



# EXHIBIT 1

Core Engineering Group, PLLC

200 E. 16<sup>th</sup> Street, Suite #150

Yuma, Arizona 85364

voice 928-344-5931

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www.CoreEngineeringGroup.com

October 29, 2025

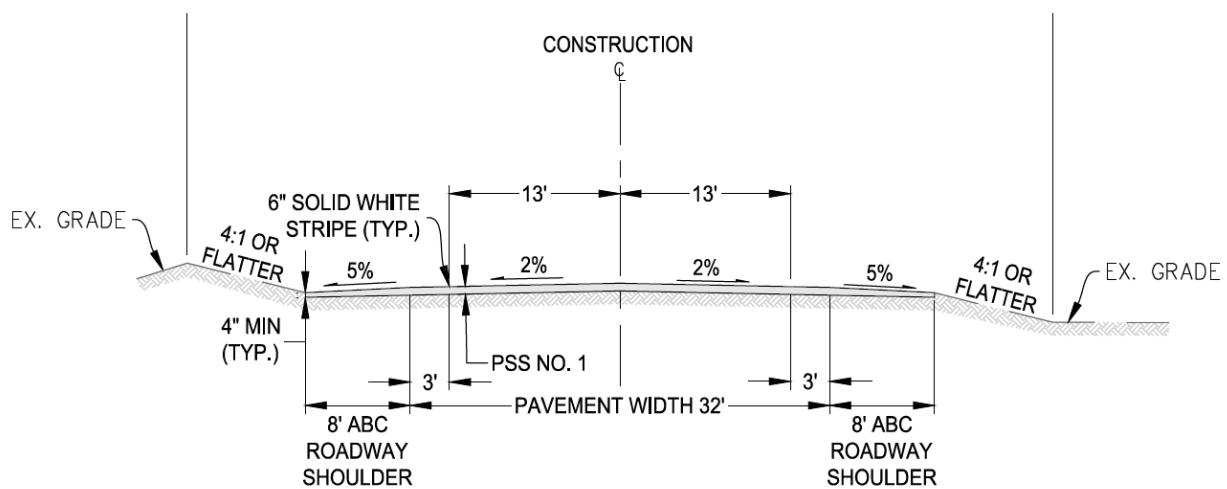
Manuel Hernandez  
Assistant Director of Public Works  
City of San Luis Public Works Department  
1090 E. Union Street  
P.O. Box 3750  
San Luis, Az 85349

Re: 6<sup>th</sup> Avenue – Union Street to County 22<sup>ND</sup> Street Final Design  
Scope and Fee Proposal - Revised

Dear Mr. Hernandez:

Per your request, the following is our scope of services for the survey and civil engineering design of 6th Avenue from Union Street to County 22<sup>nd</sup> Street. Enclosed please find the time and material fee proposal for the project.

The Scope of Work is a product of our conversation on October 14<sup>th</sup>, 2024, January 27<sup>th</sup> phone conversation meeting on February 11<sup>th</sup> and emails from March and July. The project limits are Union Street intersection of 6<sup>th</sup> Avenue to the intersection of 6<sup>th</sup> Avenue and County 22<sup>nd</sup> Street. The scope of work is to provide a design with a near-term design with accommodations for a long-term design of 6th Avenue. The near-term design will be a 2-lane roadway with one lane in each direction, including center turn lanes with right and left turn lanes at the intersection with County 22<sup>nd</sup> Street. The drainage design for the near-term design will incorporate a linear drainage channel located between the roadway and the future right-of-way (ROW for the long-term). The scope also includes a traffic signal at County 22<sup>nd</sup> Street with signal timing sheets, street lighting, and the crossings of the East Main Canal with an irrigation siphon and of the Main Drain with a bridge. These structures will be designed during the near-term design effort but shall accommodate the roadway section for the long-term roadway. GTS will provide the geotechnical investigation and Consor will provide the bridge design.



TYPICAL ROADWAY CROSS SECTION

The long-term scope widens the near-term 2-lane roadway to a 5-lane roadway with bike lanes for two lanes in each direction, a middle turn lane, bike lanes, curb, gutter and sidewalks as shown in the 30% Plans

prepared by James Davey and Associates, June 2024. The long-term effort shall not be part of this scope except to ensure ultimate right-of-way and structure transitions. For the long-term plan, stormwater will be directed to adjacent land as it develops.

The scope for the near-term phase includes bid-ready contract documents, a bid schedule and construction cost estimate for the near-term improvements only.

The existing survey from the preliminary design will be utilized. The engineering design services Core will provide include roadway design, drainage design at edge of slopes, box culvert crossing, signing, pavement marking (6" width basis), traffic signal design, street lighting design (on pavement marking and signing plans), new right-of-way legal descriptions and maps, future 12" watermain design crossings of the structures (waterline to be installed with development), stormwater pollution prevention plans and project manual. Core will utilize utility company information provided by the companies. No landscaping design, potholing, bidding assistance, construction administration and utility locating will be included in the scope of work; may be requested separately.

The design portion of the scope of work is to develop 60%, 95%, 100% and sealed and signed plans and an engineer's opinion of probable construction costs for each submittal. No drainage report, public meetings, traffic studies, and landscaping will be performed.

The proposed project schedule is:

60% Submittal                May 15<sup>th</sup> , 2026  
 90% Submittal                October 15<sup>th</sup>, 2026  
 100% Submittal               Jan 31<sup>st</sup>, 2027

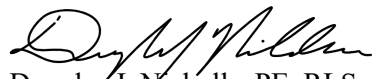
This schedule assumes the City reviews are completed in 2 weeks.

The attached fee proposal is a lump sum amount per the items included in the scope. The completion of work by end of FY25/26 is 60% of the scope and fee. The remainder of the scope and fee will be completed in year FY26/27 with 90%, 100% and bid ready items of work. The breakdown per consultant at end of year FY25/26 is as follows:

	FY 25/26	Fee	FY 26/29	Fee	Lump Sum
GTS	100%	\$21,000.00	100%	\$0	\$21,000
Conсор	60%	\$102,647.40	40%	\$68,431.60	\$171,079
Core	<u>52%</u>	<u>\$51,225.60</u>	<u>48%</u>	<u>\$48,150.40</u>	<u>\$99,376</u>
TOTAL		\$174,873.00		\$116,582.00	\$291,455.00

No federal funding is anticipated for this contract. Please contact me if you have any questions, need further clarification, or require modifications.

Sincerely,  
 Core Engineering Group, PLLC



Douglas J. Nicholls, PE, RLS  
 Member  
 atch

CORE ENGINEERING GROUP, PLLC

CONTRACT NO. \_\_\_\_\_  
PROJECT NO. \_\_\_\_\_  
New Contract: \_\_\_\_\_  
Contract Mod: \_\_\_\_\_

6TH AVENUE - UNION STREET TO COUNTY 22ND STREET FINAL DESIGN  
DERIVATION OF COST PROPOSAL  
(Round figures to the nearest \$1.00)

**ESTIMATED DIRECT LABOR**

Classification	Estimated Hours	Proposed Hourly Rate	Proposed Labor Cost
Project Manager/Principle	39	\$175.00	\$6,825
Senior Engineer	103	\$175.00	\$18,025
Surveyor	0	\$175.00	\$0
Project Engineer	256	\$140.00	\$35,840
Technician	371	\$100.00	\$37,100
Survey Crew	0	\$200.00	\$0
Clerical	12	\$90.00	\$1,080
Total Proposed Labor Cost:			\$98,870

**ESTIMATED DIRECT EXPENSES**

Reproduction	\$76
Communications	\$0
Survey Supplies	\$0
Transportation	\$430

Total Estimated Direct Expenses: \$506

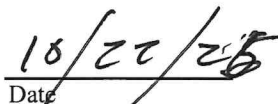
**ESTIMATED OUTSIDE SERVICES**

Firm	Method Of Comp.	Cost
GTS	Geotech and Materials	Lump Sum \$21,000
Conсор	Bridge Design	Lump Sum \$171,079
Total Estimated Outside Services:		\$192,079

NEAR TERM LUMP SUM \$291,455

Estimated number of sheets: 79

  
Signature

  
Date



July 18, 2025

Mr. Douglas Nicholls, Project Manager  
Core Engineering Group  
200 E. 16<sup>th</sup> Street, #150  
Yuma, AZ 85364

Re: 6<sup>th</sup> Avenue Bridge over Main Drain

Dear Mr. Nicholls,

This letter contains our proposed scope and fee for designing the new 6th Avenue Bridge over Main Drain.

**Assumptions:**

- The bridge will be designed with precast concrete girders with a cast-in-place concrete deck.
- Core Engineering Group will provide Consor with roadway profiles, widths and existing topo information in CAD format.
- ADOT Standard Barrier, Joints, Approach Slabs, Walls, etc. will be used where applicable.
- Core Engineering Group will provide Consor with the geotechnical data and recommendations for the bridge and associated walls.
- ADOT Standard Specifications will be used.
- Post-design services are not currently included in this scope and fee proposal but can be included at a future date on a Time and Materials basis.
- All deliverables/submittals, as described above will be in PDF format.

**Proposed Fee:**

Our proposed design fee for this scope of work is \$171,079 on a lump sum basis. We are excited about the opportunity to work with you on this project. Please contact me if you need any additional information or would like to discuss the scope.

Sincerely,  
Consor North America, Inc.

A handwritten signature in black ink that reads "Nathan J. Palmer".

Nathan J. Palmer, PE  
Senior Vice President



Client: Core Engineering Group  
 Owner: City of San Luis  
 Project: 6th Avenue Bridge over Main Drain

Date: 18-Jul-25  
 No.: \_\_\_\_\_  
 Original Estimate: X CO#: \_\_\_\_\_

Task Description	Hourly Rate >	Project Manager	Sr. Project Engineer	Project Engineer	Sr. Project Architect	Engineer	Designer	Inspector	Total Hours	Total Cost
		\$300.00	\$210.00	\$180.00	\$160.00	\$155.00	\$150.00	\$140.00		
<b>1 Main Drain Bridge</b>										
Plan and Elevation		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Typical Section and Notes		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Foundation Layout		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Foundation Details		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Abutment 1 Plan and Elevation		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Abutment 1 Details		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Abutment 2 Plan and Elevation		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Abutment 2 Details		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Deck Details		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Framing Plan		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Girder Details 1		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Girder Details 2		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Deck Joint Details		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Camber Details		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
Miscellaneous Details		3.00	6.00	8.00	0.00	4.00	20.00	0.00	41.00	\$7,220.00
<b>2 Retaining Wall Design</b>										
Plan and Elevations (2 Sheets)		3.00	16.00	16.00	0.00	8.00	32.00	0.00	75.00	\$13,180.00
Typical Section and Notes (2 Sheets)		3.00	16.00	16.00	0.00	8.00	32.00	0.00	75.00	\$13,180.00
<b>3 Meetings &amp; Coordination</b>										
Site Visits (1)		8.00	0.00	0.00	0.00	0.00	0.00	0.00	8.00	\$2,400.00
Virtual Progress Meetings (6)		6.00	0.00	0.00	0.00	0.00	0.00	0.00	6.00	\$1,800.00
<b>4 Quantities, Estimates and QA/QC</b>										
Quantities		2.00	8.00	24.00	0.00	24.00	0.00	0.00	58.00	\$10,320.00
Cost Estimates		2.00	8.00	24.00	0.00	24.00	0.00	0.00	58.00	\$10,320.00
QA/QC		8.00	16.00	24.00	0.00	8.00	0.00	0.00	56.00	\$11,320.00
<b>Total Hours</b>		<b>77.00</b>	<b>154.00</b>	<b>224.00</b>	<b>0.00</b>	<b>132.00</b>	<b>364.00</b>	<b>0.00</b>	<b>951.00</b>	<b>\$170,820.00</b>
<b>Total Labor Cost</b>		<b>\$23,100.00</b>	<b>\$32,340.00</b>	<b>\$40,320.00</b>	<b>\$0.00</b>	<b>\$20,460.00</b>	<b>\$54,600.00</b>	<b>\$0.00</b>		<b>\$170,820.00</b>
<b>Estimated Direct Expenses</b>										
Mileage @ \$0.67-Mile	Quantity	Rate		Total						
	370.00	\$0.700	Per Mile	\$259.00						
Lodging and Meals	0.00	\$250.00	Each	\$0.00						
<b>Total Direct Expenses</b>										<b>\$259.00</b>
<b>TOTAL FEE</b>									<b>\$171,079.00</b>	

**REVISED  
GEOTECHNICAL INVESTIGATION  
SERVICE AGREEMENT**

***BETWEEN (Client):*** Core Engineering Group  
200 East 16<sup>th</sup> Street, Suite 150  
Yuma, Arizona 85364

***AND (GTS):*** Geotechnical Testing Services, (GTS)  
1044 E. 21<sup>st</sup> Street  
Yuma, Arizona 85365

***PROJECT:*** **New Bridge City of San Luis  
6<sup>th</sup> Avenue  
San Luis, Arizona**

**I. OBJECTIVE**

The objective of this investigation is to evaluate the subsurface conditions to provide recommendations for the following:

- A. Suitability and Recommendations for slab on grade
- B. Foundation design parameters, including allowable bearing values
- C. Earthwork, Fill placement, Site preparation & suitability of existing soil for fill material
- D. Caisson Data

**II. FIELD INVESTIGATION**

The exploration will be conducted per the proposed project description, and in various locations. The locations of the bore holes will be determined by the Geotechnical Engineer.

**BORINGS:** **5 Test Bore Hole to a depth of 15 feet below the existing grade, down the proposed roadway and near the new canal**

All bore holes will proceed to the depth outlined above unless refusal is encountered. All of the bore holes will be logged, blow counts recorded, and samples taken.

### ***III. LABORATORY TESTS***

The following laboratory tests will be performed on representative samples.

- A. Field Moisture Content - ASTM D2216 (oven)
- B. In-situ Soil Density
- C. Proctor - ASTM D698
- D. Sieve Analysis - ASTM C136 & C117
- E. Liquid Limit & Plastic Index - ASTM D4318
- F. Drilling in accordance with ASTM D1425
- G. Sampling in accordance with ASTM D1586

### ***IV. REPORT***

Three copies of the completed report will be delivered to the client. The report will contain a site description and plan, bore hole layout, test results, boring logs, recommendations, conclusions and all requirements.

### ***V. SCHEDULE***

The investigation will proceed once the agreement has been signed and returned to our office. The final report will be completed within 30-35 working days after the signed agreement has been received.

- NOTE:**
- 1. GTS will be responsible for calling Blue Stake
  - 2. A site plan needs to be provided via email.

### ***VI. FEE***

The costs for our services, including all field and laboratory time, report preparation, mileage, equipment, and drill rig charges will be a lump sum of:

**\$6,000.00 for the Geotechnical**

Any additional work due to unforeseen site conditions will not be done unless we have prior approval from the client.

### ***VII. PAYMENT***

An invoice for the work performed will be submitted at the end of the project with the rate agreed upon. Payment by the client to GTS should be made within thirty (30) days following the date of the invoice. Past due accounts are subject to a monthly service charge of one and one-half percent (1-1/2%) on the unpaid balance from the date of the invoice.

### ***VIII. CONDITIONS OF AGREEMENT***

- 1. The client will furnish full information as to requirements including any special or extraordinary

consideration for the project.

2. Any attorney’s fees, cost of collection or litigation that may be incurred by either party to this agreement in connection with a controversy over the terms of this agreement or any payment due one from the other will be borne by the losing party to such controversy. Such fees will be in a reasonable amount as determined by the court.

**IX. ACCEPTANCE**

By signing below, the client has read, understood and accepted the terms of the agreement as described above.

Please sign below and return a copy to GTS for our files.

Submitted this 29<sup>th</sup> day of July 2025 by GTS



Courtney M. Arviso P.E.

(Client) Core Engineering Group

(Date)

**Liquefaction Study:**

The proposed site is located within a seismic zone with high groundwater. There is the possibility of liquefaction at this site that could affect the earthwork and foundation for the structures. Therefore, we recommend that a liquefaction study be conducted for this site. Two One Hundred (100) foot deep CPT holes will be driven below the existing grade within the proposed bridge area.

**FEE**

The costs for our services, including all field and laboratory time, report preparation, mileage, equipment, and drill rig charges will be a lump sum of:

**\$15,000.00 for the Liquefaction Study**

Please sign below and return a copy to GTS for our files as our notice to proceed with the liquefaction study.

Submitted this 29<sup>th</sup> day of July 2025 by GTS. If you do not want the Liquefaction Study, please write.

NOT WANTED on the line below with your signature.



Courtney M. Arviso P.E.

(Client) Core Engineering Group

Date