



**PUBLIC NOTICE
REVITALIZATION COMMISSION**

Meets

Wednesday, August 23, 2023

3:00 PM

ELOY CITY EXECUTIVE CONFERENCE ROOM

595 North C Street Suite 104

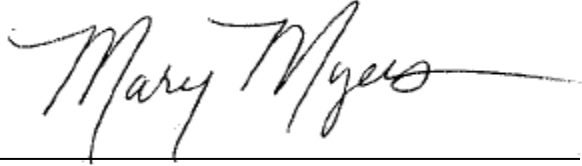
Eloy, Arizona 85131

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Call to the Public**
- IV. Motion to approve the March 22, 2023 meeting minutes of the Revitalization Commission**
 - A. Meeting Minutes
- V. Old Business: Possible discussion and/or action on the following:**
 - A. Staff to present the PowerPoint that memorializes the strategies identified by the Urban Land Institute's Technical Assistance Panel conducted on April 18, 2023.
 - B. Staff will provide the Commission with an overview of the Frontier Street Community Tree Project, which has now been constructed to provide landscaping and irrigation improvements for the south side of Frontier Street, between Myers Boulevard and Stuart Boulevard.
- VI. New Business: Possible discussion and/or action on the following:**
 - A. Staff to provide the Commission with an update on the tasks leading up to demolition of the existing Dustbowl Theatre building, creating a vacant space more suitable for future development.
- VII. Communications:**
 - A. Eloy Chamber of Commerce Executive Director Announcements
 - B. Ex Officio Member Announcements
 - C. Community Development Director Announcements
- VIII. Good of the Order**

IX. Motion to Adjourn

POSTED BY 5:00 P.M. ON THURSDAY, AUGUST 17, 2023 AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.gov

A handwritten signature in cursive script that reads "Mary Myers". The signature is written in black ink and is positioned above a solid horizontal line.

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, March 22, 2023
3:00 p.m.**

I. Call to Order

After some discussion regarding what constitutes a quorum, and in the absence of Chairperson Peters, Ralph Varela called the meeting to order at 3:07 pm.

II. Roll Call

Members present included:

- David Christenson
- Ralph Varela
- Allen Crawford
- Ex-Officio/City Councilman - Daniel Snyder

Members Absent:

- Eddie Peters (excused)

Staff present:

- Jon Vlaming, Community Development Director
- Jeff Fairman, Economic Development Specialist
- David Malewitz, City Manager

Others present:

None

Note - One or more members of the Revitalization Commission may attend by telephonic means

III. Call to the Public

No response.

IV. Motion to Approve the April 27, 2022 Meeting Minutes of the Revitalization Commission

Commissioner Varela asked for a motion to approve the October 12, 2022 meeting minutes. Commission Member Christenson made the motion to approve, Commissioner Crawford seconded. The motion passed 3-0.

V. Old Business: Possible Discussion and/or Action on the Following:

A. Staff updated the Commission on the Technical Assistance Panel by the Arizona Chapter of the Urban Land Institute on April 18, 2023 (tentative).

- Mr. Vlaming identified that the Urban Land Institute conducted a Technical Assistance Panel in 2015. A document was prepared to memorialize the work and

directions expressed during this day-long event. Concurrent with the preparation of the upcoming Downtown Master Plan and work on the Downtown Vision Plan, staff would like to utilize this event to update the work done in 2015, identify the inroads that the City has made during that time, and utilize their expertise to underpin directions in the Master Planning process.

B. Staff provided an update on the Completion of the Painting on the Building Columns on Both sides of Main Street, from Frontier Street to 5th Street.

- Mr. Fairman commented that the City engaged an artist to paint scenes on each of 57 columns along Main Street to highlight Eloy activities including skydiving, agricultural activities, local color and culture and much more. He discussed the dozens of affirmative comments received on various social media platforms. Also discussed was the opportunity for additional art on building walls to enhance the work already completed.

VI. New Business: Possible Discussion and/or Action On The Following:

A. Staff presented a framework for the establishment of a volunteer committee of the Eloy Revitalization Commission for the Commission's consideration and approval.

- The Commission unanimously approved the Volunteer Committee concept and structure as a new tool to get specific projects done by the Commission throughout the City as needed.

B. Commission to consider and nominate one of its members to serve as the inaugural volunteer committee leader.

- As there are no projects on the immediate horizon, this item was tabled.

C. Commission to accept Staff's support for the involuntary resignation of Ms. George Hargis and conduct a subsequent search for a new Revitalization Commission member.

- After a brief discussion this action was unanimously approved.

D. Commission to nominate and elect a Chairperson for Calendar Year 2023

- It was confirmed that Eddie Peters will be the Revitalization Commission chair for 2023

E. Commission to nominate and elect a Vice Chairperson for Calendar Year 2023

- It was confirmed that David Christenson will serve as the Commission Vice-Chair for 2023

VII. Communications:

A. Ex-Officio Member Announcements

- City Council Member Dan Snyder discussed the proposal by members of the State Legislature to eliminate certain restaurant and bar taxes in Arizona and the negative affect that would have on rural community budgets. He encouraged everyone to write to our representatives and ask that they veto this attempt.

B. Community Development Director Announcements

- Mr. Vlaming discussed the upcoming Planning and Zoning Work Session and meeting where the primary topic will be the utility scale (large) solar generation projects, location and requirements. This is an additional outreach exercise to receive as much public input as possible leading to a recommendation by the City's Planning & Zoning Commission and eventual decision by City Council on these locations, regulations and standards.

VIII. Good of the Order

- A general conversation took place regarding animal control regulations, the City's budgeting process and what will be required to attract new members to the Commission.
- The next Revitalization Commission is scheduled for April 26, 2023 in the Eloy City Hall Executive Conference Room.

IX. Motion to Adjourn

- Commissioner Varela asked for a motion to adjourn. Commissioner Christenson made a motion to adjourn, Commissioner Crawford seconded. The motion passed 3-0 and the meeting adjourned at 4:25 p.m.

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: V.A.

Date: 8/23/2023

Date submitted:
07/25/2023

Action: Other

Subject: Staff to present the PowerPoint that memorializes the strategies identified by the Urban Land Institute's Technical Assistance Panel conducted on April 18, 2023.

Date requested:
8/23/2023

TO: Downtown Advisory Commission

FROM: Jon Vlaming

RECOMMENDATION:

There is not a recommendation at this time.

DISCUSSION:

In 2015, the Urban Land Institute conducted a technical assistance panel (TAP) focused on Downtown Eloy. This panel was memorialized in a report prepared at that time. Staff worked closely with the ULI Staff and its Technical Advisory Panel to organize and hold an updated panel day on April 18, 2023 to review the implementation of actions in the original report and to determine appropriate next steps for the Downtown Area in the near future. The event occurred on April 18th and was a successful working session led by Mark Stapp and supported by five other panelists. The results of the TAP are memorialized in a PowerPoint presentation that was summarized for the City Council on August 14, 2023.

FISCAL IMPACT:

There is not a direct fiscal impact associated with this discussion.

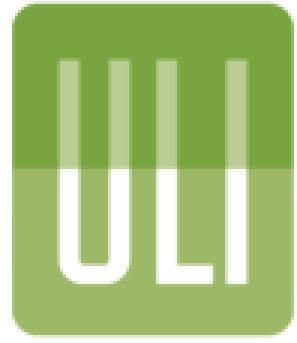


Technical Assistance Panel (TAP) Update

City of Eloy, Arizona

April 18, 2023

Original TAP conducted
on April 30, 2015



WHERE
THE FUTURE
IS BUILT

URBAN LAND INSTITUTE

Mission:

Shape the future of the built environment for transformative impact in communities worldwide

Membership:

Over 48,000 members globally; 1,200 in Arizona comprised of real estate professionals (planners, developers, designers, financial services, brokers, public sector)

Connect | Inspire | Lead



Arizona

Technical Assistance Panels (AzTAP)

“Mini-think tank” providing strategic advice to communities on complex land use and development issues

- Connects ULI members’ vast knowledge and experience
- Panels convene highly qualified industry and community thought-leaders
- ULI experts offer fresh, unbiased perspective, and market-based, best practice solutions to local challenges



City of Eloy AzTAP Panelists



left to right

Walter Crutchfield

Vintage Partners, Partner

Darlene Newsom

UMOM New Day Centers, Former CEO & consultant with Vitalyst Health Foundation

Gabriel Jaramillo

Vitalyst Health Foundation, Director of Healthy Communities

Kevin Volk

Volk Company, Commercial Real Estate Associate

Liz Lonetti

Espiritu Loci, Senior Planner and Urban Designer

Mark Stapp - Moderator

Arizona State University, Executive Director, MRED/Fred E. Taylor Professor in Real Estate, W.P. Carey School of Business

also shown: **Jon Vlaming**

City of Eloy, Community Development Director

Background for City of Eloy AzTAP



The City of Eloy used the 2015 AzTAP as a guideline for a 5-year Economic Development Strategic Plan. The City created a "Revitalization District" and "Revitalization Commission" as a result of the report.



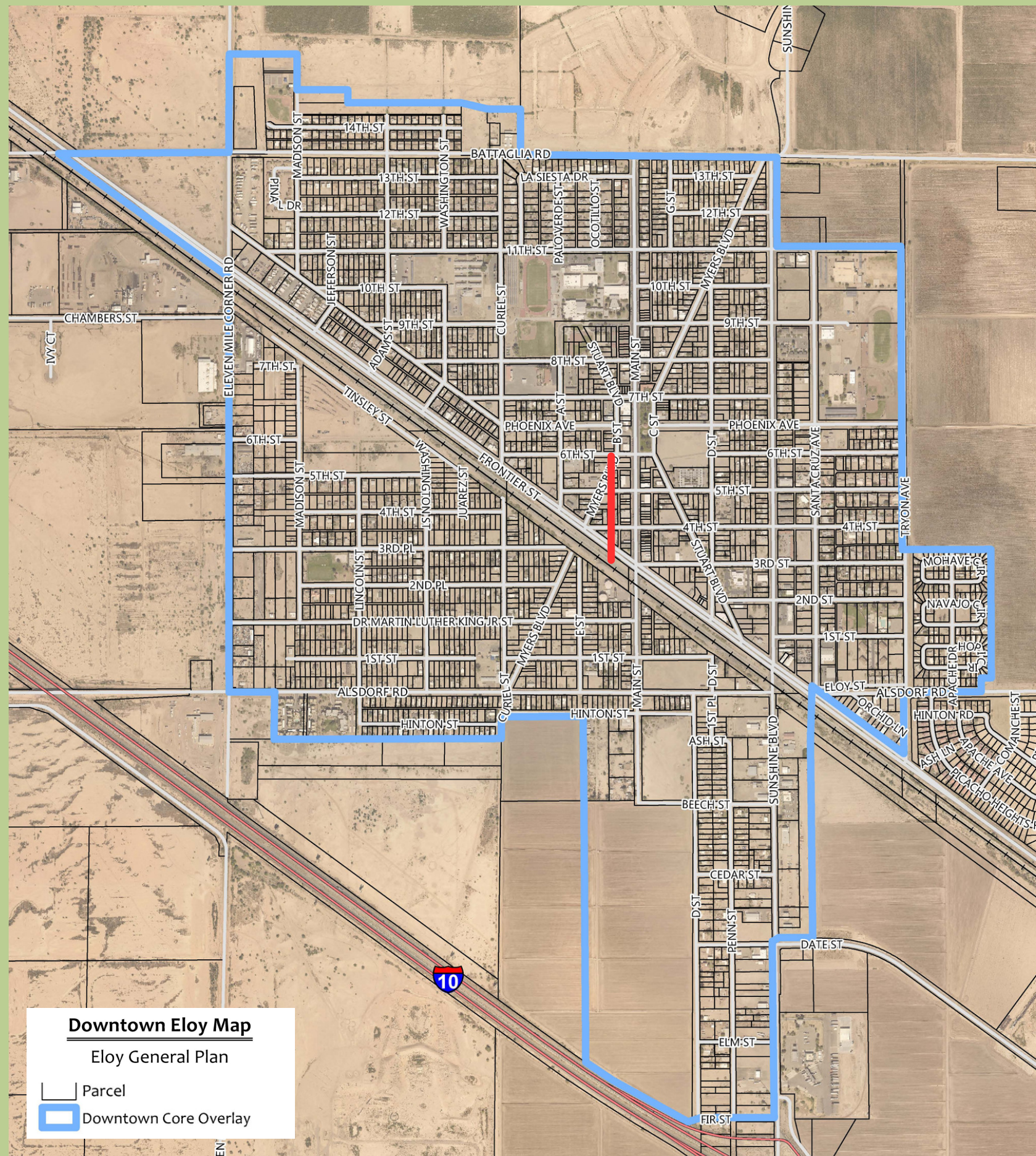
The City has invested in the community with new City Hall and Police Department buildings as well as Main Street Park but needs to create private sector buy-in to support further momentum.



The City needs to increase its housing base to foster reinvestment from existing companies as well as new businesses in the area. This will support downtown growth and act as a catalyst for additional investments.

Problem Statement:

As the **City of Eloy** continues to transition and develop a **gateway to downtown**, how can the City encourage and implement **meaningful utilization of vacant and privately owned buildings** on Main Street (highlighted with a red line) while also creating **buy-in from surrounding residents and absentee property owners?**



The AzTAP Process



Define challenge/develop scope

Generate/refine key questions

Compile/distribute briefing materials

Select industry expert panelists

Conduct stakeholder interviews

Tour of study area

Engage panel in discussion

Prepare strategy recommendations

THANK YOU ELOY STAKEHOLDERS!

Through Stakeholder interviews conducted by AzTAP Panelists and Committee, the following Strengths, Challenges and Opportunities were identified:

STRENGTHS

- Small-town feel
- Main Street Park
- Potential to grow
- Development friendly
- City Hall, police buildings

CHALLENGES

- Lack of retail
- Absentee building owners
- Infrastructure for new housing
- Lack of City staff to address development pressure

OPPORTUNITIES

- Community events
- Local entertainment
- Available retail & community spaces
- International community marketing
- Increased interaction & partnership with existing local businesses

What We Know

- Main Street Rehab program has beautified downtown
- Water tower was painted and redone 2 years ago to include lighting. It's an important landmark that helps honor the past but ensure a bright future ahead
- Multiple buildings along Main Street are not utilizing their highest and best use
- South side of the railroad has even more underutilized land for commercial and residential infill
- Sunshine Industrial Park is 277 acres of shovel ready industrial with one owner, Walton. How can the City support efforts to get this land developed? Is I-1 the proper zoning for this area?
- No adult education programs or social construct
- Food Town is the only grocery store in the city
- Alley-loaded buildings along Main Street are attractive to developers
- George Washington Carver School is vacant, option for historical preservation or other use?



**Panel Discussion
Guided by Questions
Addressing:**

**Planning
and Design**

**Residential
Rehabilitation**

**Adaptive Use
and Reuse**

**Strategic Site
Programming**

The Gateway to Downtown Eloy:

Westerly extension of Date Street, from Sunshine Boulevard and/or Frontier Street

- strengthen image of City from freeway; enhance buildings along Sunshine Blvd.
- direct with signage, wayfinding; public art and landscaping to create a sense of arrival

On Main Street:

- focus area from Dust Bowl Theatre to Central (Main Street) Park
- expand sidewalks and give pedestrian focus with parallel parking
- encourage sidewalk cafes and parklets by prioritizing streetscapes and facades; striping and landscape-enhancement with minimal cost
- foster and grow community events
- determine and create branding



Planning
and Design

Existing Homes and Lots:

- high wage-earning jobs are nearby while housing quality is farther away
- identify the best locations for infill versus new projects - include "missing middle scale"
- facilitate housing rehabilitation in and around downtown focusing on one block at a time
- enforce existing laws and ordinances to get the desired results and therefore effect change - owners will improve properties or sell
- use current tools and resources with existing strategic partnerships
- seek funding and partners through programs and organizations such as CDBG, USDA, Community Land Trust, Local First, ARPA and equity bonds
- build community pride and ensure Main Street Park is immaculate, always
- engage residents and encourage buy-in



Residential Rehabilitation

Underutilized, Vacant and Privately Owned Buildings

- identify properties for reuse opportunities and how best to utilize them
- increase property tax, zoning enforcement penalties on vacant/absentee land; make it more expensive to hold
- remove potential barriers ahead of time; consider Accessory Dwelling Units (ADU) overlay to include home businesses and workshops
- how can the City position underutilized and vacant properties to take advantage of the next upcycle? Can this be done without new residential development in the surrounding area?
- 35% vacancy on Main Street, but seems much higher; strategic site planning can help
- address the number of marginal churches and their impact on other opportunities for development
- complete detailed land use map to identify challenges and opportunities



Adaptive Use
and Reuse

Developing Important Corners

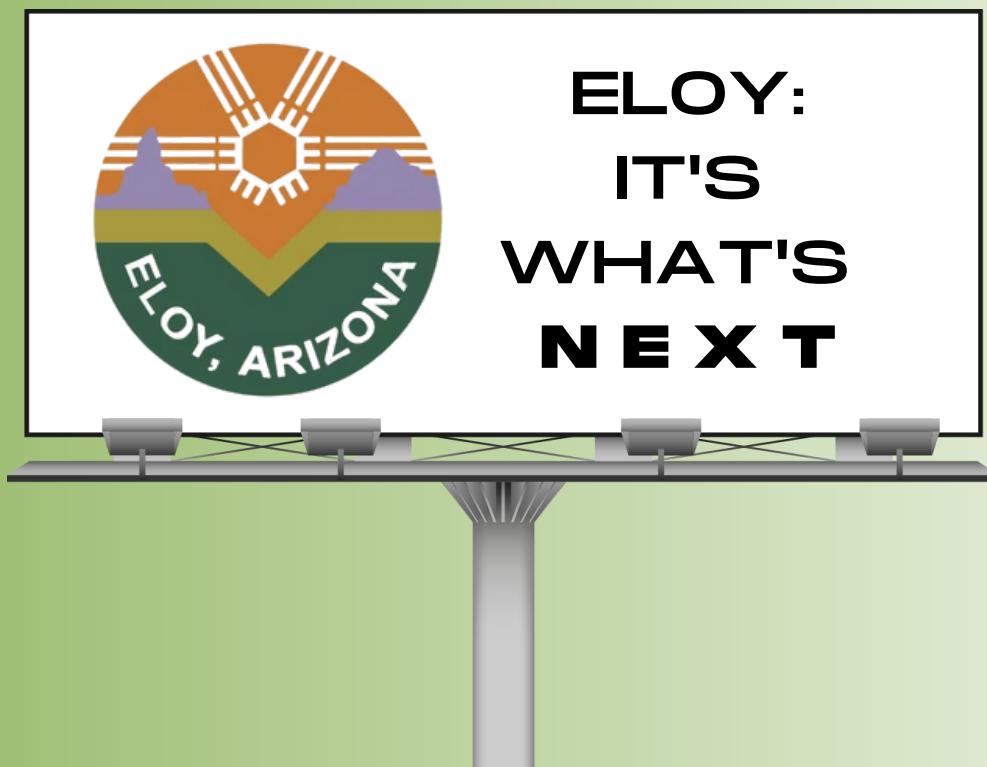
- inflection point is 5-7 years away; prepare for arrival by making it easy for investment to gain momentum
- when Dust Bowl Theatre is demolished, consider saving an element to be used for a downtown entry monument
- catalog City-owned land and evaluate other assets within Eloy that can be traded to relocate existing businesses, allowing City's ownership and control on all of Main Street
- put entire blocks out for RFP so the full corners upon entering downtown can be developed; more attractive to developers
- establish design standards to ensure development compliments City's vision
- generate downtown street traffic; feels more vacant than it is
- beautification, pedestrian areas and landscaping are important elements



Strategic Site
Programming

Next Steps & Priorities

- address blight and beautify block-by-block
- create welcome to downtown, wayfinding
- land/building swap with absentee owners
- identify partners that will expand capacity for the City to leverage funding for private development
- schools in the area own large portions of land; they are a potential partner to the City including potential affordable housing opportunities that allow for recruiting workforce; evaluate potential non-profit and private partnerships to fund affordable housing projects
- activate street traffic with frequent events
- streamline process for qualified private investment to move forward; review zoning for most flexibility; add expedited approval options
- mural programs and parklets are inexpensive investments to encourage community engagement and activity
- create design standards for gateway properties
- offer educational programs for entrepreneurs; utilize Robson Ranch community for potential volunteers
- don't wait for private developers to market their sites; do it for them while also seeking ways to further engage and partner
- encourage vacation rental properties, airstream villages and places for campers/RVs so you can get in front of where you want them to locate
- attract more bohemian/artsy uses to attract young and creative people

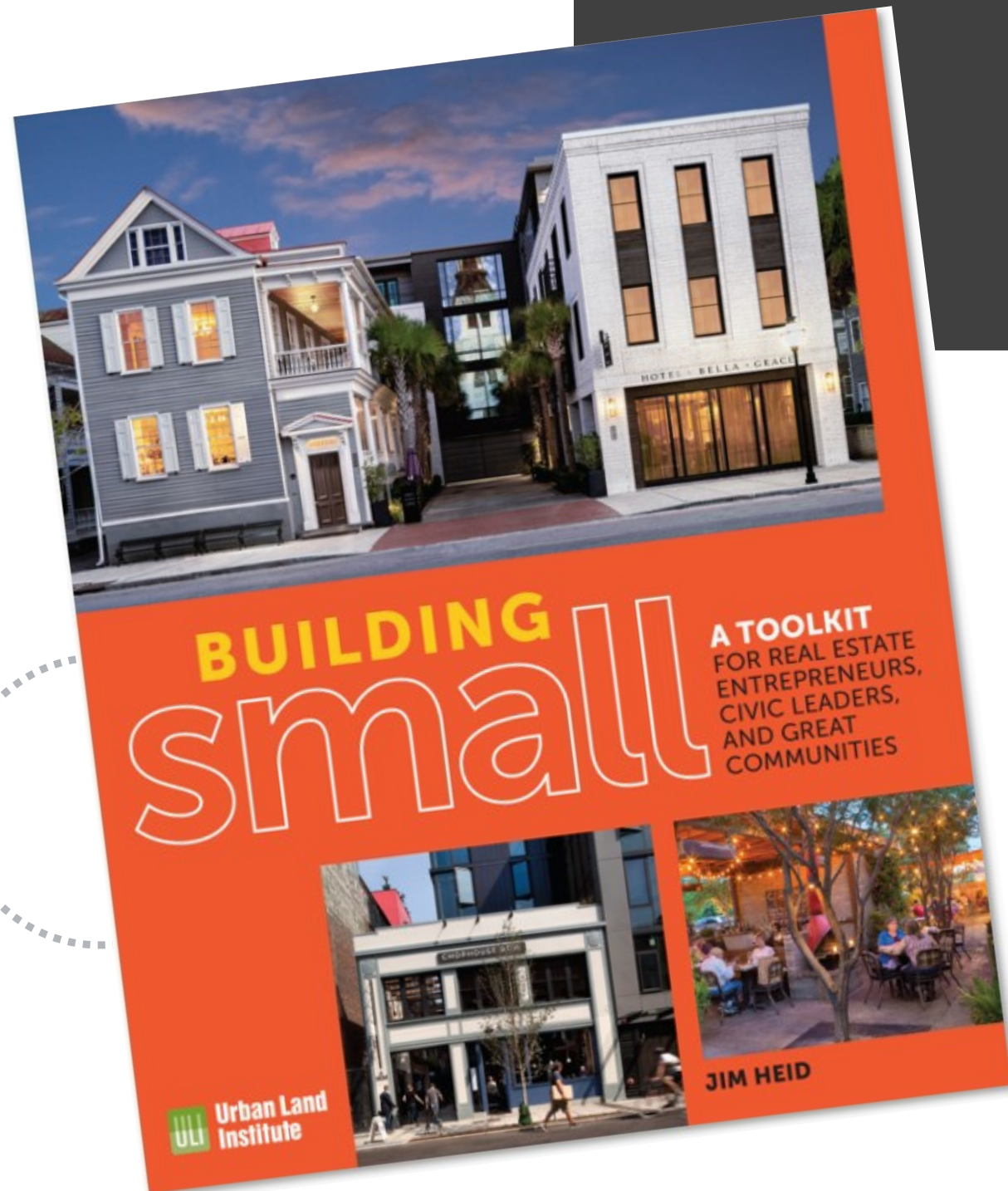


“

We are in a time when the value of cities is taking on new meaning, due in part to the transformative and creative power of smaller developments.”

– Jim Heid, Author

Building Small: A Toolkit for Real Estate Entrepreneurs, Civic Leaders and Great Communities



Phoenix Grand Avenue Streetscape Improvements
Photo credit: www.grandavenuephx.com

AzTAP Committee Leadership:

Angie Grendahl, MRED, Chair; Director of Development, Thompson Thrift Development *

Cameron Carter, Vice Chair; Partner, Rose Law Group

Liz Lonetti, Vice Chair; Senior Planner and Urban Designer, Espiritu Loci *

AzTAP Committee Members:

Jamie Blakeman, PE, Principal Owner | Traffic Engineer, Lokahi Group

Natalia Chavez, Development Analyst, Dominionum

Lea Cheshareck, Business Development, The Weitz Company

David Davis, FAICP, Principal, DaleGardon Design

Mark Davis, Owner, 48 Development Company

Denise Dunlop, Landscape Architect, Lokahi Group *

Anders Engnell, Director of Urban Planning, Culdesac

Benjamin Hernandez, MRED, Analyst, Seven League Ventures *

Tom Hester, Principal | Integrated Planning and Design, Jacobs

Mike James, Development Associate, Wood Partners

Gabriel Jaramillo, Director of Healthy Communities, Vitalyst Health Foundation *

Melissa Johnson, Director of Business Development & Marketing, Danson Construction *

Amy Malloy, Managing Principal, Evolve Ventures

Debbie Parkins, Project Engineer/ Business Development, Western Technologies, Inc.

Kelly Patton, Economic Development Manager, APS

Kim Poole, Vice President, Economic Development, Clayco

Jon Prystasz, Development Manager, Toll Brothers Apartment Living

Rina Rien, Executive Director, Pinal Partnership *

Lance Ross, President, Ross Property Advisors

Judie Scalise, Principal, ESI Corporation

Brooke Vink, Business Development Manager, Wood/Patel

Jon Vlaming, Community Development Director, City of Eloy

Jacob Zonn, Director of Land Development, Becker Boards

* Denotes ULI Arizona City of Eloy AzTAP Subcommittee Member

ULI Arizona Staff

Debra Z. Sydenham, FAICP
Executive Director

Gerri Lipp
Senior Director



Where Do We Go From Here?

Review and Prioritize Strategies and Timeframes with Eloy Revitalization Commission

Confirm Strategy Priorities and Timeframes with City Council

Integrate Priority Listing into New/Existing Plans and Programs, as Appropriate



Downtown Strategy	Approach	Personnel/Plan/Program Interface
Reduce Blight	Work on a block by block basis	Coordinate with Code Enforcement personnel
Increase Signage	Create Welcome to Downtown and Wayfinding	CIP: Wayfinding Signage Project scheduled for FY 2024-25 and 2025-26
Public-Private Property Transfer	Reduce absentee ownership	Coordinate with Economic Development Manager
Private Sector Development Partners	Identify incentives to reduce development risk for desired uses	Coordinate with Community Development Department and City Manager
Public School District as Partners	Evaluate for higher and better uses for underutilized property	Coordinate with Economic Development Manager
Enhance Community Events	Utilize Main Street	Coordinate with Eloy Chamber of Commerce
Evaluate and Streamline Development Processes	For Qualified Investment, consider flexible zoning, expedited approval options	CIP: Update to Zoning Code scheduled for FY 2024-25
Dress up Downtown	Initiate mural programs and parklets	CIP: Downtown Master Plan scheduled for FY 2023-24
Create Design Standards	Focus is on gateway properties	CIP: Identify as part of a new project to develop Design Guidelines for Downtown Area
Entrepreneur Educational Programs	Foster organic business creation; utilize Robson Ranch volunteers	Coordinate with Chamber of Commerce and Small Business Development Council
Provide Assistance to Market Properties	Integrate broker cut sheets into City website and identify properties for sale	Coordinate with Economic Development Manager
Foster Locations for Winter Visitors and Tourists	Consider these uses as precursors to showcase the City for future full time residents	CIP: Downtown Master Plan scheduled for FY 2023-24
Attract Young Creatives	Integrate bohemian/artsy uses	CIP: Downtown Master plan scheduled for FY 2023-24

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **V.B.**

Date: **8/23/2023**

Date submitted:
07/25/2023

Action: Other

Subject: Staff will provide the Commission with an overview of the Frontier Street Community Tree Project, which has now been constructed to provide landscaping and irrigation improvements for the south side of Frontier Street, between Myers Boulevard and Stuart Boulevard.

Date requested:
8/23/2023

TO: Mayor and City Council

FROM: Jon Vlaming, Community Development Director

RECOMMENDATION:

No recommendation needed at this time.

DISCUSSION:

This project was initially identified by a City resident and supported by one of our council members. It is identified as a project within the City's current FY2022/2023 Capital Improvement Program. The project envisions the placement of trees along the south side of Frontier Street (within the City's right-of-way) in the Downtown Area to achieve the following objectives:

- Improve air quality through carbon capture
- Reduce stormwater runoff through increased infiltration
- Reduce the urban heat island effect
- Enhance the aesthetic and natural environment
- Provide a welcoming gateway to assist with economic development efforts

City staff had previously obtained Council approval for the solicitation of landscape architectural services to design a street tree theme for the south side of Frontier Street (between Myers and Stuart Boulevards) and prepare the landscape plan and irrigation plan and construction documents. This project implements the initial phase of the City's Community Street Tree Program envisioned for the south side, center median, and north side of Frontier Street through Downtown Eloy. This project has now been constructed.

FISCAL IMPACT:

There is not a direct fiscal impact resulting from this project.

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Stephen R. Cooper". The signature is fluid and cursive, with a long horizontal stroke at the end.

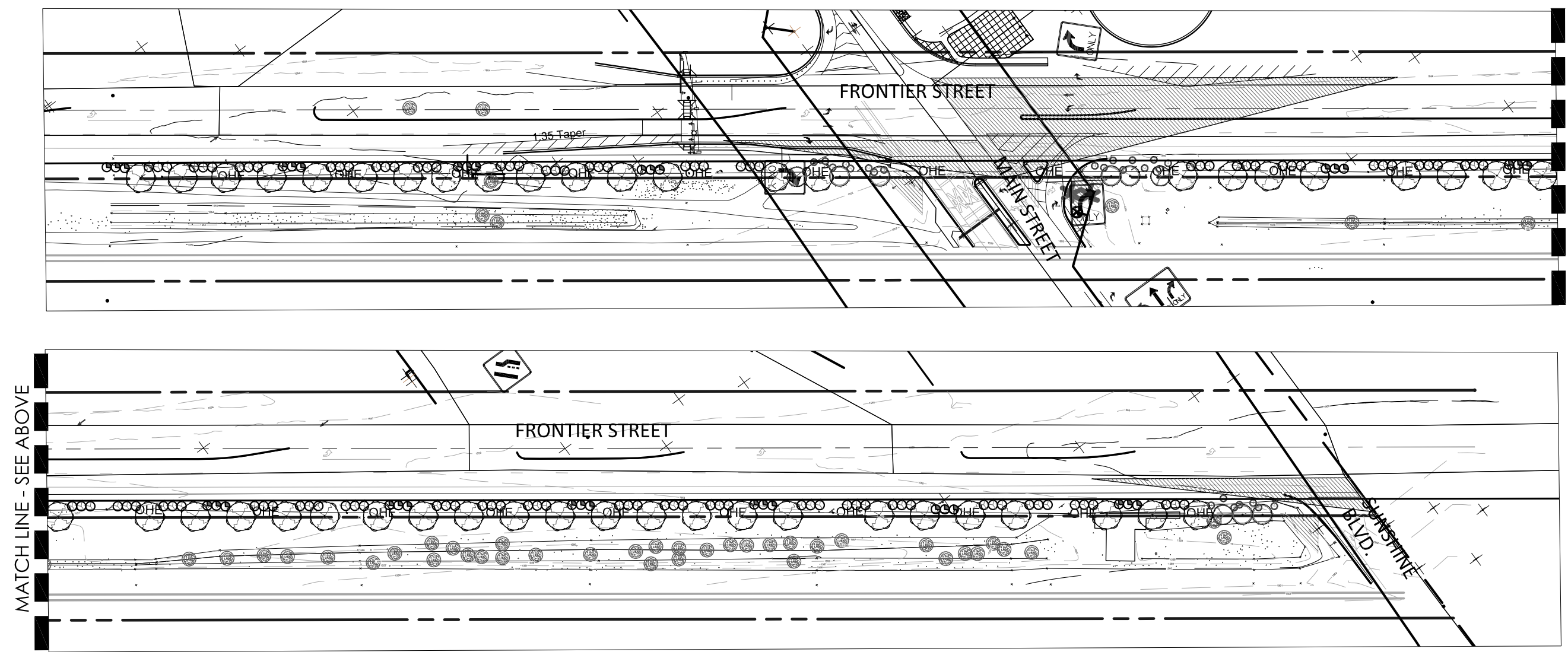
Stephen R. Cooper, City Attorney

IRRIGATION NOTES:(NOT APPROVED BY CITY)

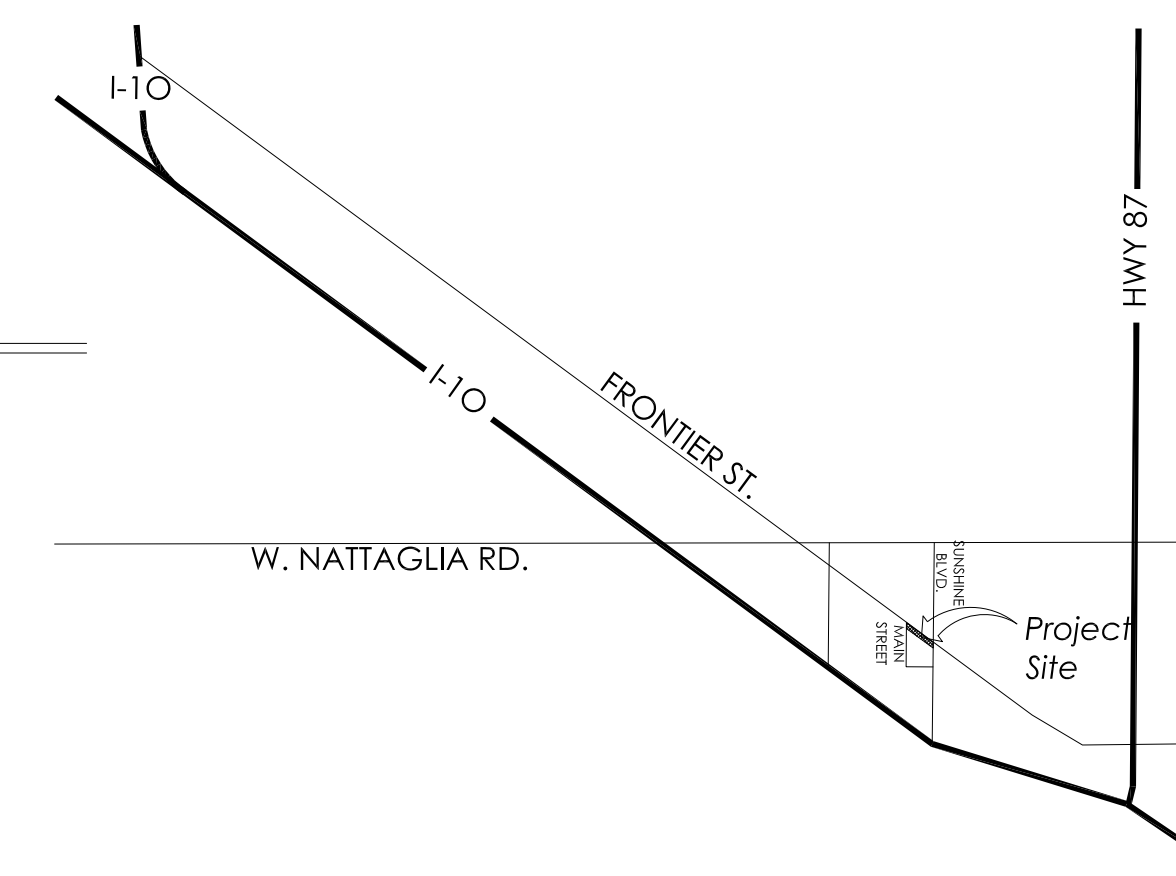
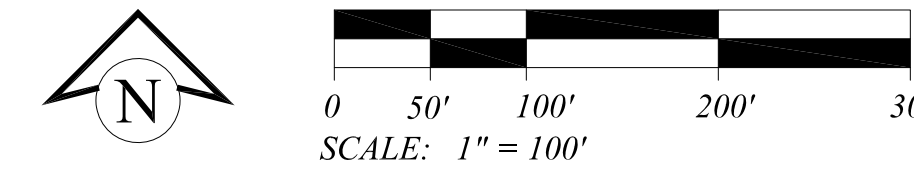
- ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS WITHIN PROPERTY BOUNDARIES OF THE PROJECT - ALL LINES AND EQUIPMENT ARE SCHEMATIC AND ARE SOMETIMES SHOWN IN ROADWAYS, SIDEWALKS, OR OUTSIDE PROPERTY LINES. THIS IS DONE FOR CLARITY PURPOSES ONLY.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM SOURCE PRESSURE OF 70 PSI, A MINIMUM OPERATING PRESSURE OF 25 PSI, AND A MAXIMUM FLOW DEMAND OF 60 GPM. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL MATERIAL USED SHALL BE INSTALLED AS DETAILED. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL APPROVE ALL DEVIATION'S FROM DRAWINGS OR MATERIALS USED.
- THE OWNER'S REPRESENTATIVE MAY, AT ANY TIME, TAKE AND ANALYZE SAMPLES OF MATERIALS AND EQUIPMENT FOR CONFORMITY TO SPECIFICATIONS. THE CONTRACTOR SHALL MAKE SUCH SAMPLES AVAILABLE UPON REQUEST. REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- INSTALL BACKFLOW PREVENTION UNIT(S) PIPING BETWEEN THE POINT OF CONNECTION AND THE BPU PER LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE THE FINAL LOCATION OF THE BPU. BACKFLOW PREVENTOR MUST BE SCREENED FROM VIEW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE AS PER MANUFACTURER'S SPECIFICATIONS AND AS PER LOCAL CODE.
- 24 VOLT WIRE SHALL BE 600V, UF, UL APPROVED, #14 GAUGE, SINGLE STRAND, PLASTIC INSULATED, COPPER WIRE. COMMON WIRE IS TO BE WHITE, CONTROL WIRE IS TO BE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE AT 10' ON CENTER. LAY BESIDE MAINLINE. SPLICE IN VALVE BOXES ONLY, USING MANUFACTURED EPOXY OR RESIN FILLED WIRE CONNECTORS. PROVIDE 18" SLACK AT EACH ELBOW IN MAIN LINE AND AT EACH REMOTE CONTROL VALVE. PULL ONE ADDITIONAL SPARE WIRE TO THE MOST DISTANT VALVE LOCATION FOR POTENTIAL FUTURE USE. COLOR OF EXTRA WIRE SHALL BE YELLOW.
- LEVEL OF PEA GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 2" BELOW THE BOTTOM OF THE VALVE SO THAT THE VALVE IS COMPLETELY VISIBLE. ALL PEA GRAVEL IN VALVE BOX TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
- LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED. REMOTE CONTROL VALVE TO BE LOCATED IN A SEPARATE (ADJACENT) VALVE BOX, OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES.
- ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES.
- THE CONTRACTOR SHALL PROVIDE CHECK VALVES AND AIR VACUUM RELIEF VALVES AS REQUIRED, OR AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, TO EACH CIRCUIT THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS AND PER PIPE SIZING SCHEDULE ON DETAIL SHEET. IF THERE IS A DISCREPANCY BETWEEN THE PIPE SIZES SHOWN ON THE PLAN AND THOSE OUTLINED IN THE PIPING SCHEDULE, THE SCHEDULE SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PIPE SHALL BE BEDDED ON ALL SIDES WITH FOUR INCHES OF ROCK FREE (3/8" MINUS) MATERIAL IMPORT SAND IF NECESSARY. BACKFILL IN TWO OR MORE COMPACTED LIFTS. SETTling OF TRENCHES BY MORE THAN AN INCH SHALL BE BROUGHT TO FINISH GRADE AT THE CONTRACTOR'S EXPENSE.
- ALL IRRIGATION LINES ON SLOPES OR WITHIN RETENTION BASINS SHALL BE RUN PARALLEL WITH GRADE AND ARE TO MAINTAIN THE HIGHEST ELEVATIONS POSSIBLE AT ALL TIMES.
- MULTI-OUTLET EMITTERS SHALL SERVICE ALL TREES AND SHRUBS AND/OR GROUNDCOVERS.
- ALL PLANTS THAT REQUIRE MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANTING WELL. EMISSION POINTS AT ROOTBALLS SHALL BE LOCATED ON THE UPHILL SIDE, MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 12" BEYOND CONCRETE STRUCTURES. ALLOW AT LEAST 4" - 6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS. ALL SLEEVES UNDER PARKING LOTS, STREETS, STAGING AREAS, AND PATIOS TO BE INSTALLED BY PAVING CONTRACTOR PRIOR TO PAVING.
- NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO THE FOLLOWING REQUIRED STAGES OF OBSERVATION FOR:
MAINLINE: Installation, depth, valves, wire, line pressure test
EMITTER LATERALS: Installation, depth, valves, emitters, outlet tubing, at line pressure
CONTROLLER: Installation, functioning
- PRIOR TO OWNER'S APPROVAL, AND IRRIGATION "TUNE UP" MUST BE PERFORMED AS FOLLOWS:
A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
B. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, WORKING AWAY FROM THE PRESSURE REGULATOR.
C. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO ETCHED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO INSIDE OF CONTROLLER.
- LOCATE VALVE BOXES IN PLANTING AREAS SO THAT THEY ARE SCREENED FROM VIEW. NO VALVE BOXES SHALL BE LOCATED IN TURF AREAS.

City of Eloy Frontier Streetscape

ELOY , AZ 85131



Existing Overall Site



Vicinity Map

LANDSCAPE ARCHITECT
 NEILL + YOUNG ASSOCIATES, LLC.
 3295 N DRINKWATER BLVD, SUITE 12
 SCOTTSDALE, AZ 85251
 PH: 480.949.7127
 CONTACT: TODD NEILL
 TNEILL@NEILLANDYOUNG.COM

SHEET INDEX:

L00	COVER SHEET SCHEDULES
L01-L03	LANDSCAPE PLAN
L04-L06	IRRIGATION PLAN
L07-L08	DETAILS

LANDSCAPE NOTES:

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- VERIFY ANY EXISTING PLANT MATERIAL WHICH IS TO BE REMOVED AND LIMITS OF WORK.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN. GET SIGNED APPROVAL WHEN ADJUSTMENTS ARE NECESSARY.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL TURF IS TO BE 'BERMUDA' HYBRID VARIETY OR MATCH EXISTING. PROVIDE SAMPLE FOR OWNER APPROVAL.
- ALL HEADER IS TO BE CAST IN PLACE CONCRETE WITH INTEGRAL COLOR TO MATCH EXISTING.
- CONTRACTOR TO ENSURE THAT SLEEVING FOR IRRIGATION GOES UNDER EVERY DRIVEWAY AND SIDEWALK.
- MATCH EXISTING DECOMPOSED GRANITE. PROVIDE DECOMPOSED GRANITE SAMPLE FOR SIGNED OWNER APPROVAL PRIOR TO SHIPMENT OF MATERIALS. CONTRACTOR WILL BE RESPONSIBLE FOR ANY MATERIALS WHICH DO NOT HAVE SIGNED APPROVAL.
- PROVIDE PURPLE PVC PIPE AND VALVE BOXES WHERE NON POTABLE WATER IS USED.

WARRANTY:

A. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD. MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER WITHIN THIRTY DAYS OF WRITTEN NOTICE. WARRANTY PLANTING THAT IS REPLACED FOR 90 DAYS FROM THE DATE OF PLANTING.

1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

A. DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLIGENCE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

B. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER. REVISE START DATE IN SUBPARAGRAPH BELOW ACCORDING TO LOCAL PRACTICE AND THE TYPES OF PLANTING REQUIRED AND COORDINATE WITH THE MAINTENANCE PERIOD.

2. WARRANTY PERIODS FROM DATE OF SUBSTANTIAL COMPLETION: WARRANTY PERIODS IN FOUR SUBPARAGRAPHS BELOW ARE EXAMPLES ONLY FOR SOME CATEGORIES OF PLANTS; REVISE TO SUIT PROJECT.

A. TREES: 12 MONTHS.

B. SHRUBS, GROUND COVERS, VINES, ORNAMENTAL GRASSES, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 3 MONTHS.

C. ANNUALS: 3 MONTHS.

D. TWO (2) YEAR WARRANTY FOR WORKMANSHIP



Landscape Architecture
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 phone 480.949.7127
 fax 480.949.2665
 neill@neillandyoung.com
 3295 north drinkwater blvd
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 scottsdale, arizona 85251

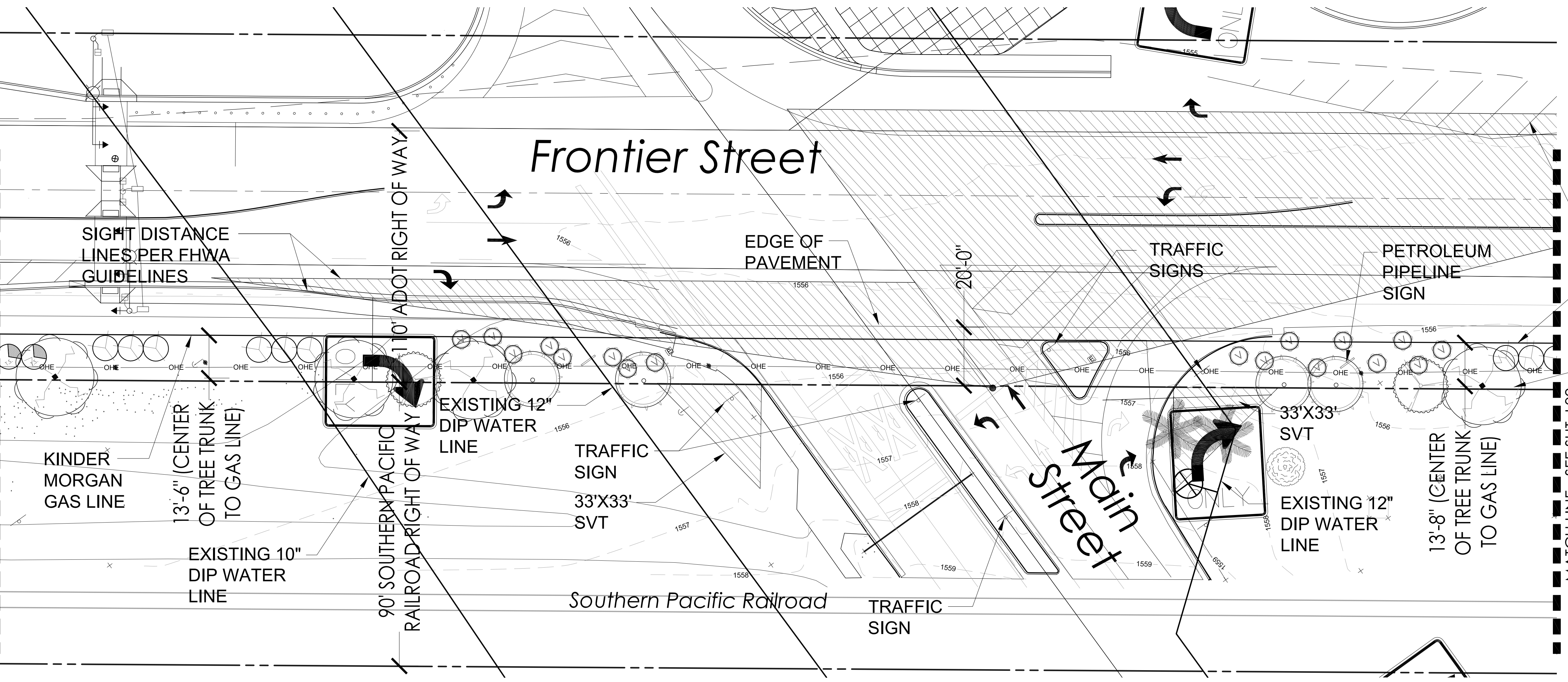
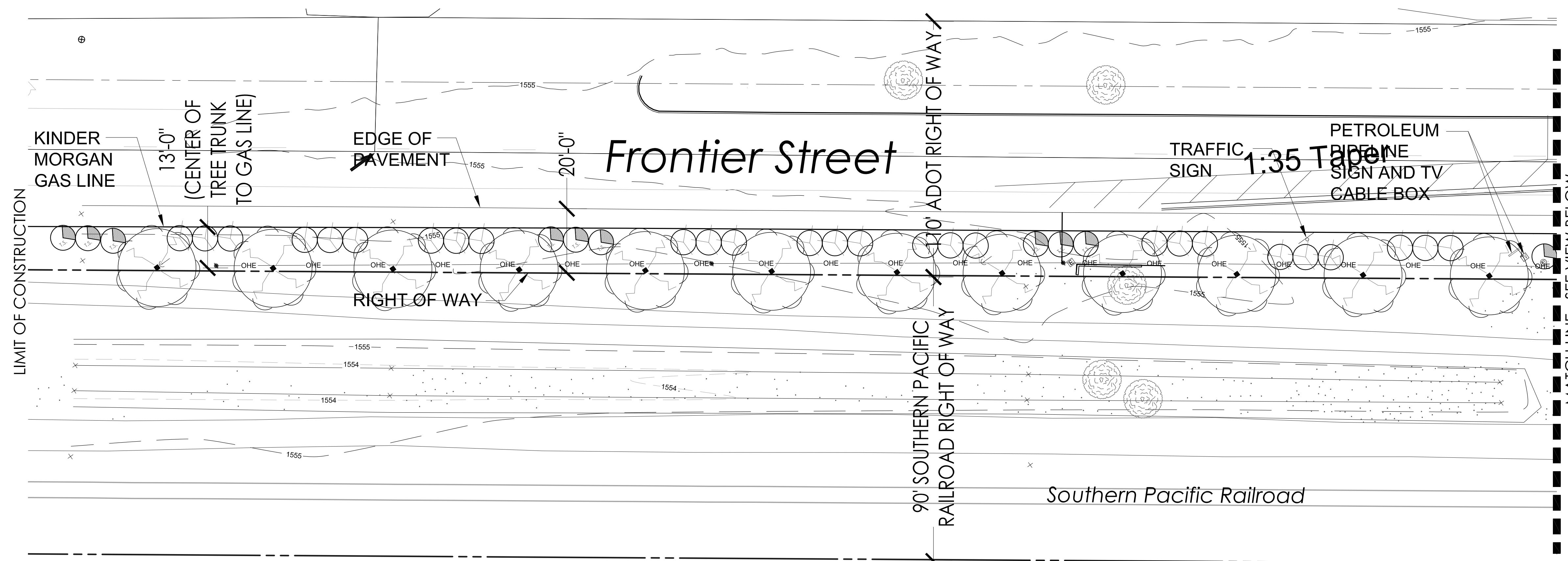
neill + young
 associates, llc

CITY OF ELOY
FRONTIER STREET COMMUNITY TREE STREETScape
 Eloy, Arizona 85131

DATE:	11-02-2021
JOB NO.:	
DRAWN BY:	NYA
DESIGNED BY:	NYA
SCALE:	
REVISIONS:	DATE:
1	UPDATE DETAILS/ IRR EQUIP - 2/21/2022
SUBMITTED FOR:	

SHEET NO.
L00
 1 OF 9

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PLANT MATERIALS LEGEND

SYM.	PLANT NAME	SIZE	QTY	REMARKS
TREES				
	Pistacia species Red Push	24" BOX	45	
	Caesalpinia cacalaco Cascalote	24" BOX	6	
	Sophora secundiflora Texas Mountain Laurel	24" BOX	3	
	Existing California Fan Palm to remain in place			
	Existing Tree to remain in place			
SHRUBS				
	Eremophylla maculata Valentine Bush		5 GAL.	25
	Eremophylla X Summer Blue™		5 GAL.	114
	Tecoma stans Yellow Bells		5 GAL.	36
	DECOMPOSED GRANITE: 1" SCREENED COLOR: PAINTED DESERT (ROCK PROS USA - 480-591-5151)		44,269 S.F.	

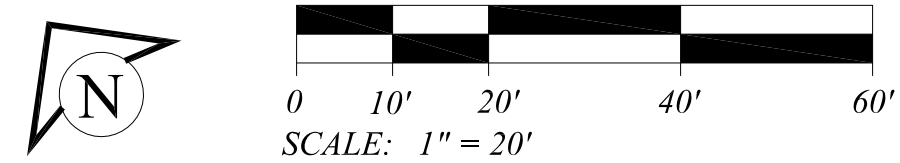
- NOTES:**
- ALL PLANTING AREAS TO RECEIVE 2" LAYER OF 3/4" SCREENED DECOMPOSED GRANITE AND SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS AFTER PLANTING HAS BEEN COMPLETED. TREES SHALL NOT BE PLANTED WITHIN 5' FROM THE EDGE OF PAVEMENT, CURB, OR SIDEWALK, TYP.
 - TREE CANOPY'S HANGING OVER THE SIGHT DISTANCE LINE OR SVT SHALL BE TRIMMED TO 7' ABOVE THE STREET SURFACE.
 - INSTALL ROOT BARRIERS ALONG ROADWAY, TYP.
 - TREES SHALL NOT BE PLACED WITHIN 5' OF A WATER MAIN, TYP.
 - 50' UNOBSTRUCTED VISIBILITY SHALL BE PROVIDED FOR ALL TRAFFIC SIGNS, TYP.
 - THE CONTRACTOR SHALL NOTIFY KINDER MORGAN REPRESENTATIVE (AREA OPERATIONS SUPERVISOR: BRICE BOX, 623-734-3700) 48 HOURS PRIOR TO START OF CONSTRUCTION.

SIGHT DISTANCE LINES PER FHWA GUIDELINES

KINDER MORGAN GAS LINE

RIGHT OF WAY

Landscape Plan



Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-11 (782-5348)
In Maricopa County: (602) 263-1100

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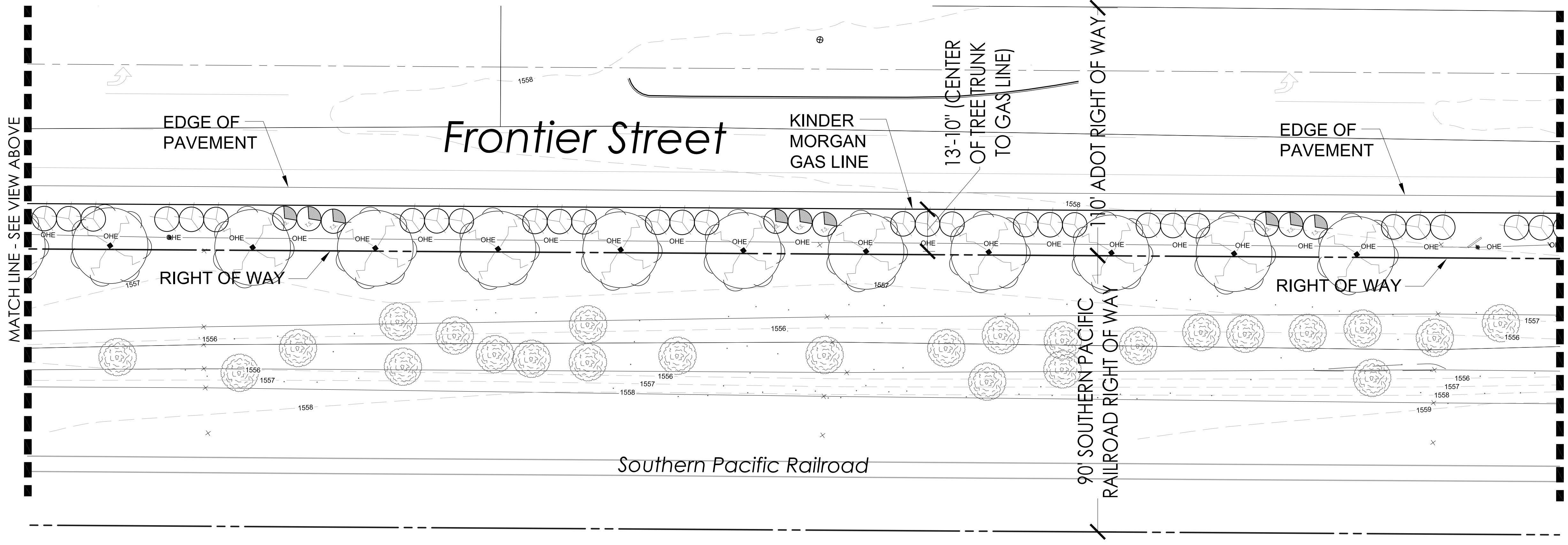
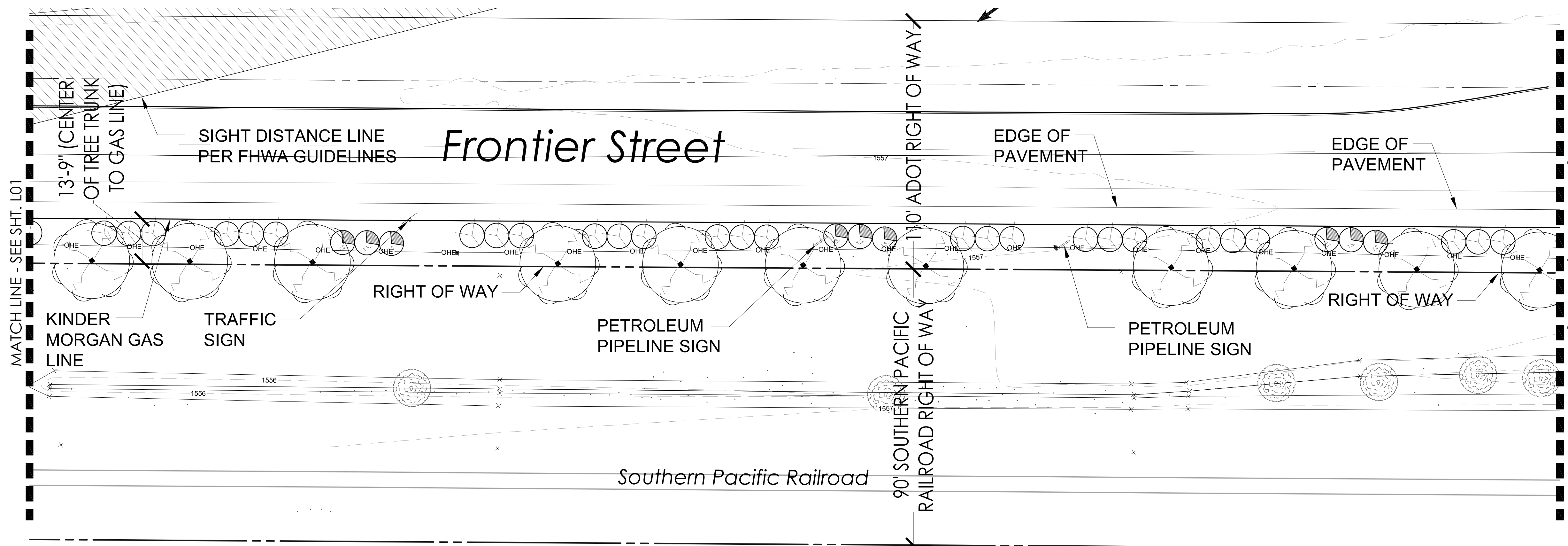
EXPIRES 09/30/2024

CITY OF ELOY

FRONTIER STREET COMMUNITY TREE STREETSCAPE

Eloy, Arizona 85131

DATE:	11-02-2021
JOB NO:	
DRAWN BY:	NYA
DESIGNED BY:	NYA
SCALE:	
REVISIONS:	DATE:
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SUBMITTED FOR:	
SHEET NO.	L01
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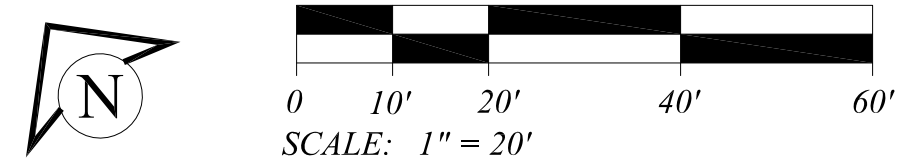


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Landscape Plan



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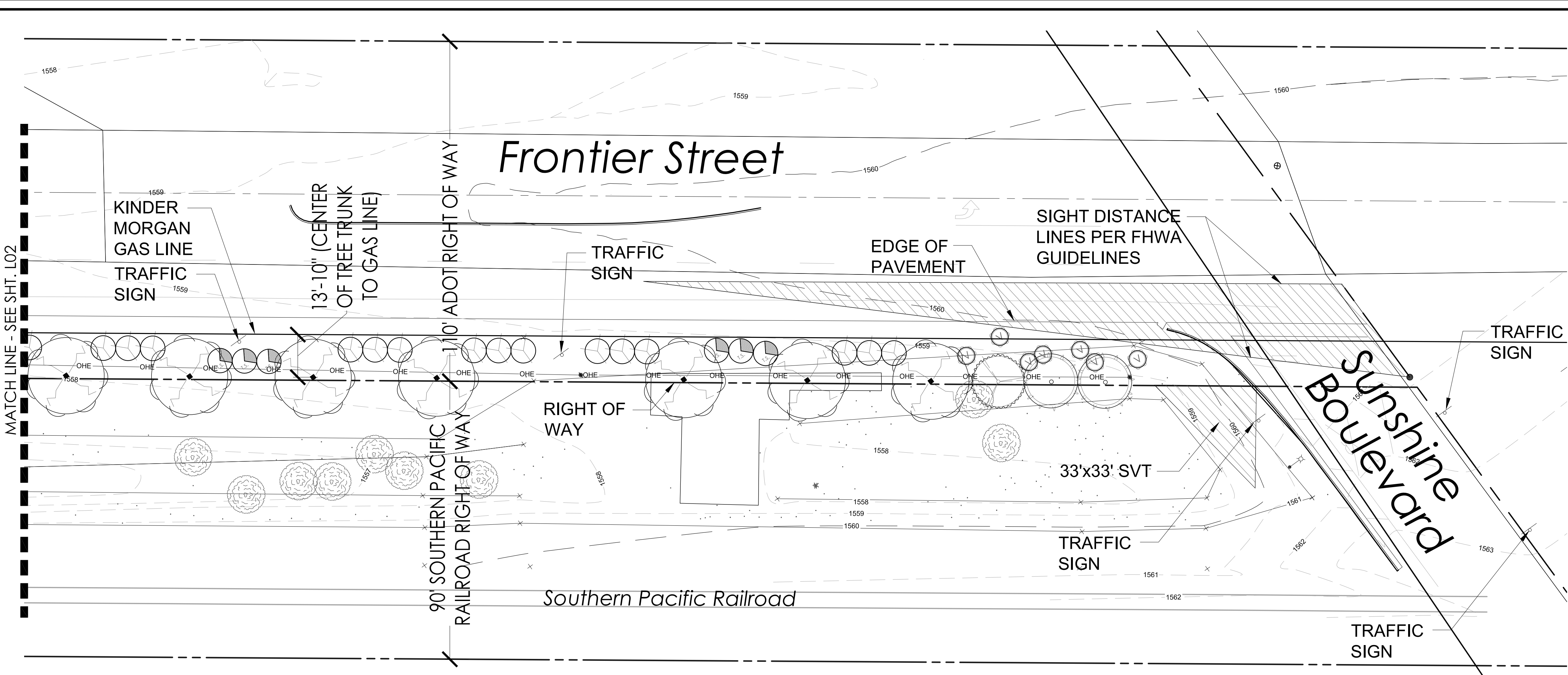
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L02
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Call at least two full working days before you begin excavation.
ARIZONA 811
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Dial 8-1-1 or 1-800-STAKE-11 (782-8348)
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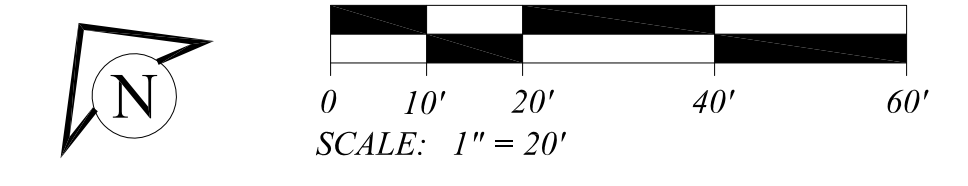


PLANT MATERIALS LEGEND

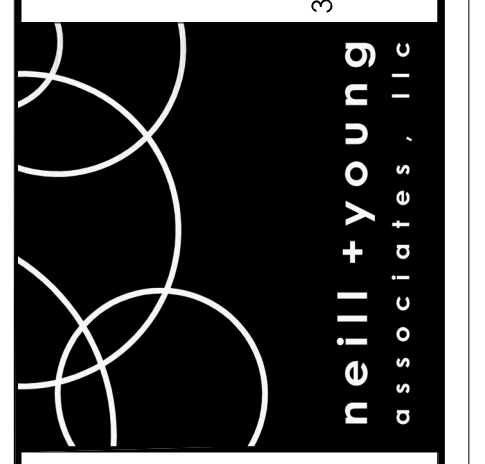
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Landscape Plan



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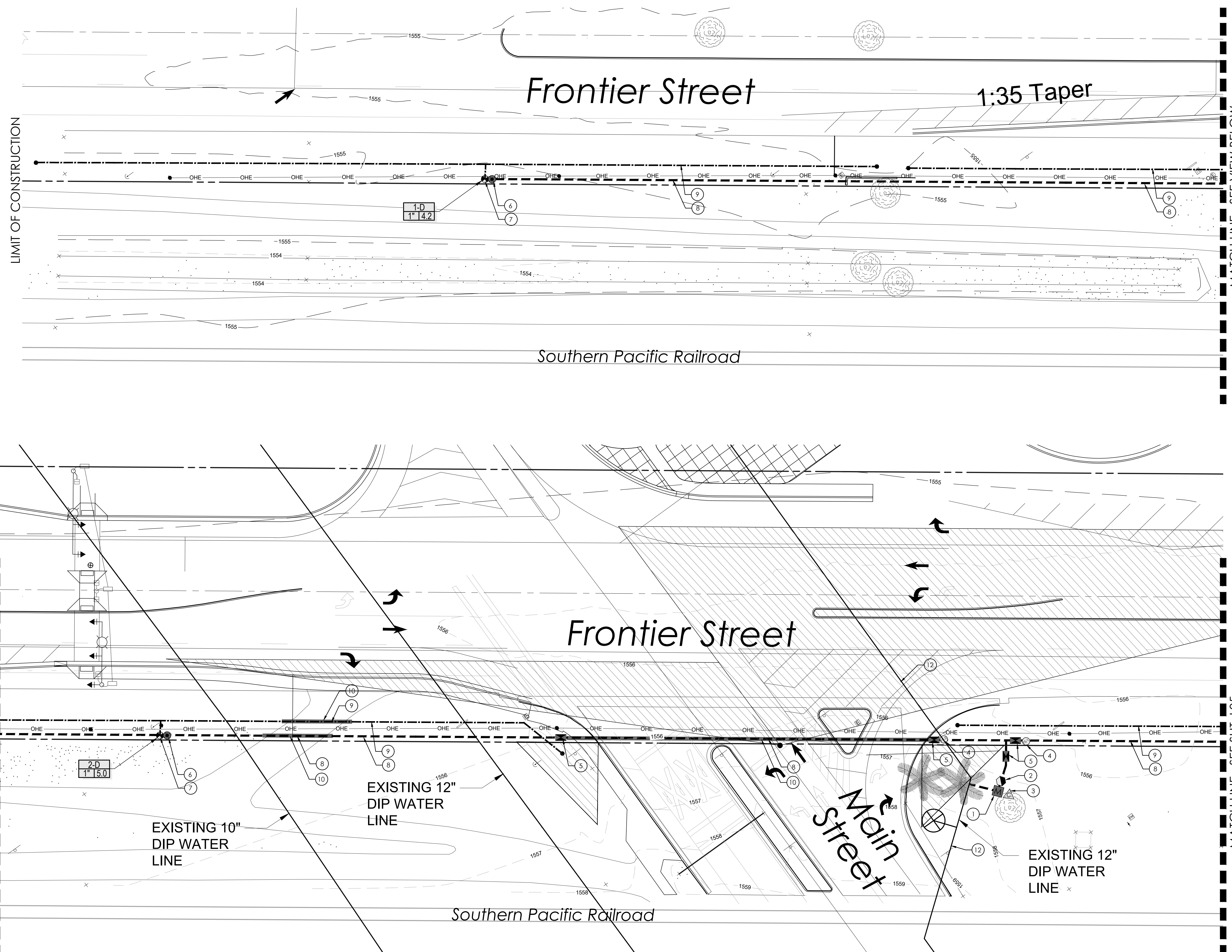
CITY OF ELOY
FRONTIER STREET COMMUNITY TREE STREETSCAPE
Eloy, Arizona 85131

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JOB NO:	
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DESIGNED BY:	NYA
SCALE:	
REVISIONS:	DATE:
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SUBMITTED FOR:	

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CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD THEM. NO ALTERATIONS TO THESE PLANS ARE ALLOWED OTHER THAN AUTHORIZED NEILL+YOUNG EMPLOYEES. THIS DOCUMENT IS THE SOLE PROPERTY OF NEILL+YOUNG ASSOCIATES.



IRRIGATION SCHEDULE

SYMBOL	ITEMS	DESCRIPTION	REMARKS	DETAIL
	METER	CONTRACTOR SHALL INSTALL AND CONNECT NEW 1.5" METER TO WATER SERVICE LINE	INSTALLED PER CITY OF ELOY REQUIREMENTS	
	BACKFLOW PREVENTER	NEW 1.5" FBECO 825Y BACKFLOW PREVENTER	INSTALLED PER CITY OF ELOY REQUIREMENTS	
NOT SHOWN	SECURITY ENCLOSURE	SEE IRRIGATION DETAILS.		
	IRRIGATION CONTROLLER	(1) RAIN BIRD ESP LXD CONTROLLER W/ JAMES & IRVING'S SPEED STAINLESS STEEL PEDESTAL & CABINET	INSTALLED IN STAINLESS STEEL PEDESTAL MOUNT	
	GATE VALVE	GATE VALVE	INSTALLED IN TAN VALVE BOX	
	DRIP VALVE	RAIN BIRD KC2-100P8B LC	INSTALLED IN TAN VALVE BOX	
	QUICK COUPLER	RAIN BIRD 33-DBR 3/4" QUICK COUPLER WITH VINYL AND TASCOS G1/2" SWING Joints	INSTALLED IN TAN VALVE BOX	
	FLOW SENSOR	RAIN BIRD IFS300FL (FS-2), QTY. (2)	INSTALLED IN TAN VALVE BOX	
	PVC SLEEVING	SCH 40 PVC SLEEVE UNDER ALL PAVING TYP.	2X SIZE OF PIPE PASSING THROUGH	
	PVC MAINLINE	2" SCH 40 PVC MAINLINE CLASS 200 RT WITH CAST IRON FITTINGS. PROVIDE THROST BLOCKS AND SERVICE SADDLES AS NEEDED.		
	DRIP LATERAL	CLASS 200 PVC LATERAL	SEE PIPE SCHEDULE	
	SHRUB & TREES			
	END CAP	CARBON		

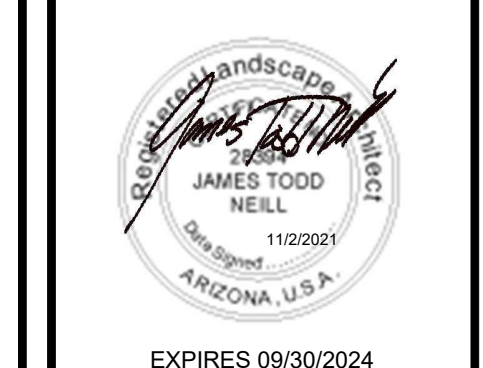
VALVE CALLOUT

STATION NUMBER	PLANT	EMITTER SCHEDULE	NOTES
1-D	1 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	1 OUTLET PER PLANT
2-D	5 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	2 OUTLETS PER PLANT
3-D	CASCALOTE/ MT LAUREL	RAIN BIRD XBT-20-6 RED 2.0 GPH	4 OUTLETS PER TREE
4-D	RED PUSH	RAIN BIRD XBT-20-6 RED 2.0 GPH	12 OUTLETS PER TREE

- IRRIGATION NOTES**
- IRRIGATION METER - SEE IRRIGATION SCHEDULE TO VERIFY SIZE.
 - IRRIGATION BACKFLOW PREVENTER and BACKFLOW CAGE - SEE IRRIGATION SCHEDULE TO VERIFY SIZE.
 - IRRIGATION CONTROLLER - SEE IRRIGATION SCHEDULE TO VERIFY MAKE AND MODEL.
 - FLOW SENSOR - SEE IRRIGATION SCHEDULE.
 - GATE VALVE - SEE IRRIGATION SCHEDULE.
 - QUICK COUPLER VALVE - SEE IRRIGATION SCHEDULE.
 - AUTOMATIC DRIP IRRIGATION VALVE WITH Y-STRAINER LOCATION TYPICAL. (INSTALL per DETAILS IN NEAR VICINITY - COORDINATE PLACEMENT WITH SITE SUPERINTENDENT).
 - MAINLINE - (LOCATION as SHOWN is a SCHEMATIC) COORDINATE FINAL LOCATION WITH GENERAL CONTRACTOR and OTHER TRADES PRIOR TO BREAKING GROUND.
 - LATERAL LINES - (LOCATIONS as SHOWN are a SCHEMATIC) COORDINATE FINAL LOCATION WITH GENERAL CONTRACTOR and OTHER TRADES PRIOR TO BREAKING GROUND. (400' MAX. LENGTH from MAINLINE).
 - SLEEVE per DETAILS (SLEEVE UNDER ALL PAVING INCLUDING ALL FUTURE ANTICIPATED VEHICULAR ENTRANCES, SIDEWALKS, DRAINAGE STRUCTURES, and ETCETERA TYPICAL).
 - UTILITIES - SEE CIVIL DRAWINGS.
 - WATERLINE DRAWN FOR SCHEMATIC PURPOSES ONLY. CONTRACTOR TO VERIFY EXACT LOCATION OF WATERLINE BEFORE START OF CONSTRUCTION AND CONTACT CITY OF ELOY PUBLIC WORKS TO VERIFY LOCATION.

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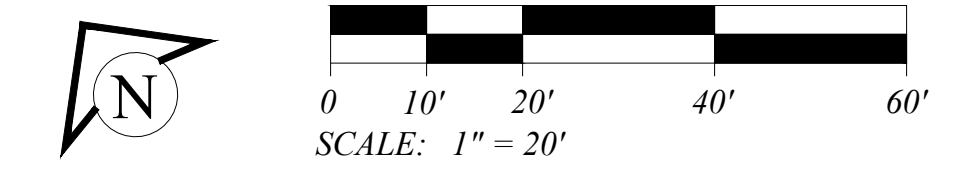


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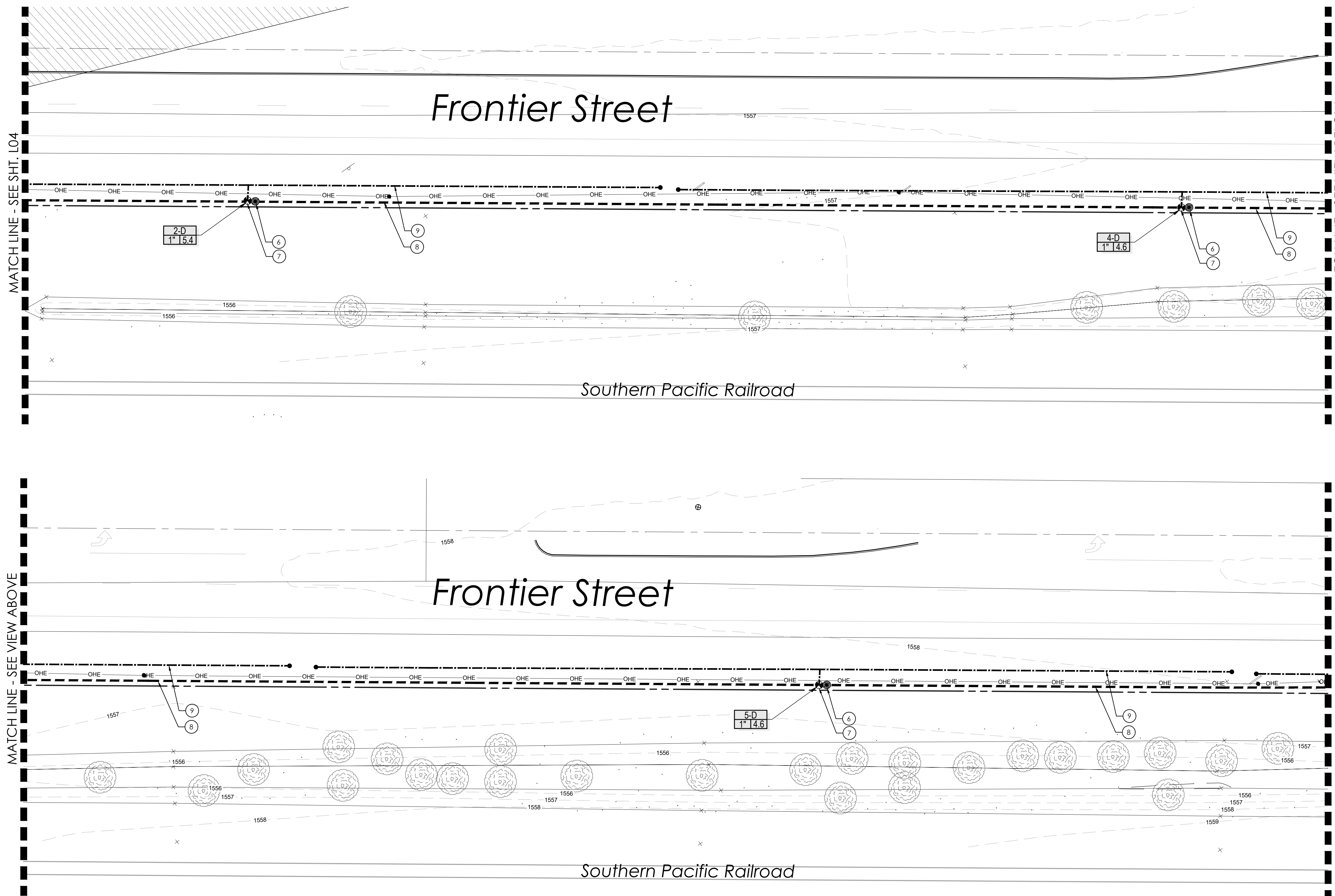
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Irrigation Plan



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IRRIGATION SCHEDULE

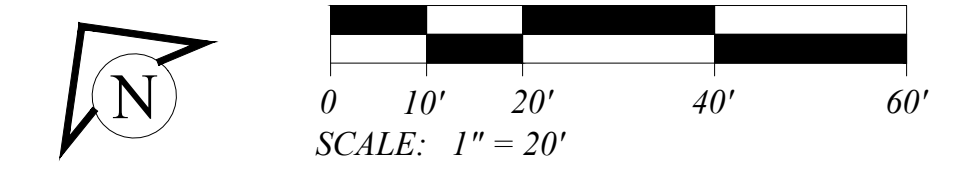
SYMBOL	ITEMS	DESCRIPTION	REMARKS	DETAIL
	METER	CONTRACTOR SHALL INSTALL AND CONNECT NEW 1.5" METER TO WATER SERVICE LINE	INSTALLED PER CITY OF ELOY REQUIREMENTS	
	BACKFLOW PREVENTER	NEW 1.5" TB-CO 8207 BACKFLOW PREVENTER	INSTALLED PER CITY OF ELOY REQUIREMENTS	
	SECURITY ENCLOSURE	SEE IRRIGATION DETAILS		
	IRRIGATION CONTROLLER	(1) RAIN BIRD: ESP-LTD-2-CONTROLLER (W/ LXMMS & LXMMSFPD (STAINLESS STEEL PEDESTAL & CABINET))	INSTALLED IN STAINLESS STEEL PEDESTAL MOUNT	
	GATE VALVE	GATE VALVE	INSTALLED IN TAN VALVE BOX	
	DRIP VALVE	RAIN BIRD: XZ-100PB-AC	INSTALLED IN TAN VALVE BOX	
	QUICK COUPLER	RAIN BIRD: 3L-200-1/2" QUICK COUPLER WITH VHSI AND GASCO G131. SWING JOINT.	INSTALLED IN TAN VALVE BOX.	
	FLOW SENSOR	RAIN BIRD: IFS300FL (FS-2), QTY. (2)	INSTALLED IN TAN VALVE BOX.	
	PVC SLEEVING	PVC SLEEVING, SCH 40 PVC SLEEVE UNDER ALL PAVING TYP.	2X SIZE OF PIPE PASSING THROUGH	
	PVC MAINLINE	2" SCH 40 PVC MAINLINE, CLASS 200 RT WITH CAST IRON FITTINGS. PROVIDE THRUST BLOCKS AND SERVICE SADDLES AS SHOWN.		
	DRIP LATERAL	CLASS 200 PVC LATERAL	SEE PIPE SCHEDULE	
	END CAP	CARSON		

NOTE: SLEEVING SHALL BE PROVIDED FOR ALL MAINLINE PIPE, LATERAL PIPE, CONTROL WIRING, and DRIP LATERAL PIPE. COORDINATE with GENERAL CONTRACTOR for PLACEMENT UNDER PAVED SURFACES, TYP.

STATION NUMBER (OHE DESCRIPTION TO RIGHT IF PROVIDED)	PLANT	EMITTER SCHEDULE	NOTES
1	1 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	1 OUTLET PER PLANT
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	CASCALOTE/ MT LAUREL	RAIN BIRD XBT-20-6 RED 2.0 GPH	4 OUTLETS PER TREE
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- ### IRRIGATION NOTES
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 - GATE VALVE - SEE IRRIGATION SCHEDULE.
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 - SLEEVE per DETAILS (SLEEVE UNDER ALL PAVING INCLUDING ALL FUTURE ANTICIPATED VEHICULAR ENTRANCES, SIDEWALKS, DRAINAGE STRUCTURES, and ETCETERA TYPICAL).
 - UTILITIES - SEE CIVIL DRAWINGS.
 - WATERLINE DRAWN FOR SCHEMATIC PURPOSES ONLY. CONTRACTOR TO VERIFY EXACT LOCATION OF WATERLINE BEFORE START OF CONSTRUCTION and CONTACT CITY OF ELOY PUBLIC WORKS TO VERIFY LOCATION.

Irrigation Plan



Landscape Architecture
 Land Planning
 Urban Design
 phone 480.949.7127
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 3295 north drinkwater blvd
 scottsdale, arizona 85251

neill + young
 associates, llc

CITY OF ELOY
FRONTIER STREET COMMUNITY TREE STREETSCAPE
 Eloy, Arizona 85131

DATE:	11-02-2021
JOB NO:	
DRAWN BY:	NYA
DESIGNED BY:	NYA
SCALE:	
REVISIONS:	DATE:
1	UPDATE DETAILS/ IRR EQUIP - 2/21/2022
SUBMITTED FOR:	
SHEET NO.	L05
	6 OF 9

Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stake, Inc.
 Dial 8-1-1 or 1-800-STAKE-11 (782-8348)
 In Maricopa County: (602) 263-1100

MATCH LINE - SEE SHT. L05

Frontier Street

Sunshine Boulevard

Southern Pacific Railroad

SYMBOL	ITEMS	DESCRIPTION	REMARKS	DETAIL
	METER	CONTRACTOR SHALL INSTALL AND CONNECT NEW 1.5" METER TO WATER SERVICE LINE	INSTALLED PER CITY OF ELOY REQUIREMENTS	
	BACKFLOW PREVENTER	NEW 1.5" FBCCO 825Y BACKFLOW PREVENTER	INSTALLED PER CITY OF ELOY REQUIREMENTS	
	SECURITY ENCLOSURE	SEE IRRIGATION DETAILS.		
	IRRIGATION CONTROLLER	(1) RAIN BIRD ESP LXD CONTROLLER W/ JAMES & JUANSPED STAINLESS STEEL PEDESTAL & CABINET	INSTALLED IN STAINLESS STEEL PEDESTAL MOUNT	
	GATE VALVE	GATE VALVE	INSTALLED IN TAN VALVE BOX	
	DRIP VALVE	RAIN BIRD X22-100P8LC	INSTALLED IN TAN VALVE BOX	
	QUICK COUPLER	RAIN BIRD 33-BAC 3/4" QUICK COUPLER WITH VENT AND LASCOCOISE SWING JONK	INSTALLED IN TAN VALVE BOX	
	FLOW SENSOR	RAIN BIRD #S300FL (FS-2), QTY. (2)	INSTALLED IN TAN VALVE BOX	
	PVC SLEEVING	PVC SLEEVING, SCH 40 PVC SLEEVE UNDER ALL PAVING TYP.	2X SIZE OF PIPE PASSING THROUGH	
	PVC MAINLINE	2" SCH 40 PVC MAINLINE, CLASS 200 RT WITH CAST IRON FITTINGS, PROVIDE THROST BLOCKS AND SERVICE SADDLES AS NEEDED.		
	DRIP LATERAL	CLASS 200 PVC LATERAL	SEE PIPE SCHEDULE	
	END CAP	CARBON		

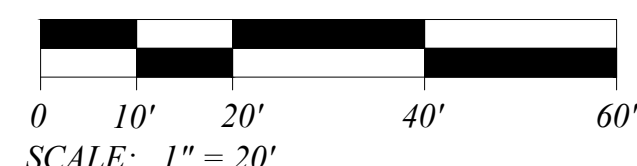
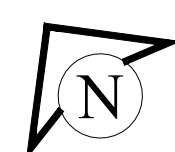
NOTE: SLEEVING SHALL BE PROVIDED FOR ALL MAINLINE PIPE, LATERAL PIPE, CONTROL WIRING, and DRIP LATERAL PIPE. COORDINATE WITH GENERAL CONTRACTOR FOR PLACEMENT UNDER PAVED SURFACES, TYP.

VALVE CALLOUT	PLANT	EMITTER SCHEDULE	NOTES
	1 GAL	RAIN BIRD XBT-10-8 BLACK 1.0 GPH	1 OUTLET PER PLANT
	5 GAL	RAIN BIRD XBT-10-8 BLACK 1.0 GPH	2 OUTLETS PER PLANT
	PASCALOTE/MT LAUREL	RAIN BIRD XBT-20-8 RED 2.0 GPH	4 OUTLETS PER TREE
	RED PUSH	RAIN BIRD XBT-20-8 RED 2.0 GPH	12 OUTLETS PER TREE

- IRRIGATION NOTES**
- IRRIGATION METER - SEE IRRIGATION SCHEDULE TO VERIFY SIZE.
 - IRRIGATION BACKFLOW PREVENTER and BACKFLOW CAGE - SEE IRRIGATION SCHEDULE TO VERIFY SIZE.
 - IRRIGATION CONTROLLER - SEE IRRIGATION SCHEDULE TO VERIFY MAKE AND MODEL.
 - FLOW SENSOR - SEE IRRIGATION SCHEDULE.
 - GATE VALVE - SEE IRRIGATION SCHEDULE.
 - QUICK COUPLER VALVE - SEE IRRIGATION SCHEDULE.
 - AUTOMATIC DRIP IRRIGATION VALVE WITH Y-STRAINER LOCATION TYPICAL. (INSTALL per DETAILS IN NEAR VICINITY - COORDINATE PLACEMENT WITH SITE SUPERINTENDENT).
 - MAINLINE - (LOCATION as SHOWN is a SCHEMATIC) COORDINATE FINAL LOCATION WITH GENERAL CONTRACTOR and OTHER TRADES PRIOR TO BREAKING GROUND.
 - LATERAL LINES - (LOCATIONS as SHOWN are a SCHEMATIC) COORDINATE FINAL LOCATION WITH GENERAL CONTRACTOR and OTHER TRADES PRIOR TO BREAKING GROUND, (400' MAX. LENGTH from MAINLINE).
 - SLEEVE per DETAILS (SLEEVE UNDER ALL PAVING INCLUDING ALL FUTURE ANTICIPATED VEHICULAR ENTRANCES, SIDEWALKS, DRAINAGE STRUCTURES, and ETCETERA TYPICAL).
 - UTILITIES - SEE CIVIL DRAWINGS.
 - WATERLINE DRAWN FOR SCHEMATIC PURPOSES ONLY. CONTRACTOR TO VERIFY EXACT LOCATION OF WATERLINE BEFORE START OF CONSTRUCTION AND CONTACT CITY OF ELOY PUBLIC WORKS TO VERIFY LOCATION.

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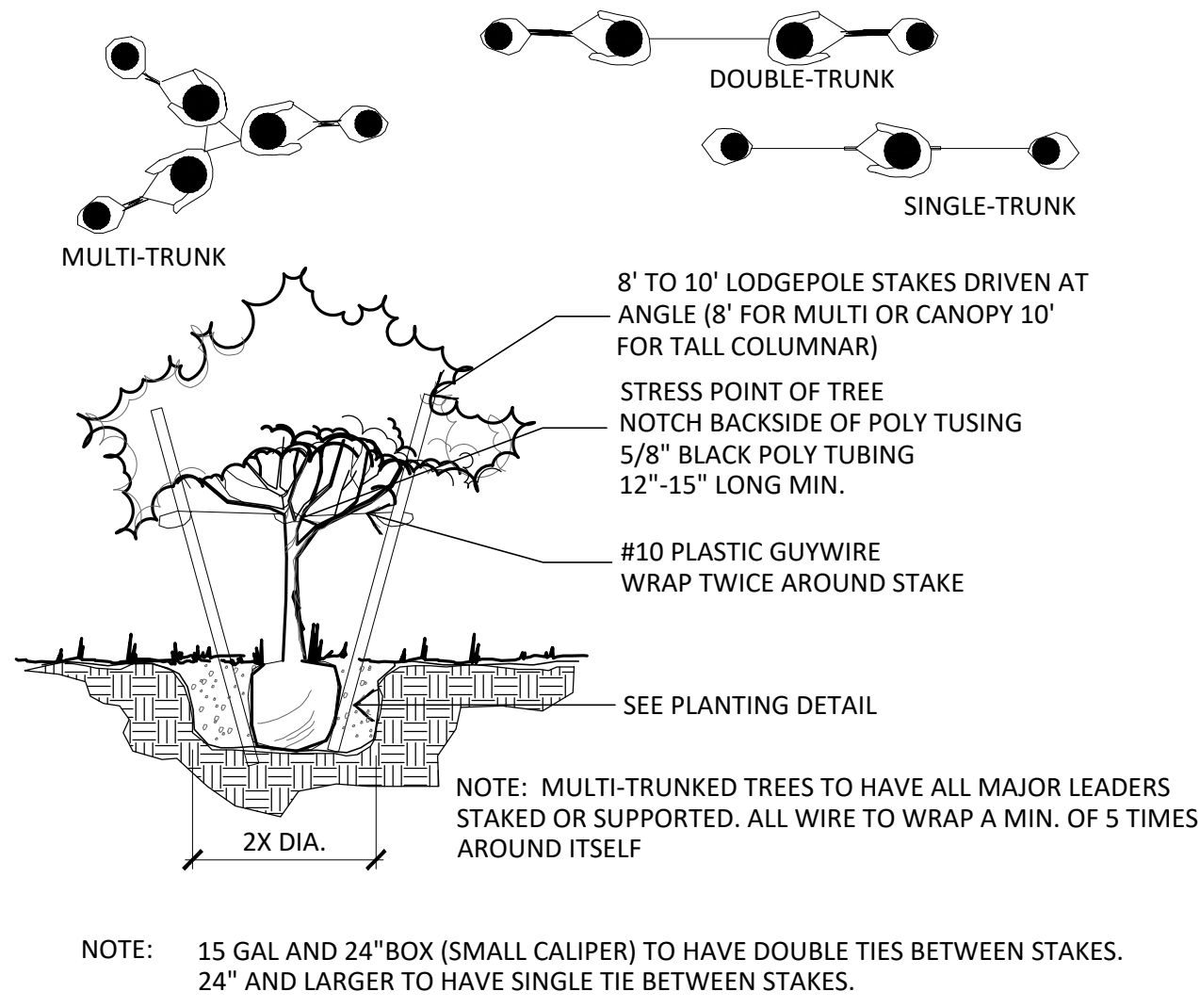
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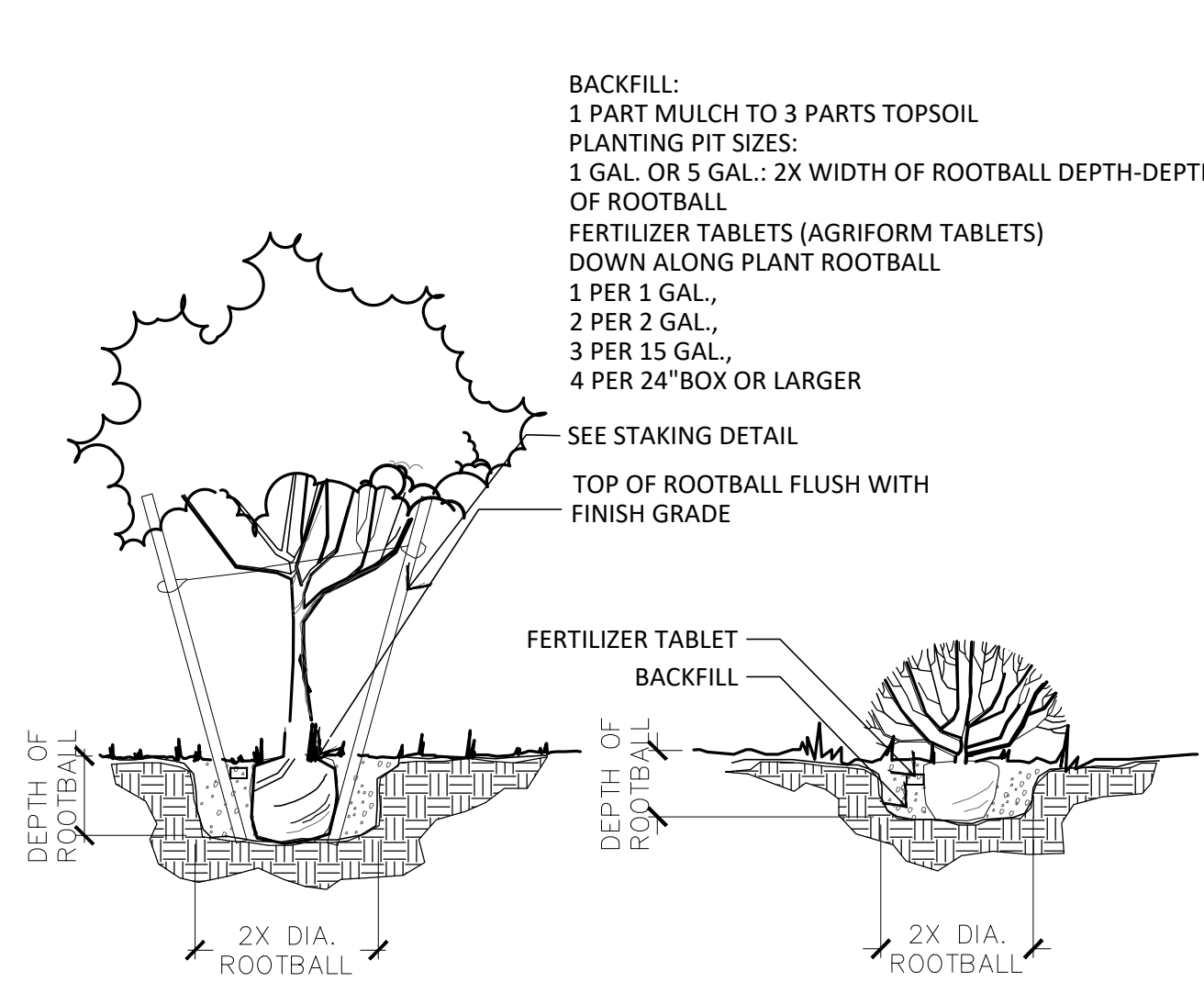


CITY OF ELOY
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	7 OF 9



NOTE: 15 GAL AND 24" BOX (SMALL CALIPER) TO HAVE DOUBLE TIES BETWEEN STAKES. 24" AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.



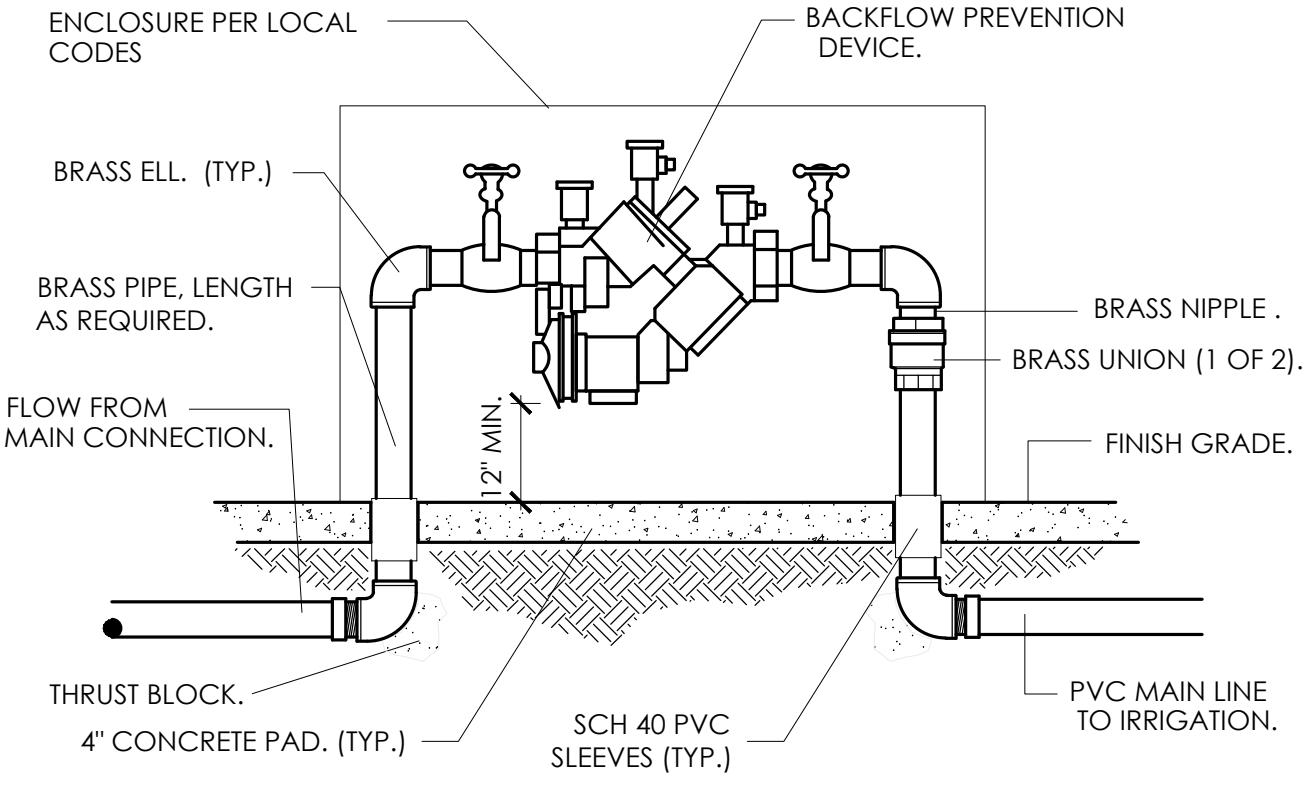
NOTE: PROVIDE GRANITE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FINAL APPLICATION OF WEED CONTROL UPON COMPLETION OF GRANITE INSTALLATION

GRANITE (SEE SCHEDULE FOR COLOR, SIZE) RAKE SMOOTH

APPLY PRE-EMERGENT WEED CONTROL TO SUBGRADE SURFLAN OR EQUAL

SUBGRADE SMOOTH TO ALLOW FOR AN EVEN APPLICATION OF GRANITE



NOTES:
 1. FITTINGS AND PIPING TO BE SIZED IDENTICALLY TO NOMINAL BACKFLOW PREVENTION DEVICE.
 2. SIZE AND MODEL PER PLANS.
 3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, INSPECTIONS PER GOVERNING CODE.
 4. COLOR TO MATCH DG.

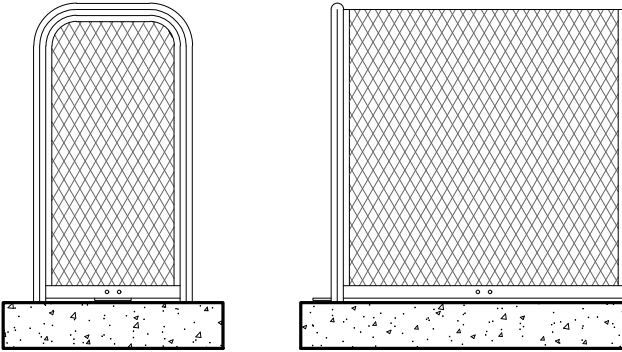
1 TYPICAL STAKING DETAIL
SCALE: NTS

2 TYPICAL STAKING DETAIL
SCALE: NTS

3 DECOMPOSED GRANITE
SCALE: NTS

4 BACKFLOW PREVENTER
SCALE: NTS

STANDARD ECONOCAGE™ SIZES
For 1/2" - 2" Backflow Prevention Assemblies

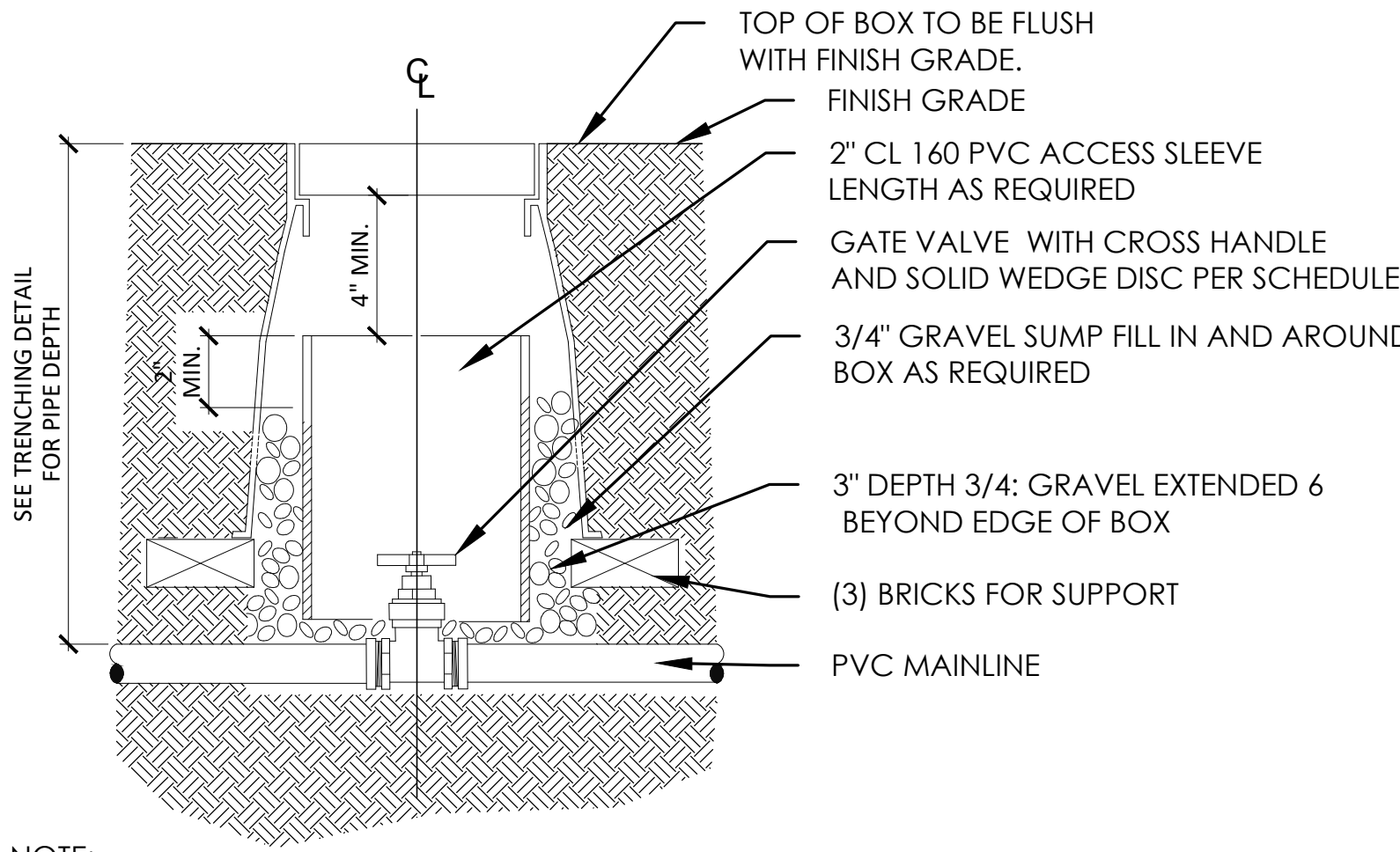


STANDARD ECONOCAGE™ SIZES INTERNAL DIMENSIONS

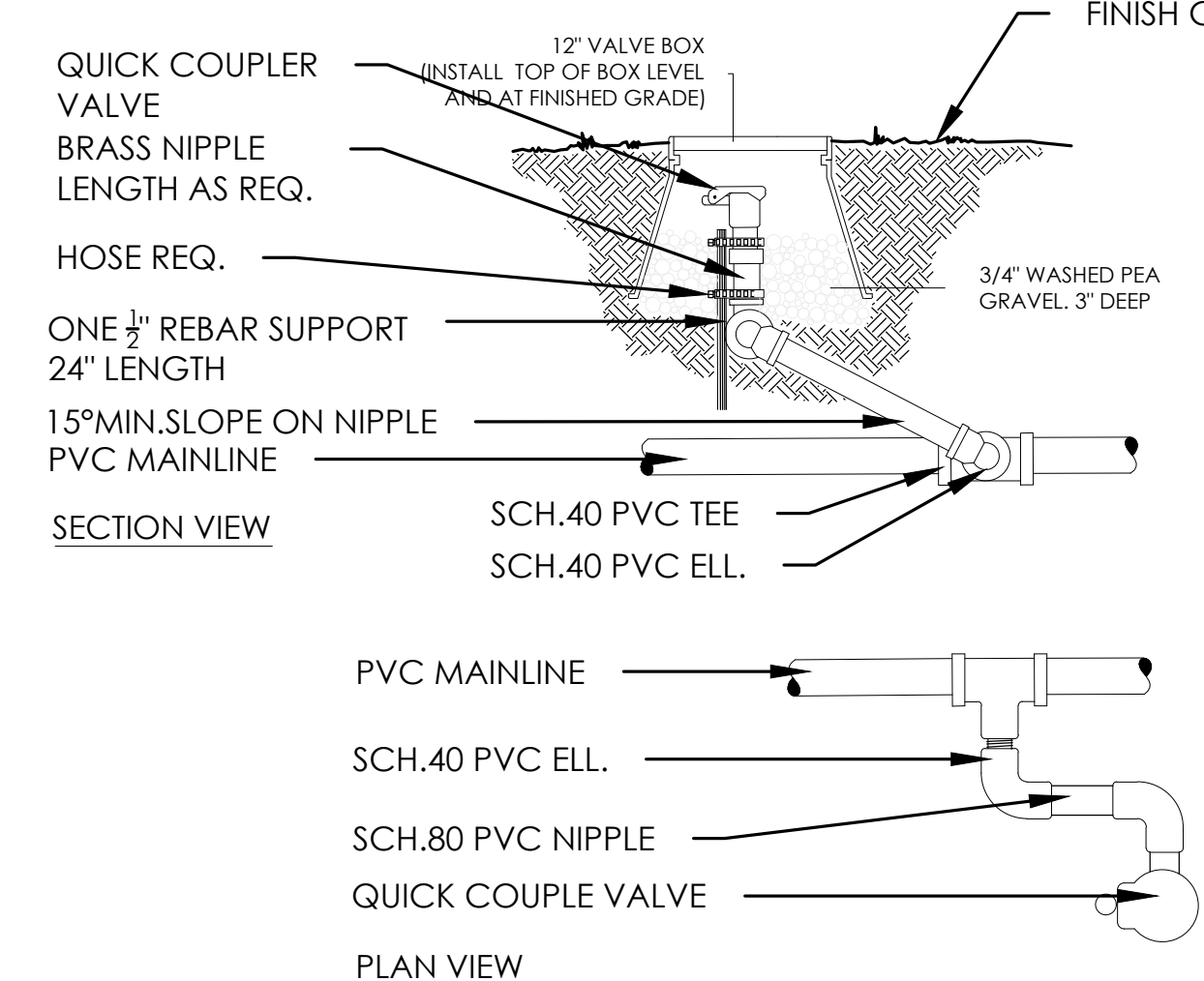
EC - 1	10" W x 24" H x 22" L	Lift-Off
EC - 2	10" W x 24" H x 30" L	Lift-Off
EC - 3	10" W x 24" H x 40" L	Lift-Off
EC - 3.3	13" W x 30" H x 30" L	Lift-Off
EC - 3.5	13" W x 30" H x 40" L	Hinged
EC - 4	13" W x 30" H x 46" L	Hinged

ECONOCAGE™ GENERAL SPECIFICATIONS

- ALL TUBING SHALL BE 1" .065 WALL THICKNESS ASTM B338 STEEL.
- ANGLE IRON SHALL BE 1" X 1" X 1/8" STEEL.
- EXPANDED METAL SHALL BE 1/2" SPACING X # 13 GA. FLATTENED DIAMOND PATTERN STEEL.
- THERE SHALL BE NO EXPOSED ENDS OF EXPANDED METAL ON THE OUTSIDE OF THE ENCLOSURE.
- WELDING SHALL BE A MINIMUM OF 1/4" LONG WELDS ON 4" SPACING.
- STANDARD MOUNTING BRACKETS SHALL BE WELDED ON EACH END OF LIFT OFF ENCLOSURES.
- ONE BRACKET ON HINGED UNITS SHALL BE WELDED ON END OPPOSITE HINGES.
- HARDWARE KITS PROVIDED FOR MOUNTING ENCLOSURES.
- ALL HARDWARE SHALL BE SECURELY ATTACHED TO ENCLOSURES.
- ALL ENCLOSURES SHALL WITHSTAND A MINIMUM OF 200 LBS. PER SQUARE FOOT WITHOUT ANY PERMANENT DEFLECTION OR DISTORTION.
- 3/8" SPACING BETWEEN ANGLE IRON FRAMEWORK OF ENCLOSURE AND SLAB TO PREVENT RUSTING. ONLY TUBING ENDS TO TOUCH SLAB.
- ENCLOSURE TO BE TREATED WITH FACTORY APPLIED POWDER COAT FINISH. COLOR TO BE EITHER WOODLANDS TAN OR FOREST GREEN. SEE IRRIGATION LEGEND FOR MORE INFORMATION.

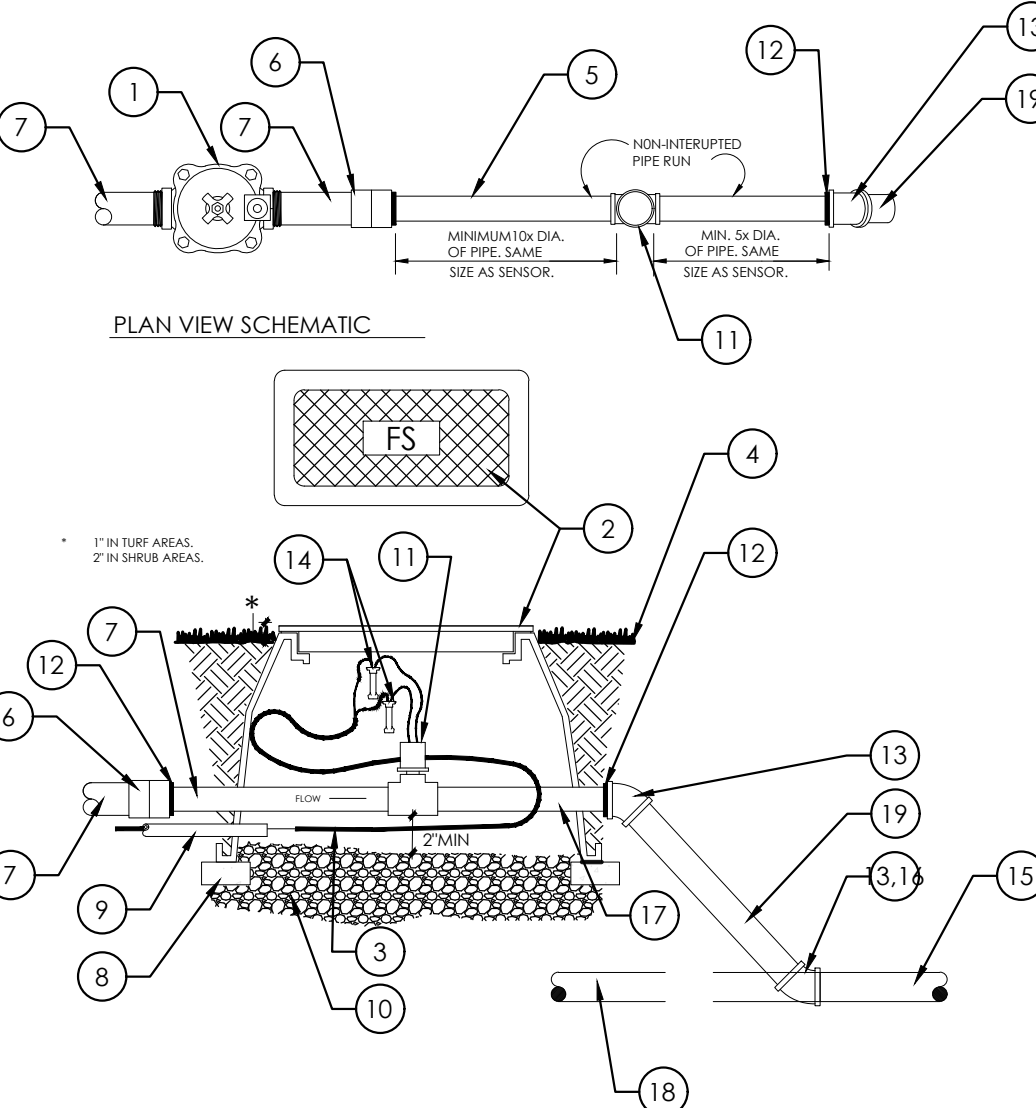


NOTE:
 1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
 2. DO NOT REST VALVE BOX OR ACCESS SLEEVES ON MAINLINE OR LATERAL LINE.
 3. PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.



NOTE:
 1. ALL THREADED CONNECTIONS TO BE COATED WITH TEFLON LIQUID OR TAPE.
 2. COMPACT SOIL AROUND QUICK COUPLER VALVE ASSEMBLY TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.

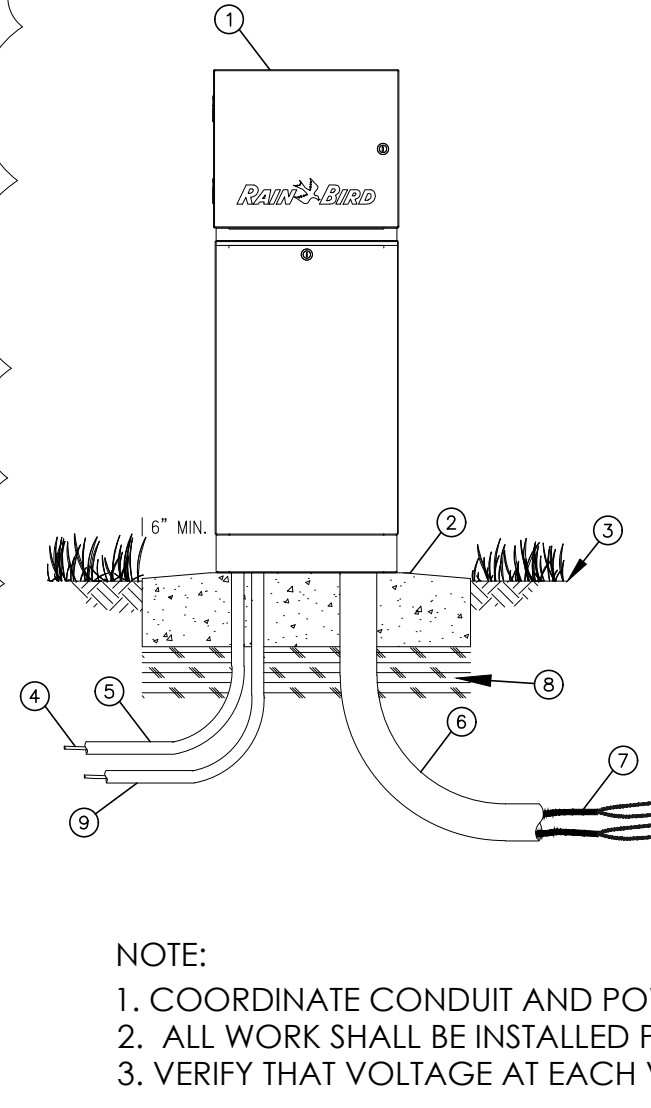
5 GUARDSHACK LIFT-OFF BACKFLOW ENCLOSURE
SCALE: NTS



1. SUPERIOR 3100 SOLENOID ACTUATED, NORMALLY OPEN MASTER CONTROL VALVE - SIZE AS NOTED.
2. RECTANGULAR VALVE BOX WITH GREEN BOLT DOWN COVER.
3. HEAT BRAND VALVE STATION NO. ON LID IN 2" HIGH CHARACTERS.
4. 30" COIL OF FLOW SENSOR CABLE.
5. FINISH GRADE.
6. PVC SCHEDULE 40 MAINLINE PIPE. SAME SIZE AS FLOW SENSOR. ALLOW MINIMUM DISTANCE OF 10 PIPE DIAMETERS FROM NEAREST UPSTREAM VALVE, FITTING, METER, OR REDUCING COUPLER.
7. PVC SxS COUPLING.
8. 12" SCHEDULE 80 TOE NIPPLE TO MASTER VALVE.
9. COMMON BRICK (4 REQUIRED).
10. 1" PVC SCHEDULE 40 CONDUIT WITH FLOW SENSOR CABLE FROM AUTOMATIC CONTROLLER.
11. 3/4" CRUSHED ROCK. 8" DEEP.
12. FLOW SENSOR.
13. PVC SxS REDUCER BUSHING FROM MAINLINE SIZE TO FLOW SENSOR SIZE.
14. PVC SxS 45 DEG. ELL. SAME SIZE AS EXISTING MAINLINE.
15. 3M DBY WIRE CONNECTOR.
16. EXISTING IRRIGATION MAINLINE PIPE.
17. CONNECT TO EXISTING IRRIGATION MAINLINE PIPE AS REQUIRED TO ACCOMMODATE INSTALLATION OF NEW MASTER VALVE AND FLOW SENSOR. ADJUST PIPE TO REQUIRED DEPTH WITH 45° ELLS.
18. PVC SCHEDULE 40 MAINLINE PIPE. SAME SIZE AS FLOW SENSOR. ALLOW MINIMUM DISTANCE OF 5 PIPE DIAMETERS FROM FLOW SENSOR TO NEAREST DOWN STREAM VALVE, FITTING, METER, OR REDUCING COUPLER.
19. REMOVE EXISTING IRRIGATION MAIN LINE PIPE AS REQUIRED TO INSTALL IRRIGATION MASTER VALVE AND FLOW SENSOR.
20. PVC SCHEDULE 40 PIPE.

8 FLOW SENSOR
SCALE: NTS

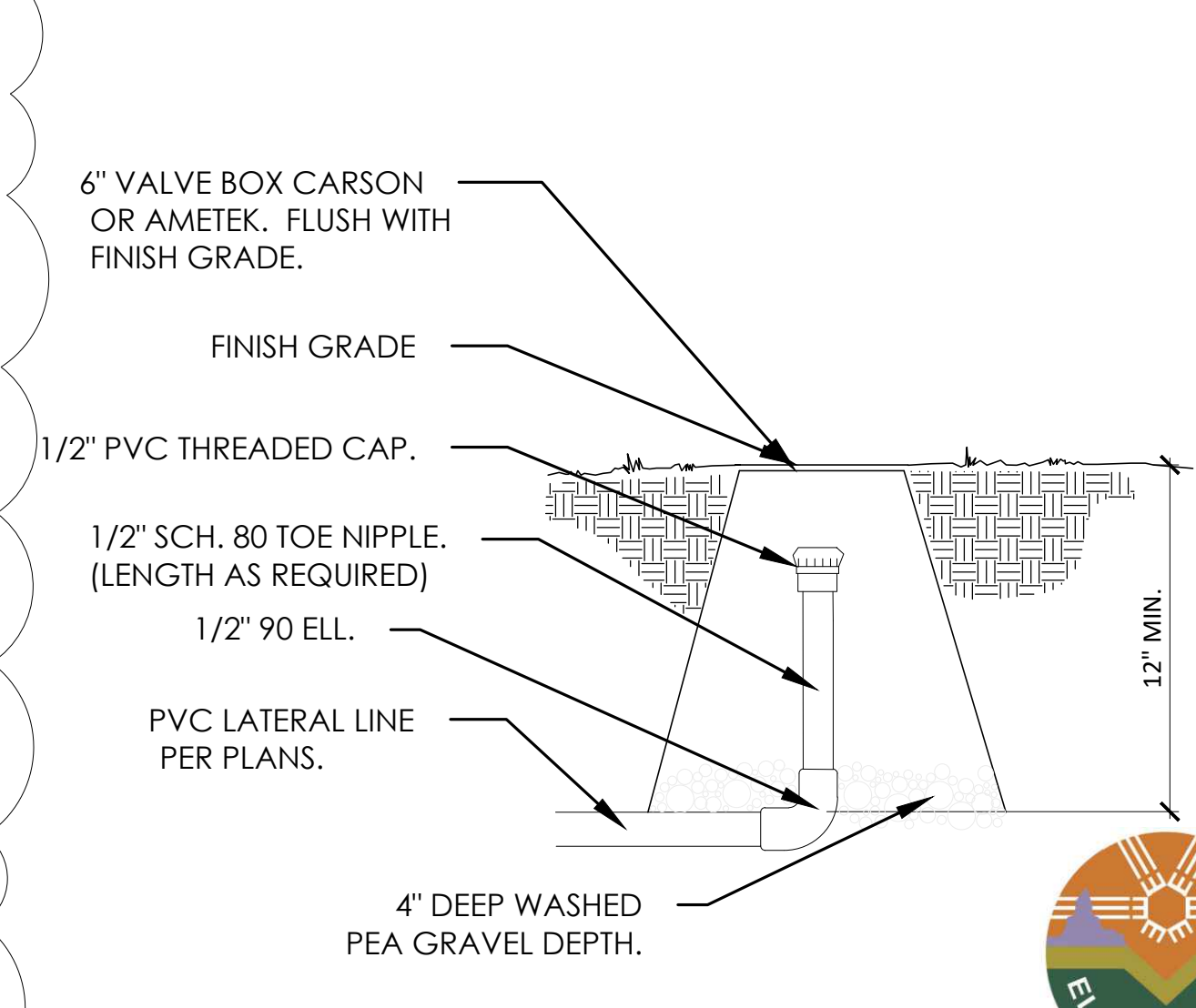
6 GATE VALVE 3" & SMALLER
SCALE: NTS



NOTE:
 1. COORDINATE CONDUIT AND POWER PRIOR TO CONSTRUCTION.
 2. ALL WORK SHALL BE INSTALLED PER CURRENT CODES.
 3. VERIFY THAT VOLTAGE AT EACH VALVE MEETS VALVE SPECIFICATIONS.

9 IRRIGATION CONTROLLER (ESP-LXIVM)
SCALE: NTS

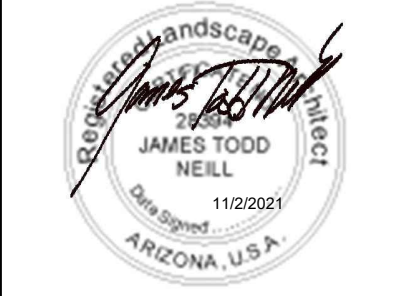
7 QUICK COUPLER
SCALE: NTS



10 FLUSH END CAP
SCALE: NTS

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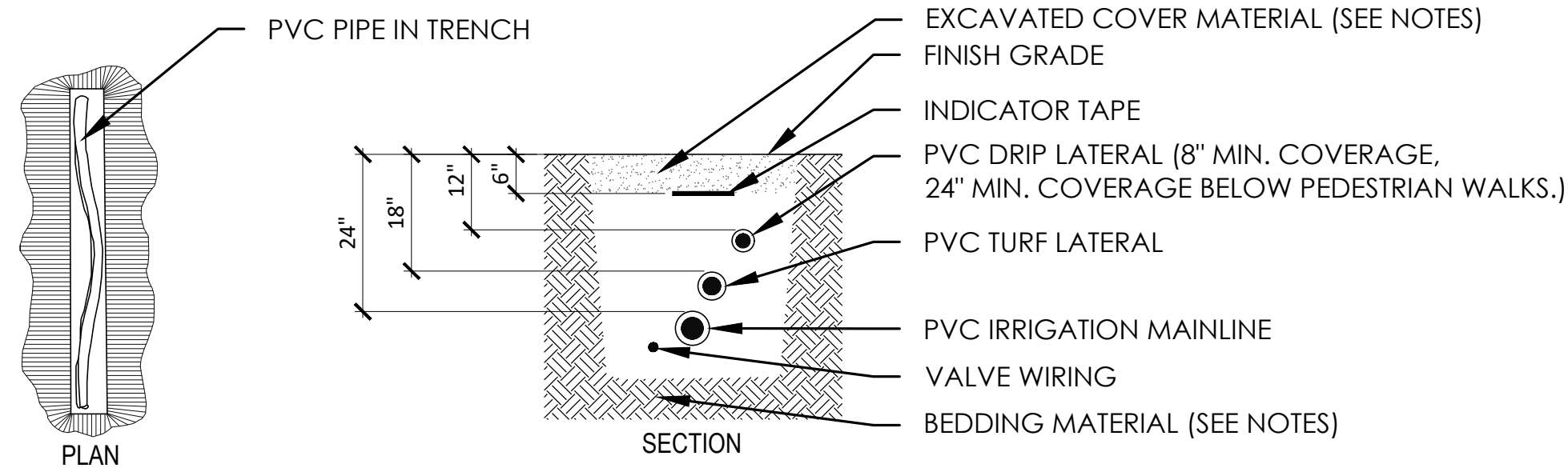
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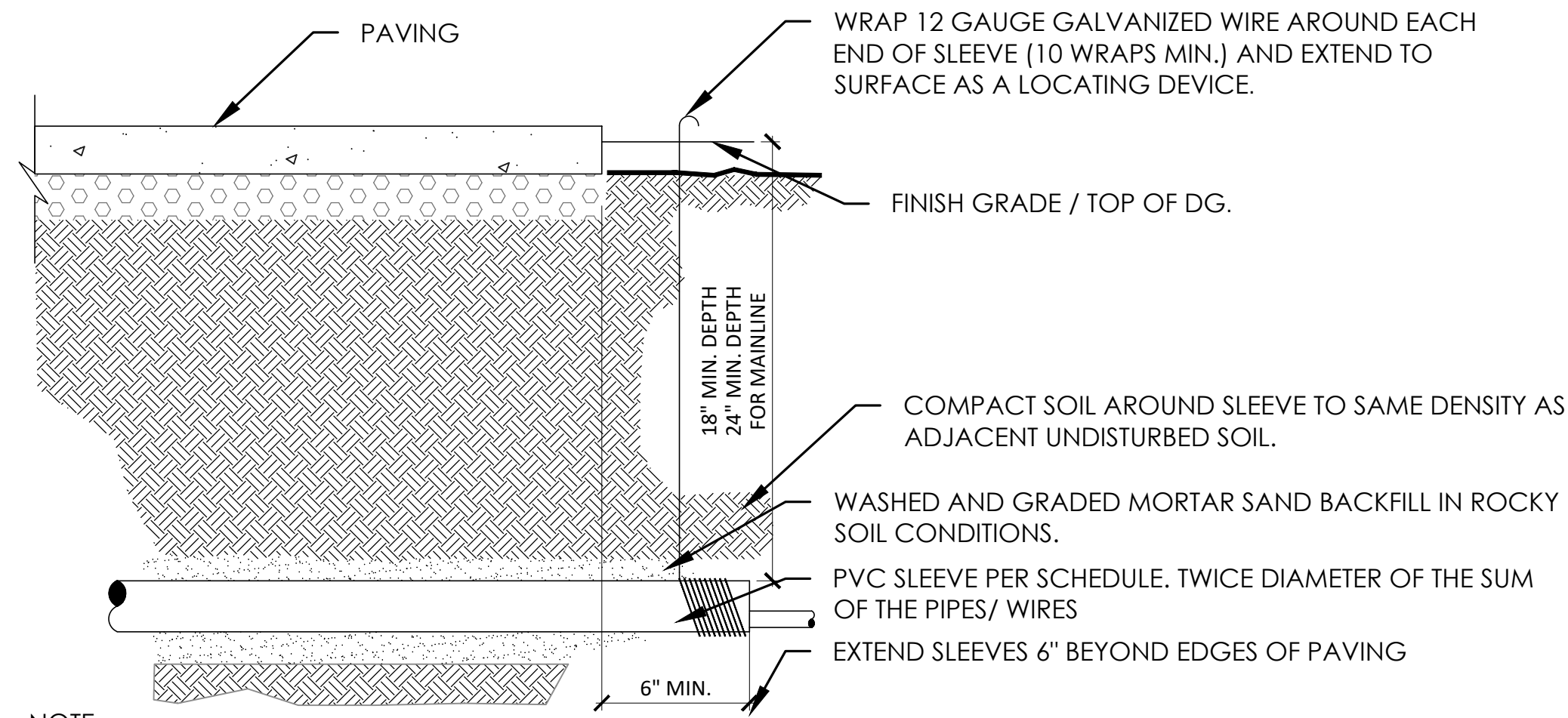
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- NOTE:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW ABOVE.
 3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
 4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH DBY WATERPROOF CONNECTORS, OR APPROVED EQUAL.
 5. BUNDLE AND TAPE WIRING AT 10' INTERVALS
 6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
 7. BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WEIR WITHIN TRENCH.
 8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
 9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES.
 10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.
 11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.



- NOTE:
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
 2. CAP SLEEVES UNTIL USE.
 3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
 4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
 5. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.

NOTE:
ALL PIPE SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH A MINIMUM OFFSET AT THE JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF THE IRRIGATION LINES. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS FOLLOWS:

SLEEVING SCHEDULE

PIPE SIZE	MIN. SLEEVE SIZE	PIPE SIZE	MIN. SLEEVE SIZE
1/2"	2"	2", 2-1/4"	4"
3/4"	2-1/2"	3", 4"	6"
1", 1-1/4", 1-1/2"	3"		

PIPE SIZING SCHEDULE

PIPE SIZE	FLOW (GPM)	PIPE SIZE	FLOW (GPM)
1/2"	0 - 5	2"	36 - 60
3/4"	6 - 10	2-1/2"	61 - 80
1"	11 - 15	3"	81 - 120
1-1/4"	16-25	3 1/2"	121 - 150
1-1/2"	26 - 35	4"	151 - 200

NOTE:
ALL MAINLINE PIPE 2 1/2" AND LARGER SHALL BE A MINIMUM CLASS 300 RING-TIGHT PIPE. MAINLINE 2" AND LESS SHALL BE A MINIMUM SCHEDULE 40 PVC. ALL LATERAL PIPE ABOVE 1/2" SHALL BE MINIMUM CLASS 200. ALL 1/2" LATERAL PIPE SHALL BE CLASS 315.

1 IRRIGATION TRENCH

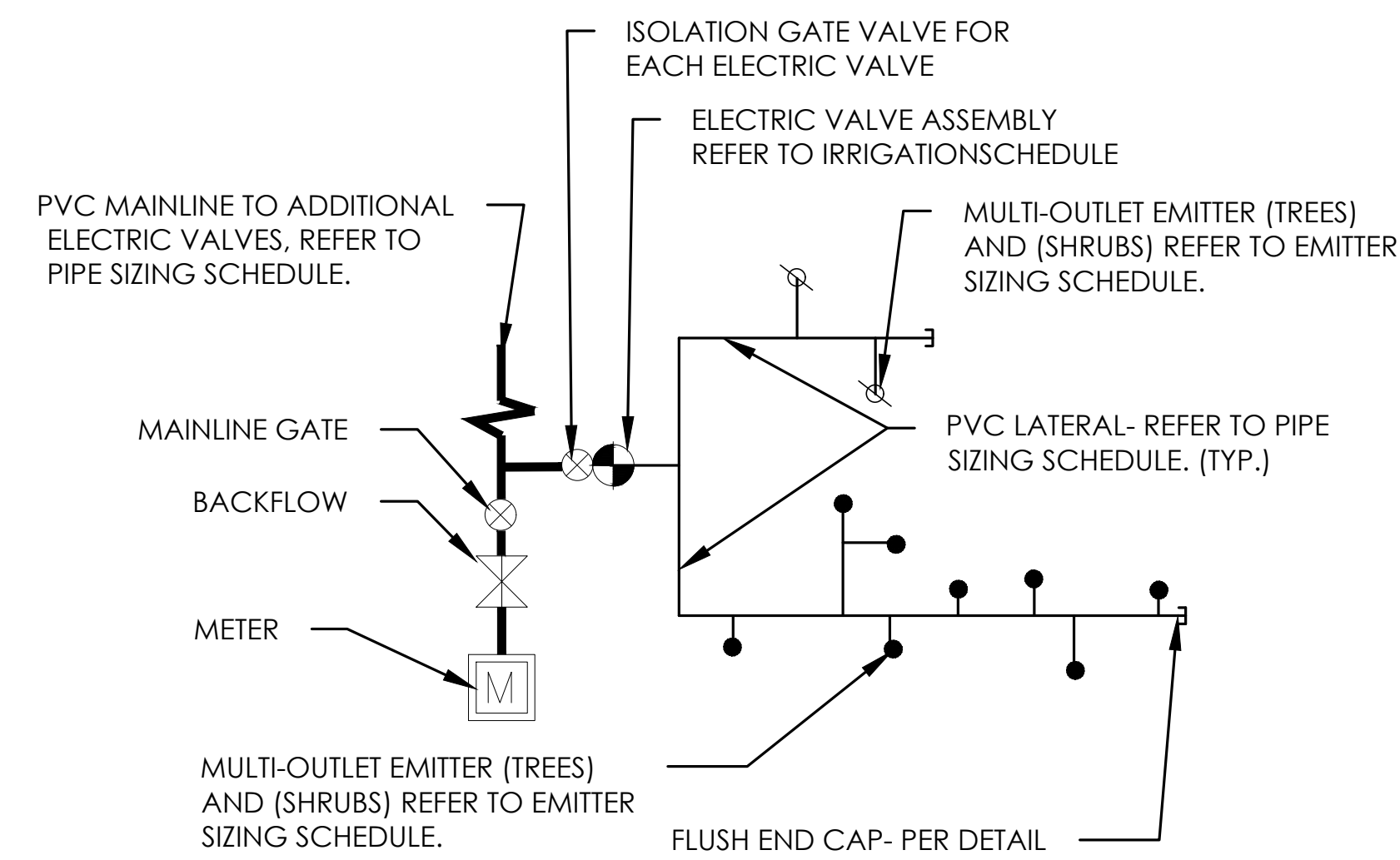
SCALE: NTS

2 IRRIGATION SLEEVE

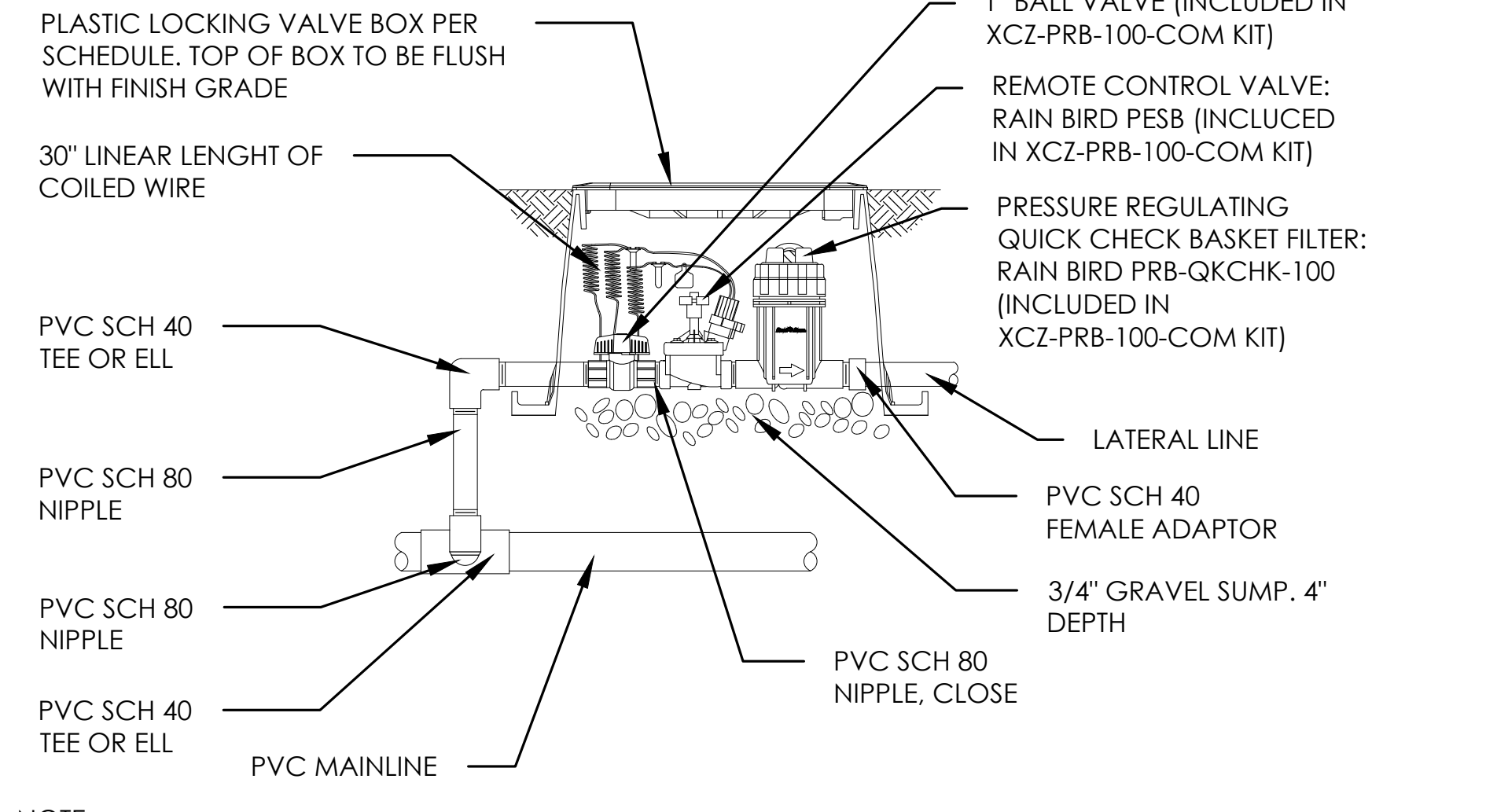
SCALE: NTS

3 SLEEVING/ PIPE SIZE

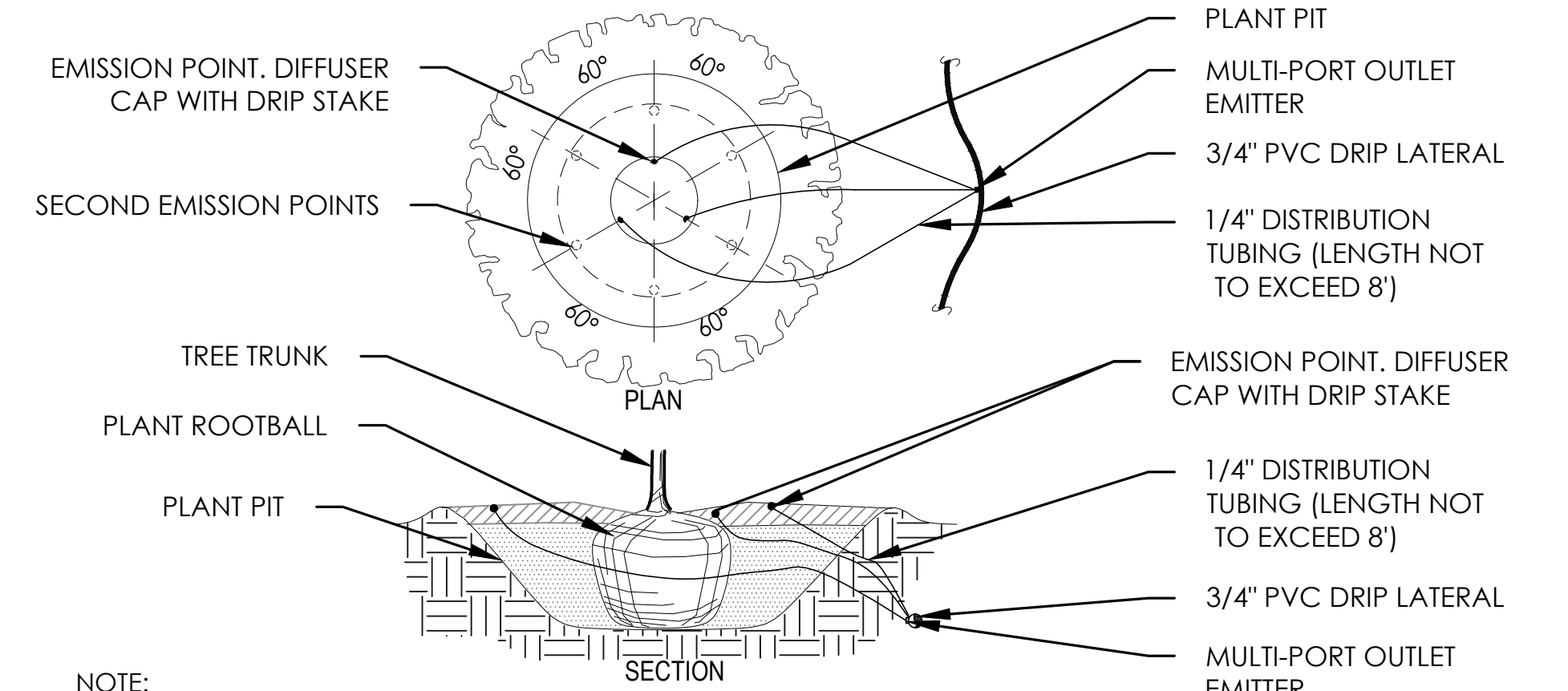
SCALE: NTS



- NOTE:
1. EMITTER SYSTEM TO BE TOTALLY RIGID PVC UNLESS OTHERWISE NOTED.



- NOTE:
1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
2. 30" MIN. LENGTH OF CONTROL WIRE COILED AND PLACED IN BOX AT WATERPROOF CONNECTION TO SOLENOID.



- NOTE:
1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
2. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
3. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. AT LEAST ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE EQUALLY SPACED WITHIN PLANT PIT PERIMETER.
4. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE.
5. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER DISTRIBUTION.

4 PIPE LAYOUT DETAIL

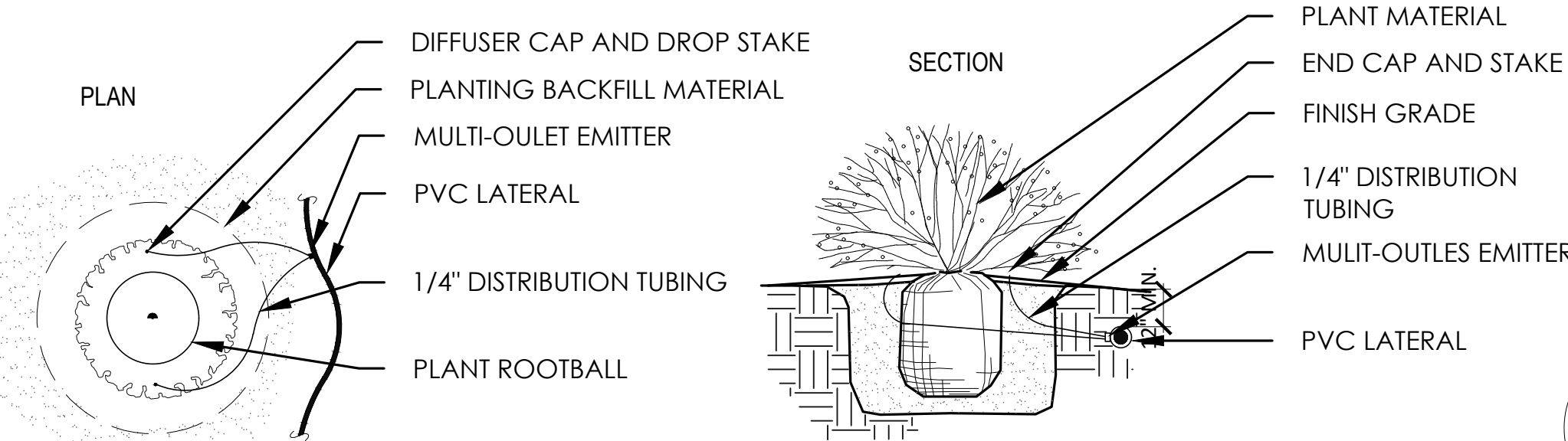
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5 DRIP VALVE ASSEMBLY

SCALE: NTS

6 TREE EMITTER PLACEMENT

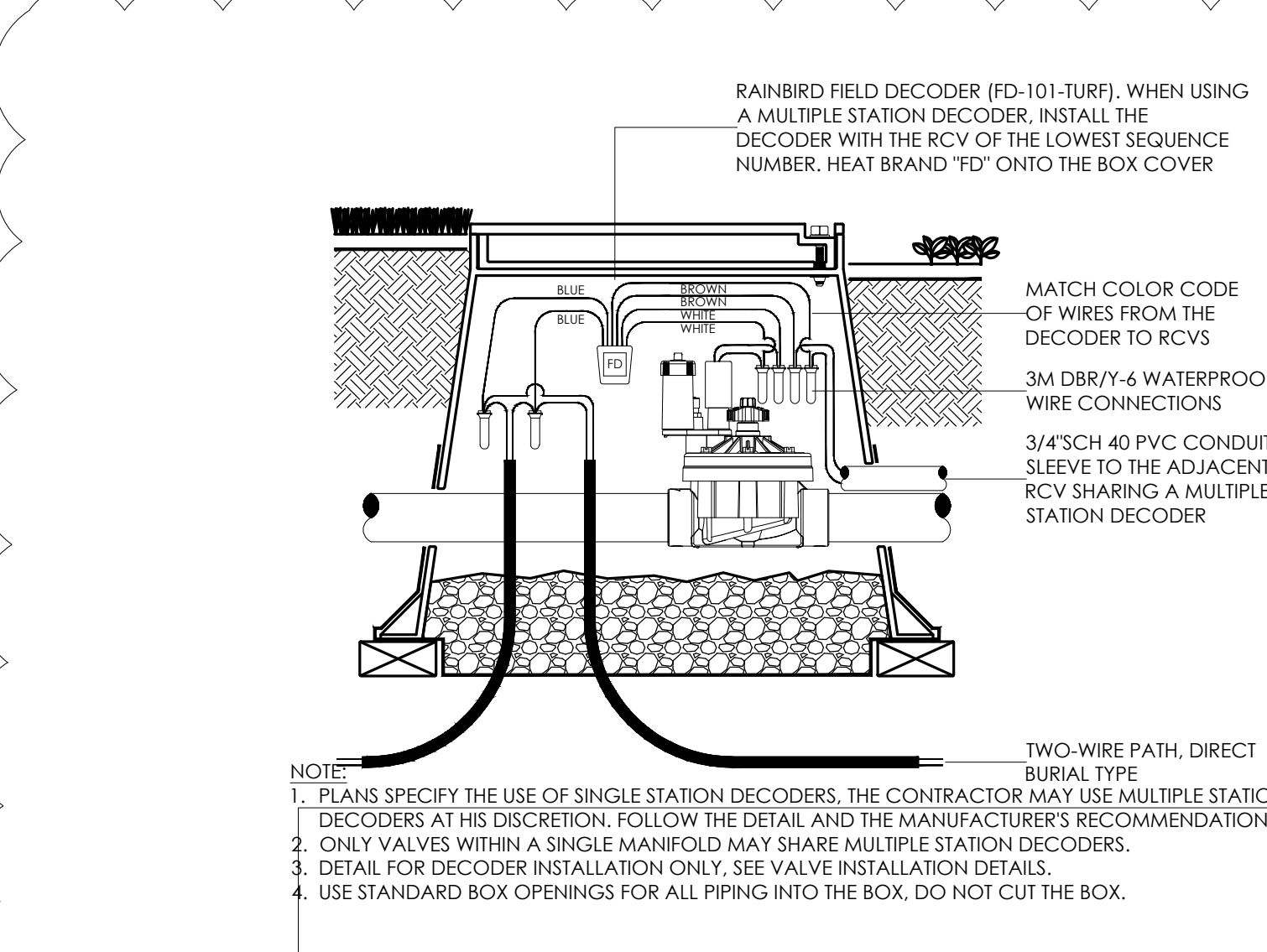
SCALE: NTS



- NOTE:
1. MAXIMUM LENGTH OF ONE 1/4" DISTRIBUTION TUBE SHALL BE 8'.
2. ONE EMITTER - ON TOP OF ROOTBALL. TWO EMITTERS - SPACE ON OPPOSING SIDES OF ROOT BALL. THREE OR MORE EMITTERS - SPACE EQUALLY AROUND EDGE OF ROOTBALL.
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON THE UPHILL SIDE OF ROOTBALL.
5. EMITTERS SHALL BE SELF-FLUSHING PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITH TECHNICAL SPECIFICATIONS.
6. DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
7. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

7 SHRUB EMITTER PLACEMENT

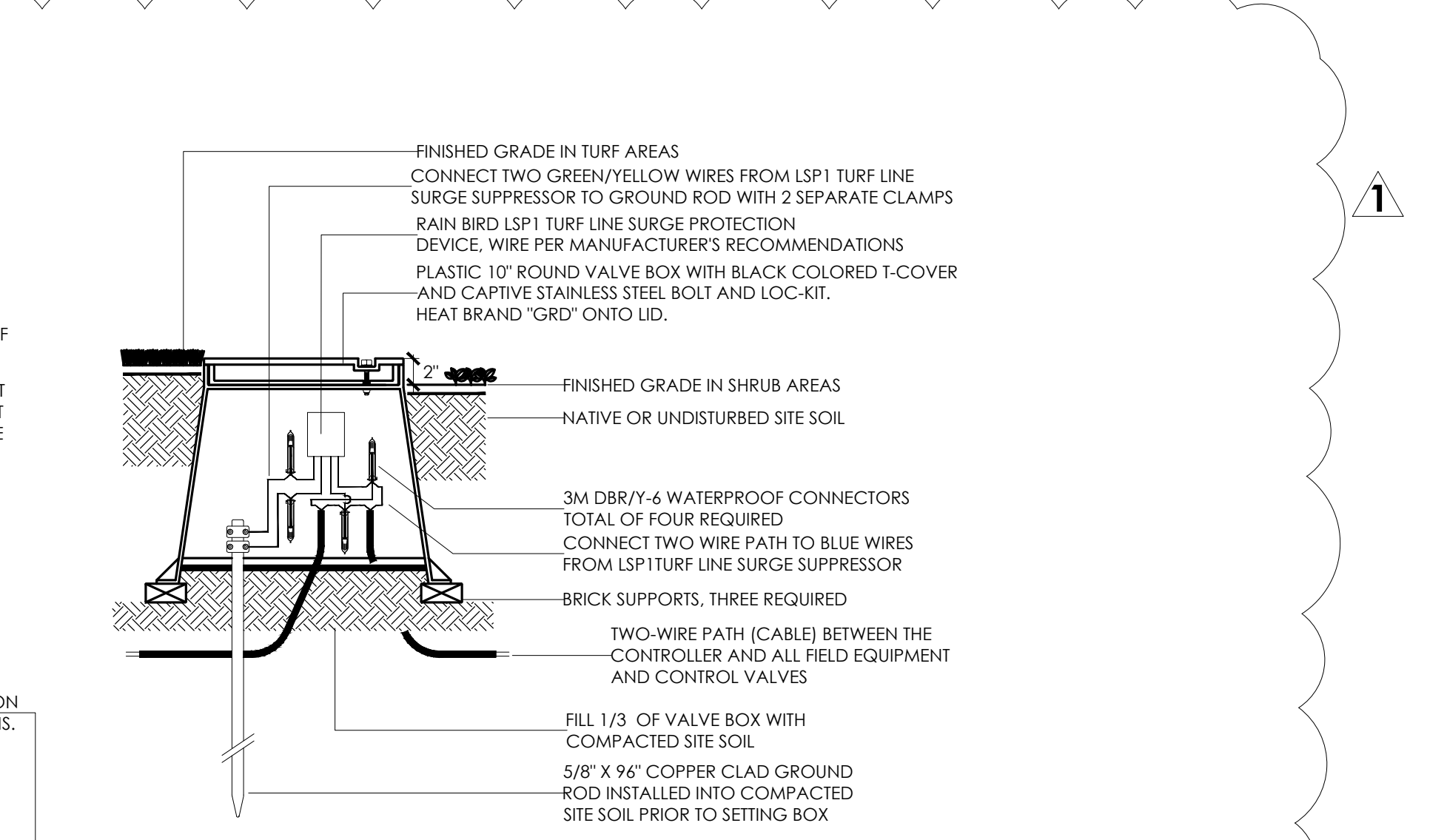
NTS



- NOTE:
1. PLANS SPECIFY THE USE OF SINGLE STATION DECODERS. THE CONTRACTOR MAY USE MULTIPLE STATION DECODERS AT HIS DISCRETION. FOLLOW THE DETAIL AND THE MANUFACTURER'S RECOMMENDATIONS.
2. ONLY VALVES WITHIN A SINGLE MANIFOLD MAY SHARE MULTIPLE STATION DECODERS.
3. DETAIL FOR DECODER INSTALLATION ONLY. SEE VALVE INSTALLATION DETAILS.
4. USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX. DO NOT CUT THE BOX.

8 SINGLE STATION DECODER

NTS



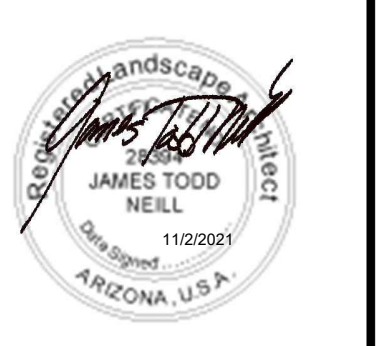
- NOTE:
1. FINISHED GRADE IN SHRUB AREAS - NATIVE OR UNDISTURBED SITE SOIL
2. 3M DBRY-4 WATERPROOF CONNECTORS TOTAL OF FOUR REQUIRED. CONNECT TWO WIRE PATH TO BLUE WIRES FROM LSP1 TURF LINE SURGE SUPPRESSOR
3. BRICK SUPPORTS, THREE REQUIRED
4. TWO-WIRE PATH (CABLE) BETWEEN THE CONTROLLER AND ALL FIELD EQUIPMENT AND CONTROL VALVES
5. FILL 1/3 OF VALVE BOX WITH COMPACTED SITE SOIL
6. 5/8" X 96" COPPER CLAD GROUND ROD INSTALLED INTO COMPACTED SITE SOIL PRIOR TO SETTING BOX

9 TWO-WIRE PATH GROUNDING

NTS

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SHEET NO.

L08



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CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: VI.A.

Date: 8/23/2023

Date submitted:
08/16/2023

Action: Other

Subject: Staff to provide the Commission with an update on the tasks leading up to demolition of the existing Dustbowl Theatre building, creating a vacant space more suitable for future development.

Date requested:
8/23/2023

TO: Mayor and City Council
FROM: David Malewitz, City Manager

RECOMMENDATION:

There is not a recommendation associated with this item.

DISCUSSION:

On May 9, 2022, City Council was presented with a recommendation from the Eloy Revitalization Commission to proceed with Option 3 of the November 2020 Dust Bowl Theater Development Options study to provide for stabilizing the existing Dustbowl Theatre structure and installing new roofing & a roof membrane capable of preventing further deterioration of the facility from environmental factors. In addition, the recommendation included exterior improvements, such as new paint, to enhance the curb appeal of the building and site. The five options that were initially considered included the following:

Option 1: \$5.2M* – Construction and design cost estimate to completely restore and update the exterior and interior of the building

Option 2: \$2.5M* – 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

Option 3: \$1.1M* – Stabilize the exterior and interior of the building, primarily the roof, to minimize any further deterioration

Option 4A: \$200,000* – Demolish the existing theatre property and create a space more suitable for future development, while leaving the Veterans Center in place.

Option 4B: \$200,00* – Demolish the existing theatre and adjacent Veterans Center, making the vacant property suitable for future development.

*Note: Original 2020 cost estimates. Due to inflation and other rising material costs, estimates should be increased by 30%

At the meeting, City Council made no motion on the recommendation and re-directed staff with instructions to seek fair market appraisal values on the theatre building only, the property with both the theatre and Veterans Center building demolished, and the current value of the Veterans Center building only. The intent was to better understand the market value of the property in varying conditions as a way to reach a determination of how to proceed with the disposition of the Dustbowl Theatre that would provide the

best return on investment for the property. City staff secured the services of Dennis L. Lopez & Associates, LLC to provide real estate appraisals and consultation. Mr. Lopez evaluated the properties and provided the following appraisal information on July 29, 2022, related to the three options for the City of Eloy evaluation. The appraisals assume the vacant lot and any known or unknown issues have been remediated.

Dustbowl Theatre, as is building only:	\$0.00 – No Market Value
Veterans Center, as is building only: square foot	\$70,000 or \$38.98 per
Removal of both buildings; shovel-ready site: square foot	\$20,000 or \$1.76 per

Taking into consideration current market conditions, past discussions related to the project, associated study option costs, and long-term intentions for the disposition of the Dust Bowl Theater, City staff recommended that the City Council proceed with Option 4A: Demolish the existing theatre property and create a space more suitable for future development, while leaving the Veterans Center in place. The Council, at their October 24, 2022 meeting, approved moving forward with Option 4A. Since that time, Staff has been working on mitigating the existing environmental conditions of the property as a precursor to demolition.

FISCAL IMPACT:

The approved five-year CIP has allocated funding to demolish the theatre in the amount of \$200,000 in FY22/23.

Approved as to Form:



Stephen R. Cooper, City Attorney

**CITY OF ELOY
REQUEST FOR COUNCIL ACTION**

Agenda Item: **VIII.B.**

Date: **5/9/2022**

Date submitted:
04/29/2022

Action: Formal

Subject: Council to receive a recommendation from the Eloy Revitalization Commission regarding the future of the Eloy Dust Bowl Theater.

Date requested:
5/9/2022

TO: Mayor and City Council

FROM: David Malewitz, City Manager

RECOMMENDATION:

Council recommends proceeding with Option 3 from the November 2020 City of Eloy, Arizona Dust Bowl Theater Development Options study to provide for stabilizing the existing structure and installing new roofing & a roof membrane capable of preventing further deterioration of the facility from environmental factors. In the interim, the Council directs city staff to proceed with providing for exterior improvements, such as new paint, to enhance the curb appeal of the building and site.

DISCUSSION:

In June 2020, the City requested proposals from firms with expertise to evaluate the Dust Bowl Theater building and 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 completed a report in November 2020 to address these options as they relate to the Dust Bowl Theater. The final report is attached for review and reference. On December 7, 2020, City Council received a presentation of the report, along with four cost estimates, to be used in the determination of the existing Dust Bowl building. Since the December meeting, there have been numerous discussions related to the project, associated costs, and long-term intentions of the disposition of the Dust Bowl Theater. Most recently, the newly formed Revitalization Commission met on February 23, 2022, and was presented the

November 2020 study for review and discussion by the Commission members. During that meeting, no formal actions were taken on how to move forward with the disposition of the Dust Bowl Theater. On April 27, 2022, the Revitalization Commission again reviewed the November 2020 study and voted unanimously to proceed with recommending to City Council *Option 3 - Stabilize Facility* from the four options listed in the study. Members of the Commission concluded that given current market conditions for vacant property, renewed interest in Eloy, and the uptick of development in the City, stabilization of the building would provide for more adaptive reuse options of the building and site. Additionally, Commission members recommended that City staff initiate an effort to repaint the exterior of the building in order to enhance the curb appeal until a final development plan for the Dust Bowl Theater is determined.

FISCAL IMPACT:

Cost estimates for Option 3 - Stabilize Facility are estimated at \$1,100,00 dollars as of the November 2020 study. It is anticipated that estimates will increase when actual construction bids are received due to current market conditions and the increase in the cost of goods since 2020.

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Stephen R. Cooper", written over a horizontal line.

Stephen R. Cooper, City Attorney

APPRAISAL REPORT



PROPERTY TYPE: Commercial/retail Building ("Dust Bowl Theater")

OWNER: City of Eloy

ADDRESS: 306 North Main Street, Eloy, Arizona

ASSESSOR'S PARCEL NO.: 405-02-282

EFFECTIVE DATE OF THE APPRAISAL: July 29, 2022

CLIENT: Mr. Jeffrey Fairman
Economic Development
City of Eloy
595 North C Street, Suite 102
Eloy, Arizona 85131

APPRAISER: Dennis L. Lopez, MAI, SRA
Dennis L. Lopez & Associates, LLC

OUR FILE NO.: 220300



DENNIS L. LOPEZ & ASSOCIATES, LLC
REAL ESTATE APPRAISERS AND CONSULTANTS

August 25, 2022

Mr. Jeffrey Fairman
Economic Development
City of Eloy
595 North C Street, Suite 102
Eloy, Arizona 85131

Re: Assignment: Estimate Market Value of the Fee Simple Interest
Property Type: Commercial/retail Building ("Dust Bowl Theater")
Address: 306 North Main Street, Eloy, Arizona
Owner: City of Eloy
APN: 405-02-282
Our File No.: 220300

Dear Mr. Fairman:

Per to your request, I have inspected the above-referenced property for the purpose of estimating the market value of the fee simple interest, as of the effective date of the appraisal (date of valuation), July 29, 2022. The intended use of the appraisal will be for asset management purposes. I expect that the intended user of this report will be you (the client) and others involved with the management of this property.

My opinion of market value assumed a cash transaction or one involving financing at market terms after a reasonable exposure period prior to the effective date of the appraisal. The opinions expressed were subject to the underlying assumptions and limiting conditions, definitions and certification set forth in the body of the accompanying appraisal report. The appraisal and report were prepared in conformity with the appraisal guidelines of the Uniform Standards of Professional Appraisal Practice, 2022-2023 (USPAP).

During the course of the appraisal and analysis, I became thoroughly familiar with the subject property and its location. Documented market data from the applicable market segment to which the subject belonged was analyzed and I spoke with well-informed persons familiar with current real estate values, all for the purpose of estimating the market value of this property.

Mr. Jeffrey Fairman
August 25, 2022
Page 2


Based on the information found in my investigation and coupled with my professional and independent appraisal, my opinion of the market value of the fee simple interest in the subject property, as of the effective date of the appraisal (date of valuation), July 29, 2022, was:

NO MARKET VALUE

(\$0.00)

The opportunity to assist you has been appreciated.

Respectfully submitted,



Dennis L. Lopez, MAI, SRA
Certified General Real Estate Appraiser - State of Arizona
Certificate No. 30189

DLL:dll

APPRAISAL REPORT



PROPERTY TYPE: Vacant Commercial Land

OWNER: City of Eloy

ADDRESS: 302-308 North Main Street, Eloy, Arizona

ASSESSOR'S PARCEL NOS.: 405-02-281, 282, part of 283A

EFFECTIVE DATE
OF THE APPRAISAL: July 29, 2022

CLIENT: Mr. Jeffrey Fairman
Economic Development
City of Eloy
595 North C Street, Suite 102
Eloy, Arizona 85131

APPRAISER: Dennis L. Lopez, MAI, SRA
Dennis L. Lopez & Associates, LLC

OUR FILE NO.: 220300



DENNIS L. LOPEZ & ASSOCIATES, LLC
REAL ESTATE APPRAISERS AND CONSULTANTS

August 25, 2022

Mr. Jeffrey Fairman
Economic Development
City of Eloy
595 North C Street, Suite 102
Eloy, Arizona 85131

Re: Assignment: Estimate Market Value of the Fee Simple Interest
Property Type: Vacant Commercial Land
Address: 302-308 North Main Street, Eloy, Arizona
Owner: City of Eloy
APN: 405-02-281, 282, part of 283A
Our File No.: 220300

Dear Mr. Fairman:

Per to your request, I have inspected the above-referenced property, as vacant, for the purpose of estimating the market value of the fee simple interest, as of the effective date of the appraisal (date of valuation), July 29, 2022. The intended use of the appraisal will be for asset management purposes. I expect that the intended user of this report will be you (the client) and others involved with the management of this property.

My opinion of market value assumed a cash transaction or one involving financing at market terms after a reasonable exposure period prior to the effective date of the appraisal. The opinions expressed were subject to the underlying assumptions and limiting conditions, definitions and certification set forth in the body of the accompanying appraisal report. The appraisal and report were prepared in conformity with the appraisal guidelines of the Uniform Standards of Professional Appraisal Practice, 2022-2023 (USPAP).

During the course of the appraisal and analysis, I became thoroughly familiar with the subject property and its location. Documented market data from the applicable market segment to which the subject belonged was analyzed and I spoke with well-informed persons familiar with current real estate values, all for the purpose of estimating the market value of this property.

Mr. Jeffrey Fairman
August 25, 2022
Page 2

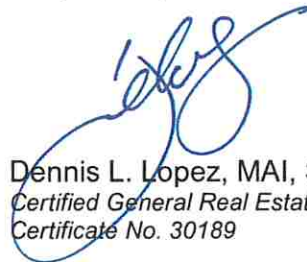
Based on the information found in my investigation and coupled with my professional and independent appraisal, my opinion of the market value of the fee simple interest in the subject property, as vacant, as of the effective date of the appraisal (date of valuation), July 29, 2022, was:

TWENTY THOUSAND DOLLARS

(\$20,000 or \$1.76 per square foot of net site area)

The opportunity to assist you has been appreciated.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Dennis L. Lopez', is written over the typed name and title.

Dennis L. Lopez, MAI, SRA
Certified General Real Estate Appraiser - State of Arizona
Certificate No. 30189

DLL:dll

APPRAISAL REPORT



PROPERTY TYPE: Office/retail Building

OWNER: City of Eloy

ADDRESS: 308 North Main Street, Eloy, Arizona

ASSESSOR'S PARCEL NO.: Part of 405-02-283A

EFFECTIVE DATE
OF THE APPRAISAL: July 29, 2022

CLIENT: Mr. Jeffrey Fairman
Economic Development
City of Eloy
595 North C Street, Suite 102
Eloy, Arizona 85131

APPRAISER: Dennis L. Lopez, MAI, SRA
Dennis L. Lopez & Associates, LLC

OUR FILE NO.: 220300



DENNIS L. LOPEZ & ASSOCIATES, LLC
REAL ESTATE APPRAISERS AND CONSULTANTS

August 22, 2022

Mr. Jeffrey Fairman
Economic Development
City of Eloy
595 North C Street, Suite 102
Eloy, Arizona 85131

Re: Assignment: Estimate Market Value of the Fee Simple Interest
Property Type: Office/retail Building
Address: 308 North Main Street, Eloy, Arizona
Owner: City of Eloy
APN: Part of 405-02-283A
Our File No.: 220300

Dear Mr. Fairman:

Per to your request, I have inspected the above-referenced property for the purpose of estimating the market value of the fee simple interest, as of the effective date of the appraisal (date of valuation), July 29, 2022. The intended use of the appraisal will be for asset management purposes. I expect that the intended user of this report will be you (the client) and others involved with the management of this property.

My opinion of market value assumed a cash transaction or one involving financing at market terms after a reasonable exposure period prior to the effective date of the appraisal. The opinions expressed were subject to the underlying assumptions and limiting conditions, definitions and certification set forth in the body of the accompanying appraisal report. The appraisal and report were prepared in conformity with the appraisal guidelines of the Uniform Standards of Professional Appraisal Practice, 2022-2023 (USPAP).

During the course of the appraisal and analysis, I became thoroughly familiar with the subject property and its location. Documented market data from the applicable market segment to which the subject belonged was analyzed and I spoke with well-informed persons familiar with current real estate values, all for the purpose of estimating the market value of this property.

Mr. Jeffrey Fairman
August 22, 2022
Page 2


Based on the information found in my investigation and coupled with my professional and independent appraisal, my opinion of the market value of the fee simple interest in the subject property, as of the effective date of the appraisal (date of valuation), July 29, 2022, was:

SEVENTY THOUSAND DOLLARS

(\$70,000 or \$38.98 per square foot of gross building area)

The opportunity to assist you has been appreciated.

Respectfully submitted,



Dennis L. Lopez, MAI, SRA
Certified General Real Estate Appraiser - State of Arizona
Certificate No. 30189

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Dustbowl Theatre Implementation Project

Overview

Request Owner	Jon Vlaming, Community Development Director
Est. Start Date	10/24/2025
Est. Completion Date	10/22/2027
Department	Community Development
Type	Capital Improvement

Description

The Dustbowl Theatre is currently vacant and deteriorating. The City Council is determining the best course of action for this structure, the property and its impact on Downtown Eloy. To that end, staff in 2020 retained a third party to prepare preliminary cost estimates to implement the following choices: stabilize the dustbowl to minimize future deterioration; rebuild the dustbowl as a vanilla shell for flexibility to attract future tenants; rebuild the dustbowl for use as a theatre for live and film presentations; demolish the dustbowl.

Images



Details

Type of Project Other

Location



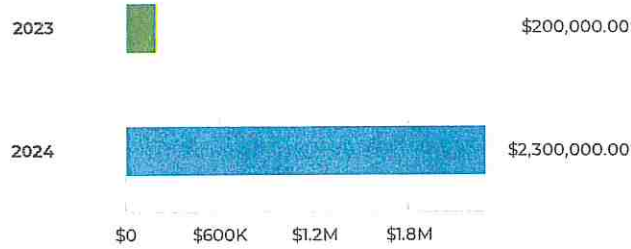
Justification

The existing structure is vacant, the roof has holes in it and the facade has been removed. The City Council may make a decision in the future on the Dustbowl Theatre.

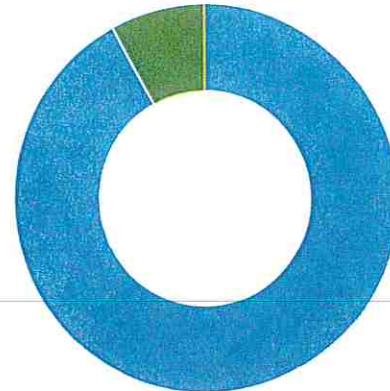
Capital Cost

FY2023 Budget **\$200,000** Total Budget (all years) **\$2.5M** Project Total **\$2.5M**

Capital Cost by Year



Capital Cost for Budgeted Years



● Construction/Maintenance (92%) \$2,300,000.00
 ● Engineering (8%) \$200,000.00
TOTAL \$2,500,000.00

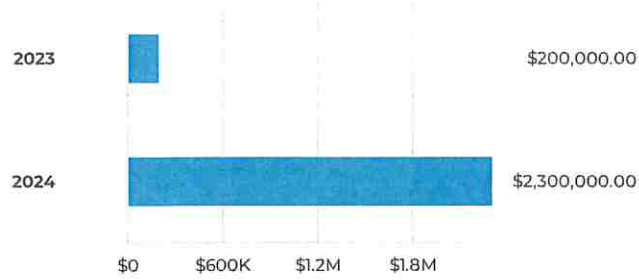
Capital Cost Breakdown			
Capital Cost	FY2023	FY2024	Total
Engineering	\$200,000		\$200,000
Construction/Maintenance		\$2,300,000	\$2,300,000
Total	\$200,000	\$2,300,000	\$2,500,000



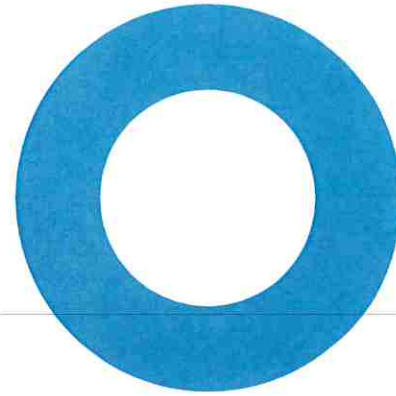
Funding Sources

FY2023 Budget	Total Budget (all years)	Project Total
\$200,000	\$2.5M	\$2.5M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown			
Funding Sources	FY2023	FY2024	Total
One-Time Sales Tax	\$200,000	\$2,300,000	\$2,500,000
Total	\$200,000	\$2,300,000	\$2,500,000



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