

Exhibit A.1

Scope of Work, Clarifications and Exclusions

1. Scope of Work

This Project consists of constructing a second bridge and roadway that will connect the Lake Havasu City Island with the mainland north of the existing London Bridge. This new roadway will tie in at London Bridge Road and McCulloch Boulevard with stop-controlled intersections at each. New reuse, raw, and potable water lines will be installed from London Bridge Road and Veterans Way as shown in the Project Plans. These water lines will cross through the new bridge.

The Work outlined in the Project Plans for construction of Project, Project No 106016 95% submittal, dated 7/10/2026, with the following exceptions:

- The alternate for roundabouts as shown on sheet C05, ALT1 through ALT33, L04, L05, and L06 (roundabout items), are not included in the cost outlined on the GMP summary.

2. Summary of the GMP

The GMP represents the costs associated with the Work to construct the Project with the stop-controlled intersection option. The GMP covers the General Conditions required to construct the Project in the time outlined in the attached Project Schedule. The GMP for this Project is \$39,921,502.30 as outlined in the GMP summary.

GMP SUMMARY			AMOUNT
	COST OF THE WORK - DIRECT COSTS	AMOUNT	
A	Subcontractors' Cost of the Work (Labor, Materials, Equipment, Warranty, Insurance, Profit)	\$18,938,428.00	
B	CMAR Self-Performed Cost of the Work (Labor, Materials, Equipment, Warranty)	\$12,079,788.43	
C	Total Cost of the Work (A+B)		\$31,018,216.43
	INDIRECT COSTS	AMOUNT	
D	General Conditions (Negotiated Amount)	\$3,128,789.95	
E	Total Cost of the Work + General Conditions Fee (C+D)		\$34,147,006.38

F	Payment and Performance Bonds (On Cost of the Work + General Conditions Fee)	\$227,326.22	
G	Insurance (Additional CMAR's Insurance not provided in the Total Cost of the Work)	\$ 000	
H	Subtotal Direct + Indirect Costs (E+F+G)		\$34,374,332.60
I	CMAR Construction Fee (Negotiated Fixed Fee)	\$3,145,263.91	
J	Taxable Project Subtotal (H+I)		\$37,519,596.51
K	Taxes (Actual Reimbursable limited by Not to Exceed)	\$1,901,905.78	
L	Project Subtotal (J+K)		\$39,421,502.30
M	CITY'S PROJECT CONTINGENCY (As determined by the City)		\$500,000.00
N	TOTAL GMP (Not to Exceed) (L+M)		\$39,921,502.30

3. Duration

The total duration of the Project will be, from the Notice to Proceed through Substantial Completion, when the Project can be opened and used for its intended purpose, 548 Days. The current Notice to Proceed date, as outlined on the attached Project schedule, is October 1, 2026.

4. Schedule of Values

- See the attached Schedule of Values and GMP summary.

5. List of Plans and Specifications

- Project Plans for the Project, Project # 106015 - 95% Submittal, dated 7/10/2026
- Specifications
- ADOT Department of Transportation (ADOT), Standard Specifications for Road and Bridge Construction, 2021 Edition
- Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, January 2026
- Lake Havasu Second Bridge, Technical Specifications – Utilities

6. General Clarifications and Assumptions

- **Work Hours** – Typical Work hours will be between 5:00am - 4:00pm from May 1st until October 15th and 6:00am - 5:00pm from October 16th to April 30th. This Project will require night work on a case-by-case basis for multiple work items including critical concrete pours and setting bridge girders over the channel. All night work will be coordinated with the Project Manager for this Project.
- **Roadway Restrictions and Closures** – Roadway restrictions and closures will be required for the construction of this Project. That includes restrictions and closures for underground utility work, construction of the new intersection at the London Bridge Road and the new intersection at McCulloch Boulevard North. Roadway restrictions will also be required for delivery of critical equipment and steel girders. CMAR will submit traffic control plans for all restrictions and supplement with detour routes for all closures.
- **Maintenance & Protection of Traffic** – This item includes two variable message boards for two months, intended to be used for finish roadway Work and tie-ins at London Bridge Road.
- **Construction Noise** – CMAR and all Subcontractors will work within the noise mitigation measures outlined in Appendix B of the FEA/FONSI.
- **Permitting and Inspections** – It is assumed that the Work will not be restricted or impacted by a lack of permitting or the City's ability to provide inspections. If Work is impacted by either, CMAR reserves the right to evaluate cost and time impacts accordingly.

7. Exclusions

- Confirmation shafts as outlined in section 609-3.05 of the ADOT Standard Specifications are excluded. The first permanent shaft drilled will act as the confirmation shaft.
- Lightweight fill (Lightweight Cellular Concrete, EPS foam or other) is excluded.
- Engineered fill as outlined in the Preliminary Geotechnical Design Report (60% Design), dated March 13, 2026, is excluded. Fill will be made from materials readily available on site and from borrow source materials that are common to the surrounding area.
- Roadway sweeping is excluded. CMAR will coordinate with the City's Project Manager to coordinate sweeping by the City as needed.
- Access ways to inspect blow-off valves under the bridge are not included. Once these are designed, payment for this work will be made from the City's Project Contingency.

8. Specific Scope Inclusions & Clarifications

Stored Materials Structural Steel - A material on hand payment will be made for structural steel when all structural steel material when it is delivered to Utah Pacific Bridge & Steel's facility in Lindon, Utah.

Steel Escalation – Utah Pacific Bridge & Steel (Fabricator) has a firm price agreement in place with the producing steel mill that guarantees pricing with an order placed by Sept. 7, 2026. If the order deadline is missed, we will incur and have to pass along recent steel mill price increases of .23 cents per lb. for a total of \$230,000.00, as well as any future price increases incurred. Accomplishing this will require CMAR having a signed and executed contract on Monday, August 31, 2026.

Borrow Import – Bid item 2030900 (Borrow Import) will be a combination of material from pipe spoils, structural excavation, construction access roads and other on-site borrow sources.

Metal Railing Fence – The metal railing fence will be constructed from a combination of reused materials from the existing metal railing fence at the park boundary and new fencing materials.

Channel Closures – Channel closures will be required for construction activities that present a hazard to the public. This will include setting girders, pouring bridge decks, and other critical construction activities that may pose a safety risk to boaters and people using the channel. CMAR will coordinate all closures with the Project Manager.

Polymer Slurry for Drilled Shaft Construction – As a standard industry practice, water used for the Polymer Slurry on the drilled shafts will be used as construction water following the installation of shaft concrete.

Non-Routine Site Visits – Non routine site visits for people not involved with the day-to-day construction activities of the Project need to be coordinated with CMAR. This will allow the CMAR to facilitate safe and organized site visits without impacting production.

9. List of Allowances

- There are no allowances for this Project.

10. List of Contingencies

- City's Project Contingency is \$500,000.00