



PROJECT MANAGER/CONSTRUCTION MANAGER

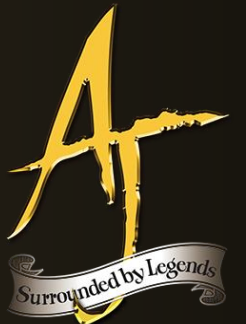
Public Works / Water Project

APRIL 20, 2026

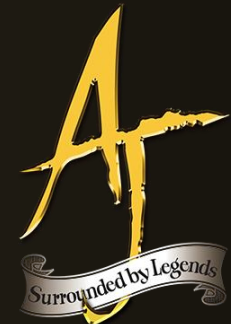


Purpose

- Hire a Project Manager/Construction Manager (PMCM) for design and construction services of the Public Works / Water Project.
- Presentation and discussion
- Currently in design



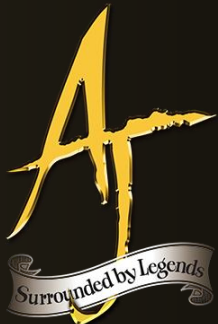
Public Works / Water Project Site Plan



Aerial Conceptual Rendering



Front Elevation Rendering



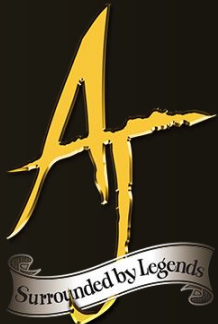
Project Description

- Project Management / Construction Management Scope:
 - Off-site improvements
 - Site grading and drainage
 - 30,000 +/- administration building
 - 12,000 +/- fleet services
 - 14 acres maintenance yard, associated site parking and landscaping



Project Timeline

- Design: through end of 2026
- Permit review and approvals: early 2027
- Construction start: early 2027
- Construction complete: early 2028
- Gross Maximum Price (GMP) bidding and award: early 2027
 - City Council Approval Required



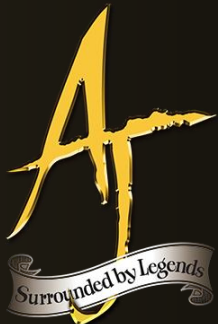
PMCM Contract Scope of Work

- Provide project management for design and construction
- Create and manage the overall project schedule
- Create and maintain the project budget and forecast expenditures
- Facilitate weekly project meetings
- Responsible to ensure all milestones, critical path items, and utility needs and clearances are monitored
- Oversee all horizontal and vertical construction
- Manage and coordinate all Furniture, Fixtures, and Equipment
- Oversee the Close-Out process



Elevated Design Studio, LLC

- Arizona based company that has delivered over 50 municipal building facilities
- Recent City of Apache Junction projects:
 1. Rodeo Grounds Event Center
 2. Dutchman Dog Park
 3. City Hall Generator
 4. City-Wide Space Needs Assessment and Master Plan
 5. Parks and Recreation Administration Addition



Next Steps

- Proposed contract with Elevated Design Studio, LLC in the amount of \$1,383,165 scheduled for consent agenda at the April 21, 2026 City Council Meeting, unless otherwise directed by City Council.
- Design review portion \$536,040
- Construction Management \$847,125
- Total Cost \$1,383,165 over the next 2 years
- QUESTIONS/COMMENTS

