



City of Apache Junction

Home of the Superstition Mountains

DATE: SEPTEMBER 2, 2025

TO: MAYOR AND CITY COUNCIL MEMBERS

THROUGH: BRYANT POWELL, CITY MANAGER

FROM: TRINA HARRISON, CIP PROGRAM MANAGER

SUBJECT: AGREEMENT FOR CITY CAMPUS SOUTH MASTER PLAN

Executive Summary

Staff respectfully requests the mayor and city council consider a proposal to enter into an agreement with Arrington Watkins Architects, LLC for the purpose of creating a Master Plan for our new City Campus South area located at Ironwood and Horton Dr. that will include a library, police substation, park, and shared maintenance yard.

Background

The project site was included in the 6,600 acres that was annexed in October 2021 and is within the area known as Superstition Vistas. The 22-acre site was set aside and given to the City of Apache Junction by the developer, D.R. Horton. This master plan is the first step in the process that will guide the design and construction of new city facilities intended to serve as essential community assets to enhance not only the quality of life for our community, but also to boost learning and enhance public safety. Upon completion of the master planning process, an amendment to this contract may be brought for City Council consideration to move straight into project design.

Analysis and Recommendation

Staff recommends approval of the contract with Arrington Watkins Architects, LLC utilizing Request for Qualifications RFQ 25MP-001 in an amount not to exceed \$670,446.00 which includes contingency.

Next Steps

This contract will be placed on the consent agenda for the September 16th City Council Meeting, unless otherwise directed by City Council.