

**QUAIL CREEK COMMUNITY FACILITIES DISTRICT  
RESOLUTION NO. 06**

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A RESOLUTION OF THE QUAIL CREEK COMMUNITY FACILITIES DISTRICT OF SAHUARITA, ARIZONA, AUTHROZING THE PURCHASE OF SERVICES, THROUGH MOHAVE EDUCATIONAL SERVICES COOPERATIVE, TO DESIGN QUAIL CREEK PARK BY 3D/I FOR A TOTAL COST NOT TO EXCEED \$206,619.

WHEREAS, the District has previously authorized the construction of a community park with Community Facility District funds in the Quail Creek area, and desires to move forward with the engineering and design of said park; and

WHEREAS, in order to move forward wit the park design, the District requires the services of a qualified firm to render certain professional engineering/architectural services; and

WHEREAS, Mohave educational Services Cooperative has already established contracts with qualified firms that are duly registered and licensed as a professional engineer/architect pursuant to the laws of the State of Arizona for its members and such firms are qualified and willing to provide such services; and

WHEREAS, the Quail Creek Community Facilities District has become a member of the Mohave Educational Services Cooperative and entitled to all benefits and services of the cooperative procurement process available to membership; and

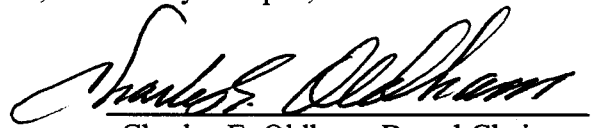
WHEREAS, the District has identified 3D/I as a qualified firm that has a contract with Mohave Educational Services Cooperative to render these services, and one of the principals of said firm is duly registered and licensed as a professional engineer/architect pursuant to the laws of the State of Arizona, and the District is securing the services of 3D/I pursuant to the terms of 3D/I's contract with Mohave Educational Services Cooperative and such firm is qualified and willing to provide such services; and

WHEREAS, the District has allocated funds sufficient to enter into an agreement with 3D/I through Mohave Educational Services Cooperative, as set forth in Exhibit "A" attached hereto, and desires to issue an authorizing purchase order.


Now, THEREFORE, BE IT RESOLVED by the Chairperson and Board of Directors of the Quail Creek Community Facilities District of Sahuarita, Arizona as follows:

- Section 1. The Quail Creek Community Facilities District is hereby authorized to issue a purchase order to Mohave Education Services Cooperative for securing the design services of 3D/I, as set forth on the attached Exhibit "A", incorporated herein by this reference.
- Section 2. The Chairperson of the Board of Directors is hereby authorized and directed to execute said agreement on behalf of the Quail Creek Community Facilities District, and the District staff is hereby authorized and directed to take all steps necessary to implement said purchase agreement and give it effect.
- Section 3. The various District officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Resolution and sections of the Community Facilities District.
- Section 4. All ordinances, resolutions, or motions and parts of ordinances, resolutions or motions of the District in conflict with the provisions of this Resolution are hereby repealed, effective as of the date of this Resolution. All internal references within the bylaws to any affected provision are hereby updated.
- Section 5. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

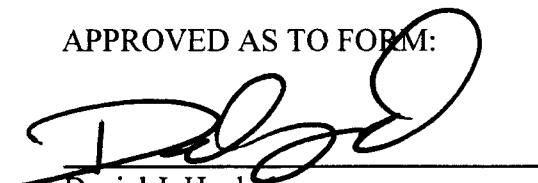
PASSED AND ADOPTED by the Chairperson and Board of Directors of the Quail Creek Community Facilities District of Sahuarita, Arizona, this 9<sup>th</sup> day of April, 2007.

  
Charles E. Oldham, Board Chair

ATTEST:

  
Sandra R. Olivas, CMC  
District Clerk

APPROVED AS TO FORM:

  
Daniel J. Hochuli  
District Attorney

**Exhibit A**  
*Quail Creek Community Facilities District  
Agreement with 3D/I through  
the Mohave Education Services Cooperative*

**Fee Proposal – Quail Creek Park, Sahuarita, AZ.  
Design Phase Services      \$206,619**

OWNER Comments:

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**3D/I**

OWNER Approval:

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NAME; TITLE

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Date

Please fax or return to Mark Anderson, 3D/I  
520-408-0874 (Fax)

Mark Anderson  
Program Manager  
3D/I  
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www.3di.com

February 28, 2007

***Mr. Kenneth Ventura***

Project Manager, Quail Creek Community Facilities District  
17501 S. Camino de las Quintas  
PO Box 879  
Sahuarita, AZ 85629  
(520) 625-2731  
(520) 625-2814 Fax  
[kventura@ci.sahuarita.az.us](mailto:kventura@ci.sahuarita.az.us)

**Re: Fee Proposal – Quail Creek Park, Sahuarita, AZ.**

Dear Ken:

Per your request, 3D/I is pleased to present its fee proposal to provide design and cost estimating for the Quail Creek Park project.

We understand the project will be the preconstruction design phase. We anticipate the Work to be approximately 4 months in duration. During this phase, we will schedule progress meetings to discuss specific matters such as design components, engineering, schedules, budgets and site-specific issues as they evolve.

Our fees for the proposed services are delineated as follows:

<b>Design Phase Services</b>	<b>\$206,619</b>
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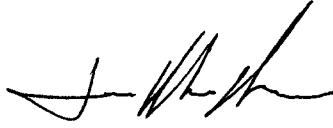
**3D/I**

Upon completion and acceptance of our design/engineering work 3D/I will then propose for the subsequent construction phase in accordance with the construction documents produced in the Design work.

Please find our attached estimate worksheet which itemizes and details this fee for you and the Mohave purchase order requirements. We look forward to working with you and would like to begin work on this project as quickly as possible.

Thank you for the opportunity.

Sincerely,



Mark Anderson  
Program Manager

Attachments: Estimate Detail

**3D/I**

**Scope Confirmation Letter – Design Services  
Quail Creek Park, Sahuarita, AZ.**

**Quail Creek Park Design Phase**

**General**

1. The project site consists of 25 acres on the west side of Old Nogales Highway at Quail Crossing Blvd. 17 acres of the park are located in a floodway, 8 acres are located in a floodplain. A floodplain feasibility study was performed on the property with recommendations; refer to the Floodplain Feasibility Study prepared by Castro Engineering dated December 11, 2006.
2. The floodway area of the site cannot contain any chain link fencing or enclosed structures to impede flow or catch debris. The area will be utilized for parking and a multipurpose soccer / football field, ramada's, playground area and a full size basketball court. The west end of the property may require a barbed wire fence to keep cattle out.
3. The floodplain area of the site will be utilized for the entry road off of Old Nogales Highway, 2 future baseball fields with fencing, off leash dog park and a future 40' x 40' restroom / concession stand / storage building that will be designed in a later phase.
4. The project will require permitting through the Town of Sahuarita and Pima County flood control.
5. Construction estimating will be provided by 3D/I during the Schematic Design, Design Development and Construction Document phases of the project in order to keep the park within the town's budget and adjustments by the design team may be required.
6. Reimbursable expenses for this project including printing and travel must be included in the design fee proposal as a fixed fee.

## **Park Amenities**

1. Handicap accessible.
2. 1 large group ramada with lighting, approximately 20' x 40' to accommodate 6-8 picnic tables, 6'-8' long.
3. 2-3 ramada's with lighting, approximately 20' x 20' to accommodate 2-4 picnic tables.
4. 3 drinking fountains.
5. Paved entry road and parking lot with security lighting only.
6. Fenced dog area divided into 3 areas with grass and decomposed granite, dog pots, 3 entry gates and shade provided by trees.
7. Area and security lighting.
8. Full size basketball court with lighting.
9. Regulation size combination football / soccer field without lighting.
10. (2) 350' radius baseball fields without lighting and space for future bleachers.
11. 8' wide 4" thick sidewalks with some areas using 3000 psi concrete 6" thick for heavy vehicle travel.
12. Grass will only be used for fields and is not to exceed 10 acres, other areas to be decomposed granite.
13. Playground area with swing sets, play structure, shade structure and wood chips.
14. Signage.
15. Utilities – extend water, power and cable to the site.

## **Park Design Phases**

### **Programming/Master Plan**

A master plan was developed by the land owner prior to the feasibility study done by Castro Engineering. Two concept plans were developed by Castro Engineering after learning the restrictions on the site. The owner would like one additional concept prepared based on the property's restrictions and utilizing the original concept as much as possible.

1. Review the findings of the Floodplain Feasibility Study.
2. Meet and coordinate with permitting authorities and implement their requirements.
3. Visit the site to familiarize with the area.
4. Provide a native plant preservation survey of the site and prepare plans to be submitted to the permitting authority based on their requirements.
5. Provide a pygmy owl survey if required by the permitting authority based on their requirements.
6. Provide an archeological survey of the site and prepare a report based on the findings to be submitted to the permitting authority based on their requirements.
7. Prepare time line schedule for all phases of the project.

8. Conduct Start-up meeting with owner at Anamax Park in Sahuarita, AZ.
9. Prepare one alternative concept for the site layout implementing the findings of the Floodplain Feasibility Study and original concept.
10. Provide 8 copies of the concept plans for owner review.
11. Conduct concept review meeting with owner at Anamax Park in Sahuarita, AZ.

**Schematic Design Phase 30% complete**

1. Obtain a geotechnical analysis for use by consultants.
2. Coordinate with utility providers and implement their requirements.
3. Prepare schematic design documents based on owner approval of the concept plans.
4. Provide 10 copies of the schematic design plans for owner review. 3D/I will prepare a construction estimate for review with owner and consultants in two weeks.
5. Provide a 30"x42" colored rendering on foam core board of the project layout for the town to present to the public.
6. Conduct SD review meeting with owner at Anamax Park in Sahuarita, AZ.
7. Conduct meeting 2 weeks after SD review with owner at Anamax Park in Sahuarita to review owner comments and 3D/I estimate.

**Design Development Phase 60% complete**

1. Prepare design development documents based on owner and 3D/I comments.
2. Provide 10 copies of the design development documents for owner review. 3D/I will prepare a construction estimate for review with owner and consultants with in two weeks.
3. Conduct DD review meeting with owner at Anamax Park in Sahuarita, AZ.
4. Conduct meeting 2 weeks after DD review with owner at Anamax Park in Sahuarita to review owner comments and 3D/I estimate.

**Construction Document Phase 95% complete**

1. Prepare construction documents based on owner and 3D/I comments.
2. Coordinate with utility providers and implement their requirements.
3. Provide 10 copies of the construction documents for owner review. 3D/I will prepare a construction estimate for review with owner and consultants in two weeks.
4. Conduct CD review meeting with owner at Anamax Park in Sahuarita, AZ.



5. Conduct meeting 2 weeks after CD review with owner at Anamax Park in Sahuarita to review owner comments and 3D/I estimate.

**Construction Document Phase 100% complete**

1. Prepare construction documents based on based on owner and 3D/I comments.
2. Submit required number of copies of the construction documents to permitting authorities for review and comment.
3. Submit 6 copies of the construction documents for owner review. 3D/I will prepare a construction estimate for review with owner in two weeks.
4. Respond and implement to the comments from the permitting authorities.
5. Provide in electronic form all files used on the project for the owners records.