

**ARCHITECT & ENGINEERING SERVICES AGREEMENT
BETWEEN CITY OF APACHE JUNCTION AND
ARRINGTON WATKINS ARCHITECTS, LLC FOR DESIGN AND CONSTRUCTION
ADMINISTRATION OF CITY SERVICES EXPANSION**

THIS AGREEMENT is made as of the ____ day of _____ 2026 (the "Effective Date") by and between the CITY OF APACHE JUNCTION, an Arizona municipal corporation ("City"), and ARRINGTON WATKINS ARCHITECTS , LLC, an Arizona limited liability company/corporation ("Consultant"), sometimes collectively referred to as the "Parties" or individually as a "Party" for the project entitled CITY SERVICES EXPANSION.

RECITALS

A. City desires to retain an architect/engineer ("A/E") team to provide comprehensive design and construction administration services and to make payment for the same in accordance with the terms and conditions set forth in this Agreement, including all attachments and addenda which are appended to it.

B. The open market procedures have been satisfied to the extent they apply.

C. The Parties have set forth below contemplated services Consultant will provide to City, including payment terms for such services and products.

AGREEMENT

NOW, THEREFORE, in consideration of the Recitals noted above, the mutual covenants and conditions below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **CONSULTANT'S DUTIES:** Consultant agrees to perform the professional services detailed in Exhibit A (the "Services") within the time frames set forth on Exhibit B (the "Schedule")

2. **COMPENSATION:** In accordance with Exhibit C (the "Compensation") and the terms and conditions of this Agreement, City shall compensate Consultant for the Services in an amount not to exceed Five Million Eight Hundred Five Thousand Seven Hundred Ninety-Five Dollars and Zero Cents (\$5,805,795.00) (the "Contract Amount").

3. **CONSULTANT BILLING:** Consultant shall invoice City on a percent complete by phase basis in a total amount not to exceed the Contract Amount. City agrees to process for payment invoices received from Consultant within

thirty (30) calendar days following receipt of such invoices, provided Consultant fulfills all duties and obligations set forth in this Agreement. Review of invoices by City may include an inspection of the Services.

4. **TERM:** The term of this Agreement shall commence on August 3, 2026 and end on June 30, 2030. This Agreement may be extended upon mutual written consent of the Parties provided that any amendment shall be executed by an authorized signatory of the Parties and provide in writing the amended term of the Agreement and, if applicable, a specified dollar amount of additional payment to be owed by City to Consultant.

5. **CITY'S STANDARD OF PERFORMANCE:** City shall furnish Consultant with all data, information and other supporting services necessary for Consultant to perform the Services. City shall not be responsible for discovering deficiencies in the technical accuracy of the Services.

6. **CONSULTANT'S STANDARD OF PERFORMANCE:** The Services shall be performed by qualified professionals licensed in Arizona, selected and paid by Consultant and acting in the interest of the Consultant. While performing the Services, Consultant and its subcontractors shall exercise the reasonable professional care and skill customarily exercised by reputable members of Consultant's profession practicing in the Phoenix Metropolitan Area and shall use reasonable diligence and best judgment while exercising its professional skill and expertise. Consultant shall be responsible for all errors and omissions Consultant or its subcontractors commit in the performance of this Agreement. Consultant shall correct any deficiencies in the technical accuracy of the Services without additional compensation except to the extent such corrective action is directly attributable to deficiencies in any information provided by City.

7. **NOTICES:** All notices to a Party required under this Agreement shall be in writing and sent by first class certified mail, postage prepaid, return receipt requested, addressed to the following:

If to City: City of Apache Junction
 City Manager
 300 East Superstition Boulevard
 Apache Junction, AZ 85119

If to Consultant: ARRINGTON WATKINS ARCHITECTS, LLC
 3003 North Central Avenue
 Suite 2400
 Phoenix, Arizona 85012

8. **INSURANCE:** Consultant, at its own expense, shall purchase and maintain during the Term the minimum insurance required by this Agreement with companies duly licensed, possessing a current A.M. Best, Inc. Rating of

B++6, or approved unlicensed in the State of Arizona with policies and forms satisfactory to City.

All insurance required by this Agreement shall be maintained in full force and effect until the Services are satisfactorily completed and formally accepted by City; failure to do so may, at the sole discretion of City, constitute a material breach of this Agreement.

Consultant's insurance shall be primary insurance as respects the City, and any insurance or self-insurance maintained by City shall not contribute to it.

Any failure to comply with the claim reporting provisions of the insurance policies or any breach of an insurance policy warranty shall not affect coverage afforded under the insurance policies to protect City.

The insurance policies, except Workers' Compensation, shall contain a waiver of transfer rights of recovery (subrogation) against City, its agents, officers, officials and employees for any claims arising out of Contractor's acts, errors, mistakes, omissions, work or service.

The insurance policies may provide coverage which contains deductibles or self-insured retentions. Such deductible and/or self-insured retentions shall not be applicable with respect to the coverage provided to City under such policies. Consultant shall be solely responsible for the deductible and/or self retention and City, at its option, may require Consultant to secure payment of such deductibles or self-insured retentions by a surety bond or an irrevocable and unconditional letter of credit.

The insurance policies required by this Agreement, except Workers' Compensation and Professional Liability, shall name City, its agents, officers, officials and employees as Additional Insureds.

Consultant shall expressly bind any subcontractors, or any other lower tier subcontractors, used in the performance of any aspect of the Services, to the insurance requirements in this Agreement, making such obligations applicable to the other contractor to the same extent as it is applicable to Consultant. The purpose of this provision is to require any lower tier contractor, regardless of level, to provide insurance and indemnity required by this Agreement.

REQUIRED COVERAGE

A. Commercial General Liability

Consultant shall maintain throughout the Term Commercial General Liability insurance with a limit of not less than \$1,000,000 for each occurrence with a \$2,000,000 Products/Completed Operations Aggregate and a \$2,000,000 General Aggregate limit. The policy shall include coverage for bodily injury,

broad form property damage, personal injury, products and completed operations and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of this Agreement, which coverage will be at least as broad as that on Insurance Service Office, Inc. Policy Form No. CG 00011093, or the equivalent thereof.

Such policy shall contain a severability of interest provision, and shall not contain a sunset provision or commutation clause, nor any provision which would serve to limit third party action over claims.

The Commercial General Liability additional insured endorsement shall be at least as broad as the Insurance Service Office, Inc.'s Additional Insured, Form B, CG 20101185, or the equivalent thereof, and shall include coverage for Consultant's operations and products and completed operations.

If Consultant sublets any part of the Services, Consultant shall purchase and maintain, at all times during prosecution of the Services, an Owner and Contractor's Protective Liability insurance policy for bodily injury and property damage, including death, which may arise in the prosecution of the Services. Coverage shall be on an occurrence basis with a limit not less than \$1,000,000 per occurrence, and the policy shall be issued by the same insurance company that issues Consultant's Commercial General Liability insurance.

B. Automobile Liability

Consultant shall maintain Commercial/Business Automobile Liability insurance with a combined single limit for bodily injury and property damage of not less than \$1,000,000 each occurrence with respect to Consultant's owned, hired, and non-owned vehicles assigned to or used in performance of the Services. Coverage will be at least as broad as coverage code 1, "any auto", (Insurance Service Office, Inc. Policy Form CA 00011293, or the equivalent thereof). Such insurance shall include coverage for loading and off-loading hazards. If hazardous substances, materials or wastes are to be transported, MCS 90 endorsement shall be included and \$5,000,000 per accident limits for bodily injury and property damage shall apply.

C. Workers' Compensation

Consultant shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over Consultant's employees engaged in the performance of the Services; and Employer's Liability insurance of not less than \$100,000 for each accident, \$100,000 disease for each employee, and \$500,000 disease policy limit.

By execution of this Agreement, Consultant certifies as follows:

"I am aware and understand the provisions of A.R.S. § 23-901 *et seq.* which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of this chapter, and I will comply with such provisions before commencing the performance of the work of this Agreement."

If Consultant has no employees for whom Workers' Compensation insurance is required by federal or state statutes, Consultant shall submit a declaration or affidavit to City so stating and covenanting to obtain such insurance if and when Consultant employs any employees subject to coverage.

D. Professional Liability

Consultant shall maintain Professional Liability insurance covering acts, errors, mistakes and omissions arising out of the work or services performed by Consultant, or any person employed by Consultant, with a limit of not less than \$1,000,000 each claim.

E. Certificates of Insurance

Prior to commencing the Services, Consultant shall furnish City with Certificates of Insurance, or formal endorsements as required by the Agreement, issued by Consultant's insurer(s), as evidence that policies providing the required coverages, conditions and limits required by this Agreement are in full force and effect. City shall not be obligated, however, to review same or to advise Consultant of any deficiencies in such policies and endorsements, and such receipt shall not relieve Consultant from, or be deemed a waiver of, City's right to insist on strict fulfillment of Consultant's obligations under this Agreement.

The form of the certificates of insurance and endorsements shall be subject to the approval of the Apache Junction City Attorney's Office, shall comply with the terms of this Agreement. Policies or certificates and completed forms of City's Additional Insured Endorsement (or a substantially equivalent insurance company form acceptable to the City Attorney) evidencing the coverage required by this Agreement shall be delivered to City Attorney, City of Apache Junction, 300 East Superstition Boulevard, Apache Junction, AZ 85119. The policy or policies shall be in the usual form of public liability insurance, but shall also include the following provision:

"Solely as respects work done by or on behalf of the named insured for the City of Apache Junction, it is agreed that the City of Apache Junction and its officers and employees are added as additional insureds under this policy."

In the event any insurance policies required by this Agreement are written on a "claims made" basis, coverage shall extend for two (2) years past completion and acceptance of Consultant's work or services and as evidenced by annual Certificates of Insurance.

Consultant shall require its insurers to provide City thirty (30) calendar days' prior written notice of any nonrenewal, cancellation, or material change in the coverage under such policy reducing coverage to below contractually-required amounts. If a policy does expire during the Term, a renewal certificate must be sent to City thirty (30) calendar days prior to the expiration date.

9. APPLICABLE LAW AND VENUE: The terms and conditions of this Agreement shall be governed by and interpreted in accordance with the laws of the State of Arizona. Any action at law or in equity brought by either party for the purpose of enforcing a right or rights provided for in this Agreement, shall be tried in a court of competent jurisdiction in Pinal County, State of Arizona. The parties hereby waive all provisions of law providing for a change of venue in such proceeding to any other county. In the event either Party shall bring suit to enforce any term of this Agreement or to recover any damages for and on account of the breach of any term or condition in this Agreement, it is mutually agreed that the prevailing party in such action shall recover all costs including: all litigation and appeal expenses, collection expenses, reasonable attorney fees, necessary witness fees and court costs to be determined by the court in such action.

10. FORCE MAJEURE: Neither City nor Consultant, as the case may be, shall be considered not to have performed its obligations under this Agreement in the event of enforced delay (an "Enforced Delay") due to causes beyond its control and without its fault or negligence or failure to comply with applicable laws, including, but not restricted to, acts of God, fires, floods, epidemics, pandemics and related executive orders, quarantines, restrictions, embargoes, labor disputes, and unusually severe weather or the delays of subcontractors or materialmen due to such causes, acts of a public enemy, war, terrorism or act of terror (including but not limited to bio-terrorism or eco-terrorism), nuclear radiation, blockade, insurrection, riot, labor strike or interruption, extortion, sabotage, or similar occurrence or any exercise of the power of eminent domain of any governmental body on behalf of any public entity, or a declaration of moratorium or similar hiatus (whether permanent or temporary) by any public entity directly affecting the obligations under this Agreement. In no event will Enforced Delay include any delay resulting from unavailability for any reason of labor shortages, or the unavailability for any reason of particular Consultants, subcontractors, vendors or investors desired by Consultant in connection with the obligations under this Agreement. Consultant agrees that Consultant alone will bear all risks of delay which are not Enforced Delay. In the event of the occurrence of any such Enforced Delay, the time or times for performance of the obligations of the Party claiming delay shall be extended for a period of the Enforced Delay; provided, however, that the Party seeking the benefit of the

provisions of this Section 10 shall, within thirty (30) calendar days after such Party knows or should know of any such Enforced Delay, first notify the other Party of the specific delay in writing and claim the right to an extension for the period of the Enforced Delay; and provided further that in no event shall a period of Enforced Delay exceed ninety (90) calendar days.

11. **TERMINATION:** This Agreement may be terminated by either Party for any reason upon two (2) months' written notice. If this Agreement is terminated, City shall be reimbursed from Consultant the amount paid for any undelivered and/or unaccepted products or services. City shall pay Consultant for completed and acceptable work performed pursuant to this Agreement prior to the date of termination.

12. **INDEMNIFICATION:** To the fullest extent permitted by law, Consultant shall defend, indemnify and hold harmless City, its elected and appointed officers, officials, special districts, agents, and employees from and against any and all liability including but not limited to demands, claims, actions, fees, costs and expenses, including reasonable attorney and expert witness fees, arising from, or alleged to have arisen from, relating to, arising out of, or alleged to have resulted from the acts, errors, mistakes, omissions, work or services of Consultant, its agents, employees, or any tier of Consultant's subcontractors in the performance of this Agreement, but only to the extent caused by the negligence, recklessness or intentional wrongful conduct of Consultant or its subcontractors in the performance of the Services or any subcontract. Consultant's duty to defend, hold harmless and indemnify City, its elected and appointed officers, officials, special districts, agents, and employees shall arise in connection with any claim, damage, loss or expense that is attributable to bodily injury, sickness, disease, death, or injury to, impairment, or destruction of property including loss of use resulting therefrom, caused by Consultant's acts, errors, mistakes, omissions, work or services in the performance of this Agreement, including any employee of Consultant, any tier of Consultant's subcontractor, or any other person for whose acts, errors, mistakes, omissions, work or services Consultant may be legally liable, but only to the extent caused by the negligence, recklessness, or intentional wrongful conduct of Consultant or any tier of Consultant's subcontractors or any other person for whose acts, errors, mistakes, omissions, work or services Consultant may be legally liable in the performance of the Services or subcontract. The amount and type of insurance coverage requirements set forth in this Agreement will in no way be construed as limiting the scope of the indemnity in this Section 12. The rights and obligations under this Section 12 shall survive termination of this Agreement.

13. **TAXES:** Consultant shall pay as they become due all license, sales, consumer, transaction privilege, use and other similar taxes for services provided by Consultant which are legally enacted at the time the obligations under this Agreement are performed.

14. PERMITS AND FEES: Unless otherwise provided in this Agreement, Consultant shall secure and pay for all applicable permits, government fees, licenses and inspections necessary for the proper execution and completion of services which are customarily secured after execution of the Agreement. Consultant shall give all notices and comply with all laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the performance of the Services. Consultant represents and warrants that any license necessary to perform the Services is current and valid. Consultant understands that the activity described in this Agreement constitutes "doing business in the City of Apache Junction" and Consultant agrees to obtain a business license pursuant to Chapter 8 of the Apache Junction City Code, Vol. I, and keep such license current during the Term. Consultant also acknowledges that the tax provision of the Apache Junction Tax Code, Chapter 8A, may also apply and if so, shall obtain a transaction privilege license and/or other licenses as may be required by all applicable laws.

15. RECORDS: Records of Consultant's labor, payroll, and other costs pertaining to this Agreement shall be kept on a generally recognized accounting basis and made available to City for inspection on request. Consultant shall maintain records for a period of at least two (2) years after expiration of this Agreement, and shall make such records available during that retention period for examination or audit by City personnel during regular business hours.

16. RIGHT OF CITY TO CONTRACT WITH OTHERS: Nothing in this Agreement shall imply City is obligated to obtain the Services described in this Agreement only through Consultant.

17. INDEPENDENT CONTRACTOR: City and Consultant agree and understand that the relationship between both Parties is that of an independent contractor. As such, Consultant is not entitled to receive any benefits to which City employees are entitled by virtue of their employment with City. City shall not be responsible for payment to employees of Consultant for salaries, related taxes (including, but not limited to, federal Social Security tax as well as federal and state unemployment taxes) and all other expenses related to their employment or contractual relationship with Consultant.

18. WAIVER OF TERMS AND CONDITIONS: The failure of City or Consultant to insist in any one or more instances on performance of any of the terms or conditions of this Agreement or to exercise any right or privilege contained herein shall not be considered as thereafter waiving such terms, conditions, rights or privileges, and they shall remain in full force and effect.

19. COMPLIANCE WITH FEDERAL AND STATE LAWS: Consultant understands and acknowledges the applicability of the American with

Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989 to the services performed under this Agreement.

As required by A.R.S. § 41-4401, Consultant hereby warrants its compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). Consultant further warrants that after hiring an employee, Consultant will verify the employment eligibility of the employee through the E-Verify program. If Consultant uses any subcontractors in performance of services, subcontractors shall warrant their compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A), and subcontractors shall further warrant that after hiring an employee, such subcontractor verifies the employment eligibility of the employee through the E-Verify program. A breach of this warranty shall be deemed a material breach of the Agreement that is subject to penalties up to and including termination of this Agreement. Consultant is subject to a penalty of \$100 per day for the first violation, \$500 per day for the second violation, and \$1,000 per day for the third violation. City at its option may terminate this Agreement after the third violation. Consultant shall not be deemed in material breach of this Agreement if the Consultant and/or subcontractors establish compliance with the employment verification provisions of Sections 274A and 274B of the federal Immigration and Nationality Act and the E-Verify requirements contained in A.R.S. § 23-214(A). City retains the legal right to inspect the papers of any Consultant or subcontractor employee who works under this Agreement to ensure that the Consultant or subcontractor is complying with the warranty. Any inspection will be conducted after reasonable notice and at reasonable times. If state law is amended, the Parties may modify this paragraph consistent with state law.

20. **ENTIRE AGREEMENT:** This Agreement and any attachments represent the entire agreement between City and Consultant and supersede all prior negotiations, representations or agreements, either express or implied, written or oral. It is mutually understood and agreed that no alteration or variation of the terms and conditions of this Agreement shall be valid unless made in writing and signed by the Parties. Written and signed amendments shall automatically become part of this Agreement, and shall supersede any inconsistent provision therein; provided, however, that any apparent inconsistency shall be resolved, if possible, by construing the provisions as mutually complementary and supplementary.

21. **BINDING EFFECT, ASSIGNMENT AND DELEGATION:** City and Consultant each bind themselves, their partners, successors, assigns and legal representatives to the other Party and to the partners, successors, assigns and legal representatives of such other Party in respect to all covenants, agreements and obligations contained in this Agreement. Neither Party shall assign the Agreement or sublet it as a whole or delegate the duties under this Agreement, without the written consent of the other Party, nor shall Consultant

assign any monies due or to become due to it without the previous written consent of City.

22. SEVERABILITY: City and Consultant each believe that the execution, delivery and performance of this Agreement are in compliance with all applicable laws. However, in the unlikely event that any provision of this Agreement is declared void or unenforceable (or is construed as requiring City to do any act in violation of any applicable laws, including any constitutional provision, law, regulation, or City Code), such provision shall be deemed severed from this Agreement and this Agreement shall otherwise remain in full force and effect; provided that this Agreement shall retroactively be deemed reformed to the extent reasonably possible in such a manner so that the reformed agreement (and any related agreements effective as of the same date) provide essentially the same rights and benefits (economic and otherwise) to the Parties as if such severance and reformation were not required. Unless prohibited by applicable laws, the Parties further shall perform all acts and execute, acknowledge and/or deliver all amendments, instruments and consents necessary to accomplish and to give effect to the purposes of this Agreement, as reformed.

23. ACCURACY OF WORK: Acceptance of services or work by City shall not relieve Consultant of the responsibility for subsequent correction of any such errors and the clarification of any ambiguities. Consultant shall make all necessary revisions or corrections resulting from errors and omissions on the part of Consultant without additional compensation.

24. OWNERSHIP OF WORK PRODUCT. All documents or other work product generated on behalf of City in connection with this Agreement are property of City. Any use or reuse of the documents or work product created by Consultant for projects they were not intended and/or without the professional involvement of Consultant shall be at City's sole risk and without liability to Consultant.

25. CONFIDENTIALITY. All information received in the performance of the Services shall be considered nonpublic and confidential. Consultant agrees that neither it nor its contractors, agents or representatives shall communicate, whether in writing or verbally, any information concerning the Services except in strict compliance with the terms and conditions of an express authorization by the City Attorney. This confidentiality provision shall not apply to communication by Consultant with its subcontractors for the purposes of performing the Services under this Agreement.

26. TIME IS OF THE ESSENCE: Time is of the essence with respect to all provisions in this Agreement. Any delay in performance by either Party shall constitute a material breach of this Agreement.

27. PROHIBITION TO CONTRACT WITH CONSULTANTS WHO ENGAGE IN BOYCOTT OF THE STATE OF ISRAEL: The Parties acknowledge A.R.S. §§ 35-393 through 35-393.03, as amended, which forbids public entities from contracting with Consultants who engage in boycotts of the State of Israel. Should Consultant engage in any such boycott against the State of Israel, this Agreement shall be deemed automatically terminated by operation of law. Any such boycott is a material breach of this Agreement.

28. PROHIBITED USE OF FORCED LABOR. In accordance with A.R.S. § 35-394, Consultant hereby certifies and agrees that Consultant does not currently and shall not for the duration of this Agreement use: 1) the forced labor of ethnic Uyghurs in the People's Republic of China, 2) any services or goods produced by the forced labor of ethnic Uyghurs in the People's Republic of China, and/or 3) any suppliers, contractors or subcontractors that use the forced labor or any services or goods produced by the forced labor of ethnic Uyghurs in the People's Republic of China. If Consultant becomes aware during the Term that Consultant is not in compliance with this Section 28, then Consultant shall notify the City within five (5) business days after becoming aware of such noncompliance. If Consultant does not provide the City with written certification that Consultant has remedied such noncompliance within one hundred eighty (180) calendar days after notifying the City of such noncompliance, this Agreement shall terminate, except that if the Agreement termination date occurs before the end of such one hundred eighty (180) day remedy period, this Agreement shall terminate in accordance with the Term.

29. CONFLICTS OF INTEREST: This Agreement is subject to, and may be terminated by City in accordance with, the provisions of A.R.S. § 38-511.

[Signatures on next page]

IN WITNESS WHEREOF, Consultant and City have executed this Agreement as of the date first set forth above.

CONSULTANT:

ARRINGTON WATKINS ARCHITECTS, LLC,
an Arizona limited liability company



By: **Matthew A. Gorman**
Its: **Principal Architect**

CITY:

CITY OF APACHE JUNCTION, ARIZONA,
an Arizona municipal corporation

By: **Walter "Chip" Wilson**
Its: **Mayor**

ATTEST:

Evie McKinney
City Clerk

APPROVED AS TO FORM:

 **7.22.26**

R. Joel Stern
City Attorney

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing was subscribed and sworn to before me this 22nd
day of July, 2026, by Matt Gorman as Principal Architect of
Arrington Watkins Architects, LLC, an Arizona limited liability company.

Katherine Brimhall
Notary Public

My Commission Expires:

08/17/2028



STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

The foregoing was subscribed and sworn to before me this _____
day of _____, 20____, by Walter "Chip" Wilson, as Mayor of the City of
Apache Junction, Arizona, an Arizona municipal corporation.

Notary Public

My Commission Expires:

EXHIBIT A

SERVICES

See attached proposal from Arrington Watkins dated 7.14.26 for description of services.



July 14, 2026

Trina Harrison

CIP Program Manager

City of Apache Junction
300 E Superstition Boulevard
Apache Junction AZ 85119

**Re: DESIGN AND CONSTRUCTION PHASE OF THE CITY SERVICES EXPANSION
FOR THE CITY OF APACHE JUNCTION RFQ PROJECT NO. 25220**

Dear Trina,

Arrington Watkins Architects (AW), Richard Kennedy Architects (RKA), Dig Studio, and the rest of our team are pleased to have this opportunity to work with the City of Apache Junction on the City Services Expansion project. At your request, we are submitting this proposal to provide architectural and engineering services for the project's design and construction phase of work. The following is an overview of the scope as we understand it:

Description of the Project

As the City of Apache Junction population continues to grow, city facilities and services are growing as well. The City Services Expansion will provide expanded services for the police department, library department, parks and recreation, and public works department. The new municipal campus is expected to include the following facilities: police substation, branch library, park, 1.5-acre lake, park maintenance building with yard, and associated parking. The property is approximately twenty-two acres of unimproved land.

A Master Plan and Programming process has been undertaken and completed. The results of data collection, programming, staff meetings, public meetings, and conceptual plans form the basis for moving the project forward.

Park: Approximately 12 acres and anticipated to include provisions for two (2) ball fields, two (2) basketball courts, multi-purpose play fields, iconic playground, shaded gathering areas, recreational amenities, and associated parking. A restroom is to be included which may accommodate lake equipment.

Lake: Anticipated to be approximately 1.5 acres. To be populated with fish to operate as a fishing lake. To include a pump house with pumping system(s) dedicated to the lake and site irrigation.

Library: Approximately 2.7 acres and to include a 15,000 SF branch library with associated parking. Along with general library space, the building also includes a community room, meeting rooms, maker space rooms, sensory spaces, lounge area, offices and patio space.

Police: Approximately 4.41 acres and anticipated to include a single-story, 27,000 SF (approx.) police substation facility with associated secure and non-secure parking. The police substation is anticipated to be a Risk Category IV building and as such will include coordination related to seismic. The police substation is anticipated to include a communications center, fitness center, briefing room, locker areas, recharge rooms, gun loading/unloading station, conference rooms, interview rooms, office spaces, and storage rooms. The site includes evidence storage, a dump station, fitness area, drone launch pad, dog training area, fleet preparation, and patio space. A separate 400 SF (approx.) K9 kennel building is also included in this area and is anticipated to be provided as air-conditioned space.

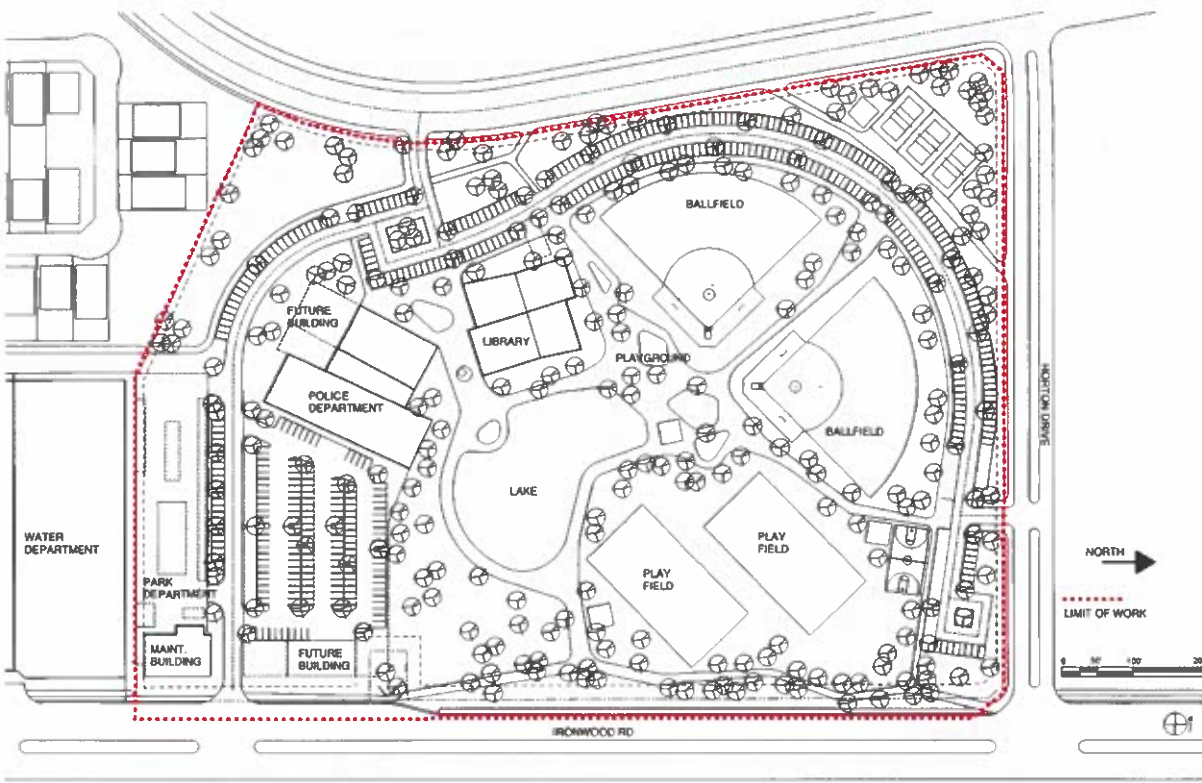
Park Maintenance: Approximately 1.2 acres and anticipated to include a 5,500 SF (approx.) Parks Maintenance building and an associated maintenance yard. This building is anticipated to include a mud room, crew room, lockers, multiple types of storage rooms, and a workshop area.

The developer of the surrounding streets and parcels will be providing complete design and construction of the streets and utilities that are not within the legal boundary of the city's project site. It is anticipated that the streets, curb, and sidewalks will be installed before construction begins on the city owned property. Our team will design work within this site, extending work to the back of sidewalk only. The city will provide our team with all necessary informational documentation for the offsite work. Our team will coordinate utility locations with the developer through the city. This team will design modifications along the west side of Ironwood Road and in the right-of-way to create a new drive with deceleration lane into the property. Other driveway locations for surrounding streets will be coordinated with the developer's design team.

Project Construction Budget:

\$11,000,000 Park and Lake Component

\$49,000,000 Library, Police, and Park Maintenance Building



Scope of work

The design team will design the site, buildings, and systems and will illustrate the construction using plans, specifications, and supporting documents according to direction and published standards of the city.

A. General Project Administration

1. As requested by the city and during design phases, the Architect will attend project meetings as necessary to maintain the project budget and schedule; chair periodic regular meetings and any additional meetings; set agendas and prepare and distribute meeting minutes. Meetings under basic services include:
 - a) Regularly scheduled meetings with City staff and management.
 - b) Meetings required to obtain a permit.
 - c) Meetings with oversight committees (i.e., Facilities Review, Design Review Panel, Council Subcommittees and various boards and public hearings).
2. The Architect will be responsible for submission of all required Contract documents to the city's reviewing permitting agencies required under this Contract.

3. The Architect will prepare and maintain a project schedule after meeting with the designated City project manager to determine appropriate submittal deadlines and to coordinate project submissions.
4. Codes: The design team will provide design documentation meant to comply with the formally adopted codes in effect at the time this contract is executed (2024 IBC codes). Later changes to codes may be treated and new project scope.

This project will be broken down into phases:

- 1) Data collection (completed)
- 2) Programing (completed)
- 3) Master planning (completed)
- 4) Schematic Design w/ Concept Design
- 5) Design Development
- 6) Construction Documents / Permitting
- 7) Bidding support
- 8) Construction Administration
- 9) Warranty

B. Project Schedule:

<u>Days to complete</u>	<u>Project Phase</u>
95 days	4) Schematic Design w/ Concept Design
100 days	5) Design Development
90 days	6) Construction Documents (90%)
80 days	Permitting (100% CD)
Concurrent w/ permit	7) Bidding support
660 days	8) Construction Administration
730 days	9) Warranty

C. Phase 4) Schematic Design Phase (30% design)

During schematic design, the architect develops study drawings, documents, or other media that illustrate the concepts of the design and include spatial relationships, scale, and form for the owner to review. The first portion of this phase will be to develop design themes, **concept** plans, massing, and refine site requirements. This **concept** (10% completion) will be approved by the city before proceeding with more detailed work.

Schematic design also is the research phase of the project, when different materials are

explored and options are tested. This phase produces a final schematic design, to which the owner agrees after consultation and discussions with the architect. Opinion of probable cost is provided by others.

1. The project engineers (civil, structural, mechanical, plumbing, electrical, technology, security) will propose solutions using drawings and sketches. Refer to Deliverables List.
2. Landscape architects will refine park elements and lake requirements and will propose solutions using drawings and sketches. Refer to Deliverables List.
3. The design team will continue to consult with City staff to ascertain information needed to meet the requirements of the Project and will confirm such requirements in writing and/or by sketch to the city.
4. The design team will prepare a specification Table of Contents indicating the expected materials and products to be included in the design.
5. If a CMAR contractor is used, the design team will expect participation of the CMAR in design meetings. Additionally, the CMAR should conduct cost studies of different design alternatives and advise on construction logistics. The CMAR should offer market insights into trade availability, long lead materials and products, and other issues that could affect the price and quality of the project.
6. At the request of the Architect, the Project Manager will establish a pre-design meeting for design review with the Development Services Department prior to completion of schematic design. The Architect will submit copies the necessary documents required for Pre-Application process and Design Review process of the preliminary site plan to the Development Services Department at the time the request for a meeting is made.
7. General concepts of office and dispatch furniture configurations will be confirmed in SD phase for the purposes of confirming room sizes, orientation, etc..
8. After completion of the schematic design and studies, the Architect will conduct a page-turn meeting to familiarize the city staff with the submittal contents. Documents will be reviewed using Bluebeam Revue sessions. Printed copies will be provided to team members upon request.
9. Design team will participate in SD cost estimate reconciliation with CMAR.
10. The Schematic Design Phase will be considered completed when the city has approved the schematic design plans.
11. Refer to Deliverables List for this phase.

D. Phase 5) Design Development Phase (60% design)

1. After the schematic design studies and construction cost estimate are approved in writing by the city, the Architect will prepare the design development documents. These documents will consist of preliminary plans, elevations, other drawings, and

specifications to fix and illustrate the size and character of the entire Project including the kinds of materials, type of structure, mechanical, plumbing, electrical, security, computer and telecommunications systems, and such other work as may be appropriate. The goal of this phase is to finalize design decisions and product selections.

2. The Architect will design the Project so that the construction will conform to the requirements of Title 34, Arizona Revised Statutes regulating public buildings and improvements.
3. The Architect will hold coordination meetings between the Architect and the subconsultants to review and address coordination and integration of the plans provided by the various disciplines.
4. After completion of the design development phase documents the Architect will provide these to the city for review, comments and approval. The Architect will conduct a page-turn meeting to familiarize the city staff with the submittal contents.
5. Design team will participate in DD cost estimate reconciliation with CMAR.
6. The Design Development Phase will be considered complete once the city has approved the submitted design development plans, and agrees that the construction cost estimate is within the established Project budget.
7. Refer to Deliverables List for this phase.

E. Phase 6) Construction Document/Permit Phase (100% design)

1. After the design development documents and construction cost estimate have been approved in writing by the city, the design team will prepare final, permit-ready construction drawings, plans, and specifications.
2. The design team will prepare drawings in BIM modeling software. The drawing format will be a standard sheet size meeting city requirements. The city shall provide standard cover sheets or other standard pages if they are to be incorporated.
3. The Architect will provide a standard construction contract General Conditions in the Project specifications, which will be edited by the city.
4. Toward the end of the Construction Documents Phase and at other times, if needed, the Architect will hold a plan coordination meeting between the Architect and the subconsultants to review and address coordination and integration of the plans provided by the various disciplines. The Architect will invite the Project Manager to attend this meeting.
5. Upon completion of construction plans, specifications and contract documents, the Architect will provide the design calculations, including structural, mechanical, electrical and plumbing, and complete sets each of construction drawings, specifications and all engineering contract documents for review and approval by the appropriate City agencies. If desired, the Architect will conduct a page-turn meeting to familiarize the city staff with the submittal contents.

6. If a CMAR contractor is used, the city may request the architect provide unpermitted plans to the CMAR for sub bidding purposes, recognizing that changes will occur and must be addressed through bid addendum.
7. The Architect will coordinate the building permit process and assist in filing the required documents to secure approval of governmental authorities including city permitting, AJ Water, AJ Sewer, Superstition Fire, ADEQ (lake), AZ Department of Water Resources, and AZ Game and Fish Department. All filing and approval fees will be paid by the City or reimbursed to the Architect if paid by the Architect.
8. The Architect will incorporate all corrections received from the reviewing entities into the final bid set of contract documents. If required, the Architect will resubmit the revised plans to the Development Services Department for approval.
9. After completion of the proposed construction documents and review by City staff, the Architect will, if requested by the City, present all documents to the City Council for review, comment, and approval.
10. Upon approval by the Council and/or the City representative of complete drawings, plans, and specifications, the Architect will deliver to the City the final reproducible drawings in BIM modeling software or AutoCAD. These documents will be sealed and signed by the appropriate responsible party. The Architect will deliver to the City the final specifications in: 1) one hard copy, and 2) one Adobe PDF file from the original Microsoft Word format. All applications will be in the most current software version.
11. The Construction Documents Phase will be considered complete when the final submitted plans and specifications are approved for permit.

F. Phase 7) Bid Phase

1. The Architect will attend the pre-proposal or pre-bid conference.
2. The design team will respond to bidder technical questions (Request for Information or RFI) and will prepare addenda related to documents originated by the design team. The city will be responsible for distributing all addenda.
3. Architect will receive, review and approve/disapprove requests for substitutions, and incorporate these substitution requests into the addenda as required.
4. The Bid Phase will be considered complete when the Project construction bid has been awarded by the City Council.

G. Phase 8) Construction Administration and Observation Services Phase

1. The Architect will perform Construction Administration and Observation services on the project assignments released under this Contract according to the direction and standards of the city.
2. The Architect will attend the initial pre-construction conference which will be arranged and called for by the city and respond to questions. The Architect representatives will

- attend project owner-architect-contractor (OAC) meetings during the course of construction. Meetings may be weekly or less frequently.
3. The Architect will furnish the services of qualified staff during the progress of construction. The Architect will coordinate the observation and perform miscellaneous observation work as required to assure that the work is constructed in accordance with the Contract documents and accepted standards of the construction industry. The Architect, or Architect's authorized representative, will be present to perform observations during placement of major work. The Architect anticipates that the Contractor will provide a detailed schedule and a Quality Control Plan that indicate times when the work should be reviewed in the field. The Architect will not have the direct control of the individual construction workers and their work. The direct control will be solely the responsibility of the Contractor, to the extent provided by the Contract between the City and the Contractor.
 4. The Architect will provide Construction Administration and Observation as required for substantial compliance with, and final acceptance of, the Contract documents. The Architect will keep the City informed of the progress of the work, endeavor to guard the City against defects and deficiencies in the work of the Architect, and will reject work, as appropriate, failing to conform to the Contract documents. The Architect or Architect's authorized representative will keep adequate project records and field reports of work observed during construction.
 5. The Architect will make recommendations to the City on matters relating to the interpretation of the Contract documents.
 6. The Architect will review the Contractor's submittal schedule which will list all submissions required by Contract documents.
 7. The Architect will participate in the city's or contractor's tracking software to monitor the timeliness and review progress of Contractor submissions.
 8. The Architect will provide the necessary survey controls for the Contractor's guidance and verify the correctness of the work as it progresses.
 9. The Architect will review and approve or take other appropriate action on samples, shop and setting drawings, testing, review and make recommendations on reports from testing laboratories, and other submissions for conformance with the design concept of the project and for compliance with the information given by the Contract documents.
 10. All Special Inspections will be done under the supervision of the Architect. This includes all special electrical inspections, typical structural inspections, compaction testing, concrete/asphalt testing and includes any associated certs or letters.
 11. The Architect and design team will submit reports of the job site visit which will summarize the activities at the time of the visit and progress made since the last visit. These reports will be submitted to the city within 5 days.
 12. The Architect will review and make recommendations to the City on all claims of

the Contractor for extra work not covered in the Contract documents, and the recommendations will be jointly reviewed by the Architect and the City for final decisions.

13. For all changes, additions or deletions requested by the City, the Architect will obtain all information required and present Architect's recommendations. The City will either approve or deny the recommendation. Revisions to permitted designs will be addressed as additional scope of work with appropriate fees.
14. The Architect will attend joint punch-list walkthroughs with the City to determine the dates of substantial and final completion and so inform the City in writing, when completed.
15. The Architect will provide project close-out related services including:
 - a. Conduct the Substantial Completion close-out inspection(s), prepare a project punch list and verify that the items indicated on the list are corrected prior to final acceptance.
16. Review all warranties, operating manuals, and other technical close-out paperwork at the completion of the project. Review as-built documents provided by contractor.
17. The Architect will furnish the City a letter recommending acceptance of the work, however, the City will retain the right to determine when, and if, the construction work appears to be accomplished in accordance with the drawings, plans and specifications. In this respect, the construction work may be inspected at any time by the City Engineer and/or the Planning & Development Director and/or their authorized representatives.
18. Incidental to the services for the project, the Architect agrees to notify the Contractor and the City of any unsafe conditions which the Architect may see and recognize as such at the construction site and take immediate corrective action, if required. However, it is not intended that the Architect be responsible for safety at the project site.

H. Phase 9) Warranty

1. When requested, approximately 30 days before end of warranty period, the Architect will attend a warranty walk-through with the City to determine if any work, equipment, or material requires corrective action under the Contractor's guarantee clause. The Architect will then notify the City in writing of the results of said inspection along with any recommendations.

I. Additional Services

1. Provide BIM model of each building for Contractor and trade participants to utilize. The BIM model will be LOD 250 and created in accordance with a project specific BIM Execution Plan. The model is intended for shop drawings, logistic planning, and field work. Participate in limited clash detection meetings and resolution sessions with

Contractor.

2. Special signage beyond code requirements.
 - a. Wayfinding and experiential graphics for Library
 - b. Interior graphics for Police Station
 - c. Park signage
 - d. Monument signs at multiple site entries
 - e. Digital signage
3. Stacks package for library shelving
4. Commercial furniture selection and specifications
5. Selection of specialty fixed equipment for Police that is not supplied by owner (appliances and exercise equipment excluded).

Deliverables:

Refer to Attachment AA – Deliverables List

Project Schedule

We expect this project will take **365 calendar** days from Notice to Proceed to delivery of final permit. We expect this project will take **660 calendar** days from contractor NTP to complete construction. We have included a reasonable amount of time for client team feedback and data collection, and we will advise you of any delays as they occur. A detailed schedule of activities will be provided at the project kick-off.

Project Meetings

Arrington Watkins will lead progress meetings with the City Stakeholder Team. Meetings noted above in the scope of work section are in addition to the City Stakeholder Team meetings; however, in certain cases, the meetings may be combined if the schedule permits. Meetings are assumed to be held remotely with the City's preferred remote meeting service unless specifically noted otherwise. Arrington Watkins will be responsible for preparing the agenda, taking meeting minutes, and distributing minutes to the team. Agenda and material used in the meeting will be provided a min. of 48 hours ahead of the meeting, so users can be prepared. Minutes will be distributed within 48 hours of the meeting's conclusion. If no comments are received within five business days of the minutes' issuance, the minutes will become part of the project record.

Clarifications and Exclusions

Arrington Watkins Architects has specific exclusions to the scope of work. Additional specific exclusions are listed in each consultant's proposal. If any items noted below should have been included, please let us know and we can make the necessary adjustments to our proposal:

1. Obtaining or assisting the City in obtaining NPDES, 404 and other environmental permits not identified in the scope of work. Can be added as additional scope, but not expected.
2. Baseball field lighting design is excluded. Our engineer will work with lighting vendor to coordinate site power and data connections to the vendor provided lighting design.
3. Off-site lighting, street lighting, and traffic-control lighting are excluded.
4. Misc. sports field elements will be designed by vendors, such as specialty field lighting, backstop fencing, or outfield fencing. Some items may be purchased as assemblies such as bleachers.

5. LEED Certification (or other rating systems): All services related to LEED documentation are excluded.
6. Life Cycle Analysis: All services related to LCA documentation are excluded.
7. Information Technology (IT) – Telephone (VOIP) & computer equipment: The specifying of computers, consoles, and phone systems parts are excluded.
8. No public address system is included.
9. Selection of vending equipment is by others.
10. Selection of appliances for break rooms and similar spaces is by others.
11. Police memorial or monument designs
12. Public art integration with the project and electrical or structural work for public art.
13. Community outreach planning and documentation.
14. Audio-visual equipment design is excluded. Pathways and power will be provided.
15. Photovoltaic (solar) system design.
16. NEC 708 Critical Operations Power System (COPS) design is not expected and is excluded.
17. Design of SCADA and telecommunications services for irrigation and lake pumping systems should be by installer and product vendor.
18. Structural vaults for lake pumping/recirculation/aeration systems are not expected and are excluded
19. Site use: The preparation of any entitlement services, conditional use-permits, variances, zoning & use issues and lot line adjustments are excluded at this time.
20. Site Assessments: Archeological surveys, studies or reports; Endangered species reports or studies; historical surveys or environmental reports are excluded.
21. Hazardous material abatement: identification of any hazardous materials on site is excluded.
22. Civil technical specifications will not be prepared. MAG standards will be referenced.
23. Specialty or proprietary structural systems.
24. Deep foundations (micropiles, APG piles, etc.).
25. Blast-resistant design, progressive collapse analysis, and anti-ram analysis.
26. New site or building concepts after completion of schematic plans are excluded.
27. Dust Control Permit
28. Final field as-built survey is excluded (by contractor).
29. Record/As-Built in BIM model format.
30. Printing for contractor: AW will produce all documentation digitally in PDF format and distribute to team members for printing.

City of Apache Junction or PMCM Responsibilities

The City of Apache Junction will be responsible for providing the documents and completing tasks in a timely manner to allow the project to progress. Following is a list of typical items and tasks that may be required:

1. Coordinate interdepartmental communication
2. Participate in design meetings
3. Provide review and feedback at each phase.
4. Provide documents for known utilities and underground connection locations
5. Provide Title Report
6. Environmental survey and site assessments
7. Review the Contractor's submittal schedule
8. Review and monitor contractor schedules
9. Manage material testing laboratories
10. Monitor and log Contractor correspondence
11. Ensure contractor compliance with the dust control measures
12. Prepare construction monthly progress reports
13. Prepare change orders and time extensions for the contractor
14. Review contractor payment requests
15. Review as-built documents periodically
16. Commissioning of systems and equipment
17. Review all warranties, files, operating manuals, logs and other close- out paperwork.
18. Review all lien waivers
19. Verify that additional construction materials are delivered to the City by the Contractor.

The A/E team acknowledges EDS Management is a representative of the Owner and provides PMCM services. A/E will work closely with the Owner Representative / PMCM.

Team Responsibilities:

ARRINGTON WATKINS ARCHITECTS:

- Architectural Design of Police building and Park maintenance building and associated site.
- Lead project design meetings.
- Coordinate meeting agendas & meeting notes.
- Project Management.
- Coordination of consultants, consultant documentation, consolidation of complete design documentation.

RICHARD KENNEDY ARCHITECTS:

- Architectural Design / Concept Designs
- Attend and participate in project meetings.
- Lead design of library facility.
- Commercial furniture selection – all buildings
- Interior finishes scheme – all buildings
- Library shelving

DIG STUDIO (landscape/park/play):

- Landscape Design
- Park Design
- Lake Layout & Landscape design

WOOD PATEL (civil):

- Utility mapping for site (from existing documents)
- Supplemental topographic survey
- Grading and drainage plans
- Wet utility design
- Dry utility path coordination
- Horizontal layout and control
- Parking layouts and on-site paving
- Coordination with developer civil work
- Off site paving at Ironwood Road and curb cuts at ingress/egress
- Stormwater Management Plan

- ADEQ Water ATC, Sewer CA Submittal Coordination
- Water and sewer reports

VERDANTAS (lake and irrigation design):

- Lake pumping and circulation design
- Piping systems design
- Lake edge conditions design
- Landscape irrigation design
- Permitting assistance

LSW ENGINEERS (mechanical, plumbing, electrical, technology, security):

- Mechanical Design
- Plumbing Design
- Electrical Design
- Site lighting per dark sky initiative
- Power and data stub out to recreational field lighting (if any)
- Electrical Special Inspections
- IT Design, Wireless access points
- Security access system design (card readers)
- DAS (cellular reinforcement) layouts and specifications (final design by contractor)
- Security CCTV
- ERRCS layouts and specifications (final design by contractor)
- Fire Alarm layouts and specifications (final design by contractor)
- Fire sprinkler specifications (final design by contractor)

BUEHLER (structural):

- Structural Design
 - Buildings
 - Ramadas
 - Fencing
 - Retaining walls
 - Miscellaneous items identified in consultant proposal

SPEEDIE / UES (Geotechnical and inspections):

- Geotechnical investigation and engineering report
- Structural Special Inspections

AIRPARK SIGNS AND GRAPHICS:

- Site signage design
- Monument signs at multiple site entries
- Park signage
- Digital signage
- Interior graphics

Professional Fee

Arrington Watkins will provide professional services with the scope as presented for a lump sum fee, including City-controlled expense allowance.

Attached, you will find a spreadsheet outlining our fee to perform the services described above. Should additional scope, not presented, be required these services will be provided at our negotiated hourly billing rates.

Allowances

Along with the architectural/engineering fees totaled on the summary sheet, we have provided totals for allowances. The allowances are provided for additional services that may be requested by the City as part of this project. Allowances will only be used with prior written authorization from the City's project manager. Allowance funds listed may not be adequate to complete all required work in any category and the owner may need to provide a change order to fully fund the work.

Expense Allowance: A general allowance in the amount to cover printing, mileage, meals (for out of town consultants), presentation and model materials, display boards, and other costs associated with production and outreach efforts (including delivery). Allowance will be billed monthly at cost plus 10% as it is utilized by the design team.

Owner's Allowance: to be utilized upon Owner's approval for additional unforeseen work or meetings. A proposal describing the work will be provided for approval. Work will not commence until the owner issues an Authorized Use of Allowance approving the work.

Page 17
City of Apache Junction, CIP Department
City Services Expansion Design and Construction Services
July 14, 2026

Thank you for this opportunity to provide services. If this scope and fee are acceptable, we are available to coordinate contract development.

If you have any questions or concerns, feel free to call the office at 602.279.4373.

Best regards,



Arrington Watkins Architects
Matthew Gorman
Principle Architect

Attachments:

1. Attachment AA Deliverables List
2. Attachment BB Fee Spreadsheet
3. Attachment CC Consultant Proposals

AW Project Number 2025.058

DESIGN AND CONSTRUCTION PHASE OF THE CITY SERVICES EXPANSION
FOR THE CITY OF APACHE JUNCTION RFQ PROJECT NO. 25220

ATTACHMENT AA – DELIVERABLES LIST

This deliverables list covers the basic expectations for submittals by phase. Each phase gets progressively more specific in the information provided. Additional materials may be developed to meet the needs of specific agency approval as needed.

There will be two primary sets of documents. 1) to address the Park and Lake work to be completed by the developer's contractor. 2) to address the buildings and associated site work for CMAR contract.

I. SCHEMATIC DESIGN PHASE SUBMISSION REQUIREMENTS

Basic plan backgrounds will be prepared in BIM or CAD and information may be layered onto those using PDF mark ups, hand sketches, applied photos, tables and text as decided by the design team to best rapidly establish information, demonstrate requirements, and collect owner comments.

Concept Plans –1/16" or 1/8" or 1/4" scale Floor Plans (10%)

A. Concept Architectural Site Plans (10%)

1. Building locations and orientation
2. Parking, loading, and ADA spaces. Parking calculation/count.
3. Drives/walkway and ADA access routes

B. Concept Building Floor plan(s) (10%)

1. Identification of rooms/spaces with room size (area) and floor elevation changes
2. Doors and window locations.
3. Overall dimensions

C. Elevations (10%)

1. Several exterior elevations, showing massing, with fenestration, doors and other pertinent features.
2. Proposed exterior material finishes
3. Rough vertical dimensions

Schematic Plans –1/16" or 1/8" or 1/4" scale Floor Plans (30%)

D. Architectural Site Plans

1. Building locations (with dimensions to property lines and other on-site improvements) and orientation
2. Zoning setback dimensions
3. Coordinated limits of work between buildings
4. Parking, loading, and ADA spaces. Parking calculation/count
5. Drives/walkway and ADA access routes
6. Enlarged plans of special areas

7. Identify unique area requirements
 - a) Trash areas
 - b) Generator area
 - c) Canine
 - d) Material storage
 - e) Exterior vehicle storage
 8. Fence locations and proposed fence type/height
 9. Gate identification and types (swing, sliding, powered, egress)
 10. Security considerations, e.g., site lines, special lighting areas, vehicle barrier concepts
 11. Context plan
- E. Code Plans
1. Code Analysis plans w/keynotes and legend
 2. Occupancy and use
 3. Preliminary plumbing calculations
 4. Preliminary construction type and area analysis
 5. Fire wall locations
 6. Code Analysis (zoning ordinance and building code requirements) - Identify areas where variances could be required and reasons why compliance would be difficult. Analysis to include construction type, occupancy, occupant load, exiting analysis, parking requirements, accessibility issues, and other items pertinent to building and site.
 7. Review special structural, fire, and NEC requirements with Building Official for the Police Building.
- F. Building Floor plan(s)
1. Identify special wall types (acoustic, physical security, and bullet resistant)
 2. Identification of rooms/spaces with room size (area and dimensions) and floor elevation changes
 3. Overall dimensions
 4. Restroom fixture layout
 5. Ceiling types and heights
 6. Preliminary door types
 7. Preliminary window frame materials
 8. Floor finish locations
 9. Preliminary furniture, millwork and equipment layouts
 10. Equipment schedule tied to plan items
- G. Roof plans
1. Show equipment locations and access
 2. Show drainage concept and pitch of roof
 3. Identify materials and insulation values
- H. Elevations
1. All exterior elevations showing massing with, fenestration, vents, scupper, downspout, doors and other pertinent features.
 2. Proposed material identification and finishes
 3. Vertical dimensions
- I. Sections
1. Longitudinal section.

2. Cross section.
 3. Special conditions as needed.
- J. Civil site plans
1. Storm water retention area
 2. Existing and proposed utilities with water, sewer, and reclaimed water mains. Fire line and fire hydrants.
 3. Proposed Service and Meter locations (coord. with plumbing)
 4. Site gas proposed pathways
 5. Fire lane, hydrant location clearances
 6. Existing topography and proposed grading slopes
 7. Paving areas, materials and loading information
 8. Truck Turning Plans w/Radii (areas of concern)
 9. Finish floor elevations
 10. Proposed typical details
 11. Fire Flow test data
- K. Landscape concept site plans
1. Special areas, e.g., sports fields, picnic, playgrounds etc.
 2. Plant palette
 3. Preliminary landscape plan
 4. Shade analysis / goals
 5. Lake edge concepts
 6. Lighting narrative for play fields, walkways and other areas.
 7. Irrigation concept showing significant irrigation runs and equipment locations
 8. Lake pumping equipment and circulation concept
- L. Structural plans
1. Foundation concept / column locations
 2. Preliminary framing plans for floor and roof
 3. General notes and code requirements narrative for Cat II and Cat IV buildings
- M. Mechanical / Plumbing Plans
1. Proposed HVAC unit locations
 2. Pump locations
 3. Ductwork trunk locations
 4. Roof drain locations
 5. Water heater locations and capacity
- N. Electrical plans
1. Electrical rooms sizes
 2. Gear locations
 3. Generator preliminary location and sizing
- O. Technology (A/V, IT)
1. IT space sizing
 2. Rack locations
- P. Fire Alarm and Fire Sprinkler
1. Identify hazard levels/areas
 2. Locate fire riser
 3. Locate special (dry or other) sprinkler zones
 4. Locate main fire alarm equipment

Q. Security Electronics

1. Floor plan with device locations (card access and CCTV)
2. Site plan with device locations (card access and CCTV)
3. Duress alarm locations
4. System functional narrative

R. Geotechnical site investigation report

S. Outline Specifications

1. Provide a written description of the following systems or updated masterplan narratives:
 - a) Structural, plumbing, mechanical and electrical systems including basis for design
 - b) Special systems
 - c) Exterior wall and roof system construction
 - d) Energy conservation considerations
 - e) General interior finish schedule
2. Table of Contents for all proposed material specifications

T. Renderings

II. DESIGN DEVELOPMENT PHASE SUBMISSION REQUIREMENTS

- A. Plans – typically 1/8" and 1/4" = 1'0" scale unless noted
 - 1) Dimensioned floor plans showing partitions, doors, windows and columns
 - 2) Enlarged plans of special areas
 - 3) Enlarged toilet room plans showing fixtures, dimensions and accommodations for the disabled
 - 4) Reflected ceiling plans showing lighting layout and mechanical diffusers
 - 5) Roof plan(s) showing equipment, drains, hatches and traffic treads
 - 6) Structural plan(s) showing foundation plans and major framing plans including major framing members and columns and dimension column grid
- B. Civil plans
 - 1. Storm water retention area
 - 2. Existing and proposed utilities with water, sewer, and reclaimed water mains. Fire line and fire hydrants.
 - 3. Proposed Service and Meter locations (coord. with plumbing)
 - 4. Site gas proposed locations
 - 5. Fire lane, hydrant location clearances
 - 6. Existing topography and proposed grading slopes
 - 7. Paving areas, materials and loading information
 - 8. Truck Turning Plans w/Radii (areas of concern)
 - 9. Finish floor elevations
 - 10. Proposed typical details
 - 11. Fire Flow test data
- C. Landscape site plans
 - 1. Special areas, e.g., sports fields, picnic, playgrounds etc.
 - 2. Plant palette
 - 3. Preliminary landscape plan
 - 4. Shade analysis / goals
 - 5. Lake edge details
 - 6. Lighting requirements for play fields, walkways and other areas.
 - 7. Irrigation concept showing significant irrigation runs and equipment locations
 - 8. Lake pumping equipment and circulation concept
- D. Structural plans
 - 1. Exterior structural items, site fencing
 - 2. Foundation plans / column locations
 - 3. Typical Foundation details
 - 4. Framing plans for floor and roof
 - 5. Significant framing details
 - 6. General notes, code requirements, and inspection requirements
- E. Mechanical / Plumbing Plans
 - 1. Enlarged mechanical room plans showing major mechanical equipment to scale and equipment service space (e.g., filter pulls, boiler tube pulls, etc.)
 - 2. Provide list of major mechanical equipment including type, size, capacity, etc.
 - 3. Standard Mechanical and Plumbing notes and legends
 - 4. Mechanical plans showing main and branch duct distribution
 - 5. Coordinated ceiling plans
 - 6. Hydronic pumps and piping mains for VAV (if used).
 - 7. Gas and condensate line locations (if used)
 - 8. Roof drains and leaders
- F. Electrical plans
 - 1. Site power plan
 - 2. Site lighting
 - 3. Enlarged electrical room, MDF, and IDF plans showing equipment to scale and equipment

- service space
 - 4. Electrical plans showing size of service and distribution system, lighting plan, and power plan
 - 5. Identify major electrical equipment including type, size, capacity, etc.
 - 6. One-line diagrams and panel schedules
- G. Technology (A/V, IT)
- 1. Telephone and computer outlet plan
 - 2. Locations for cable tray
 - 3. Rack locations
 - 4. Site plan
- H. Fire Alarm and Fire Sprinkler
- 1. Identify hazard levels/areas
 - 2. Locate fire riser
 - 3. Locate special (dry or other) sprinkler zones
 - 4. Locate main fire alarm equipment
- I. Security Electronics
- 1. Floor plan with device locations (card access and CCTV)
 - 2. Site plan with device locations (card access and CCTV)
 - 3. System functional narrative
- J. Elevations - typically 1/8" = 1'-0" Scale
- 1) Same elevations as called for in Schematic Design phase but identifying all materials, colors, light fixtures, louvers, roof mounted equipment, penthouses, downspouts, etc.
 - 2) Interior elevations of identified in Section II. A.2 and A.3 above. Interior elevations shall show all materials and pertinent vertical dimensions.
- K. Sections
- 1) Typical wall sections through solid exterior walls
 - 2) Typical exterior wall sections through window/store front construction at 1/4" = 1'-0" minimum. Wall sections shall show materials, bond beams, lintels, flashing, masonry coursing, beam bearing, roof construction, sill and head conditions and floor foundation connection.
 - 3) Cross section and longitudinal sections at 1/8" = 1'-0" minimum showing roof and floor construction, ceiling height and major duct space
 - 4) Section through roof penetrations at 1/2" = 1'-0" minimum showing curbs and flashing
- L. Site Plan
- In addition to Schematic Design information, provide:
- 1) Grading and drainage
 - 2) Utility service entrance points
 - 3) Landscape plan
 - 4) Site lighting
 - 5) Pavement sections
 - 6) Monument sign locations
- M. Specifications
- 1) Index of final specification sections.
 - 2) Written descriptive specifications for most products, components, systems, and equipment including technical description, size, color, warranty and other pertinent information.
 - 3) Cut sheets of critical components (ex. plumbing and light fixtures, mechanical units, flooring and ceiling materials, etc.)
 - 4) One color board indicating interior and exterior materials and finishes.

N. Code Evaluation

- 1) Written report of preliminary reviews with Development Services Department.
- 2) Disposition of variances identified in the Schematic Design phase.

III. CONSTRUCTION DOCUMENT SUBMISSION REQUIREMENTS

A. During this phase, the design team shall complete all drawings, specifications and other documents necessary for bidding the Project through a public bid and necessary to construct the Project. The Architect shall submit the following:

- 1) Sealed prints of all drawings, specifications and calculations suitable for public bidding.

B. Building Permits

- 1) The Architect shall coordinate plan submittals to the Development Services Department with the Project Manager. The city will pay the Development Services Department plan review and permit fees.
- 2) The Architect shall submit the plans to the Development Services Department and provide a copy of the receipt and the log number to the Project Manager.
- 3) The Architect shall follow the plans through the building permit plan review process, receive the reviewed plans, and provide a copy of the comments to the Project Manager.
- 4) The design team shall make necessary corrections and resubmit to the Development Services Department until the plans are considered permit-ready by the Development Services Department.
- 5) The Architect shall notify the Project Manager if review comments substantially change any part of the project.

IV. BID PHASE

A. Submit all final design plans including design addenda on electronic media approved by the City.

V. CONSTRUCTION PHASE

A. During this phase the design team will review work progress, perform site observations, and conduct special inspections.

1. Copies of Architectural Supplemental Instructions (ASI).
2. Records of Request for Information (RFI), reviewed shop drawings, field observation reports.
3. Substantial completion forms
4. Inspection reports

Summary

Exhibit BB

Summary
CITY SERVICES EXPANSION for THE CITY OF APACHE JUNCTION
DESIGN AND CONSTRUCTION PHASES
RFQ PROJECT NO. 25MP-001

AW Project No. 2025.06

Arrington Watkins Architects, LLC
 3003 N. Central Ave #2400, Phoenix, AZ 85012
 (602) 279-4373 Fax (602) 279-9110

SERVICES	TASK OR PHASE TOTAL	ARCHITECT AW	CONSULT'S FEE TOTALS	CONSULTANTS' FEE				Civil (park) Wood Patel	Civil (south) Wood Patel	Landscape DIG Studio	Lake/Irrigation Verdantas	Graphics Airpark	Geotech UES
				Arch/Interiors RKA	Structural Buehler	MPET LSW Eng.							
SCHEMATIC DESIGN	\$ 1,062,900	\$ 435,920	\$ 626,980	\$ 241,475	\$ 67,500	\$ 170,935	\$ 22,860	\$ 23,310	\$ 95,500	\$ 5,400			
DESIGN DEVELOPMENT	\$ 1,370,540	\$ 573,120	\$ 797,420	\$ 287,645	\$ 93,750	\$ 234,365	\$ 21,100	\$ 24,510	\$ 111,050	\$ 25,000			
CONSTRUCTION DOCUMENTS/PERMIT	\$ 1,720,015	\$ 563,280	\$ 1,156,735	\$ 436,120	\$ 125,500	\$ 371,385	\$ 29,670	\$ 48,610	\$ 118,950	\$ 26,500			
BIDDING SUPPORT	\$ 69,200	\$ 26,120	\$ 43,080	\$ 15,000	\$ 8,250	\$ 14,210	\$ 2,510	\$ 2,510	\$ 600				
CONSTRUCTION ADMINISTRATION	\$ 1,018,655	\$ 351,100	\$ 667,555	\$ 209,815	\$ 58,375	\$ 256,625	\$ 38,050	\$ 41,690	\$ 48,500	\$ 14,500			
BASIC SERVICES SUBTOTAL	\$ 5,241,310	\$ 1,949,540	\$ 3,291,770	\$ 1,190,055	\$ 353,375	\$ 1,047,520	\$ 114,190	\$ 140,630	\$ 374,000	\$ 72,000	\$ -	\$ -	
SUPPLEMENTARY SERVICES													
Additional Survey	\$ 2,250		\$ 2,250				\$ 2,250						
Campus Concept Design and Oversight	\$ 65,000		\$ 65,000	\$ 65,000									
Interior Design + Furniture Selection	\$ 139,000	\$ 5,000	\$ 134,000	\$ 134,000									
Library Stack Design	\$ 29,900		\$ 29,900	\$ 29,900									
Special Electrical Inspections	\$ 10,485	\$ 450	\$ 10,035			\$ 10,035							\$ 11,800
Geotechnical Investigation	\$ 12,400	\$ 600	\$ 11,800										\$ 6,000
Infiltration testing	\$ 6,000		\$ 6,000										
BASIC + SUPPLEMENTARY SUBTOTAL	\$ 5,506,345	\$ 1,955,590	\$ 3,550,755	\$ 1,418,955	\$ 353,375	\$ 1,057,555	\$ 116,440	\$ 140,630	\$ 374,000	\$ 72,000	\$ -	\$ -	\$ 17,800
TOTAL SERVICES	\$5,506,345												

ALLOWANCES													
Wayfinding Signage and graphics	\$ 52,800	\$ 4,500	\$ 48,300	\$ 28,300								\$ 20,000	\$125,000
Special Structural/Geotechnical Inspections	\$ 133,000	\$ 8,000	\$ 125,000										
Owner's Allowance	\$ 100,000												
Reimbursable Expenses	\$ 13,650	\$ 5,000	\$ 8,650	\$ 5,000	\$ 1,500	\$ 1,500		\$ 600	\$ 750	\$ 2,500	\$ 1,500	\$ 300	
		\$ 1,973,090	\$ 3,732,705	\$ 1,452,255	\$ 354,875	\$ 1,059,055		\$ 117,040	\$ 141,380	\$ 376,500	\$ 73,500	\$ 20,300	\$142,800
TOTAL SERVICES + ALLOWANCES	\$5,805,795												

July 2, 2026

Mr. Matthew A. Gorman
Principal Architect
Arrington Watkins Architects, LLC
602-279-4373
mgorman@awarch.com

Reference: City of Apache Junction - Master Plan and Design of City Services Expansion
RFQ PROJECT NO. 25MP-001
Fee Proposal – Professional Architectural Services

Dear Mr. Gorman,

Richärd I Kennedy Architects is pleased to provide this fee proposal to Arrington Watkins related to the design and documentation of the City of Apache Junction project noted above. This letter outlines our understanding of the scope of professional services we will provide as design architect for the campus and architect of record for the Library. A scope letter and deliverables list was prepared by AWA to define the overall project requirements for the team. Our associated fee proposal assumes that the project does not change significantly in scope, deliverables, or durations from these documents and our understanding as outlined below.

Project Duration & Delivery

- 12-month duration for design + documentation.
- 22-month total project duration from NTP through final move-in.

Project Deliverables:

- See separate attachments for deliverables list by phase provided by AWA.
- RKA is responsible for deliverable items for the Library building only unless noted otherwise below.

Richärd Kennedy Architects Responsibilities by Phase:

- Architectural Design / Concept Design - all buildings and site.
- Attend and participate in project meetings.
- Lead design and documentation of Library facility.
- Commercial office furniture selection, specification, and documentation – All buildings.
- Interior finishes scheme – All buildings.
- Schematic Design Phase (30% Design)
 - Overall Campus
 - Concept Development (10% Design)
 - Lead refinement of conceptual site layout and campus design characteristics.
 - Lead development of overall exterior material palette.
 - Lead development of conceptual massing for all buildings.

- Schematic Design
 - Design oversight for refinement of conceptual design to provide a cohesive schematic design vision for the campus.
 - Police Substation
 - See overall campus above
 - Review furniture layouts developed by AWA for alignment with future office furniture selection/specification.
 - Collaborate with AWA to select interior finishes.
 - Library
 - Scope and deliverables per attached documents.
- Design Development Phase (60% Design)
 - Overall Campus
 - Provide continued design oversight for overall design cohesiveness and alignment with original conceptual design intent.
 - Police Substation
 - Collaborate with AWA on shared details
 - Develop office furniture sheets for inclusion in the DD package.
 - Review and comment on AWA interior drawings for placement and layout of interior finishes for public spaces.
 - Library
 - Scope and deliverables per attached documents.
- Construction Document / Permit Phase (100% Design)
 - Overall Campus
 - Provide continued design oversight for overall design cohesiveness and alignment with original conceptual design intent.
 - Police Substation
 - Collaborate with AWA on shared details
 - Develop office furniture sheets and specifications for inclusion in the CD package.
 - Review and comment on AWA interior drawings for placement, layout, and detailing of interior finishes of public spaces.
 - Library
 - Scope and deliverables per attached documents.
- Bid Phase
 - Assist AWA's support of Owner and CMAR during bidding process by answering bidder RFIs for the Library building.
 - Assist Owner in procurement of office furniture.
- Construction Administration and Observation Phase
 - AWA to manage campus wide construction administration.
 - RKA to provide construction administration services for Library building only.
 - Assist Owner with review of office furniture installation and punch list generation – Police and Library buildings.
- Warranty
 - Attend a warranty walk-through of the Library building with CoAJ when requested to determine if any work, equipment, or material requires corrective action under the Contractor's guarantee clause.

Clarifications & Exclusions

- AW to provide overall Project Management.
 - RKA will review meeting minutes and other project management documents prepared by AW and provide comments or clarifications as necessary.
- RKA will be Architect of Record for the Library building only.
- Park building furniture and interiors are excluded.
- Should Additional Services of RKA be requested, those services will be invoiced at the hourly rate per labor category established for the project.
- Associated project reimbursables to be tracked and invoiced to AW monthly.

Proposed Design Fees**Basic Architectural Design Services****Campus**

- Concept Design and Design Oversight **\$65,000**

Library

- Schematic Design Phase \$241,475
- Design Development Phase \$287,645
- Construction Document / Permit Phase \$436,120
- Bid Phase \$15,000
- Construction Administration and Observation Phase \$197,815
- Warranty \$12,000

Subtotal**\$1,190,055****Total****\$1,255,055****Basic Interior Design Services****Police**

- Interior Design – material palette and office furniture \$62,500

Library

- Interior Design and FF+E \$71,500

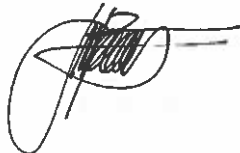
Total**\$134,000****Supplemental Services**

- Book Stack Design and Documentation \$29,900

Allowance

- Wayfinding and Experiential Graphics \$28,300
- Reimbursables \$5,000

Sincerely,



James E. Richard, AIA, Partner
Lead Design Principal
Richard | Kennedy Architects



1230 W. Washington Street, Suite 114, Tempe, AZ 85288

602.225.1575

BuehlerEngineering.com

June 15, 2026 July 10, 2026

Matthew Gorman
Arrington Watkins Architects
3003 North Central Avenue, Suite 2400
Phoenix, AZ 85012
MGorman@AWArch.com

Subject: Apache Junction City Services Expansion
Buehler Proposal No. 26-0758 Revision 2

Dear Matt,

Thank you for requesting a proposal to provide structural engineering services for the City Services Expansion Project. This proposal is based on our review of the City of Apache Junction RFQ, the design team scope letter, the deliverables list, and recent Project correspondence. Buehler understands the overall Project construction budget is currently anticipated to be below \$49 million, and this proposal is based on the currently defined program, building count, and anticipated delivery approach.

The Project consists of the design and construction of a new municipal campus on an approximately 22-acre site located on Ironwood Drive, south of Elliot Road, in Apache Junction, Arizona. The development is expected to include primary facilities such as a police facility (approximately 27,000 SF), a branch library (approximately 15,000 SF), and a Parks building with associated yard facilities.

Buehler Engineering, Inc. (Buehler) understands the park and lake portions of the overall master plan will be delivered under a separate package by others and are excluded from this proposal. Structural services are limited to the Police Facility, Branch Library, Parks Building, and associated building-related site structures including site walls 6'-0" or less around the parks and around any potential secured parking areas identified in the schematic design phase.

The Project is transitioning from prior master planning efforts into active design. Key elements including building configurations, site features, structural systems, and performance criteria remain under development. Accordingly, Buehler's services are structured to support continued refinement of the program, budget, and design criteria while maintaining flexibility as stakeholder input and Project requirements evolve.

Building structures are anticipated to utilize structural steel framing, CMU bearing walls, or a combination thereof, with lateral-force-resisting systems selected based on architectural requirements, performance objectives, and Project budget. Foundations are anticipated to consist of conventional shallow spread footings and slab-on-grade construction, subject to final geotechnical recommendations. We anticipate some depressed slabs or trenches as part of our scope.

Certain facilities, including the Police Facility, may be classified as essential or Risk Category IV facilities and may require enhanced structural performance criteria, including increased design forces, redundancy, and coordination with specialty systems. Final classification and performance requirements will be established in coordination with the Owner, Architect, and authority having jurisdiction (AHJ). Buehler will develop the structural design criteria consistent with the final building classification and coordinate with specialty systems associated with essential facility operations as required. If the Police Facility is ultimately classified as a Risk Category IV facility, the fee herein assumes typical structural requirements associated with such classification and does not include blast resistance design, progressive collapse analysis, hardened construction criteria, anti-ram protection design, or other specialized mission-critical facility requirements unless specifically identified and authorized.

Arrington Watkins Architects (Client) and Buehler Engineering, Inc. (Buehler) agree as set forth below:

SECTION 1: BUEHLER'S SCOPE OF SERVICES

Buehler shall provide for the Client, in accordance with this Agreement, structural engineering services for the Project described above. Buehler anticipates orderly and continuous progress of the Project and shall provide these services in accordance with generally accepted professional practices for the intended use of the Project.

Buehler shall establish structural design criteria for the Project and coordinate with the design team and specialty consultants to support the building uses and performance requirements. Buehler's scope and fee are based on the current understanding of three primary buildings and associated site structures. Significant changes to the number, size, complexity, or type of structures may require adjustment to scope and fee.

Site structures, landscape features, and specialty elements not specifically identified as included in Section 1.1 are assumed to be designed by others or delegated unless incorporated into this Agreement through written authorization. Buehler will coordinate with the design team to establish structural criteria and interface requirements for such elements as required for overall Project integration.

Park and lake improvements are assumed to be provided under a separate Project package by others. Preparation of phased construction documents, multiple bid packages, or early release packages is not included unless specifically authorized. Revisions resulting from changes in geotechnical recommendations after initial design assumptions are established may be considered additional services.

1.1 Buehler's Scope of Work consists of providing construction drawings and supporting calculations for the following:

Building Structures

- Primary gravity, lateral-force-resisting, and foundation systems for the Police Facility, Branch Library, and Parks Building.

- Building structures are anticipated to utilize structural steel framing, CMU bearing walls, or a combination thereof, supported by conventional shallow foundations and slab-on-grade construction, subject to refinement during design and review of geotechnical recommendations. The single-story library may have an alternate system depending on the architectural vision and finishes.
- Structural design criteria for the Police Facility shall be developed in accordance with the final building classification established by the Owner, Architect, and AHJ, including Risk Category IV requirements if applicable.
- Individual building configurations, structural systems, and performance requirements may vary by facility type and will be refined during design.
- Exterior cold-formed steel cladding and attachments, if required.
- Interior cold-formed steel framing support for partitions, ceilings, soffits, and attachments where required for structural design and not specifically covered by SSMA design tables.

Building-Adjacent Structures

- Awnings or canopy structures directly attached to the buildings.
- Entry features, overhangs, and similar architectural elements integral to building structures.
- Localized retaining walls and site walls immediately adjacent to building perimeters required to support grading transitions, generally limited to typical building-adjacent conditions, with final limits to be established during design.
- Miscellaneous minor structures incidental to building operations (e.g., screen walls, equipment enclosures) where structural support is integral to the building systems.
- Small park-related accessory structures specifically consisting of up to two picnic ramadas, one dock/deck structure associated with the lake edge, typical monument sign foundations, dumpster enclosure foundations, maintenance yard push walls, and one park restroom/pump house building generally consistent with the current master planning program.

Delegated or Specialty Structures (Excluded from Base Scope)

- Large-span canopies, shade structures, architectural features, and other specialty structures are anticipated to be delegated to specialty contractors or separate design professionals unless specifically included in this Agreement.
- Lake liner systems, lake mechanical systems, shoreline stabilization systems, water-retaining structures, aquatic features, fishing piers, basketball courts, volleyball courts, pedestrian bridges, large park pavilions, recreational amenity structures, and other major civil or landscape structures are not included in Buehler's base scope. Structural services associated with one dock/deck structure, up to two picnic ramadas, and one park restroom/pump house building are included as described herein.
- Specialty maintenance yard structures beyond the primary Parks Building program, including fueling canopies, vehicle wash facilities, fleet maintenance structures, equipment shelters, fleet operations structures, and similar operational facilities, are excluded unless specifically identified in the architectural program and authorized as part of the structural scope. Please note that minor structures associated with the fleet maintenance bay structure may be included in our scope of work.
- Structural design associated with security, blast resistance, hardened construction, or specialty performance criteria is not included unless specifically identified. We understand a ballistic wall may be included in our scope of work at the lobby of the building (excluding glass systems). We anticipate the loading requirements will be either prescriptive (provided by the client) or performance based and provided by third party.

- Buehler shall provide structural design criteria, loading requirements, and review of delegated submittals for general conformance with the design intent where such systems are delegated.
- Sports field and recreational facility structures including, but not limited to, ballfield fencing, backstops, dugouts, scoreboards, bleachers, shade structures, sports lighting support structures, netting systems, spectator amenities, maintenance buildings, concession structures, and similar recreational facility improvements.

General Scope Items

- Structural support for the attachment of exterior building maintenance elements (davits, tie-backs, etc.) based on layouts and reactions provided by others.
- Structural design criteria and loading information as required for delegated design of elements by Specialty Contractor(s). See Section 3 for additional information regarding delegated design.
- Providing phased deliverables as described in Section 2.
- BIM structural modeling in accordance with Exhibit B.

1.2 Buehler's Scope of Work includes providing structural calculations only for the following:

- Support, anchorage, and bracing for architectural components including, but not limited to signage, artwork, etc.
- Support, anchorage, and bracing for MEPF equipment where required by code (i.e. floor-mounted or roof-mounted equipment greater than 400 pounds and ceiling or wall-mounted equipment greater than 20 pounds).
- Light pole foundations.
- Flagpole foundations.

Construction documents (drawings) for the items described in Section 1.2 shall be prepared by the associated design professionals (Architect, Landscape Architect, Mechanical, Electrical, Plumbing, Fire Protection (MEPF) Engineers, or other specialty consultants) and are not included in Buehler's scope.

1.3 The following exhibits are included with this proposal:

- Exhibit B: BIM Services

Buehler will review the Terms and Conditions of the Consultant Agreement with the Client and may request revisions as appropriate; however, the scope of services described herein is based upon Buehler's understanding of the Project requirements as of the date of this proposal. Any obligations imposed upon the Client by the Prime Agreement that materially expand Buehler's scope, schedule, or level of effort beyond that described herein shall be considered Additional Services.

SECTION 2: BUEHLER'S SERVICES AND DELIVERABLES BY PHASE

2.1 Buehler shall provide structural engineering services as described in each of the phases below.

30% Schematic Design Phase

Buehler shall:

- Validate prior master planning assumptions and establish structural design criteria and systems for the Project.

- Review Owner/Client's requirements and establish the structural design criteria.
- Identify special Code and Agency approval issues.
- Make recommendations regarding basic structural systems.
- Review issues of concern and begin coordination with architectural, mechanical, and electrical systems.
- Review the cost estimate and provide feedback for structural items.
- Identify pre-engineered and delegated structural systems.
- Review geotechnical information for the inclusion of required design parameters. Provide preliminary foundation reactions for review by the Geotechnical Engineer.
- Attend weekly design meetings (virtually) as requested or required.
- Provide the following deliverables for this phase:
 - Structural narrative and design criteria.
 - Structural drawings in PDF format showing the following information:
 - Preliminary foundation plan with column/footing layout.
 - Preliminary framing plans with member depths.
 - Preliminary lateral-force-resisting system layout.
 - Outline specifications for expected structural materials. Specifications will be submitted in CSI format using Microsoft Word.

60% Design Development Phase

Buehler shall:

- Incorporate 30% Schematic Design Phase review comments made by the Owner, Contractor, or Architect.
- Prepare final structural narrative and design criteria.
- Review issues of concern and coordinate with architectural, mechanical, plumbing, fire sprinkler (if provided during DD), and electrical systems.
- Review the cost estimate and provide feedback for structural items.
- Attend weekly design meetings (virtually) as requested or required.
- Provide the following deliverables at the 50% and 100% milestones of this phase:
 - Structural drawings in PDF format.
 - Progress foundation plan.
 - Progress framing plans.
 - Progress lateral-force-resisting system layout and elevations.
 - Progress building sections.
 - General notes and typical details.
 - Preliminary structural specifications for the expected materials used on the Project. Specifications will be submitted in CSI format using Microsoft Word.

100% Construction Document/Agency Review Phase

Buehler shall:

- Commence the 100% Construction Document Phase once the architectural model/design is frozen and primary structural elements have been located such that no further movement will occur.
- Incorporate 60% Design Development Phase review comments made by the Owner, Contractor, or Architect.
- Finalize the preparation of the structural drawings.
- Finalize the preparation of the structural specifications.
- Finalize the preparation of the structural calculations.
- Prepare Test and Inspection Form for AHJ review and approval.

- Review the cost estimate and provide feedback for structural items.
- Attend weekly design meetings (virtually) as requested or required.
- Provide the following deliverables at the 50% and 100% milestones for this phase:
 - Structural drawings and calculations.
 - Drawings and calculations will be submitted to the Client in PDF format for their use in the reproduction and assembling of documents necessary for building permit submittal and the construction of the Project.
 - Structural specifications for the materials used on the Project. Specifications will be submitted in CSI format using Microsoft Word.
 - We understand the client may request a preliminary draft of the calculations for the project at 90%. The calculations will be unsigned and a draft until the entire package is submitted for permitting.
- Assist the Client in obtaining approval from the governmental AHJ over the Project.
- Respond to plan review comments on the structural drawings and specifications.
- Revise the structural drawings and specifications, as required, in response to plan review comments.
- Assist other disciplines with responses to structural comments on their documents for elements listed in Section 1.2. Provide PDF markups of revisions to other consultants' drawings as required in response to those comments.
- Provide the following deliverables for this phase:
 - Structural drawings, calculations, and specifications.
 - Analytical models (if requested by AHJ).
 - Plan review comment response letter.

Bidding Phase

Buehler shall:

- Issue Addenda as appropriate to clarify or correct the contract documents.
- Provide responses to Bidder submitted Requests-for-Information (RFIs) related to structural components of the Project.

Construction Administration Phase

Buehler shall with reasonable promptness:

- Prepare supplemental drawings and interpretations in response to Requests-for-Clarification by the Architect, Contractor, or the Owner.
- Review structural items within Contractor submittals for general conformance with the information given in the contract documents.
- Visit the site (up to ten site visits total) periodically to observe work and to determine, in general, if the structural portions of the constructed work are in accordance with the contract documents. On the basis of this on-site observation, Buehler shall endeavor to guard the Owner against apparent defects and deficiencies in the permanent work constructed by the Contractor but shall not guarantee the performance of the Contractor. Buehler shall not be required to make exhaustive or continuous on-site observations to check the quality or quantity of the construction work and shall not be responsible for construction means, methods, techniques, sequences, procedures, or for any safety precautions in connection with the construction work. Buehler shall not be responsible for the Contractor's failure to execute the work in accordance with the construction contract.
- Additional site visits requested by the Owner, Contractor, AHJ, or other project stakeholders beyond those identified herein shall be considered additional services.

SECTION 3: EXCLUSIONS AND CONTINGENT ADDITIONAL SERVICES

3.1 Exclusions and Contingent Additional Services are not included in Buehler's Services. Contingent Additional Services may be delegated to other design professionals or added to Buehler's Services under mutually agreed terms and when authorized by the Client.

3.2 Services specifically excluded are:

- Park structures, lake structures, pump houses, restroom buildings, lake liner systems, lake mechanical systems, shoreline stabilization systems, pumphouses, water-retaining structures, aquatic features, fishing piers, basketball courts, volleyball courts, pedestrian bridges, large park pavilions, sports field improvements, recreational amenity structures beyond those specifically identified in Section 1.1, and similar park-related facilities associated with the separate DR Horton package.
- Buehler shall provide reasonable coordination and structural support design associated with the included dock/deck structure and building interfaces adjacent to the lake. Structural evaluation, analysis, or design associated with lake embankment stability, shoreline stabilization design, global slope stability, groundwater influences, settlement impacts associated with adjacent water features, retaining systems required due to proximity to the lake, lake liner systems, lake mechanical systems, or foundation systems requiring special consideration due to lake-adjacent conditions remains excluded. Services associated with such conditions shall be considered Additional Services. Buehler will notify client if such conditions exist.
- Structural services associated with future campus expansion areas, future buildings, future development parcels, future phases, or conceptual master planning beyond the facilities specifically identified in this proposal.
- Specialty or proprietary structural systems.
- The design of deep foundation elements (APG piles, micropiles, etc.).
- The design of ground improvements (GeoAggregate piers, Drilled Displacement Columns (DDCs), etc.).
- The design of proprietary lateral-force-resisting systems or components.
- The design of construction shoring and erection bracing.
- The design of shoring and/or bracing for excavations.
- The design of structural support for and bracing of MEP and Fire Protection distribution systems (ductwork, piping, conduit, cable trays, etc.).
- The design and anchorage of the following exterior cladding systems:
 - Curtain wall systems.
 - Storefront systems (designed by supplier and specified by the architect).
 - Architectural precast concrete panels.
 - GFRC panels.
 - Decorative and mechanical louvers (rough opening system provided by design team)
- The design of exterior building maintenance elements and their anchorage to the structure.
- The preparation of construction cost estimates.
- Fees associated with permitting or use of any proprietary elements.

- Special Structural Inspections (SSI) are not included in Buehler's scope and are assumed to be provided by others. Buehler will identify required special inspections and prepare associated Test and Inspection documentation. Based on similar projects, these services may represent a notable project cost and should be considered during budgeting. If requested, Buehler can assist the team in developing order-of-magnitude budgeting information for these services once the project is further defined. If requested by the client, Buehler can provide SSI services in coordination with third party providers.

3.3 Contingent Additional Services may include, but not be limited to, the following:

- Structural services associated with buildings or site structures requiring specialized design due to proximity to lakes, ponds, drainage facilities, retention basins, shoreline improvements, or other water-retaining features.
- Structural services associated with sports complexes, recreational facilities, athletic fields, ballfields, backstops, dugouts, bleachers, scoreboards, sports lighting structures, spectator facilities, or similar recreational improvements not specifically identified in Section 1.
- Services required due to significant changes in the Project including changes in size, use, quality, complexity, schedule, budget, or methods of bidding.
- Services associated with multiple permit packages, phased building permits, early procurement packages, deferred submittals, package resequencing, or other modifications to the anticipated Project delivery strategy.
- Significant revisions required after the 60% Design Development Phase to reduce construction cost due to reasons beyond the control of Buehler and the design team.
- Services resulting from damage as the result of fire, man-made disasters, or acts of God.
- The design of egress stairs, stair landings, and handrails unless specifically included in Section 1.
- Anchorage design for nonstructural elements unless noted in Section 1.
- Attendance at meetings in excess of two hours per week on average over the duration of a project phase.
- Publishing progress documents at milestones other than those identified in Section 2.
- Preparing and/or publishing construction documents for the purposes of early procurement or permitting unless noted in Section 2.
- Services related to the review and design of alternate or substitute primary and secondary systems submitted by the Contractor after substantial design completion. Buehler understands this is a team effort and that structural systems and support systems will be validated in coordination with the design team, contractor and design-assist partners prior to completion of the 60% Design Development milestone.
- Services resulting from errors or omissions in construction, including but not limited to redesign or additional site observations.
- Review and analysis of Contractor's construction equipment loads and support.

SECTION 4: BUEHLER'S COMPENSATION

4.1 The Client shall compensate Buehler for Basic Services as a lump sum fee as indicated below:

30% Schematic Design Phase.....	\$67,500.00
60% Design Development Phase	\$93,750.00
100% Construction Document/Agency Review Phase.....	\$125,500.00
Bidding Phase	\$8,250.00
Construction Administration Phase.....	\$58,375.00
Total Fixed Fee	\$353,375.00

This fee assumes the following:

- Preparation of one structural drawing package for the Police Facility and Parks Building and one structural drawing package for the Branch Library, with generally consistent structural systems, detailing, and design criteria utilized across the campus. Additional building packages, permit packages, or significant departures from the anticipated campus design approach may require adjustment to Buehler's fee and schedule.
- An approximately 27,000 SF of Police Facility space, approximately 15,000 SF of library space, and a single Park Maintenance Building. Significant increases in building area, program complexity, or structural scope may require an adjustment to Buehler's fee.
- Structural services associated with one dock/deck structure, up to two picnic ramadas, monument sign foundations, maintenance yard push walls, dumpster enclosure foundations, and one park restroom/pump house building as currently anticipated. Significant expansion of these features or addition of other park-related facilities may require adjustment to Buehler's fee.

4.2 Buehler's hourly rates are as follows:

Senior Principal	\$230.00
Principal.....	\$210.00
Senior Professional	\$185.00
Professional.....	\$160.00
Designer	\$130.00
Senior Technician.....	\$130.00
Technician	\$115.00
Clerical.....	\$100.00

4.3 Where permitted by the Owner-Architect agreement, miscellaneous out-of-pocket project-related expenses including but not limited to shipping costs, travel, etc. shall be paid at the incurred cost. Mileage shall be charged at the IRS Standard Business Mileage rate in effect at the time of the travel.

If you have any questions, please do not hesitate to contact me. Otherwise, please sign and return a copy of this proposal as your authorization to proceed with the services and your acceptance of this proposal. If you do not sign the proposal but provide verbal authorization to proceed with the services, it is our understanding that you have accepted this proposal as written.

This Agreement is entered into as of the date first written above.

BUEHLER

CLIENT


Jeffrey S. Hollowell, SE
For Buehler Engineering, Inc.
jhollowell@buehlerengineering.com

Matthew Gorman
For Arrington Watkins Architects

Title

Date

EXHIBIT B: BIM SERVICES**SECTION B1: BIM SERVICES PROVIDED****1. BIM Services Provided:**

- Buehler will provide Building Information Models (BIMs) developed using Revit Structure throughout the design and permitting phases of the Project.
- The anticipated end-use of the model is for the creation of structural contract documents and model-based design coordination. Any other use shall receive prior authorization from the Engineer.
- Structural model element and system representations will be per the Level of Development (LOD) Matrix below.
 - Model elements may be provided during Schematic Design at the discretion of the Engineer if necessary for Engineer to communicate design intent.
 - Where categories and subcategories of elements are shown in the matrix (as in for steel elements), the LOD shown for the subcategory governs over that for the category it falls under.

MATERIAL/CATEGORY	Schematic Design (SD)	Design Development (DD)	Construction Documents (CD)
STEEL			
Primary Structural Systems	-	200	300
• Structural Columns	-	200	300
• Floor and Roof Framing ¹	-	200	300
• Braced Frames	-	200	300
Secondary Structural Elements	-	-	-
• Structural Connections	-	-	-
• Beam Bracing/Kickers ²	-	-	300
• Braced Frame Gusset Plates ³	-	-	300
Miscellaneous Metal Framing	-	-	-
• Monument Stair Framing	-	200	300
• Egress Stair Framing	-	-	-
CONCRETE/CMU			
Structural Floors/Slabs	-	200	300
Foundations, Grade Beams	-	200	300
Structural Concrete/CMU Walls	-	200	300
Non-Structural CMU Partition Walls ⁴	-	-	-

Notes:

1. Steel joist systems will not be modeled as discrete elements.
2. Modeling of bracing and kickers is limited to those elements that provide support for primary structural elements only. Kickers and bracing for non-structural elements including, but not limited to, ceilings and distributed utility systems are excluded from the structural model.
3. Gusset Plates will be included in the Engineer's BIM model if and only if gusset plate design is not delegated to a specialty designer.
4. Non-Structural CMU Partition Walls may be modeled at LOD 100 for coordination. This effort is anticipated to occur one time only. Any additional coordination (i.e., relocated walls, openings, etc.) is not included.

SECTION B2: EXPANDED BIM SERVICES

1. In addition to the BIM services provided in section B1.1, Expanded BIM Services may be provided as follows:
 - Buehler may provide model elements up to a Level of Development of 350 at their sole discretion.
 - Buehler may, at their sole discretion, exceed the LOD for any element shown in the matrix above to facilitate the creation of 2D documents.
 - Buehler may elect to provide quantity takeoffs and schedules to assist with procurement and scheduling provided additional release forms acknowledging the limitations of the in-progress BIM models are signed by all parties.

SECTION B3: EXCLUDED AND CONTINGENT ADDITIONAL BIM SERVICES

1. The following BIM services are excluded from the base scope of work for this Project, but may be provided contingent upon receipt of additional compensation (to be negotiated):
 - The development of the structural Building Information Model(s) for anything beyond the end-use stated in section "B1: BIM Services Provided".
 - The development of the structural Building Information Model(s) for anything beyond the LOD stated in in section "B1: BIM Services Provided".
 - Continued development and updating of the structural Building Information Model(s) beyond the design and permitting phases of the Project.
 - Preparation of Record or As-Built Building Information Model(s) at the completion of the Project.

July 7, 2026

Arrington Watkins Architects
3003 N Central Ave, Suite 2400
Phoenix, AZ 85012

Attn: Matt Gorman

Re: City of Apache Junction South Campus City Services Expansion
LSW Proposal No. PR2026-071

Mr. Gorman:

We are pleased to offer our engineering services for City of Apache Junction South Campus, which will be located east of Ironwood Drive and south of Elliot Road.

PROJECT UNDERSTANDING

This project is understood to be the design for a new City Services Expansion for the City of Apache Junction, based on the recently completed Master Plan and Programming effort. The Master Plan identifies six (6) distinct areas as follows: Park, Lake, Library, Police, Parks Maintenance (PM), and Shared Site.

- **Park:** Approximately 12.1 acres and anticipated to include provisions for two (2) ball fields, two (2) basketball courts, multi-purpose fields, shaded gathering areas, recreational amenities, restroom building, and associated parking.
- **Lake:** Anticipated to be approximately 1.5 acres. To be populated with fish to operate as a fishing lake. To include a pump house with pumping system(s) dedicated to the lake and an associated restroom.
- **Library:** Approximately 2.68 acres and to include a 15,000 SF branch library with associated parking. Along with general library space, the building also includes a community room, meeting rooms, maker space rooms, sensory spaces, lounge area, patio space, and offices.
- **Police:** Approximately 4.41 acres and anticipated to include a single-story, 27,000 SF police substation facility with associated parking. The police substation is anticipated to be a Risk Category IV building and as such will include coordination related to seismic. The police substation is anticipated to include a communications center, fitness center, locker areas, recharge rooms, gun loading/unloading station, conference rooms, interview rooms, office spaces, and storage rooms. The site includes evidence storage, a dump station, fitness area, drone launch pad, dog training area, fleet preparation, and patio space. A separate 400 SF K9 kennel building is also included in this area and is anticipated to be provided as air conditioned space.



- **Parks Maintenance:** Approximately 1.1 acres and anticipated to include a 5,500 Parks Maintenance building and an associated maintenance yard. This building is anticipated to include a mud room, crew room, lockers, multiple types of storage rooms, and a workshop area.
- **Shared Site:** Approximately 1.04 acres. This site is anticipated to include a retention basin as well as three (3) sand volleyball courts and associated parking.

The project delivery system is understood to be split in two different delivery methods. The Park and Lake site areas will be constructed by DR Horton's selected CMAR. The remainder of the project will be delivered using Construction Manager at Risk (CMAR) delivery method. The total construction budget for the project and site, not including the lake and park, is anticipated to be approximately \$49 million.

In cooperation with the distinct delivery methods mentioned above, it is understood that the Park and Lake site areas will require their own separate design and permit package (Package 1), the Library site area will require its own separate design and permit package (Package 2), and the Police, PM and Shared Site will be under their own separate design and permit package (Package 3).

Our mechanical, plumbing, electrical and technology engineering services for this project will consist of the following. Services not indicated below are considered outside of our basic scope and will be provided upon request as an additional service.

It is our understanding that the design of this project will include deliverables as defined below. It is our understanding that the site will utilize one planning and zoning package to cover all areas of the project. Additional deliverables shall be separated per each construction package (3 total packages). Package 1 shall include the Park and Lake areas. Package 2 shall include the Library area. Package 3 shall include the Police, Parks Maintenance and Shared Site areas. The design duration for this project is understood to be 12 months. The construction duration for this project is understood to be 24 months.

Planning and Zoning Site Submittal

1. Provide Design Review Board (DRB), Planning Submittal or Site Plan Submittal site lighting planning documents indicating the exterior lighting system component locations and associated illuminance calculations. The submittal documents will also include exterior lighting fixture cut sheets. It is anticipated that this submittal shall be one submittal applicable to the entire project and three (3) separate site submittals for each package is not anticipated.

Schematic Design Phase

1. Assist the architectural design team with site space planning and initial engineering systems space requirements in the development of the conceptual planning building floor plans
2. Provide basic schematic level design drawing showing the engineering systems intended for this project.
3. Provide a written narrative describing the engineering systems intended for this project. Assist the architectural design team refining further the engineering systems space requirements in the development of the schematic building floor plans.
4. Provide a table of contents for project specifications intended for the project.



Design Development Phase

1. Prepare design development drawings showing all main engineering systems equipment locations and sizes. Equipment weights will be shown as needed for the Structural Engineer. The drawings will also include the following:
 - a. Routing of mechanical duct mains.
 - b. Mechanical zoning layout and thermostat locations for review.
 - c. Routing of main plumbing utilities and invert elevations as needed for the Civil Engineer.
 - d. Routing of cable tray.
 - e. Routing of site electrical and technology duct banks.
2. Provide engineering systems equipment cut sheets for review.
3. Assist the architectural design team in the development of the ceiling plan.

Construction Documents Phase

1. Completion of the engineering design drawings for permit submission.
2. Completion of the engineering specifications for permit submission.
3. Finalizing the design drawings and specifications addressing the Plan Review and Owner comments.

Bid Phase

1. Assist the team with bid phase services. This is anticipated to include:
 - a. Response to bidder questions and provide design clarifications.
 - b. Respond to requests for substitutions.

SCOPE OF WORK

Mechanical

The mechanical scope for this project is anticipated to include:

1. Complete heating, cooling, and ventilation load calculations.
2. Design of packaged DX heating and cooling unitary equipment, and all associated ductwork, air distribution, condensate piping, and controls.



3. Design of variable air volume (VAV) air handling units, including VAV terminal units with electric heat, all associated ductwork, air distribution, and controls.
 - a. It is understood that the Communications / Dispatch area of the Police Substation building requires continuous operation even in the event of a building outage. As such coordination shall take place for this system to be provided with standby power.
4. Design of dedicated split system DX cooling in MDF/IDF and elevator machine rooms, including piping and controls.
5. Design of general environmental air exhaust systems, including restrooms, locker rooms, janitor closets, and other similar spaces, and all their associated ductwork, exhaust inlets, and controls.
6. Design of workshop exhaust systems per the mechanical code and equipment requirements, including all associated ductwork, exhaust inlets, and controls.
7. Design of K9 kennel ventilation system, including crossflow heat exchanger with outside air and exhaust air airstreams, DX heating and cooling equipment, all associated ductwork, air distribution, condensing piping, and controls.

Plumbing

The plumbing scope for this project is anticipated to include:

1. Selection of plumbing fixtures as located on the Architectural plans and the sizing and routing of the associated domestic cold/hot water and the waste and vent piping for these fixtures to 5'-0" beyond the building perimeter. The domestic water service is understood to be provided from a municipal service low in adequate capacity and pressure for this project. Therefore, booster pump system(s) are anticipated as part of the scope of this project.
 - a. Domestic water sizing and routing additionally to account for equipment such as ice makers. If required by City of Apache Junction maintenance staff, trap primers shall be provided to floor drains.
2. Sizing and selection of the domestic water heater system.
3. Sizing and routing of the roof primary drains, overflow drains and associated drain piping to 5'-0" beyond the building perimeter. The roof plan and locations of the roof primary/overflow drains are provided by your office.
4. If utilized, sizing and routing of the natural gas piping for connection to the gas appliances from the gas meter. Current understanding of project scope anticipates natural gas at Police and Library buildings.
 - a. It is anticipated that each building on site shall be provided with its own separate gas meter. As such, coordination is included to communicate with the gas company to verify understanding of the layout of the campus and the total number of gas meters expected for the site.



5. Selection of the air compressor and the sizing and routing of the associated compressed air piping to Owner-identified points of connection.
6. Sizing and routing of drainage for K9 kennel drainage which is anticipated to include design for a hair interceptor.

Electrical

The electrical scope for this project is anticipated to include:

1. Design of the electrical power distribution for this project, including connection to the equipment, receptacles, lighting, and Owner equipment. Our design includes coordination with the local power utility company, sizing and location of the main service entrance section and distribution switchgear.
 - a. Design of an NEC 708 (COPS) System is understood not to be considered for the building.
 - b. It is understood that power distribution shall be included for the following areas around the site: lake pump system(s), ramadas, restrooms, vehicle gates, man gates.
2. General Lighting: Our design includes selection of lighting fixtures, locating the lighting fixtures and the associated switching/control of the lighting systems. Specialty Lighting fixtures for the Library Book Collections and Story Time sections will be coordinated with architectural team for proper illumination of the space. Selection of specialty lighting such as theatrical, merchandise or art displays, chandeliers, lighting fixtures selected by others, etc., is not included in the base scope of services.
3. Lighting system illumination and energy compliance calculations for lighting fixtures selected by LSW are included if required by the local jurisdiction. Illumination calculations of the book collection areas are included. An illumination and energy compliance calculation for lighting fixtures selected by others is not included.
4. Site Lighting: Our design includes the overall site lighting, including exterior building-mounted lighting, walkway lighting, and parking area lighting per AHJ requirements (including Dark Sky compliance). Offsite lighting, street lighting, and traffic control lighting systems are not included in the base scope of services. Sports lighting for multi-purpose fields, volleyball courts, basketball courts, and ball fields, is not included in the base scope of services; however, our design includes power distribution to such lighting as defined by Others.
 - a. Alternate scope (included if determined to be required during programming): Site lighting for volleyball and basketball courts by LSW including general illumination—competition-level sports lighting design is not included.



5. **Emergency and Standby Power Systems:** Our design includes sizing and selection of the generator(s), transfer switches, distribution switchgear, and power circuiting.
6. **Design for a redundant UPS system and electrical distribution for the Communication Center**
7. **Lightning Protection System:** Performance based design for bidding purposes. The installation drawings will be a deferred submittal by the LSP Vendor.

Technology Systems

The technology scope for this project is anticipated to include:

1. **Site Design:** Our design includes intended conduit and/or duct bank routing, manhole/vault layout, and building entrance locations.
2. **Passive Network Cabling:** Our design service includes cabling system design from outlet locations to the Main Equipment Room (MER) or Telecommunications Room (TR), cable support and pathway system, and outside plant fiber-optic and multiple pair copper cabling including sports lighting and lake pump system connectivity as required and defined by Others.
 - a. **Anticipated cabling systems include:** building network for workstation, office, meeting spaces, IP-cameras, and digital signage; wireless distribution; and BAS.
3. **Buildout of the MER/TR Rooms:** Our design includes room/rack layout, cable support and pathway system, telecommunication grounding, and passive component rack layouts.
4. **CATV Distribution:** Our design service includes community antenna television distribution design, including coax cabling to the termination point in the MER/TR Rooms and specifications for distribution electronics (transceivers, amplifiers, etc.).
5. **Intercommunication System:** Our design service includes the building paging and/or mass communication system, including specifications for the electronic equipment, including distribution amplifiers, input/output modules, phone interface modules, microphones, and speakers.
6. **Distributed Antenna System (DAS) (cellular service):** Our design includes rough-in for a DAS. The final design of cabling and devices is to be by the Contractor's selected DAS Vendor.
7. **Emergency Responder Radio Communication System (ERRCS):** Our design includes design for the ERRCS system including interconnection between Police and Library Buildings. Although the ERRCS testing occurs after the construction of the buildings, based on the size of the facility, we are anticipating a need for the system. Design will include specifications for the system, but the final design will not occur until the preliminary testing has been completed.
8. **Access Control/Security System:** Our design service includes the access control, intrusion detection, card reader, door monitoring, door control, motion sensor, and duress systems, and associated control panels. The door hardware will be specified by the Architect.



9. Camera Surveillance: Our design includes camera layout and associated cabling and pathways, camera specification, and video recording requirements.
10. Coordination with Audio/Visual Designer: Our design includes coordination with an Audio/Visual designer to allocate proper rough-in, rack space, power, etc. as required by audio/visual design. The Audio/Visual designer is understood to be part of the CMAR.

Fire Sprinkler

The fire sprinkler scope for this project is anticipated to include:

1. Performance based specification addressing the fire sprinkler system design for bidding purposes. The installation drawings (including detailed piping drawings and calculations) will be a deferred submittal by the Fire Sprinkler Contractor.

Fire Alarm

The fire alarm scope for this project is anticipated to include:

1. Performance based fire alarm system design for bidding purposes, including device placement, a typical riser diagram, and specifications. The installation drawings (including detailed wiring diagrams, load calculations, voltage drop calculations, etc.) will be a deferred submittal by the Fire Alarm Contractor.

GENERAL

Our scope will include the following general engineering services for the project:

1. Attend up to thirty (30) 1-hour biweekly design team meetings and twelve (12) 2-hour Owner meetings during the design phase of this project. Biweekly design team meetings are anticipated to be held virtually and Owner meetings are anticipated to be held in-person.
2. Design using Revit with models stored on an ACC / BIM360 Project HUB. It is required that while our model is in ACC / BIM360, the model shall remain independent from all disciplines outside of our scope of work, and any revisions to the model shall be made by our staff only. It is anticipated that the architectural model elements will be "frozen" 7 days before each milestone deliverable.
3. Provide one set of drawings in electronic portable document format (PDF) at each intermediate deliverable.
4. Provide one final set of signed and sealed drawings in electronic portable document format (PDF) at the completion of design.
5. Provide one final set of signed and sealed specifications in electronic portable document format (PDF) at the completion of design.
6. Our bid phase services will include attendance at the Pre-Bid Meeting and review of the bidding contractors RFIs.



7. Our construction phase services will include the following:
- a. Review of the Contractor shop drawings, RFIs, CORs, AUAs, and CUAs.
 - b. Perform up to twenty (20) field observations during construction to confirm that the work is proceeding in accordance with the plans and specifications and prepare a written report on our findings.
 - 1) It is anticipated that Package 1 (Park and Lake) will require three (3) site observations, Package 2 (Library) will require five (5) observations, and Package 3 (Police, PM and Shared Site) will require twelve (12) observations.
 - c. Perform up to six (6) special inspections as required by the local authority having jurisdiction will require additional services. It is understood that electrical special inspections will be required for each generator, SES, and ATS switches. It is anticipated that no mechanical special inspections are required.
 - d. Perform up to six (6) total warranty walks: three (3) warranty walks post-construction approximately 11-1/2 months after construction completion and three (3) warranty walks post-construction approximately 22 months after construction completion. It is anticipated that a two warranty walks will be conducted for each of Packages 1, 2 and 3.
 - e. Coordination with the Project Commissioning Agent during the construction phase.
 - f. Review the Contractor-prepared Operation and Maintenance Manual.
 - g. Prepare HVAC, plumbing, electrical and technology record drawings in AutoCAD format from the Contractor-prepared as-built redlines. No verification of accuracy is included; therefore, the record drawings will not be signed and sealed.

PROFESSIONAL FEE

Our fee for the work outlined above is a lump sum amount as follows:

Concept Planning	\$17,120.
Schematic Design	153,815.
Design Development	234,365.
Construction Documents	371,385.
Bid Phase	14,210.
Construction Phase Services	256,625.
Special Inspections	10,035.

Base Contract Total	\$1,057,555.

NOTE: This fee includes all travel expenses incurred within the metropolitan Phoenix area. Travel outside the metropolitan Phoenix area will be billed as a reimbursable expense, including, but not limited to, travel, rentals, meals, lodging, and reasonable incidental expenses.



This fee does not include plotting or printing of sets of our drawings or other discipline's drawings for interprofessional coordination or distribution.

This fee is quoted on a lump sum basis. The breakdown of the fee into phases or tasks is for your convenience. The fee will be billed 100% at the end of the project, unless the scope of the project is changed by written agreement.

CLIENT SERVICES

Services requested of the Client and/or Owner include the following:

1. Provide access to the building maintenance staff to answer questions.
2. Provide all connection requirements for Owner-provided equipment.
3. Provide a project title block and updated background files in a timely manner to meet the established project deliverables.
4. Distribute meeting agendas before each meeting in order for us to assign appropriate staff to the meeting; and promptly distribute meeting minutes after each meeting.
5. Provide the following building and Owner information:
 - a. Building Occupancy Classification.
 - b. Building Construction Type.
 - c. Building Hazard Classification.
 - d. Building Seismic and Risk Category.
 - e. Owner's Fire Suppression Insurance Requirements.
6. Provide a water flow and pressure test to document the water main capabilities.
7. Provide a PDF set of the drawings at each established deliverable.
8. Provide a PDF of the complete set of drawings and of the project specification book at the completion of the design phase for our use during construction.

EXCLUSIONS

1. Cost estimating.
2. Meetings or virtual meetings beyond those listed.
3. Analysis of, preparing designs for, or assisting in design modifications to any unlisted equipment for the purpose of obtaining a field listing from a Nationally Recognized Testing Laboratory (NRTL) acceptable to the Authority Having Jurisdiction (AHJ). LSW assumes that all Owner-furnished equipment and equipment specified by others will be Listed and Labeled.



4. Photovoltaic design.
5. Motorola R-56 grounding design.
6. Audio / Visual equipment selection. It is understood that the owner shall hire a separate consultant for this and LSW scope of services is rough-in only.
7. Arc Flash Hazard Analysis and coordination study. Specifications will indicate for the electrical contractor to provide with their electrical equipment submittals.
8. All work associated with LEED certification of the project.
9. Building Information Modeling (BIM) beyond an LOD-200 or clash-free modeling including COBie, Unifomat, MasterFormat, OmniClass, etc., input data.
10. Building energy consumption calculations or modeling.
11. Design of stair pressurization, smoke removal, or smoke evacuation systems.
12. Documenting energy code compliance of the building envelope or other systems not in our scope of services described above.
13. Utility company energy rebate data collection and/or submission.
14. Life cycle cost analysis.
15. ~~Value engineering services~~ Owner changes after completion of the associated design development documents.
16. Any design services caused by scope changes.
17. Preparation of the electrical coordination or power system study.
18. Preparation of Revit or BIM record drawings. These drawings are assumed to be provided by the Contractor.
19. Additional documentation or meetings for fire code compliance, including, but not limited to, a Hazard Mitigation Analysis, fire testing documentation, or meetings with the fire department to show compliance with the adopted Fire Code amendments related to battery energy storage systems (BESS).
20. Work in relation to the delinquency or insolvency of the Contractor(s).



ADDITIONAL SERVICES

Additional services will be performed on an hourly basis at our standard billing rates or a separate fixed fee contract as determined by your firm. Our current rate structure is shown below for your reference. Hourly contracted work will be invoiced based on our rates in effect at the time of such requests.

2026:	Principals	\$240.00
	Sr. Engineers	\$215.00
	Sr. Project Manager	\$210.00
	Project Manager	\$180.00
	Engineers	\$175.00
	Field Observers	\$140.00
	Sr. Designers	\$145.00
	Designers	\$125.00
	Project Coordinator	\$125.00
	Project Assistant	\$100.00
	BIM Operators	\$90.00
	Admin	\$85.00
	Outside Services	Our cost plus 10%

This proposal is effective for not more than 30 days.

LSW accepts the AIA C401 contract and requests that you prepare this document reflecting the terms and conditions of this proposal for our mutual execution prior to our beginning work.

We appreciate this opportunity and look forward to working with your firm on this project.

Regards,

LSW ENGINEERS ARIZONA, INC.

Rick D'Andrea, P.E.
Vice President

RJD:gek:jps

Please indicate your acceptance of this proposal by signing and returning one copy of this letter for our files.

APPROVED: _____ DATE: _____

YOUR PROJECT / REFERENCE NO.: _____

WOOD PATEL

Civil Engineering
Water Resources
Land Survey
Construction Management

7878 N 16th St #205
Phoenix, AZ 85020
www.woodpatel.com

Michael T. Young, PE
Darin L. Moore, PE
Jeffrey R. Minch, PE, CFM
Robert D. Gofonia, PE, RLS
Nicholas E. Brown, PE
Daniel W. Matthews, PE
Ronald J. Barbata, PLS, CFedS
Ethan A. Boyle, PE
Frank M. Koo, PE
Gabriel S. Rios, RLS
John G. Ritchie, PE
Derek C. Nichols, PE
John M. Bulka, PE
Daniel J. Cronin, PMP
James G. Taillon, CFM
Joseph C. Daconta, PE, CFM, PH, PMP
Brian J. Diehl, RLS
Matthew R. Pruitt, PE, CFM
Isaac J. Thomas, PE, CFM
Anthony K. Humphrey, PE
Zachary Radovich, PE
Venkata S. Bayareddy, PE, CFM
Aaron K. Feldberg, PE
Jett M. Thies, PE, CFM
Aaron Morrison, PE
Erik R. Myers, RLS
Jacob McGinley, PE
Carlos Marquez Valdez, PE
Kirk J. Pangus, RLS, CFedS
Dylan Stubbs, PE
Jesse J. Cabral, PE
Brian Gish, RLS

EMERITUS
Darrel E. Wood, PE, RLS
Ashok C. Patel, PE, RLS

Revised July 7, 2026
June 5, 2026

Mr. Matthew A. Gorman
Principal Architect
Arrington Watkins Architects
3003 North Central Avenue, Suite 240
Phoenix, AZ 85012

602.549.4320
MGORMAN@awarch.com

Re: **Apache Junction City Service Expansion Package 1**
Apache Junction, Arizona
Professional Civil Engineering Services

Dear Mr. Gorman:

Thank you for inviting Wood, Patel & Associates, Inc. (WOODPATEL) to submit this Professional Civil Engineering services Agreement to **Arrington Watkins Architects (Client)** for **Apache Junction City Service Expansion Package 1**. WOODPATEL has successfully completed projects in **Apache Junction**. This has allowed us to develop an understanding of the expectations, design requirements and polices required to meet the project goals.

We understand this project will consist of a 13.7-acre development including a 12.1-acre City park and associated fishing lake located at the southwest corner of Ironwood Road and Horton Drive in Apache Junction, Arizona. Our services are based on the Client email dated June 1, 2026.

Below is our scope of services and fee summary for Professional Civil Engineering services based on our understanding of the project and without specific meetings with the City of Apache Junction. These items follow an industry standard outline of services for Preliminary Design, Construction Documents, and Post Design.

FEES

1. LAND SURVEY	\$2,250
a. Supplemental Topographic Survey for Design (West Ironwood Expansion)	
2. SCHEMATIC DESIGN (30%)	\$22,860
a. Onsite Grading & Drainage Plan	
b. Drainage Calculations	
c. Onsite Paving Plan	
d. Onsite Fireline, Domestic Water & Sewer	
e. Reclaimed Water Plan	
f. Details Sheet	
g. Autoturn Assistance	
3. DESIGN DEVELOPMENT (60%)	\$21,100
a. Onsite Grading & Drainage Plan	
b. Drainage Calculations	
c. Earthwork Calculations	
d. Onsite Paving Plan	
e. Onsite Fireline, Domestic Water & Sewer	
f. Reclaimed Water Plan	
g. Details Sheet	
h. Autoturn Assistance	
4. CONSTRUCTION DOCUMENTS	\$22,450
a. Onsite Grading & Drainage Plan	
b. Drainage Calculations	
c. Earthwork Calculations	
d. Stormwater Management Plan	
e. Onsite Paving Plan	
f. Onsite Fireline, Domestic Water & Sewer	
g. Reclaimed Water Plan	
5. CIVIL SUBMITTALS AND PERMITTING ASSISTANCE	\$4,260
a. Civil Submittals/Permitting	
b. Cost Estimation Coordination	
c. ADEQ Water ATC, Sewer CA Submittal Coordination	
6. MEETINGS, CONFERENCE CALLS, SITE VISITS	\$2,960
a. Site Visit and Investigation	
b. Plan Review Meeting (Assume 4, 1-hour Virtual Meetings)	
7. BIDDING ASSISTANCE	\$2,510
a. Pre-bid Conference	
b. RFI & Design Review	
8. CONSTRUCTION ADMINISTRATION AND OBSERVATION	\$36,790
a. Site Visit and Observations (Assume 1 Visit/Month For 1-Year)	
b. Meeting Attendance (Assume 24, 1-Hr Virtual Mtg)	
c. RFI and submittal review	
d. ADEQ Water AOC, Sewer DA Observations	
e. Punch walk and record drawings	
9. WARRANTY	\$1,260
a. Site Warranty Walk-Through	
TOTAL	\$116,400

SCOPE ASSUMPTIONS

- A final Architectural Site Plan will be provided by the Client in AutoCAD format. This scope does not include developing a proposed site plan for design team use or jurisdictional submittal.
- If stated above, WOODPATEL will assist the design team by reviewing the site geometry of the final Architectural AutoCAD site plan prior to final engineering. Curb radii, drive widths and parking stall layout will be adjusted as necessary to meet local code and fire department turning movement standards.
- WOODPATEL understands the Client will engage a general contractor to conduct construction budget reviews of the design development and construction documents. WOODPATEL will consider reasonable requests for value engineering (VE) alternatives proposed by the general contractor and authorized by the Client. However, WOODPATEL reserves the right to negotiate additional scope for extensive civil design revisions with the Client resulting from proposed VE alternatives by the general contractor.
- Additional services required to meet Client, Owner or Contractor phasing requirements of Construction Documents can be completed under separate contract, if required.
- Civil documents will reference jurisdictional standards and details. Separate specifications will not be prepared.
- Regional and/or comprehensive Master Studies can be completed under separate contract, if required.
- Offsite utility extensions, roadway or intersection improvements are not included unless stated above.
- Civil documents will reference a Geotechnical Report, prepared by others, for pavement and soil information. Proposed pavement and/or hardscape sections shall be provided by the Geotechnical Engineer.
- Civil documents will reference structural plans for retaining wall design information.
- Mechanical pumping or lifting will not be required for utility systems.
- Construction inspection or certification services are not included unless stated above.
- Existing utilities will be shown based on information made available to WOODPATEL. Non-destructive subsurface utility investigation (potholing) is recommended for this project.
- This scope does not include dry utility (power, gas, telecommunications, etc.) design or service coordination. WOODPATEL will contact the local area dry utility providers to coordinate potential conflicts with the civil design shown on the plans and provide design information to the dry utility providers for their use. The civil plans can show proposed dry utility routing, conduit locations, service lines and meter locations if provided by the dry utility designer.
- Supplemental topographic survey is limited to hardscape tie-in areas only.
- Unless stated above, topographic and boundary survey information shall be provided by the Client in AutoCAD format. WOODPATEL is not responsible for the accuracy of survey work performed by others.
- If stated above, Record Drawings can be prepared based on contractor provided redlines. This scope does not include construction staking or field as-built survey.
- Assistance with Civil related LEED credits is not included.
- A Drainage Report or Water and Wastewater Basis-of-Design Reports are not anticipated for this project. The Drainage Report and Water and Wastewater Basis-of-Design Reports will be performed under Package 2.
- Design Coordination Meetings are not included in this project. Design Coordination Meetings will be performed under Package 2.
- Reimbursable expenses include, but are not limited to, subconsultant utility map and as-built document collection, subconsultant fire hydrant flow testing, civil document plots and copies for jurisdictional submittals, delivery, mileage, and other direct costs incurred by WOODPATEL in the process of providing civil engineering services for the projects.

WOODPATEL is pleased to offer this professional services agreement to **Arrington Watkins Architects**. If this agreement meets with your approval, please indicate by signing below and returning one copy to us.

Sincerely,

Wood, Patel & Associates, Inc.



Nicholas E. Brown, PE
Vice President



Jacob McGinley, PE
Project Manager

JM/cp

Y:\WP\Proposals\Municipal Dept\Apache Junction City Service Expansion - Package 1 (PARK & LAKE) Abb Civil Scop Arrington Watkins Architects M Gorman Rev 07-07-26.docx

AUTHORIZATION & ACCEPTANCE FOR PROFESSIONAL SERVICES

Accepted for _____
(Organization Responsible for Payment)

Accepted by _____
(Name and Title)

Signature _____ Date _____

2026 HOURLY FEE SCHEDULE

ENGINEERING & SURVEYING

Project Manager 4	\$290
Project Manager 3	\$270
Project Manager 2	\$250
Project Manager 1	\$230
Project Manager	\$210
Engineer 6	\$230
Engineer 5	\$210
Engineer 4	\$190
Engineer 3	\$170
Engineer 2	\$160
Engineer 1	\$140
Technician 6	\$180
Technician 5	\$160
Technician 4	\$140
Technician 3	\$120
Technician 2	\$100
Technician 1	\$90
Surveyor 6	\$200
Surveyor 5	\$180
Surveyor 4	\$160
Surveyor 3	\$140
Surveyor 2	\$120
Surveyor 1	\$100
2-Man Survey Crew	\$195
1-Man Survey Crew	\$135

CONSTRUCTION MANAGEMENT

Construction Manager 3	\$230
Construction Manager 2	\$210
Construction Manager 1	\$180
Construction Observer 3	\$135
Construction Observer 2	\$120
Construction Observer 1	\$105

REIMBURSABLE COSTS

Reproductions and Outside Delivery Service	Cost Plus 10%
Office Travel	Based on Current Standard IRS Rate
Fuel Surcharge	Determined by Distance

EXHIBIT A - SCOPE SUMMARY
Apache Junction City Service Expansion - Package 1 (PARK & LAKE)
Contract No.:
Proposal No. (No Number)
Date: 07/07/2026

Task	Work Task Description	Cost
1.0	LAND SURVEY	
A	SUPPLEMENTAL TOPOGRAPHIC SURVEY FOR DESIGN (WEST IRONWOOD EXPANSION)	\$ 2,250.00
2.0	SCHEMATIC DESIGN (30%)	
A	ONSITE GRADING & DRAINAGE PLAN	\$ 9,340.00
B	DRAINAGE CALCULATIONS	\$ 1,140.00
C	ONSITE PAVING PLAN	\$ 1,490.00
D	ONSITE FIRELINE, DOMESTIC WATER & SEWER	\$ 4,650.00
E	RECLAIMED WATER PLAN	\$ 3,050.00
F	DETAILS SHEET	\$ 1,170.00
G	AUTOTURN ASSISTANCE	\$ 2,020.00
3.0	DESIGN DEVELOPMENT (60%)	
A	ONSITE GRADING & DRAINAGE PLAN	\$ 7,800.00
B	DRAINAGE CALCULATIONS	\$ 1,140.00
C	EARTHWORK CALCULATIONS	\$ 530.00
D	ONSITE PAVING PLAN	\$ 1,700.00
E	ONSITE FIRELINE, DOMESTIC WATER & SEWER	\$ 3,690.00
F	RECLAIMED WATER PLAN	\$ 3,370.00
G	DETAILS SHEET	\$ 1,170.00
H	AUTOTURN ASSISTANCE	\$ 1,700.00
4.0	CONSTRUCTION DOCUMENTS	
A	ONSITE GRADING & DRAINAGE PLAN	\$ 8,860.00
B	DRAINAGE CALCS	\$ 1,350.00
C	EARTHWORK CALCULATIONS	\$ 1,060.00
D	STORMWATER MANAGEMENT PLAN	\$ 2,130.00
E	ONSITE PAVING PLAN	\$ 2,310.00
F	ONSITE FIRELINE, DOMESTIC WATER & SEWER	\$ 3,690.00
G	RECLAIMED WATER PLAN	\$ 3,050.00
5.0	CIVIL SUBMITTAL & PERMITTING ASSISTANCE	
A	CIVIL SUBMITTALS / PERMITTING	\$ 660.00
B	COST ESTIMATION COORDINATION	\$ 1,350.00
C	ADEQ WATER AOC, SEWER CA SUBMITTAL COORDINATION	\$ 2,250.00
6.0	MEETINGS, CONFERENCE CALLS, SITE VISITS	
A	SITE VISIT AND INVESTIGATION	\$ 1,480.00
C	PLAN REVIEW MEETING (ASSUME 4 EA 1-HR VIRTUAL MTG)	\$ 1,480.00
7.0	BIDDING ASSISTANCE	
A	PRE-BID CONFERENCE	\$ 500.00
B	RFI AND DESIGN REVIEW	\$ 2,010.00
8.0	CONSTRUCTION ADMINISTRATION AND OBSERVATION	
A	SITE VISIT AND OBSERVATIONS (ASSUME 1 VISIT/MONTH FOR 1-YEAR)	\$ 15,840.00
B	MEETING ATTENDANCE (ASSUME 24 EA 1-HR VIRTUAL MTG)	\$ 5,040.00
C	RFI AND SUBMITTAL REVIEW	\$ 9,420.00
D	ADEQ WATER AOC, SEWER DA OBSERVATIONS	\$ 2,140.00
E	PUNCH WALK AND RECORD DRAWINGS	\$ 4,350.00
9.0	WARRANTY	
A	SITE WARRANTY WALK-THROUGH	\$ 1,260.00
Subtotal		\$ 116,440.00
Total		\$ 116,440.00

EXHIBIT B - PERSONNEL HOUR BREAKDOWN

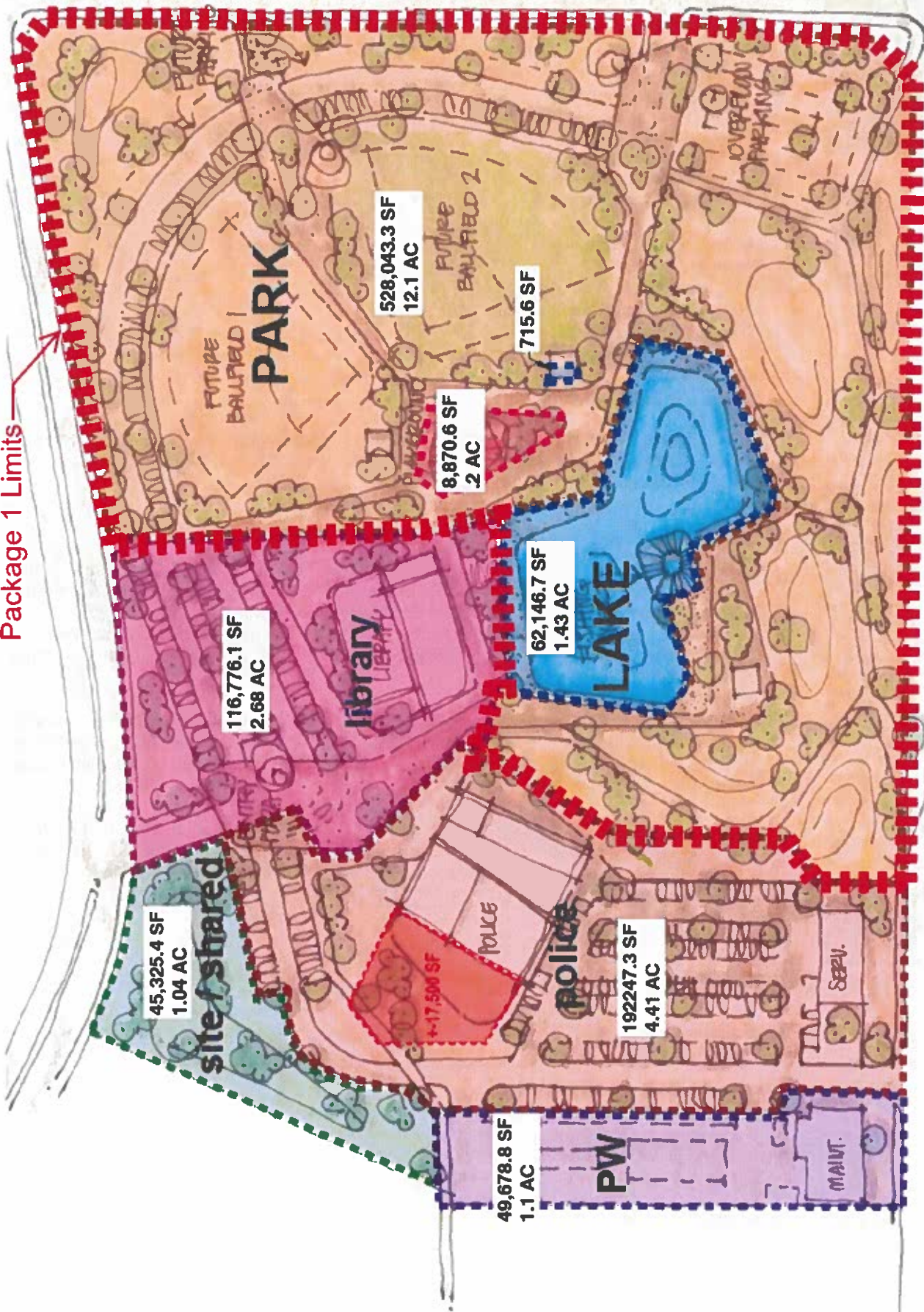
Apache Junction City Service Expansion - Package 1 (PARK & LAKE)

Proposal No. (No Number)

Contract No.
Date: 07/07/2026

Section	Task	Work Task Description	Principal \$ 200.00	Principal (PE) PM-1 \$ 296.00	Project Manager (PE) PM \$ 218.00	Engineer-In- Training (EIT) Tech-5 \$ 160.00	CADD Technician Tech-6 \$ 160.00	Project Coordinator Tech-3 \$ 120.00	Senior RLS PM-1 \$ 230.00	Survey Technician Tech-4 \$ 140.00	2-man Survey Crew \$ 195.00	Sub-Consultants Or Allowances 100%	(Hours)	(\$)
1.0	LAND SURVEY													
A	SUPPLEMENTAL TOPOGRAPHIC SURVEY FOR DESIGN (WEST IRONWOOD EXPANSION)			1					1	4	6		12	\$ 2,250.00
2.0	SCHEMATIC DESIGN (30%)													
A	ONSITE GRADING & DRAINAGE PLAN			2	12	24	12	4					54	\$ 9,340.00
B	DRAINAGE CALCULATIONS			1	1	4							6	\$ 1,140.00
C	ONSITE PAVING PLAN				1	4	4						9	\$ 1,480.00
D	ONSITE FIRELINE DOMESTIC WATER & SEWER			1	4	16	6						27	\$ 4,650.00
E	RECLAIMED WATER PLAN			1	4	8	4						17	\$ 3,050.00
F	DETAILS SHEET				1	2	4						7	\$ 1,170.00
G	AUTOTURN ASSISTANCE				2	8	2						12	\$ 2,020.00
3.0	DESIGN DEVELOPMENT (60%)													
A	ONSITE GRADING & DRAINAGE PLAN			2	10	24	8						44	\$ 7,860.00
B	DRAINAGE CALCULATIONS			1	1	4							6	\$ 1,140.00
C	EARTHWORK CALCULATIONS				1	2							3	\$ 530.00
D	ONSITE PAVING PLAN				2	4	4						10	\$ 1,700.00
E	ONSITE FIRELINE DOMESTIC WATER & SEWER			1	4	12	4						21	\$ 3,690.00
F	RECLAIMED WATER PLAN			1	4	10	4						19	\$ 3,370.00
G	DETAILS SHEET				1	2	4						7	\$ 1,170.00
H	AUTOTURN ASSISTANCE				2	8							10	\$ 1,700.00
4.0	CONSTRUCTION DOCUMENTS													
A	ONSITE GRADING & DRAINAGE PLAN			2	12	24	12						50	\$ 8,860.00
B	DRAINAGE CALCS			1	2	4							7	\$ 1,350.00
C	EARTHWORK CALCULATIONS				2	4							6	\$ 1,060.00
D	STORMWATER MANAGEMENT PLAN				1	4	8						13	\$ 2,130.00
E	ONSITE PAVING PLAN			1	2	4	6						13	\$ 2,310.00
F	ONSITE FIRELINE DOMESTIC WATER & SEWER			1	4	8	8						21	\$ 3,690.00
G	RECLAIMED WATER PLAN			1	4	8	4						17	\$ 3,050.00
5.0	CIVIL SUBMITTAL & PERMITTING ASSISTANCE													
A	CIVIL SUBMITTALS / PERMITTING				2			2					4	\$ 660.00
B	COST ESTIMATION COORDINATION			1	2	4							7	\$ 1,350.00
C	ADEQ WATER AOC, SEWER CA SUBMITTAL COORDINATION			1	4	4		4					13	\$ 2,250.00
6.0	MEETINGS, CONFERENCE CALLS, SITE VISITS													
A	SITE VISIT AND INVESTIGATION				4	4							8	\$ 1,480.00
C	PLAN REVIEW MEETING (ASSUME 4 EA 1-HR VIRTUAL MTG)				4	4							8	\$ 1,480.00
7.0	BIDDING ASSISTANCE													
A	PRE-BID CONFERENCE			1	1								2	\$ 500.00
B	RFI AND DESIGN REVIEW			1	4	4		2					11	\$ 2,010.00
8.0	CONSTRUCTION ADMINISTRATION AND OBSERVATION													
A	SITE VISIT AND OBSERVATIONS (ASSUME 1 VISIT/MONTH FOR 1-YEAR)				72			6					78	\$ 15,840.00
B	MEETING ATTENDANCE (ASSUME 24 EA 1-HR VIRTUAL MTG)				24								24	\$ 5,040.00
C	RFI AND SUBMITTAL REVIEW			4	18	28							50	\$ 9,420.00
D	ADEQ WATER AOC, SEWER DA OBSERVATIONS				6	4		2					12	\$ 2,140.00
E	PUNCH WALK AND RECORD DRAWINGS			1	8	4	12	2					25	\$ 4,350.00
9.0	WARRANTY													
A	SITE WARRANTY WALK-THROUGH				6								6	\$ 1,260.00
													SUBTOTAL	\$ 116,448.00
Sub-total Hours			0	26	230	244	106	22	1	4	6	0		
Total Dollars			\$ -	\$ 7,540.00	\$ 48,300.00	\$ 39,040.00	\$ 16,960.00	\$ 2,640.00	\$ 230.00	\$ 560.00	\$ 1,170.00	\$ -		
													TOTAL	\$ 116,448.00

Package 1 Limits



Revised July 7, 2026

June 5, 2026

Civil Engineering
Water Resources
Land Survey
Construction Management

www.woodpatel.com

Mr. Matthew A. Gorman
Principal Architect
Arrington Watkins Architects
3003 North Central Avenue, Suite 240
Phoenix, AZ 85012

602.549.4320

MGORMAN@awarch.com

Re: **Apache Junction City Service Expansion Package 2**
Apache Junction, Arizona
Professional Civil Engineering Services

Dear Mr. Gorman:

Thank you for inviting Wood, Patel & Associates, Inc. (WOODPATEL) to submit this Professional Civil Engineering services Agreement to **Arrington Watkins Architects** (Client) for **Apache Junction City Service Expansion Package 2**. WOODPATEL has successfully completed projects in **Apache Junction**. This has allowed us to develop an understanding of the expectations, design requirements and polices required to meet the project goals.

We understand this project will consist of a 9.3-acre Park Maintenance Building/Yard with an associated Police Station and Library located at the southwest corner of Ironwood Road and Horton Drive in Apache Junction, Arizona. Our services are based on the Client email dated June 1, 2026.

Below is our scope of services and fee summary for Professional Civil Engineering services based on our understanding of the project and without specific meetings with the City of Apache Junction. These items follow an industry standard outline of services for Preliminary Design, Construction Documents, and Post Design.

Michael T. Young, PE
Darin L. Moore, PE
Jeffrey R. Minch, PE, CFM
Robert D. Gofonia, PE, RLS
Nicholas E. Brown, PE
Daniel W. Matthews, PE
Ronald J. Barbala, PLS, CFedS
Ethan A. Boyle, PE
Frank M. Koo, PE
Gabriel S. Rios, RLS
John G. Ritchie, PE
Derek C. Nichols, PE
John M. Bulka, PE
Daniel J. Cronin, PMP
James G. Taillon, CFM
Joseph C. Daconta, PE, CFM, PH, PMP
Steven C. McKee, PE
Brian J. Diehl, RLS
Matthew R. Pruitt, PE, CFM
Isaac J. Thomas, PE, CFM
Anthony K. Humphrey, PE
Zachary Radovich, PE
Venkata S. Bayareddy, PE, CFM
Aaron K. Feldberg, PE
Jett M. Thies, PE, CFM
Aaron Morrison, PE
David G. Laredo, PE
Erik R. Myers, RLS
Jacob McGinley, PE
Carlos Marquez Valdez, PE
Kirk J. Pangus, RLS, CFedS
Dylan Stubbs, PE
Jesse J. Cabral, PE
Brian Gish, RLS
Lindsay M. Lee, PE

EMERITUS

Darrel E. Wood, PE, RLS
Ashok C. Patel, PE, RLS

FEES

1. **SCHEMATIC DESIGN (30%)** \$23,310
 - a. Onsite Grading & Drainage Plan
 - b. Drainage Calculations
 - c. Onsite Paving Plan
 - d. Offsite Paving Plan (Ironwood Entrance)
 - e. Onsite Fireline, Domestic Water & Sewer
 - f. Public Waterline Plan
 - g. Fire Flow Test
 - h. Details Sheet
 - i. Autoturn Assistance
2. **DESIGN DEVELOPMENT (60%)** \$24,510
 - a. Onsite Grading & Drainage Plan
 - b. Drainage Calculations
 - c. Earthwork Calculations
 - d. Onsite Paving Plan
 - e. Offsite Paving Plan (Ironwood Entrance)
 - f. Onsite Fireline, Domestic Water & Sewer
 - g. Public Waterline Plan
 - h. Water System Basis of Design Calculations
 - i. Wastewater System Basis of Design Calculations
 - j. Details Sheet
 - k. Autoturn Assistance
3. **CONSTRUCTION DOCUMENTS** \$36,110
 - a. Onsite Grading & Drainage Plan
 - b. Drainage Calculations
 - c. Earthwork Calculations
 - d. Stormwater Management Plan
 - e. Onsite Paving Plan
 - f. Offsite Paving Plan (Ironwood Entrance)
 - g. Onsite Fireline, Domestic Water & Sewer
 - h. Public Waterline Plan
 - i. Water System Basis of Design Calculations
 - j. Wastewater System Basis of Design Calculations
4. **CIVIL SUBMITTALS AND PERMITTING ASSISTANCE** \$4,500
 - a. Civil Submittals/Permitting
 - b. Cost Estimation Coordination
 - c. ADEQ Water ATC, Sewer CA Submittal Coordination
5. **MEETINGS, CONFERENCE CALLS, SITE VISITS** \$8,000
 - a. Site Visit and Investigation
 - b. Design Coordination Meeting (Assume 24, 1-hour Virtual Meeting)
 - c. Plan Review Meeting (Assume 4, 1-hour Virtual Meeting)
6. **BIDDING ASSISTANCE** \$2,510
 - a. Pre-bid Conference
 - b. RFI & Design Review

7. CONSTRUCTION ADMINISTRATION AND OBSERVATION	\$40,430
a. Site Visit and Observations (Assume 1 Visit/Month For 1-Year)	
b. Meeting Attendance (Assume 24, 1-Hr Virtual Meeting)	
c. RFI and Submittal Review	
d. ADEQ Water AOC, Sewer DA Observations	
e. Punch Walk and Record Drawings	
8. WARRANTY	\$1,260
a. Site Warranty Walk-Through	
TOTAL	\$140,630

SCOPE ASSUMPTIONS

- A final Architectural Site Plan will be provided by the Client in AutoCAD format. This scope does not include developing a proposed site plan for design team use or jurisdictional submittal.
- If stated above, WOODPATEL will assist the design team by reviewing the site geometry of the final Architectural AutoCAD site plan prior to final engineering. Curb radii, drive widths and parking stall layout will be adjusted as necessary to meet local code and fire department turning movement standards.
- WOODPATEL understands the Client will engage a general contractor to conduct construction budget reviews of the design development and construction documents. WOODPATEL will consider reasonable requests for value engineering (VE) alternatives proposed by the general contractor and authorized by the Client. However, WOODPATEL reserves the right to negotiate additional scope for extensive civil design revisions with the Client resulting from proposed VE alternatives by the general contractor.
- Additional services required to meet Client, Owner or Contractor phasing requirements of Construction Documents can be completed under separate contract, if required.
- Civil documents will reference jurisdictional standards and details. Separate specifications will not be prepared.
- Regional and/or comprehensive Master Studies can be completed under separate contract, if required.
- Offsite utility extensions, roadway or intersection improvements are not included unless stated above.
- Civil documents will reference a Geotechnical Report, prepared by others, for pavement and soil information. Proposed pavement and/or hardscape sections shall be provided by the Geotechnical Engineer.
- Civil documents will reference structural plans for retaining wall design information.
- Mechanical pumping or lifting will not be required for utility systems.
- Construction inspection or certification services are not included unless stated above.
- Existing utilities will be shown based on information made available to WOODPATEL. Non-destructive subsurface utility investigation (potholing) is recommended for this project.
- This scope does not include dry utility (power, gas, telecommunications, etc.) design or service coordination. WOODPATEL will contact the local area dry utility providers to coordinate potential conflicts with the civil design shown on the plans and provide design information to the dry utility providers for their use. The civil plans can show proposed dry utility routing, conduit locations, service lines and meter locations if provided by the dry utility designer.
- Supplemental topographic survey is not included with this project. Supplemental survey of the west side of Ironwood Drive will be performed under Package 1.
- It is assumed this design will run concurrently with offsite design associated with the Radiance development. WOODPATEL will coordinated with the offsite design provided by Others. WOODPATEL is not responsible for the accuracy of survey work performed by others.
- If stated above, Record Drawings can be prepared based on contractor provided redlines. This scope does not include construction staking or field as-built survey.

- Assistance with Civil related LEED credits is not included.
- Reimbursable expenses include, but are not limited to, subconsultant utility map and as-built document collection, subconsultant fire hydrant flow testing, civil document plots and copies for jurisdictional submittals, delivery, mileage, and other direct costs incurred by WOODPATEL in the process of providing civil engineering services for the projects.
- This scope includes permitting with City of Apache Junction, Apache Junction Water District, Apache Junction Sewer District and Superstition Mountain Fire and Medical.
- This scope includes permitting with ADEQ for the public water and public sewer systems only.

WOODPATEL is pleased to offer this professional services agreement to **Arrington Watkins Architects**. If this agreement meets with your approval, please indicate by signing below and returning one copy to us.

Sincerely,

Wood, Patel & Associates, Inc.



Nicholas E. Brown, PE
Vice President



Jacob McGinley, PE
Project Manager

JM/cp

Y:\WP\Proposals\Municipal Dept\Apache Junction City Service Expansion Package 2 (BLDGs & SITE) Abb Civil Scoop Arrington Watkins Architects M Gorman Rev 07-07-26.docx

AUTHORIZATION & ACCEPTANCE FOR PROFESSIONAL SERVICES

Accepted for _____
(Organization Responsible for Payment)

Accepted by _____
(Name and Title)

Signature _____ Date _____

2026 HOURLY FEE SCHEDULE

ENGINEERING & SURVEYING

Project Manager 4	\$290
Project Manager 3	\$270
Project Manager 2	\$250
Project Manager 1	\$230
Project Manager	\$210
Engineer 6	\$230
Engineer 5	\$210
Engineer 4	\$190
Engineer 3	\$170
Engineer 2	\$160
Engineer 1	\$140
Technician 6	\$180
Technician 5	\$160
Technician 4	\$140
Technician 3	\$120
Technician 2	\$100
Technician 1	\$90
Surveyor 6	\$200
Surveyor 5	\$180
Surveyor 4	\$160
Surveyor 3	\$140
Surveyor 2	\$120
Surveyor 1	\$100
2-Man Survey Crew	\$195
1-Man Survey Crew	\$135

CONSTRUCTION MANAGEMENT

Construction Manager 3	\$230
Construction Manager 2	\$210
Construction Manager 1	\$180
Construction Observer 3	\$135
Construction Observer 2	\$120
Construction Observer 1	\$105

REIMBURSABLE COSTS

Reproductions and Outside Delivery Service	Cost Plus 10%
Office Travel	Based on Current Standard IRS Rate
Fuel Surcharge	Determined by Distance

EXHIBIT A - SCOPE SUMMARY
Apache Junction City Service Expansion - Package 2 (BLDGs & SITE)
Contract No.:
Proposal No. (No Number)
Date: 07/07/2026

Task	Work Task Description	Cost
1.0	SCHEMATIC DESIGN (30%)	
A	ONSITE GRADING & DRAINAGE PLAN	\$ 8,500.00
B	DRAINAGE CALCULATIONS	\$ 1,140.00
C	ONSITE PAVING PLAN	\$ 1,490.00
D	OFFSITE PAVING PLAN (IRONWOOD ENTRANCE)	\$ 2,310.00
E	ONSITE FIRELINE, DOMESTIC WATER & SEWER	\$ 3,370.00
F	PUBLIC WATERLINE PLAN	\$ 1,990.00
G	FIRE FLOW TEST	\$ 1,320.00
H	DETAILS SHEET	\$ 1,170.00
I	AUTOTURN ASSISTANCE	\$ 2,020.00
2.0	DESIGN DEVELOPMENT (60%)	
A	ONSITE GRADING & DRAINAGE PLAN	\$ 7,380.00
B	DRAINAGE CALCULATIONS	\$ 1,140.00
C	EARTHWORK CALCULATIONS	\$ 530.00
D	ONSITE PAVING PLAN	\$ 1,700.00
E	OFFSITE PAVING PLAN (IRONWOOD ENTRANCE)	\$ 2,630.00
F	ONSITE FIRELINE, DOMESTIC WATER & SEWER	\$ 3,050.00
G	PUBLIC WATERLINE PLAN	\$ 1,670.00
H	WATER SYSTEM BASIS OF DESIGN CALCULATIONS	\$ 1,770.00
I	WASTEWATER SYSTEM BASIS OF DESIGN CALCULATIONS	\$ 1,770.00
J	DETAILS SHEET	\$ 1,170.00
K	AUTOTURN ASSISTANCE	\$ 1,700.00
3.0	CONSTRUCTION DOCUMENTS	
A	ONSITE GRADING & DRAINAGE PLAN	\$ 8,660.00
B	DRAINAGE REPORT	\$ 5,740.00
C	EARTHWORK CALCULATIONS	\$ 1,060.00
D	STORMWATER MANAGEMENT PLAN	\$ 2,130.00
E	ONSITE PAVING PLAN	\$ 2,630.00
F	OFFSITE PAVING PLAN (IRONWOOD ENTRANCE)	\$ 2,630.00
G	ONSITE FIRELINE, DOMESTIC WATER & SEWER	\$ 3,910.00
H	PUBLIC WATERLINE PLAN	\$ 2,950.00
I	WATER SYSTEM BASIS OF DESIGN REPORT	\$ 3,200.00
J	WASTEWATER SYSTEM BASIS OF DESIGN REPORT	\$ 3,200.00
4.0	CIVIL SUBMITTAL & PERMITTING ASSISTANCE	
A	CIVIL SUBMITTALS / PERMITTING	\$ 900.00
B	COST ESTIMATION COORDINATION	\$ 1,350.00
C	ADEQ WATER AOC, SEWER CA SUBMITTAL COORDINATION	\$ 2,250.00
5.0	MEETINGS, CONFERENCE CALLS, SITE VISITS	
A	SITE VISIT AND INVESTIGATION	\$ 1,480.00
B	DESIGN COORDINATION MEETING (ASSUME 24 EA 1-HR VIRTUAL MTG)	\$ 5,040.00
C	PLAN REVIEW MEETING (ASSUME 4 EA 1-HR VIRTUAL MTG)	\$ 1,480.00
6.0	BIDDING ASSISTANCE	
A	PRE-BID CONFERENCE	\$ 500.00
B	RFI AND DESIGN REVIEW	\$ 2,010.00
7.0	CONSTRUCTION ADMINISTRATION AND OBSERVATION	
A	SITE VISIT AND OBSERVATIONS (ASSUME 1 VISIT/MONTH FOR 1-YEAR)	\$ 15,840.00
B	MEETING ATTENDANCE (ASSUME 24 EA 1-HR VIRTUAL MTG)	\$ 5,040.00
C	RFI AND SUBMITTAL REVIEW	\$ 11,560.00
D	ADEQ WATER AOC, SEWER DA OBSERVATIONS	\$ 3,640.00
E	PUNCH WALK AND RECORD DRAWINGS	\$ 4,350.00
8.0	WARRANTY	
A	SITE WARRANTY WALK-THROUGH	\$ 1,260.00
Subtotal		\$ 140,630.00
Total		\$ 140,630.00

EXHIBIT B- PERSONNEL HOUR BREAKDOWN

Apache Junction City Service Expansion - Package 2 (BLDGs & SITE)

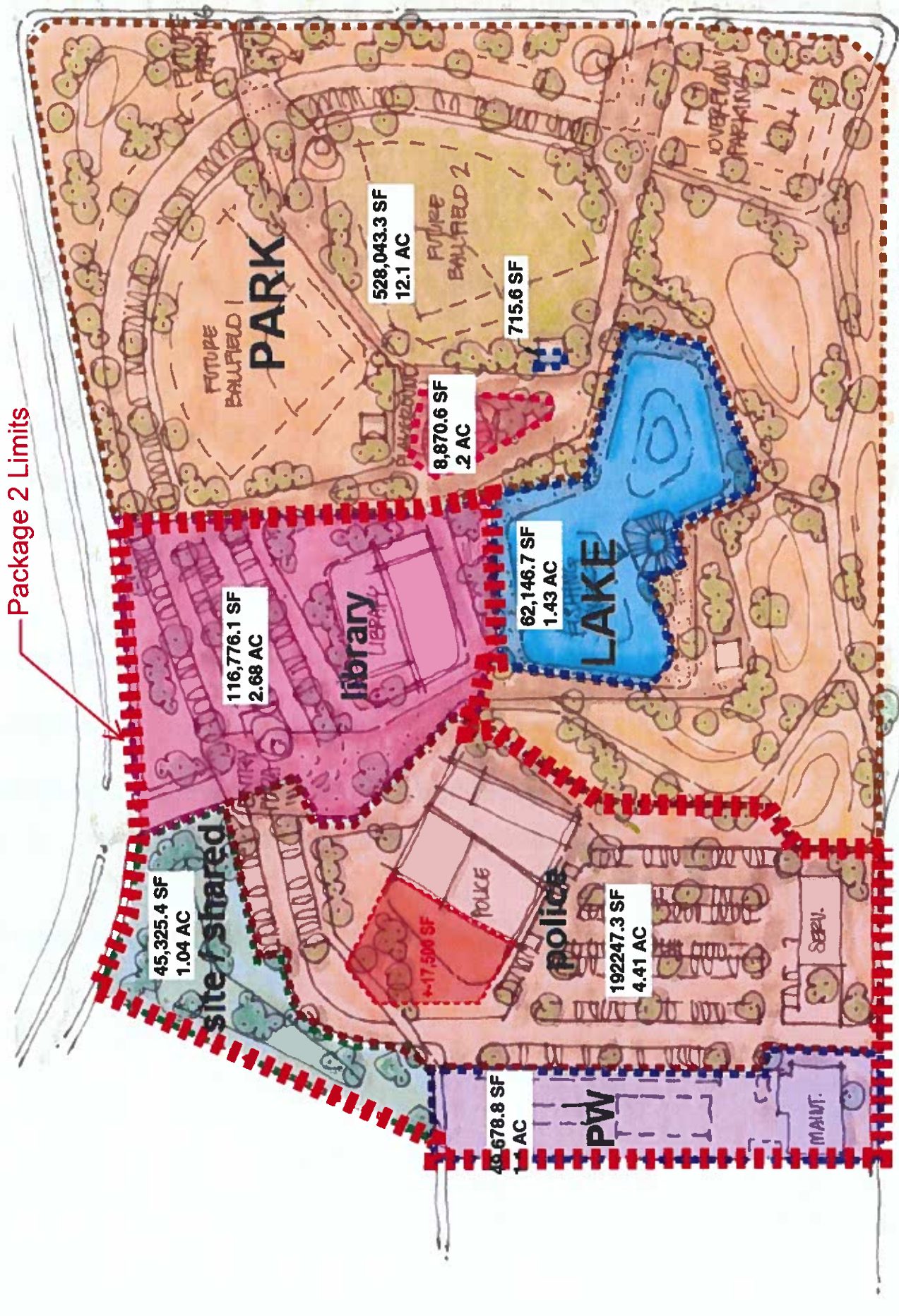
Proposal No. (No Number)

Contract No.

Date: 07/07/2026

Section	Task	Work Task Description	Principal (PE) PM-4 \$ 290.00	Project Manager (PE) PM \$ 210.00	Engineer-In- Training (EIT) Tech-5 \$ 160.00	CADD Technician Tech-5 \$ 160.00	Project Coordinator Tech-3 \$ 120.00	Senior RLS PM-1 \$ 230.00	Survey Technician Tech-4 \$ 140.00	2-man Survey Crew \$ 195.00	Sub-Consultants Or Allowances 100%	(Hours)	(\$)
1.0	Schematic Design (30%)												
A	ONSITE GRADING & DRAINAGE PLAN		2	8	24	12	4					50	\$ 8,500.00
B	DRAINAGE CALCULATIONS		1	1	4							6	\$ 1,140.00
C	ONSITE PAVING PLAN			1	4	4						9	\$ 1,490.00
D	OFFSITE PAVING PLAN (IRONWOOD ENTRANCE)		1	2	6	4						13	\$ 2,310.00
E	ONSITE FIRELINE, DOMESTIC WATER & SEWER		1	4	8	6						19	\$ 3,370.00
F	PUBLIC WATERLINE PLAN		1	2	4	4						11	\$ 1,990.00
G	FIRE FLOW TEST		1	1	2						\$ 500.00	504	\$ 1,320.00
H	DETAILS SHEET			1	2	4						7	\$ 1,170.00
I	AUTOTURN ASSISTANCE			2	8	2						12	\$ 2,020.00
2.0	Design Development (60%)												
A	ONSITE GRADING & DRAINAGE PLAN		2	8	20	12						42	\$ 7,380.00
B	DRAINAGE CALCULATIONS		1	1	4							6	\$ 1,140.00
C	EARTHWORK CALCULATIONS			1	2							3	\$ 530.00
D	ONSITE PAVING PLAN			2	4	4						10	\$ 1,700.00
E	OFFSITE PAVING PLAN (IRONWOOD ENTRANCE)		1	2	8	4						15	\$ 2,630.00
F	ONSITE FIRELINE, DOMESTIC WATER & SEWER		1	4	8	4						17	\$ 3,050.00
G	PUBLIC WATERLINE PLAN		1	2	4	2						9	\$ 1,670.00
H	WATER SYSTEM BASIS OF DESIGN CALCULATIONS		1	4	4							9	\$ 1,770.00
I	WASTEWATER SYSTEM BASIS OF DESIGN CALCULATIONS		1	4	4							9	\$ 1,770.00
J	DETAILS SHEET			1	2	4						7	\$ 1,170.00
K	AUTOTURN ASSISTANCE			2	8							10	\$ 1,700.00
3.0	Construction Documents												
A	ONSITE GRADING & DRAINAGE PLAN		2	8	24	16						50	\$ 8,660.00
B	DRAINAGE REPORT		2	4	16	8	4					34	\$ 5,740.00
C	EARTHWORK CALCULATIONS			2	4							6	\$ 1,060.00
D	STORMWATER MANAGEMENT PLAN			1	4	8						13	\$ 2,130.00
E	ONSITE PAVING PLAN		1	2	4	8						15	\$ 2,630.00
F	OFFSITE PAVING PLAN (IRONWOOD ENTRANCE)		1	2	4	8						15	\$ 2,630.00
G	ONSITE FIRELINE, DOMESTIC WATER & SEWER		1	2	12	8						23	\$ 3,910.00
H	PUBLIC WATERLINE PLAN		1	2	8	6						17	\$ 2,950.00
I	WATER SYSTEM BASIS OF DESIGN REPORT		1	3	8	4	3					19	\$ 3,200.00
J	WASTEWATER SYSTEM BASIS OF DESIGN REPORT		1	3	8	4	3					19	\$ 3,200.00
4.0	Civil Submittals & Permitting Assistance												
A	CIVIL SUBMITTALS / PERMITTING			2			4					6	\$ 900.00
B	COST ESTIMATION COORDINATION		1	2	4							7	\$ 1,350.00
C	ADEQ WATER AOC, SEWER CA SUBMITTAL COORDINATION		1	4	4		4					13	\$ 2,250.00
5.0	Meetings, Conference Calls, Site Visits												
A	SITE VISIT AND INVESTIGATION			4	4							8	\$ 1,480.00
B	DESIGN COORDINATION MEETING (ASSUME 24 EA 1-HR VIRTUAL MTG)			24								24	\$ 5,040.00
C	PLAN REVIEW MEETING (ASSUME 4 EA 1-HR VIRTUAL MTG)			4	4							8	\$ 1,480.00
6.0	Bidding Assistance												
A	PRE-BID CONFERENCE		1	1								2	\$ 500.00
B	RFI AND DESIGN REVIEW		1	4	4		2					11	\$ 2,010.00
7.0	Construction Administration and Observation												
A	SITE VISIT AND OBSERVATIONS (ASSUME 1 VISIT/MONTH FOR 1-YEAR)			72			8					78	\$ 15,840.00
B	MEETING ATTENDANCE (ASSUME 24 EA 1-HR VIRTUAL MTG)			24								24	\$ 5,040.00
C	RFI AND SUBMITTAL REVIEW		4	24	32		2					62	\$ 11,560.00
D	ADEQ WATER AOC, SEWER DA OBSERVATIONS			12	4		4					20	\$ 3,640.00
E	PUNCH WALK AND RECORD DRAWINGS		1	6	4	12	2					25	\$ 4,350.00
8.0	Warranty												
A	SITE WARRANTY WALK-THROUGH			6								6	\$ 1,260.00
												SUBTOTAL	\$ 140,630.00
Sub-total Hours			34	271	282	148	38	0	0	0	500		
Total Dollars			\$ 9,860.00	\$ 56,910.00	\$ 45,120.00	\$ 23,680.00	\$ 4,560.00	\$ -	\$ -	\$ -	\$ 500.00		
												TOTAL	\$ 140,630.00

Package 2 Limits





June 5, 2026 Revised July 2, 2026

Matt Gorman, AIA
Arrington Watkins Architects
3003 N. Central Ave, Suite 2400
Phoenix, AZ 85012
MGORMAN@awarch.com

Re: City of Apache Junction City Campus South - Landscape Design Scope of Work

Dear Matt:

The following scope of work is to provide landscape architectural services for City's new Police Substation, Public Works Facility, a new Library, and park facility on approximately ~22-acres. The project will also include off-site road improvements that may require a street landscape design

The project will require a team of design professionals including:

- Arrington Watkins Architects –Architecture - Prime Consultant, Police Substation and Parks Maintenance Facility
- Richard & Kennedy Architects – Architecture - Library
- Wood Patel – Civil Engineering Police Substation, Library, Park Improvements
- Dig Studio – Landscape Architecture - Police Substation, Library, Park Improvements
- Verdantas– Irrigation Design – Lake and Irrigation design

We are anticipating that Dig Studio will be contracted as sub-consultant to Arrington Watkins Architects.

Please review the attached scope of work and call with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Lothner".

Jeff Lothner, PLA, ASLA
Principal Partner
m. 602-218-2015

A handwritten signature in black ink, appearing to read "C. Atterbury".

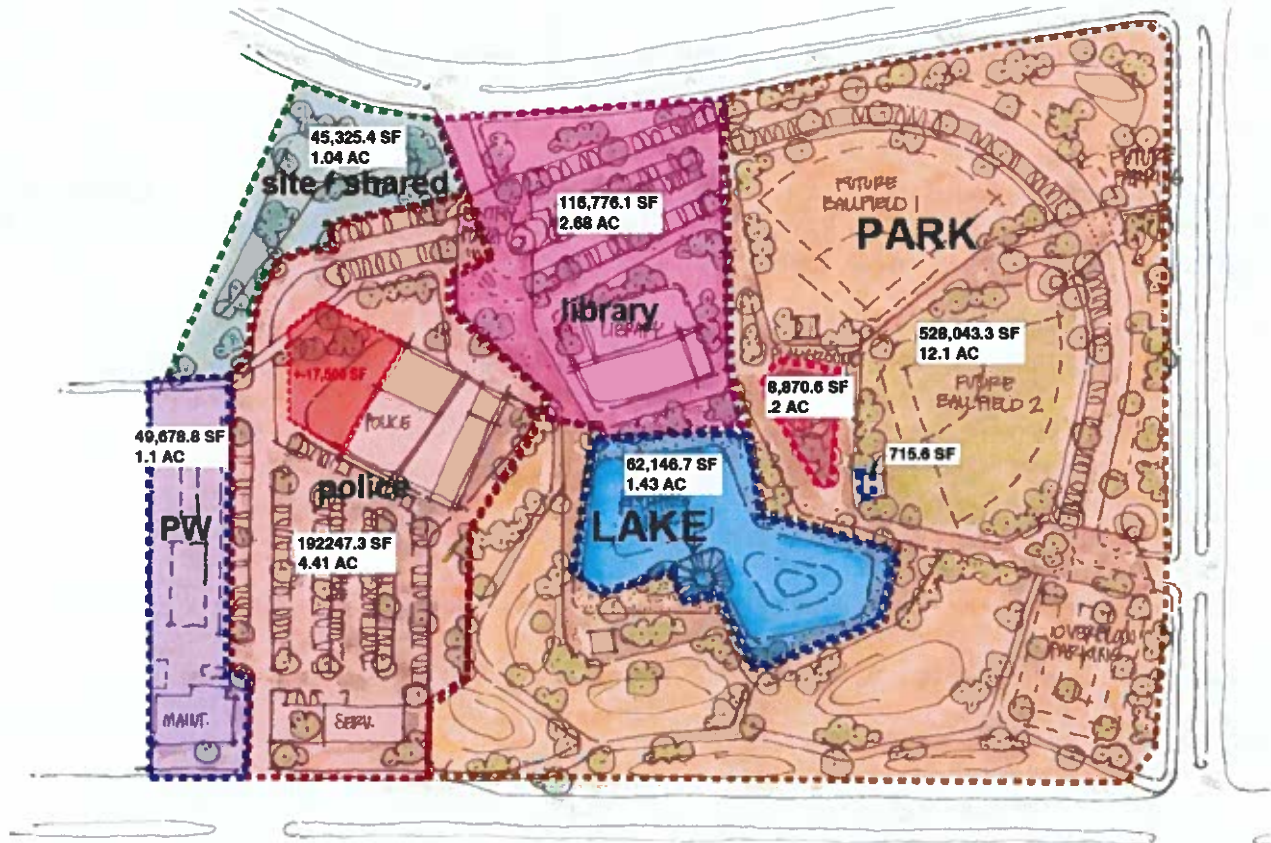
Chad Atterbury, PLA, ASLA
Principal Partner

Enclosed: Scope of Service and Fee

PROJECT LOCATION

Our proposal covers the work effort anticipated to complete the landscape and hardscape improvements for the Police Substation, Library, and Park. We anticipate that 3-separate design packages, plus an overall Site Plan submittal will be required, including:

1. Police, Library, Parks Maintenance
2. Park
3. Lake



Project Design Package Scope Areas

SCOPE OF WORK

PROJECT DESCRIPTION

The City of Apache Junction is developing a ~22-acre site for a new Police Substation, Library, and Park. Initial program includes:

Police Substation and Parks Maintenance Facility:

- Entry
- Exterior patios
- Memorial Plaza

- Perimeter Landscape
- Parking lot landscape

Library:

- Entry
- Exterior patios
- Perimeter Landscape
- Children's Patio Park/Play Connectivity
- Parking lot landscape

Park:

- Group Ramadas
- (2) Youth Baseball (With Fence/safety netting)
- (1) Multi-purpose field (Sized to accommodate 2 youth fields)
- Destination Playground
- (3) Sand Volleyball
- Basketball Court(s)
- Restroom
- Fitness / Walking Paths
- ~1.25 Ac Urban Fishing Lake
- Parking
- Adjacent building integration

Dig will coordinate our work with the following team members under separate contracts with the City or sub-contracts with Arrington Watkins Architects.

Arrington Watkins Architects –Architecture - Prime Consultant, Police Substation & Parks Maintenance Facility

Richard & Kennedy Architects – Architecture - Library

WoodPatel – Civil Engineering Police Substation, Library, Park Improvements

Dig Studio – Landscape Architecture - Police Substation, Library, Park Improvements

Verdantas– Irrigation Design – Lake and Irrigation design

The design of this project will include illustrative site plan, schematic design through permit/bid ready contract documents (plans and specification) for the site improvements described above. We will work in coordination with the overall team to develop a coordinated set of documents.

SCOPE OF SERVICES

All work outlined below will be completed in accordance with a project schedule prepared by Arrington Watkins Architects (AW) and the City of Apache Junction.

TASK 2.0 SCHEMATIC DESIGN (30%)

2.01 Schematic Design Documents - Upon Client approval of Preferred Master Plan documents and completion

of site survey work, the Design Team will prepare 30% Schematic Design drawings per their individual scopes of work, produced digitally in AutoCAD and 3D modeling programs such as SketchUp for review and written comments by Client. These 30% Schematic Design plans will define the schematic details, materiality and character of amenities, and program essentials of the project. These drawings will meet Apache Junction Parks Requirements as well as City of Apache Junction submittal requirements.

2.02 Preliminary Estimations of Probable Construction Cost - Dig will coordinate and assist the Construction Manager of Risk (CMAR) the initial estimate of probable cost of construction for the site improvements. This will occur for both the buildings and associated site as well as the park and Lake. It is anticipated that the cost estimate prepared by the CMAR(s) will be itemized and quantified with unit prices based on recent and available unit pricing received on previous contracts.

2.03 Schematic Design Coordination Meetings– Dig will attend project coordination meetings with the design team to review the design progress and overall status of the project. We are anticipating that these meeting will include design presentations and reviews, coordinating with other project disciplines, and discuss project issues and schedule.

TASK 3.0: DESIGN DEVELOPMENT PHASE (60%)

Upon Client written approval of the 30% Schematic Design documents, and agreeance on limits of work and project budget, the Design Team will prepare 60% Design Development drawings responding to written comments by the City. These Detailed Design Development plans will define the construction details, layout of key program elements, mainline infrastructure of the project scope. These drawings will meet City of Apache Junction submittal requirements. Dig Studio will review and comment on Sub-Consultant's drawings prior to submittal to the Client.

3.01 Hardscape Plans – Dig, in coordination with the Design Team, will prepare design development level documents based on the approved layout of the design and any adjustments to the probable cost. The hardscape plan will utilize horizontal and vertical control coordinate points for staking the location of paving, walls, fences, planting, courts, play features, splash pad, etc. The materials and finishes of the hardscape will be identified and detailed on the plan. Dig will provide installation details for all hardscape components. All structural components will be coordinated with the project structural engineer and the hardscape plans will reference the details shown on the structural plans if needed. All structural requirements will be prepared by the Teams Structural Engineer.

3.02 Landscape Plans – Dig will prepare the landscape *design development level documents* that respond to the hardscape/site plan and any adjustments to the probable cost. The landscape plan will identify the locations of play fields, inert groundcover for dust control and the location of new plant and relocated material. The plan will also include a complete plant key, materials schedule, and quantities. Dig will provide installation details for all landscape components.

3.03 Irrigation Plans – Dig will coordinate an overall irrigation plan with Verdantas.

3.04 Grading, Drainage and Utility Plans – WoodPatel will prepare the grading and drainage plans. WoodPatel will coordinate the required utilities to the site, including irrigation tap locations.

3.05 Electrical Plans – The Electrical Engineer will prepare electrical designs for the park and open space improvements. The drawings will support the park and open space lighting and irrigation controller connections.

All landscape accent lighting will be coordinated with the electrical engineer and will reference from the layout and details shown on the electrical plans. Site Lighting shall adhere to Dark Sky requirements.

3.06 Preliminary Estimations of Probable Construction Cost - Dig will review the preliminary and final estimate of probable cost for construction of hardscape, landscape, and irrigation components as described. The CMAR's estimate will be itemized and quantified with unit prices to support the overall cost.

3.07 Design Development Coordination Meetings - Dig will participate in weekly project conference calls and/or coordination meetings with the design team to review the status of the project, coordinate with other project disciplines, and discuss project issues and schedule.

TASK 4.0 CONSTRUCTION DOCUMENTS

Upon Client written approval of 60% documents, cost estimate, and receipt of written City review comments, Dig Studio and the Design Team, in coordination with AW, will develop 90% Construction drawings and technical sections for specifications (In MasterSpec format) to construct the work. The Design Team will also prepare written responses to Client & City comments. The Client shall be responsible for construction budget verification, Bidding and Contract Requirements and General Requirements divisions of the specifications.

The Design Team shall prepare working drawings and technical sections of specifications to conform to applicable codes and regulations of governmental bodies having jurisdiction over the work. Dig Studio will coordinate our services with those of all other Sub-consultants and to maintain a construction budget in accordance with that established by the Client. Dig Studio will compile the specifications into one document for submittal purposes. The Design Team will coordinate with MAG and City of Apache Junction standard specifications and use as required.

4.01 Hardscape Plans – Dig, in coordination with the Design Team, will prepare Construction document level documents based on the approved layout of the design and any adjustments to the probable cost. The hardscape plan will utilize horizontal and vertical control coordinate points for staking the location of paving, walls, fences, planting, courts, play features, splash pad, etc. The materials and finishes of the hardscape will be identified and detailed on the plan. Dig will provide installation details for all hardscape components. All structural components will be coordinated with the project structural engineer and the hardscape plans will reference the details shown on the structural plans if needed. All structural requirements will be prepared by the Teams Structural Engineer.

4.02 Landscape Plans – Dig will prepare the landscape *Construction document level documents* that respond to the hardscape/site plan and any adjustments to the probable cost. The landscape plan will identify the locations of play fields, inert groundcover for dust control and the location of new plant and relocated material. The plan will also include a complete plant key, materials schedule, and quantities. Dig will provide installation details for all landscape components.

4.03 Irrigation Plans – Dig will coordinate an overall irrigation plan with Verdantas.

4.04 Grading, Drainage and Utility Plans – Wood Patel will prepare the grading and drainage plans. Wood Patel will coordinate the required utilities to the site, including irrigation tap locations.

4.05 Electrical Plans – The Electrical Engineer will prepare electrical designs for the park and open space improvements. The drawings will support the park and open space lighting (adhering to Dark Sky Requirements) and irrigation controller connections. All landscape accent lighting will be coordinated with the electrical engineer and will reference from the layout and details shown on the electrical plans.

4.06 Final Estimate of Probable Construction Cost - Dig will review the final estimate of probable cost for construction of hardscape, landscape, and irrigation components as described. The CMAR's estimate will be itemized and quantified with unit prices to support the overall cost.

4.07 Design Development Coordination Meetings - Dig will participate in weekly project conference calls and/or coordination meetings with the design team to review the status of the project, coordinate with other project disciplines, and discuss project issues and schedule.

TASK 5.0 100% PERMIT SET (Final 'For Permit' PS&E)

Upon Client written approval of 90% Construction Documents and receipt of written City review comments, Dig Studio and the Design Team will develop 100% Construction drawings and technical sections for specifications (In MasterSpec format) to construct the work. The Design Team will also prepare written responses to Client & City comments. The Client shall be responsible for construction budget verification, Bidding and Contract Requirements and General Requirements divisions of the specifications. Based on direction from the City, Design Team scope and labor estimates for 100% Construction Documents. The Design Team shall prepare working drawings and technical sections of specifications to conform to applicable codes and regulations of governmental bodies having jurisdiction over the work. In developing working drawings and technical sections of specifications. The Design Team will coordinate with fabricators to develop play element detailing that meets the design intent.

TASK 6.0 CONSTRUCTION OBSERVATION

The Design Team will provide Construction Phase Services required for the implementation of the Construction Documents to observe that the design is installed per the drawings and specifications. Dig Studio will provide all Construction Documents to the City to be used in the City's bidding process. The City will manage the bidding and contracting process through the CMAR.

6.01 Construction Observation – Dig will be available to provide in-field design direction, submittal review and general construction observation services to ensure design intent.

- **Site Meetings (Dig Studio)**– Dig Studio Team will attend bi-weekly site meetings and field visits (up to 24) to review items related to our scope of work to ensure that the project is implemented per the construction drawings.
- **Construction Submittal Review and Project Management** – Dig Studio will provide field reports and review: shop drawings, and material submittals as necessary. Dig Studio will clarify or make revisions to the drawings and details as needed to facilitate the construction process.

TASK 7.0 MEETINGS

7.1 Meetings - Dig will attend and participate in City coordination and review meetings.

DELIVERABLES

It is anticipated that all design packages will be submitted to City of Apache Junction for the required project review/permitting process. All hardcopy submittals will be printed on bond paper. Project submittals and deliverables are as follows:

Task 2.0 – Schematic Design (30%)

- (24" x 36" prints and PDFs)
- Landscape Theming Graphics (Rendered Hardscape/Landscape Plan, Sections)
- Title / Sheet Index
- Hardscape Plan and Details
- Rough Grading and Drainage Plans (coordinated with Civil Engineer)
- Landscape Plan, Plant Materials List and Details
- CMAR Cost Estimate Assistance

Task 3.0 – Design Development (60%)

60% Design Development (24" x 36")

- Design Development Documents (advanced plans describe in SD)
- Probable Cost Estimate Review
- Outline Specifications

Task 4.0 – Construction Documents (90%)

90% Permit/Bid Ready Construction Documents (24" x 36")

- Complete Contract Documents Set
- Specifications
- Updated Cost Estimate Review

Task 5.0 – Permit Set(100%)

100% Permit/Bid Ready Construction Documents (24" x 36" sealed/signed prints and PDFs)

- Complete Contract Documents Set
- Specifications
- Final Cost Estimate Review

Task 6.0 - Construction Observation

- Dig Studio will review bidders' questions related to Dig Studio scope of work items.
- Field reports related to review of Dig Studio scope of work items.
- RFI responses related to Dig Studio scope of work items.
- Addenda related to Dig Studio scope of work items (maximum of 3).
- Final Punch List

Task 7.0 – Meetings

- Public Meeting (1 anticipated)
- Council Work Session (1 anticipated)
- City Review Meetings (20 anticipated)

COST PROPOSAL

FEE SUMMARY

The scope of work has been separated per design packages described on page 2.

1. Police Substation and Public Works Facility

Task 2.0	Schematic Design (30%)	\$10,750
Task 3.0	Design Development (60%)	\$15,500
Task 4.0	Construction Documents (90%)	\$13,250
Task 5.0	Construction Documents (100%)	\$3,000
Task 6.0	Construction Observation	\$2,500
Total Police and Public Works		\$45,000

2. Library

Task 2.0	Schematic Design (30%)	\$15,250
Task 3.0	Design Development (60%)	\$17,750
Task 4.0	Construction Documents (90%)	\$15,500
Task 5.0	Construction Documents (100%)	\$3,500
Task 6.0	Construction Observation	\$5,500
Total Library		\$57,500

3. Community Park

Task 2.0	Schematic Design (30%)	\$69,500
Task 3.0	Design Development (60%)	\$77,800
Task 4.0	Construction Documents (90%)	\$65,500
Task 5.0	Construction Documents (100%)	\$18,200
Task 6.0	Construction Observation	\$40,500
Total Community Park		\$271,500

Total Combined Fees by Major Task

Schematic Design	\$95,500
Design Development	\$111,050
Construction Documents	\$118,950
Construction Administration	\$48,500
Total Fee	\$374,000

Reimbursable Expenses (travel / minor printing / CA) \$2,500

Reimbursable expenses are in addition to the fees above and will be billed at direct cost.

DIG STUDIO DESIGN PERSONNEL AND HOURLY RATES

Category	Amount
Principal P3	\$ 260.00
Principal P2	\$ 230.00
Principal P1	\$ 210.00
Associate Principal	\$ 190.00
Designer VI	\$ 175.00
Designer V	\$ 157.00
Designer IV	\$ 147.00
Designer III	\$ 136.00
Designer II	\$ 126.00
Designer I	\$ 121.00
Administration	\$ 147.00

END SCOPE OF WORK

July 1, 2026

Jeff Lothner
Dig Studio
3003 North Central Ave., Suite 800
Phoenix, AZ 85012
jeff@digstudio.com

RE: Apache Junction City Services Expansion– Irrigation and Lake Design

Jeff:

We are pleased to submit this Irrigation Engineering Services Scope and Fee Proposal for the Apache Junction City Services Expansion project. Our proposal is based on the information you have provided.

The defined Scope of Work to be performed and our proposed Fees to be charged are described in Exhibits A and B, respectively, followed by the Terms and Conditions under which we are available to proceed.

If you wish to contract our services, please return this Agreement, signed by an authorized representative.

When we receive the executed Agreement from you, we will confer with you about the schedule. Please note that our fee is subject to review if this agreement is not executed within 90 days.

Please contact us with any questions you may have. We look forward to our work with you.

Respectfully submitted,


Ron Perez

EXHIBIT A: SCOPE-OF-WORK

We propose providing the following lake and irrigation engineering services and deliverables:

Task 1.0: Lake, Pump and Irrigation Construction Documents (30%, 60%, 90% & Final)

Task 1.1 – Lake Liner and Mechanical System Design; Provide design and coordination, plans, details and specifications for the following items:

- Details for lake grading, edge treatment, lining systems, fish habitat and piping penetrations.
- Details for intake screen, wet well and intake pipe routing to service the irrigation and lake recirculation pumping systems.
- Details for lake recirculation pumping system, irrigation pumping system, mechanical aeration system and other specialized details.
- Routing and sizing of re-circulation system piping and aeration system piping between the mechanical system enclosure, lake edge and aeration diffusers within lake.
- Coordinate with the project electrical engineer to determine electrical service connections. Electrical services and components will be specified on electrical drawings.
- Coordinate with the project architect and landscape architect to determine the location, size, and configuration of enclosure for the irrigation and lake re-circulation pumping systems. Enclosure structural and architectural elements will be specified on project architectural or structural drawings.
- Coordinate with the project civil engineer to determine size and location of lake water source piping and controls, and lake overflow discharge connection into storm or sanitary sewer system if necessary. Piping connections from water source to lake, and for storm or sanitary sewer will be specified on civil drawings.
- Technical Specifications in CSI format for items included in this task.

Task 1.2 – Irrigation System Design Park; Provide irrigation system coordination, layout, sizing, details and specifications. Irrigation design within our scope of work will include the following:

- Provide Irrigation Notes and Legend of Equipment.
- Provide Irrigation Plan Sheets at 1" = 30' scale including:
 - Irrigation controller location
 - Irrigation mainline routing with pipe sizing
 - Irrigation control valve locations and sizes
 - Sprinkler & drip lateral layout with pipe sizing
- Irrigation Detail Sheets showing irrigation component assembly. These details are anticipated to be Verdantas standard details.
- Technical Specifications in CSI format for items included in this task.

Task 1.3 – Irrigation System Design Library; Provide irrigation system coordination, layout, sizing, details and specifications. Irrigation design within our scope of work will include the following:

- Provide Irrigation Notes and Legend of Equipment.
- Provide Irrigation Plan Sheets at 1" = 30' scale including:
 - Irrigation controller location
 - Irrigation mainline routing with pipe sizing



- Irrigation control valve locations and sizes
- Sprinkler & drip lateral layout with pipe sizing
- Irrigation Detail Sheets showing irrigation component assembly. These details are anticipated to be Verdantas standard details.
- Technical Specifications in CSI format for items included in this task.

Task 1.4 – Irrigation System Design Police/Public Works; Provide irrigation system coordination, layout, sizing, details and specifications. Irrigation design within our scope of work will include the following:

- Provide Irrigation Notes and Legend of Equipment.
- Provide Irrigation Plan Sheets at 1" = 30' scale including:
 - Irrigation controller location
 - Irrigation mainline routing with pipe sizing
 - Irrigation control valve locations and sizes
 - Sprinkler & drip lateral layout with pipe sizing
- Irrigation Detail Sheets showing irrigation component assembly. These details are anticipated to be Verdantas standard details.
- Technical Specifications in CSI format for items included in this task.

Deliverables for each task item under Task 1.0 will be provided at 30%, 60% and 90% completion level for Apache Junction and agency review. Signed and sealed Final Construction Documents will be provided after addressing 90% review comments and prior to commencement of bidding and construction.

POST-DESIGN SERVICES

Task 2.0 Construction Phase Services

Construction Phase services provided upon Client request include:

Task 2.1 – Pre-construction Meeting; Participate in one meeting on-site prior to beginning construction with the Dig Studio team, Apache Junction and Contractor representatives to review and discuss the existing site conditions and construction document package. Provide technical support and supplementary documentation during Contracting Process as necessary to respond to City, Contractor and design team questions.

Task 2.2 - Submittal Review; Provide contractor submittal reviews as required to confirm that the proposed equipment meets the design intent. It is anticipated that eight (8) reviews of Contractor submittals will be required prior to construction. These reviews are anticipated to include:

- Two reviews of irrigation system materials, equipment and shop drawings
- Two reviews of irrigation and lake re-circulation pumping system materials, equipment and shop drawings
- Two reviews of lake aeration systems, lake lining systems, lake level controls, and lake edge materials, equipment, and shop drawings

Each submittal review will be responded to via a memorandum describing review comments, an indication of required clarifications or corrections, or approval.

Task 2.3 - RFI/ASI Response; Respond to contractor RFI's and develop ASI documentation via email as required during construction process.

Task 2.4 - Construction Observation Site Visits; Provide the following on-site observation meetings and site reviews during construction to ensure that the items listed meet the requirements of the construction documents:



- Two interim visits to review progress of irrigation system, pumping system and lake construction

Each interim site visit will be documented by a memorandum describing observations and recommendations or corrective actions to be taken.

Task 2.5 – Substantial Completion and Operational Review; Provide the following on-site observation upon substantial completion of construction to ensure that the items listed meet the requirements of the construction documents:

- One visit to review operation of irrigation system, pumping systems, and lake aeration mechanical system

The substantial completion site visit will be documented by a memorandum and punch-list report describing observations and recommendations or corrective actions to be taken.

Task 2.6 - Electronic Record Drawings; Provide electronic record drawings for the design under our scope of work based on contractor field notes and legible redline prints.

ASSUMPTIONS AND EXCLUSIONS

The following assumptions and exclusions have been made by Verdantas relative to our scope of work and engineering services:

- It is assumed the water supply system is of sufficient size, capacity, and operable condition to provide irrigation water and evaporative losses required for this project. Water supply design to lake is excluded from this scope.
- Fees and submittal schedule will be based on the agreed to number of meetings, site visits, document submittals, and quantity of plan sheets prior to commencement of contract. If additional meetings, site visits, submittals and/or plan sheets are required, fees will be adjusted and submittal schedule will be revised accordingly. It is assumed that Dig Studio will provide printing, packaging and delivery for submittal documentation, those expenses are excluded from this contract.
- Base plans, planting plans, grading plans and hardscape plans will be provided by others in AutoCAD format for our use. Because changes in base information and/or landscape design can significantly affect irrigation, lakes, and pumping system design and layout, any such changes will necessitate our charging additional fees. Therefore, the fees quoted presume these plans will be provided by the appropriate sub-consultants at a level of completion that corresponds with the current submittal level prior to beginning our work.
- Contact information for water, electrical, and other utility services will be provided by others for our coordination purposes. Water services will be coordinated with appropriate civil and mechanical subconsultants; specifications and details will be shown on their plans. Electrical, lighting, SCADA and telecommunication services for irrigation and pumping system will be coordinated with appropriate design team utility subconsultants; specifications and details will be shown on their plans.
- Architectural and Structural design of a building, enclosure, or vault for the lake pumping/re-circulation/aeration systems is not included. Verdantas will assist with space planning for these elements within a building or enclosure that is specified and detailed by the project architectural and structural consultants.
- Geotechnical investigation or evaluation of existing conditions is not included in this scope of work; it is assumed that these services will be conducted by others and the results will be provided in writing for our review during the design process.
- Field surveying of existing conditions, and design of irrigation system demolition, salvage, renovation plans are not included in this scope of work.



EXHIBIT B
FEES:

DESIGN & ENGINEERING SERVICES

TASK 1.0: Lake & Irrigation Construction Documents (60%, 90% & Final Design)

Task 1.1 Lake Liner & Mechanical System Design.....	\$ 38,750
Task 1.2 Irrigation System Design Park	\$ 8,500
Task 1.3 Irrigation System Design Library	\$ 5,500
Task 1.4 Irrigation System Design Police\Public Works	\$ 6,000
Subtotal Design & Engineering Services (inc expenses).....	\$ 58,000

POST-DESIGN SERVICES

TASK 2.0 Construction Phase Services

Task 2.1 Pre-construction Meeting (1 total).....	\$1,500
Task 2.2 Submittal Review (4 reviews total)	\$ 2,500
Task 2.3 RFI/ASI Response (as required).....	\$ 1,500
Task 2.4 Interim Construction Meetings/Site Visits (2 visits total).....	\$ 5,000
Task 2.5 Substantial Completion (1 visit total).....	\$ 2,500
Task 2.6 Electronic Record Drawings	\$ 1,500
Sub-total Post-design Services (inc expenses).....	\$ 14,500

Total for all services listed (including expenses)..... \$ 72,500



June 12, 2026

Arrington Watkins Architects
3003 North Central Avenue, Suite 2400
Phoenix, AZ 85012

Attention: Matthew A. Gorman
mgorman@awarch.com

Reference: Geotechnical Engineering Services
Apache Junction City Services Expansion
SWC Ironwood Road & Horton Drive
Apache Junction, AZ
Proposal No: 325 GEO

UES Professional Solutions 30, LLC (UES), formerly Speedie & Associates, is pleased to provide our scope of work and cost proposal to provide Geotechnical Engineering services for the above referenced site, that will assist your team in developing cost effective site development, pavement, and foundation design. Work on this project will be carried out under the overall supervision of a registered Professional Engineer in the state of Arizona. This letter describes our understanding of the project, our scope of services, schedule, and fees.

PROJECT INFORMATION

We understand that design and construction will consist of a 27,000 square foot police substation with associated vehicle storage, a 15,000 square foot library, a 5,500 square foot park maintenance facility with associated equipment storage and a 12.1 acre park with multi-purpose fields, baseball/softball fields, sport courts, shade structures a restroom building and a 1.43 acre urban fishing lake on undeveloped land. The buildings are assumed to be one or two stories with slab on grade and masonry or steel frame construction. Structural loads will be light to moderate and no special considerations regarding settlement tolerances are known at this time. Adjacent areas will be landscaped or paved to support light to moderate volumes of auto and truck traffic. Landscaped areas will be utilized for storm water retention and disposal.

SCOPE OF SERVICES

Geotechnical Investigation-We will drill and sample the test borings requested to determine subsoil conditions and provide samples for laboratory testing. Sufficient laboratory tests will be conducted to classify the soils encountered and provide data for engineering design. We presently anticipate drilling the following borings to the depths indicated below existing ground surface or auger refusal, whichever comes first. Access to the site by conventional truck-mounted drilling equipment is assumed to be free and unencumbered.

Structure	Number of Borings	Depth, feet
Police Substation (and future building)	4-5	10-20
Library	3	10-20
Parks Maintenance	2	10-20
Park Facilities	4	10-20
Parking & Driveways	5	5

Infiltration/Percolation Tests-A fee is provided to excavate and conduct shallow infiltration/percolation tests meeting City of Apache Junction requirements. **Maximum depth that UES can conduct these tests is 6 feet below existing grades.** If deeper tests are required, the client would need to contract an earthwork contractor to excavate and backfill test pits. The City now requires dual ring infiltration tests per ASTM D3385 be conducted. This method requires a backhoe to excavate test pits, installation of large ring devices and a minimum of 6 hours of continuous readings. The tests would be conducted at the proposed depths of the retention basins per the Grading and Drainage plans provided by the client.

We will mark the proposed boring/excavation locations in the field with the location to be approved by the client and owner. UES will take reasonable precautions to avoid damage to subterranean structures, pipelines and utilities including notifying AZ811 (Blue Stake), subcontracting a private utility locator and reviewing all as-built utility plans provided by the client. The client (and owner) agree UES is not responsible for any damages to underground structures, pipelines and utilities that are not traceable, not called to our attention and/or correctly shown on the plans furnished to UES.

After completion of the field exploration and laboratory testing programs, the results will be evaluated to develop geotechnical design recommendations and prepare a geotechnical engineering report. The following information will be included in the report:

- A summary of project information
- A brief discussion of our field exploration and laboratory testing programs
- A plan indicating the approximate locations of our explorations
- Logs of the explorations and results of laboratory tests
- A discussion of the existing surface conditions at the time of our field exploration program
- A discussion of the subsurface conditions encountered within the depths explored
- Design data, allowable bearing pressure and depth for shallow spread footings
- Alternate foundation systems and design data as indicated by soil conditions and foundation loads
- Settlement estimate for each foundation system considered
- Seismic Site Classification based on borings and published ground motion data
- Lateral pressures on temporary and permanent retaining and foundation walls
- Groundwater conditions, if any, to the depths which will influence design and/or construction of the proposed development
- Swell potential of in-situ and compacted soils and recommendations for control if highly expansive
- On-site pavement design to provide economy and adequate service
- Suitability of site soils for use as compacted fill and preferred earthwork methods, including clearing, stripping, excavation and construction of engineered fill
- Local excavation and trenching conditions and stability considerations
- Corrosion potential of subsoils
- Add-Alternate: Infiltration/percolation tests for storm water design

COST OF SERVICES

Charges for our services have been determined on the basis of our standard Fee and Rate Schedule, a copy of which is attached and made a part hereof for any additional design work requested. We propose to provide the design services set forth herein for the following **lump sum amounts**, which includes all testing, engineering, reimbursable expenses and an electronic pdf format file of the report emailed upon completion. Should we be informed that hard copies of the report are needed, there will be an additional charge of \$50.00 per report.



Description	Fee	
Geotechnical Investigation with Report	\$ 11,800.00	Accept ☐ Decline ☐
Add-Alternate: Infiltration/Percolation Tests	\$ 3,000.00 First Test ¹ \$ 1,000.00 Additional Tests ²	Accept ☐ # ____ Decline ☐
Notes: ¹ The first test incorporates the cost of the backhoe service. ² Conducted on the same mobilization as the initial percolation test.		

We have the staff available to begin work immediately upon notice to proceed. Currently about 10 business days are required to mark, obtain utility clearances and begin auger borings. Fieldwork for auger borings should take two days (weather and land use permitting). Lab testing will require about 3 weeks. Upon request, we can provide preliminary information within a few days after drilling the site. The complete report will be issued within ten business days of lab testing completion. **This schedule is subject to change depending on the workload when Notice to Proceed is received.** As always, we stand ready to make reasonable adjustments to this schedule to meet our clients' needs.

CLOSURE

This proposal is valid for 6 months. If the client does not accept this proposal or UES does not initiate services within that time period, the client must give UES an opportunity to re-review the proposed scope of work and fee to determine whether or not modifications need to be made and/or a new proposal drafted and submitted for client review.

We appreciate the opportunity to submit this proposal for your consideration. If the terms set forth are satisfactory, please fill out the information on the Proposal Acceptance Form with a signature authorizing acceptance of scope of work and Terms and Conditions.

Respectfully,

UES

Kenneth M. Euge II
Geotechnical Project Manager

Attachments: Proposal Acceptance Form
Engineering Services 2026 Fee and Rate Schedule
Terms & Conditions



GEOTECHNICAL
PROPOSAL ACCEPTANCE FORM

UES Professional Solutions 30, LLC (UES)
Proposal No.: 325-GEO
Project Name: Apache Junction City Services Expansion
Project Location: SWC Ironwood Road & Horton Drive, Apache Junction, AZ

Date: June 12, 2026

The undersigned hereby accepts all the Terms and Conditions set forth in this Proposal and warrants that he/she has full authority to bind the Client.

PROPOSAL ACCEPTED BY: _____
Signature Date

PRINTED NAME: _____ TITLE: _____

CLIENT FIRM: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

CLIENT CONTACT: _____ TELEPHONE: _____

EMAIL: _____

*****REQUIRED INFORMATION (Must be completed in order to process)*****

ACCOUNTS PAYABLE CONTACT: _____ ☐ Check box if
same as above

ADDRESS: _____

CITY/STATE/ZIP: _____

EMAIL: _____ TELEPHONE: _____

Land Owner's Name: _____

Address: _____

Project Legal
Description: _____

Project County: _____

REPORT DISTRIBUTION

COMPANY

CONTACT

EMAIL ADDRESS



ENGINEERING SERVICES
2026 Fee and Rate Schedule

Fees for services will be based upon the time worked on the project at the following rates:

Title	Rate Per Hour
Principal	\$ 220.00
Project Manager	175.00
Sr. Geologist/Engineer	175.00
Special Inspector (Architectural)	135.00
Project Engineer/Geologist	135.00
Project Scientist	135.00
Senior Environmental Specialist	135.00
Environmental Specialist	110.00
Special Inspector (Structural/Geotechnical)	110.00
Staff Engineer/Geologist	110.00
Sr. Engineering Technician	90.00
Draftsman	80.00
Materials Testing Technician	80.00
Clerical/Administrative	70.00

REIMBURSABLE EXPENSES

Light Truck Mileage Rate: \$0.70 per mile

The following items are reimbursable to the extent of actual expenses plus 25%:

1. Transportation, lodging and subsistence for out of town travel
2. Special mailings and shipping charges
3. Special materials and equipment unique to the project
4. Duplication or reprinting/copying reports

TEST BORINGS AND FIELD INVESTIGATIONS

On projects requiring test borings, test pits, or other explorations, the services of reputable contractors to perform such work shall be obtained.

SUBCONTRACTORS/SUBCONSULTANTS CHARGES

Any charges for subcontractors/subconsultants are subject to a 25% handling fee if invoiced by Speedie & Associates or such charges can be directly paid by the CLIENT.

SPECIAL RATES

The following rates may be subject to a 35% increase:

- Overtime – time over 8 hours per weekday and on Saturday
- Sunday and Holidays
- Rush orders

MINIMUM CHARGES

A three-hour minimum is charged for field testing and inspection services.

EXPERT WITNESS

Deposition and testimony; 4-hour minimum, \$300.00 per hour.

The following Terms and Conditions are included and hereto made a part of this agreement.

EXHIBIT B

SCHEDULE

<u>Days to complete</u>	<u>Phase</u>
95 days (From Notice to Proceed)	Schematic Design with Concept Design
100 days	Design Development
90 days	Construction Documents (90% CDs)
80 days	Permitting (100% CDs)
Concurrent w/permit	Bidding Support
660 days	Construction Administration
2 years after Substantial Completion	Warranty

EXHIBIT C
COMPENSATION

SERVICES	TASK OR PHASE TOTAL	ARCHITECT AW	CONSULT'S FEE TOTALS	CONSULTANTS' FEE				Civil (park) Wood Patel	Civil (south) Wood Patel	Landscape DIG Studio	Lake/Irrigation Verdantas	Graphics Airport	Geotech UES
				Arch/Interiors RKA	Structural Buehler	MEPE LSW Eng.							
SCHEMATIC DESIGN	\$ 1,062,900	\$ 435,920	\$ 626,980	\$ 241,475	\$ 67,500	\$ 170,935	\$ 22,880	\$ 23,310	\$ 95,500	\$ 5,400			
DESIGN DEVELOPMENT	\$ 1,370,540	\$ 573,120	\$ 797,420	\$ 287,645	\$ 93,750	\$ 234,385	\$ 21,100	\$ 24,510	\$ 111,050	\$ 25,000			
CONSTRUCTION DOCUMENTS/PERMIT	\$ 1,720,015	\$ 563,280	\$ 1,156,735	\$ 436,120	\$ 125,500	\$ 371,385	\$ 29,670	\$ 48,610	\$ 118,950	\$ 26,500			
BIDDING SUPPORT	\$ 69,200	\$ 26,120	\$ 43,080	\$ 15,000	\$ 8,250	\$ 14,210	\$ 2,510	\$ 2,510		\$ 600			
CONSTRUCTION ADMINISTRATION	\$ 1,018,855	\$ 351,100	\$ 667,555	\$ 209,815	\$ 58,375	\$ 258,825	\$ 38,050	\$ 41,690	\$ 48,500	\$ 14,500			
BASIC SERVICES SUBTOTAL	\$ 5,241,310	\$ 1,949,540	\$ 3,291,770	\$ 1,190,055	\$ 353,375	\$ 1,047,520	\$ 114,190	\$ 140,630	\$ 374,000	\$ 72,000	\$ -	\$ -	\$ -
SUPPLEMENTARY SERVICES													
Additional Survey	\$ 2,250		\$ 2,250				\$ 2,250						
Campus Concept Design and Overview	\$ 65,000		\$ 65,000	\$ 65,000									
Interior Design + Furniture Selection	\$ 139,000	\$ 5,000	\$ 134,000	\$ 134,000									
Library Stack Design	\$ 29,900		\$ 29,900	\$ 29,900									
Special Electrical Inspections	\$ 10,485	\$ 450	\$ 10,035			\$ 10,035							
Geotechnical Investigation	\$ 12,400	\$ 600	\$ 11,800										\$ 11,800
Infiltration testing	\$ 6,000		\$ 6,000										\$ 6,000
BASIC + SUPPLEMENTARY SUBTOTAL	\$ 5,508,345	\$ 1,955,590	\$ 3,550,755	\$ 1,418,955	\$ 353,375	\$ 1,057,555	\$ 116,440	\$ 140,630	\$ 374,000	\$ 72,000	\$ -	\$ -	\$ 17,800
TOTAL SERVICES	\$5,508,345												

ALLOWANCES														
Wayfinding Signage and graphics	\$ 52,800	\$ 4,500	\$ 48,300	\$ 28,300									\$ 20,000	
Special Structural/Geotechnical Inspections	\$ 133,000	\$ 8,000	\$ 125,000											\$ 125,000
Owner's Allowance	\$ 100,000													
Reimbursable Expenses	\$ 13,850	\$ 5,000	\$ 8,850	\$ 5,000	\$ 1,500	\$ 1,500	\$ 600	\$ 750	\$ 2,500	\$ 1,500	\$ 300			
		\$ 1,973,090	\$ 3,732,705	\$ 1,452,255	\$ 354,875	\$ 1,059,055	\$ 117,040	\$ 141,380	\$ 376,500	\$ 73,500	\$ 20,300	\$ 142,800		
TOTAL SERVICES + ALLOWANCES	\$5,805,795													

