



CITY OF ELOY

PUBLIC NOTICE
REVITALIZATION COMMISSION MEETING
Wednesday, February 23, 2022
3:00 PM
City Council Chambers
595 North C Street
Eloy, Arizona 85131

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Call to the Public**
- IV. Motion to approve the January 26, 2022 meeting minutes of the Revitalization Commission**
 - A. Meeting Minutes
- V. Old Business: Possible discussion and/or action on the following:**
- VI. New Business: Possible discussion and/or action on the following:**
 - A. An overview and status report of the Eloy Chamber of Commerce
 - B. Review and discuss the four preliminary options of retaining/removing the Dustbowl Theatre.
 - C. Overview of the Downtown Vision Plan
- VII. Communications:**
 - A. Ex-Officio Items of Interest
 - B. Community Development Director Items of Interest
- VIII. Good of the Order**
- IX. Motion to Adjourn**

POSTED BY 5:00 P.M. ON FRIDAY, FEBRUARY 18, 2022, AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.gov



Mary Myers, MMC, CPM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

**SUMMARY MEETING MINUTES OF
THE CITY OF ELOY
REVITALIZATION COMMISSION
Regular Meeting
Wednesday, January 26, 2022
3:00 p.m.**

I. CALL TO ORDER

Mr. Jon Vlaming called the meeting to order at 3:11 p.m.

II. ROLL CALL

*One or more members of the Revitalization Commission may attend by telephonic means.

Members present:

- Chairperson Isabel Morales
- Vice-Chairperson Eddie Peters
- Commissioner Ralph Varela
- Commissioner Allen Crawford
- Commissioner Jeana Capel-Jones
- Ex-Officio Daniel Snyder

Members Absent:

- George Hargis (unexcused)
- David Christensen (excused absence)

Staff present:

- Jon Vlaming, Community Development Director
- Belinda Cota, Planner
- Jeff Fairman, Economic Development Coordinator

Others present:

- Anthony Dalpiaz

III. CALL TO THE PUBLIC

None.

IV. MOTION TO APPROVE THE MEETING MINUTES OF THE REVITALIZATION COMMISSION.

None.

V. OLD BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

None.

VI. NEW BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

A. REVIEW AND DISCUSSION OF PAST AND EXISTING ACTIVITIES AND ACTIONS WITHIN THE CITY RELATED TO REVITALIZATION.

This was the first meeting for the Revitalization Commission. After introductions, Mr. Vlaming thanked everyone for attending and for their participation.

Both Mr. Vlaming and Mr. Fairman gave a presentation regarding:

- **Recent activities including:** Architectural History Analysis (1987), ULI TAP, Transit Plan, EcoDev Strategic Plan, General Plan Update, Zoning Code/Map Update, Dust Bowl Analysis, Façade Renovation, City Hall/Police Department, Water Tower, Frontier Road Landscape, Shedd Road Landscape, Monument/Directional signage, Historic School Renovation and Eloy Chamber Technical Assistance provided in 2021.
- **Ongoing activities include:** Housing-redevelopment/revitalization; downtown property tours; enhance Chamber events, column decorations/murals; Main Street Park turf replacement, support SkydiveAZ, Job Fairs, and new residential development.
- **Possible future Commission activities were discussed including:** Review of Downtown Master Planning efforts, column and wall decorations and commercial signage as a place to start, Commission members were asked to consider other activities for future discussion and possible action.

B. COMMISSION TO NOMINATE AND ELECT A CHAIRPERSON FOR CALENDAR YEAR 2022.

Commissioner Crawford made a motion to nominate Isabel Morales to be the Chairperson for calendar year 2022. Commissioner Varela seconded the motion. Motion passed 5-0.

C. COMMISSION TO NOMINATE AND ELECT A VICE-CHAIRPERSON FOR CALENDAR YEAR 200.

Commissioner Crawford made a motion to nominate Eddie Peters to be the Vice-Chairperson for calendar year 2022. Commissioner Varela seconded the motion. Motion passed 5-0.

VII. COMMUNICATIONS:

A. COMMISSION ANNOUNCEMENTS

- Chairperson Morales announced that Great Western Bank is merging with First Interstate Bank of Montana effective February 1, 2022.
- Commissioner Varela announced that Pinal Hispanic Council (PHC) has a community health worker program and has received PPE supplies from various sources and is making them available to schools, non-profits, churches, and other public entities. The supplies include both adult and children masks, hand sanitizers, and wipes. For more information, please feel free to call PHC at 466-7765.

B. EX-OFFICIO MEMBER ANNOUNCEMENTS

- Council Member Snyder mentioned that the Council had recently conducted their annual Retreat to discuss the upcoming budget and Capital Improvement Program. He also indicated that a primary responsibility of the Commission is to review options and forward a recommendation for direction, program or activity to the Council. The recommendation could be for approval, approval with conditions or denial.

C. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS.

- None.

VIII. GOOD OF THE ORDER

- After a brief discussion it was determined that the Commission will meet monthly on the 4th Wednesday at 3:00 in the City Hall Community Room.

IX. MOTION TO ADJOURN

Chairperson Morales asked for a motion to adjourn. Commissioner Varela seconded the motion. The motion passed 5-0. The meeting adjourned at 4:56 p.m.

**CITY OF ELOY
REQUEST FOR COMMISSION ACTION**

Agenda Item: VI.A.

Date: 2/23/2022

Date submitted:
02/17/2022

Action: Other

**Subject: An overview and status
report of the Eloy Chamber of
Commerce**

Date requested:
2/23/2022

TO: Downtown Advisory Commission

FROM: Jon Vlaming

RECOMMENDATION:

No recommendation

DISCUSSION:

The executive director will provide an overview of the Chamber functions and activities and their impact on revitalization of the City.

FISCAL IMPACT:

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.B.**

Date: **2/23/2022**

Date submitted:
02/17/2022

Action: Other

Subject: Review and discuss the four preliminary options of retaining/removing the Dustbowl Theatre.

Date requested:
2/23/2022

TO: Downtown Advisory Commission

FROM: Jon Vlaming

RECOMMENDATION:

Review and discuss the preliminary options of retaining/removing the Dustbowl Theatre.

DISCUSSION:

In June 2020, the City requested proposals from firms with the expertise to evaluate existing buildings to determine the costs associated with the implementation of one of the following options:

- Construction and design cost estimate to completely restore the update the exterior and interior of the building
- Construction and design cost estimate to renovate the exterior and interior of the building to a "vanilla shell" configuration adaptable to a variety of commercial uses
- Stabilize the exterior and interior of the building primarily the roof to minimize any further deterioration
- Demolish the building and foundation, making it suitable for future development

The firm of Rider, Levett Bucknall was retained by the City and prepared a report to address these options. It is attached for review and reference.

FISCAL IMPACT:

The fiscal impact of these options ranges from \$250,00 to \$2,250,000.

Estimate of Probable Project Cost

CITY OF ELOY, ARIZONA DUST BOWL THEATER DEVELOPMENT OPTIONS

November 2020

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Project Overview & Summary

Basis of Estimate

This estimate has been prepared at the request of City of Eloy and is to provide a concept estimate of probable project cost to address the long-term intentions of the City of Eloy related to the final disposition of the Dust Bowl Theater, located on Main Street in down town Eloy, Arizona. A series of four estimates were requested and provided in this report.

Option 1 - Restoration to Basic Theater Standards

Option 2 - Restoration to Commercial Shell Space

Option 3 - Stabilize Building for Future Consideration

Option 4a - Demolition Of Existing Theater (Veteran's Center To Remain)

Option 4b - Demolition Of Existing Theater & Adjacent

Veterans Center Structure

The estimates are based upon:

- Measured quantities and built-up rates prepared from the site visit performed by RLB and City of Eloy staff.
- All contractors will be required to pay market wage rates
- Unit pricing is based on November 2020 costs.
- Construction cost escalation has been included in the estimate and assumes a 2nd Quarter 2021 construction start.
- This estimate is for the sole use of providing budgets based on the site visit of existing conditions.
- The estimate is not to be used for comparison with actual bids received at any time.
- A design and estimating contingency has been included at 15%.
- A construction contingency of 5% has been included for the renovation options of the theater only.

RLB sourced pricing for the following critical elements of the project:

- Demolition - RLB engaged Dickens Quality Demolition (DQD) to evaluate both options for demolition
 - o Craig Snider (602)-258-8088
- Bird damage - RLB sourced pricing from Native Environmental for the following critical elements of the project:
 - o Native Environmental provided rough order of magnitude pricing for the following scenarios:
 - o If facility is to be renovated / restored the facility will have to be abated.
 - o If facility is to be demolished the facility would have to be cleaned up to make it safe for demolition.
 - o Randy Maddock (602)-373-7904

Items Specifically Excluded

- Renovation of adjacent Veteran's Center

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Project Overview & Summary

- . Salvage of existing materials
- . Rock excavation
- . Photovoltaics and other renewable energy resources
- . Murals and works of art
- . Work outside the site boundaries unless noted otherwise
- . CMAR Preconstruction Services
- . Land and legal costs. Items marked as "Excl." in the estimate
- . Escalation beyond a 2nd Quarter 2021 construction start

City of Eloy, Arizona Dust Bowl Theater

Appendix - Line Item Cost Estimates

Code	Description	Page
O1	Option 1 - Restoration - Theater	6
O2	Option 2 - Restoration - Commercial Shell Space	12
O3	Option 3 - Stabilize Facility	17
O4A	Option 4A - Demolition of Existing Theater (Veteran's Center to Remain)	20
O4B	Option 4B - Demolition of Existing Theater & Adjacent Veterans Center Structure	23

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Project Options - Summary - Total Cost

GFA: Gross Floor Area
Rates Current At September 2020

Location	GFA SF	Cost/SF	Total Cost USD
O1 OPTION 1 - RESTORATION - THEATER	5,000	1,040.00	5,200,000
O2 OPTION 2 - RESTORATION - COMMERCIAL SHELL SPACE	5,000	500.00	2,500,000
O3 OPTION 3 - STABILIZE FACILITY	5,000	220.00	1,100,000
O4A OPTION 4A - DEMOLITION OF EXISTING THEATER (VETERAN'S CENTER TO REMAIN)	5,000	40.00	200,000
O4B OPTION 4B - DEMOLITION OF EXISTING THEATER & ADJACENT VETERANS CENTER STRUCTURE	6,875	29.09	200,000

OPTION 1 - RESTORATION OF THEATER

Restore existing theater to a functioning theater.

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 1 - Restoration of Theater - Summary - Gross

GFA: Gross Floor Area

		GFA SF	Cost/SF	Total Cost USD
O1	OPTION 1 - RESTORATION - THEATER	5,000	1,040.00	5,200,000
	ESTIMATED TOTAL COST	5,000	\$1,040.00	\$5,200,000

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 1 - Restoration of Theater - Estimate Detail

O1 OPTION 1 - RESTORATION - THEATER

GFA: 5,000 SF Cost/SF: \$1,040.00

Description	Unit	Qty	Rate	Total USD
A1010 Standard Foundations				
1 Foundation modifications to support existing structure	SF	5,000	16.41	82,037
			Standard Foundations	\$16.41/SF \$82,037
A1030 Slab on Grade				
3 Slab repairs	SF	5,000	11.72	58,598
			Slab on Grade	\$11.72/SF \$58,598
B1010 Floor Construction				
8 Mezzanine framing (assumed all new framing)	SF	1,000	117.19	117,192
			Floor Construction	\$23.44/SF \$117,192
B1020 Roof Construction				
6 Roof framing w/ sheathing (assumed replace roof structure w/ timber framing)	SF	5,000	58.60	292,982
			Roof Construction	\$58.60/SF \$292,982
B2010 Exterior Walls				
10 Structural reinforcing of existing concrete panels (assumed possible mix of structural steel / grouting / panel replacement / etc.)	SF	7,400	58.60	433,610
22 Exterior skin rehabilitation / restoration	SF	7,400	35.16	260,168
			Exterior Walls	\$138.76/SF \$693,778
B2020 Exterior Windows				
53 Exterior windows (Excluded)	Item			Excl.
			Exterior Windows	Excl.
B2030 Exterior Doors				
51 Storefront doors at main entrance	EA	2	17,579.50	35,159
52 Back of house doors - assumed hollow metal doors w/ steel frames	EA	3	8,203.67	24,611
			Exterior Doors	\$11.95/SF \$59,770
B3010 Roof Coverings				
7 Membrane roofing	SF	5,000	30.47	152,354
			Roof Coverings	\$30.47/SF \$152,354
C1010 Partitions				
23 Interior partitions	SF	5,000	23.44	117,192
			Partitions	\$23.44/SF \$117,192
C1020 Interior Doors				
24 Interior doors	SF	5,000	8.20	41,018
			Interior Doors	\$8.20/SF \$41,018
C1030 Fittings				
25 Toilet partitions	EA	15	2,578.27	38,674
26 Restroom fittings & accesories (paper dispensing / waste receptacles / soap dispensers / changing stations / mirrors / grab bars)	Item			23,442

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 1 - Restoration of Theater - Estimate Detail

O1 OPTION 1 - RESTORATION - THEATER (continued)

GFA: 5,000 SF Cost/SF: \$1,040.00

Description	Unit	Qty	Rate	Total USD
27 Miscellaneous rough carpentry	SF	5,000	1.17	5,860
28 Caulking & sealants	SF	5,000	1.76	8,791
29 Miscellaneous metals	SF	5,000	1.17	5,860
30 Room ID / code signage	SF	5,000	0.35	1,758
33 Exterior signage / marquee board	Item			117,192
Fittings			\$40.32/SF	\$201,577
C2010 Stair Construction				
9 Stair construction	FT/R	12	3,515.83	42,190
Stair Construction			\$8.44/SF	\$42,190
C3010 Wall Finishes				
54 Wall finishes - gypsum board furring / acoustical wall panels / tile to restrooms / etc.	SF	5,000	46.88	234,387
Wall Finishes			\$46.88/SF	\$234,387
C3020 Floor Finishes				
56 Floor finishes - carpet / tile / wall base / etc.	SF	5,000	28.13	140,634
Floor Finishes			\$28.13/SF	\$140,634
C3030 Ceiling Finishes				
49 Ceiling finishes	SF	5,000	35.16	175,792
Ceiling Finishes			\$35.16/SF	\$175,792
D2010 Plumbing Fixtures				
14 Water closet	EA	10	15,235.40	152,354
15 Urinal	EA	2	15,236.00	30,472
16 Lavatory	EA	3	15,235.67	45,707
17 Mop sink	EA	1	15,234.00	15,234
Plumbing Fixtures			\$48.75/SF	\$243,767
D2020 Domestic Water Distribution				
18 Domestic water distribution	Item			Incl.
19 Sanitary waste & vent piping including above & below grade piping	Item			Incl.
20 Water heater	EA	1	18,750.00	18,750
Domestic Water Distribution			\$3.75/SF	\$18,750
D2040 Rain Water Drainage				
21 Rainwater drainage	Item			23,442
Rain Water Drainage			\$4.69/SF	\$23,442
D3090 Other HVAC Systems & Equipment				
4 HVAC system w/ RTU's / distribution / controls / etc.	T	25.00	9,375.48	234,387
Other HVAC Systems & Equipment			\$46.88/SF	\$234,387

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 1 - Restoration of Theater - Estimate Detail

01 OPTION 1 - RESTORATION - THEATER (continued)

GFA: 5,000 SF Cost/SF: \$1,040.00

Description	Unit	Qty	Rate	Total USD
D4010 Sprinklers				
40 Fire suppression system	SF	5,000	14.06	70,316
			Sprinklers	\$14.06/SF
				\$70,316
D5030 Communications & Security				
41 Structure cabling system - special systems / tel/data including backbone / rough-in / conduit / backboxes & jacks	SF	5,000	5.86	29,298
42 Head end equipment (allowance provided as part of FF&E in the Margins & Adjustments, assumed Owner Furnished Owner Installed)	Item			Incl.
			Communications & Security	\$5.86/SF
				\$29,298
D5090 Other Electrical Systems				
37 Electrical system - distribution / lighting / outlets / controls	SF	5,000	93.76	468,776
39 Fire alarm system	SF	5,000	7.03	35,159
			Other Electrical Systems	\$100.79/SF
				\$503,935
E1010 Commercial Equipment				
31 Projection equipment / specialty lighting / audio equipment	Item			585,962
32 Vending equipment / beverage lines / point of sale equipment	Item			292,983
			Commercial Equipment	\$175.79/SF
				\$878,945
E2010 Fixed Furnishings				
34 Theater seating (allowance)	EA	150	644.57	96,685
			Fixed Furnishings	\$19.34/SF
				\$96,685
E2020 Movable Furnishings				
35 Stage curtain	Item			17,580
36 Storage (racking / costume / equipment / etc.)	Item			8,205
			Movable Furnishings	\$5.16/SF
				\$25,785
F2020 Hazardous Components Abatement				
12 Hazardous material abatement - Bird remains / excrement	Item			35,159
			Hazardous Components Abatement	\$7.03/SF
				\$35,159
G2040 Site Development				
47 Miscellaneous site improvements (pedestrian paving / sidewalk repairs / seating nodes / etc.)	SF	5,400	58.60	316,416
			Site Development	\$63.28/SF
				\$316,416
G2050 Landscaping				
48 Landscaping at corner of Picacho Hwy. & Main St. - small plantings / irrigation / tree protection / tree replacement	SF	5,400	16.41	88,600
			Landscaping	\$17.72/SF
				\$88,600
G3090 Other Site Mechanical Utilities				
63 Miscellaneous site utility adjustments / repairs	Item			82,037
			Other Site Mechanical Utilities	\$16.41/SF
				\$82,037

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 1 - Restoration of Theater - Estimate Detail

O1 OPTION 1 - RESTORATION - THEATER (continued)

GFA: 5,000 SF Cost/SF: \$1,040.00

Description	Unit	Qty	Rate	Total USD
GR General Requirements				
11 Structural survey (X-ray / materials testing / etc.)	Item			117,192
46 Temporary fencing	Item			8,205
68 Final clean	SF	5,000	3.52	17,580
General Requirements			\$28.60/SF	\$142,977
OPTION 1 - RESTORATION - THEATER			\$1,040.00/SF	\$5,200,000

OPTION 2 - RESTORATION / COMMERCIAL SHELL SPACE

Restore & repair existing structure. Existing space would be converted a core & shell that would enable the city to procure a vendor / operator of the existing space.

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 2 - Restoration - Commercial Shell Space - Summary - Gross

GFA: Gross Floor Area

		GFA SF	Cost/SF	Total Cost USD
O2	OPTION 2 - RESTORATION - COMMERCIAL SHELL SPACE	5,000	500.00	2,500,000
	ESTIMATED TOTAL COST	5,000	\$500.00	\$2,500,000

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 2 - Restoration - Commercial Shell Space

O2 OPTION 2 - RESTORATION - COMMERCIAL SHELL SPACE

GFA: 5,000 SF Cost/SF: \$500.00

Description	Unit	Qty	Rate	Total USD
A1010 Standard Foundations				
1 Foundation modifications to support existing structure	SF	5,000	15.59	77,969
			Standard Foundations	\$15.59/SF \$77,969
A1030 Slab on Grade				
2 Slab infill	SF	5,000	22.28	111,382
3 Slab repairs	SF	5,000	11.14	55,693
			Slab on Grade	\$33.42/SF \$167,075
B1010 Floor Construction				
8 Mezzanine framing (assumed all new framing)	SF	1,000	111.38	111,382
			Floor Construction	\$22.28/SF \$111,382
B1020 Roof Construction				
6 Roof framing w/ sheathing (assumed replace roof structure w/ timber framing)	SF	5,000	55.69	278,455
			Roof Construction	\$55.69/SF \$278,455
B2010 Exterior Walls				
10 Structural reinforcing of existing concrete panels (assumed possible mix of structural steel / grouting / panel replacement / etc.)	SF	7,400	55.69	412,109
22 Exterior skin rehabilitation / restoration	SF	7,400	33.41	247,267
			Exterior Walls	\$131.88/SF \$659,376
B2020 Exterior Windows				
53 Exterior windows (Excluded)	Item			Excl.
			Exterior Windows	Excl.
B2030 Exterior Doors				
51 Storefront doors at main entrance	EA	2	16,708.00	33,416
52 Back of house doors - assumed hollow metal doors w/ steel frames	EA	3	7,797.00	23,391
			Exterior Doors	\$11.36/SF \$56,807
B3010 Roof Coverings				
7 Membrane roofing	SF	5,000	28.96	144,800
			Roof Coverings	\$28.96/SF \$144,800
C1010 Partitions				
71 Interior partitions (Excluded)	SF	5,000		
			Partitions	
C1020 Interior Doors				
72 Interior doors	SF	5,000	2.78	13,924
			Interior Doors	\$2.78/SF \$13,924
C1030 Fittings				
25 Toilet partitions	EA	15	2,450.47	36,757

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 2 - Restoration - Commercial Shell Space

02 OPTION 2 - RESTORATION - COMMERCIAL SHELL SPACE (continued)

GFA: 5,000 SF Cost/SF: \$500.00

Description	Unit	Qty	Rate	Total USD
26 Restroom fittings & accesories (paper dispensing / waste receptacles / soap dispensers / changing stations / mirrors / grab bars)	Item			22,279
27 Miscellaneous rough carpentry	SF	5,000	1.11	5,570
28 Caulking & sealants	SF	5,000	1.67	8,356
29 Miscellaneous metals	SF	5,000	1.11	5,570
30 Room ID / code signage	SF	5,000	0.33	1,673
Fittings			\$16.04/SF	\$80,205
C2010 Stair Construction				
9 Stair construction	FT/R	12	3,341.50	40,098
Stair Construction			\$8.02/SF	\$40,098
C3010 Wall Finishes				
55 Wall finishes - gypsum boar furring / acoustical wall panels / tile / etc. (Excluded)	SF	5,000		Excl.
Wall Finishes				Excl.
C3020 Floor Finishes				
57 Floor finishes - carpet / tile / wall base / etc.	SF	5,000		Excl.
Floor Finishes				Excl.
C3030 Ceiling Finishes				
50 Ceiling finishes (Excluded)	SF	5,000		Excl.
Ceiling Finishes				Excl.
D2010 Plumbing Fixtures				
14 Water closet	EA	10	14,479.90	144,799
15 Urinal	EA	2	14,480.50	28,961
16 Lavatory	EA	3	14,480.00	43,440
17 Mop sink	EA	1	14,479.00	14,479
Plumbing Fixtures			\$46.34/SF	\$231,679
D2020 Domestic Water Distribution				
18 Domestic water distribution	Item			Incl.
19 Sanitary waste & vent piping including above & below grade piping	Item			Incl.
20 Water heater	EA	1	17,820.00	17,820
Domestic Water Distribution			\$3.56/SF	\$17,820
D2040 Rain Water Drainage				
21 Rainwater drainage	Item			22,279
Rain Water Drainage			\$4.46/SF	\$22,279
D2090 Other Plumbing Systems				
67 Natural gas piping	Item			11,137
Other Plumbing Systems			\$2.23/SF	\$11,137

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 2 - Restoration - Commercial Shell Space

O2 OPTION 2 - RESTORATION - COMMERCIAL SHELL SPACE (continued)

GFA: 5,000 SF Cost/SF: \$500.00

Description	Unit	Qty	Rate	Total USD
D3090 Other HVAC Systems & Equipment				
5 HVAC system - core & shell - RTU's w/ drops only to condition shell	T	25.00	3,341.52	83,538
			Other HVAC Systems & Equipment	\$16.71/SF \$83,538
D4010 Sprinklers				
40 Fire suppression system	SF	5,000	13.37	66,830
			Sprinklers	\$13.37/SF \$66,830
D5090 Other Electrical Systems				
38 Electrical system - distribution / code requirements	SF	5,000	26.73	133,660
39 Fire alarm system	SF	5,000	6.68	33,416
			Other Electrical Systems	\$33.42/SF \$167,076
F2020 Hazardous Components Abatement				
12 Hazardous material abatement - Bird remains / excrement	Item			33,416
			Hazardous Components Abatement	\$6.68/SF \$33,416
G2040 Site Development				
65 Miscellaneous site improvements (pedestrian paving / sidewalk repairs / seating nodes / etc.)	SF	5,400		Excl.
			Site Development	Excl.
G2050 Landscaping				
66 Landscaping at corner of Picacho Hwy. & Main St. - small plantings / irrigation / tree protection / tree replacement	SF	5,400		Excl.
			Landscaping	Excl.
G3020 Sanitary Water				
64 Grease waste interceptor	Item			22,279
			Sanitary Water	\$4.46/SF \$22,279
G3090 Other Site Mechanical Utilities				
63 Miscellaneous site utility adjustments / repairs	Item			77,969
			Other Site Mechanical Utilities	\$15.59/SF \$77,969
GR General Requirements				
11 Structural survey (X-ray / materials testing / etc.)	Item			111,382
46 Temporary fencing	Item			7,797
68 Final clean	SF	5,000	3.34	16,707
			General Requirements	\$27.18/SF \$135,886
			OPTION 2 - RESTORATION - COMMERCIAL SHELL SPACE	\$500.00/SF \$2,500,000

OPTION 3 - STABILIZE FACILITY

Stabilize existing structure and provide new roofing framing & a roof membrane capable of keeping the facility free of water and bird damage.

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 3 - Stabilize Facility - Summary - Gross

GFA: Gross Floor Area

		GFA SF	Cost/SF	Total Cost USD
O3	OPTION 3 - STABILIZE FACILITY	5,000	220.00	1,100,000
	ESTIMATED TOTAL COST	5,000	\$220.00	\$1,100,000

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 3 - Stabilize Facility

O3 OPTION 3 - STABILIZE FACILITY

GFA: 5,000 SF Cost/SF: \$220.00

Description	Unit	Qty	Rate	Total USD
A1010 Standard Foundations				
1 Foundation modifications to support existing structure	SF	5,000	15.07	75,345
			Standard Foundations	\$15.07/SF \$75,345
A1030 Slab on Grade				
3 Slab repairs	SF	5,000	10.76	53,816
			Slab on Grade	\$10.76/SF \$53,816
B1020 Roof Construction				
6 Roof framing w/ sheathing (assumed replace roof structure w/ timber framing)	SF	5,000	53.82	269,079
			Roof Construction	\$53.82/SF \$269,079
B2010 Exterior Walls				
10 Structural reinforcing of existing concrete panels (assumed possible mix of structural steel / grouting / panel replacement / etc.)	SF	7,400	53.82	398,236
			Exterior Walls	\$79.65/SF \$398,236
B3010 Roof Coverings				
7 Membrane roofing	SF	5,000	27.98	139,920
			Roof Coverings	\$27.98/SF \$139,920
F1020 Integrated Construction				
58 Structural wall modifications to shared wall at Veteran's Center	Item			21,528
61 Renovation to existing Veteran's Center	Item			Excl.
			Integrated Construction	\$4.31/SF \$21,528
F2010 Building Elements Demolition				
70 Demolition of existing roof structure	Item			53,816
			Building Elements Demolition	\$10.76/SF \$53,816
F2020 Hazardous Components Abatement				
13 Hazardous material clean-up / make safe for demolition - Bird remains / excrement	Item			10,763
			Hazardous Components Abatement	\$2.15/SF \$10,763
G1030 Site Earthwork				
45 Rough grading w/ ground cover to provide a clean site	Item			16,143
			Site Earthwork	\$3.23/SF \$16,143
GR General Requirements				
11 Structural survey (X-ray / materials testing / etc.)	Item			21,528
46 Temporary fencing	Item			7,535
60 Move management / temporary facility for Veteran's Center	Mth	3	10,763.67	32,291
			General Requirements	\$12.27/SF \$61,354
			OPTION 3 - STABILIZE FACILITY	\$220.00/SF \$1,100,000

OPTION 4A - DEMOLITION OF EXISTING THEATER WITH VETERANS CENTER TO REMAIN

Remove existing theater while preserving the existing veterans center. Theater footprint and adjacent landscaping would be rough graded and prepared to receive a new building.

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 4A - Demolition of Existing Theater (Veteran's Center to Remain) -
Summary - Gross

GFA: Gross Floor Area

Location	GFA SF	Cost/SF	Total Cost USD
O4A OPTION 4A - DEMOLITION OF EXISTING THEATER (VETERAN'S CENTER TO REMAIN)	5,000	40.00	200,000
ESTIMATED NET COST	5,000	\$40.00	\$200,000

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 4A - Demolition of Existing Theater (Veteran's Center to Remain) - Estimate Detail

O4A OPTION 4A - DEMOLITION OF EXISTING THEATER (VETERAN'S CENTER TO REMAIN)

GFA: 5,000 SF Cost/SF: \$40.00

Description	Unit	Qty	Rate	Total USD
E1010 Commercial Equipment				
62 Equipment associated with potential commercial uses	Item			Excl.
Commercial Equipment				Excl.
F1020 Integrated Construction				
58 Structural wall modifications to shared wall at Veteran's Center	Item			23,392
61 Renovation to existing Veteran's Center	Item			Excl.
Integrated Construction				\$4.68/SF \$23,392
F2010 Building Elements Demolition				
59 Demolition of Theater only (Veteran's Center to remain)	Item			115,787
Building Elements Demolition				\$23.16/SF \$115,787
G1030 Site Earthwork				
45 Rough grading w/ ground cover to provide a clean site	Item			17,543
Site Earthwork				\$3.51/SF \$17,543
GR General Requirements				
46 Temporary fencing	Item			8,189
60 Move management / temporary facility for Veteran's Center	Mth	3	11,696.33	35,089
General Requirements				\$8.66/SF \$43,278
OPTION 4A - DEMOLITION OF EXISTING THEATER (VETERAN'S CENTER TO REMAIN)				\$40.00/SF \$200,000

OPTION 4B - DEMOLITION OF EXISTING THEATER & ADJACENT VETERANS CENTER

Demolish both existing structures. Provide a rough graded site to receive a new building.

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 4B - Demolition of Existing Theater & Adjacent Veteran's Center
 Structure - Summary - Gross

GFA: Gross Floor Area

Location	GFA SF	Cost/SF	Total Cost USD
O4B OPTION 4B - DEMOLITION OF EXISTING THEATER & ADJACENT VETERANS CENTER STRUCTURE	6,875	29.09	200,000
ESTIMATED TOTAL COST	6,875	\$29.09	\$200,000

City of Eloy, Arizona Dust Bowl Theater Development Options

Estimate of Probable Project Cost

Option 4B - Demolition of Existing Theater & Adjacent Veterans Center Structure
 - Estimate Detail

04B OPTION 4B - DEMOLITION OF EXISTING THEATER & ADJACENT VETERANS CENTER STRUCTURE

GFA: 6,875 SF Cost/SF: \$29.09

Description	Unit	Qty	Rate	Total USD
F2010 Building Elements Demolition				
43 Demolition of Theater and Veterans Center - structure / foundations	Item			125,777
			Building Elements Demolition	\$18.29/SF \$125,777
F2020 Hazardous Components Abatement				
13 Hazardous material clean-up / make safe for demolition - Bird remains / excrement	Item			10,309
			Hazardous Components Abatement	\$1.50/SF \$10,309
G1020 Site Demolition and Relocations				
44 Utility removal w/ cap at property line	Item			41,236
			Site Demolition and Relocations	\$6.00/SF \$41,236
G1030 Site Earthwork				
45 Rough grading w/ ground cover to provide a clean site	Item			15,462
			Site Earthwork	\$2.25/SF \$15,462
GR General Requirements				
46 Temporary fencing	Item			7,216
			General Requirements	\$1.05/SF \$7,216
			OPTION 4B - DEMOLITION OF EXISTING THEATER & ADJACENT VETERANS CENTER STRUCTURE	\$29.09/SF \$200,000

**CITY OF ELOY
REQUEST FOR COMMISSION ACTION**

Agenda Item: **VI.C.**

Date: **2/23/2022**

Date submitted:
02/17/2022

Action: Other

**Subject: Overview of the Downtown
Vision Plan**

Date requested:
2/23/2022

TO: Downtown Advisory Commission

FROM: Jon Vlaming

RECOMMENDATION:

Staff to provide an overview of the Downtown Vision Plan Work Program

DISCUSSION:

A contract to prepare a market analysis and vision plan for a portion of the Main Street Area in the Downtown was approved by Council in 2021 with Rounds Consulting Group, Inc. This contract is the result of Staff requesting market analysis assistance as a necessary component to underpin the overall vision for the Downtown Master Plan and synchronize the economic development and land use/zoning related recommendations. The focus of the market analysis is the heart of Downtown Eloy: Main Street and its surrounding area, to demonstrate near, mid and long term employment, retail, office and higher density residential components. The intent is to make the Downtown, and its surrounding residential areas, a vibrant economic and residential community in the City. The Downtown Master Plan will fold this market analysis and the vision component into the entire Downtown Study Area.

Staff will present an overview of the draft document (under preparation by the consultant) to inform the Commission of this component of the Downtown Master Plan.

FISCAL IMPACT:

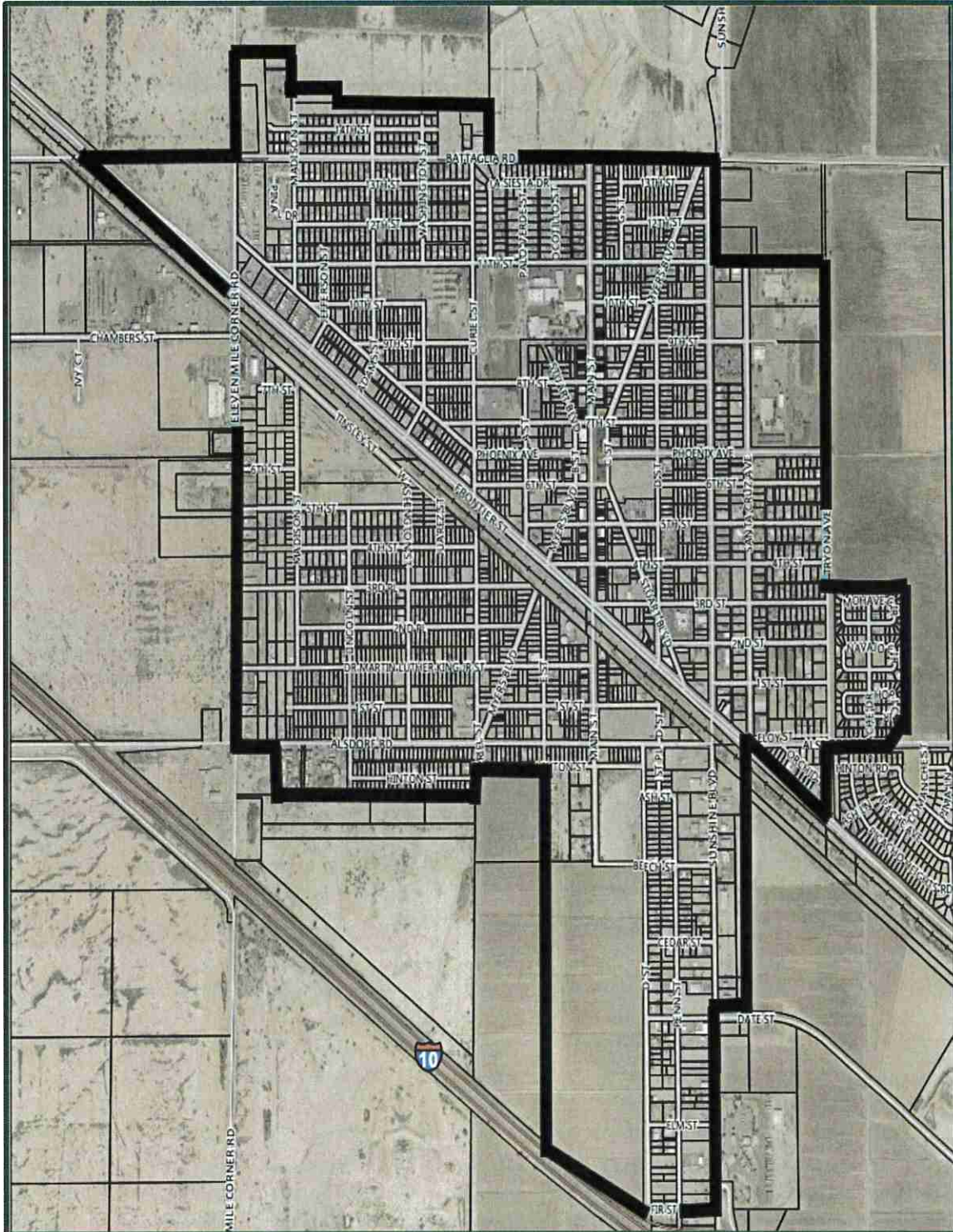


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Figure 2: Downtown Eloy



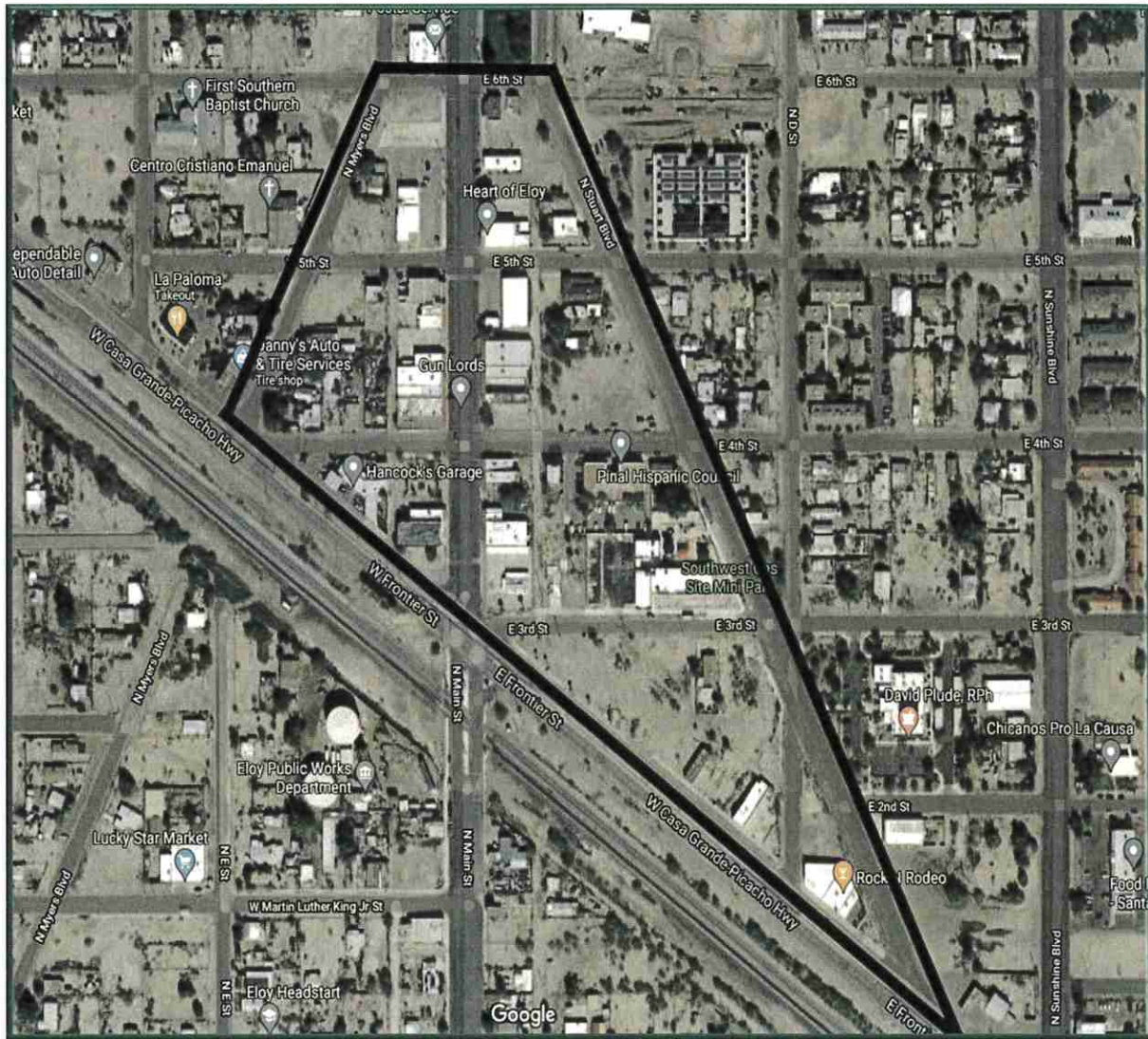
Source: City of Eloy



The main street corridor (Figure 3) has been designated as an area of interest by City officials. It is located south of Eloy City Hall and the City's police station.

The vision is that main street corridor becomes the "gateway" into Eloy. It has many of the City's oldest buildings, some of which hold historical significance. The main street corridor area is likely the targeted area for projects that enhance the aesthetics of the downtown area.

Figure 3: The Main Street Corridor



Source: City of Eloy; Google Maps



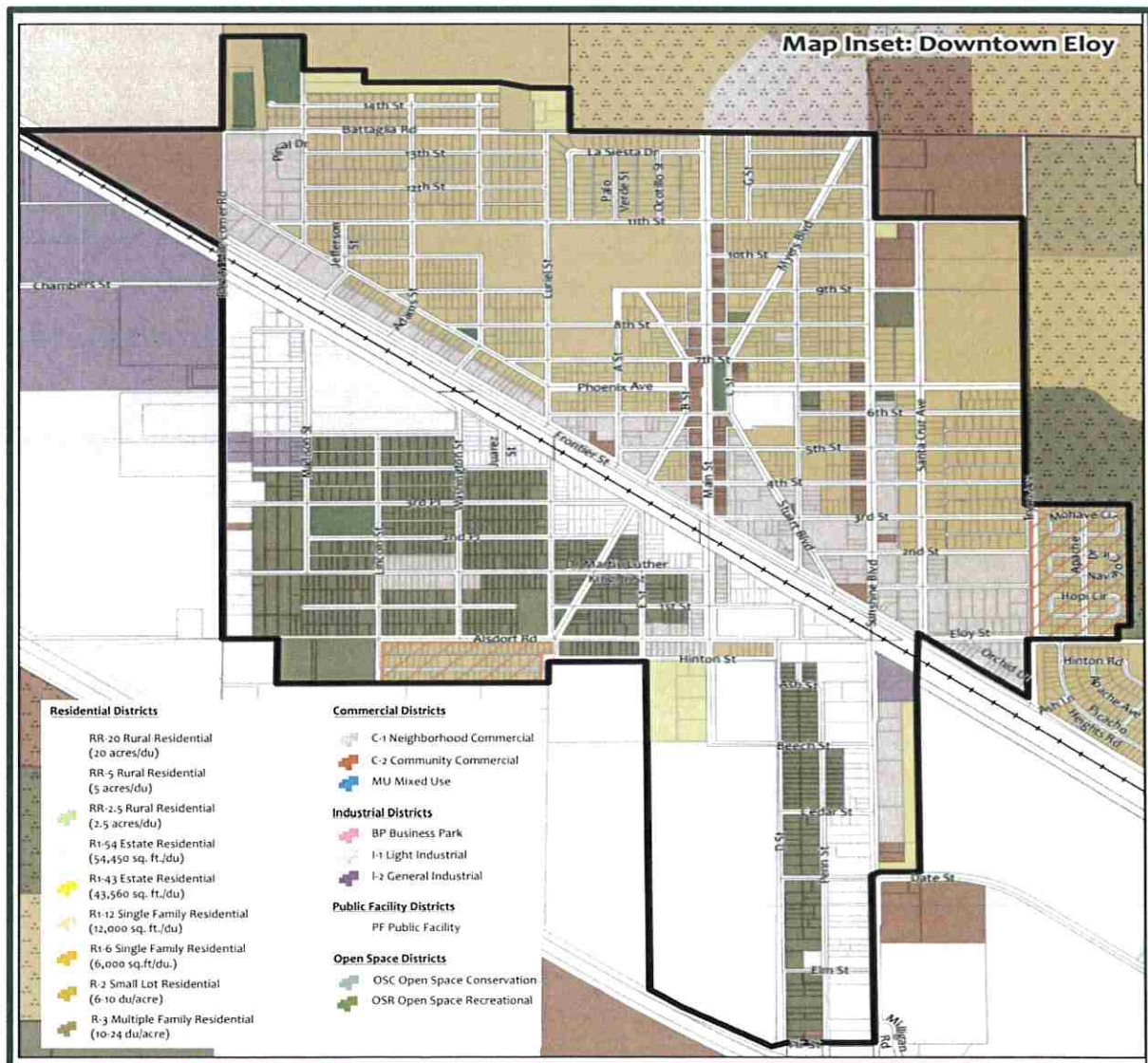
General Land Use Profile

A review of the land use and zoning ordinances and inventory of Eloy’s developable land will provide insight into how the layout of the downtown area can best support the *Main Street Vision Plan*. The evaluation of current planning and zoning policies should consider existing and future opportunities to implement building codes and policies, and the evaluation of current land inventory will ensure that there is sufficient land to meet future growth projections

Additional context as to how other communities similar to Eloy utilized land use and zoning as part of an economic development initiative is found in Appendix A.

The downtown area is a mix of residential and commercial zoning as well as land designated for open space. Figure 11 is a map of the zoning designations in the downtown area.

Figure 11: Zoning Map of the Eloy Downtown Area



Source: City of Eloy