



**DESIGN AND CONSTRUCTION
ADMINISTRATION SERVICES AGREEMENT
City Services Expansion Project**

August 4, 2026



Background

- RFQ25MP-001 Master Plan and Design Services
- Awarded September 16, 2025
- Master planned the City Services Expansion project
 - Programmed the amenities with department stakeholders
 - Understand and know the needs of each department
- Recent Arrington Watkins LLC projects:
 - City of Phoenix Police Headquarters Master Plan, Design and Construction
 - City of Mesa Gateway Branch Library
 - City of Surprise Asante Public Library
 - Town of Gilbert Regional Park



Purpose

- Present the contract for design and construction administration services to support the City Services Expansion project at Ironwood & Horton Drive

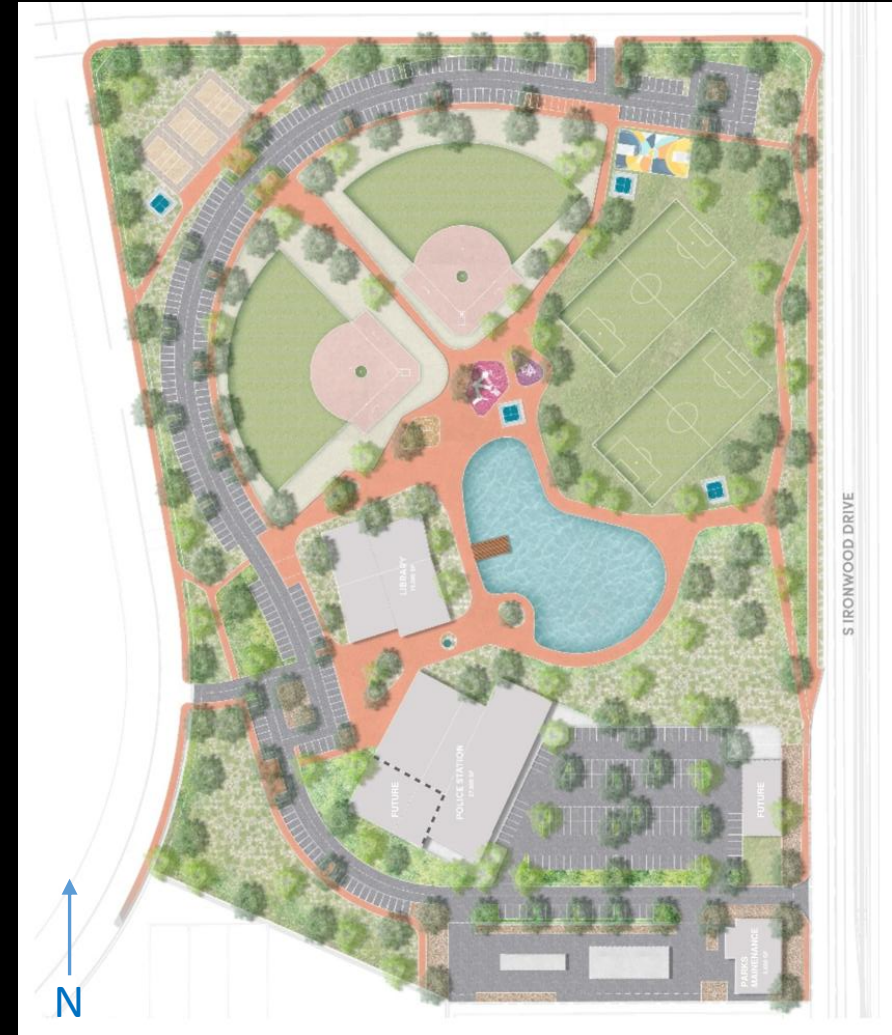


Project Location



Project Description

- Design and Construction Administration:
 - Police Substation
 - Branch Library
 - Maintenance Building & Yard
 - Associated site parking, landscaping, irrigation, and hardscape
 - Off-site improvements
 - Park and Fishing Lake



Scope of Work

- Design all buildings and associated infrastructure
 - Schematic Design, Design Development & Construction Documents
 - Twelve (12) month process
- Permitting & Bid Phase
 - Submit for required plan review and permitting
 - Support CM@R Guaranteed Maximum Price (GMP) development
 - Respond to Request for Information and Substitution Requests
- Construction Administration
- Warranty walk



Total Estimated Project

September 2025 / June 2026	Master Plan and Programming	\$670,446
February 2025 / June 2026	PMCM Master Plan and Programming	\$49,025
April 2025 / June 2029	PMCM Design and Construction	\$2,664,301
	Soft Costs (Utility designs and permits, geotechnical, PreApp and Design Review fees, and outreach)	\$300,000
September 2026 / June 2030	Design and Construction Administration	\$5,805,795
October 2026 / August 2027	CMAR Preconstruction	\$603,250
2027 / 2029	CMAR Construction	\$49,163,743
	Soft Costs (Plan review, specialty furniture for 911 dispatch consoles and library stacks, office furniture, appliances, specialty equipment, exercise equipment, arts contribution, move costs, Audio Visual, IT, Security Cameras, Access Control and other miscellaneous project costs)	\$8,651,000
Total Estimated Project Budget		\$67,907,560
	Park & Fishing Lake Construction by others	\$11,000,000
	Conveyed Land by others	\$7,000,000
	Total Estimated Project Value	\$85,907,560

Next Steps

- Staff recommends approval of the contract in the amount of \$5,805,795 with Arrington Watkins Architecture, LLC
- Contract will be placed on the September 1, 2026 City Council Meeting consent agenda, unless otherwise directed by City Council
- Upcoming
 - Fall 2026 – Preconstruction Contract
 - Fall 2027 – Construction Contract

