



CITY OF FLAGSTAFF

- CONFIRMING CHANGE ORDER NO.
- DESIGN CONTRACT CHANGE ORDER NO.
- CONSTRUCTION CONTRACT CHANGE ORDER NO.
- CONTRACT ALLOWANCE UPDATE NO.

8

PROJECT NO. ST3369 **PROJECT NAME:** J.W. Powell Specific Plan Study

FILE NO. 03-16010 **PROJECT MANAGER:** David Pedersen

FIRM NAME: Peak Engineering, Inc.

Purchase Order Number: 18-001394		Line Number: 1		Current Amount \$ 1,750,716.21
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Change Order originated by: CITY OF FLAGSTAFF CONTRACTOR DESIGN FIRM OTHER: _____

DETAILED DESCRIPTION:

Change Order 8 will provide the authorization of additional contractual time and funding to complete the engineering design for the JWP Extension Project. The scope of the work includes final bridge design (from 60% through final design), additional hydraulic modeling, additional geotechnical engineering for the bridge and slope stability, as well as some project administration fees by Peak Engineering.

JUSTIFICATION:

This change order will fulfill the mission of this purchase order (PO) with the completion of the JWP Extension engineering design. The City did not know a bridge would be possible until the City got the CMAR contractor on board. With the addition of the bridge comes additional bridge design, hydraulic modeling, geotechnical engineering, and project and sub-consultant administration that comes with the extra scope. All of these components are necessary for the final design and construction documents needed for construction.

TIME ANALYSIS:

The work associated with this change order will require an additional 214 calendar day contract time extension. The new contract duration will be 3,918 calendar days, ending 31 December 2026.

COST ANALYSIS:

The change order will request an additional \$207,577.00 of funding and the new value of the purchase order shall become \$1,958,293.21. The funding for this Change Order will come from account 048-10-117-3369-6-4421 and is accounted for with FY26 (\$8,750,000) and FY27 (\$22,875,000) funds.

CITY OF FLAGSTAFF		PROJECT STATUS FORM		
PROJECT NAME: J.W. Powell Specific Plan Study		<input checked="" type="checkbox"/> Design <input type="checkbox"/> Construction <input type="checkbox"/> Other		
PROJECT NO. <u>ST3369</u>		FILE NO. <u>03-16010</u>		
ACCT. NO. <u>048-10-117-3369-6-442</u>	<u>100.00</u> %	GRANT FUNDED? NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>	% OF GRANT FUNDING - <u>0</u>	
ACCT. NO. _____	_____ %	IF YES, WHAT IS GRANT NAME: <u>N/A</u>		
ACCT. NO. _____	_____ %	GRANT ACCOUNT NUMBER: <u>N/A</u>		
COUNCIL APPROVAL DATE: <u>02/20/2018</u>		ORIGINAL CONTRACT AMOUNT: <u>\$ 316,299.00</u>		
PROJECT BUDGET (FY <u>26</u>) \$ <u>8,750,000.00</u>		PROJECT BUDGET (FY <u>27</u>) \$ <u>22,875,000.00</u>		
NOTICE TO PROCEED DATE: <u>04/09/2018</u>		ORIGINAL CONTRACT PERIOD (calendar days): <u>205</u>		
ORIGINAL COMPLETION DATE: <u>12/30/2018</u>		ORIGINAL CONTRACT ALLOWANCE: <u>\$ 0.00</u>		
DESIGN FIRM: <u>Peak Engineering, Inc.</u>				
Change Orders	C.O. Amount	C.O. Days	Start Date	REASON FOR CHANGE
Revision Date	New Total	New Total	New Comp. Date	
1				SEE DETAILS ON PAGES 4 AND 5.
2				
3				
4				
5				

COMMENTS: The allocations shown above are inclusive of all Change Orders shown. If there are more than 5 Change Orders, please request a separate form from Purchasing that includes additional spaces. Thank you!

END DATES

ORIGINAL CONTRACT PERIOD	<u>265</u>	Days	(<u>12/30/2018</u>)	ORIGINAL CONTRACT	\$ <u>\$ 316,299.00</u>
PRIOR TIME CHANGES	<u>3439</u>	Days	(<u>05/31/2025</u>)	TOTAL PRIOR VALUE CHANGES	\$ <u>\$ 1,434,417.21</u>
THIS TIME CHANGE	<u>214</u>	Days	(<u>12/31/2026</u>)	VALUE OF THIS CHANGE	\$ <u>\$ 207,577.00</u>
NEW CONTRACT PERIOD	<u>3918</u>	Days	(<u>12/31/2026</u>)	NEW CONTRACT	\$ <u>\$ 1,958,293.21</u>



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PROJECT NO. ST3369 **PROJECT NAME:** J.W. Powell Specific Plan Study

FILE NO. 03-16010 **PROJECT MANAGER:** David Pedersen

SIGNATURES

SUBMITTER

Project Manager 05/28/2026 **Approved Signature** 
Date

Division Head 05/22/2028 **Approved Signature** Paul Mood Digitally signed by Paul Mood
Date: 2026.05.22 15:28:40 -07'00'

COMMITTEE

Water Services 2026-05-29 **Approved Signature** Douglas Slover Jr Digitally signed by Douglas Slover
Date: 2026.05.29 14:07:14 -07'00'

Public Works 5-29-2026 **Approved Signature** 

City Engineering 06/01/2026 **Approved Signature** Paul Mood Digitally signed by Paul Mood
Date: 2026.06.01 09:33:55 -07'00'

City Attorney _____ **Approved Signature** Christina A. Kinnear Digitally signed by Christina A. Kinnear
Date: 2026.06.01 11:21:51 -07'00'

Finance 06/01/2026 **Approved Signature** 

Purchasing (Chair) _____ **Approved Signature** Patrick Brown Digitally signed by Patrick Brown
Date: 2026.06.01 13:19:25 -07'00'

EXECUTIVE

City Manager _____ **Approved Signature** _____

Council Meeting Date (if required) 06/16/2026 **Council Approved?** Yes No

We have given careful consideration to the proposed and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, and perform all services necessary for the work specified.

FIRM NAME: Peak Engineering, Inc. **Signature:** Julie Leid Digitally signed by Julie Leid
Date: 2026.05.22 14:45:02 -07'00'

Date: 05/22/2026 **Print Name and Title:** Julie Leid, Principal

Change Orders	C.O. Amount	C.O. Days	Council Date	REASON FOR CHANGE
Revision Date	New Total	New Total	New Comp. Date	
1	\$ 12,925.00	265.00	2/20/2018	Change Order 1 - Alternative alignment study for South Fourth St./JWP
11/8/2018	\$ 329,224.00	361.00	4/5/2019	
2	\$ 0.00	30.00	2/20/2018	Field Order 1 - Project on Hold
3/28/2019	\$ 329,224.00	391.00	5/5/2019	
3	\$ 0.00	30.00	2/20/2018	Field Order 2 - Project on Hold
4/17/2019	\$ 329,224.00	421.00	6/4/2019	
4	\$ 0.00	30.00	2/20/2018	Field Order 3 - Project on Hold
6/4/2019	\$ 329,224.00	451.00	7/4/2019	
5	\$ 0.00	30.00	2/20/2019	Field Order 4 - Project on Hold
6/25/2019	\$ 329,224.00	481.00	8/3/2019	
6	\$ 0.00	30.00	2/20/2018	Field Order 5 - Project on Hold
8/3/2019	\$ 329,224.00	511.00	9/2/2019	
7	\$ 0.00	30.00	2/20/2018	Field Order 6 - Project on Hold
9/2/2019	\$ 329,224.00	541.00	10/2/2019	
8	\$ 0.00	30.00	2/20/2019	Field Order 7 - Project on Hold
9/30/2019	\$ 329,224.00	571.00	11/1/2019	
9	\$ 0.00	30.00	2/20/2018	Field Order 8 - Project on Hold
10/28/2019	\$ 329,224.00	601.00	12/1/2019	
10	\$ 0.00	30.00	2/20/2018	Field Order 9 - Project on Hold
11/27/2019	\$ 329,224.00	631.00	12/31/2019	
11	\$ 0.00	30.00	2/20/2018	Field Order 10 - Project on Hold
12/23/2019	\$ 329,224.00	661.00	1/30/2020	
12	\$ 0.00	30.00	2/20/2018	Field Order 11 - Project on Hold
1/15/2020	\$ 329,224.00	691.00	2/29/2020	
13	\$ 0.00	30.00	2/20/2018	Field Order 12 - Project on Hold
2/20/2018	\$ 329,224.00	721.00	3/30/2020	
14	\$ 0.00	30.00	2/20/2018	Field Order 13 - Project on Hold
3/25/2020	\$ 329,224.00	751.00	4/29/2020	
15	\$ 0.00	30.00	2/20/2018	Field Order 14 - Project on Hold
4/28/2020	\$ 329,224.00	781.00	5/29/2020	
16	\$ 0.00	30.00	2/20/2018	Field Order 15 - Project on Hold
5/26/2020	\$ 329,224.00	811.00	6/28/2020	

17	\$ 0.00	262.00	2/20/2018	Change Order 2 - Time extension necessary to complete project upon new time line and scope of work.
6/24/2020	\$ 329,224.00	1,073.00	3/17/2021	
18	\$ 0.00	0.00	2/20/2018	Field Order 16 - Reallocation of unbilled line items to line items which increased in scope of work.
7/23/2020	\$ 329,224.00	1,073.00	3/17/2021	
19	\$ 41,401.25	30.00	2/20/2018	Change Order 3 - Additional public involvement during Phase 1
9/23/2021	\$ 370,625.25	1,103.00	4/16/2021	
20	\$ 115,353.34	540.00	2/20/2018	Change Order 4 - Additional design work and analysis, public involvement and cost estimates for
9/23/2021	\$ 485,978.59	1,643.00	10/8/2022	
21	\$ 0.00	0.00	2/20/2018	Field Order 17 - Reallocation of unbilled line items to cover increased planning efforts for Specific Plan effort.
1/27/2023	\$ 485,978.59	1,643.00	10/8/2022	
22	\$ 220,142.62	601.00	2/20/2018	Change Order 5 - Additional time and funding to complete a Specific Plan
3/16/2023	\$ 706,121.21	2,244.00	5/31/2024	
23	\$ 0.00	365.00	2/20/2018	Change Order 6 - Additional time for Specific Plan with the revised alignment
5/23/2024	\$ 706,121.21	2,609.00	5/31/2025	
24	\$ 1,044,595.00	1,096.00	2/20/2018	Change Order 7 - Engineering design services of new JWP Extension
7/1/2025	\$ 1,750,716.21	3,704.00	5/31/2028	
25	\$ 207,577.00	214.00	2/20/2018	Change Order 8 - Bridge design hydraulic modeling, geotech
6/16/2026	\$ 1,958,293.21	3,918.00	12/31/2026	
26				
27				
28				
29				
30				
FINAL PAYMENT	\$ 1,958,293.81	3918	12/31/2026	

**CHANGE ORDER #8 – JWP SPECIFIC PLAN STUDY, PHASE 1
JWP BOULEVARD BRIDGE DESIGN SCOPE OF SERVICES**

Date: May 13, 2026
Rev. 1 May 15, 2026

Project: John Wesley Powell Specific Plan Study, Phase 1

COF Project No: 03-16010 (PO 18-001394)

Peak Project No: 17COF02

Prepared For: David Pedersen, Capital Improvements Project Manager

Prepared By: Julie Leid, P.E.

We have prepared this change order request to the John Wesley Powell Specific Plan Study, Phase 1 project for preparation of construction documents for the JW Powell Boulevard bridge crossing of the Rio de Flag. Specifically, this scope of services advances design of the bridge from a 60% design to construction ready documents and includes construction phase support services. Bridge design requires additional hydraulic modeling and geotechnical investigation.

Part of final design is preparation of a final plat for the land division created on the Elk Ridge property by the JWP right of way dedication. This work will occur after final design when extent of drainage and utility easements are determined. There is additional time included for creation of new sewer and water easements on Little America property.

The project requires crossing an APS transmission main and there are additional requirements for this crossing including loading calculations, extra protection and coordination of street lighting. The requirements are above and beyond typical engineering practice. This change order includes an allowance for coordination with APS and preparation of additional documentation to support crossing the transmission main.

Please refer to WSP's proposal, attached to and made part of this scope, for structural engineering of the bridge.

Please refer to JE Fuller's proposal, attached to and made part of this scope, for hydraulic analysis of the bridge design.

Please refer to Ninyo & Moore's proposal, attached to and made part of this scope, for geotechnical investigation and engineering for the bridge piers.

An allowance is included for additional geotechnical field work during construction for slope stability. The design requires significant cut through a portion of the Elk Ridge property. Should the cut be in competent rock, the cut slope could be steeper and would reduce the construction limits. This would be determined during construction and would require evaluation by a geotechnical engineer.

FEE SUMMARY

Current Contract Amount:	\$1,750,716.21
Peak Engineering	\$11,700
WSP Bridge Final Design & Construction Phase Services:	\$165,627*
JE Fuller Additional Hydraulic Modeling:	\$5,500*
Ninyo & Moore Geotechnical Engineering for Bridge:	\$21,450*
Geotechnical Engineering (Slope Stability)	\$3,300*
Subtotal Change Order #8:	\$207,577.00
Total PROPOSED Contract Amount:	\$1,958,293.21

*Subconsultants include a 10% markup

Please refer the attached cost detail spreadsheet.

SCHEDULE EXTENSION

The current contract end date is May 31, 2028. Based on the tentative schedule from the CMAR Contractor, we request a schedule extension of **214 days** for a completion date of December 31, 2028.

Client Name: City of Flagstaff

Project Name: JWP Roadway, CO#8

Project Number: 17COF01

Client Information

Name: David Pedersen, CI PM

Address:

Project Budget Summary

Task	Task Description	Hourly Rate:		Principal Engineer		Project Manager		Project Engineer		Designer		Technical Drafter		Clerical		Total Hours	Labor Cost per Task
		Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars		
1	APS Transmission Main Crossing	-	\$ -	-	\$ -	-	\$ -	-	\$ -	9.00	\$ 1,350	-	\$ -	-	\$ -	22.00	\$ 4,145
2	Final Plat (Elk Ridge)	2.00	\$ 480	5.00	\$ 1,075	-	\$ -	-	\$ -	40.00	\$ 6,000	-	\$ -	-	\$ -	47.00	\$ 7,555
3		-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
4		-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
5		-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
6		-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
7		-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
8		-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
9		-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
10		-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
LABOR TOTAL:			\$ 480		\$ 3,870		\$ -		\$ -		\$ 7,350		\$ -		\$ -		\$ 11,700

Reimbursable Project Expenses

A	Printing & Reprographics	\$ -
B	Mileage	\$ -
C	Meals & Lodging	\$ -
D	Equipment	\$ -
E	Other (Parking)	\$ -
F		\$ -
G		\$ -
RPE TOTAL:		\$ -

Sub-Consultants

WSP (Bridge Design)	\$ 150,570	10%	\$ 165,627
JE Fuller (Bridge Hydr.)	\$ 5,000.00	10%	\$ 5,500
N&M (Bridge Borings)	\$ 19,500	10%	\$ 21,450
Geotech (Slope Stability)	\$ 3,000	10%	\$ 3,300 (Allowance)
		10%	\$ -
		10%	\$ -
		10%	\$ -
SUB-CONSULTANT TOTAL:			\$ 195,877

PROJECT TOTAL:
\$ 207,577



**WSP USA
Subcontract to Peak Engineering, Inc
Peak Project No. 17COF02
City of Flagstaff Project No. ST3369**

**Scope of Work
For
Peak Engineering, Inc.
JW Powell Bridge Final Design Phase II & PDS
Contract Modification 1**

May 2026

GENERAL DESCRIPTION OF WORK:

WSP USA (WSP) will provide Design Services for a proposed two-span slab bridge across the Rio de Flag as part of the JW Powell development for the City of Flagstaff as a subconsultant to Peak Engineering, Inc (PEAK). The general scope of this work includes the final design from 60% to PS&E bridge design and construction documents for the proposed bridge structure. Additional services for post design coordination are included in this scope.

This work will be performed in coordination with other disciplines from separate firms responsible for roadway and drainage components. It is anticipated that the duration of this task will be approximately 6 months. Extensions in time of this phase based on delays from obtaining input, feedback, or acceptance from Stakeholders of concepts evaluated will result in additional project costs.

PAYMENT TERMS:

WSP will provide the services outlined in this scope of work on a NOT TO EXCEED basis based on the RATE SCHEDULE shown below. Additional work not covered in this scope may be added as additional work through contract modification.



Rate Classification	Rate
Project Principal	\$ 330.00
Sr Project Manager	\$ 310.00
Project Manager	\$ 260.00
Resident Engineer	\$ 245.00
Project Engineer-Sr	\$ 295.00
Project Engineer	\$ 240.00
Engineer	\$ 185.00
Designer - Sr.	\$ 205.00
Designer	\$ 125.00
Graphic Designer - Sr.	\$ 160.00
Graphic Designer	\$ 115.00
PI Specialist	\$ 155.00
Geologist	\$ 190.00
CADD Technician	\$ 125.00
Environmental Coordinator/Program Manager	\$ 225.00
Administrative	\$ 120.00
Project Administrator	\$ 140.00
Transportation Planner	\$ 115.00
Transportation Planner - Sr.	\$ 185.00
GIS Analyst/Technician	\$ 230.00

TASK 1.0 – PROJECT MANAGEMENT AND COORDINATION

The work under this task will include general project management and coordination activities during the project. This task includes project management, meetings, and project documentation.

SUBTASKS:

TASK 1.1: Project Management work will include an additional 2 months of project management as assumed under this task.

DELIVERABLES:

Monthly Invoices (Electronic PDF)

TASK 1.2: Design Review Meetings will include additional meetings throughout this scope of work to coordinate with the design team. Four scheduled meetings are anticipated for this coordination and design review meetings with the team. Each meeting is anticipated to last one hour.

It is assumed that meetings will be virtual and do not require travel. WSP will not provide meeting agendas and minutes.



DELIVERABLES:

None.

ASSUMPTIONS:

1. No field visits are included in this scope of work.
2. No public involvement or attendance at council or committee meetings is included in this scope of work.

TASK 2.0 – STRUCTURES

The work under this will finalize the design calculations and final construction documents for the proposed JW Powell bridge over the Rio de Flag. The 60% design and plans will be advanced to 100% Final and submitted for review. After a final round of review and comment, the design and plans will be advanced to PS&E.

SUBTASKS:

TASK 2.1: No additional work.

DELIVERABLES:

None

TASK 2.2: No additional work.

DELIVERABLES:

None

TASK 2.3: WSP will advance design calculations for the JW Powell Bridge to a 100% Final design level and submitted for review. After review and comment, WSP will address final comments and submit a sealed PS&E package.

DELIVERABLES:

- Bridge Calculation Report (Final and PS&E) (Electronic PDF)
- Bridge Load Rating Report (Final and PS&E) (Electronic PDF)

TASK 2.4: WSP will prepare a Final and PS&E level engineer’s estimate of probable cost for the proposed structure cost.

DELIVERABLES:

Engineer’s Estimate of Probable Cost (Final and PS&E) (Electronic PDF)



TASK 2.5: WSP will prepare special provisions of any structures related items to be incorporated into construction specifications. WSP is not responsible for a complete construction specification package as that work will be completed by other firms under a separate contract.

DELIVERABLES:

Structural Special Provisions (Final and PS&E) (Word Document)

TASK 2.6: Construction Plans will be advanced for the proposed bridge to a 100% Final design level and submitted for review. After review and comment, WSP will address final comments and submit a sealed PS&E package.

DELIVERABLES:

Bridge Construction Plans (Final and PS&E) (Electronic PDF)

TASK 2.7: Quality Control/Assurance will follow WSP's internal Quality Management Plan (QMP) following ISO 9001 practices and procedures. The calculations, plans and estimate will be reviewed following the established QMP and the process reviewed for Quality Assurance.

DELIVERABLES:

None

TASK 3.0 – UTILITIES

The work under this task includes the preparation of design calculations and construction documents to assist PEAK coordinate the APS utility loading requirements.

SUBTASKS:

TASK 3.1: Utility detail and calculations will be coordinated with PEAK as required for APS Condor Loading requirements for 100% Final design level and submitted for review. After review and comment, WSP will address final comments and submit a sealed PS&E package.

DELIVERABLES:

APS Condor Loading Calculations (Final and PS&E) (Electronic PDF)

APS Condor Loading Details (Final and PS&E) (Electronic PDF)



TASK 4.0 – POST DESIGN SERVICES (PDS)

The work under this task includes post design service through the construction phase for the JW Powell Bridge Design.

SUBTASKS:

TASK 4.1: Post Design Services Project Management work will include 6 months of project management.

DELIVERABLES:

Monthly Invoices (Electronic PDF)

TASK 4.2: Request for information (RFI) reviews and responses will be completed. WSP will review and respond to up to six RFIs submitted by the contractor to address interpretations, corrections, or unforeseen issues related to the construction documents, as requested

DELIVERABLES:

RFI response and plan sheet modifications, if applicable (Electronic PDF)

TASK 4.3: Shop drawing review will be completed. WSP will review shop drawings and material certifications as requested for up to four submittals.

DELIVERABLES:

Reviewed submittals/shop drawings (Electronic PDF)

TASK 4.4: As-built drawing completion will be coordinated as post design services for sheets prepared and signed by WSP. As-built plans will be completed as defined in the City Engineering Standards of the completed work based on information recorded on the contractor's redlined record drawings. All record drawings will be completed using a PDF comment editor.

DELIVERABLES:

Final as-built redlines/revisions (Electronic PDF)

TASK 4.5: Construction coordination meetings will include four in-person meetings. Additionally, four virtual meetings/month through July 2026 and two virtual meetings/month August 2026 through March 2027 have been included for construction coordination throughout this scope of work to coordinate with the design team, the Contractor, the client and stakeholders. Each meeting is anticipated to last one hour.

Authorized work will not exceed the estimated budget without prior authorization. WSP will stop work when the agreed upon budget limit is reached and will seek authorization to continue providing support through construction completion. Notification will be given to Peak when the authorized budget exceeds 50% and 75% of the agreed upon limit.



A \$15,000 contingency is included in this proposal to be used for unanticipated post design project changes as agreed upon by PEAK and WSP. The use of contingency funds will require an email or written concurrence between WSP and PEAK. Upon request, WSP will prepare a scope and fee modification for any requests and will provide this to the PEAK PM. Work will not start until authorized by the PEAK PM.

EXCLUSIONS

Services excluded from this Scope of Work include, but are not limited to:

1. Evaluation of alternate structure types or bridge configurations.
2. Design of additional or secondary structures such as drainage structures or specialized barriers.
3. Collection of existing data such as survey information, subsurface utility exploration and geotechnical data will be performed by others. Boring log sheets have not been included in these scope of services.
4. Environmental and historical evaluations.
5. Construction inspection services are not included in PDS.
6. Materials conformance and testing are not included in PDS.



DESIGN SCHEDULE

The draft design schedule (DDS) is based on a NTP date of May 30, 2026. Potential changes to the DDS will be communicated between WSP and PEAK throughout the project. Identified delays will be communicated in writing by either party and an updated schedule will be agreed upon. Contract Time will be 18 months from NTP.

Key Design Deliverables			
Item	Requested By	60% Submittal	Final Submittal
Final Plans, Specs, EEOPC, Bridge Calculation, and Load Rating Report	--	--	July 31, 2026

Key Construction Schedule			
Item	Start		Finish
Construction	May 2026	--	November 2027
RFI		7 working day response	
Shop drawings		7 working day response	
As-Builts		10 working day response	

DIRECT EXPENSES

Direct Expenses are based upon the agreed upon rates as established by the Contract. See the attached cost proposal for additional information.



Peak Engineering, Inc. - City of Flagstaff - JW Powell Bridge Ph II

New Contract: X

Contract Mod:

DERIVATION OF COST PROPOSAL SUMMARY

ESTIMATED DIRECT LABOR

Classification	Manhours	% of Total Hours	Billable Hourly Rate	Estimated Labor Costs
Project Manager	40	5.0%	\$260.00	\$10,400.00
Project Engineer-Sr	24	3.0%	\$295.00	\$7,080.00
Project Engineer	210	26.1%	\$240.00	\$50,400.00
Designer	364	45.2%	\$125.00	\$45,500.00
CADD Technician	158	19.6%	\$125.00	\$19,750.00
Project Administrator	10	1.2%	\$140.00	\$1,400.00
TOTAL Hours	806			

Sub-Total Labor Expense: \$134,530.00

ESTIMATED DIRECT EXPENSES

Outside Reproduction	\$0.00
Courier/Postage	\$0.00
Mileage	\$840.00
Travel	\$200.00
Miscellaneous Expenses	\$0.00

Sub-Total Direct Expenses: \$1,040.00

ESTIMATED OUTSIDE SERVICES AND CONSULTANTS

Subconsultant	Method of Compensation	DBE	Fee
0	Unit Rate	0	\$0.00
0	Unit Rate	0	\$0.00
	Unit Rate	0	\$0.00
	Unit Rate	0	\$0.00

Sub-Total Outside Services Expense: \$0.00

ESTIMATED TOTAL

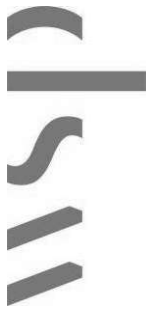
TOTAL ESTIMATED COST: \$135,570.00

CONTRACT TIME: 2 months

CONTRACT ALLOWANCE: \$15,000.00

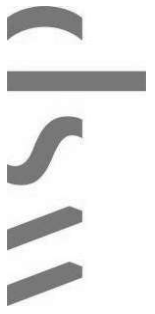
Signature

Date



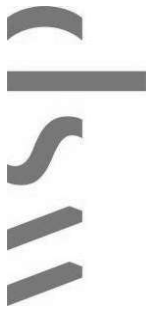
Peak Engineering, Inc. - City of Flagstaff - JW Powell Bridge Ph II
 Contract No. PEAK Project No. 17CF02

TASK/DISCIPLINE	Project Manager	Project Engineer-Sr	Project Engineer	Designer	CADD Technician	Project Administrator	Total
1.0 PROJECT MGMT	6	0	4	0	0	4	14.0
2.0 STRUCTURES	11	8	112	244	150	0	525.0
3.0 UTILITIES	1	0	6	8	8	0	23.0
4.0 PDS	22	16	88	112	0	6	244.0
PROJECT TOTAL HOURS	40	24	210	364	158	10	806



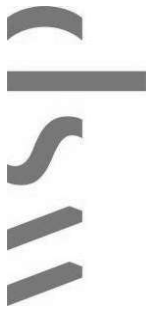
Peak Engineering, Inc. - City of Flagstaff - JW Powell Bridge Ph II
 Contract No. PEAK Project No. 17CF02

1.0 PROJECT MGMT		Total Hours	Project Manager	Project Engineer-Sr	Project Engineer	Designer	CADD Technician	Project Administrator
TASK DESCRIPTION								
1.1 Project Management (2 Month Duration)		8	4					4
1.2 Design Review Meetings (4 Total, 1 hour)		6	2		4			
SUBTOTAL 1.0 PROJECT MGMT		14	6	0	4	0	0	4



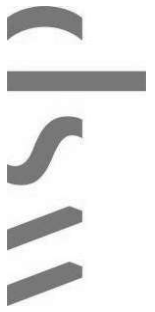
Peak Engineering, Inc. - City of Flagstaff - JW Powell Bridge Ph II
 Contract No. PEAK Project No. 17CF02

2.0 STRUCTURES		Total Hours	Project Manager	Project Engineer-Sr	Project Engineer	Designer	CADD Technician	Project Administrator
TASK DESCRIPTION								
2.3 Calculations/Load Rating		182	2		60	120		
2.4 Engineers Estimate of Probable Cost		33	1		8	24		
2.5 Special Provisions		6	2		4			
2.6 Plan Documents (15 Sheets)		294	4		40	100	150	
2.7 QA/QC		10	2	8				
SUBTOTAL 2.0 STRUCTURES		525	11	8	112	244	150	0



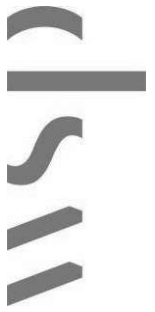
Peak Engineering, Inc. - City of Flagstaff - JW Powell Bridge Ph II
 Contract No. PEAK Project No. 17CF02

3.0 UTILITIES		Total Hours	Project Manager	Project Engineer-Sr	Project Engineer	Designer	CADD Technician	Project Administrator
TASK DESCRIPTION								
3.1 Utility Loading Calculations/Details		23	1		6	8	8	
SUBTOTAL 3.0 UTILITIES		23	1	0	6	8	8	0



Peak Engineering, Inc. - City of Flagstaff - JW Powell Bridge Ph II
 Contract No. PEAK Project No. 17CF02

4.0 PDS											
TASK DESCRIPTION	Total Hours	Project Manager	Project Engineer-Sr	Project Engineer	Designer	CADD Technician	Project Administrator				
4.1 PDS Project Management	6	6					6				
4.2 Request For Information	72		8	24	40						
4.3 Shop Drawings	28		4	8	16						
4.4 As-Built	20		4	16							
4.5 Construction Coordination Meetings	112	16		40	56						
SUBTOTAL 4.0 PDS	238	22	16	88	112	0	6				



Peak Engineering, Inc. - City of Flagstaff - JW Powell Bridge Ph II
 Contract No. PEAK Project No. 17CF02

4.0 ALLOWANCE		Total Hours	Project Manager	Project Engineer-Sr	Project Engineer	Designer	CADD Technician	Project Administrator
TASK DESCRIPTION								
4.1 Additional Post Design Services (Meetings, RFI's, Field Reviews)	4	92	4	4	20	32	32	
SUBTOTAL 4.0 ALLOWANCE	4	92	4	4	20	32	32	0

May 6, 2026

Julie Lead, PE
Peak Engineering, Inc.
201 E. Birch Avenue, Suite 3
Flagstaff, AZ 86001

Change Order Request for JW Powell at Rio de Flag Floodplain Modeling and FEMA Assistance

Julie

This letter summarizes additional work performed by JE Fuller on the JW Powell project that was beyond our agreed-upon scope of work, in support of a request for additional budget. Work we have done that was outside of our scope includes:

- Analysis to determine the survey bust. This was approximately \$2,000 worth of effort.
- Revisions to the modeling after the survey issue was resolved. This was approximately \$1,500 worth of effort.
- The bridge layout was changed after our initial CLOMR package was prepared and during our scour analysis. This added effort, which we did not anticipate, was on the order of \$1,500.

The total additional effort is \$5,000, for which we are requesting a change order.

Sincerely,

JE Fuller/Hydrology & Geomorphology, Inc.



Ian P. Sharp, P.E., Vice President/Project Manager

EXHIBIT A

April 16, 2026
Project No. 609083001

Ms. Julie Leid, PE
Peak Engineering
201 East Birch Avenue, Suite 3
Flagstaff, Arizona 86001

Subject: Proposal to Provide Supplemental Geotechnical Engineering Services
City of Flagstaff
JW Powell Boulevard Extension
Station 200+00 to 246+00
Flagstaff, Arizona

Dear Ms. Leid:

Ninyo & Moore is pleased to submit this proposal to provide supplemental geotechnical engineering services for the above-mentioned project. This proposal is based on the information that we received from your office and our subsequent conversation. It outlines our scope of services, project assumptions, anticipated schedule, and fee for this phase of work.

SITE/PROJECT DESCRIPTION

The project includes the design and construction of the JW Powell Boulevard Extension project from Station 200+00 to 246+00 within the City of Flagstaff, Arizona; a distance of about 4,620 linear feet. On February 6, 2026, Ninyo & Moore issued a Geotechnical Evaluation report for the project. Since that report was issued, we understand that the project design has changed to now include a bridge structure that will be supported of drilled shaft foundations. Structural loading provided by WSP indicates that the estimated axial shaft loads for the abutments are on the order of 300 kips (service) and 450 kips (strength). For the piers, the estimated loads are on the order of 650 kips (service) and 950 kips (strength). The shaft sizes are also assumed to be between 4- and 6-feet in diameter. We have been asked to prepare this proposal to provide supplemental geotechnical engineering support for the design and construction of the new bridge structure.

SCOPE OF SERVICES

The geotechnical scope of services we will perform for the phase of the project are summarized below:

- Review project related design documents.
- Obtain City of Flagstaff permission to conduct the field work.

- Conduct a field trip to mark out the exploration locations. Ninyo & Moore will confirm our exploration locations with your firm prior to our field work.
- Notify Arizona 811 of our boring locations for underground utility clearance prior to drilling.
- Perform a geotechnical exploration consisting of drilling/coring, logging, and sampling of three exploratory borings to depths up to 15 feet into competent bedrock or to 75 feet below ground surface, whichever occurs first. The borings will be logged by a Ninyo & Moore employee and advanced with a truck-mounted drill rig using hollow-stem augers (HSAs). Rock coring will be performed in general accordance with ASTM D2113 and D6032.
- Collect soil samples in the borings for laboratory testing and analysis. Ninyo & Moore personnel will log the borings in general accordance with the Unified Soil Classification System and ASTM International (ASTM) D2488 by observing cuttings and split-spoon samples. We will collect soil samples in the borings at 2.5-foot intervals for the first 10 feet and 5.0-foot intervals thereafter using ASTM Methods D1586 (standard penetration test with split-barrel sampling of soils) and ASTM D3550 (ring-lined barrel sampling of soils) and/or Shelby tubes (ASTM D1587), if the soil conditions permit. Rock coring will be logged; core recovery and RQD data will be recorded; and cores will be photographed and placed in waxed cardboard boxes for laboratory testing and storage. The soil samples and rock cores will be transported to a Ninyo & Moore laboratory for testing.
- Backfill the boreholes with drilling spoils.
- Perform geotechnical laboratory testing on representative soil and rock samples to evaluate the on-site soil's and rock's index, strength, and chemical characteristics.
- Prepare an addendum to our previously submitted Geotechnical Evaluation report to include the seismic refraction survey results, as well as geotechnical engineering related to the design and construction of the new bridge structure. The report will include a cover letter sealed by a Professional Engineer licensed in the State of Arizona.

ASSUMPTIONS

We have made the following assumptions in the preparation of this proposal:

- The new bridge structure needs to be designed per American Association of State Highway and Transportation Officials (AASHTO) or Arizona Department of Transportation (ADOT) design standards.
- No traffic control services will be needed.
- Right of entry will be provided by others and site access will be granted.
- Some ground disturbance should be expected as a result of our field work.

SCHEDULE

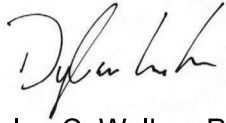
The fieldwork should be finished within about four weeks after we receive right of entry permission. The field work will take about one day to finish. We anticipate issuing our addendum within about four weeks from the date we finish the field work.

FEE

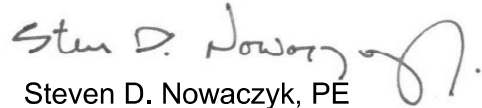
We propose to perform the above tasks for a lump sum fee of \$19,500. Any additional services, not included in the aforementioned scope, will be charged on a time-and-materials basis in accordance with our current Schedule of Fees. To authorize our services, please sign and return the attached Work Authorization and Agreement.

We look forward to working with you.

Respectfully submitted,
NINYO & MOORE



Dylan C. Walker, PE
Project Engineer



Steven D. Nowaczyk, PE
Managing Principal Engineer

DCW/SDN/amg

Attachment: Work Authorization and Agreement