



City of Apache Junction

Home of the Superstition Mountains

DATE: AUGUST 3, 2026

TO: MAYOR AND CITY COUNCIL MEMBERS

THROUGH: BRYANT POWELL, CITY MANAGER

FROM: TRINA HARRISON, CIP PROGRAM MANAGER

SUBJECT: AGREEMENT FOR CITY SERVICES EXPANSION DESIGN AND CONSTRUCTION ADMINISTRATION

Executive Summary

Staff respectfully requests that the mayor and city council approve entering into an agreement with Arrington Watkins Architects, LLC to provide construction documents and construction administration services for the City Services Expansion project at Ironwood and Horton Dr. This project will deliver multiple new community assets, including a police substation, branch library, community park with lake, and a park maintenance building with a shared yard with Public Works.

Background

The project site lies within the 6,600 acres annexed in October 2021 as part of the Superstition Vistas area. Under the development agreement, D.R. Horton conveyed the 22-acre parcel to the City of Apache Junction for future municipal use. This conveyance reduces the overall project cost expenditures by \$7 million.

On September 16, 2025, Arrington Watkins Architects, LLC was ratified through RFQ 25MP-001 to prepare the master plan and design for the City Services Expansion project. With the master plan now complete, the project is ready to advance into the next phase. This requires approval of a new scope of work, schedule, and fee for preparation of construction documents and construction administration services. Continuing with the same architect maintains project continuity and ensures alignment with the approved master plan.

Analysis and Recommendation

Staff recommends approval of the contract with Arrington Watkins Architects, LLC utilizing RFQ 25MP-001 in an amount not to exceed \$5,805,795, including contingency. This fee encompasses the comprehensive design and construction administration services necessary to deliver a police substation, branch library, maintenance building and yard, community park, lake, associated parking, and supporting infrastructure on unimproved land as a single, integrated project rather than separated standalone projects.

Next Steps

This contract will be placed on the consent agenda for the September 1st City Council Meeting, unless otherwise directed by City Council.