

Minutes of the Fort Lowell Restoration Advisory Committee Meeting

5230 E. Fort Lowell Road, Tucson, Arizona 85712

January 11, 2011, 5:00 P.M.

1. Call to Order

Meeting called to order at 5:01p.m. A quorum of the Committee was present. Those in attendance (and signed in) were:

Larry Hecker (Committee Chair)
Peggy Sackheim (Committee Member)
David Yubeta (Committee Member)
Patsy Waterfall (Committee Member)
Anne Woosley (Committee Member)
Frank McClure (Committee Member)
Lynne Birkinbine (City of Tucson)
Lisa Cuestas (City of Tucson)
Midge Irwin (City of Tucson)
Jim Conroy (City of Tucson)
Peg Weber (City of Tucson)
Simon Herbert (Pima County)
Loy Neff (Pima County)
Gary Campbell (Pima County)
Corky Poster (Poster Frost Mirto)
Jon Mirto (Poster Frost Mirto)
Bill Anderson (OFLNA)
Barry Spicer (neighborhood resident)
Tamiyo Morishita (neighborhood resident)

2. **(Action) Review of Meeting Minutes: October 12, 2011 meeting.**

Paggy Sackheim moved to approve the minutes of the July 13 meeting. David Yubeta seconded the motion. Motion passed unanimously.

3. **Work Plan: Project Status Reports.**

a. COT, Project Status Updates

i. EPA Grant Environmental Clean Up Project.

Lynne Birkinbine reported on the status of the EPA Grant Environmental Clean Up Project with the good news that all permitting review was completed and approved and the project Memorandum of Agreement (MOA) between EPA, COT, and SHPO has been signed and fully executed. The clean up project is scheduled to begin Thursday, January 12, and the estimated time necessary to complete the clean up ranges from three weeks to two months, or longer, depending on the results of archaeological investigations that will be conducted in concert with the project. This news was welcomed with a spontaneous round of applause, and the Committee congratulated Lynne, Lisa, and the COT staff on their perseverance in getting the project underway. Lynne will provide regular updates on the progress of the project and offered to answer questions from the Committee as work progresses. SCS Engineers, Inc., will conduct the clean up, directed by Pat Hartshorne.

ii. Other COT updates.

Jim Conroy introduced Peg Weber to the Committee. Among her other responsibilities with City Parks, Peg oversees historic properties on City park lands and has recently joined the Fort Lowell project team in that capacity. Peg greeted the Committee and indicated she was pleased to be part of the team. The Committee welcomed her and complemented the City on its attention to historic properties.

Jim also briefly summarized a new funding development. COT recently received grant funding that can be used on a portion of the Adkins Parcels, with the Adkins House identified as a candidate to receive stabilization and maintenance improvements to preserve the building until decisions can be made regarding its role in the implementation of the over all Master Plan. This development is in progress and the funds must be expended by end of March 2012, but COT is optimistic the funds can be applied to the Adkins House in an independent improvement project.

b. County & Poster Frost Mirto Project Status Updates (joint presentation)

i. Phase I, Adkins Parcel Preservation Plan Design Update

Simon Herbert updated the Committee on the status of the design plans, which are at 100%. He summarized the ongoing detailed review of the construction plans and budget intended to clarify final construction priorities for the over all preservation goals and identify opportunities in the budget to effectively apply funding, such as contingency funds identified for now completed portions of the work that can be reassigned to other tasks, etc. County Facilities Management Department is also reviewing construction budget to identify opportunities to reassign funding.

Simon also reviewed results of analyses of historic paint samples taken from the interior and exterior of the Officers Quarters, which revealed that the paints applied during the historic fort period (1880s) incorporated a basic palette of whites. This information will guide the paint scheme used in the rehabilitation.

Jon Mirto reported on the status of the Preservation Plan Design.

- a. Design: PFM recently completed 100% plans, currently under County review and soon to be submitted to SHPO (SHPO previously approved 75% plans).
- b. Budget: Jon discussed the current status of the project budget and bid packages developed to execute the Preservation Plan with available funds. The full budget contains sufficient funding for the project base bid package: exterior rehabilitation of Officers Quarters (OQ) 3 and adobe rehabilitation and construction of protective structures over OQ2. It is hoped there will be funds available for the Alternate Bid Packages, currently prioritized as construction of a protective structure over OQ1, interior rehabilitation of OQ3, site work, including parking lot, with lighting (no cost, TEP lease), restoring Cottonwood Lane (low costs allow rolling into base bid), and fencing. These costs address the preservation priorities of the County Bond ordinance and meet the needs of COT, but they reflect a total cost that exceeds available funding. Current budget review is under way to identify completed tasks for which unexpended funds remain, aimed at supplementing available funds for Alternates. It is hoped that the total of funds required will be reduced to a level that can be met with external funding. However, such funding has not yet been identified or obligated. Budget issues will be addressed as the project schedule is finalized.
- c. Schedule: 100% plans complete; currently conducting County review and PFM plan check in anticipation of permit submittal for COT review. Construction bids will follow, possibly in early March, with anticipated construction start possibly in April, 2012.

ii. Other County updates

Simon reviewed recent planning discussions with David Yubeta and Jon Mirto to identify specific issues of preservation needs of OQ#3, balanced against pragmatic construction requirements, with the goal of achieving a balance between preservation goals and practical construction requirements. For instance, Simon described the effects of new roofing construction on OQ3 on the potential for preserving original fabric and construction materials in the roof above the interior ceiling. Some compromises will be necessary to achieve the over all project goals.

Jon and Corky summarized recent field testing successfully conducted in both interior and exterior settings to identify suitable lighting strategies and technologies for the parking lot, outdoor areas near the OQs, and interior lighting in OQ3. Low-level lighting will be used to

complement the interpretive value of the Fort resources that is also respectful of adjacent neighbors.

4. New business

a. Discussion: Project Team Participation in the Upcoming Fort Lowell Neighborhood Association, El Fuerte Days Celebration (February 2012).

Group discussion of the upcoming El Fuerte Days celebration, on February 11, 2012, resulted in commitments from COT and the County to participate as in years past. COT will provide a tent/pavilion for an information booth on Fort Lowell Road in front of the Adkins Parcels, as in years past. Simon, Loy, and Jonathan will be there to talk with visitors about the project. Poster Frost Mirto will provide illustration boards as visual aids. David Yubeta will assist with the adobe-making demonstration that has been so popular in recent years. Although the Adkins Parcels will not be open to the public, the environmental clean up will be ongoing, and will provide a focus for visitor interest. It is hoped the Adkins Parcels will be declared safe and be opened to public use later in 2012, to be determined by COT.

b. Other new business: no other new business.

5. Call to the public – No response from the public in attendance.

6. (Action) Items and schedule for the next meeting

a. After discussion among staff and Advisory Committee, Anne Woosley moved that the next quarterly meeting be scheduled for April 11, 2012. Peggy Sackheim seconded the motion. Motion passed unanimously.

7. Meeting adjourned at 5:35pm