

GERVASIO & ASSOC., INC.

CONSULTING ENGINEERS

77 EAST THOMAS ROAD, SUITE 120

PHOENIX, ARIZONA 85012

(602) 285-1720 • (602) 285-1530 (FAX)

June 5, 2026

Mr. Brian Moore, Chief Financial Officer
PRESCOTT UNIFIED SCHOOL DISTRICT #1
300 East Gurley Street
Prescott, AZ 86301

Via email: brian.moore@prescottschools.com

RE: PRESCOTT - GRANITE MTN. E.S.
1800 Williamson Valley Road, Prescott, Arizona
G&A Job No. 6115.4 DI,SI & 6115.5 D

Dear Mr. Moody:

Per your request, we are adding to our original prime contract, dated May 1, 2025, the following services and fees.

SCOPE OF SERVICES

Construction Phase - G&A Job No. 6115.4 DI,SI

D. Special Architectural and Structural Inspections

We will provide observation services to observe the visible architectural and structural elements for the listed services, compare them with the Contract Documents and note any variations we are able to find. The following Special Architectural and Structural Inspection services will be specifically performed in accordance with the International Building Code Section 1704. These inspections only include observing the following items per Section 1705:

- Waterproofing and Its Details
- Concrete: Cast-in-place
- Concrete Repairs
- Bolts in Concrete
- Reinforcing Steel
- Structural Field Welding
- High Strength Bolting
- Metal Deck Screw Attachments
- Non-Shrink Grout
- Special Case: Epoxy-grouted Anchors

We will inform the Superintendent at the site of any deviations we find from the Contract Documents. We will assist the Superintendent in understanding the Contract Documents and will coordinate our work with them to facilitate the construction schedule. To meet the Agency and strength requirements, work shall not proceed without our review. The contractor must inform us of their work and give us a minimum 48 hours notice for our inspections. Periodically, we will send reports to you

and the Agency (if required). The client understands our staff are trained technicians and not design professionals. Requests requiring interpretation or judgment must be sent to our office in writing or by RFI. If the Contractor does not correct their deviations we will recommend your withholding funds until corrected.

CCA Phase - G&A Job No. 6115.5 D

E. Construction Contract Administration

This is an outline of the CCA services which are fully explained in the added AIA Document.

1. General

We will:

- a. Administer the Construction Contract.
- b. Interpret the contract documents.
- c. Visit the site during construction to observe the progress of the contractors work and determine in general if such work is proceeding in accordance with the contract documents.
- d. Inform the District of our findings and endeavor to guard against defects and deficiencies in the contractor's work.

2. Pre-Construction Meeting

We will attend a Pre-Construction Meeting arranged by the District and the General Contractor. During this meeting we will:

- a. Review and discuss the contractor's work and time schedule.
- b. Answer general questions about the project and the Contract Documents.
- c. Receive the contractor's Schedule of Values.
- d. Discuss shop drawing requirements, procedures, and schedules.
- e. Discuss special and general inspection requirements, process, procedures and time frames.
- f. Discuss payment process, procedures and time frames.
- g. Take meeting notes and submit to all concerned for their review and comment.
- h. After the meeting we will review the Contractor's Schedule of Values to determine that it is a fair representation of the work breakdown without being unreasonably skewed or weighted. Based upon our review we will recommend to the District approval of the Schedule of Values as submitted or with changes to items which we believe are unreasonable.

3. Contractor Submittals

We will review and approve or take other appropriate action upon Contractor's submittals such as Shop Drawings, Product Data and Samples. Review of such submittals is not conducted for the purpose of determining and completeness of other details such as dimensions and quantities or for substantiating instructions for installation or performance of equipment or systems designed by the Contractor, all of which remain the responsibility of the Contractor to the extent required by the Contract Documents.

4. Construction Coordination Meetings - Virtual

We will attend periodic construction coordination virtual meetings with the District, and the General Contractor. During these meetings we will answer questions to facilitate construction. We understand the General Contractor will take the Meeting Minutes and submit them to the District and us for review.

5. Review Contractor Change Order Requests

We shall review Change Order Requests with supporting documentation presented to us from the Contractor. If appropriate, we will prepare a Change Order for the District's approval and execution in accordance with the Contract Documents changing the Contract Sum and/or changing the Contract Time. If the request is inappropriate, we will issue a written rejection outlining the reasons for our action.

6. Pay Applications & Substantial Completion

We will:

- a. Review the monthly Applications for Payment (pay applications) from the Contractor based upon the approved Schedule of Values.
- b. Make a site visit concurrent with the pay application date to review the Contractor's work in progress for Quantity only. The approved Schedule of Values combined with this monthly job site visit, shall be the basis for our review of the Contractor's pay application.
- c. Notify the Contractor if we do not agree with the percentage of completion shown on the Contractor's pay application.
- d. We shall issue a Certificate for Payment within five (5) calendar days after receipt of the Contractor's application recommending approval of the amounts due the Contractor which constitutes a representation to the District based on observations of the work to the best of G&A's knowledge, information and belief, that the work has progressed as indicated on the pay application.
- e. Review and comment on the Contractor's proposed dates of Substantial Completion and Final Completion; shall receive and forward to the District for their review and records, written warranties and related documents required by the Contract Documents and assembled by the Contractor; and shall issue a final Certificate for Payment upon compliance of the Contract.

7. Punch List and Project Closeout

- a. When the project is approaching Substantial Completion the Contractor shall prepare the detailed punch list.
- b. G&A shall review the work with the Contractor in the field and add appropriately to the punch list.
- c. The Contractor shall then complete the work required on the revised punch list, record the date & initial when each line item is accomplished, forward it when complete to G&A for review and G&A will schedule final field review for general compliance with the Contract Documents.
- d. When the list is reasonably completed G&A shall notify the District.

SERVICES NOT INCLUDED

Revise the original SNI to:

Our fees do not include:

1. Design of shoring & bracing for safety; work to expose building components, measuring all dimensions, load testing; hidden defects; observing, investigating or checking all other components for safety, fire & code compliance, review or design of connections for all equipment; written report, and expert witness work.
2. Schematic & DD Phases, BIM modeling, general and special conditions, specification book, construction managers, Design/Build, cost estimates, all waterproofing, fire code design, design changes, fast tracking, at risk permit, phasing, putting project on hold, submittals, applications, permits, filing fees, bidding, reproductions, bidding before permit, Qualified Bids, supplying CADD after CD, and means & methods of construction.
3. Material & soil sampling & testing, revisits caused by others, work caused by contractor errors or scheduling, construction disputes, as-builts, and inspection & enforcement of job safety requirements.
4. All other work not listed under scope. Additional services will be performed per our current hourly fee schedule.

COMPENSATION

Add the following fees to the original contract:

Construction Phase - G&A Job No. 6115.4 DI,SI

Paragraph A. Special Architectural and Structural Inspections -
Architectural: \$1,800.00/trip (estimate 8 trips)
Structural: \$1,800/trip (estimate 24 trips)

CCA Phase - G&A Job No. 6115.5 D

B. Construction Contract Administration - Fixed fee of \$10,000.00 plus \$4,600.00 per month (We estimate it will take 3 months).

BASES OF FEES - TERMS & CONDITIONS

Total Compensation = \$81,400

The proposed months of CCA in this contract is the average of G&A's experience on similar projects. This is given only for your budgeting. We have no control over their performance which will determine the length of the project. G&A does not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility under the Contract for Construction. G&A shall not be responsible for the Contractor's schedules or failure to carry out the Work in accordance with the Contract Documents. G&A does not have control over or charge of acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons performing portions of the Work.

Mr. Brian Moore
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All Bases of Fees - Terms & Conditions sections of the original contract remain in effect with the following additions:

Add to AIA Document B141 Articles 2.6 thru 2.6.19.

PAYMENT

All per previous Contract.

Please record your acceptance of this addition by signing and returning one copy for our records. If you have any questions, please call.

Sincerely,

GERVASIO & ASSOC., INC.



Joseph A. Gervasio, P.E.
President

REB/JAG:rz

ACCEPTED this _____ day of _____, 2026

BY: _____
Authorized Official