

**RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT BOARD
MEETING MINUTES
WEDNESDAY, DECEMBER 13, 2006 – 6:00 P.M.
RIO NUEVO COMMUNITY ROOM, 52 W. CONGRESS – 2ND FLOOR
TUCSON, ARIZONA**

The meeting was called to order by Chair Suarez at 6:07 p.m.

1. Roll Call

Board members present: Ruben Suarez, Arlene Lopez and Margaret Hardy.

Board member absent: Olivia Hernandez

A quorum was present.

Rio Nuevo staff members present:

Greg Shelko, Rio Nuevo Director

Bill O'Malley, Rio Nuevo Construction Manager

Virginia Monyak, Rio Nuevo Staff Assistant

District Counsel: Nancy Lashnits, Snell & Wilmer

Guest Presenters:

Marty McCune, City of Tucson Historic Preservation Officer

David Wald-Hopkins, Burns Wald-Hopkins Architects, Inc.

Peg Weber, City of Tucson Parks & Recreation Administrator

Thomas Martin, ConsultEcon, Inc.

2. Call to the Audience

Michael Toney spoke about the University of Arizona Science Center, Arizona State Museum, general west side development and his pending lawsuit.

Lillian Lopez Grant of the Menlo Park Neighborhood and Westside Neighborhood Coalition spoke in support of the \$53.7 million funding request for Mission San Agustin, Tucson Origins Heritage Park and west side infrastructure.

3. Approval of the November 8, 2006 Meeting Minutes

Ms. Hardy made a motion to approve the minutes as presented by staff. Ms. Lopez seconded the motion. The motion passed 11-0.

4. \$25,000 Request from Tucson Children's Museum to Share Equally in the Cost of a Study to Examine the Feasibility of Relocating to a Larger Facility at the Rio Nuevo Cultural Campus on the West Side

The Rio Nuevo Citizens Advisory Committee's recommended that the Tucson Children's Museum provide additional information in their project application. The item will be rescheduled in January.

5. Capital Funding Request of \$53.7 Million for Mission San Agustin, Tucson Origins Heritage Park and West Side Infrastructure Projects

Mr. Shelko introduced the project and reviewed actions taken to date.

The funding request is broken-down as follows:

1) Final Design & Construction

- \$ 21.5 million Mission Agustin (including Mission Gardens, the Mission Complex, Desert Garden/Native American, Agricultural Area and Festival Area)
- \$ 6.0 million Site Work and Utilities
- \$ 8.9 million Landfill Remediation
- \$ 6.0 million Cushing Roadway and Bridge Over the Santa Cruz River
- \$ 4.0 million Roadways at Cultural Plaza
- \$ 4.1 million Design and Construction Management

2) Program and Design Development

- \$ 1.9 million Origins Center Program and Design Development
- \$ 1.3 million Parking Program and Design Development

\$53.7 million TOTAL FUNDING REQUEST

Mr. Shelko also reminded the Board that they approved funding for an enhanced widened underpass at Clark Street and referred them to a rendering of what the project would look like.

Ms. McCune:

- Disclosed how historical data was gathered and used to come up with the final conceptual design for the Convento and chapel.
- Summarized how public input was gathered using advisory teams were created with subject matter experts and stakeholders from the community and working closely with the Menlo Park Neighborhood Association.
- Concluded by saying the site, which was once a beautiful riparian area, was dug up to make bricks, turned into a landfill, the last remnants of the Convento were bulldozed and the groundwater was used up, and this project will heal the site.

Mr. Wald-Hopkins presented the concept design and described some of the project elements:

- Many landfill areas still need to be remediated;
- Modeling was used to make sure the buildings transition properly from the existing neighborhood.
- The cultural plaza could potentially contain 500 parking spaces below grade, with a modern streetcar station on the north end, and some on-street parking.
- A huge part of the interpretative story is the water. Acequias, some following their original paths will be recreated.
- The festival area will serve as a large community gathering space with the Origins Center as a backdrop or stage for performances.
- The granary, cemetery, livestock and orchard areas will be recreated.
- Living history performances will take place at the site.
- Ramadas will be located around the site to provide shade opportunities and exhibits.
- Water will be reintroduced in the Mission Gardens area.
- The Carrillo House will provide an opportunity to explore the Mexican American period.
- The area west of the Mission Complex would serve as the Native American/archaeology area. The area was not disturbed by landfill and the archaeology remains below grade, so if at all possible the area will not be disturbed. The Tohono O'Odham and Yaqui will be invited to help plan this part and the area will have an immediate relationship to the Arizona State Museum.
- Mission Gardens will be a walled in 4-acre parcel divided into Spanish and American Indian areas.
- Because some of the nearby neighborhoods experience flooding, stormwater management techniques will be used to collect the water, store it and reintroduce it to the site to feed the irrigation system.
- Although the Origins Center isn't included in the funding request, it would serve as the front door to the park where people could purchase their tickets and pick-up brochures. It also interprets through exhibits and has a sky theater. It would also house the administrative offices, hold community functions, and have meeting rooms. Part of the on-going discussions is how to right size it and share it with the other museums. The building would contain all the best sustainable practices (solar, recyclable material, etc.) that are available now.
- Recreated buildings would be full size museum exhibits as accurate as possible. However, as for the Chapel, there was some archaeology from the 1950's found, other missions were looked at like the one in Oquitoa, and they also worked with historians and archaeologists to come up with a design that they think is appropriate. The chapel would be a very popular space for ceremonies.
- The Convento design is more accurate. What's unique about this structure is the second floor, but it won't be accessible because contemporary codes require that the City meet ADA guidelines such as an elevator, a second stairway, window

protection, etc. and they don't want to do that. The building will hold exhibits in some areas and furnishings in others.

- Carrillo House will also be accurate. There are photographs from the 1930s and maps. Interestingly, there are chimneys in the photos, but when you look at the floor plan there are no fireplaces. So, they could have had a cast iron stove brought in.

Mr. O'Malley:

- Announced that two additional pieces of information were also distributed to the Board members. 1) A visitor experience/walk-through of the park, which is a narrative story of what, a family would experience as they walk through Tucson Origins. 2) A list of exhibits, sites, interpretive devices, electronic media and publications.
- Added that an interactive computer system would be available throughout the park so people could get more information at each of the exhibit locations.
- Noted that some of the original walls are still in place and the plan is to recreate the walls and offset them from the historic locations so that the archaeology isn't damaged. In certain areas the actual foundations will be displayed. 18" to two feet of dirt will be added to the existing surface to preserve the archaeology.
- Should today's funding request be approved, additional archaeological work would be started after the first of the year. May 2007 will be a big month – El Presidio de Tucson will open, ground breaking to start evacuating the landfill will occur, and Avenida del Convento/Clearwater will be completed. The actual laying of adobe for the Mission would start occurring in October of next year. Mission Gardens and the Carrillo House would open in July of 2008. The full Mission Complex would open in March of 2009 and the Origins Center and Cultural Plaza opening in June 2009. However, a lot of the schedule is contingent on the completion of some of the museum projects and the completion of I-10.

Ms. Weber talked about Parks & Recreation's role in the operation of the project.

- A new division would be created in their Department and a new non-profit would be developed modeled after the zoological society.
- A management committee made up the museums and other partners and an advisory council made up of people that have an interest in the site such as the Bureau of Land Management and Kino Fruit Trees Project would also be in place.
- The Parks & Recreation Department has long successful history with working with community partners. In fact, they currently have over 300 partnerships.
- Parks & Recreation would be responsible for Tucson Origins, the westside, and the public spaces.
- El Presidio de Tucson would be managed with the Presidio Trust Foundation.
- Current festivals such as the Dia de San Juan would be held in the festival area and cultural plazas and perhaps some of the other events that occur downtown could move to the west side like the chili festival.

Mr. Martin talked about the market analysis and management and operating plan for the project.

- The Origins Center (which is still being formed) would be free, but if you wanted to see the show you would pay a fee.
- The festival and cultural plaza areas would also be free.
- The operating budget is estimated at \$2 million/year with a staff of 4-26 (both full and part-time employees), with volunteers.
- It would be open seven days.
- Festivals are a big growth market so programming should be done daily.
- Projected attendance figures for the project are 238,000/year, but in conjunction with the other museums it jumps about 18%.
- The economic impacts of the project are still being worked on and they continue to meet on the project operations.

Questions:

Ms. Hardy asked what type of modern infrastructure (i.e. air-conditioning and lighting) is proposed for the Convento, chapel and Carrillo House? Mr. Wald-Hopkins responded that because it is a new structure they are obligated to meet contemporary building codes. The one tricky item is the heating/cooling system. They propose using radiant heating and cooling through pipes in the floors. Ventilation would also have to be introduced because it's going to be an assembly space, but it would be done discretely with floor registers. Glass windows will be installed, although some say there probably wasn't any glass in the original structures - it's necessary to protect the interior of the building. Period lighting isn't possible. Discrete hidden lighting would be used when possible. Where lighting is exposed, it will be done as a modern intervention like museum lighting. Ms. Hardy concluded by saying that if you take out too much of the ruggedness, you lose what you are trying to do.

Ms. Hardy asked if the \$53.7 million amount was a not to exceed amount? Mr. O'Malley responded that they are estimates that will eventually be turned in to a Guaranteed Maximum Price with Lloyd Construction, the Construction Manager at Risk. Lloyd has been helping with the cost estimates and staff sees all of the costs – nothing is hidden when the project pieces are bid out.

Mr. Suarez asked how much had been spent to this point? Mr. O'Malley responded that the Board approved \$965,000 in June for the conceptual design of the project. One third of that was for design fees, there's also geo-technical land surveying costs and additional archaeological costs.

Ms. Hardy asked what the admission fee would be? Mr. Martin responded that there would be free and pay areas in the project. Their business plan recommends a \$6.50

adult admission with discounts for children. Memberships are also very important and these types of projects are also tied into the education system. It's a place where school kids can go to learn. Their pricing is sensitive to the median income in the area and free days could be offered. Although the project is primarily for residents, it would also attract tourists. 60% of the visitors are "Visiting Friends & Relatives" (VFRs), so if the residents are happy with the project they will refer their VFRs. The regional and international market is also very important.

Ms. Hardy asked about the Sonoran Desert Park (south of Tucson Origins)? In her opinion, it would be a relatively inexpensive project to undertake in comparison to the museums. Mr. Shelko responded that when staff comes back with the complete funding package staff would ask for the design money for the park. It's on the list of projects, it's just a matter of funding availability. Preliminary figures for the park are at about \$10 million, primarily because its landfill that needs to be remediated. It's about 25 acres.

Ms. Hardy expressed that she wasn't a huge fan of the Origins Center and doesn't think it is needed. She thinks it should be minimized and evaluated to see if it is really needed.

Ms. Hardy announced that in respect to the cost of the project, she thinks it's appropriate considering today's construction costs; however, she doesn't want staff coming back and asking for more money.

Ms. Hardy moved to approve Resolution No. 2006-13 authorizing the capital funding request of \$53.7 million for Mission San Agustin, Tucson Origins Heritage Park and West Side Infrastructure Projects. The funding request includes authorizing Amendment No. 2 to the contract with Burns Wald-Hopkins for Professional Design Services on the Mission San Agustin Complex in the amount of \$6,934,254. Ms. Lopez seconded the motion. The motion passed unanimously (11-0).

6. Monthly Project & Expenditure Updates

Mr. Shelko briefly reviewed some the projects on the list; however, there were no major changes to report.

7. Chairperson's Summary of Current Events

Mr. Suarez didn't have any current events to share.

8. Adjournment

Ms. Hardy moved to adjourn the meeting at 7:28 p.m. Ms. Lopez seconded the motion. The motion passed unanimously (11-0).