

## 2022 Ak-Chin Indian Community Grant Application Cover Sheet

Name of Applicant: Maricopa Unified School District		Applicant is a: <input type="checkbox"/> City/Town/County (circle) <input checked="" type="checkbox"/> Other Public School District	
Mayor/Supervisor/Chairman/President: Dr. Tracey Lopeman, Superintendent			
Contact Person and Title: Dr. Tracey Lopeman, Superintendent			
Applicant Address (administrative office): 44150 W. Maricopa-Casa Grande Highway			
City: Maricopa		Zip Code: 85138	
Applicant Mailing Address (if different):			
City:		Zip Code:	
Phone Number: 520-568-5100		Fax Number: 520-568-5110	
E-mail Address: tlopeman@musd20.org			
Fiscal Agent for any Applicant that is not a City, Town, or County (Special Taxing Districts/Fire Districts must have a Fiscal Agent)			
Contact Person: Ricky Horst			
City/Town/County Mailing Address: 39700 W. Civic Center Plaza			
City: Maricopa		Zip Code: 85138	
Phone Number: 520-316-6811		Fax Number: 520-316-6803	
E-mail Address: rick.horst@maricop-az.gov			

Program or Project Name:	
Purpose (Check all that apply) <input checked="" type="checkbox"/> education <input type="checkbox"/> public safety <input checked="" type="checkbox"/> health <input type="checkbox"/> environment <input type="checkbox"/> promotion of commerce <input checked="" type="checkbox"/> economic and community development	
Purpose of Grant (brief statement):	
Maricopa Unified School District requests \$3,967,511.00 for the Renovation and Revival of the "Old Gym" at Maricopa High School. Estimate and scope of work is contained in the application and includes construction, furnishings and equipment, and soft costs related to the project.	
Beginning and Ending Date of January 2023 – June 2024	
Program or Project:	
Amount Requested: \$3,967,511.00	Total Cost: \$3,967,511.00
Geographic Area Served: City of Maricopa, Maricopa Unified School District, Ak-Chin Community	

By the execution of this Grant Application the undersigned agrees that the information contained in this Application is true, to the best of the Applicant's knowledge. The Applicant shall notify the Community if any information in this Application changes

Signature:

For the Applicant: Tracey Lopeman Date: 6-23-22

Typed/Printed Name and Title: TRACEY LOPEMAN, SUPERINTENDENT

For the Fiscal Agent: Ricky Horst Date: 6/23/2023  
(If applicable)

Typed/Printed Name and Title: Ricky A. Horst, City Manager

**2022 Prop 202 12% Grant Program Application  
Maricopa Unified School District**

**A. Purpose of Grant**

**1. The Project**

When he was a senior and Homecoming King at Maricopa High School, did Robert Miguel imagine that thirty-some years later he would become the twice-elected Chairman of the Ak-Chin Community? Did Chairman Miguel's friend, Thad Miller, Varsity basketball player and MHS representative at Boys State know that he would serve as the principal of Maricopa Wells Middle School? Maricopa Rams and current-day community leaders, Chairman Robert Miguel and MWMS Principal Thad Miller personify the history and kinship of the Ak-Chin Community and Maricopa High School in Maricopa Unified School District. The roots of friendship beckon us to envision how the relationship between the Ak-Chin Community and MUSD can manifest the renovation and revival of the "Old Gym" into a thriving center for school and community use while serving as a shrine to the greatness of present and past MHS Athletes and the Ak-Chin Elders who came before.

**Maricopa Unified School District requests \$3,967,511.00  
for the Renovation and Revival of the "Old Gym" at Maricopa High School.**

An estimate and scope of work is contained in the application and includes construction costs, furnishings and equipment investments, and soft costs related to the project.

**2. Target Population**

Located on the campus of Maricopa High School in the Maricopa Unified School District, the primary population served are the 2,100 students of MHS, which includes members of the Ak-Chin Community. During the school day, PE classes, other classes related to specific sports (weight training, conditioning, etc.), and any other school-related class, club, or organization would use the facility. After school hours, the facility would be used for athletic practice and other school or school district activities and events, which makes the space available to all 8,100+ students in MUSD.

The District would invite the Ak-Chin Community Council to enter into an agreement for the Ak-Chin Community's use of the facility for purposes unique to the Community's needs. According to the Official Website of the Ak-Chin Community, there are just over 1,100 tribal members. The terms of the agreement would recognize and account for the generosity demonstrated by the Ak-Chin Community should the project be selected for funding.

As is customary with all MUSD facilities, the renovated and revived gym would also be available for use by the City of Maricopa whose population is over 50,000 according to the 2020 census. The entire community, every resident of the Ak-Chin Community and

**2022 Prop 202 12% Grant Program Application  
Maricopa Unified School District**

every resident of the City of Maricopa, could, potentially, find themselves enjoying the space, benefiting from athletics or the spirit of competition, and paying homage to the unique history of the area.

**3. Project Goals and Objectives**

Currently, the “old gym” is a relic of the past. Wood floors and rafters remember Ram Pride and seep with Native basketball tradition. The lobby recalls trophy cases, popcorn sales, and ranking third in the State in 1986. It is beautiful, historic, and unusable. Today, this monument calls for structural upgrades, begs to be rejuvenated, and cries for the return of competition.

The Renovation and Revival of the Old Gym at Maricopa High School serves the pursuit of

MUSD Goal 4: Community Pride through excellent customer service, sound business practices, open and effective communication, and safe and attractive facilities.

Strategy H. Develop mutually beneficial partnerships.

Strategy I: Maintain safe and attractive facilities for all students, staff, and community members.

Currently, the “Old Gym” is in a serious state of disrepair. To be a safe and attractive facility, as desired in Goal 4, and useful year-round, the renovations are necessary. Beyond the obvious structural needs, the “Old Gym” needs a new name that reflects the indigenous foundation of land on which it sits. The broader goal of the project is the transformation of a gym into a symbol of the Ak-Chin Community’s prominence in our past and future.

**4. Timeline**

July 2022: Submit Grant Application

September 2022: Notification of Funding or Notification of Denial Funding

If funding is granted, begin negotiation of final terms of grant prior to December 31, 2022.

January 2023: Receipt of Funding

February 2023: Recommendations for Procurement of Architect and Contractor

June 2023: Guaranteed Maximum Price submitted to MUSD Governing Board

July 2023: Construction Begins

Spring 2023: Rename Facility

June 2024: Grand Opening

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Maricopa Unified School District**

**B. Resources**

**1. Current Funding Sources**

Currently, the 12% Contribution Grant from the Ak-Chin Indian Community is the only source of funding for the Renovation and Revival of the "Old Gym" at Maricopa High School. The Prop 202-12% Contribution Grant from the Ak-Chin Indian Community is a one-time-only funding source.

**2. Other Organizations and Partners**

Maricopa Unified School District invites the Ak-Chin Community's input when considering partners and expects sole decision-making authority in the selection of architect, contractor, and related service providers.

**3. Project Sustainability**

Once granted the funding to pursue construction, Maricopa Unified School District accepts full responsibility for ongoing maintenance, operation, and sustainability of the Renovated and Revived "Old Gym" at Maricopa High School.

**4. Funding from Arizona Tribes**

Funding from other Arizona tribes will not be sought. In the past five years, the Ak-Chin Indian Community provided laptop computer devices for all students at Maricopa Wells Middle School.

**C. Reports**

The Governing Board and Superintendent of MUSD look forward to reporting to the Ak-Chin Community about progress of the project and use of funds. Monthly reports on construction progress will be provided in person, or in a manner preferred by the Ak-Chin Community Council. Furthermore, the Ak-Chin Community will be invited to quarterly events that commemorate significant benchmarks in construction progress.

**D. Budget**

Conceptual Budget Included  
Campus Renovation: \$3,234,192  
Special Systems: \$110,422  
Gymnasium Equipment & Seats: \$122,897  
Soft Costs, FFE: \$500,000  
Total Budget: \$3,967,511

**E. Additional Information**

Documents include: project budget; letter from City Manager Ricky Horst stating willingness to act as Fiscal Agent; letter of special tax status.

Conceptual Budget  
Maricopa Unified School District 20  
Maricopa High School Campus Renovation  
May 31, 2022

Schedule Of Values

DNV	DESCRIPTION	Existing Locker Room to Lobby & Restrooms - Blue	Renovate Existing Gym - Yellow	Renovate Existing Gym Locker Room - Brown	Existing Restrooms/ Shower Building - Orange	Sitework	TOTAL COST
1A	Project Requirements	9,685	10,755	3,601	4,537	324	28,902
1B	Survey & Layout	9,000	0	0	0	0	9,000
2A	Demolition & Asbestos Abatement Allowance	32,025	40,170	13,302	15,962	0	101,459
3A	Concrete	53,363	0	0	0	15,000	68,363
4A	Masonry	100,232	5,500	0	0	0	105,732
6A	Rough Carpentry	61,482	18,000	16,245	26,220	0	121,947
6B	Millwork	15,000	0	0	0	0	15,000
7A	Insulation	4,503	2,000	1,245	2,010	0	9,758
7B	Roofing & Sheet Metal	63,800	56,160	7,040	11,362	0	138,362
7D	Skylights	0	40,272	0	0	0	40,272
7F	Caulking & Sealants	2,760	3,024	379	612	1,050	7,825
8A	Doors Frames & Hardware	25,661	47,464	22,700	11,350	0	107,175
8C	Glass & Glazing	16,875	51,680	12,000	8,000	0	88,555
9A	Framing & Drywall	41,932	0	21,516	31,657	0	95,104
9B	Stucco/EIFS	6,726	0	0	0	0	6,726
9C	Tile	20,160	0	21,600	26,400	0	68,160
9D	Acoustical Assemblies	3,200	0	4,332	6,992	0	14,524
9E	Flooring	13,322	44,380	11,778	19,010	0	88,489
9F	Paint	11,905	30,091	10,514	12,163	0	64,672
10A	Specialties	5,992	0	9,257	20,559	0	35,807
10B	Signage	600	900	600	900	0	3,000
11A	Athletic Equipment	0	0	3,500	3,500	0	7,000
12A	Window Coverings	2,800	0	0	0	0	2,800
21A	Fire Protection	9,600	34,560	4,332	6,992	0	55,484
22A	Plumbing	96,101	3,825	68,161	64,128	5,000	237,215
23A	HVAC	76,300	268,180	35,802	56,251	0	436,533
26A	Electrical	84,000	147,100	16,245	26,220	0	273,565
26B	Fire Alarm	19,800	71,280	8,935	14,421	0	114,436
31B	Termite Control	1,400	0	0	0	0	1,400
32B	Landscaping	0	0	0	0	5,000	5,000
	General Conditions	43,883	48,733	16,317	20,557	1,468	130,959
	Testing & Special Inspections	5,000					5,000
	Contingency - Correction of existing concealed conditions and miscellaneous Owner directed work						0
	City of Phoenix water and sewer meter installation & water and sewer Development Fees.						0
	Contractor Contingency	27,202	30,028	10,054	12,667	905	80,855
	Project & Design	32,642	36,033	12,065	15,200	1,086	97,026
	Escalation Contingency	16,321	18,017	6,032	7,600	543	48,513
	Liability Insurance	10,881	12,011	4,022	5,067	362	32,342
	Builders Risk Insurance	5,549	6,126	2,051	2,584	185	16,494
	Payment & Performance Bond	11,969	13,212	4,424	5,573	398	35,576
	Gross Receipts Tax	75,675	83,537	27,970	35,239	2,517	224,938
	Contractor Fee	70,724	78,072	26,140	32,933	2,352	210,222
	<b>TOTAL CONSTRUCTION COSTS:</b>	<b>1,088,069</b>	<b>1,201,112</b>	<b>402,157</b>	<b>506,665</b>	<b>36,190</b>	<b>3,234,192</b>

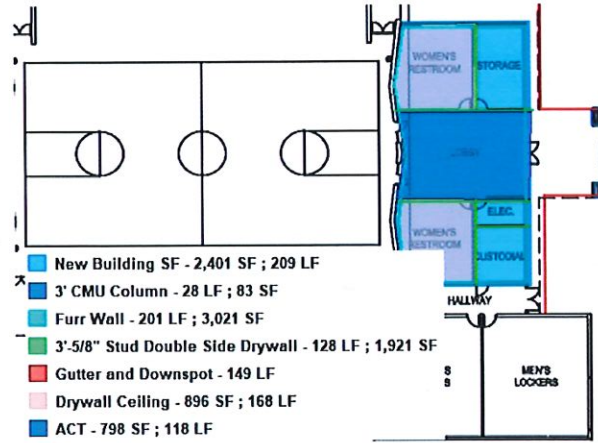
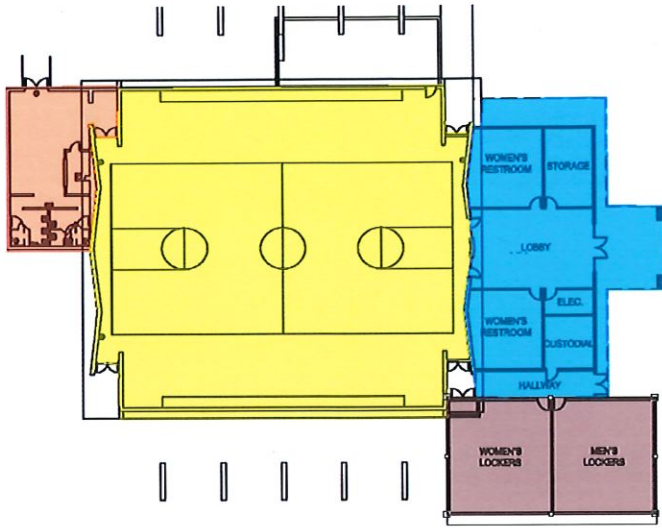
ADD 1	Special Systems (Allowance)	17,506	69,984	8,773	14,159	110,422
ADD 2	Gymnasium Equipment & Seats		122,897			122,897
	<b>Total with Add Alternates</b>					<b>\$ 3,467,510.58</b>

Assumption & Allowance

- 1 Carried Allowance for Asbestos Abatement, Total of \$28,000
- 2 Assumed New Lobby & Standalone Restroom to be 60mil TPO Roofing w/ R30 Rigid Insulation
- 3 Estimate Carried 12 New Skylights w/ Barglar
- 4 Assumed All Wet Location to be Salt and Pepper Polish Concrete
- 5 Assumed Gym Wood Floor to be Light Grind and Refinish with Sealer
- 6 Estimate Carried New Gym Equipment w/ Telescoping Basketball Hoops, Score Board, and Wall Padding
- 7 Estimate Carried 225 Seats of Telescoping Bleachers
- 8 Volleyball Equipment and Gym Divider are excluded
- 9 Carried Allowance for Repairing Linear Wood Ceiling at Gym, Total of \$12,000

Conceptual Budget  
 Maricopa Unified School District 20  
Maricopa High School Campus Renovation  
 May 31, 2022

14,691 SF, Building  
 220 /SF



- New Building SF - 2,401 SF ; 209 LF
- 3' CMU Column - 28 LF ; 83 SF
- Furr Wall - 201 LF ; 3,021 SF
- 3'-5/8" Stud Double Side Drywall - 128 LF ; 1,921 SF
- Gutter and Downspot - 149 LF
- Drywall Ceiling - 896 SF ; 168 LF
- ACT - 798 SF ; 118 LF





39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
Ph: 520.568.9098  
Ex: 520.568.9120  
[www.maricopa-az.gov](http://www.maricopa-az.gov)

June 23, 2022

Ak-Chin Indian Community  
42507 W Peters and Nall Rd.  
Maricopa, AZ 85138

*Re: 12% Grant Program Resolution Support*

Dear Ak Chin Indian Community,

This letter is in support of Maricopa Unified School District's application for the 12% Grant from the Ak-Chin Community. As part of the application, proof that an Arizona city, town or county is willing to act as fiscal agent for the applicant is required in a form of a resolution. The City Council meeting scheduled for July 5, 2022 has been cancelled. I fully support the district and will present the willingness to act as their fiscal agent and accept funding on their behalf to the City Council at the next scheduled meeting.

Sincerely,

Mr. Rick Horst  
City Manager  
City of Maricopa



**GOVERNING BOARD**

Robert Downey, President  
Ben Owens, Vice President  
AnnaMarie Knorr, Member  
Torri Anderson, Member  
Dr. Gary Miller, Member

June 23, 2022

Ak-Chin Indian Community  
42507 W Peters and Nall Rd.  
Maricopa, AZ 85138

**SUPERINTENDENT**

Dr. Tracey Lopeman, Ed.D

Dear Ak-Chin Community Council Members,

Please accept this letter as affirmation of the special tax status of the Maricopa Unified School District. The Employer Identification Number is:

52-1671314

Please call 520-568-5100 if you have questions.

Sincerely,

Dr. Tracey Lopeman  
Superintendent

**Maricopa Unified School District #20**

44150 W. Maricopa-Casa Grande Highway, Maricopa, AZ 85138 | (520) 568-5100 | [musd20.org](http://musd20.org)