



Feasibility Report
For
**Tubac Fire District
Station 1**
For
USDA
Rural Development

Prepared by



Project No. 2172205750

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Section A

Need for the Facility



Tubac Fire District was established in 1974 and operates out of four fire stations in Santa Cruz County in the state of Arizona. The Tubac Fire District provides fire and emergency medical services, which include fire suppression, emergency medical response, rescue, fire prevention, public education, and a host of non-emergency services such as venomous creature removal.

Tubac Fire District currently deploys normal daily operational staffing of 8 personnel, and responds to approximately 1600 calls per year, and provides fire and medical services with a Type I engine, an ALS/BLS ambulance, one water tender, and one Type 6 brush truck operating out of each fire station. The district administrative office is located at 2227 E. Frontage Road which is also the home to Tubac Fire Station 1.

With a budget of \$4.3 million, the district is primarily financed by property taxes assessed within the district, as well as by ambulance transport revenues and wildland contract revenues. The district has always had a philosophy of meeting the emergency response needs of the community by providing high quality and cost-effective service. This has been accomplished while maintaining one of the lowest tax rates in the State of Arizona for comparable size fire districts.

Station 1 is the home and center of the community of Tubac Fire. Built in 1979 just after establishment of the district. The building has outlived its usefulness and can no longer properly service its community. TFD needs a facility that can meet requirement of today's Fire Service and provide the support for its staff and the community it serves.

Section B

Existing Facilities



Tubac Fire District Station 1 was built in 1979 based on the needs of the area at the time. Since then, there have been numerous repairs, modifications, and additions to the property to keep the station in operation without major financial impact to the community it serves.

These included using container units for storage, modular housing to replace space taken over by the administration offices, and a major addition to the rear of the building to house new fire apparatus equipment that could not fit in the original facility. Finally, during this period of time, a large communications tower was also installed in the center of the site to meet the communication needs of the district.

Most, if not all of these efforts were done to address immediate needs of the station while minimizing the cost on the community. Unfortunately, these decisions have now stymied any future use of the buildings or site without rebuilding the station entirely to meet its current and future needs.

WSM has prepared a needs assessment study of the existing building based on NFPA guidelines for fire stations operations and has found the existing station and associated out buildings is no longer viable. To meet the needs of the district the station must be rebuilt and the communications tower on site must be relocated.



Tubac Fire District Needs Assessment Study

Needs Assessment Process

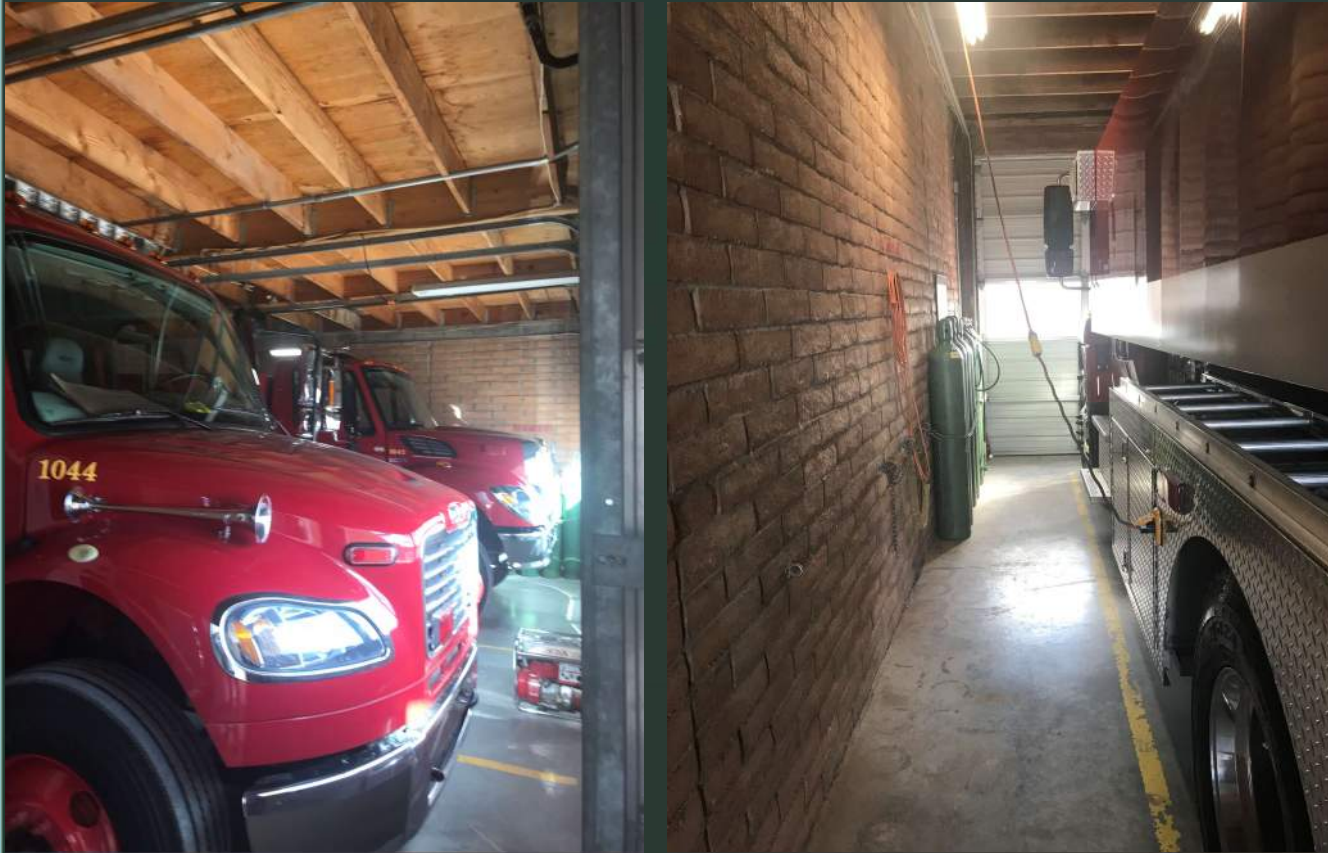
- Review of Existing Conditions
- Review current and future
 - Staff and operational organization
 - Service goals
- Develop list of program spaces needed to support service mission
- NFPA Fire Station Design Guidelines
- Develop square footage needed based on needs
- Test existing site for suitability to support the needs
- Develop prototypical site layout with needs
- Develop budget



Needs Assessment Process

- Review of Existing Conditions
- Existing station is an assembly of older structures, some meant to be temporary that limit functionality and operational flexibility.
- No automatic sprinkler system
- No site security
 - Protection of emergency equipment, fuel storage
 - District vehicles and personal vehicles

Tubac Fire District Needs Assessment Study



Tubac Fire District Needs Assessment Study

Needs Assessment Process

- Review of Existing Conditions
- No automatic sprinkler system
- Inadequate space
 - Low headroom & small bays limit type of apparatus that can be used
 - Clearance between equipment
- No ventilation of apparatus bays
- Back up into bays



Needs Assessment Process

- Review of Existing Conditions
- Low and narrow clearance at garage doors
- No site security
- Tower location limits new construction

Tubac Fire District Needs Assessment Study



Needs Assessment Process

- Review of Existing Conditions
- Low clearance
- No site security
- Storage in non-conditioned shipping containers
-

Tubac Fire District Needs Assessment Study



Needs Assessment Process

- Review of Existing Conditions
- Doesn't comply with ADA
 - Kitchen
 - Restrooms
 - Door Clearances etc.
- No dedicated fitness area

Tubac Fire District Needs Assessment Study

Section C

Proposed Facilities



Tubac Fire District proposes to rebuild Station 1 including the district's administration office on its existing site to minimize costs by not purchasing new property for the project. The size of the offices and stations are based on current and future projected growth of the community it serves.

The station design will include three apparatus bays, each bay a double depth to house the current vehicles for fire and medical operations and provide flexibility for operations. Adjacent areas to the bays will house support spaces for storage of PPE, work areas for repair and maintenance, and specific decontamination area for the crew and equipment after an incident.

The stations living quarters will be separated from the bays and support spaces with an air lock to minimize exposure to contaminants. The quarters will have individual dorm rooms for the crew, a captain's office with dorm, fire fighter's study, kitchen, dining room, and dayroom. It will also have a fitness center and outdoor patio to maintain training and relaxation between calls.

Finally, the administration area will be set to the front of the site to serve the public with a public lobby, restrooms, small conference area, and offices spaces for the staff and offices for the fire chief. Office storage and server will be centralized in the building for both the station and office use.

Public and staff parking will be provided on site with the staff having secure parking for their safety and security while on duty.

The exact program of rooms and areas is provided within the programming documents attached.

Tubac Fire District Station 1 Program Summary

| | Est. Area (sq. ft.) | Previous Proposed Area | Proposed Area (sq. ft.) | Comments |
|-----------------------|------------------------|------------------------------|-------------------------------|----------|
| Administration | | | | |
| Administration | 1,550 | 5,216 | 1,649 | |

| Fire Station #1 | | | | |
|------------------------|-------|-------|-------|--|
| Fire Station #1 | 7,913 | 8,754 | 7,343 | |

| | | | | |
|-----------------------|--|---------------|--------------|--|
| Building Total | | 13,970 | 8,992 | |
|-----------------------|--|---------------|--------------|--|

| Exterior Areas | | | | |
|-----------------------|--|----|--|---|
| Public Parking | | 9 | | size per training load- can share staff |
| Staff Parking | | 10 | | 4 staff + 6 fire fighter stalls |
| Emergency Generator | | | | |

Tubac Fire District Administration Program

| Division | Suite / Title | Qty Spaces Needed | Type | Room Size (sq. ft.) | Net Area (sq. ft.) | Orig. Net Area (Dec '23) | Comments |
|--------------------------------|------------------------------|-------------------|------|---------------------|--------------------|--------------------------|----------------------------|
| Administration | | | | | | | |
| | Fire Chief | 1 | PO | 125 | 125 | 189 | |
| | Deputy Chief Operations | 1 | WS | 64 | 64 | 144 | |
| | Assistant Chief | 1 | WS | 84 | 84 | 144 | |
| | Reception Counter | 1 | WS | 125 | 125 | 100 | counter area |
| | Office Administrator | 1 | WS | 64 | 64 | 64 | |
| | | | | | 462 | 641 | Net Total |
| Tubac Fire Board | | | | | | | |
| | Chairman | | | | | | |
| | Treasurer | | | | | | |
| | Clerk | | | | | | |
| | Director | | | | | | |
| | Director | | | | | | |
| | Board workstation- shared | 0 | WS | 48 | 0 | 48 | |
| | | | | | 0 | 48 | Net Total |
| Administration Division | | | | | | | |
| | Personnel Record Storage | 0 | | 100 | 0 | 100 | Offsite storage |
| | Archive Storage | 0 | | 100 | 0 | 100 | Offsite storage |
| | | | | | 0 | 200 | Net Total |
| Information Technology | | | | | | | |
| | Equipment Storage (shelving) | 0 | | 48 | 0 | 48 | Removed from scope |
| | Secured Server Room | 1 | | 54 | 54 | 134 | vfy rack size- radio needs |
| | | | | | 54 | 182 | Net Total |

Tubac Fire District Administration Program

| Division | Suite / Title | Qty Spaces Needed | Type | Room Size (sq. ft.) | Net Area (sq. ft.) | Orig. Net Area (Dec '23) | Comments |
|----------|---------------|-------------------|------|---------------------|--------------------|--------------------------|----------|
|----------|---------------|-------------------|------|---------------------|--------------------|--------------------------|----------|

Fire Prevention & Investigation

| | | | | | | | |
|--|---------------------|---|----|----|----------|------------|--|
| | Fire Marshal | | | | | | |
| | Plan Counter | 1 | | 0 | 0 | 64 | part of front counter, area for submittal processing |
| | Fire Inspector | 0 | WS | 64 | 0 | 64 | future |
| | Print / Work Alcove | 0 | | 50 | 0 | 50 | Space for copier in open office |
| | | | | | 0 | 178 | Net Total |

Common Use Areas

| | | | | | | | |
|--|-----------------------------------|---|--|------------|-------------|------|--|
| | Public Lobby | 1 | | 142 | 142 | 168 | |
| | Reception Counter | 0 | | 96 | 0 | 96 | See listing under "Administration" |
| | Women's Restroom | 1 | | 70 | 70 | 214 | |
| | Men's Restroom | 1 | | 70 | 70 | 214 | |
| | Training Storage / CPR Storage | 0 | | 160 | 0 | 160 | table & chair / misc. |
| | Board Room /Large Conference Room | 0 | | 1295 | 0 | 1295 | seating for 50-60 |
| | Med Conference Room | 1 | | 274 | 274 | 267 | |
| | Work/Copy/Mail Room | 1 | | 50 | 50 | 150 | Space for copier in open office |
| | General storage | 1 | | 58 | 58 | 80 | General storage area - provide multi tiered shelving |
| | Janitor | 0 | | 82 | 0 | 48 | Combined w/ Station Janitor's closet |
| | Electrical | 0 | | 100 | 0 | 0 | Moved to app bay support |
| | Sprinkler Riser room | 0 | | 30 | 0 | 0 | Moved to app bay |
| | Break Area/Coffee Bar | 1 | | 60 | 60 | 144 | |
| | | | | 724 | 2836 | | Net Total |

| | | | | Proposed Area: | | |
|--|---|--------------|--------------|------------------|--|--|
| | Net Square Footage Subtotal: | 1,240 | 4,085 | 1,240 | | |
| | 25% for Structure and Circulation: | 310 | 1,043 | 409 (33%) | | |
| | Total Gross Square Footage: | 1,550 | 5,216 | 1,649 | | |

Exterior Areas

| | | | | | | | |
|--|---------------------|----|--|----------|----------|--|-------------------------|
| | Public Parking | 9 | | | | | 2 accessible spaces |
| | Staff Parking | 10 | | | | | |
| | Emergency Generator | | | | | | |
| | | | | 0 | 0 | | Department Total |

Tubac Fire Station 1 - Program

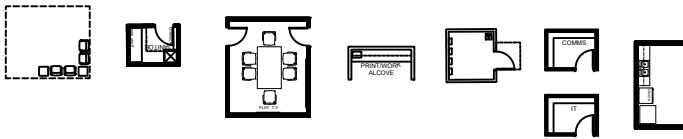
| | Quantity | Room Size (sq. ft.) | Net Area (sq. ft.) | Old net area | Comments |
|-------------------------------------|----------|------------------------|-----------------------|-----------------|--|
| Office and Public Spaces | | | | | |
| Public Reception | 0 | 140 | 0 | 0 | In admin program |
| Public Restroom | 0 | 56 | 0 | 0 | In admin program |
| Captains' Office | 0 | 120 | 0 | 120 | |
| Firefighters' Study | 1 | 105 | 105 | 120 | 2 workstations |
| Living Spaces | | | | | |
| Dayroom | 1 | 261 | 261 | 500 | Seats 4 |
| Dining Room | 0 | 250 | 0 | 150 | Integrated with kitchen |
| Kitchen | 1 | 423 | 423 | 280 | |
| Patio | 1 | | | | exterior |
| Dorm Rooms | 5 | 95 | 475 | 380 | Increased from 4 to 5 dorm rooms |
| Captain's Dorm Room | 1 | 135 | 135 | 180 | Includes seating area |
| Firefighters' Restrooms | 2 | 82 | 164 | 170 | 2-unisex ADA each with showers |
| Janitor's Closet | 1 | 45 | 45 | 50 | Shared w/ Admin |
| Apparatus Bays | | | | | |
| Apparatus Bays- List App below | 3 | 1200 | 3500 | 3600 | drive through preferred 1 vehicle deep 18 x 60 |
| Decontamination Alcove | 1 | 85 | 85 | 85 | |
| Equipment maintenance | 0 | 127 | 0 | 80 | |
| Support Spaces | | | | | |
| Fitness Room | 1 | 400 | 400 | 400 | |
| Turnout Gear- PPE Storage / Laundry | 1 | 298 | 298 | 428 | 18 lockers for 3 shifts one set- storage for extra sets / extractor washer dryer |
| Medical Storage | 1 | 105 | 105 | 100 | 10x10 |
| Hose Storage | 1 | 85 | 85 | 60 | |
| Communications Room | 1 | 30 | 30 | 100 | Radio equipment UPS etc. coord with admin needs |
| Electrical Room | 1 | 64 | 64 | 0 | Moved from Admin |
| Mechanical Room | 0 | 80 | 0 | 0 | No dedicated mechanical space |
| Fire Riser Room | 0 | 20 | 0 | 0 | Located in App Bay |
| General Storage | 1 | 155 | 155 | 200 | |
| Proposed Area: | | | | | |
| Net Square Footage Subtotal: | | | 6,330 | 7,003 | 6,330 |
| 25% Net-to-gross Factor: | | | 1,583 | 1,751 | 1,013 (16%) |
| Total Gross Square Footage: | | | 7,913 | 8,754 | 7,343 |
| Public Parking | 9 | | | | in admin prgram |
| Staff Parking | 10 | | | | secured - insufficient for changing shifts |

TUBAC FIRE STATION 1 PROGRAM

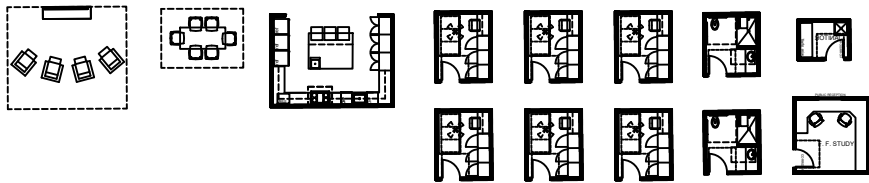
ADMINISTRATION



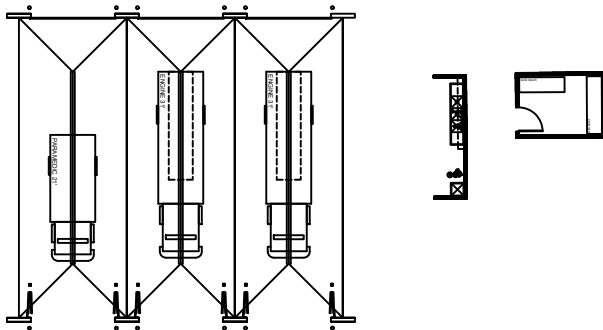
COMMON USE AREAS



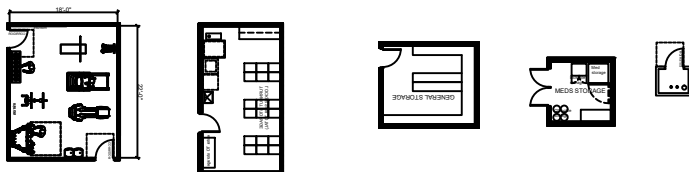
LIVING SPACES



APPARATUS BAYS



FIRE STATION - SUPPORT SPACES



Section D

Building Site



The location of Fire Station 1, which is north of Tubac commercial center is off the I-19 frontage road (East of I-19). The site is central to the district's area of response for Tubac and the communities nearby.

Its location is also important regionally due to the proximity to I-19 to respond to incidents both north and south of Tubac along I-19 area between the cities of Tucson and Nogales. I-19 is a major traffic and freight corridor from Mexico to the US and quick response times from this location is important to all who use this interstate.

The property is approximately 1.165 acres which is small for this size facility, but adequate for redevelopment. The importance of the location along I-19 and the commitment regarding project costs are the determining factors to rebuild on the same site.

See the attached parcel mapping and surveys for additional information.

TOWNSHIP 21S RANGE 13E
SECTION 7 NW SE

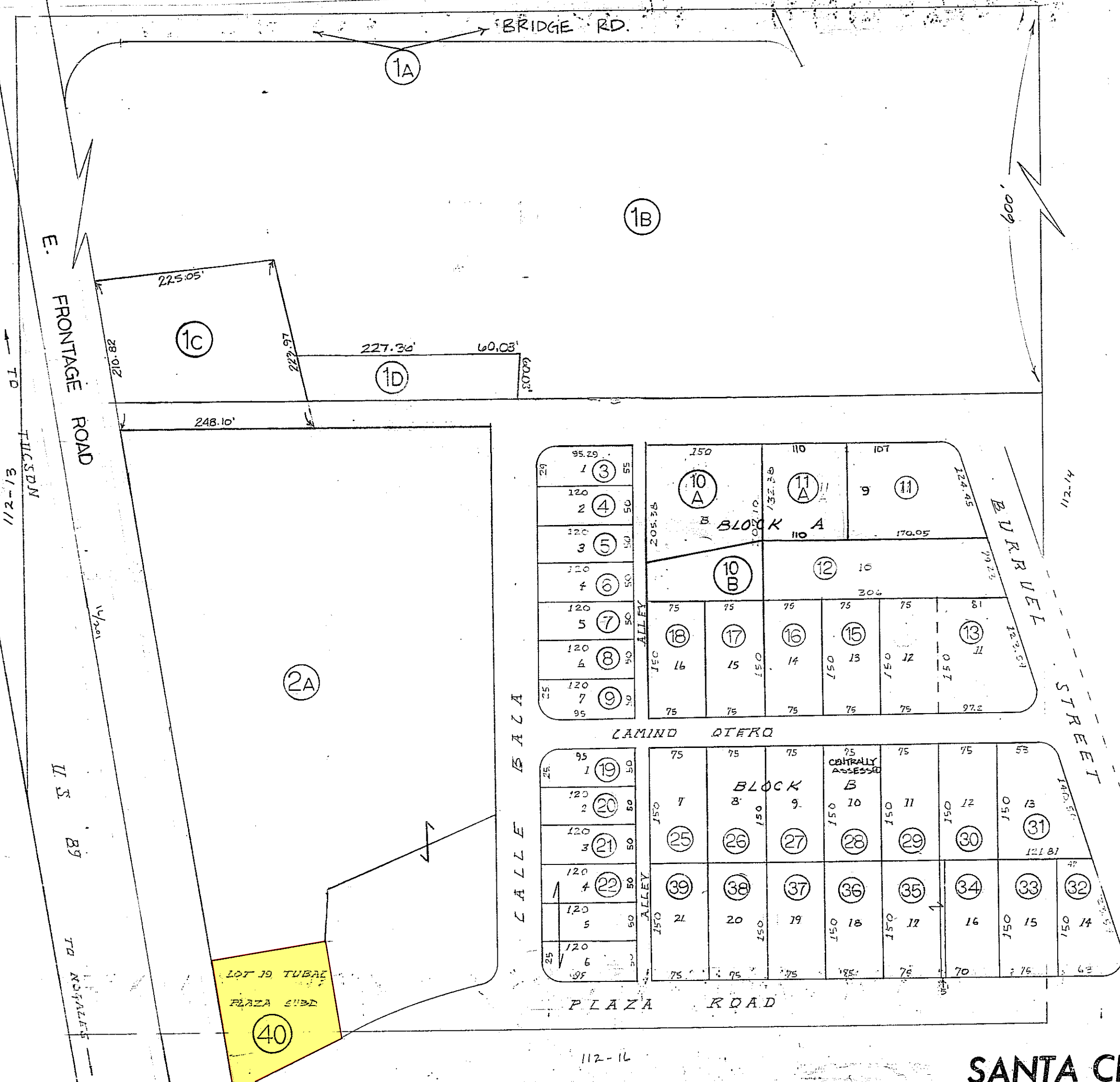
BOOK 112

MAP 15

BOOK 112

MAP 15

0501



| MAP CHANGE | DATE |
|----------------------------|----------|
| ADDED PL 11A FROM 11 | 5-31-64 |
| SPLIT 1 TO 1B & 1C | 9-15-90 |
| SPLIT 10 TO A & B | 1-16-97 |
| CANCELLED 23 | |
| COMBINED INTO 2A | 7-20-01 |
| COMBINED 23 AND 24 INTO 22 | 6-01-05 |
| MADE 10 FROM 10 | 12-17-02 |
| | |
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| | |

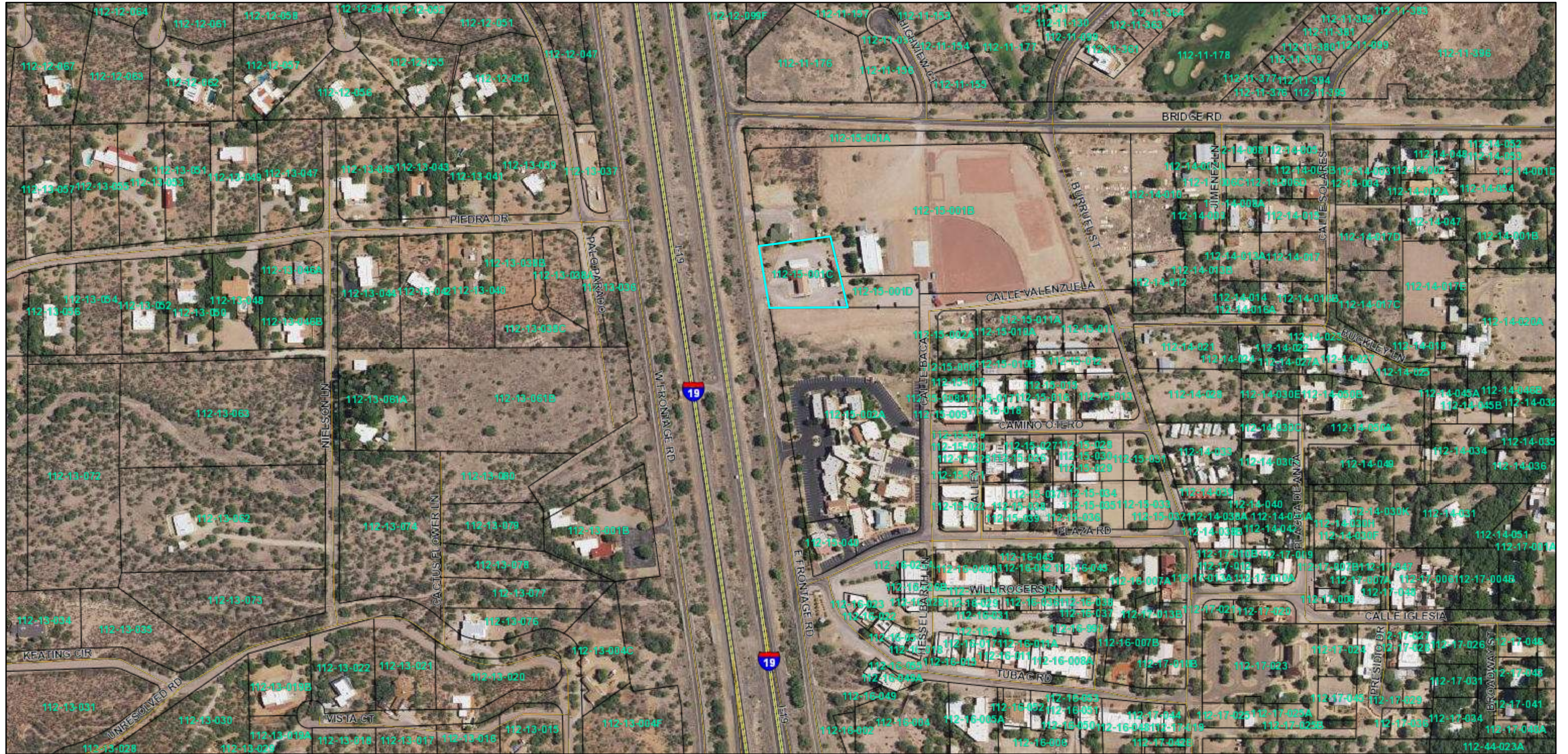


SCALE 1" = 120'

21S-13E-7 NW SE

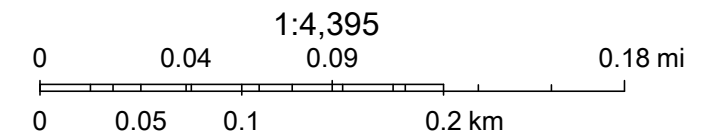
ROBERT E. HATHAWAY
SANTA CRUZ COUNTY ASSESSOR

Santa Cruz County Assessors



9/12/2018, 3:16:53 PM

- Roads
 - Highway
 - Forest Service
 - Freeway
 - Local
 - Parcels



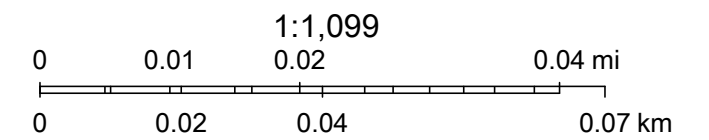
SCC AZ GIS, Santa Cruz County Assessor's Office

Santa Cruz County Assessors



9/12/2018, 3:12:00 PM

Roads Highway Forest Service
Freeway Local Parcels



SCC AZ GIS, Santa Cruz County Assessor's Office

LEGAL DESCRIPTION (TITLE REPORT) APN: 112-15-001C

A PORTION OF LOT 5, SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, SANTA CRUZ COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN.

THENCE SOUTH 89 DEGREES 11 MINUTES 07 SECONDS WEST, A DISTANCE OF 1.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 19;
 THENCE SOUTH 08 DEGREES 27 MINUTES 50 SECONDS EAST, A DISTANCE OF 393.37 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF I-19 TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 08 DEGREES 27 MINUTES 50 SECONDS EAST, A DISTANCE OF 210.82 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-19;
 THENCE NORTH 89 DEGREES 15 MINUTES 07 SECONDS EAST, A DISTANCE OF 248.10 FEET ALONG THE CENTERLINE OF STREET CAMINO VALENZUELA;
 THENCE NORTH 13 DEGREES 41 MINUTES 13 SECONDS WEST, A DISTANCE OF 223.97 FEET;
 THENCE SOUTH 84 DEGREES 37 MINUTES 32 SECONDS WEST, A DISTANCE OF 225.05 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTIONS CONVEYED TO SANTA CRUZ COUNTY IN DEED RECORDED JANUARY 16, 1990 IN DOCKET 517 AT PAGE 89.

SUBJECT TO ANY PORTION LYING WITHIN THE CAMINO VALENZUELA RIGHT-OF-WAY AS IT NOW EXISTS.

SURVEYOR'S NOTE: (THE EXCEPTED AREA CONVEYED TO SANTA CRUZ COUNTY DOES NOT AFFECT THE SUBJECT PARCEL. THE NORTH PROPERTY LINE WAS ESTABLISHED PER DEED AND OLD FENCE POST FOUND DURING THE COURSE OF SURVEY.)

FLOOD ZONE DESIGNATION

THE SUBJECT SITE SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04023C0231C DATED 12/02/11.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

TITLE REPORT SCHEDULE "B II" ITEMS

A. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2023. SURVEYOR'S NOTE: (NOT A SURVEY MATTER)
- LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES. SURVEYOR'S NOTE: (MAY AFFECT, NOT PLOTTABLE)

BASIS OF BEARING

SOUTH 8° 54' 00" EAST ALONG THE EAST RIGHT-OF-WAY LINE FOR THE NORTHBOUND FRONTAGE ROAD OF INTERSTATE 19 BETWEEN BRIDGE ROAD TO THE ANGLE POINT IN THE RIGHT-OF-WAY LINE SOUTH OF TUBAC ROAD.

BENCHMARK

AN ELEVATION OF 3235.49 WAS HELD ON A FOUND ALUMINUM CAP STAMPED SANTA CRUZ COUNTY GIS, SURVEY CONTROL POINT SCC-5, LOCATED SOUTH OF THE INTERSECTION OF NORTHBOUND I-19 FRONTAGE ROAD, SOUTH OF TUBAC ROAD.

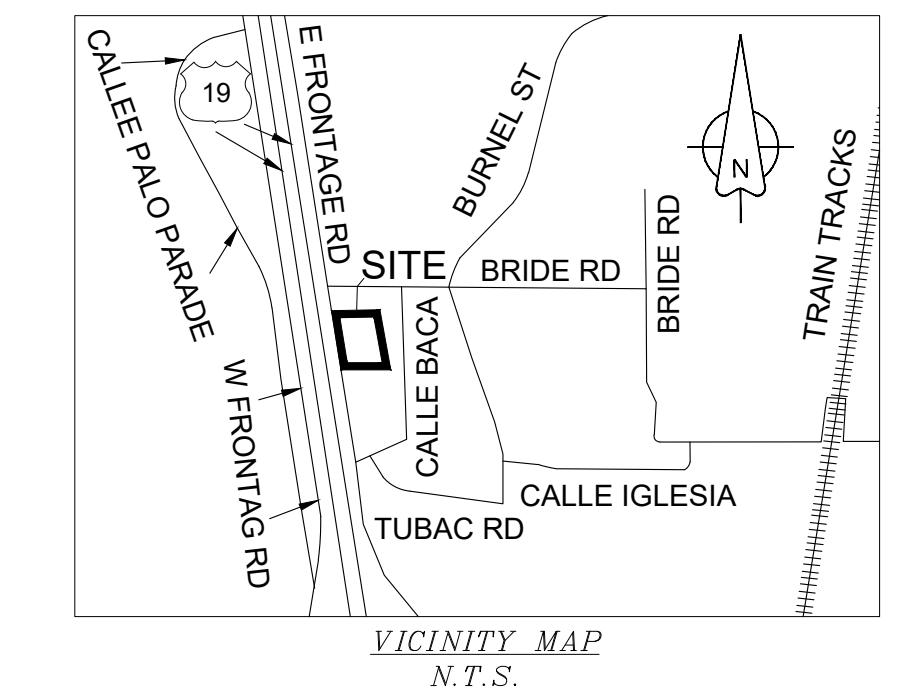
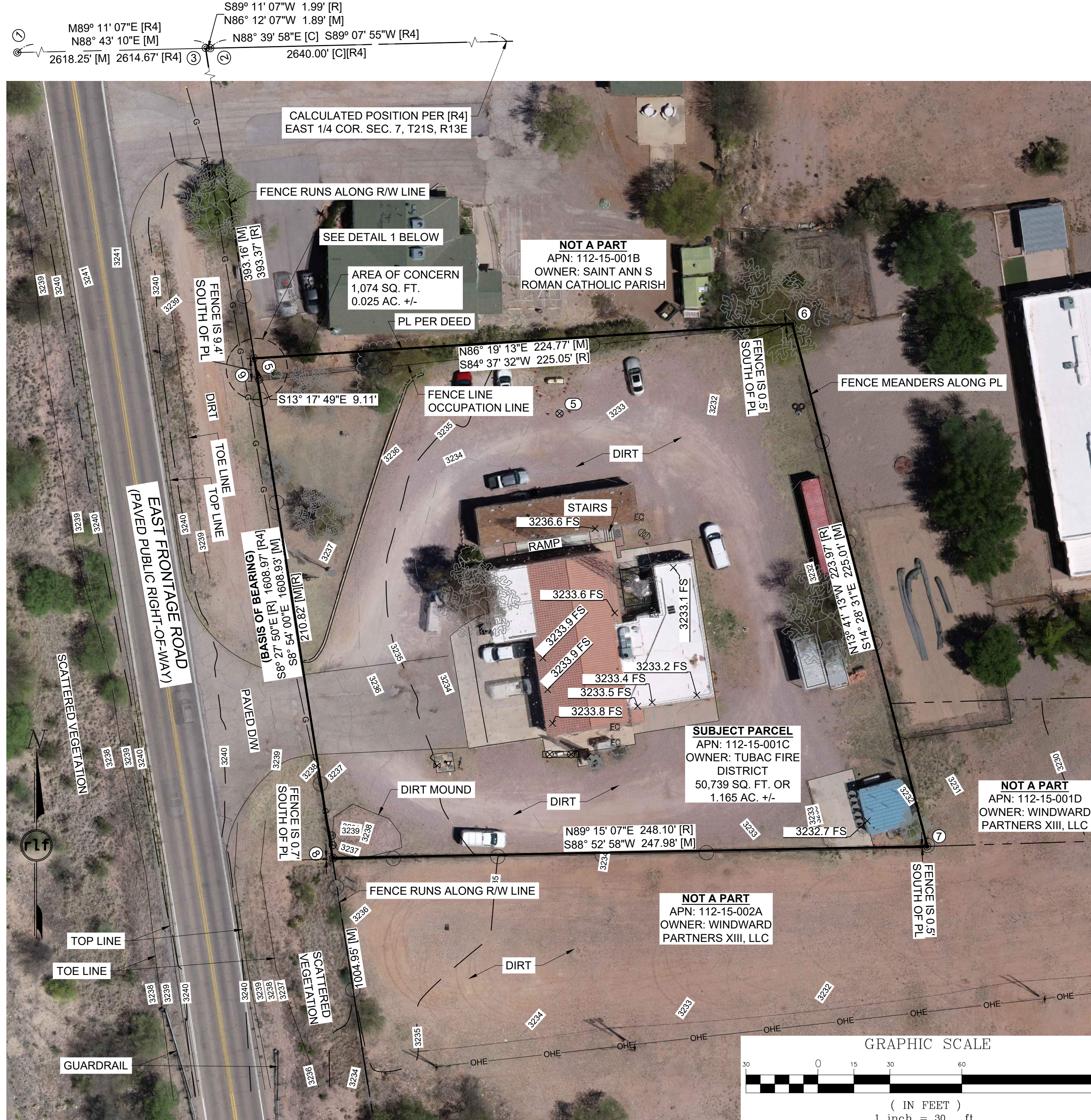
SURVEY CONTROL

THE FOLLOWING PARAMETERS WERE SET FOR THE BASIS OF THIS SURVEY:
 SYSTEM: UNITED STATES STATE PLANE 1983
 ZONE: ARIZONA CENTRAL 0202
 GROUND ADJUSTMENT FACTOR: 1.000012
 HORIZONTAL DATUM: NAD 83/92
 GEOID: ARIZONA GEOID 18
 VERTICAL DATUM: NAVD 88
 UNITS: INTERNATIONAL FEET
 (1 FOOT = 0.3048 METERS EXACTLY)

RLF SCALE POINT: 1510
 SOURCE: SANTA CRUZ COUNTY GIS CONTROL POINT
 NORTHING (Y): 223,742.00
 EASTING (X): 969,262.64

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF GLO LOT 5, SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA:



GENERAL NOTES

- GLOBAL POSITIONING SATELLITE (G.P.S.) INSTRUMENTATION WAS USED DURING THE COURSE OF THE FIELD SURVEY. ALL DISTANCES REFERENCED HEREON HAVE BEEN CALCULATED TO GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.000012.
- MEASUREMENTS SHOWN HEREON FALL WITHIN ACCEPTABLE TOLERANCES AS DEFINED BY THE ARIZONA MINIMUM BOUNDARY STANDARDS UNLESS OTHERWISE NOTED.
- DISTANCES AND BEARINGS ARE MEASURED VALUES UNLESS NOTED OTHERWISE.
- THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE ORDER NO. FP90230284, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE, INC., DATED APRIL 10, 2023 AT 7:30 A.M. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP DURING THE COURSE OF THIS SURVEY. EXCEPT AS SHOWN HEREON THERE WAS NO EVIDENCE OF RIGHT-OF-WAY LINES EITHER EXISTING OR PROPOSED DURING THE COURSE OF THIS SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO EVIDENCE FOUND OF EARTH MOVING DURING THE COURSE OF THIS SURVEY.

TABLE "A" NOTES

- MONUMENTS ARE PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
- SITE ADDRESS: 2227 E FRONTAGE RD, TUBAC, ARIZONA
- GROSS LAND AREA:..... 50,739 SQ. FT. OR 1.165 AC. +/-
- THERE WERE NO SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WERE NO PARKING SPACES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
 (A) PLANS AND/OR REPORTS WERE NOT PROVIDED BY CLIENT
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE SURVEY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

REFERENCE DOCUMENTS

- [R] SUPPLEMENTAL PLAT OF TOWNSHIP NO. 21 SOUTH, RANGE NO. 13 EAST, GILA AND SALT RIVER MERIDIAN, ARIZONA, FILED JANUARY 19, 1915 BY BUREAU OF LAND MANAGEMENT
- [R1] BARGAIN AND SALE DEED, RECORDED IN BOOK 11, PAGE 303, SANTA CRUZ COUNTY RECORDS (SCCR)
- [R2] QUIT CLAIM DEED, RECORDED AS RECEPTION NO. 2006-06250, SCCR
- [R3] AFFIDAVIT OF PROPERTY VALUE, RECORDED AS RECEPTION NO. 2008-11540, SCCR
- [R4] RIGHT OF WAY PLAN OF THE NOGALES-TUCSON STATE HIGHWAY, PROJECT NO. I-19-1(28), ARIZONA DEPARTMENT OF TRANSPORTATION, FILED AS RIGHT OF WAY MAP NO. D-12-T-325

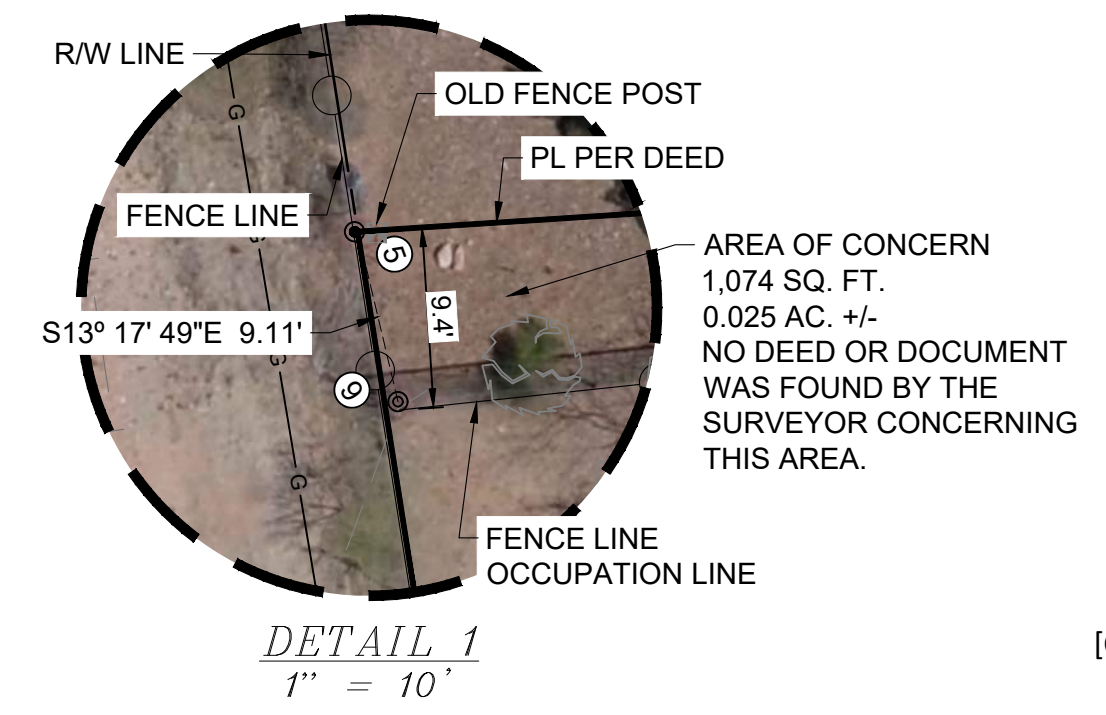
CERTIFICATION

TO: TUBAC FIRE STATION IN TUBAC, ARIZONA
 COMMONWEALTH LAND TITLE INSURANCE COMPANY, A FLORIDA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 9, 11A, 13 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/21/2023.

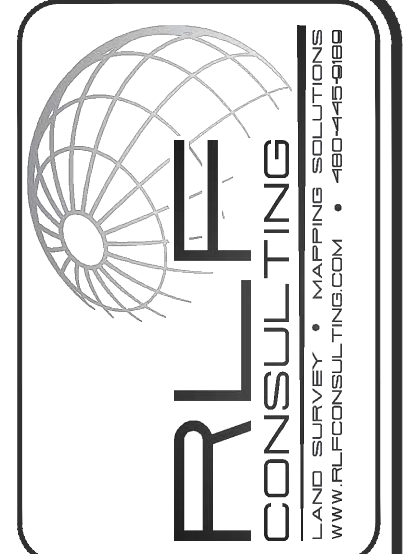
BY: *Michael Fondren* DATE: 05/03/2023
 MICHAEL FONDREN
 REGISTERED LAND SURVEYOR # 35113

| POINT # | DESCRIPTION |
|---------|---|
| 1 | BCFL 2.5" GLO BRASS CAP FLUSH, STAMPED "1/4 S7", WEST 1/4 COR. SEC.7, T21S, R13E |
| 2 | ACFL 3" ADOT ALUMINUM CAP FLUSH, 0.30FT DOWN, CENTER OF SEC.7, T12S, R13E |
| 3 | ACFL 3" ADOT ALUMINUM CAP FLUSH, 0.30FT DOWN, CAP CUT IN HALF, R/W MONUMENT |
| 4 | ACFL 3" ADOT ALUMINUM CAP FLUSH, STAMPED "STA 1164", R/W MONUMENT |
| 5 | RBR 1/2" REBAR WITH TAG, STAMPED "LS 28745", 0.2FT ABOVE GRADE, HELD FOR NORTH PROP. LINE, 0.16' WEST OF R/W LINE |
| 6 | ACFL 1" ALUMINUM CAP FLUSH, 0.10FT DOWN, STAMPED "LS 7389", NORTHEAST PROP. COR. |
| 7 | RBR 1/2" REBAR WITH NO CAP OR TAG, 0.10FT DOWN, SOUTHEAST PROP. COR. |
| 8 | RBR 1/2" REBAR WITH NO CAP OR TAG, 0.50FT ABOVE GRADE, HELD FOR SOUTH PROP. LINE, 0.33 FT EAST OF R/W LINE |
| 9 | ACFL 1" ALUMINUM CAP FLUSH, 0.10FT DOWN, STAMPED "LS 16525", NOT ACCEPTED AS PROP. COR., SOUTH 13°17'49" EAST, A DISTANCE OF 9.11FT FROM NORTHWEST PROP. COR. |



LEGEND

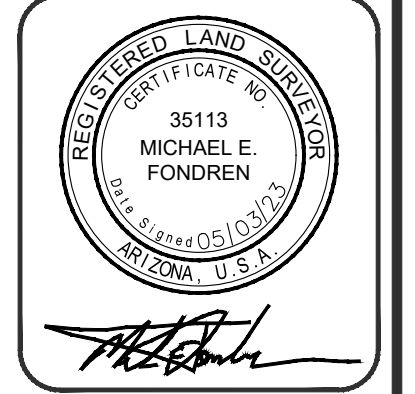
- PROJECT BENCHMARK
- BRASS CAP FLUSH
- CONTROL POINT
- FOUND REBAR
- AERIAL CONTROL POINT
- ELECTRIC METER
- ELECTRIC CABINET
- POWER POLE
- DOWN GUY
- TELEPHONE MANHOLE
- GAS VALVE
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- BACKFLOW PREVENTER
- BOLLARD/POST
- OLD FENCE POST
- COMMUNICATION TOWER
- CALCULATED
- MEASURED
- RECORD/REFERENCE DOC
- D/W DRIVEWAY
- R/W RIGHT-OF-WAY
- TOE TOE OF BANK
- TOP TOP OF BANK
- PL PROPERTY LINE
- GLO GENERAL LAND OFFICE
- ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
- PROP. PROPERTY
- COR. CORNER
- STA STATION
- PROPERTY LINE
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- MONUMENT LINE
- CHAIN LINK FENCE
- OHE OVERHEAD ELECTRIC LINE
- FO U/G FIBER OPTIC LINE
- GAS U/G GAS LINE
- VEGETATION LINE
- TIE LINE



| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

PURPOSE: ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: STB
 CHECKED BY:MEF



Michael E. Fondren

ALTA/NSPS LAND TITLE SURVEY
 A PORTION OF GLO LOT 5, SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA:

SECTION: 7
 TWSHP: 21 S.
 RANGE: 13 E.

JOB NO.:
15004045

SCALE
1" = 30'

SHEET
1 OF 1

LEGAL DESCRIPTION (TITLE REPORT) APN: 112-15-001C

A PORTION OF LOT 5, SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, SANTA CRUZ COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN.

THENCE SOUTH 89 DEGREES 11 MINUTES 07 SECONDS WEST, A DISTANCE OF 1.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 19;
 THENCE SOUTH 08 DEGREES 27 MINUTES 50 SECONDS EAST, A DISTANCE OF 393.37 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF I-19 TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 08 DEGREES 27 MINUTES 50 SECONDS EAST, A DISTANCE OF 210.82 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-19;
 THENCE NORTH 89 DEGREES 15 MINUTES 07 SECONDS EAST, A DISTANCE OF 248.10 FEET ALONG THE CENTERLINE OF STREET CAMINO VALENZUELA;
 THENCE NORTH 13 DEGREES 41 MINUTES 13 SECONDS WEST, A DISTANCE OF 223.97 FEET;
 THENCE SOUTH 84 DEGREES 37 MINUTES 32 SECONDS WEST, A DISTANCE OF 225.05 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTIONS CONVEYED TO SANTA CRUZ COUNTY IN DEED RECORDED JANUARY 16, 1990 IN DOCKET 517 AT PAGE 89.

SUBJECT TO ANY PORTION LYING WITHIN THE CAMINO VALENZUELA RIGHT-OF-WAY AS IT NOW EXISTS.

SURVEYOR'S NOTE: (THE EXCEPTED AREA CONVEYED TO SANTA CRUZ COUNTY DOES NOT AFFECT THE SUBJECT PARCEL. THE NORTH PROPERTY LINE WAS ESTABLISHED PER DEED AND OLD FENCE POST FOUND DURING THE COURSE OF SURVEY.)

FLOOD ZONE DESIGNATION

THE SUBJECT SITE SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04023C0231C DATED 12/02/11.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

TITLE REPORT SCHEDULE "B II" ITEMS

A. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2023. SURVEYOR'S NOTE: (NOT A SURVEY MATTER)
- LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES. SURVEYOR'S NOTE: (MAY AFFECT, NOT PLOTTABLE)

BASIS OF BEARING

SOUTH 8° 54' 00" EAST ALONG THE EAST RIGHT-OF-WAY LINE FOR THE NORTHBOUND FRONTAGE ROAD OF INTERSTATE 19 BETWEEN BRIDGE ROAD TO THE ANGLE POINT IN THE RIGHT-OF-WAY LINE SOUTH OF TUBAC ROAD.

BENCHMARK

AN ELEVATION OF 3235.49 WAS HELD ON A FOUND ALUMINUM CAP STAMPED SANTA CRUZ COUNTY GIS, SURVEY CONTROL POINT SCC-5, LOCATED SOUTH OF THE INTERSECTION OF NORTHBOUND I-19 FRONTAGE ROAD, SOUTH OF TUBAC ROAD.

SURVEY CONTROL

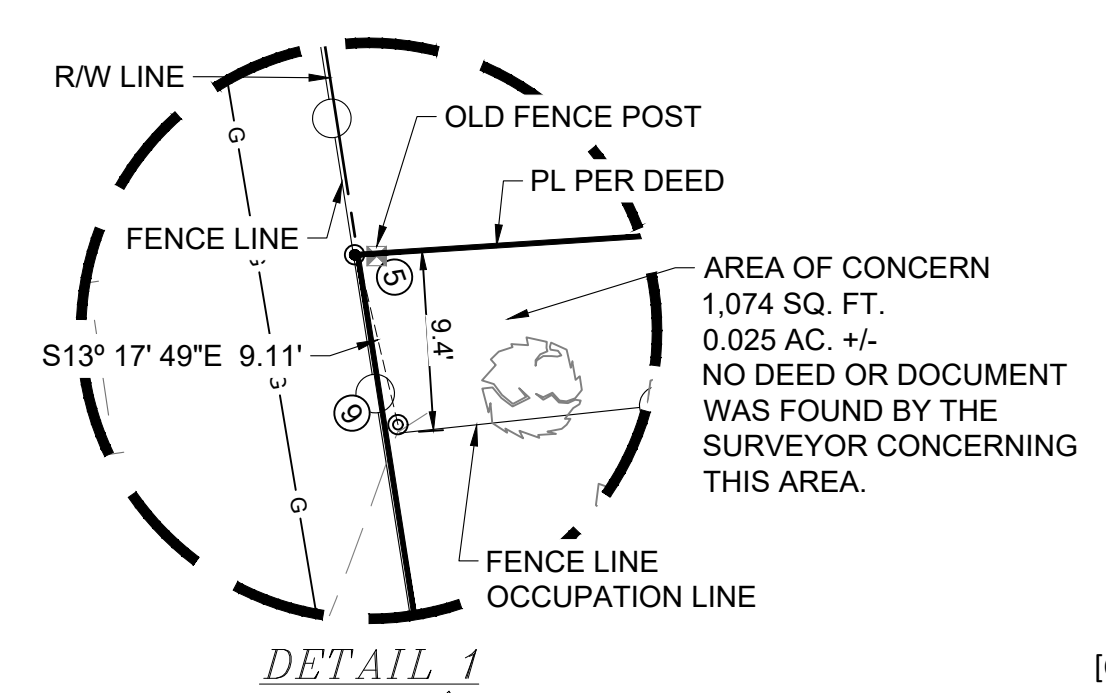
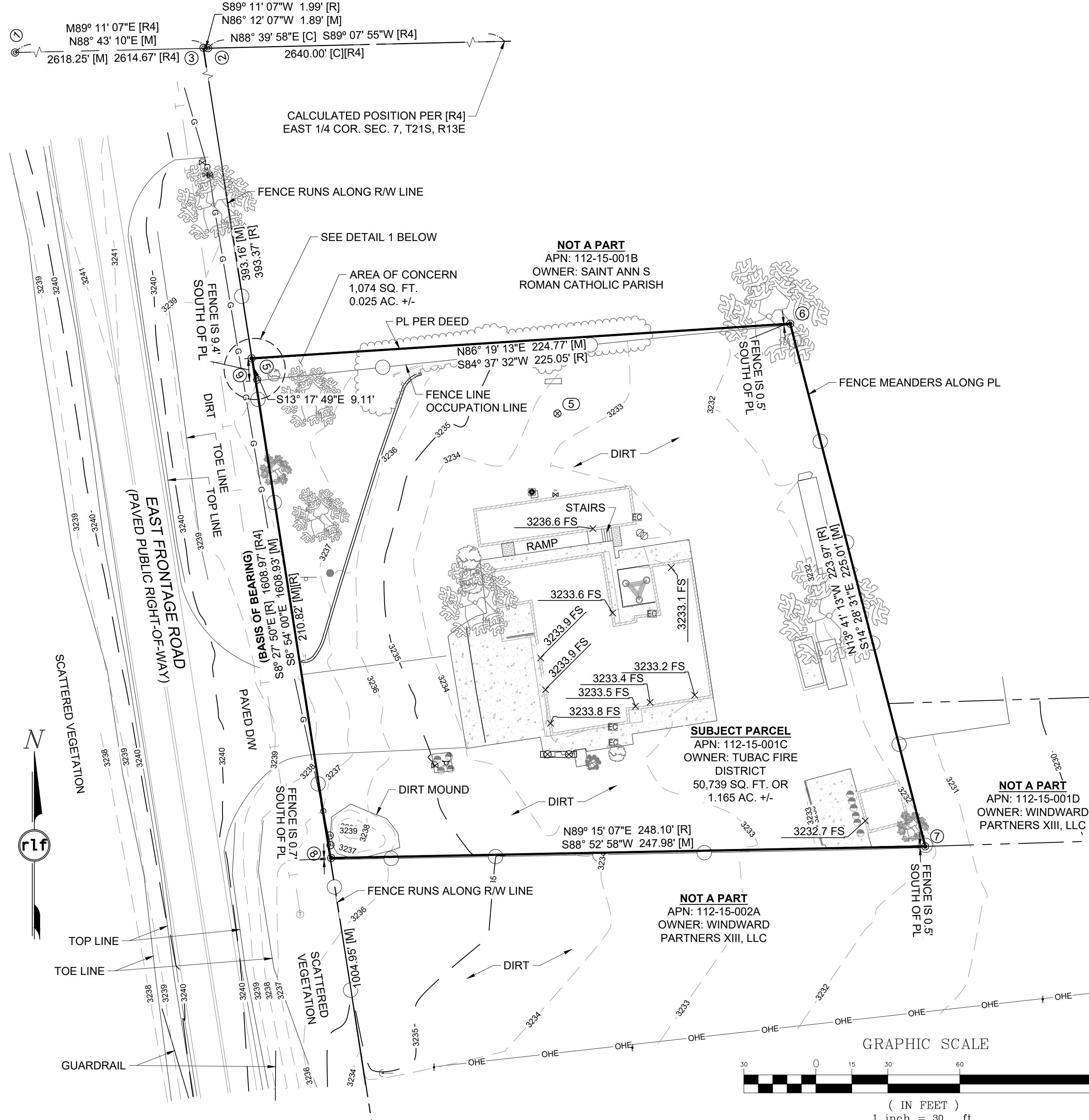
THE FOLLOWING PARAMETERS WERE SET FOR THE BASIS OF THIS SURVEY:
 SYSTEM: UNITED STATES STATE PLANE 1983
 ZONE: ARIZONA CENTRAL 0202
 GROUND ADJUSTMENT FACTOR: 1.000012
 HORIZONTAL DATUM: NAD 83/92
 GEOID: ARIZONA GEOID 18
 VERTICAL DATUM: NAVD 88
 UNITS: INTERNATIONAL FEET
 (1 FOOT = 0.3048 METERS EXACTLY)

RLF SCALE POINT: 1510
 SOURCE: SANTA CRUZ COUNTY GIS CONTROL POINT
 NORTHING (Y): 223,742.00
 EASTING (X): 969,262.64

| POINT # | DESCRIPTION |
|---------|---|
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| 8 | RBR 1/2" REBAR WITH NO CAP OR TAG, 0.50FT ABOVE GRADE, HELD FOR SOUTH PROP. LINE, 0.33 FT EAST OF R/W LINE |
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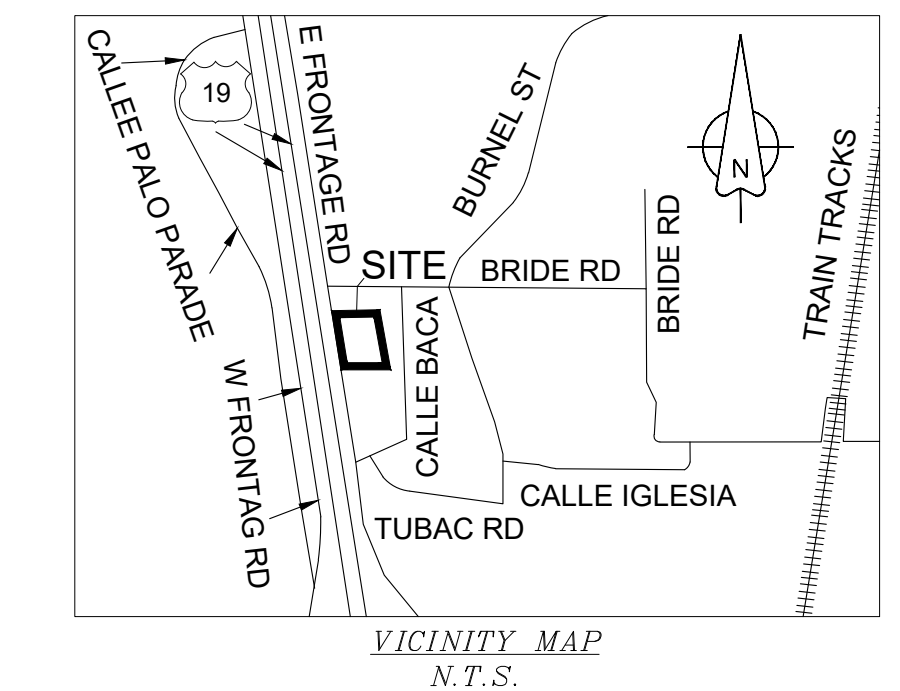
ALTA/NSPS LAND TITLE SURVEY

A PORTION OF GLO LOT 5, SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA;



LEGEND

- PROJECT BENCHMARK
 - BRASS CAP FLUSH
 - CONTROL POINT
 - FOUND REBAR
 - AERIAL CONTROL POINT
 - ELECTRIC METER
 - ELECTRIC CABINET
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 - BACKFLOW PREVENTER
 - BOLLARD/POST
 - OLD FENCE POST
 - COMMUNICATION TOWER
 - CALCULATED
- [M] MEASURED
 - [R] RECORD/REFERENCE DOC
 - D/W DRIVEWAY
 - R/W RIGHT-OF-WAY
 - TOE TOE OF BANK
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 - PL PROPERTY LINE
 - GLO GENERAL LAND OFFICE
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 - FO U/G FIBER OPTIC LINE
 - FO U/G GAS LINE
 - VEGETATION LINE
 - TIE LINE



GENERAL NOTES

- GLOBAL POSITIONING SATELLITE (G.P.S.) INSTRUMENTATION WAS USED DURING THE COURSE OF THE FIELD SURVEY. ALL DISTANCES REFERENCED HEREON HAVE BEEN CALCULATED TO GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.000012.
- MEASUREMENTS SHOWN HEREON FALL WITHIN ACCEPTABLE TOLERANCES AS DEFINED BY THE ARIZONA MINIMUM BOUNDARY STANDARDS UNLESS OTHERWISE NOTED.
- DISTANCES AND BEARINGS ARE MEASURED VALUES UNLESS NOTED OTHERWISE.
- THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE ORDER NO. FP90230284, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE, INC., DATED APRIL 10, 2023 AT 7:30 A.M. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP DURING THE COURSE OF THIS SURVEY. EXCEPT AS SHOWN HEREON THERE WAS NO EVIDENCE OF RIGHT-OF-WAY LINES EITHER EXISTING OR PROPOSED DURING THE COURSE OF THIS SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO EVIDENCE FOUND OF EARTH MOVING DURING THE COURSE OF THIS SURVEY.

TABLE "A" NOTES

- MONUMENTS ARE PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
- SITE ADDRESS: 2227 E FRONTAGE RD, TUBAC, ARIZONA
- GROSS LAND AREA:..... 50,739 SQ. FT. OR 1.165 AC. +/-
- THERE WERE NO SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WERE NO PARKING SPACES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
 (A) PLANS AND/OR REPORTS WERE NOT PROVIDED BY CLIENT
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE SURVEY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

REFERENCE DOCUMENTS

- [R] SUPPLEMENTAL PLAT OF TOWNSHIP NO. 21 SOUTH, RANGE NO. 13 EAST, GILA AND SALT RIVER MERIDIAN, ARIZONA, FILED JANUARY 19, 1915 BY BUREAU OF LAND MANAGEMENT
- [R1] BARGAIN AND SALE DEED, RECORDED IN BOOK 11, PAGE 303, SANTA CRUZ COUNTY RECORDS (SCCR)
- [R2] QUIT CLAIM DEED, RECORDED AS RECEPTION NO. 2006-06250, SCCR
- [R3] AFFIDAVIT OF PROPERTY VALUE, RECORDED AS RECEPTION NO. 2008-11540, SCCR
- [R4] RIGHT OF WAY PLAN OF THE NOGALES-TUCSON STATE HIGHWAY, PROJECT NO. I-19-1(28), ARIZONA DEPARTMENT OF TRANSPORTATION, FILED AS RIGHT OF WAY MAP NO. D-12-T-325

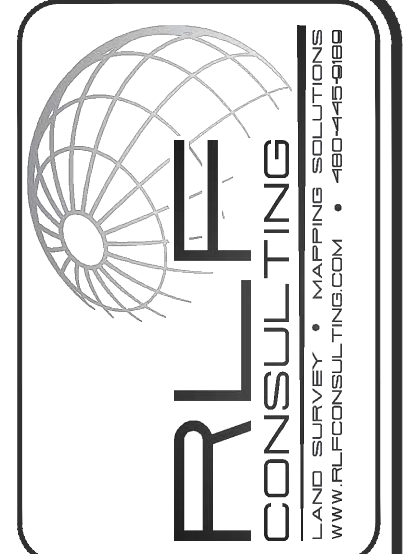
CERTIFICATION

TO: TUBAC FIRE STATION IN TUBAC, ARIZONA
 COMMONWEALTH LAND TITLE INSURANCE COMPANY, A FLORIDA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 9, 11A, 13 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/21/2023.

BY: MICHAEL FONDREN
 REGISTERED LAND SURVEYOR # 35113

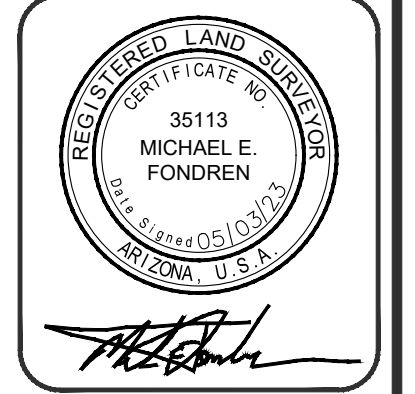
DATE: 05/03/2023



| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

PURPOSE: ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: STB
 CHECKED BY:MEF



ALTA/NSPS LAND TITLE SURVEY
 A PORTION OF GLO LOT 5, SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA;

SECTION: 7
 TOWNSHIP: 21 S.
 RANGE: 13 E.

JOB NO.:
 15004045

SCALE
 1" = 30'

SHEET
 1 OF 1

Section E

Cost Estimate



The cost estimate provided for this study is conceptual and is only for budgetary purposes. It is not meant to be a final determination of cost for the project. It is based on historic but recent costs from a similar fire station project being built in a nearby location in southern Arizona.

The estimate utilizes unit costs of materials and labor based on square footage take offs of the concept fire station design provided in this study. An escalation factor has also been provide as part of the estimate. The 5% escalation factor is based on an assumed escalation of construction costs over a year but is only for budgetary use.

See attached construction and project costs.

BUDGET INFORMATION - Construction Programs

NOTE: Certain Federal assistance programs require additional computations to arrive at the Federal share of project costs eligible for participation. If such is the case, you will be notified.

| COST CLASSIFICATION | a. Total Cost | b. Costs Not Allowable for Participation | c. Total Allowable Costs (Columns a-b) |
|---|---|--|--|
| 1. Administrative and legal expenses | \$ 5,000.00 | \$ | \$ |
| 2. Land, structures, rights-of-way, appraisals, etc. | \$ 0.00 | \$ | \$ |
| 3. Relocation expenses and payments | \$ 10,000.00 | \$ | \$ |
| 4. Architectural and engineering fees | \$ 343,075.00 | \$ | \$ |
| 5. Other architectural and engineering fees | \$ 5,000.00 | \$ | \$ |
| 6. Project inspection fees | \$ 10,000.00 | \$ | \$ |
| 7. Site work included in Construction | \$ | \$ | \$ |
| 8. Demolition and removal included in Construction | \$ | \$ | \$ |
| 9. Construction | \$ 5,016,620.66 | \$ | \$ |
| 10. Equipment included in Construction | \$ | \$ | \$ |
| 11. Miscellaneous | \$ 20,000.00 | \$ | \$ |
| 12. SUBTOTAL (sum of lines 1-11) | \$ 5,409,695.66 | \$ | \$ |
| 13. Contingencies | \$ 540,969.57 | \$ | \$ |
| 14. SUBTOTAL | \$ 5,950,665.23 | \$ | \$ |
| 15. Project (program) income | \$ 0.00 | \$ | \$ |
| 16. TOTAL PROJECT COSTS (subtract #15 from #14) | \$ 5,950,665.23 | \$ | \$ |
| FEDERAL FUNDING | | | |
| 17. Federal assistance requested, calculate as follows: (Consult Federal agency for Federal percentage share.) Enter the resulting Federal share. | | Enter eligible costs from line 16c. Multiply X % | \$ |

| Tubac Fire Station 1 and Admin. Offices | | | 8,992 SF | | | |
|--|----|-------------------------------|------------------------|-------------|------------------|-----------------|
| Construction by Division | | | % of Total Cost | \$ per SF | | |
| division | 1 | General Conditions | \$ 480,341.88 | 10% | \$ 53.42 | |
| division | 2 | existing conditions | \$ 16,033.81 | 0% | \$ 1.78 | \$ 516,745.31 |
| division | 3 | Concrete | \$ 253,327.50 | 5% | \$ 28.17 | |
| division | 4 | Masonry | \$ 233,446.15 | 5% | \$ 25.96 | |
| division | 5 | Metals | \$ 55,719.66 | 1% | \$ 6.20 | |
| division | 6 | Woods, Plastics, & Composites | \$ 296,344.04 | 6% | \$ 32.96 | \$ 873,167.00 |
| division | 7 | Thermal & Moisture Protection | \$ 186,157.46 | 4% | \$ 20.70 | |
| division | 8 | Openings | \$ 196,729.78 | 4% | \$ 21.88 | |
| division | 9 | Finishes | \$ 312,665.10 | 7% | \$ 34.77 | \$ 724,018.00 |
| division | 10 | Speciality | \$ 45,689.16 | 1% | \$ 5.08 | |
| division | 11 | Fire Sprinkler | \$ 72,425.95 | 2% | \$ 8.05 | |
| division | 12 | Plumbing Systems | \$ 168,601.92 | 4% | \$ 18.75 | |
| division | 13 | HVAC Systems | \$ 320,070.05 | 7% | \$ 35.59 | |
| division | 14 | Electrical System | \$ 666,738.55 | 14% | \$ 74.15 | |
| division | 15 | Special System | \$ 46,660.41 | 1% | \$ 5.19 | \$ 1,374,215.00 |
| division | 16 | Earthwork | \$ 251,645.35 | 5% | \$ 27.99 | |
| division | 17 | Exterior Improvements | \$ 369,923.77 | 8% | \$ 41.14 | \$ 647,007.00 |
| division | 18 | Allowance/ Contingency | \$ 262,775.83 | 6% | \$ 29.22 | |
| division | 19 | GC Overhead and profit | \$ 542,437.60 | 11% | \$ 60.32 | \$ 838,167.00 |
| Total | | | \$ 4,777,733.96 | 100% | \$ 531.33 | |
| | | | \$ 238,886.70 | 5% | Escallation | |
| | | | \$ 5,016,620.66 | | | |

Section F

Annual Budget



Tubac Fire District Annual Budget for fiscal year 2024 as approved the Tubac Fire board this year.

The budget report includes.

1. Income: Tax and non-tax revenues
2. Expenses: Personnel, facilities, equipment, and support items for operations
3. Other uses: Planned capital expenses and other funding

The report was provided by the James Vincent Group who is the appointed finance company for the Tubac Fire District.

See attached budget report.



TUBAC FIRE DISTRICT
Fiscal Year 2024
Approved

Tax Levy Revenues

| | Operating Fund | Capital Fund | Total |
|------------------------------|----------------|--------------|-----------|
| Real Estate | 3,167,588 | 200,000 | 3,367,588 |
| Fire District Assistance Tax | 175,430 | 0 | 175,430 |
| | 3,343,018 | 200,000 | 3,543,018 |

Non Tax Levy Revenues

| | | | |
|-----------------------|------------------|---------|------------------|
| EMS | 610,000 | - | 610,000 |
| Cell Tower Revenue | 15,000 | - | 15,000 |
| Wildland Revenue | 350,000 | - | 350,000 |
| Grant & Miscellaneous | 787,500 | - | 787,500 |
| Interest | 2,000 | - | 2,000 |
| Total Revenue | 5,107,518 | 200,000 | 5,307,518 |

Expenses

| | | | |
|------------------------------|------------------|---|------------------|
| Personnel Costs | 3,370,677 | - | 3,370,677 |
| Buildings & Land | 232,250 | - | 232,250 |
| Vehicles & Equipment | 293,400 | - | 293,400 |
| Communications & IT Services | 126,000 | - | 126,000 |
| Travel & Training | 75,065 | - | 75,065 |
| Managerial Costs | 227,540 | - | 227,540 |
| Total Expenses | 4,324,932 | - | 4,324,932 |

Other Financing (Uses) Sources

| | | | |
|---|------------------|------------------|------------------|
| Planned Capital Expenses | - | 2,930,000 | 2,930,000 |
| Transfer to/(from) Other Funds | 782,586 | - | 782,586 |
| Total Other Financing (Uses) Sources | 782,586 | 2,930,000 | 3,712,586 |
| Total Expenses | 5,107,518 | 2,930,000 | 8,037,518 |

| | |
|--|--------------------|
| Estimated Assessed Valuation \$ | 111,143,455 |
| Tax Rate | \$2.8500 |
| Capital Tax Rate | \$0.1799 |
| Bond Rate | \$0.4335 |

 Ben Guerrero
 Fire Chief, Tubac Fire District

 Date

James Vincent Group

 James Vincent Group
 Finance Director, Tubac Fire District

 06/28/2023

 Date

**TUBAC FIRE DISTRICT
DETAILED BUDGET**

Fiscal Year 2024 Approved Budget

| | \$2.8500 | \$ 2.8500 | | |
|--|------------------|------------------|-----------------|---------------|
| | FY 22-23 | FY 23-24 | \$ VAR | % VAR |
| | Total | Total | | |
| INCOME | | | | |
| TAX REVENUES | | | | |
| 4010 Property Tax Income | 2,914,973 | 3,167,588 | 252,616 | 8.67% |
| 4020 FDAT | 148,547 | 175,430 | 26,883 | 18.10% |
| Total Tax Revenues | 3,063,520 | 3,343,018 | 279,498 | 9.12% |
| Non-Tax Levy Revenue | | | | |
| 4120 Wildland | 350,000 | 350,000 | - | 0.00% |
| 4110 EMS | 610,000 | 610,000 | - | 0.00% |
| 4130 Cell Tower Funds | 15,000 | 15,000 | - | 0.00% |
| 4140 Grants | 12,500 | 687,500 | 675,000 | 5400.00% |
| 4210 Interest | 2,000 | 2,000 | - | 0.00% |
| 4220 Miscellaneous Income | 65,000 | 100,000 | 35,000 | 53.85% |
| Total Program Revenues | 1,054,500 | 1,764,500 | 710,000 | 67.33% |
| Total INCOME | 4,118,020 | 5,107,518 | 989,498 | 24.03% |
| EXPENSES | | | | |
| PERSONNEL COSTS | | | | |
| WAGE EXPENDITURE | | | | |
| 5010 Salaries & Wages | 1,658,385 | 1,759,353 | 100,968 | 6.09% |
| 5020 Wildland Salaries | 154,000 | 157,500 | 3,500 | 2.27% |
| 5030 Overtime | 67,104 | 118,496 | 51,392 | 76.58% |
| 5050 Vacation Pay/Sick Pay | 25,000 | 25,000 | - | 0.00% |
| 5050 Holiday | 77,296 | 75,869 | (1,427) | -1.85% |
| 5060 Reserves | 87,226 | 86,647 | (579) | -0.66% |
| Total Wage Expenditure | 2,069,011 | 2,222,864 | 153,853 | 7.44% |
| EMPLOYER TAXES | | | | |
| 5110 Employer Taxes | 51,039 | 46,735 | (4,304) | -8.43% |
| Total Employer Taxes | 51,039 | 46,735 | (4,304) | -8.43% |
| EMPLOYEE BENEFITS | | | | |
| 5120 Workers Compensation | 148,454 | 187,430 | 38,976 | 26.25% |
| 5210 Health, Dental & Vision Insurance | 251,261 | 276,591 | 25,330 | 10.08% |
| 5220 Other Employee Benefits | 13,228 | 13,874 | 645 | 4.88% |
| 5230 Retirement Expense | 524,428 | 578,508 | 54,080 | 10.31% |
| 5250 Physicals | 27,000 | 28,000 | 1,000 | 3.70% |
| 5260 Uniform Expense | 16,675 | 16,675 | - | 0.00% |
| Total Employee Benefits | 981,046 | 1,101,078 | 120,032 | 12.24% |
| Total Personnel Costs | 3,101,096 | 3,370,677 | 269,581 | 8.69% |
| BUILDINGS & LAND | | | | |
| 6010 Utilities | 130,000 | 137,250 | 7,250 | 5.58% |
| 6020 Station Supplies | 20,000 | 20,000 | - | 0.00% |
| 6030 Building Repairs & Maintenance | 95,000 | 50,000 | (45,000) | -47.37% |
| 6040 Rent | 9,600 | 25,000 | 15,400 | 160.42% |
| Total BUILDINGS & LAND | 254,600 | 232,250 | (22,350) | -8.78% |

**TUBAC FIRE DISTRICT
DETAILED BUDGET**

Fiscal Year 2024 Approved Budget

| | \$2.8500 | \$ | 2.8500 | | |
|---|------------------|----|------------------|----------------|----------------|
| | FY 22-23 | | FY 23-24 | \$ VAR | % VAR |
| | Total | | Total | | |
| VEHICLES & EQUIPMENT | | | | | |
| 6110 Firefighting Equipment | 20,000 | | 45,000 | 25,000 | 125.00% |
| 6120 Fuel Expenses | 65,000 | | 70,000 | 5,000 | 7.69% |
| 6130 EMS Supplies | 50,000 | | 60,000 | 10,000 | 20.00% |
| 6140 Vehicles Repairs and Maintenance | 60,000 | | 60,000 | - | 0.00% |
| 6150 Licenses | 1,500 | | 1,500 | - | 0.00% |
| 6160 EMS Equipment Maintenance | 1,000 | | 3,000 | 2,000 | 200.00% |
| 6170 Firefighting Equipment Maintenance | 12,000 | | 12,000 | - | 0.00% |
| 6180 Vehicle Lease | 41,900 | | 41,900 | - | 0.00% |
| Total VEHICLES & EQUIPMENT | 251,400 | | 293,400 | 42,000 | 16.71% |
| COMMUNICATIONS/IT | | | | | |
| 6210 I.T. Expenses | 75,000 | | 75,000 | - | 0.00% |
| 6220 Radio Maintenance | 2,000 | | 7,000 | 5,000 | 250.00% |
| 6240 Computer Equipment/Supplies | 11,000 | | 11,000 | - | 0.00% |
| 6250 EPCR Software | 8,000 | | 8,000 | - | 0.00% |
| 6260 Software Expenses | 25,000 | | 25,000 | - | 0.00% |
| Total COMMUNICATIONS/IT | 121,000 | | 126,000 | 5,000 | 4.13% |
| TRAVEL & TRAINING | | | | | |
| 6310 Tuition Reimbursement | 5,000 | | 7,500 | 2,500 | 50.00% |
| 6320 Wildland Travel Expenses | 24,300 | | 13,565 | (10,735) | -44.18% |
| 6330 Training & Seminars | 15,000 | | 25,000 | 10,000 | 66.67% |
| 6340 Travel Expenses | 5,000 | | 7,000 | 2,000 | 40.00% |
| 6350 Public Education | 5,000 | | 6,000 | 1,000 | 20.00% |
| 6360 CEP Training | 15,000 | | 16,000 | 1,000 | 6.67% |
| Total TRAVEL & TRAINING | 69,300 | | 75,065 | 5,765 | 8.32% |
| MANAGERIAL EXPENSES | | | | | |
| 7010 Office Supplies | 3,500 | | 4,000 | 500 | 14.29% |
| 7015 Postage & Printing | 1,000 | | 1,000 | - | 0.00% |
| 7020 Accounting/Finance | 53,500 | | 50,000 | (3,500) | -6.54% |
| 7025 Legal Expenses | 20,000 | | 20,000 | - | 0.00% |
| 7030 Professional Fees | 18,000 | | 33,000 | 15,000 | 83.33% |
| 7040 Rents & Leases | 7,000 | | 8,000 | 1,000 | 14.29% |
| 7050 Fees/Dues/Subscriptions | 12,000 | | 20,000 | 8,000 | 66.67% |
| 7060 Payroll Processing Fees | 9,000 | | 8,000 | (1,000) | -11.11% |
| 7070 General Liability Insurance | 42,000 | | 51,165 | 9,165 | 21.82% |
| 7075 Ambulance Billing Fees | 21,350 | | 22,875 | 1,525 | 7.14% |
| 7080 Bank Service Charge | 8,500 | | 8,500 | - | 0.00% |
| 7090 Miscellaneous | 500 | | 1,000 | 500 | 100.00% |
| 7091 Firefighter Donation Expense | - | | - | - | 0.00% |
| 5109 Grant Expenses | 5,000 | | - | (5,000) | -100.00% |
| Total MANAGERIAL EXPENSES | 201,350 | | 227,540 | 26,190 | 13.01% |
| Total EXPENSES | 3,998,746 | | 4,324,932 | 326,186 | 8.16% |
| Non-Profit & Loss Transfers/Payments | | | | | |
| Transfer to Capital Fund & Capital Purchases | 119,274 | | 782,586 | 663,312 | 556.12% |
| Transfer (from) Reserve Fund | - | | - | - | 0.00% |
| Total Transfers | 119,274 | | 782,586 | 663,312 | 556.12% |
| Gross Fund Balance/Profit | (0) | | 0 | 0 | |

Section G

Maps, Drawings, Photos



A1.0 – Conceptual Site Plan

A2.0 – Conceptual Floor Plan

A3.0 – Conceptual Renderings

See additional maps and drawings in

Section D – Building Site

Parcel Map

Location Maps

Site Survey



CONCEPTUAL SITE PLAN

TUBAC FIRE STATION
2172205750



SITE & BUILDING INFORMATION:

- PARCEL ACREAGE: 1.165 ACRES
- BUILDING AREA TOTAL: 8,992 SF
 - ADMIN. AREA (W/ LOBBY): 1,649 SF
 - FIRE STATION (FIRE HOUSE + APP. BAY) AREA: 7,343 SF

A1.0
6/9/2023
TUBAC FIRE STATION





DEPARTMENTS

- ADMIN
- FIRE HOUSE

CONCEPTUAL FLOOR PLAN

TUBAC FIRE STATION
2172205750



SITE & BUILDING INFORMATION:

- PARCEL ACREAGE: 1.165 ACRES
- BUILDING AREA TOTAL: 8,992 SF
- ADMIN AREA (W/ LOBBY): 1,649 SF
- FIRE STATION (FIRE HOUSE + APP. BAY) AREA: 7,343 SF

A2.0

6/9/2023

TUBAC FIRE STATION



ARCHITECTS
A DIVISION OF SHIVE-HATTERY

VIEW FROM PUBLIC ENTRY



BIRD'S EYE VIEW - LOOKING WEST



VIEW FROM FRONTAGE ROAD



BIRD'S EYE VIEW - LOOKING EAST



CONCEPTUAL RENDERINGS

TUBAC FIRE STATION
2172205750



A3.0
05/22/2023
TUBAC FIRE STATION



ARCHITECTS
A DIVISION OF SHIVE-HATTERY

Section H

Construction Problems



Due to the determination to rebuild the station on the existing site, there are numerous known construction challenges for this project. The site contains multiple structures of various construction and age that will need to be removed before start of construction. Also, the above fuel tank enclosure in the southeast corner of the site will need to be protected during construction as it is to remain for the district's use. Finally, the large communications tower will need to be rebuilt away from the center of the site. We are anticipating its new location to the northeast corner of the site.

The site is small and contains an existing septic system that will also need to be relocated. Other utilities (water, gas, electrical, and telecommunication) will need to be rerouted to new locations.

Finally, the site sits low off the I-19 frontage road, and the new development will require regrading the site for proper drainage and retention/detention of stormwater to be maintained on site.

Note these are problems that are not unique to this or any site that contain existing development. Since the district has provided all the original development of the years, there should be very little unknown challenges to building on this site. We can and will anticipate and design for these problems and challenges.

Section I

Conclusion and Recommendations



Station 1 is the home and center of the community for Tubac Fire. But the existing building has outlived its usefulness and can no longer properly service its community. TFD needs a facility that can meet the needs and requirement of today's Fire Service and provide the support for its staff and the community it serves.

A new facility is required, but relocating the station to another property is unrealistic, and no other existing facility in the area can meet it needs. Based on the district's operational requirements and its commitment to the community, there is no viable alternative to rebuilding the station on site.

The site is small and is currently in operation, but it can be redeveloped to serve as the new Fire Station 1 and administration office for the district. This is the best use of the district's funds to service the community.