

**Minutes of the Fort Lowell Restoration Advisory Committee Meeting**

**5230 E. Fort Lowell Road, Tucson, Arizona 85712**

**July 14, 2010, 5:30 P.M.**

**1. Call to Order**

**Meeting called to order at 5:31 p.m. A quorum of the Committee was present. Those in attendance were:**

**Larry Hecker (Committee Chair)**

**Elaine Hill (Committee Member)**

**Peggy Sackheim (Committee Member)**

**Frank McClure (Committee Member)**

**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)**

**Sterling Ford (City of Tucson)**

**Simon Herbert (Pima County)**

**Loy Neff (Pima County)**

**Corky Poster (Poster Frost Mirto)**

**Drew Gorski (Poster Frost Mirto)**

**Pat Hartshorne (SCS Engineers)**

**Bill Anderson (OFLNA)**

**2. (Action) Review of Meeting Minutes: March 10-meeting**

**Elaine Hill moved to approve the minutes of the March 10 meeting. Peggy Sackheim seconded the motion. Motion passed unanimously.**

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

**a. COT, Project Status Updates**

**i. EPA Grant Environmental Clean Up Project.**

**Jim Conroy provided a brief summary of City activities related to the Fort Lowell project as introduction for Lynne Birkinbine, who reported on the status of the EPA Grant Environmental Clean Up Project. Project scoping and procurement is complete; Notices**

to Proceed (NTP) have been issued to SCS Engineers and Desert Archaeology, Inc. In May, Desert Archaeology submitted the archaeological monitoring and treatment plan for the project, which documents the procedures for the archaeological monitoring of the environmental clean up, including a formal Research Design and Plan of Work for archaeological excavation and sampling of any buried features discovered during the project. Pat Hartshorne, of SCS Engineers, summarized her firm's efforts thus far, including current work on preparing the draft project Plan of Work for the entire environmental clean up and soil remediation project. When it is completed, the draft Plan of Work will be submitted to the appropriate reviewing agencies for comment, and approval (EPA, SHPO, and ADEQ). The project is on schedule for the proposed start date in October 2010. Lynne reviewed plans to focus initial clean up efforts (Phase 1) in the south half of the former Adkins Property, to ensure that environmental issues are addressed to allow work to proceed on rehabilitation and other work on the historic adobe Officers Quarters located in this area. This approach also will allow the area encompassing the Officers Quarters to be open to public access in future neighborhood events, such as the annual Fort Lowell Day Celebration. Lynne mentioned that this schedule will fit well with the planned Selective Demolition Project sponsored by Pima County, scheduled to begin in August and to be completed by October at the latest. Jim Conroy provided a brief summary of the respective schedules to illustrate how these two projects will dovetail.

ii. No other COT updates.

#### b. County, Project Status Updates

##### i. Adkins Parcel Selective Demolition Project

Simon Herbert provided a summary of project status. The County Facilities Management Department is assisting with procurement and construction administration services and Poster Frost Mirto, Inc. will provide administrative oversight during the demolition project. Progress so far includes two pre-bid meetings on site to allow County Job Order Contractors (JOC) to assess the proposed demolition project and have their questions addressed before submitting bid proposals for the work. JOC firms are pre-qualified by the County, based on demonstrated experience and specialized expertise in the proposed work. The JOC procurement process includes competitive bidding within an accelerated time frame to allow for the best total project cost and to ensure that the winning contractor is qualified to do the work. In the next step, the JOC contractors will submit bid proposals to conduct the demolition work and any needed abatement of hazardous materials (previous environmental testing identified certain materials, such as asbestos, to be present in several structures slated for removal). The process will result in identification of the selected JOC contractor and issuance of the Notice to Proceed. The County expects to select a contractor by early August, with work on the demolition project beginning later in August. The demolition specifications and contract provide for a maximum of 45 days to complete the work after issuance of the NTP; however, it is anticipated that the work could take substantially less time. The work will be completed by early October, at the latest, which fits with the COT environmental clean up schedule.

ii. No other County updates

#### c. PFM, Project Status Updates

##### i. Adkins Parcel Selective Demolition Project

Corky Poster and Andrew Gorski reported on the Demolition Project status, elaborating on Herbert's summary review. Poster provided details of project actions, including the onsite pre-bid meetings with the JOC contractors mentioned above. As reported

previously, planning is complete and construction documents detailing the demolition and archaeological monitoring are complete and have been reviewed and approved by all appropriate regulatory agencies. Poster reviewed specific information concerning which structures have been selected for removal; all are considered ineligible for the National Register and non-contributing elements to the Fort Lowell National Register District. All have been previously approved for removal by the Advisory Committee, and approved in the context of the Master Plan and Preservation Plan by SHPO and all other reviewing agencies, including the Fort Lowell Historic Zoning Advisory Board and COT Zoning Administrator.

Several structures have been identified to be unsound and unsafe. The structures selected for removal include the Adkins Steel manufacturing shed, the Magor House, several concrete slabs scattered around the property, a concrete cistern structure located near Officers Quarters No. 1, and the Adkins windmill base, near the Adkins home (the Adkins family home will not be removed; it will be stabilized and remain in place).

The Chair allowed questions during this presentation.

Elaine Hill asked about potential effects on existing conditions from the demolition project; including access to and from the Adkins Parcel and, in particular, impacts on the well-used multi-use path along the south side of East Fort Lowell Road. Poster answered by reading from the demolition project specifications, which stipulate a single access/entry point from Fort Lowell Road and specific protective measures to be taken by the contractor to ensure impacts are minimized. The specifications require that the contractor restore the pathway to its original condition after work is completed. In addition, the contractor is required to install a gravel pad inside the Adkins Property fence line at the designated entry to limit the effects of “tracking” materials into or out of the Adkins Parcel. COT will prepare and install signage alerting neighbors and passers by to the demolition activities, with information about the project, schedule of activities, and safety issues and also will prepare and install signs announcing the environmental clean up. The same information will be posted on the project website, at <http://www.pima.gov/cultural/FtLowell/index.html>. Finally, the demolition contractor will post signage informing the public about the nature of the project.

Hill asked about the contaminants that might be contained in structures to be removed, especially arsenic. Poster responded that the previous COT-sponsored environmental testing identified arsenic as a soil contaminant, but it is unknown whether any of this material has migrated to the concrete structures to be removed. The contractor will sample these structures for analysis to determine the presence or absence of contaminants like arsenic before the demolition occurs. Any identified contaminants will be treated and the materials disposed of appropriately by the contractor. Lynne Birkinbine expanded on this answer to provide details about how such testing, abatement, and disposal will be accomplished.

Frank McClure offered comments on the project finances and asked about actual costs of these projects (previously only cost estimates have been provided). Simon Herbert answered by stating that the upcoming projects are the first of the implementation projects identified by the Master Plan and previously only cost estimates were available. He will report costs of the demolition project to the Advisory Committee when a cost proposal has been submitted by the selected JOC contractor and approved. Birkinbine provided summary information of costs for the environmental clean up. Funding includes an EPA Brown Fields Clean Up grant in the amount of \$200,000, with COT providing proportional matching funds. She further stated that she would try to ensure that the clean up costs are captured by available grant monies, but additional funding

may be necessary. Poster provided a summary of costs associated with the implementation of the Preservation Plan, including the original estimate for the demolition of approximately \$56,000. He stated that current estimates for implementing the Preservation Plan are broken down by task and presented in the Preservation Plan. County Bond funds have supported project costs, with a total of \$2.5 million designated for the Fort Lowell project in the project Intergovernmental Agreement between County and COT. Herbert offered a brief summary of the available County Bond funding, and identified costs associated with the acquisition of the Adkins property, its clean up, emergency repairs and stabilization work, cultural resources inventories, building condition assessments, other repair and maintenance work, administrative costs, and the project Master Plan and Preservation Plan. Approximately \$1.2 million remains available for implementation of the Preservation Plan. Conroy asked if County could compile and distribute a summary cost sheet detailing the actual costs of the project so far. Neff and Herbert will prepare this list and circulate to the Advisory Committee.

McClure asked for clarification of the bidding process for upcoming projects; his concern is that competitive bidding be used to provide the best costs in today's economic environment (Poster and Neff offered examples of construction bids coming in at 15-22-percent below estimates, which creates a favorable environment for such projects). Poster clarified his response with a statement about the importance of pre-qualifying contractors to ensure bids are submitted only from firms that are qualified and able to do the required work.

**4. New Business**

a. No new business.

**5. Call to the public – no public questions or comments (input was allowed during the Project Status Updates).**

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

a. After discussion among staff and Advisory Committee, Frank McClure moved that the next quarterly meeting be scheduled for September 8, 2010. Elaine Hill seconded the motion. Motion passed unanimously.

**7. Meeting adjourned at approximately 6:08pm.**