



# TUBAC FIRE DISTRICT

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2227 EAST FRONTAGE ROAD

P.O. BOX 2881

TUBAC, ARIZONA 85646

TELEPHONE: (520) 398-2255

## **TUBAC FIRE DISTRICT REQUEST FOR PROPOSAL (RFP) FIRE STATION NO. 1 DESIGN ENGINEERING AND CONSTRUCTION OVERSIGHT**

### **1. INVITATION**

The Tubac Fire District is soliciting proposals from qualified firms to provide professional design, construction inspection, and contract administration services for a new fire station. Firms with relevant experience in designing fire stations or combined public safety buildings that house fire services, and the qualifications to perform the services outlined herein, are encouraged to submit a proposal. Firms may partner with other firms to ensure that the design team provides the appropriate level of expertise in the required disciplines. However, design teams must designate one lead firm. The lead firm shall be responsible for meeting all the requirements of the proposal.

The District has received a USDA Community Facility grant in the amount of \$2,000,000 to assist with this project. The District will utilize funds on hand as well as proceeds from previously authorized bonds to complete the funding package.

The purpose of the RFP process is to identify the firm and proposal the District determines are best suited to support the District in this important project. Following an analysis of the responses to this RFP, firm(s) may be invited for interviews, with one firm being selected for further negotiation. The firm ultimately awarded a contract by the District will provide services as directed by the Tubac Fire District.

All questions concerning this RFP shall be directed, in writing, to Ben Guerrero, Fire Chief, Tubac Fire District, 2227 East Frontage Road, Tubac, AZ 85646 (520) 398-2255, or [bguerrero@tubacfire.org](mailto:bguerrero@tubacfire.org) before September 20, 2023. Questions received after this time will not be addressed. Responses from the District that substantially alter this RFP will be issued in the form of a written addendum to all those that have received an RFP. All proposals submitted shall remain open to acceptance for ninety (90) days from their opening.

### **2. NATURE OF SERVICES REQUESTED**

The District is seeking a firm to provide architectural, engineering, construction inspection, and contract administration services for a Fire Station No. 1. Programming, and a preliminary conceptual drawing (dated June 9, 2023) has been completed and the site for the project has been chosen. The needs assessment, conceptual plan and preliminary architectural report submitted to the USDA are available on the District's website at [www.tubacfire.org](http://www.tubacfire.org).

### **3. PROJECT/SCOPE OF WORK**

- A. **Design:** The selected firm will develop final design plans for review, comment, and approval by the District. The design will be based on the programming as described in the Concept Design Report, for an approximately 9,000 sq. ft. facility. The plans will become the property of the District.



- B. **Method of Project Delivery.** The District may elect to utilize the Construction Manager at Risk (CMAR) method for construction project delivery. The selected firm will be expected to be familiar with and have experience as a member of a CMAR team.
- If the traditional Design, Bid, Build (DBB) methodology is utilized, the selected firm will prepare material specifications and drawings for site, architectural, interior, mechanical, fire protection, and electrical bidding documents sufficient for the District to solicit public bids and to apply for local and State permitting. In this case, the selected firm will develop bidding materials including invitation to bid, instructions to bidders, and other forms and supplements required by the District as necessary to ensure that prospective bidders are fully informed as to construction and materials requirements and conduct a pre-bid meeting with bidders to describe the scope of the work. During the bidding period, the selected firm will receive and respond to requests for information from bidders, and coordinate with the District for responses and required modifications. Any approved modifications to the bidding documents will be issued by Addendum. Upon receipt of bid proposals, the selected firm will work with the District to evaluate and make a recommendation for award.

Proposals should clearly describe the firm's role and approach to these two methods of project delivery.

- C. **Construction Administration (DDB Scenario only):** The selected firm will respond to contractor requests for information, review submittals, and review payment applications. The District does not expect the scope of the construction to warrant a continuous on-site presence; however, the selected firm should plan on at least weekly project progress meetings with the District and general contractor, other meetings or site visits as needed, and include not fewer than four other (4) site visits during construction. The selected firm will also conduct a final walk through and develop a final punch list at substantial completion.

#### 4. DELIVERABLES

The completion of the above tasks will lead to the following deliverables:

- Construction Plans and Specifications
- Bid Documents
- Project Budget
- Building elevations
- Schematic site plans

#### 5. SELECTION CRITERIA

Each proposal will be evaluated based upon the documentation submitted and any interviews. The selection will be based on the following criteria:

- Qualifications and experience
- Project/Proposal approach
- Fee Statement
- Anticipated Schedule

*The District reserves the right to reject any or all proposals; to waive informalities and technicalities, and to accept any proposal which the District deems to be in the best interest of the District.*

#### 6. INSURANCE REQUIREMENTS

The successful firm shall agree to defend, indemnify and hold the District harmless from all losses, damages, and costs which arise because of the performance of this agreement, to the extent it is caused by the contractor, its subcontractor or anyone for whose act it may be liable.



The selected firm shall carry insurance with the following limits:

- General Liability Insurance in the amount of \$1,000,000 including protection for bodily injury and property damage with a combined single limit of \$500,000 for bodily injury and \$500,000 for property damage for each occurrence.
- Professional Liability Insurance for negligence, in the amount of \$1,000,000 per claim and annual aggregate.
- Automobile Liability Insurance providing limits of \$1,000,000 per occurrence.
- Workers' Compensation Insurance, in accordance with Arizona law.

The firm shall provide copies of all certificates of insurance prior to commencement of work. The certificates shall name the District as additional insured. An insurance carrier authorized to do business within the State of Arizona shall issue these certificates. The certificates shall contain a provision that coverage afforded under the insurance policies will not be canceled or materially changed unless at least thirty (30) calendar days prior written notice by registered letter has been given to the District.

## **7. SUBMISSION REQUIREMENTS**

### **A. Submittal Documents:**

- a. Ten (10) hard copies of the proposal, including attachments.
- b. One (1) electronic copy
- c. Cost proposal for DBB and CMAR methods.

### **B. Submittal Content: Each Submittal shall be organized in the following order:**

- a. Cover:
  - Shall be titled: "Services for the New Fire Station #1 for the Tubac Fire District"
- b. First page
  - Name of the firm, project team manager, submittal date.
- c. Table of Contents:
  - Include a table of contents with page numbers
- d. Transmittal Letter (contents):
  - Introduction of the firm;
  - Summarize why the Respondent believes itself to be the most qualified;
  - Statement that to the best of the Respondent's abilities, all information contained in the RFP submittal is complete and accurate;
  - Statement granting the Tubac Fire District and its representative authorization to contact any previous client of the Respondent (or a Respondent's Team Member) for purposes of ascertaining an independent evaluation of the Respondent's or a Respondent's Team member's performance; and
  - At least one copy of the transmittal letter must have the original signature of an officer of the principal responding firm.

### **C. Proposal**

- a. Provide a detailed description of the firm's proposed approach to the project and how it intends to ensure that the District's needs will be met.
- b. Include a projected timeline to reach progress milestones, and ultimately, successful completion of the project.
- c. Detail the amount of effort, in hours, dedicated to each phase of the project by the project/design team.

### **D. Summary of Relevant CMAR and DBB Projects**

- a. List projects you believe demonstrate an ability to successfully meet the requirements of this RFP. List no more than six (6) relevant projects. A relevant project is one which best exemplifies your qualifications. It



should involve planning clients, and detail the services you provided:

- Name of Project
- Plan or Planning Project Objectives
- Client
- Total Project Cost
- Project Description, including Public Process
- Describe the Services Your Firm Provided and Any Project Partners
- Projects Consistency with Budget and Timeline/Deadlines
- Reference List Related to these Projects.

E. Consulting Service Rate Structure

- a. Provide a rate sheet for the consultant team members that would be involved in the planning process or a proposed cost structure for the project for consideration. The final project scope of work and costs will be negotiated with the most qualified firm.
- b. A detailed estimate of the total project cost to be billed under a contract with the selected firm.
- c. Description and estimate of costs, (including specialized services, permits, etc.) that will be the Owner's responsibility and paid for outside of the contract with the selected firm.

F. Design Team Resumes

- a. Provide resumes and qualifications of the primary members of the team that will be assigned to work on, and be responsible for the successful completion of the project.

G. Appendix – Tubac Fire Station # 1 conceptual drawing and needs assessment performed by WSM Architects.

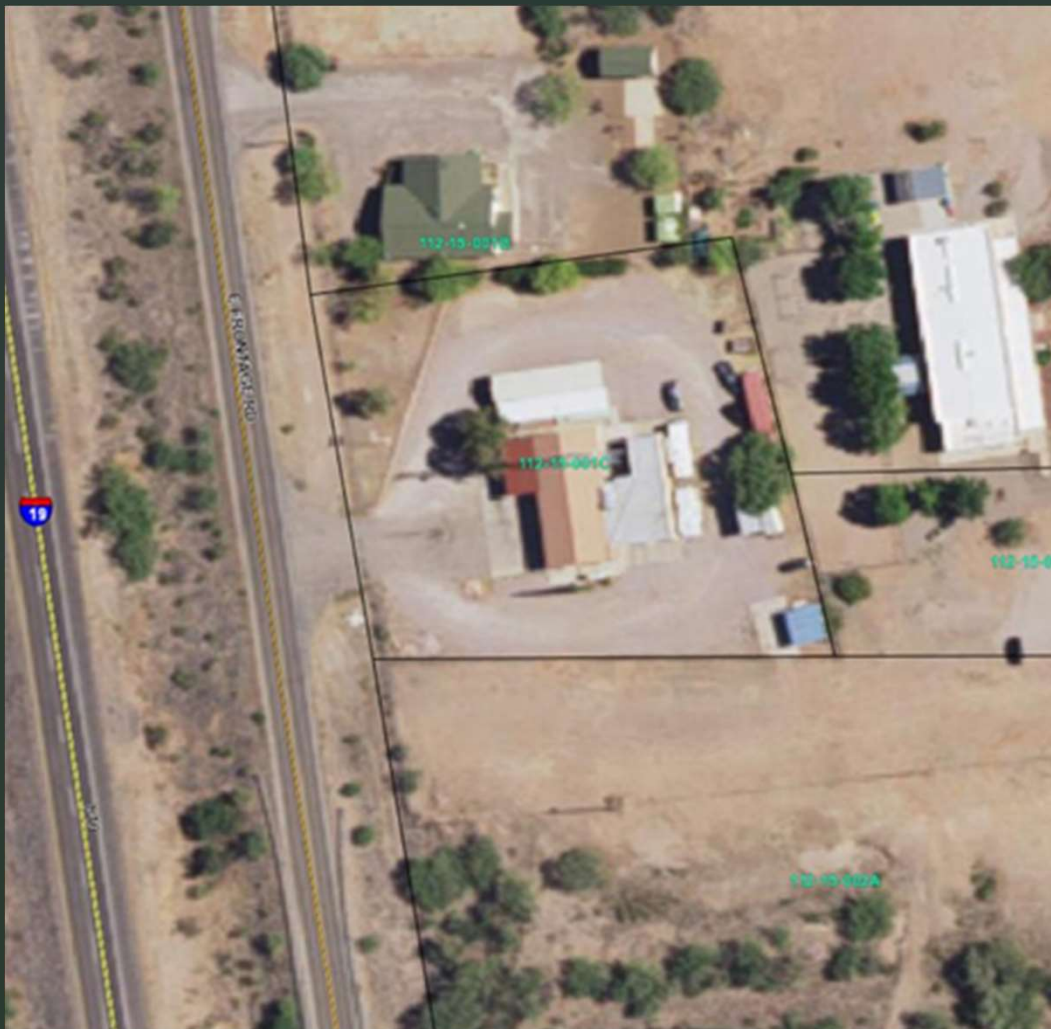
Submittals shall be delivered to the following addressee on or before September 30, 2023, at 3 p.m.

Respondents are responsible for meeting this deadline. Timely delivery service by UPS, FedEx and other firms cannot be guaranteed by the District.

Chief Ben Guerrero  
Tubac Fire District  
2227 East Frontage Road  
Tubac, AZ 85646  
520-398-2255  
[bguerrero@tubacfire.org](mailto:bguerrero@tubacfire.org)

The District welcomes questions on or before September 20, 2023 regarding this solicitation. Questions should be emailed to: Fire Chief Ben Guerrero, [bguerrero@tubacfire.org](mailto:bguerrero@tubacfire.org).





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



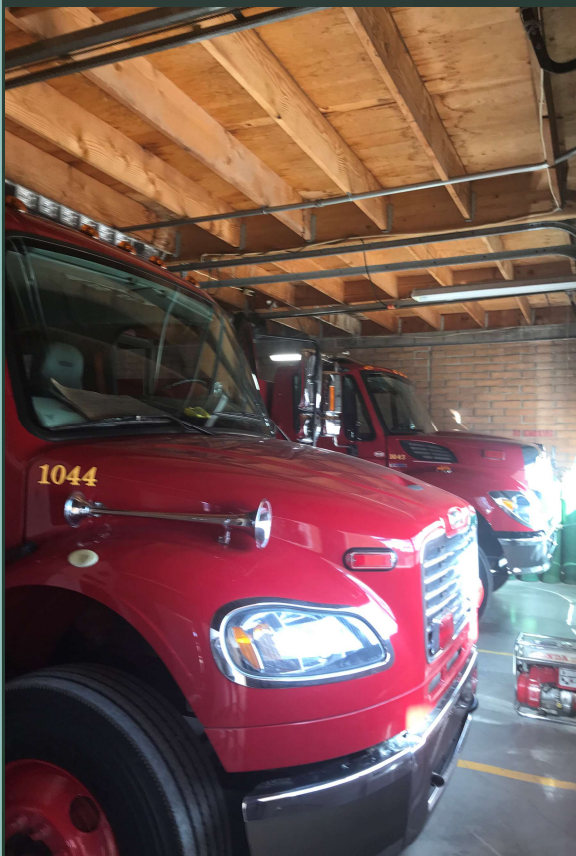


## Needs Assessment Process

- 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





## 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

Tubac Fire District Needs Assessment Study





## 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



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

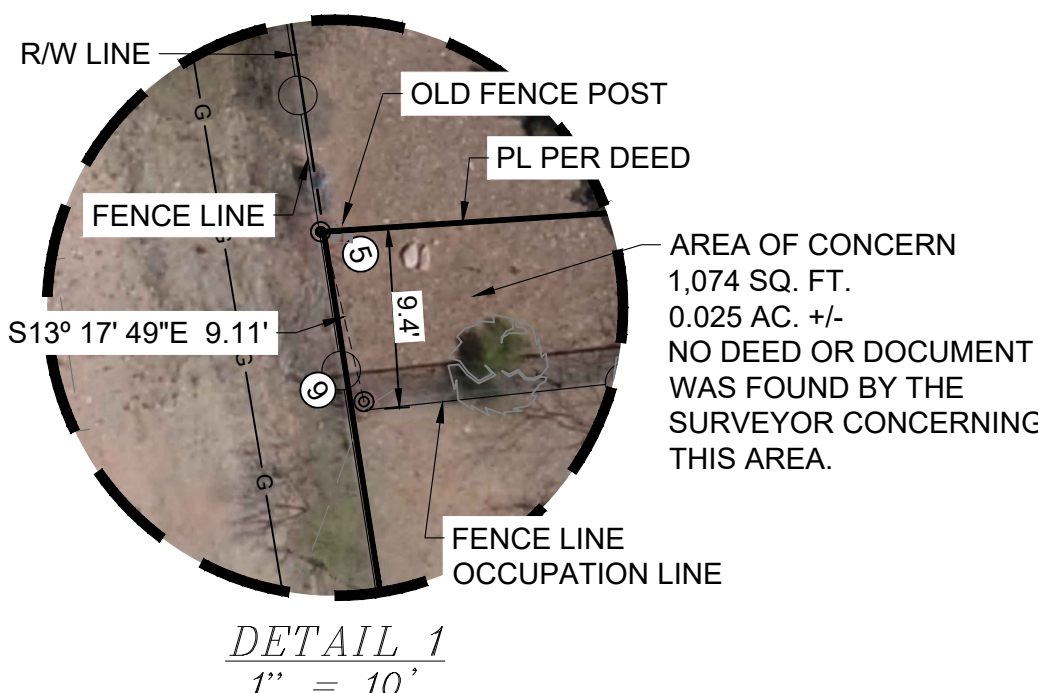
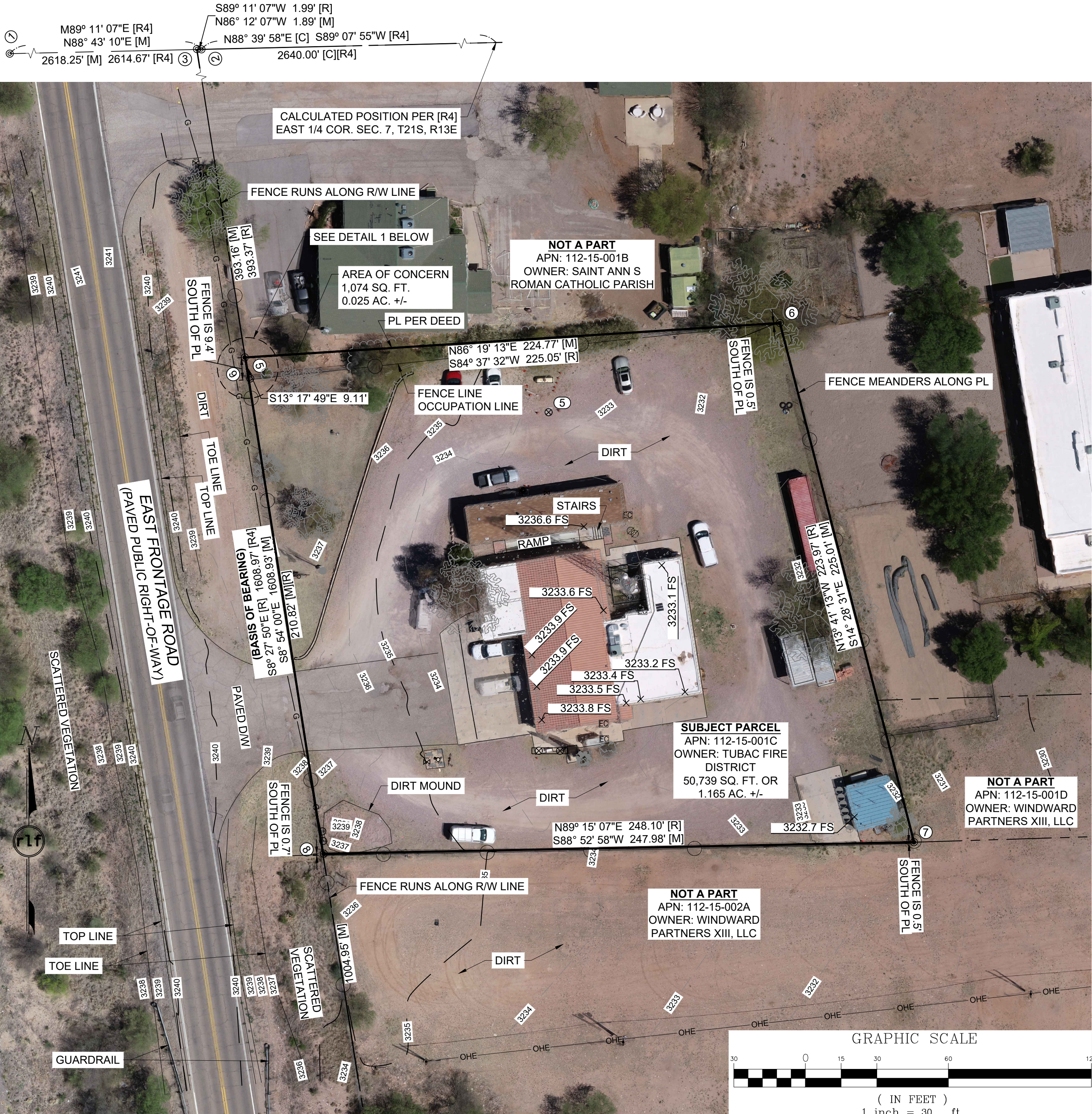
THE FOLLOWING PARAMETERS WERE SET FOR THE BASIS OF THIS SURVEY:  
SYSTEM: UNITED STATES STATE PLANE 1983  
ZONE: ARIZONA CENTRAL 0202  
GROUND ADJUSTMENT FACTOR: 1.000012  
HORIZONTAL DATUM: NAD 83/92  
GEOID: ARIZONA GEOID 18  
VERTICAL DATUM: NAVD 88  
UNITS: INTERNATIONAL FEET  
(1 FOOT = 0.3048 METERS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

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

#	MONUMENT TABLE
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.

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

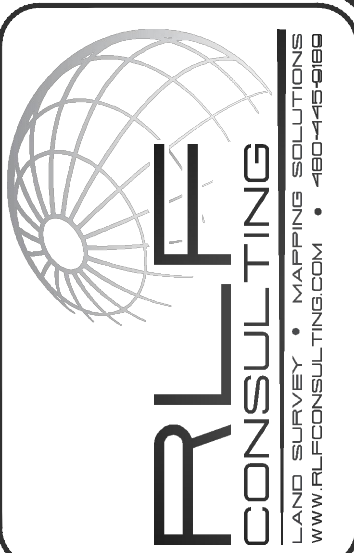
CERTIFICATION

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.

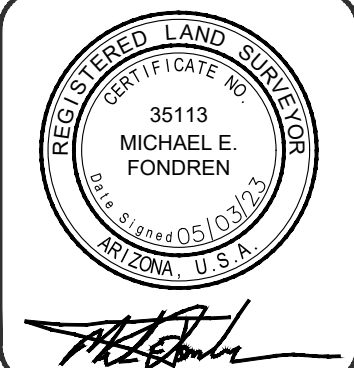
BY: MICHAEL FONDREN  
REGISTERED LAND SURVEYOR # 35113

DATE: 05/03/2023



BY	REVISION
NO	DATE
PURPOSE: ALTA/NSPS LAND TITLE SURVEY	

DRAWN BY: STB  
CHECKED BY:MEF



ALTA/NSPS LAND TITLE SURVEY  
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SECTION: 7  
TWNHP: 21 S.  
RANGE: 13 E.

JOB NO.:  
15004045

SCALE  
1" = 30'

SHEET  
1 OF 1



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

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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

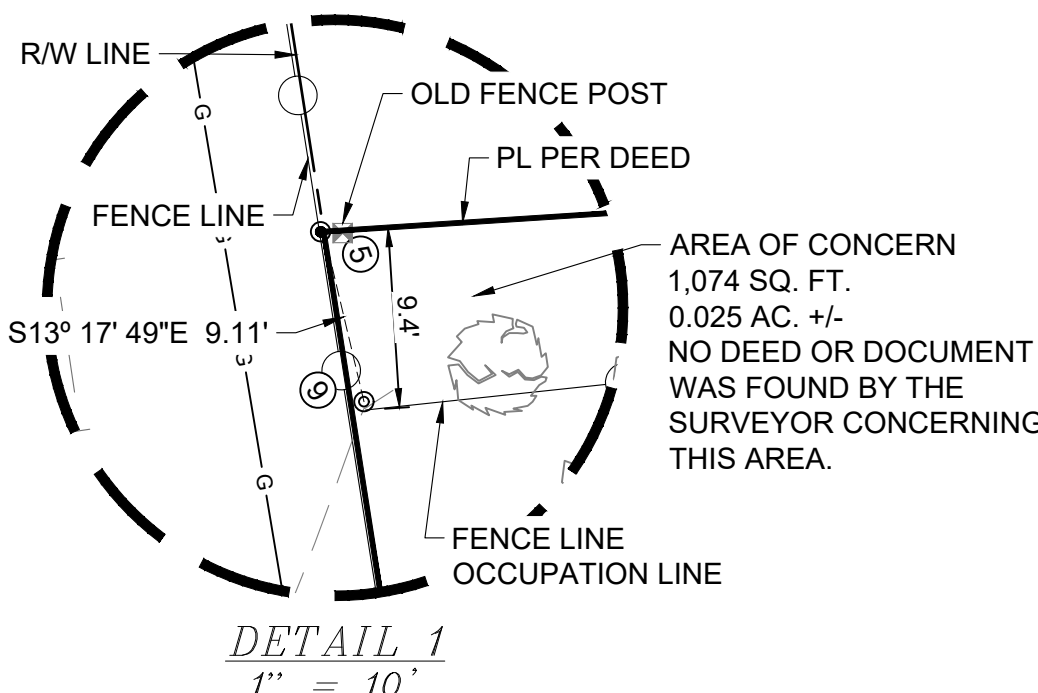
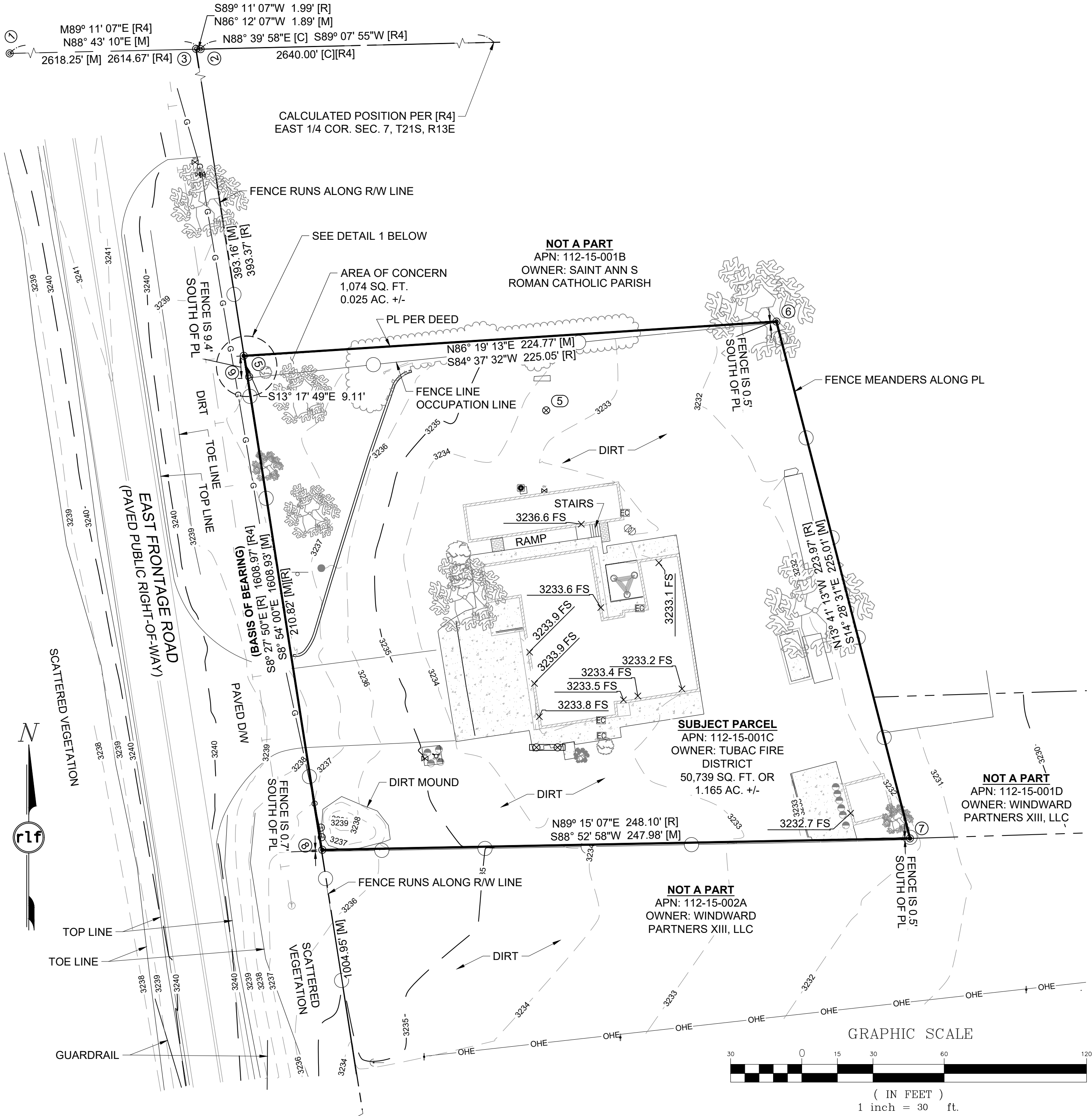
THE FOLLOWING PARAMETERS WERE SET FOR THE BASIS OF THIS SURVEY:  
SYSTEM: UNITED STATES STATE PLANE 1983  
ZONE: ARIZONA CENTRAL 0202  
GROUND ADJUSTMENT FACTOR: 1.000012  
HORIZONTAL DATUM: NAD 83/92  
GEOID: ARIZONA GEOID 18  
VERTICAL DATUM: NAVD 88  
UNITS: INTERNATIONAL FEET  
(1 FOOT = 0.3048 METERS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

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

# MONUMENT TABLE	
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.

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

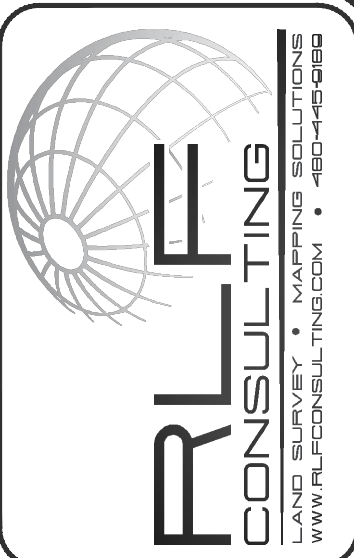
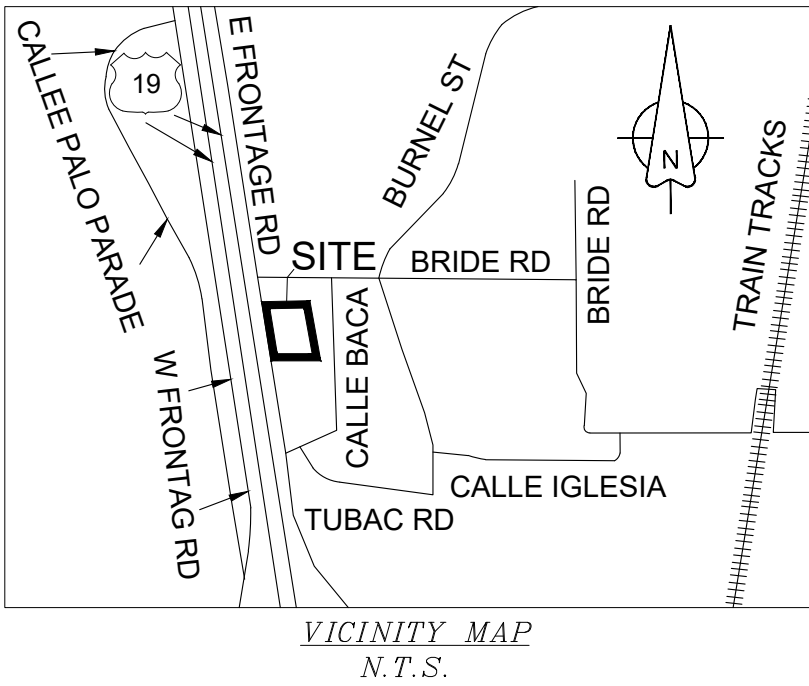
- [R] SUPPLEMENTAL PLAT OF TOWNSHIP NO. 21 SOUTH, RANGE NO. 13 EAST, GILA AND SALT RIVER MERIDIAN, ARIZONA, FILED JANUARY 19, 1915 BY BUREAU OF LAND MANAGEMENT
- [R1] BARGAIN AND SALE DEED, RECORDED IN BOOK 11, PAGE 303, SANTA CRUZ COUNTY RECORDS (SCCR)
- [R2] QUIT CLAIM DEED, RECORDED AS RECEPTION NO. 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.

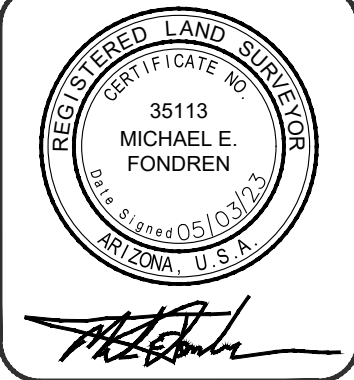
BY: DATE: 05/03/2023  
MICHAEL FONDREN  
REGISTERED LAND SURVEYOR # 35113



BY	REVISION
NO	DATE

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  
TWNHP: 21 S.  
RANGE: 13 E.

JOB NO.:  
15004045

SCALE  
1" = 30'

SHEET  
1 OF 1





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

Prepared by



Project No. 2172205750



# Table of Contents



**Section A - Need for the Facility**

**Section B - Existing Facilities**

**Section C - Proposed Facilities**

**Section D - Building Sites**

**Section E - Cost Estimate**

**Section F - Annual Operating Budget**

**Section G - Maps, drawings, sketches, and photos**

**Section H - Construction Problems**

**Section I - Conclusion and recommendations**



# 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





## 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

Tubac Fire District Needs Assessment Study





## 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
<b>Administration</b>				
Administration	1,550	5,216	1,649	

<b>Fire Station #1</b>				
Fire Station #1	7,913	8,754	7,343	

<b>Building Total</b>		<b>13,970</b>	<b>8,992</b>	
-----------------------	--	---------------	--------------	--

<b>Exterior Areas</b>				
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
<b>Administration</b>							
	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	
					<b>462</b>	<b>641</b>	<b>Net Total</b>
<b>Tubac Fire Board</b>							
	Chairman						
	Treasurer						
	Clerk						
	Director						
	Director						
	Board workstation- shared	0	WS	48	0	48	
					<b>0</b>	<b>48</b>	<b>Net Total</b>
<b>Administration Division</b>							
	Personnel Record Storage	0		100	0	100	Offsite storage
	Archive Storage	0		100	0	100	Offsite storage
					<b>0</b>	<b>200</b>	<b>Net Total</b>
<b>Information Technology</b>							
	Equipment Storage (shelving)	0		48	0	48	Removed from scope
	Secured Server Room	1		54	54	134	vfy rack size- radio needs
					<b>54</b>	<b>182</b>	<b>Net Total</b>



## 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
Division	Suite / Title	Qty Spaces Needed	Type	Room Size (sq. ft.)	Net Area (sq. ft.)	Orig. Net Area (Dec '23)	Comments
<b>Fire Prevention &amp; Investigation</b>							
	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	<b>Net Total</b>
<b>Common Use Areas</b>							
	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	<b>Net Total</b>
<b>Proposed Area:</b>							
<b>Net Square Footage Subtotal:</b>					<b>1,240</b>	<b>4,085</b>	<b>1,240</b>
<b>25% for Structure and Circulation:</b>					<b>310</b>	<b>1,043</b>	<b>409 (33%)</b>
<b>Total Gross Square Footage:</b>					<b>1,550</b>	<b>5,216</b>	<b>1,649</b>
<b>Exterior Areas</b>							
	Public Parking	9					2 accessible spaces
	Staff Parking	10					
	Emergency Generator						
					0	0	<b>Department Total</b>



## Tubac Fire Station 1 - Program

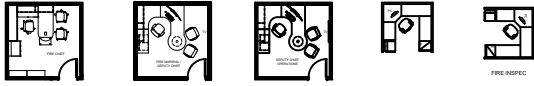
	Quantity	Room Size (sq. ft.)	Net Area (sq. ft.)	Old net area	Comments
<b>Office and Public Spaces</b>					
Public Reception	0	140	0	0	In admin program
Public Restroom	0	56	0	0	In admin program
Captains' Office	0	120	0	120	
Firefighters' Study	1	105	105	120	2 workstations
<b>Living Spaces</b>					
Dayroom	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
<b>Apparatus Bays</b>					
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	
<b>Support Spaces</b>					
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	
<b>Proposed Area:</b>					
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

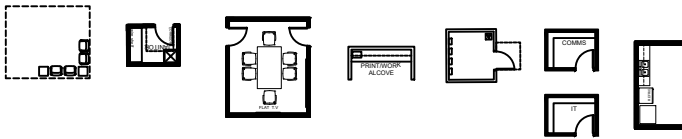
## ADMINISTRATION

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## COMMON USE AREAS

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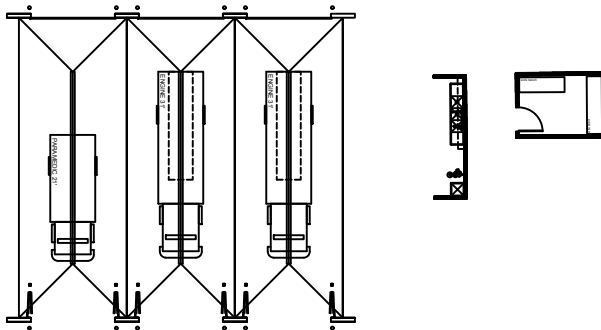
## LIVING SPACES

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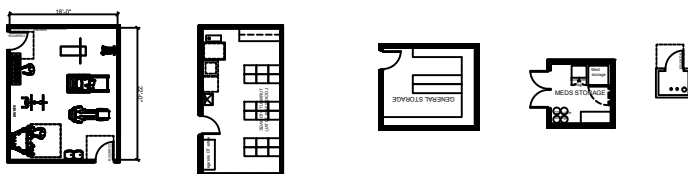
## APPARATUS BAYS

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## FIRE STATION - SUPPORT SPACES

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# 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

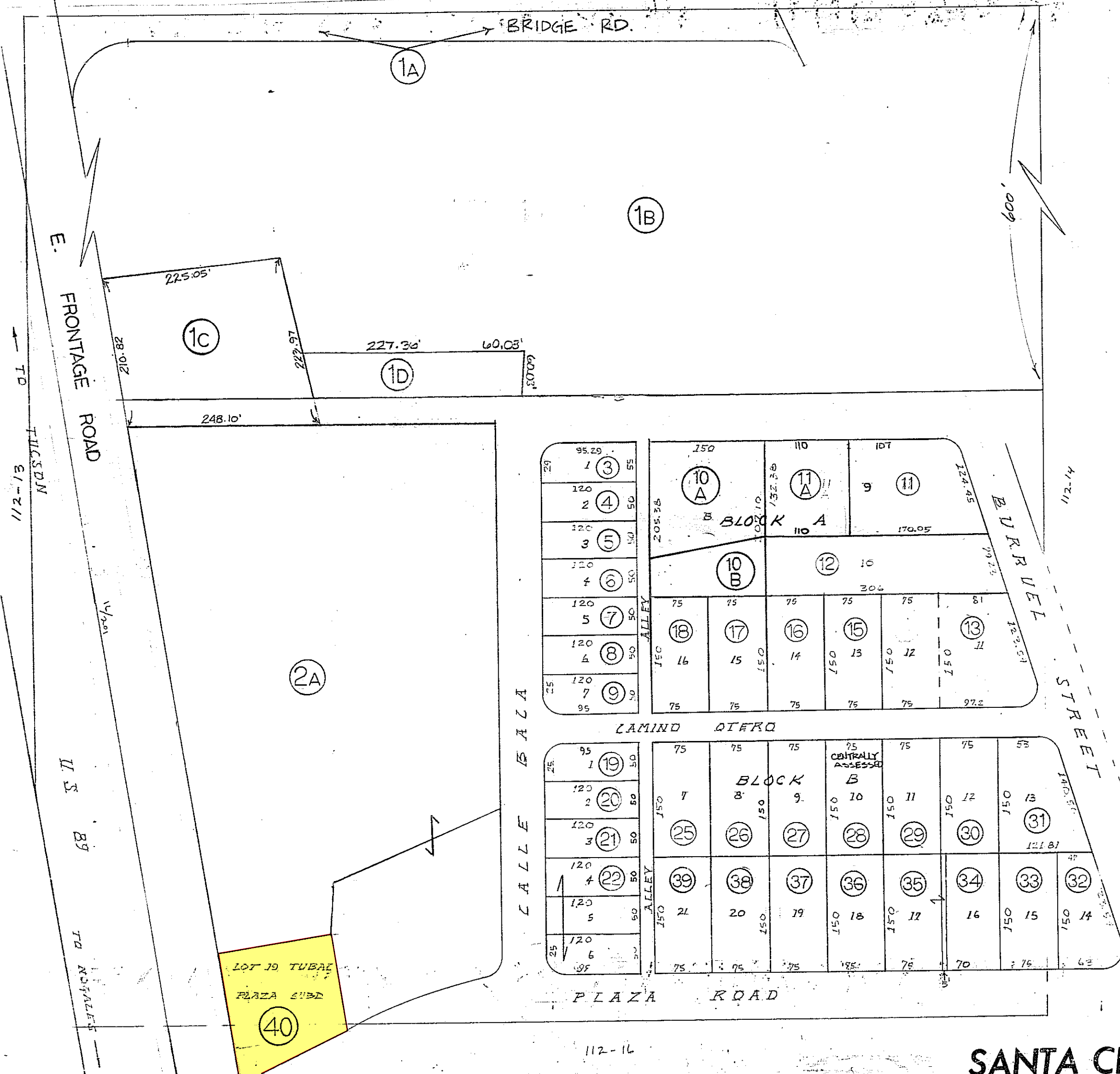
BOOK 112

MAP 15

BOOK 112

MAP 15

0501



MAP CHANGE	DATE
ADDED PL 11A FROM 11	5-31-64
SPLIT 1 TO 1B & 1C	9-15-80
SPLIT 10 TO 1A & 1B	1-16-97
CANCELLED 2B	
COMBINED INTO 2A	7-20-01
COMBINED 23 AND 24 INTO 22	6-01-05
MADE 15 FROM 10	12-17-02



SCALE 1" = 120'

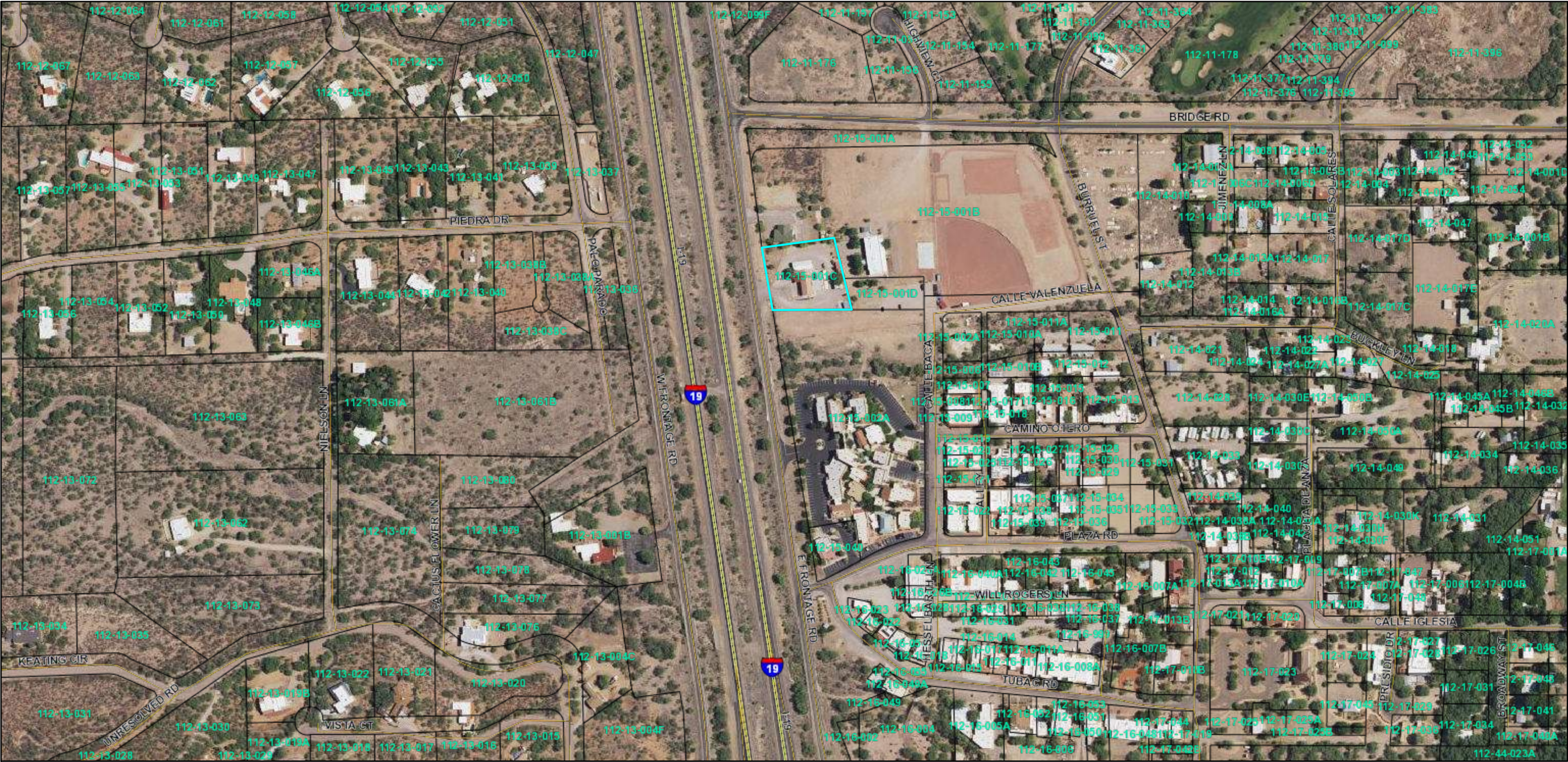
ROBERT E. HATHAWAY

SANTA CRUZ COUNTY ASSESSOR

21S-13E-7 NW SE

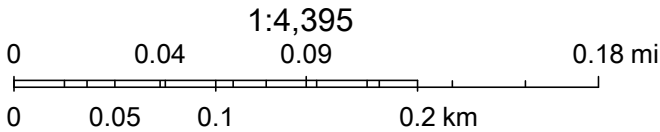


# Santa Cruz County Assessors



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

Roads  
— Freeway — Local — Forest Service  
— Highway — Parcels



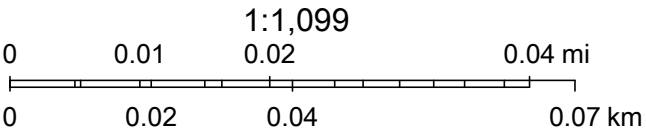


# Santa Cruz County Assessors



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

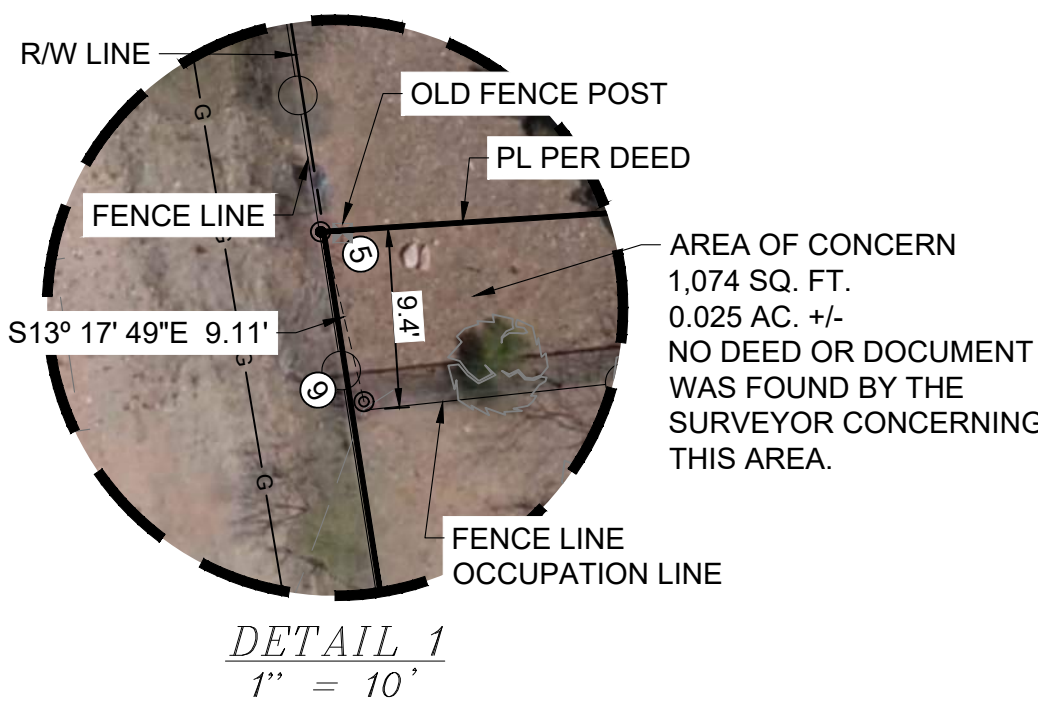
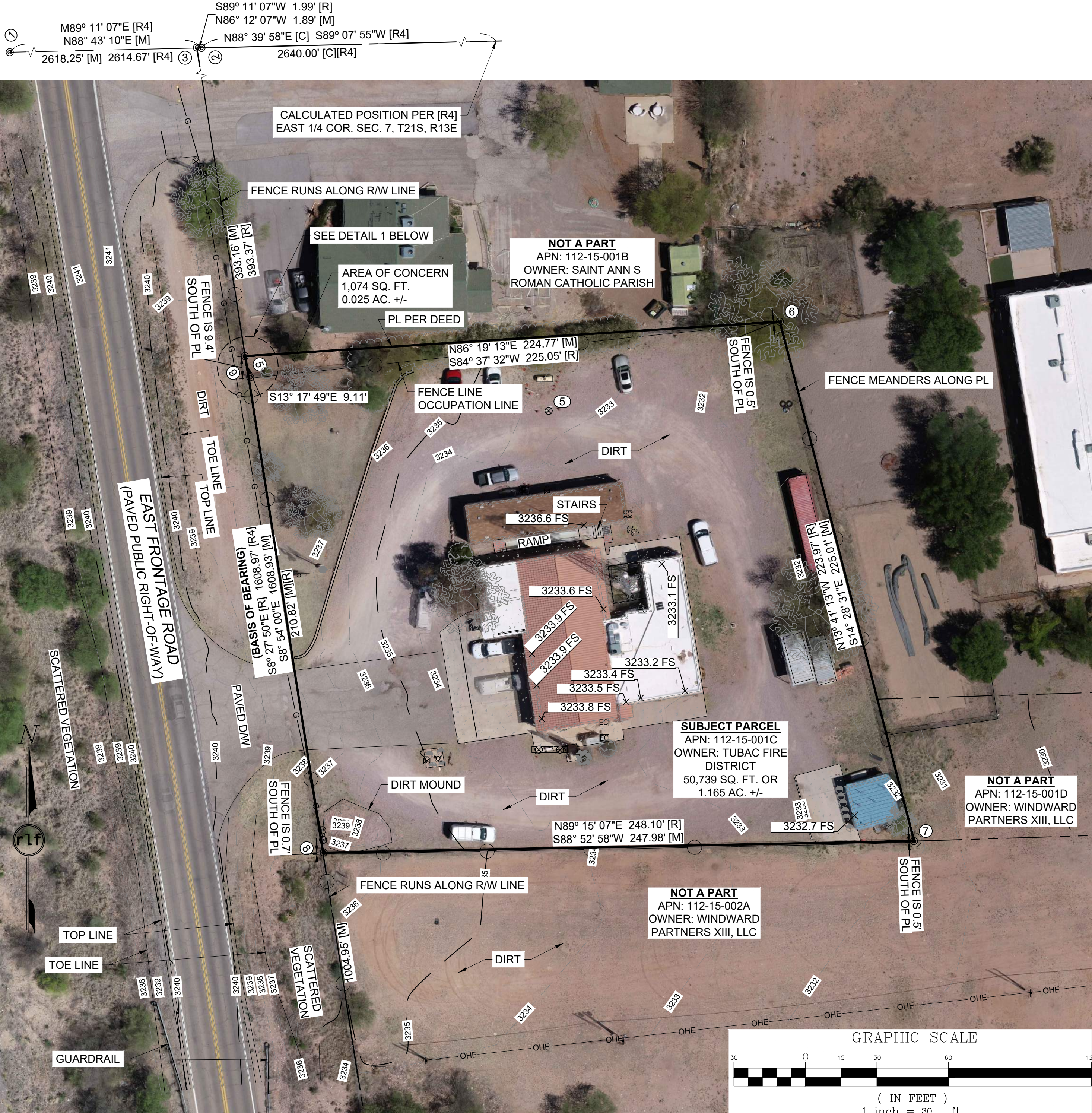
THE FOLLOWING PARAMETERS WERE SET FOR THE BASIS OF THIS SURVEY:  
SYSTEM: UNITED STATES STATE PLANE 1983  
ZONE: ARIZONA CENTRAL 0202  
GROUND ADJUSTMENT FACTOR: 1.000012  
HORIZONTAL DATUM: NAD 83/92  
GEOID: ARIZONA GEOID 18  
VERTICAL DATUM: NAVD 88  
UNITS: INTERNATIONAL FEET  
(1 FOOT = 0.3048 METERS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

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

#	MONUMENT TABLE
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.

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

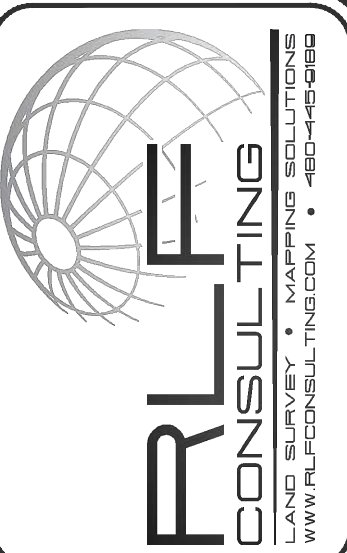
- [R] SUPPLEMENTAL PLAT OF TOWNSHIP NO. 21 SOUTH, RANGE NO. 13 EAST, GILA AND SALT RIVER MERIDIAN, ARIZONA, FILED JANUARY 19, 1915 BY BUREAU OF LAND MANAGEMENT  
[R1] BARGAIN AND SALE DEED, RECORDED IN BOOK 11, PAGE 303, SANTA CRUZ COUNTY RECORDS (SCCR)  
[R2] QUIT CLAIM DEED, RECORDED AS RECEPTION NO. 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

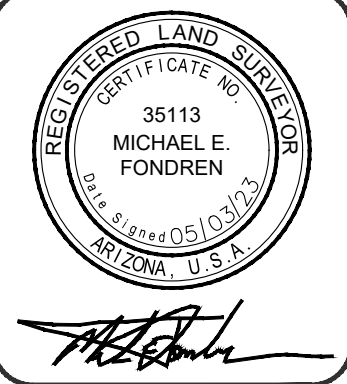
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 9, 11A, 13 & 16 OF TABLE A THEREOF.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

BY: MICHAEL FONDRE  
REGISTERED LAND SURVEYOR # 35113  
DATE: 05/03/2023



BY	
REVISION	
NO	DATE
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  
TWNHP: 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;  
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EXCEPT ANY PORTIONS CONVEYED TO SANTA CRUZ COUNTY IN DEED RECORDED JANUARY 16, 1990 IN DOCKET 517 AT PAGE 89.

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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

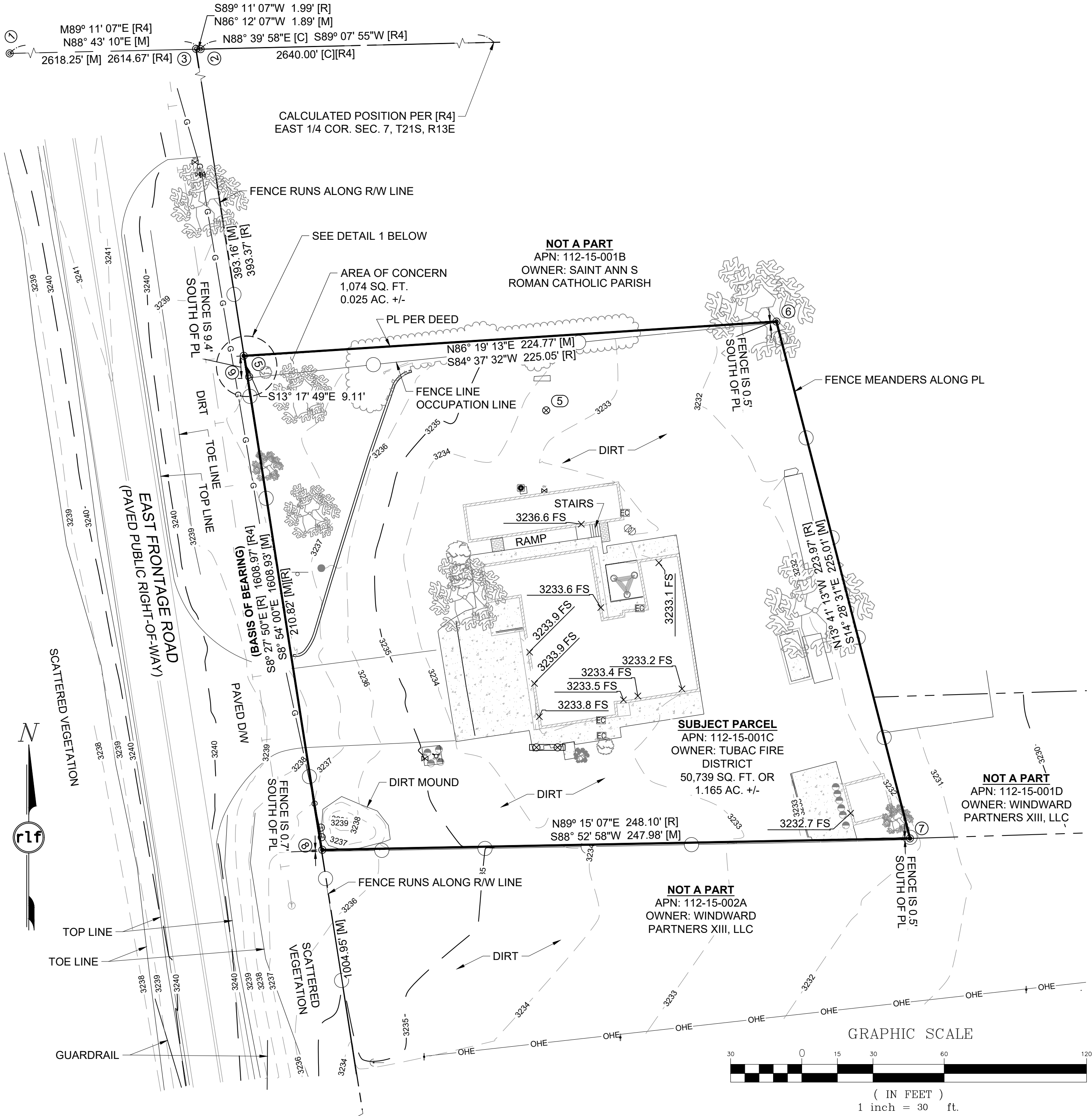
THE FOLLOWING PARAMETERS WERE SET FOR THE BASIS OF THIS SURVEY:  
SYSTEM: UNITED STATES STATE PLANE 1983  
ZONE: ARIZONA CENTRAL 0202  
GROUND ADJUSTMENT FACTOR: 1.000012  
HORIZONTAL DATUM: NAD 83/92  
GEOID: ARIZONA GEOID 18  
VERTICAL DATUM: NAVD 88  
UNITS: INTERNATIONAL FEET  
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RLF SCALE POINT: 1510  
SOURCE: SANTA CRUZ COUNTY GIS CONTROL POINT  
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EASTING (X): 969,262.64

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

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- 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

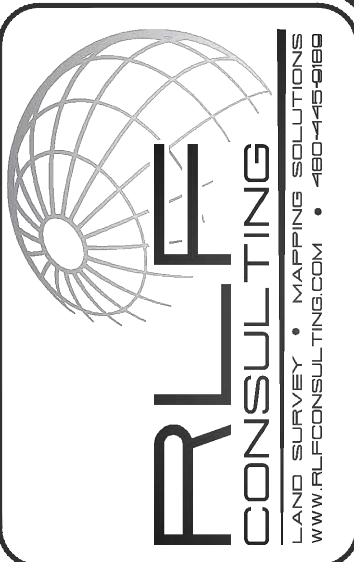
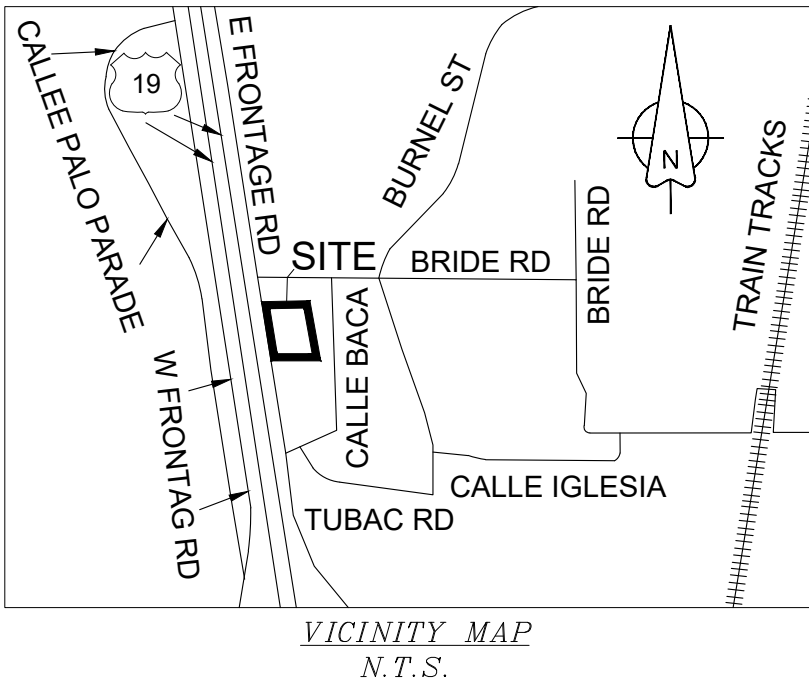
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- [R2] QUIT CLAIM DEED, RECORDED AS RECEPTION NO. 2006-06250, SCCR
- [R3] AFFIDAVIT OF PROPERTY VALUE, RECORDED AS RECEPTION NO. 2008-11540, SCCR
- [R4] RIGHT OF WAY PLAN OF THE NOGALES-TUCSON STATE HIGHWAY, PROJECT NO. I-19-1(28), ARIZONA DEPARTMENT 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.

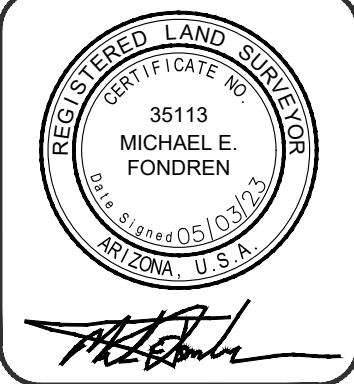
BY: DATE: 05/03/2023  
MICHAEL FONDREN  
REGISTERED LAND SURVEYOR # 35113



BY	REVISION	NO	DATE

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  
TWNSHIP: 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 <b>included in Construction</b>	\$	\$	\$
8. Demolition and removal <b>included in Construction</b>	\$	\$	\$
9. Construction	\$ 5,016,620.66	\$	\$
10. Equipment <b>included in Construction</b>	\$	\$	\$
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	\$	\$
<b>FEDERAL FUNDING</b>			
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 <input type="text"/> % \$ <input type="text"/>



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
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
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
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 Systesm	\$	46,660.41	1%	\$ 5.19
division	16	Earthwork	\$	251,645.35	5%	\$ 27.99
division	17	Exterior Improvements	\$	369,923.77	8%	\$ 41.14
division	18	Allowance/ Contingency	\$	262,775.83	6%	\$ 29.22
division	19	GC Overhead and profit	\$	542,437.60	11%	\$ 60.32
<b>Total</b>			<b>\$</b>	<b>4,777,733.96</b>	<b>100%</b>	<b>\$ 531.33</b>
			\$	238,886.70	5%	Escallation
			<b>\$ 5,016,620.66</b>			



# 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**

	<b>Operating Fund</b>	<b>Capital Fund</b>	<b>Total</b>
Real Estate	3,167,588	200,000	3,367,588
Fire District Assistance Tax	175,430	0	175,430
	<u>3,343,018</u>	<u>200,000</u>	<u>3,543,018</u>

**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
<b>Total Revenue</b>	<u><b>5,107,518</b></u>	<u><b>200,000</b></u>	<u><b>5,307,518</b></u>

**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
<b>Total Expenses</b>	<u><b>4,324,932</b></u>	<u><b>-</b></u>	<u><b>4,324,932</b></u>

**Other Financing (Uses) Sources**

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

<b>Estimated Assessed Valuation \$</b>	<b>111,143,455</b>
Tax Rate	<b>\$2.8500</b>
Capital Tax Rate	<b>\$0.1799</b>
Bond Rate	<b>\$0.4335</b>

\_\_\_\_\_  
Ben Guerrero  
Fire Chief, Tubac Fire District

*James Vincent Group*  
\_\_\_\_\_  
James Vincent Group  
Finance Director, Tubac Fire District

\_\_\_\_\_  
Date

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		
<b>INCOME</b>				
<b>TAX REVENUES</b>				
4010 Property Tax Income	2,914,973	3,167,588	252,616	8.67%
4020 FDAT	148,547	175,430	26,883	18.10%
<b>Total Tax Revenues</b>	<b>3,063,520</b>	<b>3,343,018</b>	<b>279,498</b>	<b>9.12%</b>
			-	
<b>Non-Tax Levy Revenue</b>				
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%
<b>Total Program Revenues</b>	<b>1,054,500</b>	<b>1,764,500</b>	<b>710,000</b>	<b>67.33%</b>
<b>Total INCOME</b>	<b>4,118,020</b>	<b>5,107,518</b>	<b>989,498</b>	<b>24.03%</b>
<b>EXPENSES</b>				
<b>PERSONNEL COSTS</b>				
<b>WAGE EXPENDITURE</b>				
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%
<b>Total Wage Expenditure</b>	<b>2,069,011</b>	<b>2,222,864</b>	<b>153,853</b>	<b>7.44%</b>
<b>EMPLOYER TAXES</b>				
5110 Employer Taxes	51,039	46,735	(4,304)	-8.43%
<b>Total Employer Taxes</b>	<b>51,039</b>	<b>46,735</b>	<b>(4,304)</b>	<b>-8.43%</b>
<b>EMPLOYEE BENEFITS</b>				
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%
<b>Total Employee Benefits</b>	<b>981,046</b>	<b>1,101,078</b>	<b>120,032</b>	<b>12.24%</b>
<b>Total Personnel Costs</b>	<b>3,101,096</b>	<b>3,370,677</b>	<b>269,581</b>	<b>8.69%</b>
<b>BUILDINGS &amp; LAND</b>				
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%
<b>Total BUILDINGS &amp; LAND</b>	<b>254,600</b>	<b>232,250</b>	<b>(22,350)</b>	<b>-8.78%</b>



**TUBAC FIRE DISTRICT  
DETAILED BUDGET**

Fiscal Year 2024 Approved Budget

	\$2.8500	\$	2.8500	
	FY 22-23	FY 23-24	\$ VAR	% VAR
	Total	Total		
<b>VEHICLES &amp; EQUIPMENT</b>				
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%
<b>Total VEHICLES &amp; EQUIPMENT</b>	<b>251,400</b>	<b>293,400</b>	<b>42,000</b>	<b>16.71%</b>
<b>COMMUNICATIONS/IT</b>				
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%
<b>Total COMMUNICATIONS/IT</b>	<b>121,000</b>	<b>126,000</b>	<b>5,000</b>	<b>4.13%</b>
<b>TRAVEL &amp; TRAINING</b>				
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%
<b>Total TRAVEL &amp; TRAINING</b>	<b>69,300</b>	<b>75,065</b>	<b>5,765</b>	<b>8.32%</b>
<b>MANAGERIAL EXPENSES</b>				
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%
<b>Total MANAGERIAL EXPENSES</b>	<b>201,350</b>	<b>227,540</b>	<b>26,190</b>	<b>13.01%</b>
<b>Total EXPENSES</b>	<b>3,998,746</b>	<b>4,324,932</b>	<b>326,186</b>	<b>8.16%</b>
<b>Non-Profit &amp; Loss Transfers/Payments</b>				
Transfer to Capital Fund & Capital Purchases	119,274	782,586	663,312	556.12%
Transfer (from) Reserve Fund	-	-	-	0.00%
<b>Total Transfers</b>	<b>119,274</b>	<b>782,586</b>	<b>663,312</b>	<b>556.12%</b>
<b>Gross Fund Balance/Profit</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	



# 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**

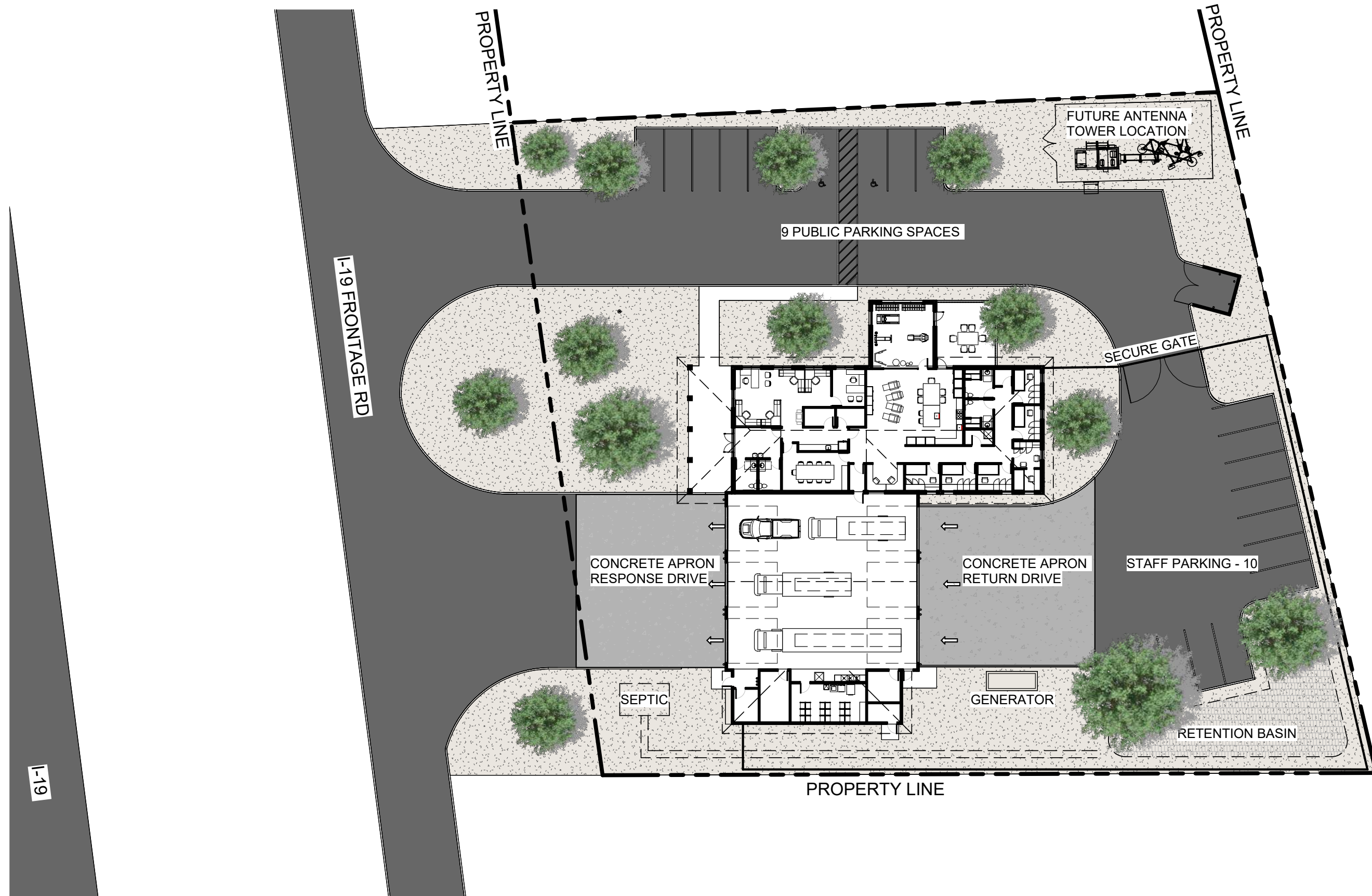
**Section D – Building Site**

**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





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





# 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 its 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.