



## PROJECT MANAGER/CONSTRUCTION MANAGER

Police Substation, Branch Library, Maintenance Yard,  
and Park

April 20, 2026



# Purpose

- Hire a Project Manager/Construction Manager (PM/CM) for design and construction services of the new City Services Expansion project for a Police Substation, Branch Library, Shared Maintenance Yard, and Public Park at Ironwood and Horton Drive
- Presentation and discussion
- Currently in the Master Planning stage





# Project Description

- Project Management / Construction Project Scope:
  - Police Substation
  - Branch Library
  - 1 acre of Shared Maintenance Yard
  - Park with a lake per development agreement
  - Off-site improvements
  - Associated site parking, landscaping, irrigation, and hardscape

# 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 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 \$2,664,301 scheduled for consent agenda at the April 21, 2026 City Council Meeting, unless otherwise directed by City Council.
- Design review portion \$869,020
- Construction Management \$1,795,281
- Total Cost \$2,664,301 over the next 2.5 years
- Completion Date Mid 2029
- Questions/Comments

