

31 Jan 25 Sun Lakes HOA #2 25219 S. EJ Robson Blvd. Sun Lakes, Arizona 85248

RE: Cottonwood Pool Aquatic Consulting Proposal

ATTN: Steve Hardesty, 480-895-3550, shardesty@sunlakes2.com

Dear Steve,

Pursuant to your request of 13 Dec 24 and the subsequent community-wide hearing we offer the following scope and fee proposal. We understand the scope of work is to design one pool, one spa, deck and deck drain pursuant to Version 4.0 (see concept drawing below). We understand the existing pool, spa, deck, and fence will be removed.

The following detailed scope of work is what we suggest providing you with the Construction Documents to facilitate this work.

COMPANY OVERVIEW

Aqua Design International is a distinguished Landscape Architecture firm specializing exclusively in the design of swimming pools, spas, splash pads, and water features. We offer comprehensive design consultation services, encompassing every phase from Schematic Design through Construction Administration. Our portfolio includes resort pools, competition pools, and recreational pools of every kind.

With a global footprint, our expertise extends across the United States and internationally to regions such as the Middle East, China, Africa, the Caribbean, Mexico, Brazil, Canada, South Korea, Panama, and Russia.

Our extensive experience in the aquatic industry goes beyond design. We bring deep knowledge of swimming pool construction, specialty manufacturing, and supply chain distribution. This unique breadth of expertise positions us as the only professionally licensed aquatic consulting firm that also excels in equipment and material sourcing, construction methodologies, precise cost estimation, and delivering optimal ROI through advanced mechanical filtration and sanitation systems.

SCOPE AND FEE PROPOSAL

SCHEMATIC DESIGN (SD)

Engage our Sub Consultants

- **Civil Engineering (for Hydraulic Analysis)-**CMG drainage, 520-882-4244 (3555 N. Mountain Ave., Tucson, AZ 85719)
- **Electrical Engineer**-Wright Engineering, 480-497-5829, (165 E. Chilton Dr., Chandler, AZ 85225)
- Landscape Architect (for Deck Design and Deck Drainage)-ARC Studios, 520-882-9655 (3117 E. Flower St., Tucson, AZ, 85716)
- **Surveyor-**Ardurra, 602-263-1177 (1001 N. Central Ave. Ste. 900, Phoenix, AZ 85004)
- **Geotechnical Engineer-**Speedie & Associates, 520-514-9411 (3125 E. 47th St., Tucson, AZ 85713) (ADI to provide guidance on borings)

Demo Plan

- Provide Plan to Describe what Components are to be Removed Prior to Constructing the New Pool

Site Visit

- Coordinate Site Visit for all Sub-Consultants and ADI Staff to Review Plans and Design Intent

Hydraulic Design

- Review/Research Drainage on the Existing Site
- Calculate 100-year Discharge Rates for Areas Contributing to Roof and Pool Deck Drainage
- Size Inlet in Pool Deck Area
- Provide Capacity Calculations, Set Inverts on and Size a Storm Drain Pipe from the Pool Area to the Nearby Lake
- Prepare a Drainage Statement in Accordance with Maricopa County Drainage Requirements Documenting the Existing Conditions and Proposed Compliance with Floodplain Ordinance

Code Review

- Review of Municipal Building Code and Maricopa County Health Code
- Review of ADA/ABA 2010 Title II and Title III
- Review of IBC and ISPSC Codes
- Review of Virginia Graeme Baker (VGB) Pool & Spa Safety Act

Base Plan

- Create Base Plan from Surveyor Data

Layout of Pool, Spa, and Deck Equipment

- Shape and Means of Construction
- Programming Intent of Pool and Spa

Hydraulic Calculations

- Determine Turnover Requirements and Turnover Rates
- Determine Preliminary Sizes of Suction, Pressure & Gravity Lines

Pool Sanitation

- Establish Owner's Expectations for Chemical Treatment
- Determine Primary Sanitization Systems and Alternative Disinfectant Usage

Mechanical Filtration

- Determine Pumps, Filters, Heaters, Chemistry Control Mechanism and any Additional Integrated Automated Design Attributes for Pool and Spa

Equipment Room Design

- Confirm that the Current Equipment Room can Accept the New Pool Equipment
- Produce Preliminary Size and Plan View Spatial Relationship of the Pump, Filter, and Heating Device/Appliance (E.g. Boiler, Flat Plate Heat Exchanger, Air Sourced Heat Pump, Water-Sourced Heat Pump or Geothermal Heat Pump) in the Proposed Equipment Space for Pool
- Determine Chemistry Control Desires/Capabilities from Owner
- Produce Internal Coordination Letter with Load Calculations for Pump Motors and Controls

Sections

- Preliminary Sections Through Pool and Spa Illustrating Horizontal and Vertical Plane Attributes of Structures

Structural Engineering

- Review Geotech Report Provided by Geotechnical Engineer

Meetings

 Access to ADI Staff for Phone/Video Conferencing Commensurate to the Coordination Needs of the Owner/Owner's Representative

DESIGN DEVELOPMENT (DD)

Layout of Pool, Spa, and Deck Equipment

- Applicable Rail Goods and Anchors for Pool and Spa
- Dimensioned Plan View of Pool Area

Hydraulic Calculations

- Determine Final Line Sizes for Suction, Return and Gravity Piping
- Determine Diameter of Backwash Piping from Filters*
- * Note: Backwash piping is contingent on selection of sand or diatomaceous earth filtration systems; modular media filtration will not require backwashing.

Provide Load Calculations and MP+E Consultant Coordination

- Provide Load Calculations for Pool Circulation and Booster Motors, Underwater Lights, Automated Control Systems, and Alarms*
- Provide Btuh Data for Pool Heating Device/Appliance
- Establish Panel Schedule for Pump Motors and Controls

Piping Systems

Preliminary Coordination for Pipe System Routing

Deck Drainage

- Develop the Deck Slopes and Pool Rim Elevations
- Develop the Drainage Design

Sanitation Equipment

- Size and Select Disinfection System and Disinfection Delivery Equipment
- Size and Select pH Control Chemicals & Delivery Equipment
- Size and Select Automated Chemistry Control Devices

Equipment Room Design

- Produce an Internal Coordination Letter Introducing the Coordination Details and Load Calculations of the Pump Filter, and Heating Device/Appliance
- Design Equipment Room to Meet Spatial Requirements of Selected Mechanical Filtration and Sanitation Equipment, Pool Service Panel, Backwash Pit/Riser, Entry Door Location, and Storage
- Coordinate Location, Size and Connection of Cold-Water Supply
- Coordinate Connection of Backwash Line (assuming Continue Usage of Existing Line from Equipment Area)
- Provide Plan View of Pool Equipment Room
- Coordinate Eyewash Station Location and all Required PPE
- Coordinate Equipment Room Floor Drain Location(s) Assuming we will Continue Using the Existing Line
- Plan View with Keynotes Only Provided for the Equipment Room
- * Mechanical Filtration and Sanitation System Component Selections Must be Made at 100% DD or Delays in Coordination Efforts May Result and Affect the Deliverables Schedule in CD's.

Sections

- Formalize Sections Through Pool and Spa Illustrating Horizontal and Vertical Plane Attributes of Structures

Detail Pages

- Preliminary Detail Sheets for all Key Components of Pool & Spa Design

Product Data

- Product Data to be Keynoted on Plan Sheets

Meetings

- Access to ADI Staff for Phone/Video Conferencing Commensurate to the Coordination Needs of the Owner/Owner's Representative

CONSTRUCTION DOCUMENTS (CD)

Layout of Pool and Deck Equipment

- Layout of Gutter/Coping of Pool Edge
- Coordinate ADA and Maricopa County Health Department Compliant Pool Enclosure
- Preliminary Spot Elevations for Pool to Meet ADA and Municipal, Maricopa County and State of Arizona Health Codes
- Coordinate ADA Access within Pool & Spa Area, Assuming the Path Leading to the Pool Enclosure is Currently ADA Compliant

Provide Load Calculations and MP+E Consultant Coordination

- Produce Final Load Calculations for Pool Pump Motors, Underwater Lights and Controls
- Produce Final Btu Input Calculations for Heating Device/Appliance
- Establish Pool Service Location
- Complete Panel Schedule and One-Line Diagrams for Electrical Design

Piping Systems

- Call-Out and Diagram Piping Sizes of all Suction and Pressure-Side of Systems
- Equipment and Piping Flow Diagram Schematic

Equipment Room

- Provide 3D Schematic of Pool Equipment Room Fully Coordinated w/Electrical Engineer

Sections

- Final Sections Through Pool Illustrating Horizontal and Vertical Plane Attributes of Structures

Structural Engineering for Pool

- Structural Calcs and Plan for Reinforced Pneumatically Placed Concrete Pool Shell are Included

Deck Drainage

- Coordinate Deck Slopes and Pool Rim Elevations
- Deck Slopes & Drainage Design

Underwater Lighting

- Provide and Coordinate Underwater Lighting Selections, Conduit Runs, J-Box Locations, Power Requirements and Connection Points
- J-Box and Power Wire to Panel Illustrated with the ADI Completed Design Package

Detail Pages

- Supply Applicable Final Detail Sheets for all Key Components of Pool Designs

Product Data

- Product Data to be Keynoted on Plan Sheets

Meetings

- Access to ADI Staff for Phone/Video Conferencing Commensurate to the Coordination Needs of the Owner/Owner's Representative

Permits

- Plans and Calculations Sealed by State of Arizona Registrant
- ADI Will Complete the Health Department Permit Application and Assemble the Appropriate Sheets Needed for Submittal
- ADI Will Respond to Plan-Check Corrections for Health and Building Permits
- Cost of Permit is Borne by Owner

CONSTRUCTION ADMINISTRATION (CA's)

Construction Administration (CA's)

- Review Shop Drawing and Equipment Submittals from Pool Contractor
- Respond to RFI's from General Contractor (GC)
- Coordinate with GC and Pool Contractor as Part of Construction Administration
- * Note: The cost of permitting does not include a variance application (if applicable), presentation, or appearance at the Health Department for a variance. If one is required due to a design

consideration falling outside the regulatory parameters established by the Health Department then Aqua Design International will bill for time and materials to facilitate the variance application, hearing, and approval/denial process.

Inspections

Includes Seven (7) On-Site Inspections throughout the construction process. **Layout, Excavation** (assess and photograph soil conditions w/review by EOR), **Plumbing** (not a static inspection, requires some in-progress overwatch), **Pre-Gunite** (pressure headers, steel and steel ties), **Post-Gunite** (assessing the tile work, any major cracking, and 28-day compressive strength), **Plaster/Interior Finish** (assessing any botched efforts and ensure there's no mottling), **Start-Up** (w/Write-Up Recommendations and Punch List-Inspection to be Performed No-Sooner-Than Seven (7) Days Prior to Opening).

| FEE: | | \$298,846 | | | | | | | | |
|----------------------------|------------------------|-----------|--------------|--|--|--|--|--|--|--|
| BREAKDOWN BY PHASE | | | | | | | | | | |
| - | Schematic Design | 35% | \$104,596.10 | | | | | | | |
| - | Design Development | 35% | \$104,596.10 | | | | | | | |
| - | Construction Documents | 30% | \$89,653.80 | | | | | | | |
| HOURLY RATES FOR REFERENCE | | | | | | | | | | |
| - | Principal | \$190/hr | | | | | | | | |
| - | Project Manager | \$140/hr | | | | | | | | |
| - | CAD Tech | \$125/hr | | | | | | | | |
| - | Spec Writer | \$90/hr | | | | | | | | |
| - | Clerical | \$65/hr | | | | | | | | |

CHANGES TO SEALED PLAN SETS-

If the Client requests changes to any Aqua Design International (ADI) plan sets or drawings that have been signed and sealed by a professional engineer—provided the changes are not the result of an error or omission by ADI—the Client will incur an Additional Service Fee of \$950.00 USD. This fee covers the cost of reviewing and resealing the plan set.

BID FORM & BILL OF QUANTITY (BOQ)-

This scope and fee proposal does not include a completed Bid Form for the pool contractor to populate with unit and aggregate pricing, nor does it include a Bill of Quantity (BOQ). If the Client requires a Bid Form or BOQ, ADI will provide a modified scope and fee proposal or an add-on option for these services.

TRAVEL

Seven (7) included in the base bid. Should travel be required, the following charges will apply:

- **Travel/Meeting Time:** \$1,200 per day (door to door) for Principal.
- **Reimbursable Expenses:** Reasonable costs for transportation, lodging, and meals will be billed at cost. Air travel exceeding 5 hours per segment will be business class.

INSURANCE

Attached below is our insurance certificate covering General Liability (GL), Errors & Omissions (E&O), and Workers' Compensation.

PAYMENT TERMS

All of us at Aqua Design International are committed to delivering work that meets your expectations. In return, we expect timely payment for our efforts. Please note:

- Pay-When-Paid Clauses: ADI does not accept payment terms tied to pay-when-paid clauses.
- Payment Due Date: Payments are due within 30 days of the invoice date.
- Late Payments: A service fee of 1.5% per month (compounded) will be charged on past-due payments. Invoices older than 60-90 days may result in work cessation until all outstanding payments are resolved in full.

TIME FENCES

The Consultant acknowledges the need to adhere to the Client's Master Production Schedule (MPS) and recognizes the following "Time Fence" milestones within this schedule:

- Schematic Design: Flexible time fence.
- **Design Development:** Moderately firm time fence.
- Start of Construction Drawings: Frozen time fence.

The Consultant reserves the right to request a fee modification if changes by the Owner necessitate additional work after the frozen time fence. Similarly, if value engineering conducted beyond the frozen time fence results in additional work, the Consultant may request a fee adjustment.

PHOTOGRAPHY

Upon reasonable completion of the Project and before possession and operation of the Project premises are returned to the Owner, the Subcontractor or its agent may access the site to obtain photographs for internal records and marketing materials. The acquisition and use of such photographs will comply with all Project-specific limitations, including non-disclosure agreements, legal restrictions, and any stipulations outlined in the Contract.

PROJECT APPROACH AND METHODOLOGY

Our approach begins with listening to our Client's goals and determining how to bring their vision to life. With a team that has completed hundreds of commercial pool projects, we are well-versed in the challenges of securing health and building department permits. Additionally, we possess a deep understanding of construction costs and maintain global connections in equipment manufacturing and construction industries related to our specialty.

This expertise enables us to act as a strong advocate for the Architect, Landscape Architect, and Owner throughout the design process, ensuring the project's success.

Best Regards,

Aden Acklin

Managing Principal/Owner

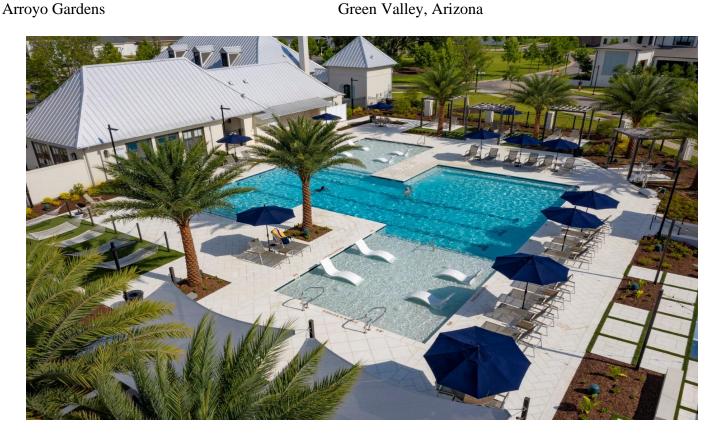
David Acklin

Founding Principal/Brand Ambassador

Aqua Design International Master Planned and Multi Family Community Experience:

1 Camelback 1180 Patterson 30 Van Ness 3900 Wisconsin 3rd & Broadway 3rd & Flower 4th and J Street 500 Broadway 5th and Ash 660 11th Street 75 Howard 909 Walnut 909 West Abrego North Acoya South Bay Adrian Court Alia Amangiri Residences Ames Center **Apple Apartments** Arizona Senior Academy

Phoenix, Arizona Eugene, Oregon San Francisco, California Washington, DC Santa Ana, California Phoenix, Arizona San Diego, California Santa Monica, California San Diego, California Atlanta, Georgia San Francisco, California Kansas City, Missouri Phoenix, Arizona Green Valley, Arizona San Diego, California Burlingame, California Honolulu, Hawaii Big Water, Utah Arlington, Virginia Tucson, Arizona Tucson, Arizona Green Valley, Arizona



ROUZAN, BATON ROUGE, LOUISIANA

Aspire Filmore Aspire Tucson

Astra

Atelier Flora

Bautista Apartments BTR Princeton

Camelback Residential

Camino a Lago

Canoa Ranch Recreation Center

Central Station Citi on Camelback

City Place

Coeur d'Alene Multi-Family Complex

Cottages at Bozeman Cottages at Camelback CRG 1st and Pierce CRG Tempe IDEA Crown Pointe Clubhouse Del Webb Dove Mountain

Del Webb Fulshear
Del Webb Mirehaven
Del Webb Sunflower
Detroit Free Press
East Center Recreation

Phoenix, Arizona
Tucson, Arizona
Phoenix, Arizona
Dallas, Texas
Tucson, Arizona
Princeton, Texas
Phoenix, Arizona
Tucson, Arizona
Green Valley, Arizona
Phoenix, Arizona

Phoenix, Arizona Phoenix, Arizona Dallas, Texas

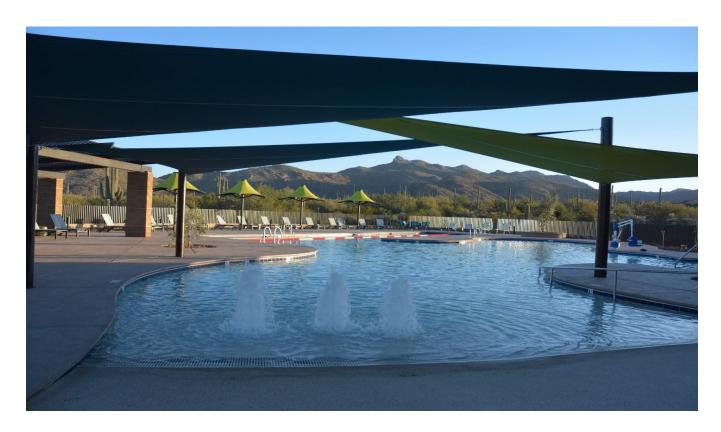
Coeur d'Alene, Idaho Bozeman, Montana Phoenix, Arizona Phoenix, Arizona Tempe, Arizona Eugene, Oregon Marana, Arizona Fulshear, Texas

Albuquerque, New Mexico

Marana, Arizona Detroit, Michigan Green Valley, Arizona



DEL WEBB MIREHAVEN, ALBUQUERQUE, NEW MEXICO



DEL WEBB DOVE MOUNTAIN, MARANA, ARIZONA

Echelon

Encore at Eastmark

Endeavor at Catalina Foothills

Envisage

Gaslamp

Goodyear Airport Commons

Guadalupe Pasqua Yaqui Apartments

Heritage North Apartments

High Street

Hillcrest Village Green

HUB IV

HUB on Campus Raleigh

HUB

Hudson Lights

Inclave Kenect La Posada

Lawrence Station

Ledges at Columbia Palisades

Life Time Living

Linda Vista

Madera Highlands

Maha Polo Main Gate Page | 10 Tucson, Arizona

Mesa, Arizona

Tucson, Arizona

Tucson, Arizona

San Diego, California

Goodyear, Arizona

Guadalupe, Arizona

Gilbert, Arizona

Atlanta, Georgia

San Diego, California

Flagstaff, Arizona

Tucson, Arizona

Raleigh, North Carolina

Boulder, Colorado

Ft. Lee, New Jersey

Marina Del Ray, California

Phoenix, Arizona

Oro Valley, Arizona

Santa Clara, California

Camas, Oregon

Paradise Valley, Arizona

Marana, Arizona

Green Valley, Arizona

Guenoc Valley, California

Tucson, Arizona

Main Street Place
Maple Terrace
Mather Place
Mather Place
Mather South
Mint & Morehead
Miramonte at the River

Monier Neuhoff Ninini

North Loop Green

North Valley Multi-Family

Oceanwide

Oliv

ONE Scottsdale
Pagosa Lakes
Park Eight
Presidio Trails
Project 20011
Puerta Privada
Quail Creek
Quintana at Verde

Retreat at Indigo Ridge

Scottsdale, Arizona Dallas, Texas

Tyson's Corner, Virginia

Wilmette, Illinois Evanston, Illinois

Charlotte, North Carolina

Tucson, Arizona Tucson, Arizona Nashville, Tennessee

Lihui, Hawaii

Minneapolis, Minnesota

Phoenix, Arizona

San Francisco, California

Tucson, Arizona Scottsdale, Arizona

Pagosa Springs, Colorado

Houston, Texas Tucson, Arizona Houston, Texas

Puerto Penasco, Mexico Green Valley, Arizona

Tucson, Arizona Page, Arizona



HUDSON LIGHTS, FT. LEE, NEW JERSEY

RH Johnson Aquatic Center

Rio Bonito

Ritz Carlton Residences

Riva Row River One

Rocking K Ranch

Royal Oaks

Rouzan

Saguaro Bloom

Saguaro National Apartments

Saguaro Ranch Saguaro Trails Silverbell Gateway

Silvergate

Sola at Sundance

Sonoran Desert Drive Townhomes

Sterling Tucson

Summit at Copper Square

Sun City Festival Aquatic Center

Sycamore Canyon Teton Village The Barracks The Boro

The Club at Las Campanas

The Collective

The GEM at Midway

Sun City, Arizona Avondale, Arizona Honolulu, Hawaii The Woodlands, Texas West Sacramento, California

Vail, Arizona

Sun City, Arizona

Baton Rouge, Louisiana

Tucson, Arizona Tucson, Arizona Marana, Arizona Tucson, Arizona Tucson, Arizona San Diego, California Buckeye, Arizona Phoenix, Arizona Tucson, Arizona Phoenix, Arizona Sun City, Arizona Tucson, Arizona Jackson, Wyoming

Santa Fe, New Mexico Tempe, Arizona

Spokane, Washington

College Station, Texas

Tyson's Corner, Virginia



RH JOHNSON AQUATIC CENTER, SUN CITY, ARIZONA

The Graduate
The Grid
The Loren
The Pines

The Place at Arroyo Verde The Place at Mason Ranch

The Seasons
The Standard

Three Eleven Bowie

Tribute Beach Troy Laundry

Vantage at McKinney Falls

VeLa

Ventana Canyon Golf & Racquet Club

Venture Out Vernor Apartments Victory Club at Verrado Village Main Street Waller Creek Ward Village

Watercolor Beach Club

Waverly Point X Phoenix

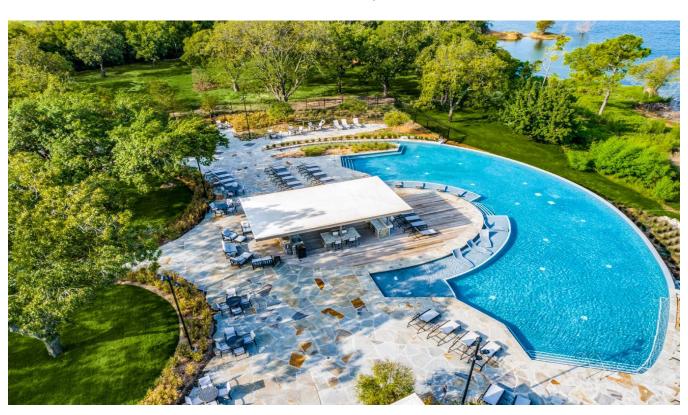
Tucson, Arizona
Mesa, Arizona
Austin, Texas
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Tucson, Arizona
Seattle, Washington
Austin, Texas
Dallas, Texas
Portland, Oregon
Travis County, Texas
Phoenix, Arizona

Tucson, Arizona (renovation)

Mesa, Arizona Detroit, Michigan Buckeye, Arizona Dallas, Texas Austin, Texas Honolulu, Hawaii

Santa Rosa Beach, Florida

Gardner, Kansas Phoenix, Arizona



THE COLONY, DALLAS, TEXAS

Proposed Staff



ADEN ACKLIN Owner



DAVE ACKLINFounding Principal / Brand Ambassador



TERRY JOHANSEN
PRLA/ASLA



MARK OWENS Chief Technical Officer



DAX PANNO Business Development/Sales



STEVEN LEON GUERRO Senior Project Manager



RICK BOOTH Specifications, Scheduling, Submittal Review



TAMMY McKAY AR / AP Administrative Liaison



GAEA BEAR Project Manager



SIOBHAN SALOMON Project Manager



TAYLOR OLIVER Designer



MATTHEW MARSH Project Manager



JACOB MAYER Project Manager / Mechanical Engineer



DAVID SANABRIA Landscape Designer, ASLA



KEEGAN THOMAS
Pet. Eng.,
Landscape Designer, ASLA



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/10/24

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| THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. | | | | | | | | | | | | |
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| PMB 857, 515 E. CAREFREE HWY | | | | ADDRESS: delene@pibinc.com | | | | | | | | |
| | PHOENIX, ARIZONA 85085-8839 | | | | PRODUCER | | | | | | | |
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| Aqua Design International, LLC | | | | BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. | | | | | | | | |
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| | Tucson, Arizona 85741 | | | | | AUTHORIZED REPRESENTATIVE Selene Y. Makoney | | | | | | |

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