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May 17, 2024

I-10 ELOY ELEVEN MILE CORNER
AND BATTAGLIA DR 453 LLC

Attn: Tony Modi
3718 E Adobe Drive
Phoenix, AZ 85059

Re: TES Parcel Eloy – Rezoning & Preliminary Design Services
City of Eloy, Arizona

Dear Mr. Modi:

Coe & Van Loo Consultants, Inc. (CVL) is pleased to submit this proposal for professional services regarding the subject project. For the fees below, we will perform the following services:

SCOPE OF WORK

1.001 Meetings and Coordination

- Meetings with client, government, consultant and/or other coordination, as necessary, for the following scope of work.
- Preparation of, our response to, meeting minutes, project schedules, and other correspondence.
- Fee includes 32 hours of project manager time.

1.002 Conceptual Bubble Plan

- Prepare one (1) conceptual development plan for the project. The plan will identify major traffic and drainage patterns, parcel boundaries, and include a tabular density projection, based on zoning districts identified thereon and parcel areas.
- This item includes up to two (2) minor revisions based on Client comments.
- Prepare one (1) final rendered conceptual development plan for inclusion in the pre-application submittal.
- This plan serves as a high-level concept and excludes architectural design, landscape design, detailed parking and solid waste calculations, fire access plan, utility plans, and other detailed site design considerations.

1.003 Pre-Application Conference

- A pre-application conference is required prior to applying for a rezoning application and preliminary site plan. The pre-application conference is meant to give City of Eloy (Eloy) staff an overview of what the proposed development will be in terms of the type of development and the integrity, character, and appearance of the project and how it will impact the area in terms of improvements, traffic, access, infrastructure, etc. If substantial changes are made between the pre-application conference and the formal application submittal, staff may require a second pre-application conference.
- Preparation for this meeting will include the following:
 - Prepare and submit one (1) pre-application package to the City as required to schedule a pre-application conference.
 - The submittal package will include an application form, project narrative, vicinity map, and conceptual development plan properly annotated to City standards.

1.004 Major General Plan Amendment Preparation and Submittal

- CVL will prepare one (1) major general plan amendment application and supporting documents based on current City requirements and the project-specific submittal requirements to be determined at the pre-application conference.
- Documents provided will include a major general plan amendment narrative, exhibits, and master plans as further detailed below. The submittal will complete all required City documents. The application and materials will be submitted to the City for review and approval.
- Includes property identification and descriptive existing conditions data, proposed conditions data, land use data, utilities data, public services data, and project phasing.
- Package all prepared project documents and information and create a detailed project booklet in a format as required by the City to ensure that a complete major general plan amendment application occurs.
- Includes submittal and re-submittal of documents to the City to address agency comments, and project coordination up to and including the second formal submittal to the City.
- Will include the following:
 - Application
 - Owner Authorization
 - Project Narrative
 - Vicinity / Context Map
 - Proposed Land Use Plan
 - Amended Eloy General Plan Maps

- Land Use Map
- Circulation Map
- Public Education Map
- Public Facilities Map
- Growth Area Map
- Park Service Area Map
- Proposition 207 Waiver

1.005 Rezoning Preparation and Submittal

- CVL will prepare one (1) rezoning application and supporting documents based on current City requirements and the project-specific submittal requirements to be determined at the pre-application conference.
- Documents provided will include rezoning narrative and exhibits, and master plans as further detailed below. The zoning submittal will complete all required City documents. The application and materials will be submitted to the City for review and approval.
- Includes property identification and descriptive existing conditions data, proposed conditions data, zoning data, utilities data, public services data, and project phasing.
- Prepare all required filing documentation, and processing of same through the City.
- Package all prepared project documents and information and create a detailed project booklet in a format as required by the City to ensure that a complete rezoning application occurs.
- Includes submittal and re-submittal of documents to the City to address agency comments, and project coordination up to and including the second formal submittal to the City.
- Will include the following:
 - Application
 - Owner Authorization
 - Project Narrative
 - Vicinity / Context Map
 - Existing / Proposed Zoning Maps
 - Conceptual Development Plan
 - Proposition 207 Waiver

1.006 Citizen Review Process

- CVL will prepare one (1) citizen review process, based on City requirements, which



will address the community outreach necessary as a function of the rezoning and general plan amendment applications. The citizen review process will include the following:

- One (1) neighborhood meeting to be held at least 15 days prior to the first public hearing.
- Adjacent property owner research and notification, scheduling and conducting of a neighborhood meeting.
- Neighborhood meeting sign-in sheet and meeting minutes.
- Neighborhood meeting advertising including sign posting and surrounding property owner notification letters, as required.
- Public hearing advertising including sign posting and surrounding property owner notification letters, as required.
- CVL will prepare one (1) summary report of the citizen review process including outreach efforts, neighborhood comments, and applicant responses.
- The summary report shall be submitted to the City at least fifteen (15) days prior to the first public hearing.

1.007 Preliminary Engineering

- Prepare preliminary design and drafting of water, sewer, grading, and street/drainage design and incorporate into the preliminary site plan.

1.008 Preliminary Water Master Plan

- Prepare one (1) preliminary water master plan, which is reflective of the tentative plat.
- The plan will address the project's phased and full build-out demand on the proposed water system capacities.
- The plan will determine the future location for project connection to existing and proposed facilities.
- The proposed water system will be modeled using the WaterCAD software program or the equivalent.
- All demand determinations, calculations, assumptions, etc., will be formatted into a formal report.
- The preliminary water master plan will meet the requirements of the utility provider for the water distribution system.
- At least one (1) fire hydrant flow test will be performed to determine available system pressures during fire events. The cost of the test(s) will be billed as reimbursable expense(s). These pressure readings will also serve to identify a hydraulic grade line to calibrate the WaterCAD model. A system wide analysis is not included in this work.



1.009 Preliminary Sewer Master Plan

- Prepare one (1) preliminary sewer master plan and report that is reflective of the tentative plat, to determine the future location of connection to existing and proposed facilities.
- Address the project's phased and full build-out flows from the proposed sewer system.
- This study will determine the location for future connections to existing sewer facilities.
- The sewer master plan will meet the requirements of the utility provider.
- All discharge determinations, calculations, assumptions, etc., will be formatted into a formal report.
- It is assumed that the downstream water reclamation facility has sufficient excess capacity to accommodate the parcel's discharges and a capacity analysis is not included in this proposal.
- It is assumed that a reclaimed water master plan is not required.

1.010 Master Drainage Report for a Zoning request

- Prepare one (1) Master Drainage Report for the identified development in conformance with Municipal requirements to support a zoning request.
- Research relevant existing hydrology and hydraulic analyses available for the subject site.
- Perform site inspection to determine existing drainage patterns on and adjacent to the project site.
- This report will include the following at a level consistent with municipal requirements for the phase of development:
 - Acknowledgement of Area Drainage Master Plan, existing studies or planned drainage projects in the vicinity.
 - A discussion of off-site drainage flows and patterns impacting the site excluding site specific analysis prior to development of a grading plan.
 - A discussion of the on-site flows as appropriate for a preliminary level of design.
 - A discussion of retention volumes required based on conceptual plans.
 - Prepare exhibits as required by the reviewing agency standards which may include: drainage maps, FIRMs, and watershed maps.
 - A discussion concerning the minimum required finished floor elevations for buildings within the project.
 - A discussion concerning potential stormwater infrastructure appropriate for a conceptual design.

- Review and identification of any portion of the development which falls within the FEMA 100-year flood zones, and the specific designations thereof.

1.011 Preliminary Drainage Report

- Prepare one (1) preliminary drainage report for the identified development in conformance with Municipal requirements. This Scope covers one (1) master drainage report to be prepared for the entire property. If the site is subdivided into individual phases or parcels for this phase of development, a work authorization for additional phasing can be prepared for preliminary design purposes.
- Research relevant existing hydrology and hydraulic analyses available for the subject site.
- Perform site inspection to determine existing drainage patterns on and adjacent to the project site.
- This report will include the following at a level consistent with municipal requirements for the phase of development:
 - Acknowledgement of Area Drainage Master Plan, existing studies, or planned drainage projects in the vicinity.
 - A discussion of off-site drainage flows and patterns including runoff flow rates and velocities, where appropriate, impact to the site and required mitigation measures, and hydraulic and hydrologic analysis as required by review agencies standards.
 - A discussion of the on-site flows as appropriate for a preliminary level of design.
 - Calculations to support the preliminary design of retention volumes required based on preliminary grading and drainage plans on a sub-basin specific basis.
 - Prepare exhibits as required by the reviewing agency standards which may include drainage maps, watershed maps, cross section maps, or other exhibits as required.
 - A discussion concerning the minimum required finished floor elevations for buildings within the project.
 - A discussion concerning the infrastructure sizing, and design requirements pertaining to stormwater conveyance and flood mitigation measures, as appropriate for a preliminary design.
 - Copies of all calculations, formulae, charts, and details used in preparation of the report.
 - Incorporation of the preliminary lot layout, open space, landscape, traffic circulation, and drainage plans.
 - Review and identification of any portion of the development which falls within the FEMA 100-year flood zones, and the specific designations thereof.

1.012 Traffic Report

- CVL will subcontract for the preparation of one (1) traffic report or traffic impact analysis (TIA) for this project.
- All sub-consultant fees are estimated for proposal purposes only. Sub-consultants have not been selected or contacted with the preparation of this proposal. Sub-consultants will be chosen, and fees adjusted upon approval of the contract. If there is a preferred consultant, or vendor, that the client would like to utilize please provide this information and CVL will reach out to them for use on this project.

1.013 Conceptual Landscape Architecture (Rezoning)

- Provide landscape architectural services to support the rezoning and planning effort as outlined in this task.
- Provide supporting narrative for the design guidelines section of the zoning submittal, including:
 - Amended landscape standards for streetscape plantings and setbacks
 - Open space lighting
 - Screening requirements and character
 - Architectural character
 - Signage and monumentation
- Prepare color exhibits to include in the zoning submittal for the following:
 - Primary entry monumentation concept
 - Architectural character utilizing representative photographs
- Develop the conceptual design elements for the above task items and prepare progress design sketches and narrative for client review and approval.
- Scope is limited to the task items listed above, which is based on recent zoning applications in Eloy for similar projects. The following scope and exhibits are not anticipated to be required, so have been excluded. These items can be provided for an additional fee upon client request:
 - Open Space Master Plan
 - Conceptual landscape plans, including streetscape planting exhibits
 - Master Signage Plan (Primary entry design is included, but secondary, building mounted signage, and other signage concepts and character studies are excluded)

Additional & Reimbursable Services

1.500 Out of Scope Services

CVL will provide additional services as requested by the client's representative. These services will be billed on a time and materials basis per the current fee schedule.

1.900 Reimbursable Expenses

Charges for prints, deliveries, mileage, computer services, reproductions, photo work, and other fees not paid directly by the client will be billed on a time and materials basis per the current fee schedule.

Exclusions to Contract

The following items are excluded, but can be provided upon request as an additional work authorization:

- Drainage Waiver analysis and/or form completion/submittal
- Floodplain Use Permit analysis and/or form completion/submittal
- Letter of Map Changes (LOMC/ CLOMR / LOMR / LOMA)
- FEMA coordination for floodplain mapping and revisions
- 404 Permitting and coordination with USACE
- Native plant inventory or salvage plan
- Architecture
- Technical waivers
- Electrical engineering, including streetlights
- Construction administration
- County/Municipal/Agency Fees
- Title report
- Phase 1 Environmental Report
- Preliminary Site Plan
- Special or Conditional Use Permit