

## **EXHIBIT A – PROJECT DESCRIPTION**

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The City of Maricopa has conducted a qualifications based selection process to procure a Design Builder to complete a regional park and sports complex. The project will consist of grading of approximately 100 acres for flood control purposes and park infrastructure development on a portion of the overall 140 acre property known as the Vekol Property located at the corner of State Route 347 (SR-347) and Bowlin Road. The regional park and sports complex will be designed and constructed to be relevant to the community and sustainable into the future. Construction materials for park structures and amenities will be selected to improve the efficiency and longevity with reduced operating and maintenance costs. The assumptions used to prepare the scope, fee, and schedule for the project are based on the Vekol Site Needs Assessment and Wood Patel FEMA Appeal Document.

In order for the project to be developed, off-site infrastructure will be required. The project will involve design and construction of water mains, branch lines, landscape irrigation and coordination with electrical and communications utilities. In addition, offsite roadway improvements including half street improvements to Bowlin Road turn lanes on SR- 347, and access improvements from SR-347 will be required.

To complicate the project further, the Vekol property lies within the Vekol Wash Tributary remapped flood plain, as defined by the current Federal Emergency Management Administration (FEMA) maps. As part of the regional park/sports complex project regional drainage improvements will be designed and provided. Although a Conditional Letter of Map Revision is not applicable at this time, it is the project's intent to design and provide the improvements necessary to mitigate all or part of the downstream flows. These areas are currently under study to bring the records into alignment with the current physical conditions present in those areas.

An engineered site master plan of the area is under development at this time and will be provided.