



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

Requested Board Meeting Date: April 19, 2016

or Procurement Director Award

Contractor/Vendor Name (DBA): Friends of Tucson's Birthplace, Inc., an Arizona Non-Profit Corporation ("FOTB"); and City of Tucson, an Arizona Municipal Corporation.

Project Title/Description:

Amendment No. One (1) to Agreement for Development, Operation and Maintenance of Mission Garden (the "Agreement").

Purpose:

This Amendment to the 2011 Agreement: 1) modifies the 2008 adopted Mission Garden Master Plan and Site Plan, as referenced in Section 2.6 of the original Agreement, to include buildings, utilities, and other improvements that were not anticipated in 2008; and 2) because the County successfully negotiated a narrower, fixed 40' wide easement for the El Paso (Kinder Morgan) natural gas pipeline that crosses Mission Garden, Section 6.3.5.4 is modified to prohibit "soil disturbance within twenty (20) feet on either side of the gas pipeline," instead of thirty (30) feet; and 3) obtains the approval of the Pima County Board of Supervisors and the City of Tucson Mayor and Council for the construction of the improvements shown on Exhibit A pursuant to Section 6.3.3.3 of the Agreement. The modified 2016 Master Plan is attached as Exhibit A and replaces and supersedes the original 2008 Master Plan, which was referenced in the original Agreement. All other terms of the original Agreement and any prior Amendments thereto shall remain in effect.

Procurement Method:

Exempt pursuant to Pima County Code 11.04.020.

Program Goals/Predicted Outcomes:

To complete the garden and planned improvements in accordance with the new 2016 Master Plan that will enhance educational opportunities and the public experience at Mission Garden.

Public Benefit:

FOTB may develop Mission Gardens as a public amenity with demonstration "timeline" gardens that will benefit the public through heritage education. Planned improvements of additional garden areas and buildings will facilitate that outcome.

Metrics Available to Measure Performance:

Mission Gardens may be developed in accordance with the 2016 amended Master Plan, pursuant to the amended Agreement.

Retroactive:

No.

APR 13 10 00 AM PCL/KCF/BD

TO: COB- 4.13-16 (1)

Pgs. 27 Addendum

Procure Dept 04/13/16 PM12:38

Original Information

Document Type: _____ Department Code: _____ Contract Number (i.e.,15-123): _____
Effective Date: _____ Termination Date: _____ Prior Contract Number (Synergen/CMS): _____
☐ Expense Amount: \$ _____ ☐ Revenue Amount: \$ None
Funding Source(s): _____

Cost to Pima County General Fund: None

Contract is fully or partially funded with Federal Funds? ☐ Yes ☐ No ☐ Not Applicable to Grant Awards
Were insurance or indemnity clauses modified? ☐ Yes ☐ No ☐ Not Applicable to Grant Awards
Vendor is using a Social Security Number? ☐ Yes ☐ No ☐ Not Applicable to Grant Awards
If Yes, attach the required form per Administrative Procedure 22-73.

Amendment Information

Document Type: CTN Department Code: PW Contract Number (i.e.,15-123): 12*0400
Amendment No.: 1 AMS Version No.: 3
Effective Date: ~~12/06/2011~~ 4-19-16 New Termination Date: 12/06/2016
☐ Expense ☐ Revenue ☐ Increase ☐ Decrease Amount This Amendment: \$-0-
Funding Source(s): N/A

Cost to Pima County General Fund: -0-

Contact: Michael D. Stofko

Department: Real Property

Telephone: 724-6667

Department Director Signature/Date: _____

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date:
(Required for Board Agenda/Addendum Items)

4-8-2016
4/12/16
4/13/16

| <p>PIMA COUNTY DEPARTMENT OF PUBLIC WORKS</p> <p>PROJECT: Agreement for Development, Operation and Maintenance of Mission Garden</p> <p>LICENSEES: Friends of Tucson's Birthplace; and City of Tucson</p> <p>CONTRACT NO.: CTN-PW-12*0400</p> <p>CONTRACT AMENDMENT NO.: One (#01)</p> | <table border="1"> <tr> <th colspan="2">CONTRACT</th> </tr> <tr> <td>NO.</td> <td><u>CTN-PW-12-400</u></td> </tr> <tr> <td>AMENDMENT NO.</td> <td><u>01</u></td> </tr> <tr> <td colspan="2">This number must appear on all invoices, correspondence and documents pertaining to this contract.</td> </tr> </table> | CONTRACT | | NO. | <u>CTN-PW-12-400</u> | AMENDMENT NO. | <u>01</u> | This number must appear on all invoices, correspondence and documents pertaining to this contract. | |
|---|--|----------|--|-----|----------------------|---------------|-----------|--|--|
| CONTRACT | | | | | | | | | |
| NO. | <u>CTN-PW-12-400</u> | | | | | | | | |
| AMENDMENT NO. | <u>01</u> | | | | | | | | |
| This number must appear on all invoices, correspondence and documents pertaining to this contract. | | | | | | | | | |

ORIG. CONTRACT TERM: 12/06/2011 – 12/06/2016
TERMINATION DATE PRIOR AMENDMENT: N/A
TERMINATION THIS AMENDMENT: 12/06/2016

ORIG. CONTRACT AMOUNT: \$-0-
PRIOR AMENDMENTS: \$N/A
AMOUNT THIS AMENDMENT: \$N/A
REVISED CONTRACT AMOUNT: \$-0-

CONTRACT AMENDMENT

WHEREAS, COUNTY and LICENSEES entered into that certain Agreement for Development, Operation and Maintenance of Mission Garden dated December 6, 2011 (the "Agreement"); and

WHEREAS, COUNTY and LICENSEES have agreed to modifications of the Agreement in order to move forward with the completion of the garden and planned improvements that will enhance educational opportunities and the public experience at Mission Garden

NOW, THEREFORE, it is agreed as follows:

1. The 2008 adopted Mission Garden Master Plan and Site Plan is hereby replaced and superseded by the Modified 2016 Master Plan attached as Exhibit A to this Contract Amendment.
2. The language in Section 6.3.5.4 of the Agreement referencing proposed improvements which would "result in any soil disturbance within thirty (30) feet on either side of the El Paso Natural Gas pipeline" is hereby changed to "result in any soil disturbance within twenty (20) feet on either side of the El Paso Natural Gas pipeline".
3. The Pima County Board of Supervisors and the City of Tucson Mayor and Council hereby approve construction of the improvements as shown on Exhibit A pursuant to Section 6.3.3.3 of the Agreement.
4. The effective date of this Amendment is upon execution thereof by all Parties.
5. All other provisions of the Agreement not specifically changed by this Amendment shall remain in effect and continue to be binding upon the parties.

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

IN WITNESS THEREOF, the parties have affixed their signatures to this Amendment on the dates written below.

**PIMA COUNTY, a political subdivision of the
State of Arizona**

Chair, Board of Supervisors


Date

ATTEST:

Robin Brigode, Clerk of the Board

Date

APPROVED AS TO FORM:

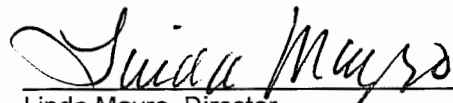


Tobin Rosen, Deputy Pima County Attorney

4/4/16

Date

APPROVED AS TO CONTENT:



Linda Mayro, Director
Pima County Office of Sustainability and Conservation

4/4/2016

Date

**FRIENDS OF TUCSON BIRTHPLACE, an Arizona
Non-Profit Corporation**



Signature

Roger F. Pfeiffer co-chair
Friends of Tucson's
Birthplace

Name and Title (Please Print)

4/5/16

Date

**CITY OF TUCSON, a Municipal Corporation of
The State of Arizona**

Mayor

Date

ATTEST:

City Clerk

Date

APPROVED AS TO FORM:

Principal Assistant City Attorney, City of Tucson

APPROVED AS TO CONTENT:

Jonathan Mabry, Historic Preservation Officer

Date



Friends of Tucson's Birthplace

P.O. Box 1228 Tucson, AZ 85702 • 520.777.9270 • missiongarden.tucson@gmail.com • tucsonsbirthplace.org

April 1, 2016

Board of Directors

Amanda & Tomas
Castillo

Bill DuPont

Jesus Garcia

Diana Hadley

Jared McKinley

Katya Peterson

Roger F. Pfeuffer

Raul Ramirez

Nancy & Fe Tom

Pima County Board of Supervisors
130 W Congress
11th Floor
Tucson, AZ 85701

Dear Chairperson Bronson,

Friends of Tucson's Birthplace (FOTB) is working in the 5th year of a 5-year contract involving FOTB, City of Tucson and Pima County to develop and operate Mission Garden at the foot of Sentinel Peak. We are currently planning and designing the completion of Mission Garden and expect the additions and improvements to increase both interest and visitors to a unique feature that is central to Tucson's recent designation as the country's first UNESCO City of Gastronomy. It will be the first project to be completed as part of Tucson Origins Heritage Park, a plan approved in 1999 as part of the successful Rio Nuevo bond issue.

As part of our 5-year agreement signed in 2011, section 6.3 requires us to provide a written "Notice of Improvements" and to request your approval for improvements over \$100,000. The completion of Mission Garden following the master plan that is part of this submission will exceed the \$100,000 limit. Thus we seek approval of the Board of Supervisors for planned improvements (detailed in attachments) and expenditure of \$1.1 million (per Section 6.3).

Distinguished Friends

Bernard Fontana, PhD

Jim Griffith, PhD

Luis Gutierrez

Lillian Lopez-Grant

Gary Paul Nabhan, PhD

Linda Ronstadt

Bernard Siqueiros

We are also requesting your approval for the following amendments to the 2011 Agreement:

- a. to modify the 2008 adopted Mission Garden Master Plan Section 2.6 as shown on the attached Mission Garden Concept Plan
- b. to modify Section 6.3.5.4 to allow "soil disturbance within twenty (20) feet on either side of the El Paso [Kinder Morgan] Natural Gas Pipeline.

Attachments/ drawings:

- a. Mission Garden Plan for Completion
- b. Project Description
- c. Mission Garden Concept Plan 2016 as amended
- d. Site Plans with preliminary locations of utilities
- e. Drawings/ elevations of buildings
- f. Cost estimates for improvements
- g. Proposed schedule

Staff

Phil Hall,
Legal Counsel

Bill O'Malley,
Project Manager

Betsy Wirt,
Garden Supervisor

Jose Gastelum
Assistant Gardener

Dena Cowan
Social Media

We appreciated the review and input from the Tucson-Pima County Historical Commission regarding our plans. They unanimously approved them and fully supported what they described as a wonderful project. As you know, our mission is to portray the contributions of the diverse cultures that farmed there as authentically as possible, as well as to protect the archaeology that lies beneath the 4 acres of this site. We are seeking your approval to proceed with our plan of completion for Mission Garden.

Respectfully,

Roger F. Pfeuffer

Katya Peterson

Co-Chairs, Friends of Tucson's Birthplace

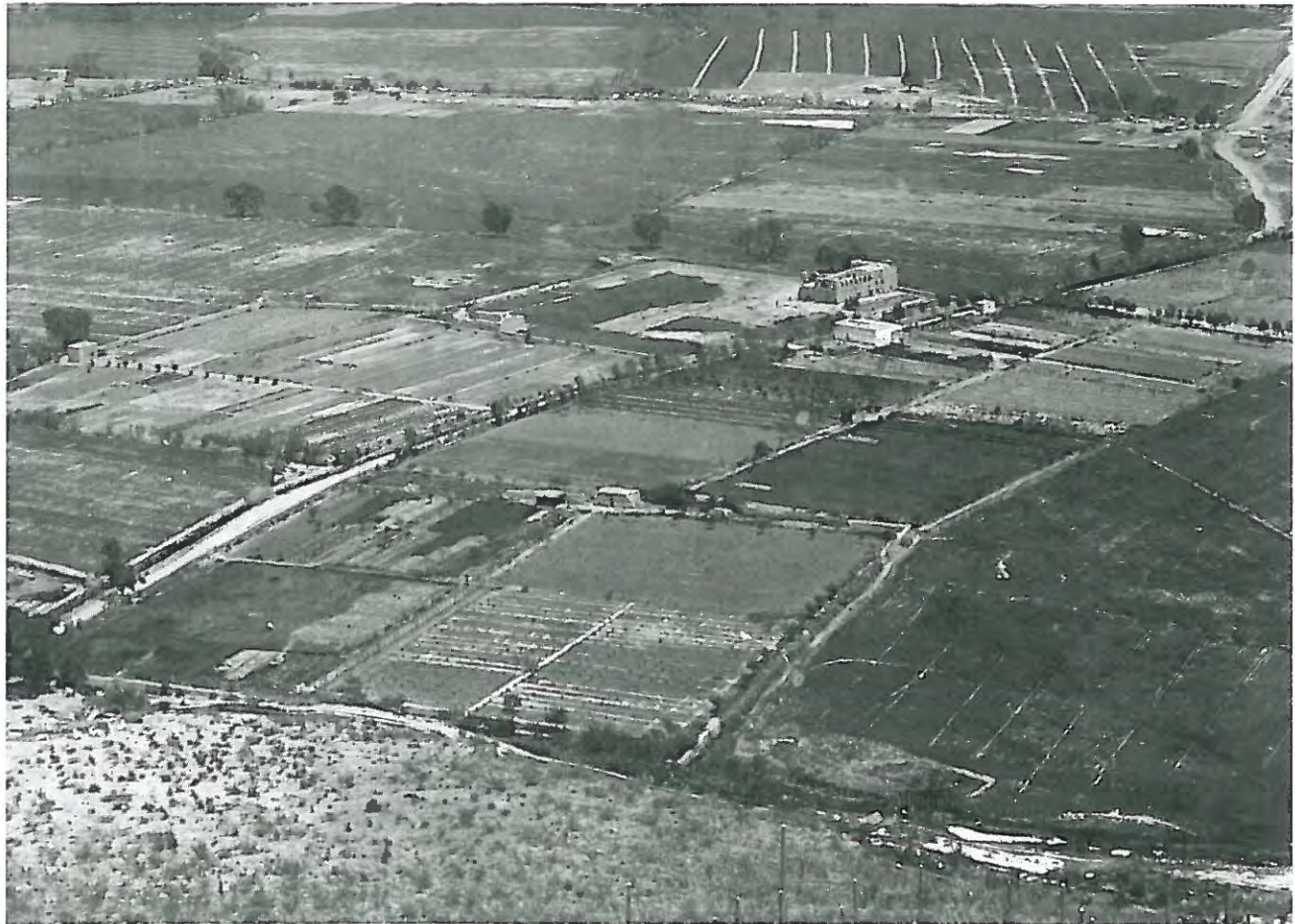
San Agustin Mission Garden

Mission Garden is the first living museum of agricultural history in the Southwest. The reconstructed garden contains plantings that interpret four millennia of agriculture in the Tucson Basin. The contemporary garden, located on the exact site of the 18th century four-acre Mission San Agustin garden developed by Jesuit and Franciscan missionaries, is surrounded by reconstructed adobe walls, slightly offset from the original foundations. The area of the garden between the Santa Cruz River and Sentinel Peak (A Mountain) is known as the "Birthplace of Tucson" and is believed to have the longest history of continual agriculture in the United States.

Friends of Tucson's Birthplace (FOTB), a small grassroots organization established in 2009, operates and maintains Mission Garden through a cooperative agreement with the City of Tucson and Pima County. The non-profit group works to preserve historic plants, seeds, and cultivars and to disseminate information about Tucson Basin's unique 4100-year, multi-cultural agricultural history. FOTB has planted over 160 Kino Heritage fruit trees, a small vineyard of Mission grapes, and a series of Timeline Garden plots that interpret our multi-cultural farming traditions. Today, the recreated Mission Garden provides a unique, hands-on, place-based learning experience, and an opportunity to actually taste our local history.

Archaeological excavations, conducted between 2000 and 2008 under the auspices of the Rio Nuevo Project, revealed many subterranean layers of prehistoric occupation. Archaeologists found that the Spanish Colonial mission with its gardens, fields, and *acequias*, rested upon multiple subterranean layers of prehistoric farming. Deepest under the ground are the cultural remains of Early Agricultural and Archaic Period Farmers (2100 B.C. – 50 A.D.), who managed native Sonoran Desert plants to increase food production and pioneered the cultivation of corn, squash, and beans. Above that layer are the remains of Hohokam farmers (500 – 1450 A.D.), who constructed large irrigation canals and resided in agricultural villages, with ceremonial centers. During the Proto-Historic Period (1450 – 1692 A.D.), O'odham villagers continued irrigated farming along the river. One of their settlements, *S-cuk Son* ("at the foot of the black [mountain]"), gave Tucson its name.

Jesuit missionary, Father Eusebio Francisco Kino was the first European to visit the O'odham villages of the area then call the Pimeria Alta. On multiple visits between 1692 and 1711 Kino brought gifts of European livestock and pack trains loaded with seeds, cuttings, plants, and agricultural implements, receiving in turn ample supplies of corn, squash, and fish caught in the Santa Cruz River. Kino established a mission at San Xavier del Bac, and in 1701 a *visita*, or mission outpost, at the village near S-cuk Son, which was eventually to become Mission San Agustin de Tucson. Kino's visits initiated the Columbian Exchange of plants, animals, and unfortunately, diseases. After the Jesuits were expelled from New Spain in 1767, Franciscan missionaries took over the missions, and constructed a chapel, granary, workshops, and a large two-story residence *Convento* at the San Agustin Mission. After Mexican Independence in 1821, the mission complex and its gardens languished, and the neglected roofless adobe structures began to melt.



Mission Garden & Mission San Agustin, 1880
Walkins photo

Use of the site as a landfill destroyed most of the remains of the Mission. Mission Garden remained under private ownership, preserving the rich archaeology that still exists today. Despite multiple previous attempts, the reconstructed Mission Garden is the first success in a long series of efforts to preserve and restore Tucson's birthplace.

With the successful passage of the Rio Nuevo legislation in 1999, planning began for recreation of Mission San Agustin and Mission Garden. A master plan for Tucson Origins Heritage Park was completed in 2008 and construction began on the Mission and Mission Garden sites. Due to the economic downturn, construction was halted in 2009. Remediation of the landfill had been completed under the Mission site and a geothermal heating/cooling piping system installed. The walls around Mission Garden were completed and the grading with the walls completed before construction was suspended.



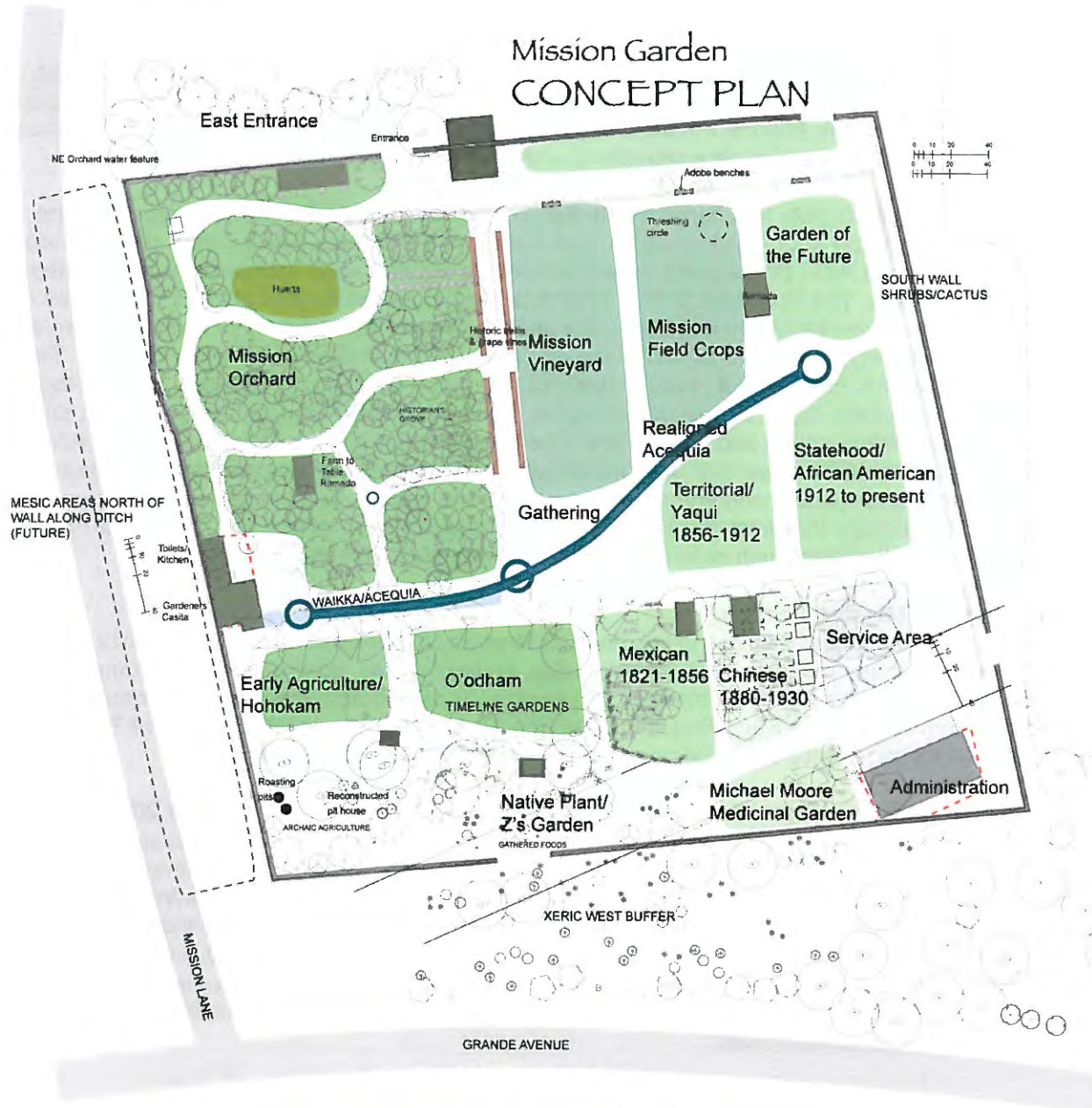
Tucson Origins Heritage Park Master Plan

In 2009, Friends of Tucson's Birthplace was created as a nonprofit to complete Mission Garden, and in 2011 an agreement was completed with Pima County and the City of Tucson for the Friends of Tucson's

Birthplace to develop and operate Mission Garden. In the first four years of our agreement, Friends of Tucson's Birthplace has planted about half the physical area of Mission Garden, without financial assistance from Pima County, the City of Tucson, or Rio Nuevo. The Friends have raised over \$650,000 through donations and grants to invest in Mission Garden, in addition to thousands of volunteer hours planting and maintaining the Garden.

Mission Garden Concept Plan

FOTB has created a Concept Plan to preserve, transmit and revive the region's rich agricultural heritage by growing a series of gardens that are representative of the more than 4000 years of continuous cultivation in the Tucson Basin.



Mission Garden Concept Plan

Agriculture and Cultures interpreted in Mission Garden:

Mission-Era Heritage Fruit Tree Orchard

The orchard consists of historically accurate fruit cultivars introduced into the Pimería Alta during the Spanish mission era (1692-1821).

Mission-Era Vegetable and Herb Garden

The orchard vegetable patch represents the area that has traditionally been cultivated to take advantage of available space between trees, water from irrigation canals, increased light for crops during the winter, when fruit trees are defoliated, and added moisture, shade and pollination for spring and summer crops.

Mission-Era Heritage Vineyard

The vineyard would have been an essential feature of the original garden during the mission era because wine was an integral part of Catholic religious rites.

Native Plant Area ("Z's Garden")

The local desert landscape provides many edible plants that people have foraged to complement the food derived from farming (or vice versa). In this area there are three zones that replicate the plant systems of the Arizona Uplands: the rocky top, the slopes, and the low, flat and silty basins. The agave colony growing here represents a transition between foraging and farming.

Timeline Gardens

a series of garden plots that demonstrate the crops and methods of cultivation and irrigation employed over the 4000 years of agricultural history in the Tucson Basin. The Early Agriculture (2100 B.C. – 50 A.D.) plot is partly based on findings at Las Capas archaeological excavation outside Tucson. The Hohokam (500 – 1450 A.D.) field contains fleshier and larger varieties of squash and tepary beans, in addition to the ancient Chapalote Corn, to exemplify how farmers selected for desirable attributes, over time, gradually domesticating the once-wild plants. The Proto-Historic or Pre-Contact (1450 – 1692 A.D.) Tohono O'odham field boasts some of the staple crops of the native people of this region: Tohono O'odham squash, tepary beans, 60-day corn, watermelon, cotton and devil's claw. The Post-Contact Tohono O'odham field (1692-1821) includes some of the crops that were introduced by the European missionaries during the Spanish colonial period, and embraced early on by the natives. Most importantly, it includes some winter crops that were pivotal factors in the colonization process, and that radically transformed lifestyles, such as winter wheat, winter pulses, and onions and garlic.

Current Status of Mission Garden

The planting of the heritage fruit trees in the Spanish Mission Orchard was completed in 2012. Since then all of the trees have produced fruit, including figs, pomegranates, quince, apricots, plums, oranges, and limes. Additionally, we have had three years of grape crops and produced an experimental wine. With funding from the Arizona State Forestry Department and the cooperation of Ironwood Tree Experience, 40 heritage fruit trees have been planted to expand the Mission Orchard.

The Mission-era seasonal vegetable garden has been replanted twice every year since 2012. Planting in the Native Plant area, which demonstrates how foods were gathered in native desert areas, was started in 2013. The early Timeline Gardens, including the Early Agriculture and Hohokam areas, were first planted in 2013 and have again been planted for the third year. The O'odham Pre-contact and Post-contact areas were initially planted in 2014 and have been planted again for the second year. Territorial era olive trees, clones from the University of Arizona olive trees, have been planted in Mission Garden. Cover crops of grains, grasses, and legumes have been planted in the remaining vacant basins to prepare the soil for future planting. This will feature distinct heritage varieties and cultivars to complement our established orchard.



Mission Garden, February 2016

Areas to complete this year

In 2016, Friends of Tucson's Birthplace will be very busy completing Mission Garden as required by the three-party Agreement. As a result of the settlement agreement between Rio Nuevo and the City of Tucson, Friends of Tucson's Birthplace has received \$1.1 million in funding to complete Mission Garden.

In the remainder of 2016, with the participation and planning of local cultural groups and a grant from the Community Food Bank, we will begin to plant three new areas of the Timeline Gardens: the Mexican and Chinese eras, and the Michael Moore Medicinal Garden. We anticipate planning and planting the Territorial/Yaqui Garden, the Statehood/African American Garden, and the Garden of the Future which will complete the Timeline Gardens. The Mission-era croplands and a vineyard with additional fruit tree plantings will also see completion in 2016. The present irrigation ditch or acequia will be modified to approximate one of the ancient Hohokam canal locations. This will allow a logical path for development and interpretation through these Timeline Gardens, which demonstrate and tell the stories of 4100 years of cultivation.

FOTB will recreate the Territorial era Casita, or Gardner's Hut, for interpretation of the Mission Orchard. Toilets and a small prep kitchen will be built near the Casita to facilitate Mission Garden's educational programs. An administrative building will provide support of the Friends of Tucson's Birthplace operation of Mission Garden, including offices, gardener's workroom, volunteer space, and storage of program materials. Finally, FOTB will establish a more appropriate entrance to Mission Garden with thoughtful native trees and shrub landscaping to provide welcoming shade to the visitor and an invitation to what lies within the beautiful adobe walls.

Archaeology impacts

Our plan for the remaining planting and construction in Mission Garden is to avoid impacts to the

existing archaeology. The buildings will be built in areas that have previously been cleared for construction. We will contain disturbances within the plow zone, the upper 12 inches of the native soils, or receive clearance from the archaeologist. Desert Archaeology (DA) has prepared an Archaeology Treatment Plan, and will review the plans as design progresses to offer recommendations to limit disturbance of the archaeology in Mission Garden. We will have DA on site during critical construction periods to monitor work.

Potential disturbances:

Building locations – The Casita, toilets, kitchen, and administration building are all located in areas that have been cleared for construction by Desert Archaeology. The remaining ramadas will be located in previously excavated trenches, or contained within the existing plow zone.

Utility trenches – Desert Archaeology will consult on the route of the sewer and electrical utilities outside Mission Garden to limit archaeological disturbance. DA will clear the archaeology from the utility trenches outside the Garden where necessary. Utility lines inside the Garden will be contained in areas that have been filled or in the plow zone.

Realigned acequia – the new acequia will be built up from the original native grades so there will be no disturbance below the plow zone. A portion of the existing acequia will be filled in for the new irrigation ditches so there will be no disturbance of the archaeology.

Large trees outside east entrance – the plan for landscaping the east entrance includes several large native trees. The locations of these trees will be reviewed with Desert Archaeology and sized so they do not penetrate the archaeology layer.

Contracts

Design work for the completion is being done by BWS architects under their original contract for Tucson Origins Heritage Park. This contract is open and has been assigned by the City of Tucson and Rio Nuevo to Friends of Tucson's Birthplace for the completion of Mission Garden.

Site work and construction will be done by Lloyd Construction, under their original contract for Tucson Origins Heritage Park with the City of Tucson and Rio Nuevo. The contract has also been assigned to the Friends of Tucson's Birthplace for the Mission Garden completion project.

Cost

The capital budget for the Mission Garden completion is \$1.1 million. Funding for the completion is provided by the Rio Nuevo Multipurpose Facilities District as part of their settlement agreement with the City of Tucson. The budget for this work is attached. Lloyd Construction, will be the construction manager doing design and construction, and will provide three detailed cost estimates during the design phase prior to the start of construction.

The Friends of Tucson's Birthplace itself will provide the trees, plants, & shrubs, additional gardening, irrigation, and building materials, and will also provide exhibits, furniture, & equipment. With the exception of large boxed trees, Friends of Tucson's Birthplace volunteers will do the planting work with assistance from organizations such as the Ironwood Tree Experience, Chinese Cultural Center, the Tucson Herbalist Collective, and others. FOTB volunteers will build many of the ramadas and other structures in the Garden.

Mission Garden Community Outreach

In conjunction with re-creating the infrastructure of Mission Garden, FOTB's mission includes preserving, transmitting and reviving the region's rich agricultural heritage. The following lists of activities, programs, and events are provided as examples in which the Garden provides ways for the public to enjoy, learn, benefit from, contribute to, and appreciate this amazing cultural heritage.

Educational/Community Programs:

- Workshops & tours school groups
- Volunteer training
- Seed gathering and cleaning
- Planting & maintaining crops
- Harvesting crops
- Crop sharing with Community Food Bank, Iskashitaa, and other community gardens
- Tree pruning & propagation to share with the community
- Tree propagation programs with area elementary, middle, and high schools
- Seed sharing with Native Seeds/Search, Pima County Library, and other seed groups
- Shared docent training with Arizona Sonora Desert Museum, Presidio de Tucson and Tumacacori National Monument
- Planting with Tohono O'odham Elders
- Community outreach & crop sales at farmer's market in conjunction with the Community Food Bank
- Internships with Goodwill Industries and UA School of Social and Behavioral Sciences
- Tours and group visits including: Rotary, JobPath, various garden clubs, Bicycle Month events, historic group tours, Greyline Tours, various church and temple groups
- Volunteer work groups including: University High School, Salpointe High School, Southwest Conservation Corps, Iskashitaa, Temple Emanuel, Arizona Sonora Desert Museum volunteers, Presidio de Tucson volunteers, Tucson Audubon Society, Watershed Management

Annual Events:

- Volunteer recognition
- Easter Egg Hunt
- Spring Harvest/San Ysidro Festival
- Tucson's Birthday Breakfast Celebration
- Membrillo Fest
- Farm to Table Picnic with Native Seeds/SEARCH
- Festival of Pomegranates in conjunction with the Ajo Sustainable Agriculture
- Organized Tours (Oaxaca, California Missions, Northern Sonora Gardens, Patagonia, etc.)

Management and operations

Mission Garden is overseen by the 11 member Friends of Tucson's Birthplace Board of Directors.

Mission Garden has a base of over 400 volunteers who regularly contribute over 1,000 hours per year to Garden activities. Staff and personnel for Mission Garden include a project manager who oversees construction projects, a fulltime garden supervisor who oversees planting and other garden activities, part-time gardening assistants, a part time outreach/event coordinator, volunteer coordinator, and an office/outreach assistant. The Friends will be selecting and hiring a director this year to oversee Garden operations. FOTB receives pro bono legal advice from an attorney who volunteers for the garden. FOTB also has a part-time bookkeeper, and employs the services of an outside accounting firm.

Expenses include staff costs, utilities, garden supplies, and interpretive materials. Revenues include individual donations, grants, tours, event donations, sale of garden items, and fees for workshops and day trips.

Detailed Project Description

April 1, 2016

Project phases:

- Design Development further develops the design and adds specific detail on sizes, building materials, planting areas, tree types, etc. Another cost estimate will be prepared at the end of Design Development to make any adjustments to stay within budget. This phase is scheduled to be complete by April 8, 2016, and the estimate complete by April 22.
- Construction Documents will be used by Lloyd Construction for construction. They include dimensions and installation details for all materials plus specifications that describe the materials, and instructions to the contractor. At the end of this phase another estimate will be prepared by Lloyd, and when accepted will become the Guaranteed Maximum Price (GMP) for construction. This phase is scheduled to be complete by June 10, followed by permitting and the start of construction on June 27, 2016.
- Construction of the buildings, site grading, utilities, landscaping to be complete by December 11, 2016.
- FOTB ramada construction and planting of new areas begins Winter 2016/2017.

Cost estimates

Lloyd will prepare the construction cost estimate which will be added to an overall project estimate that includes other items outside Lloyd's contract such as the architect, purchase of trees, etc. The Schematic Design Estimate is attached

Functional Uses

Casita Area

Gardener's Casita 144 GSF + 2 - 84 SF Ramadas

- Display of items such as historical farming implements.
- Functioning fireplace for cooking demonstrations
- Construction
 - Stabilized adobe – type of stabilizer (Portland cement or asphalt oil TBD).
 - Hand applied plaster outside, exposed adobe inside.
 - 'Truth window' showing wall construction on outside.
 - Hand adzed Exposed wood lintels.
 - Heritage wood door.
 - Ceiling is distressed round wood vigas & saguaro rib latillas.
 - Unplanted Dirt roof.
 - Ramadas of round wood vigas and ocotillo latillas attached to the Casita.

Serving kitchen 305 NSF

- Food serving for events like the San Ysidro Festival, Tucson's Birthday Celebration, the Membrillo Fest, etc.
- Demonstrations of food preparation.
- Serving counter openable to exterior for events.
- Large Rustic Refrigerator,
- Hand sink, prep sink, 3 compartment sink? Drain to gray water collection
- Residential electric stove & oven
- No grille
- Storage cabinets, wood?
- Concrete countertops?
- Construction
 - Steel stud framing & stucco.
 - Sharp corners, expansion joints, exposed stone foundation stones.
 - Contemporary metal doors & windows.
 - Flat roof with parapets.
 - Unplanted Dirt roof or 'dirt colored' roof membrane.
 - Harvest rainwater to cistern
 - Solar tube skylights

Detailed Project Description

April 1, 2016

Toilets 224 NSF

- Separate toilets for men & women, small as possible
- Changing table in each toilet
- Wheelchair accessible
- Adjacent drinking fountain
- Construction similar to Serving Kitchen
- Vitreous china toilet fixtures

Utility Room 43 NSF

- Adjacent to kitchen & toilets
- Floor sink – drains to sewer
- Mop and bucket
- Free-standing metal Shelves for cleaning supplies, toilet paper, etc.
- Electrical panels
- Hot water heater

Exterior Patio area

- Large outside area adjacent to the Casita & Serving Kitchen
- Used for public gatherings of 50 to 100 people
- Used for workshops and demonstrations during fair weather
- Cooking demonstrations
- Horno, comal
- Portable wok & grille
- Fixed seating for 20 people
- Space for up to 100 folding chairs
- Space for 50 people at tables
- Pop-up tents for inclement weather
- Decomposed granite ground surface
- Portable lighting for large events

Orchard Ramada

- Large ramada for food demonstrations, interpretive programs
- Peeled pole structure with saguaro rib latillas & simulated mud roof
- DG floor
- Lighting & power

Central Water Feature/Gathering Area

- Gathering space for up to 50 people
- Permanent benches for 8 – 12 people
- Space for folding chairs for 40 additional people
- Decomposed granite ground surface, future pavers

Entrance Gate Area

Exhibits Building (Existing Storage Building)

- Displays of historical photographs, archaeological artifacts, pottery, baskets
- All storage and gardening materials to be removed
- Large display panel of Mission Garden and future Tucson Origins Heritage Park development mounted on outside wall under ramada.
- TV & benches for orientation (Finding Tucson's Origins film).
- Mission model
- Building to be ventilated and cooled
- Rustic storage cabinet on south wall for pamphlets, sale items

Spanish Ramada

- Used by greeters welcoming public visitors
- Donation box

Detailed Project Description

April 1, 2016

- Handout brochures
- Headsets for tours, GPS devices
- Display of crops
- Display sale items – plants, T-shirts, hats, etc.
- Rustic table & benches
- Power & lighting

Mesquite Ramada

- Used for orientation of tour groups
- Folding chairs and tables for 20 people stored under ramada
- Future produce market
- Provide rustic wooden bike racks adjacent to ramada
- Power & lighting

Admin/Service Area

Admin Building Construction

- Steel stud framing & stucco
- Sharp corners, expansion joints, exposed stone foundation stones
- Contemporary metal doors & operable windows
- Flat roof with parapets
- Dirt roof or 'dirt colored' roof membrane
- Rusting metal roof on Admin Building porch

Volunteer Space 211 NSF

- Check-in sheets (future computer system)
- Storage cabinets
- Sink – drain to gray water collection system
- Space for refrigerator & microwave
- Shelter during rain
- Small lockers
- Small table, 4 chairs
- Bulletin board
- Should be adjacent to the Work Room with large door openings

Office/Library 378 NSF

- Office/workspace for three people
 1. Director/curator
 2. Garden supervisor
 3. Volunteer/outreach coordinator
- Open office, shared 'touch down' spaces
- Rustic furniture/cabinets
- Conference table for 8 people
 - FOTB Board meetings
 - Weekly Operations meetings
 - TV, marker board
- Computers for use by other staff
- Library shelving
- Printer/Fax/Copier all-in-one
- Computer server
- Wall space for art & displays
- Projection screen or wall area

Porch on Admin building 476 NSF

- Maximum depth in cleared area x length of building
- Roof only, no walls
- Seat walls around the perimeter

Detailed Project Description

April 1, 2016

- Used for demonstrations and workshops
- Seating for informal meetings & presentations
- Screen enclosure
- Power & lighting

Gardeners Workroom 182 NSF

- Used for back-of-house demonstrations
- Used for storage of seeds in cabinets and refrigerator
- Interior gardening bench with sink – drains to gray water collection
- Seed cabinet, work bench, and refrigerator on one wall
- Storage of garden tools such as shovels, hoes
- Shelves for plastic bins on other wall
- Tool cabinet
- Storage of irrigation & construction materials
- Relocated controller for irrigation system
- Storage of chainsaw, generator, gas cans
- HVAC

Gardening Patio Adjacent to Gardeners Workroom

- Decomposed granite floor
- Open walls with wood framed roof
- Gardener's workbench for demonstrations with sink draining to gray water collection
- Wood shelves for storage of potted plants
- Area used for repotting plants and propagated trees, preparation of plants for workshops & demonstrations
- Parking for truck

Storage room 194 NSF

- Storage of 100 rustic wood folding chairs and 20 tables (could be stored outside on gardening patio)
- Shelves along one wall
- Large bins for display panels

Utility room 89 NSF

- Floor sink – drains to gray water collection
- Mop and bucket
- Shelves for cleaning supplies, toilet paper, etc.
- Electrical panels
- Head end equipment for security system

Garden Service Yard

- Short-term storage of bulk garden materials
- Future greenhouse for propagating plants
- Storage of wood and construction materials
- Composting bins
- Used for back-of-house demonstrations
- Water

Compost Toilet (Optional) 85 NSF

- Pending review & approval

Acequias & Water Features

It is desired to have the acequias run at all times the Garden is open, depending on water demand. The acequias and water features will use potable water. The acequias should be able to demonstrate irrigation, but the normal irrigation will be from the irrigation system. The water features should recirculate water independent of the acequias.

Detailed Project Description

April 1, 2016

Accommodations for various events

This is a description of how these events could be staged in the Garden.

Volunteer Event - January

- Gathering for 50 people at central water feature or in porch during inclement weather
- Refreshments at exterior patio area, prepared in serving kitchen

Spring Harvest/San Ysidro Festival - May

- Procession to the Central Gathering area
- Gathering for 100 people
- Harvesting wheat in Mission Crop Fields
- Winnowing wheat in the winnowing circle
- Serve Posole from Serving Kitchen
- Tables and chairs set up in exterior patio area

Drunken Botanist Event – June

July 4 Fireworks Event – July

Tucson's Birthday Celebration - August

- Food served from serving kitchen
- Tables and chairs for 100 people in exterior patio area

Farm-to-Table Event – September/October

- Tables & chairs under Orchard Ramada & adjacent paths.

Membrillo Fest - October

- Membrillo cooking demonstration in exterior patio area using portable stoves
- Serving cajeta and cheese from serving area

Pomegranate Fest – October/November

Public Day Walk-Ins

- Greeted at the Spanish Ramada
- Shown the Garden display panel
- Provide brochure
- Provide information on walking tour
- Distribute headphones for future audio tour or instructions for GPS tour
- Answer questions from people after touring the garden
- Show items for sale
- Collect donations and money for sale items

Tour groups

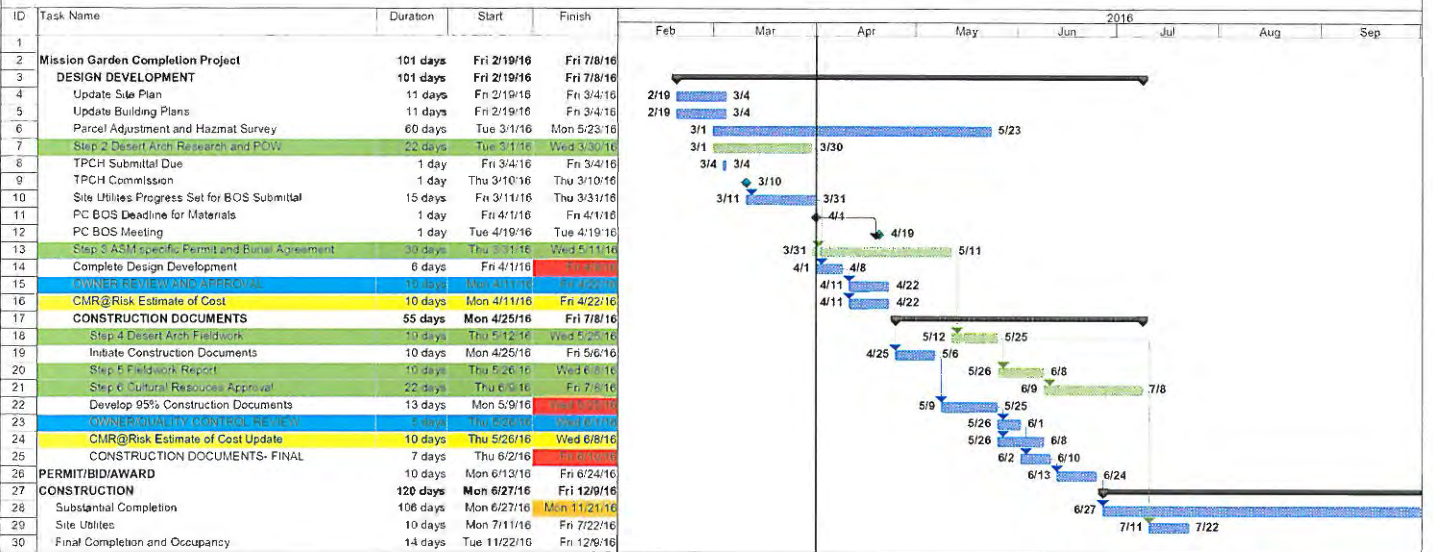
- Orientation at the Mesquite Ramada
- Food sampling at the Orchard Ramada

Propagation Workshops

- Orientation, gathering at the Mesquite Ramada
- Pruning demonstration in the Orchard
- Propagating/planting at the Admin Porch/Garden Patio

Other workshops & lectures

- Mesquite ramada 20 – 50 people
- Orchard Ramada 30 – 50 people
- Central gathering area – 50 people
- Porch on Admin building – 30 people



| | | | | | | | | |
|---|---------------------|--|--------------------|--|-----------------------|--|-------------|--|
| Project ProjectSchedule Date: Fri 4/1/16 | Task | | Split | | Inactive Summary | | Finish-only | |
| | Milestone | | External Tasks | | Manual Task | | Progress | |
| | Summary | | Project Summary | | Duration-only | | Deadline | |
| | Rolled Up Task | | External Milestone | | Manual Summary Rollup | | | |
| | Rolled Up Milestone | | Inactive Task | | Manual Summary | | | |
| | Rolled Up Progress | | Inactive Milestone | | Start-only | | | |

| | | | |
|-------------------------------------|---|------|--------------------|
| MISSION GARDEN | | | |
| CONCEPT DESIGN COST ESTIMATE | | | |
| | | | SD Estimate |
| | | | Revised |
| | Lloyd Construction | | \$885,248 |
| 6011 | Gardening Materials Consumable | | FOTB |
| 6015 | Irrigation Materials | | FOTB |
| 6017 | Building Materials | | FOTB |
| 6028 | Project Manager | | \$52,000 |
| 6031 | Architect/Engineer | | \$105,000 |
| | Archaeology | | \$45,000 |
| | Trees (not including Orchard Expansion) | 100 | \$50 |
| | Plants & shrubs | 1000 | \$15 |
| 6048 | FF&E, Exhibits | | FOTB |
| | Permits & Fees | | |
| | Sewer - 1" water (1.5" - \$27,000) | | \$8,500 |
| | Water 1" | | \$1,600 |
| | Impact fees | | \$5,400 |
| | Permits | | \$7,000 |
| | | | \$1,109,748 |
| | Adjustments | | |
| | Painting & staining by FOTB Volunteers | | -\$10,000 |
| | Total Estimate | | \$1,099,748 |

| | | | |
|--|--|----------|--|
| Garden, irrigation, building materials by FOTB | | | |
| Trees, plants, & planting by FOTB | | | |
| Ocotillo fences at electrical service & service area by FOTB | | | |
| Compost & tilling by FOTB | | | |
| Arbors, ramadas, bridges material only, built by FOTB Volunteers | | | |
| Mission Orchard Ramada Footings & materials only, built by FOTB Volunteers | | | |
| Footings for one acequia bridge, materials only for others | | | |
| Reduce to 2 site drinking fountains, + one at building | | | |
| Conference room deleted | | | |
| Drywall ceilings | | | |
| Compost & mulch by FOTB | | | |
| | | | |
| Add alternates: | | | |
| Central water feature & building water feature (future) | | \$14,000 | |
| Build acequias 1 & 2 | | \$45,000 | |
| Build acequias 3 & 4 | | \$43,000 | |
| Security allowance | | \$20,000 | |
| Abuse-resitant toilet fixtures | | \$7,000 | |

| Description | Quantity | Quantity Description | Material Unit | Sub Unit | Material | Sub | Total | NOTES |
|---------------------------------|-----------|-------------------------|------------------|---------------|-----------------|---------------|---------------|---|
| GENERAL CONDITIONS | 1 ls | | \$ - | \$ 121,387.00 | \$ - | \$ 121,387.00 | \$ 121,387.00 | 4.5 Months |
| SURVEY | 1 ls | | \$ - | \$ 5,000.00 | \$ - | \$ 5,000.00 | \$ 5,000.00 | |
| SWPPP | 1 allow | | \$ 1,000.00 | \$ - | \$ 1,000.00 | \$ - | \$ 1,000.00 | |
| SITE SIGN | 0 ls | | \$ - | \$ 500.00 | \$ - | \$ - | \$ - | |
| JOB FENCE | 1 ls | | \$ - | \$ 2,750.00 | \$ - | \$ 2,750.00 | \$ 2,750.00 | |
| EARTHWORK - REDUCED SCOPE | 1 ls | | \$ - | \$ 12,000.00 | \$ - | \$ 12,000.00 | \$ 12,000.00 | |
| SITE UTIL-FIRE LINE | 0 N/A | | \$ - | \$ - | \$ - | \$ - | \$ - | No Fire Line Needed |
| SITE - DOMESTIC WATER | 1 LS | | \$ - | \$ 11,000.00 | \$ - | \$ 11,000.00 | \$ 11,000.00 | Per Bill O. - Use PVC |
| DISTRIBUTION TO DRINKING FNTS | 1 allow | | \$ - | \$ 4,000.00 | \$ - | \$ 4,000.00 | \$ 4,000.00 | |
| SEWER | 1 LS | | \$ - | \$ 14,000.00 | \$ - | \$ 14,000.00 | \$ 14,000.00 | Assumes 75lf sewer plus sewer tap in street |
| ELECTRICAL | 1 ls | | \$ - | \$ 70,000.00 | \$ - | \$ 70,000.00 | \$ 70,000.00 | New Building Location, EPNG Crossing |
| SECURITY ALLOW | 0 ls | | \$ - | \$ 20,000.00 | \$ - | \$ - | \$ - | |
| OCOTILLO FENCING-190'-16/lf | 0 ls | | \$ - | \$ 4,300.00 | \$ - | \$ - | \$ - | |
| LANDSCAPING | 1 ls | | \$ - | \$ 66,650.00 | \$ - | \$ 66,650.00 | \$ 66,650.00 | |
| STABILIZED DG PATH & DG | 1 allow | | \$ - | \$ 14,250.00 | \$ - | \$ 14,250.00 | \$ 14,250.00 | |
| ELEVATED BASIN & ACEQUIA 3&4 | 0 ls | | \$ - | \$ 38,300.00 | \$ - | \$ - | \$ - | Future Phase |
| SOUTH WALL FOUNTAIN | 0 LS | | \$ - | \$ 2,750.00 | \$ - | \$ - | \$ - | Future Phase |
| CENTRAL FOUNTAIN | 0 LS | | \$ - | \$ 9,452.00 | \$ - | \$ - | \$ - | Future Phase |
| NORTH POND & ACEQUIA 1&2 | 0 LS | | \$ - | \$ 39,782.00 | \$ - | \$ - | \$ - | Future Phase |
| PARKING LOT ALLOWANCE | 0 ls | | \$ - | \$ 15,000.00 | \$ - | \$ - | \$ - | Delete per Bill O. |
| GRAPE ARBOR | 0 ls | | \$ - | \$ 19,500.00 | \$ - | \$ - | \$ - | Delete per Bill O. |
| GRAPE ARBOR material | 0 ls | | \$ 1,000.00 | \$ - | \$ - | \$ - | \$ - | Delete per Bill O. |
| VINEYARD ARBOR RAMADA | 0 ls | | \$ - | \$ 6,800.00 | \$ - | \$ - | \$ - | Delete per Bill O. |
| MISSION ORCHARD RAMADA | 1 ls | | \$ - | \$ 5,000.00 | \$ - | \$ 5,000.00 | \$ 5,000.00 | LCC to dig and pour footings, supply material - Labor |
| ADMIN BUILDING - VE'd | 1 1575 SF | | \$ - | \$ 236,250.00 | \$ - | \$ 236,250.00 | \$ 236,250.00 | \$150/sf - 1400SF Building + 700SF Open Porch |
| GARDENER'S CASITA - ORIGINAL SC | 1 ls | | \$ - | \$ 57,000.00 | \$ - | \$ 57,000.00 | \$ 57,000.00 | Original Scope |
| TOILET AND KITCHEN BUILDING | 500 SF | | \$ - | \$ 185.00 | \$ - | \$ 92,500.00 | \$ 92,500.00 | \$185/SF |
| BRIDGES-1 ONLY PER BILL O. | 1 ls | | \$ - | \$ 3,000.00 | \$ - | \$ 3,000.00 | \$ 3,000.00 | LCC to pour foundations and supply material - Labor |
| SITE DRINKING FOUNTAINS | 2 EA | | \$ 1,500.00 | \$ - | \$ 3,000.00 | \$ - | \$ 3,000.00 | |
| | | | | | \$ - | \$ - | \$ - | |
| | | | | SUBTOTAL | \$ 4,000.00 | \$ 714,787.00 | \$ 718,787.00 | |
| | | | | | | | | |
| | | | | | OVERHEAD/PROFIT | \$ 43,127.22 | | |
| | | | | | SUBTOTAL | \$ 761,914.22 | | |
| | | | | | BOND/INSURANCE | \$ 16,762.11 | | |
| | | | | | SUBTOTAL | \$ 778,676.33 | | |
| | | | | | TAXES | \$ 40,997.31 | | |
| | | | | | TOTAL | \$ 819,673.64 | | |
| | | | | | CONTINGENCY | \$ 65,573.89 | | |
| | | | | | GRAND TOTAL | \$ 885,247.53 | | |

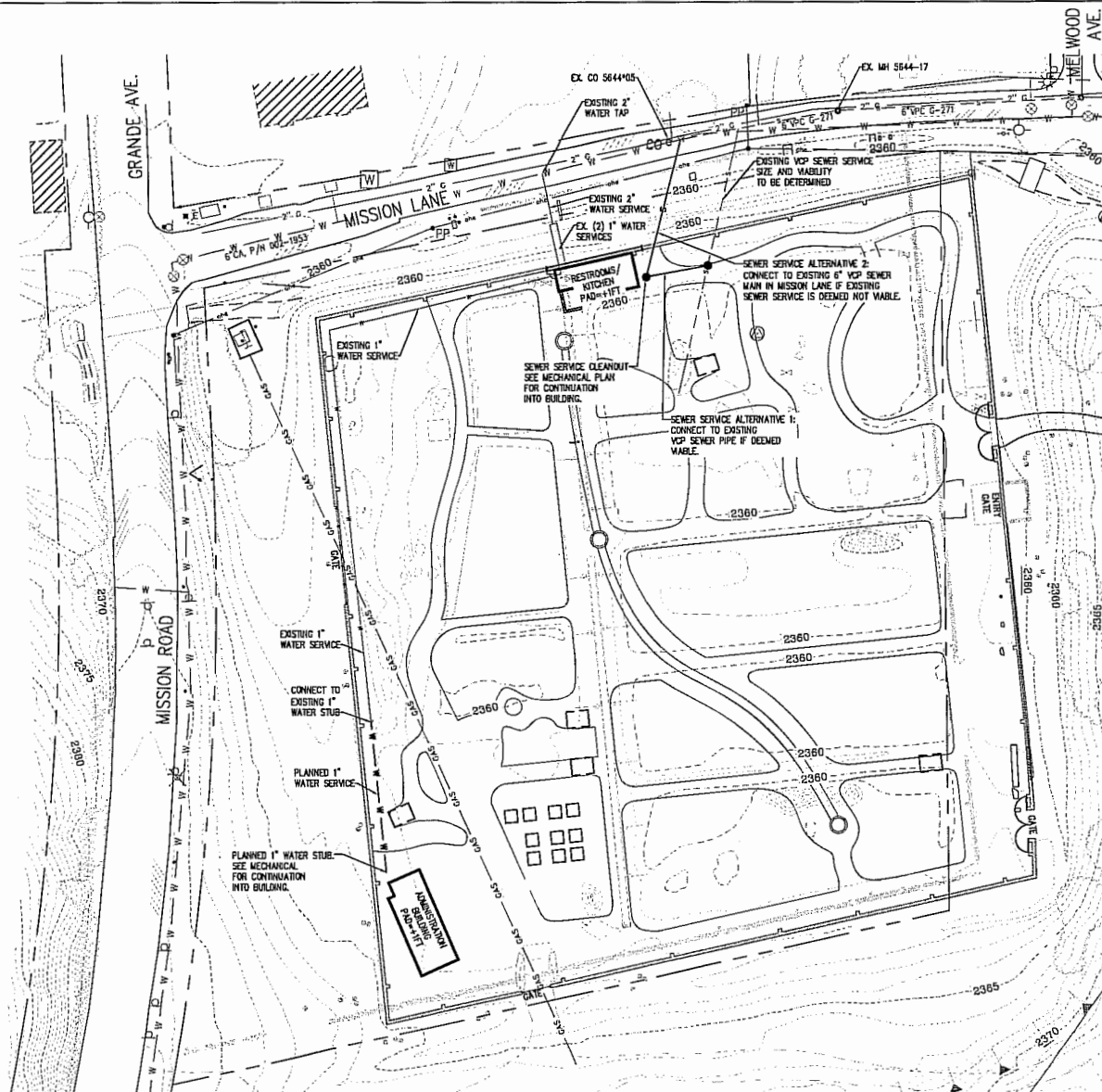
| DESCRIPTION | QNTY | | MAT. | LABOR | SUB | MATERIAL | LABOR | SUB | TOTAL |
|--------------------|-------------|--------|------------|------------|--------|-------------|--------------|--------|-----------|
| | | DESCR. | UNIT | UNIT | UNIT | | | | |
| SUPERVISION | 20 wks | | \$10.00 | \$1,500.00 | \$0.00 | \$200.00 | \$30,000.00 | \$0.00 | \$30,200 |
| QUALITY CONTROL | 0 wks | | \$10.00 | \$1,300.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| FOREMAN | 0 wks | | \$10.00 | \$1,100.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| PROJECT MANAGEMENT | 12 wks | | \$15.00 | \$1,600.00 | \$0.00 | \$180.00 | \$19,200.00 | \$0.00 | \$19,380 |
| SAFETY OFFICER | 2 wks | | \$20.00 | \$1,300.00 | \$0.00 | \$40.00 | \$2,600.00 | \$0.00 | \$2,640 |
| C.O.C. INSURANCE | 0 on sprd | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| BLDG PERMIT | 0 b.o. | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| SEWER CONN FEE | 0 b.o. | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| TEMP-WATER | 1 mo | | \$250.00 | \$0.00 | \$0.00 | \$500.00 | \$0.00 | \$0.00 | \$500 |
| -ELECTRIC | 4 mo | | \$400.00 | \$0.00 | \$0.00 | \$1,600.00 | \$1,600.00 | \$0.00 | \$3,200 |
| -PHONE | 4 mo | | \$595.00 | \$0.00 | \$0.00 | \$2,380.00 | \$0.00 | \$0.00 | \$2,380 |
| -TOILET | 4 mo | | \$250.00 | \$0.00 | \$0.00 | \$1,000.00 | \$0.00 | \$0.00 | \$1,000 |
| -TRUCKS AND GAS | 4 mo | | \$750.00 | \$0.00 | \$0.00 | \$3,000.00 | \$0.00 | \$0.00 | \$3,000 |
| -OFFICE | 4 mo | | \$500.00 | \$0.00 | \$0.00 | \$2,000.00 | \$0.00 | \$0.00 | \$2,000 |
| TEST -CONCRETE | 1 LS | | \$500.00 | \$0.00 | \$0.00 | \$500.00 | \$0.00 | \$0.00 | \$500 |
| -EARTHWORK | 1 LS | | \$500.00 | \$0.00 | \$0.00 | \$500.00 | \$0.00 | \$0.00 | \$500 |
| -MASONRY | 0 b.o./d.c. | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| -STRUC STEEL | 0 b.o./d.c. | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| CLEAN UP-DAILY | 20 wks | | \$200.00 | \$500.00 | \$0.00 | \$4,000.00 | \$10,000.00 | \$0.00 | \$14,000 |
| FINAL CLEAN | 0 sf | | \$0.00 | \$0.00 | \$0.24 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| SMALL TOOLS | 0 ls | | \$3,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| RENTAL EQUIPT | 0 ls | | \$9,500.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| DRINKING WATER | 17 weeks | | \$20.00 | \$0.00 | \$0.00 | \$340.00 | \$0.00 | \$0.00 | \$340 |
| SAFETY/BARRICADES | 4 mo | | \$490.00 | \$0.00 | \$0.00 | \$1,960.00 | \$0.00 | \$0.00 | \$1,960 |
| MYLARS | 0 b.o. | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| MAIN OFFICE TRAVEL | 4 mo | | \$150.00 | \$0.00 | \$0.00 | \$600.00 | \$0.00 | \$0.00 | \$600 |
| CARPENTRY-/MISC | 5 weeks | | \$15.00 | \$1,080.00 | \$0.00 | \$75.00 | \$5,400.00 | \$0.00 | \$5,475 |
| SUBSISTANCE | 0 mo | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| VIDEO/SECURITY | 0 on sprd | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| COMPUTERS/SUPPLIES | 0 ls | | \$550.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| CPM | 0 ls | | \$750.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| SUBTOTAL | | | | | | \$18,875.00 | \$68,800.00 | \$0.00 | \$87,675 |
| | | | | | | | Labor burden | | \$33,712 |
| | | | | | | | TOTAL | | \$121,387 |

Mission Garden CONCEPT PLAN



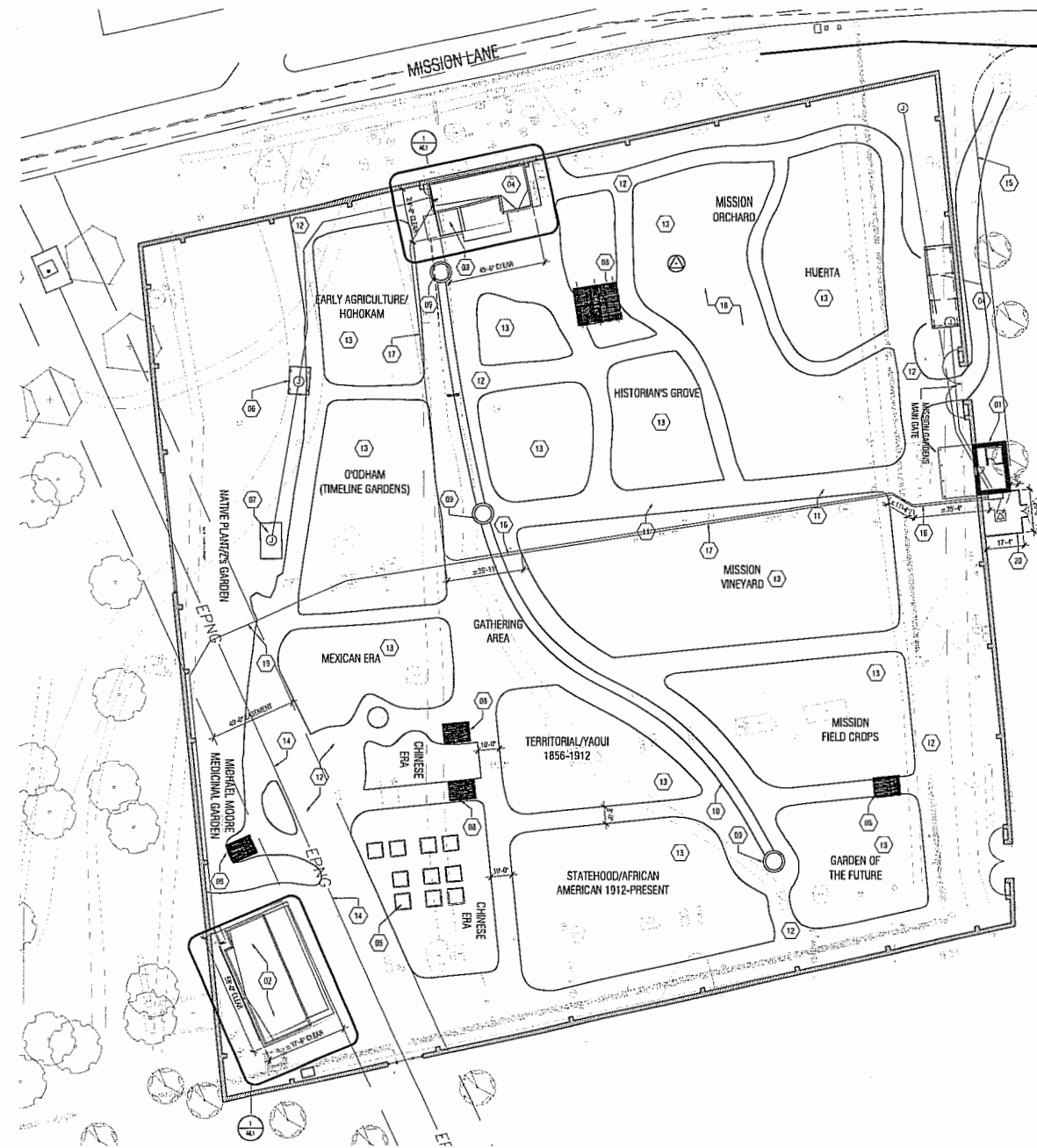
MISSION GARDEN
Friends of Tucson's Birthplace

April 1, 2016



MISSION GARDENS

PRELIMINARY DRAWING 03/31/2016



1 MISSION GARDENS SITE PLAN

0 10 20 40
SCALE: 1" = 20'

- LEGEND**
- 01 EXISTING 95' - EAST BUILDING (EXISTING)
 - 02 NEW ADMINISTRATION BUILDING, REF. SHEET A2.2
 - 03 NEW FE-CEATED "CASA" BUILDING, REF. A2.1
 - 04 NEW HAWAIIAN BOUTIQUE BUILDING & ACCENTUATING, REF. SHEET A2.1
 - 05 EXISTING CONCRETE PLANTER TO REMAIN (10)
 - 06 EXISTING HISTORICAL BARRICADE
 - 07 EXISTING HISTORICAL BARRICADE
 - 08 NEW HISTORICAL BARRICADE
 - 09 NEW HAWAIIAN BOUTIQUE
 - 10 NEW HAWAIIAN BOUTIQUE WATERWAY
 - 11 HISTORIC FOLLAGE & EXISTING
 - 12 DECAPITATED GRAVE PATH
 - 13 PLANTED AREA, REF. LANDSCAPE DRAINAGE
 - 14 UNDERGROUND GAS LINE, REF. C.M.
 - 15 ELECTRICAL SERVICE SHEDDING AND 10' DEEP TRENCH, REF. ELECTRICAL
 - 16 ELECTRICAL DISTRIBUTION VIA CONCRETE VAULT 24" BELOW GRADE
 - 17 FOR LANTERN SPECIFIED ACROSS ACCELS ROAD
 - 18 ELECTRICAL DISTRIBUTION 24" BELOW GRADE IN EXISTING
 - 19 ARCHITECTURAL TRENCH - CONSTRUCTION TO COORDINATE EXACT LOCATION WITH GARDEN
 - 20 EXCAVATED CONSTRUCTION TO COORDINATE EXACT LOCATION WITH GARDEN
 - 21 ELECTRICAL TO CROSS 40" DEEP TRENCH IN EXISTING AT 24" ABOVE
 - 22 UNDERGROUND GAS TRENCH
 - 23 NEW STEEL POST FENCE BY SCOTTED FOR MONITOR, REF. ENLARGED PLAN

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Tucson, Arizona 85705
Phone: 520.295.8071
www.bwsarchitects.com

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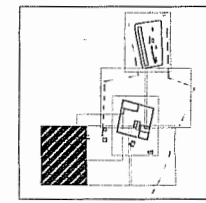
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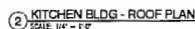
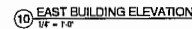
Friends of Tucson's Birthplace
MISSION GARDENS
929 W. Mission Lane,
Tucson, AZ 85745

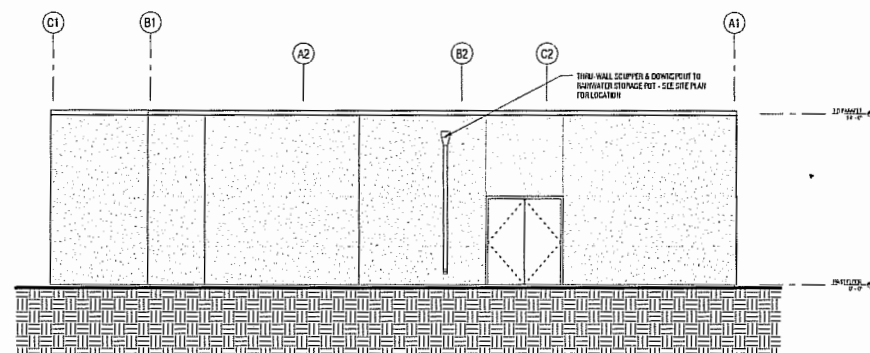


DRAWN BY: JH
JOB NO: 1500.002
DATE: 8/1/10
REVISIONS

MISSION GARDENS SITE PLAN

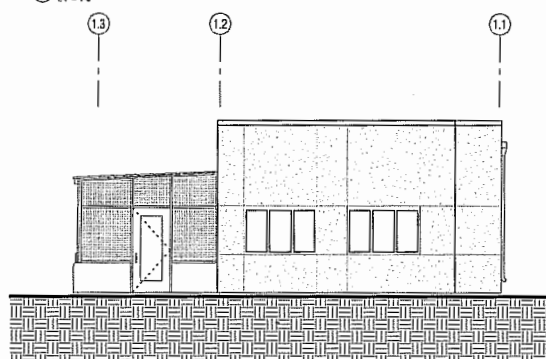
A1.0
CONSTRUCTION DOCUMENTS



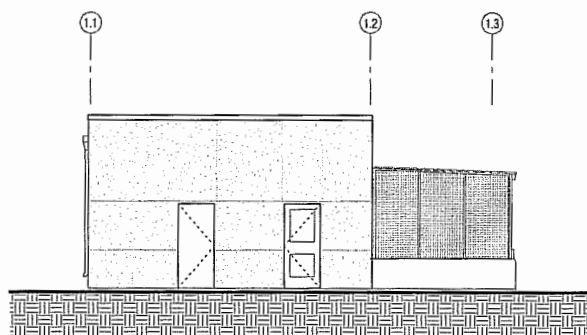


④ ADMIN - EAST
1/8" = 1'-0"

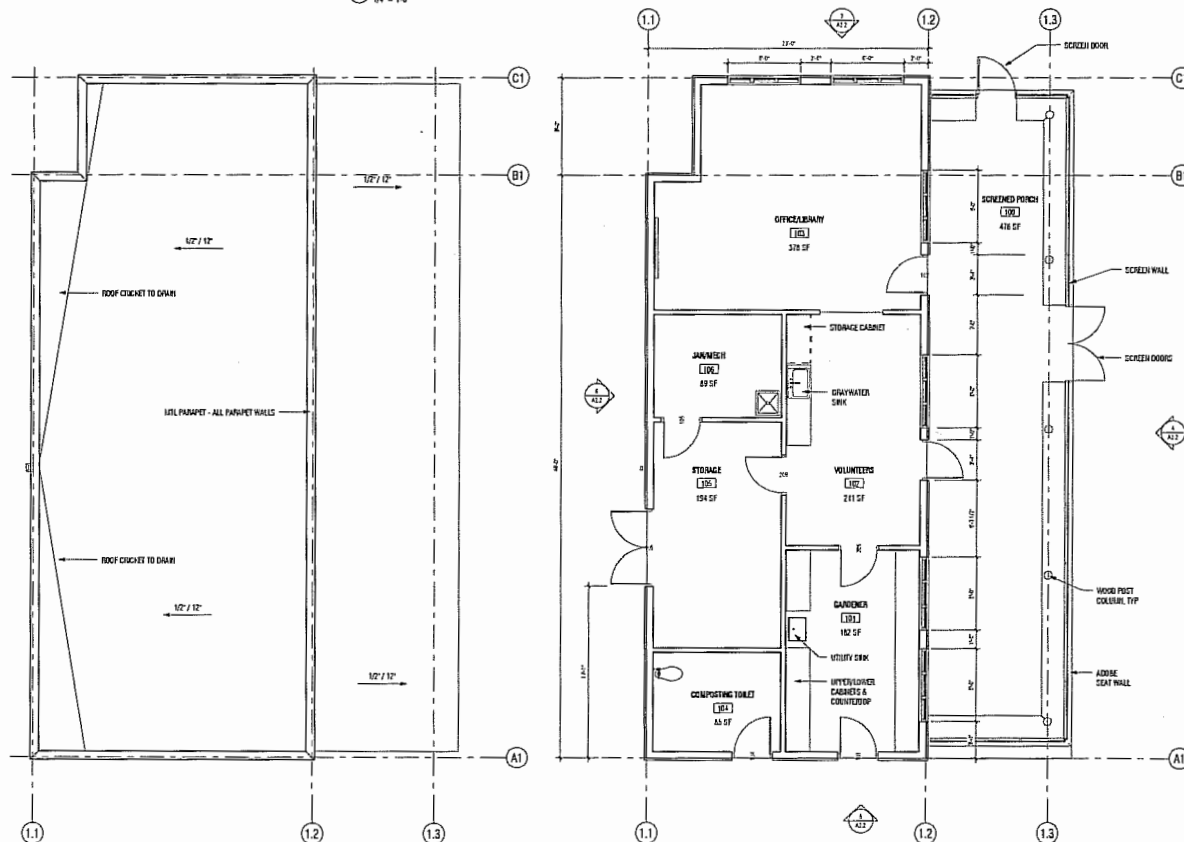
⑥ ADMIN WEST
1/E = 1.2'



③ ADMIN NORTH
1/4 = 1.2



⑤ ADMIN SOUTH
1/4" = 1-0'



② ADMIN BLDG - ROOF PLAN
SCALE: 1/4" = 1'-0"

1 ADMIN BLDG - PROGRAM PLAN
1/4" = 1'-0"