of service — our internal response standard for the City will be 90 minutes, with two hours as our contractual commitment. That performance is supported by multiple on-call technicians, a staffed 24/7 dispatch line, and fully equipped service vehicles already working in the west valley daily. Routine calls will be answered well within twenty-four hours. We will provide the City the names and contact information of at least two persons available for emergency repair and will keep that information current.

3.9 Prosecution of Work

Power Tech maintains a force of qualified personnel sufficient to answer emergency calls at any hour while continuing scheduled maintenance without interruption. Our fleet — bucket trucks, service trucks, cranes, and specialty equipment — is Arizona-licensed, clearly marked with company name and phone number, equipped with warning lights visible beyond 500 feet, and in continuous radio/cellular contact with our 24-hour dispatcher. We will designate written representatives available to the City at all times, correct any reported deficiency immediately and confirm completion in writing, submit the annual Condition Report covering equipment condition, breakdowns, major repairs, and recommendations, erect traffic control per the City of Phoenix Traffic Barricade Manual (latest edition), promptly report unauthorized or hazardous third-party work on City equipment, and support installation supervision and utility locating (Blue Stake) as requested at no additional cost.

More broadly: our aim on every maintenance contract is to operate as an extension of the City's Public Works Department — providing technical expertise, proactive recommendations, and transparent communication, not just completed work orders.

3.10 Material, Labor, and Equipment Furnished by the Contractor

Power Tech furnishes all transportation, testing instruments, tools, and qualified personnel at our own expense, and maintains storage and shop facilities with a substantial in-house inventory of spare controllers, cabinet components, conflict monitors, load switches, detection equipment, signal heads, and repair parts. Keeping inventory on hand is a deliberate commitment of ours: it is the difference between restoring an intersection tonight and waiting on a supplier. Upon contract commencement we will verify the make, model, sequence, and detection configuration of the City's controllers and ensure our inventory includes compatible temporary units for substitution during failures or overhauls, as required. We own

our equipment; we do not rent controllers, aerial lifts, or other equipment to service this contract. We recommend and furnish materials of proven long-term performance, submit manufacturer information for City approval as required, and stock our service vehicles so that the majority of repairs are completed on the initial response — minimizing return trips and disruption to the traveling public. Locks and keys will be maintained, replaced, and furnished to the City at our expense as required.

3.11 Material and Equipment Furnished by the City

Power Tech will transport, receive, document, store, protect, and account for all City-furnished parts, materials, and equipment in accordance with the contract, acknowledge receipt on City forms, permit inspection of storage facilities at any time, and deliver the complete stock — replaced or accounted for — at contract termination. City-owned inventory is tracked in our asset management system for accountability throughout the contract.

3.12 Maintenance Requirements

The maintenance program in this section closely mirrors the preventative maintenance program Power Tech performs today for municipalities across Arizona: monthly inspections with written reports; LED lamp replacement with reflector and lens cleaning; scheduled cleaning, testing, and overhaul of signal equipment; maintenance of loop, video, and pedestrian detection, preemption, controllers, cabinets, conflict monitors, load switches, and luminaires; corrosion prevention and appearance maintenance of all above-ground equipment; stopwatch verification of critical timing; alignment and tightness of heads, posts, cabinets, and foundations; hand hole plate maintenance and replacement; field wiring and grounding checks; and repair of detector loop and cable failures not caused by pavement or cable deterioration at our expense. At contract commencement, Power Tech will photograph and document the baseline condition of all detection, wiring, and adjacent pavement at each intersection in our asset management platform — a practice that protects both the City and the Contractor by making the cause of any future failure clear and verifiable rather than a matter of dispute. Damaged, worn out, or obsolete City-owned equipment will be returned to the City on request or disposed of at our expense.

3.13 Extra Work

Power Tech has extensive in-house capability for the Extra Work scope: repair and replacement of controllers, detectors, posts, mast arm poles, signal and pedestrian heads, foundations, hand holes, and cabinets; conduit and conductor repair beyond the post; equipment relocation with as-built drawings furnished to the City; and installation and removal of temporary signals. All extra work will be performed only upon written City authorization, quoted using the contract labor, equipment, and material rates, and documented with itemized cost statements per Section 3.13. Because no subcontractors are permitted under this contract, it matters that Power Tech self-performs this work with its own crews and equipment. Power Tech holds both an Arizona A General Engineering license (ROC 295581) and an A-17 Electrical and Transmission Lines license (ROC 330935), so structural work — foundations, pole and mast arm replacement, conduit — and electrical work are both performed under our own licensing, not farmed out.

3.14 Timing Settings

Power Tech will make no changes to signal timing or time clock settings without authorization from the City or responsible agency engineers. All authorized changes are recorded in a written record maintained

in the control cabinet and, in parallel, in our Light America platform — providing the City a complete, permanent history of every timing change with full accountability.

4. Our Approach to Price

Pricing is completed on the City's pricing form. What the numbers won't show is the philosophy behind them, so we will state it plainly: our monthly maintenance price is set to fully fund the level of service this proposal describes — certified technicians, 24-hour dispatch, stocked trucks, real preventative maintenance, and digital reporting — for the full term of the contract. We do not underbid maintenance and make it back on extra work, change orders, or renewal increases. The City should expect the price it awards to be the price it budgets, year after year, and a level of service that matches the investment.

Closing

The services requested in this RFP are not new to Power Tech — they are the same services we perform every day under municipal signal maintenance contracts across Arizona, and have performed continuously since 2015. Several of those municipalities first hired Power Tech nearly a decade ago and have retained us ever since. We are certified, equipped, staffed, and structured for exactly this work, and we approach every municipal contract the same way: as a long-term partnership in which we become a trusted extension of the City's Public Works team.

We appreciate the City of El Mirage's consideration and look forward to the opportunity to serve.



Power Tech crews performing overnight traffic signal work with company-owned aerial equipment.

Matt Allen

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Exhibit B

**RFP-EM26-TSM01-PowerTech Contracting-Pricing
per Month**

Line Item	Description	Quantity	Unit of Measure	Cost per Month	Total Cost per Month
	Complete Maintenance of Signal Controlled				
1	Intersections	14	Monthly	\$245.00	\$3,430.00
	Complete Maintenance of HAWK, School, &				
2	Fire Signals	7	Monthly	\$165.00	\$1,155.00
	Total				\$4,585.00

Three Year Cost Summary

FY 27 cost = \$4,585 x 12 months = \$55,020

FY 28 cost = \$4,585 x 12 months = \$55,020

FY 29 cost = \$4,585 x 12 months = \$55,020

Exhibit C

RFP-EM26-TSM01-PowerTech Contracting-Extra Work Pricing

Line Item	Description	Unit of Measure	Rate
1	Regular Hourly Rate for Extra Work (Tech II or higher)	Hourly Rate	\$115.00
2	Overtime Hourly Rate for Extra Work	Hourly Rate	\$175.00
3	Material Markup/Discount from List Price	Hourly Rate	\$15.00
4	Service Truck	Hourly Rate	\$85.00
5	Aerial Truck	Hourly Rate	\$125.00