

Minutes of the Fort Lowell Restoration Advisory Committee Meeting
5230 E. Fort Lowell Road, Tucson, Arizona 85712
February 13, 2013, 5:00 P.M.

1. Call to Order

Meeting called to order at 5:07 p.m. A quorum of the Committee was present for the meeting. Those in attendance (and signed in) were:

Larry Hecker (Committee Chair)
Frank McClure (Committee Member)
Patsy Waterfall (Committee Member)
David Yubeta (Committee Member)
Fred Gray (City of Tucson)
Greg Jackson (City of Tucson)
Jane Duarte (City of Tucson)
Jim Conroy (City of Tucson)
Midge Irwin City of Tucson)
Jonathan Mabry (City of Tucson)
Lynne Birkinbine (City of Tucson)
Lisa Cuestas (City of Tucson)
Peg Weber (City of Tucson)
Pat Hartshorne (SCS Engineers)
Linda Mayro, (Pima County)
Loy Neff (Pima County)
Jon Mirto (Poster Frost Mirto)
Bill Anderson (OFLNA)

2. (Action) Review of meeting minutes: July 11, 2012 meeting.

Patsy Waterfall moved to approve the minutes of the July 11 meeting. David Yubeta seconded the motion. Motion passed unanimously.

3. Work Plan: Project Status Reports.

a. COT, Project Status Updates

i. EPA Grant Environmental Cleanup Project Project – Lynne Birkinbine presented a summary of the status of the environmental cleanup project. The cleanup is complete. On February 8, the City of Tucson, Environmental Services (COT-ES) submitted a revised No Further Action Determination to the Arizona Department of Environmental Quality (ADEQ), the regulatory agency delegated by the Environmental Protection Agency (EPA) to assess compliance requirements. ADEQ will review and once approved, the COT-ES will post a 30 day Public Notice for public review and comment on the No Further Action request. A possible timeline for the Public Notice period will be mid-March to Mid-April. If there is no significant public comment (requiring further action by ADEQ and the COT-ES), the COT-ES will submit the final No Further Action request to ADEQ to issue a No Further Action letter, which will be followed by approval from the EPA.

Upon receipt of the No Further Action letter from ADEQ, the COT-ES will request City Risk Management to allow access to the Adkins property to allow the County to proceed with its project. The first task is to conduct survey to establish final elevations. This will allow contract bidders to estimate costs for cut-and-fill and is necessary before the County project can go to bidders for the construction of the Preservation Plan. David Yubeta asked exactly what approvals are needed for the County construction to begin. Lynne responded that the City Risk

Management will approve entry to begin construction, based on approvals from ADEQ. Loy Neff asked what the timeline would be after the Public Notice period. Lynne estimates two weeks for the ADEQ No Further Action letter after the closing of the Public Notice period.

Lisa Cuestas added that the archaeological project final report for the work conducted during the cleanup has been submitted for City review. After City approval, the report will be submitted to the State Historic Preservation Office (SHPO) for review, which could take 30 days. Lynne pointed out that the EPA and ADEQ reviews will run parallel to the archaeological report review and the City Risk Management decision to open the Adkins property to the County construction will not depend on the archaeological report process because cultural resources compliance requirements have already been met through previous consultation with SHPO.

ii. HAWK Crossing status – Jim Conroy presented a review of the status of the HAWK Crossing. Regional Transportation Authority (RTA) approved the HAWK Crossing to be funded in 2014. Jim congratulated Jane Duarte on her efforts to achieve this important goal. Jane commented that the Intergovernmental Agreement between the City and RTA needed for the HAWK Crossing is nearly complete; it has been signed by Mayor and Council and sent to RTA for signature.

iii. Other COT updates & plans – No other updates.

b. County & Poster Frost Mirto (combined presentation)

i. Adkins Parcel Preservation Plan Design & Implementation Update, ii. Facilities Management Department: Project Update; iii. Preservation Plan Cost Estimate: Joint presentation with COT staff to discuss funding and priorities of Base Bid and Bid Alternates for Committee review and response – Jon Mirto provided a summary of the project cost estimate and the recent re-ordering of the Bid Alternates based on a meeting between the City and County in which it was agreed to assign a higher priority to the Bid Alternative for the parking lot and lower the priority of the interior rehabilitation of Officer Quarters 3. Priorities are important because under the County procurement regulations, Bid Alternatives must be constructed in the order listed. Re-prioritizing the Bid Alternatives represents a compromise between City and County to a.) give higher priority to the public parking lot to meet or exceed City code requirements for parking and allow public access to the Adkins Property; and b.) to provide assurance that preservation actions at Officers Quarters 3 will be sufficient to protect the resources for future benefit to the public. With the exterior rehabilitation completed as part of the Base Bid, the resources will be protected, and the interior of the adobe structure will not be negatively affected by postponement of needed rehabilitation until future funding is available. Jon reported if the cost estimates accurately predict the the construction bids during the County procurement process, there should be sufficient funding to construct the parking lot. However, if bids come in higher than expected, there may not be enough funding to complete the parking lot.

Fred Gray presented the issue of the parking lot to the Committee to be sure the Committee understood the consequences of building, or not building, the parking lot. He explained that although the current Bid Alternative priority would provide a good chance that funding would be available for the parking lot, as designed, if

project costs are higher than expected and the parking lot cannot be built, it would prevent the City issuance of a Certificate of Occupancy, which is necessary for public access. David Yubeta asked what the tradeoffs would be if the exterior of Officers Quarters 3 was rehabilitated but not the interior in this phase of the project? Would people be able to visit the exterior of the building, but not enter? Would the absence of a parking lot mean there would be no access to the Adkins Property? Fred stated that the Certificate of Occupancy would be needed to allow public access. He also mentioned the need to comply with the Americans with Disabilities Act (ADA), which would require ADA-compliant access and parking. Other less significant issues, such as construction materials to be used in the parking lot, would require variances from the City Development Services during permit review, which he would support. But the Committee should be fully aware of the importance of the parking lot to future public access.

The availability of future funding to continue later phases of the Fort Lowell Master Plan is critical to its successful implementation, so Loy Neff asked Linda Mayro to summarize the current status of the future Fort Lowell Bond Project, based on her experience at recent County Bond Acquisition Committee meetings. Linda reported that the Fort Lowell project is currently on the tentatively approved list of future bond projects, with a budget of \$5 million. Current estimates project the possibility of a County bond election in 2014, subject to continued review and assessment. The future bond budget would be used to complete the later phases of the Fort Lowell Master Plan, including parking facilities in the Adkins Property and other amenities throughout the Park. Linda compared the Fort Lowell project to Canoa Ranch, another important County preservation project with public access issues. Canoa Ranch is similar in that the exterior of historic ranch buildings have been rehabilitated, but the project budget did not include interior rehabilitation and the facilities do not have a County-issued Certificate of Occupancy. However, public access is permitted to the ranch property, with limited tours allowed in several buildings in the Ranch Headquarters Complex. If future bond funds are approved for Canoa, the interior preservation work will be done and public access will be expanded to include the rehabilitated interiors of ranch buildings. The current Bond expenditures at Canoa have focused on exterior rehabilitation to assure preservation of the historic resources so that they survive intact for public benefit and future interpretation. Linda stressed the importance of carrying through with the construction at Fort Lowell to demonstrate to the public the City and County commitment to complete the goals of the 2004 Bond initiative. She asked the Committee to consider this and take action on the recommended direction to proceed and to approve the current Fort Lowell Cost Estimate and Bid Alternatives, as presented.

(Action) – Larry Hecker asked for a motion to take action on the recommendation to proceed with the current project Cost Estimate and Bid Alternatives, with an awareness that public access may not be possible until later phases of the project. Discussion followed, with David Yubeta asking whether there was any room in the budget to make adjustments. Linda answered yes, but it depends on a favorable bidding climate, with construction bids at or below the Cost Estimate. Jon Mirto agreed, but was more cautious in estimating the likelihood of favorable bids. Larry asked about the total project contingency and how that funding might contribute to completing Bid Alternatives. Jon responded again with caution, saying that the bid contingency of 10% might contribute,

depending on the bidding, but the construction contingency of 5% should not be touched because of the need to cover unexpected costs during construction.

David Yubeta moved that the Committee approve the proposed Cost Estimate and Bid Alternatives, as presented. Patsy Waterfall seconded the motion. The motion passed unanimously.

A follow-up discussion concerned the process by which the County survey could proceed, with the City agreeing to request that Risk Management allow the County survey to proceed before the official approvals from EPA and ADEQ. This will expedite the County bidding process, using its list of prequalified Job Order Contractors with historic preservation expertise.

iii. Other County updates & plans – No other updates.

4. New business.

a. 2013 Fort Lowell Day Celebration, La Reunion De El Fuerte: Discussion of event
– General discussion between participating City and County staff, OFLNA and Committee members reached consensus that the event went as well as could be expected, despite reduced attendance caused by the cold and uncertain weather. Bill Anderson (OFLNA) expressed hope for better weather and a better turn out next year. He confirmed the neighborhood association's commitment to continue working to improve the event.

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

6. Schedule for next quarterly meeting at San Pedro Chapel: April 10 or May 8, 2013

(Action) – After discussion among staff and Advisory Committee, David Yubeta moved that the next meeting be scheduled for May 8, 2013. Frank McClure seconded the motion. Motion passed unanimously.

7. Meeting adjourned at 5:50 p.m.