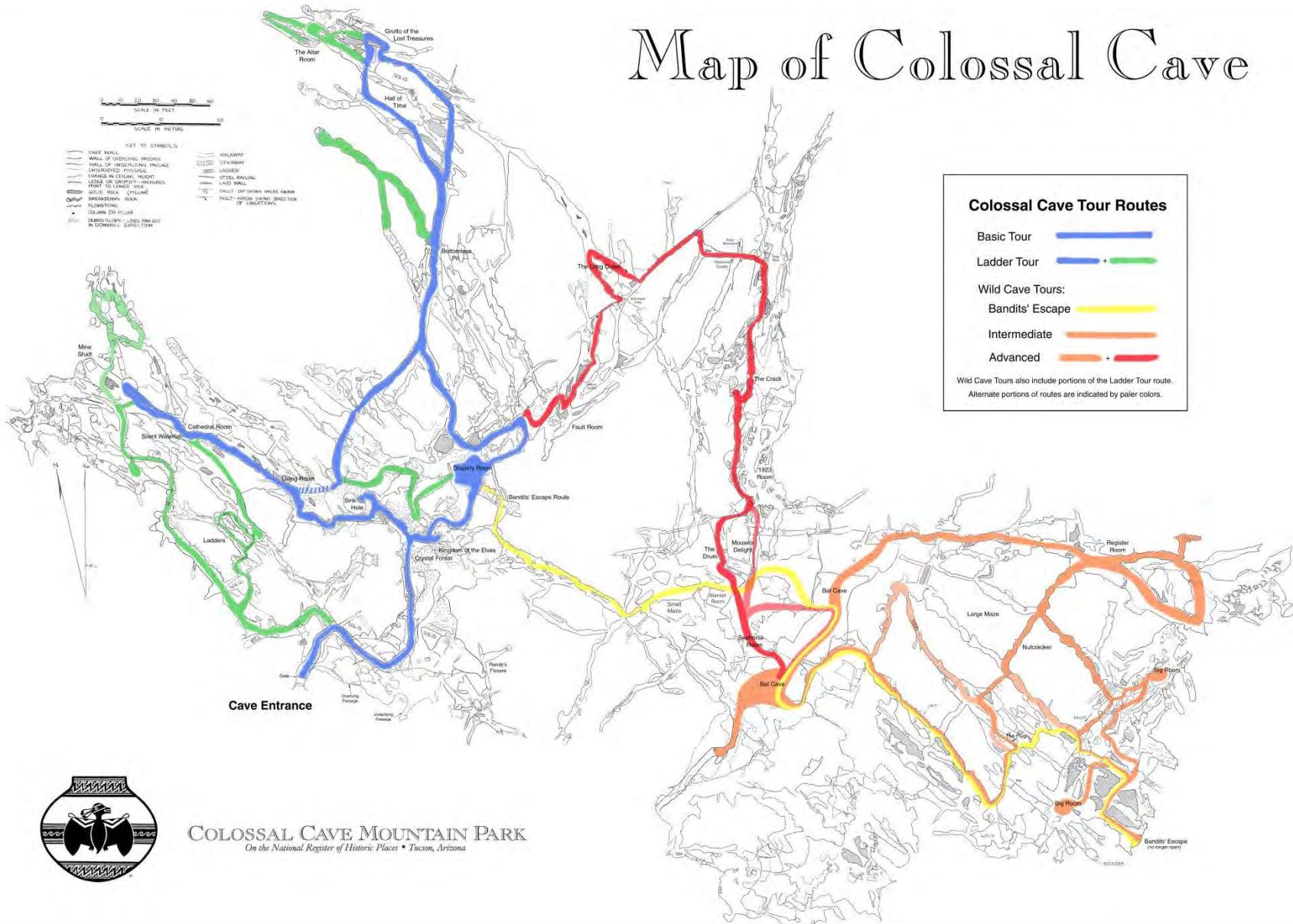


**Appendix 5**

**Colossal Cave Map (Complete)**

# Map of Colossal Cave



## **Appendix 6**

**Pima County Department of Finance & Risk Management**  
**CCMP Report, dtd 28<sup>th</sup> May, 2014**



**PIMA COUNTY  
DEPARTMENT OF FINANCE & RISK MANAGEMENT**

RISK MANAGEMENT DIVISION

130 W. Congress St., 9<sup>th</sup> Floor

TUCSON, ARIZONA 85701-1403

**Date:** May 28, 2014

**Department:** Economic Development and Tourism

**Division:** Operations

**Building/Facility Location:** Colossal Cave Mountain Park  
16721 E. Old Spanish Trail  
Vail, AZ 85641

**Contact Person:** Mike Holmes (520)247-4544, Economic Development & Tourism Requested Inspection

Finding #	Description	Reference	Location	Photo
1.	First aid supplies are available for emergency use in the cave, which is a great best management practice. However, the tour staff is not certified in First Aid.  Recommend that staff become certified in CPR and First Aid.	<b>Public Safety and Liability</b>	Basic Tour	
2.	First aid supplies are available for emergency use in the cave, which is a great best management practice. However, almost all supplies were past their expiration date (Eye drops, Exp: 3/2012).  Recommend that a written check list for par level/expiration be instituted.	<b>Public Safety and Liability</b>	Basic Tour	
3.	Abandoned mine shaft does not appear to be structurally sound.  Recommend to have shaft evaluated by a Professional Engineer for potential ways to stabilize Mark area off to ensure public is kept away.	<b>Public Safety and Liability</b>	Mine Shaft	

4.	<p>Electric equipment shall be free from recognized hazards that are likely to cause death or serious physical harm to employees.</p> <p>Any open electrical should be properly encased. Identify parts that are no longer energized, and then have them removed or moved off path to eliminate trip hazards.</p>	<p><b>OSHA 29CFR1910.3 03(b)(1)</b></p> <p><b>Public Safety and Liability</b></p>	Intermediate Trail	
5.	<p>Path to Intermediate trail has metal bar that extends past the rock.</p> <p>Recommended that this metal bar be removed or guarded to prevent injury.</p>	<p><b>Public Safety and Liability</b></p>	Intermediate Trail	

Program Manager: Sarah Horvath

Signature:

Date: June 24, 2014

## **Appendix 7**

**Randy Gimblett & Kerry Baldwin,  
CCMP Plan Assessment & Recommendations, May 2014**

## **Colossal Cave Management Plan Assessment and Recommendations**

**Presented by: Randy Gimblett & Kerry Baldwin**

**May 2014**

### **Introduction:**

Colossal Cave Mountain Park (CCMP) is a Pima County park, managed under an administrative agreement with the non-profit corporation ESCABROSA, Inc. It is currently being managed by Martie Maierhauser. The Park presently encompasses 2,037.8 acres of the Rincon Mountains in eastern Pima County. Located approximately 22 miles east southeast of the Tucson city center, CCMP boasts unique setting for both Colossal Cave (ranked in the top five to ten percent of commercial caves in the country) visitors and for outdoor recreation enthusiasts seeking a unique desert experience within the lands surrounding the cave and inside the park's boundaries.

In March 1998, Colossal Cave Mountain Park staff, Pima County Natural Resources, Parks and Recreation and Pima County Parklands Foundation developed the CCMP Master Plan background report. The intent of the master plan was to serve as an instrument to guide future development of CCMP. The background report was to provide the informational foundation of a full Management Master Plan. This inventory was thought to be capable of providing the necessary background at the time of its writing to base future development and management decisions on. The intent of the master planning process was to provide interested private citizens, relevant organizations, and government agencies with a voice in the planning and managing of the park. There was no public process undertaken as part of the planning effort nor have there been any on-going efforts to engage the constituents of the park.

### **Evaluation of the 1998 CCMP Master Plan Background Report:**

The CCMP Master Plan background report developed in 1998 is a comprehensive inventory of existing conditions in that time period but suffers from being outdated, lacks a solid master plan of facility development and most importantly a financial or marketing strategy for current and future use of the park. In addition, aside from encroaching development close to the park's boundaries, three major changes to CCMP have occurred since the 1998 master plan was completed. First, Colossal Cave road was closed to through traffic at the point where it intersects with Pistol Hill Road, and traffic diverted across Pistol Hill Road to Old Spanish trail, ensuring access to the park only from Old Spanish Trail. Secondly, The Eastern Pima County Trails System Master Plan approved by the Pima County Board of Supervisors in September 1989 and later revised and adopted as a formal County ordinance in September 1996, described a plan for a regional trail system, namely the Arizona Trail that brings visitors, from various locations outside, into the park. The Arizona trail has become an attraction for mountain biking and hikers and boasts a regular trail running event, the Fleet Feet Arizona Trail Race

annually. Finally under the 2004 Open Space Bond program, additional properties were acquired around the perimeter of CCMP that are not currently considered part of the park footprint. All of these changes have and will continue to have impact on the operations of the park.

**Conclusions derived from evaluation of the 1998 master plan:**

1. The 1998 CCMP Background Report was simply an inventory of existing natural resources that suffers from being outdated (lacking current natural resource assessment) and does not respond to changes to the park structure since 1998 as outlined above. Essentially the 1998 report was never translated into a comprehensive Management Plan and is inadequate to guide overall CCMP management.
2. There is no funded strategic marketing plan for increased revenue support and generation. There are no financial or marketing objectives or strategy associated with the master plan, particularly with respect to the land encompassed in CCMP beyond the cave footprint. A lack of a detailed master plan inhibits CCMP to properly manage facility and develop a financial plan.
3. There is no indication of who the constituents are aside from cave visitors who visit the park. Who comes to the park, from where, what recreation opportunities and experiences are they seeking? What experiences are being provided to these visitors via the management plan? To whom is CCMP marketing?
4. There is no clear differentiation of management responsibilities between CCMP and Pima County Natural Resources, Parks and Recreation. Who is responsible for what?
5. General observation; facilities and road infrastructure are run down, outdated and conditions for providing quality recreation experiences are extremely low.

**Recommendations:**

1. Use the Tucson Mountain Park (TMP) management planning process as a model to follow for updating the CCMP master and management plan. This would entail a revision to the inventory and assessment of natural, cultural and historic resources that would include complete and in-depth public stakeholder/participation process identifying outstanding recreation opportunities and desired experience. This master plan and associated management plan should depict current and future facilities and infrastructure and how the landscape will be managed to provide for high quality recreation experiences. This work could be done in house or contracted out such as was done with TMP. These documents should include a complete marketing strategy and financial plan for revenue generation.
2. The current roles/responsibilities of Director outlined in management contract are narrower than full oversight and management responsibility for the full park. Pima County Natural Resources, Parks and Recreation needs to work closely with CCMP staff to clearly define roles

of responsibilities between the Director and their respective agencies. Again the Park Manager position at TMP is a good model.

3. Pima County Natural Resources, Parks and Recreation, Economic Development and CCMP staff should work collaboratively to establish a set of activity, tasks and outcomes that have a clear definition and metrics for measuring performance that are in compliance to the revised management plan.
4. The expanding of nature trails with picnic tables in shade should be seriously considered. If a shade roof can be seen from other major viewing areas, tilt the roof to be at the angle toward the viewing area so the view shows very little of the roof.

## **Appendix 8**

**Gale Bundrick**  
**CCMP Inventory Report, 2014**

# ***Colossal Cave Mountain Park***

## ***2014 Property Inventory Report***



## ***Maintenance Priority Sheet***

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## ***Maintenance Priority Chart***

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**Posta Quemada Ranch**

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**Colossal Cave Mountain Park**  
**2012 Master Inventory Report**

Page 1

<b>Building Name</b>	<b>Building Size</b>	<b>Building Material</b>	<b>Cost</b>	<b>Age</b>
<b>Campgrounds:</b>				
El Bosquecito Latrine Ruins	250 Square Ft	Native Stone	\$ 43,750.00	1935-36
El Bosquecito Restroom	400 Square Ft	Slump Block	\$ 68,000.00	1970
La Sevilla Latrine	338 Square Ft	Native Stone	\$ 67,600.00	1935-2004
La Sevilla Pump House	220 Square Ft	Native Stone	\$ 55,000.00	1935-2004
La Sevilla Ramada	391 Square Ft	Native Stone	\$ 78,200.00	1935-2004
La Sevilla Restroom	400 Square Ft	Slump Block	\$ 68,000.00	1970
<b>Colossal Cave:</b>				
Entrance Building	160 Square Ft	Frame Stucco	\$ 12,000.00	2000
Entrance Signs	40 Lineal Ft	Wood and Steel	\$ 25,500.00	2000
Gift Shop	2,630 Square Ft	Native Stone	\$ 989,000.00	1935-2004
Handicap Access Ramp	1,680 Square Ft	Asphalt & Pipe Rail	\$ 42,000.00	1975
Guides Room	176 Square Ft	Native Stone	\$ 58,000.00	1935-2004
Living Quarters	1,467 Square Ft	Native Stone	\$ 366,750.00	1935-2004
Main Parking Lot	102 Spaces	Asphalt	\$ 40,000.00	1993
Main Ramada	1,984 Square Ft	Native Stone	\$ 297,600.00	1935-62-04
Main Restroom	165 Square Ft	Block & Stone	\$ 41,250.00	1975
Main Cave	4,732 Lineal Ft	Native Stone	\$ 1,000,000.00	1934-2011
Red Brick Walkway	1,930 Square Ft	Red Brick	\$ 30,880.00	1975
Retaining Walls	343 Lineal Ft	Native Stone	\$ 60,025.00	1935-36
Storage Building	240 Square Ft	Wood	\$ 18,000.00	1960
Ventilation Fan	1 Unit	Mechanical Equip	\$ 35,000.00	1989
<b>Posta Quemada Ranch:</b>				
Announcer Stand	120 Square Ft	Wood	\$ 4,800.00	2000
Arena	32,400 Square Ft	Lights and Panels	\$ 80,000.00	1998
Bar-B-Q Ramada	1,440 Square Ft	Steel & Metal	\$ 108,000.00	1996
Barn	1,200 Square Ft	Corrugated Metal	\$ 90,000.00	1935/2003
Discovery Park	30,000 Square Ft	Assortment of items	\$ 9,000.00	2003
Duplex House	2,059 Square Ft	Block & Stucco	\$ 411,800.00	1931/1978
Guest House	990 Square Ft	Wood	\$ 198,000.00	1940
Historic Train Display	N/A	Assortment of items	\$ 48,400.00	1920/1990
Horseshoe Ramada	295 Square Ft	Steel Frame/Metal	\$ 14,750.00	2002
New Storage Ramada	637 Square Ft	Metal	\$ 47,775.00	1998
Outdoor Restroom #1	171 Square Ft	Wood	\$ 25,650.00	1996
Outdoor Restroom #2	171 Square Ft	Wood	\$ 25,650.00	1996
Park Roadways	22,000 Square Yd	Asphalt	\$ 342,000.00	1983/1998
Ranch House (Library, Office)	3,227 Square Ft	Block	\$ 726,025.00	1954/78/98
Shade Structure #1	288 Square Ft	Steel Frame/Metal	\$ 14,400.00	2002
Shade Structure #2	288 Square Ft	Steel Frame/Metal	\$ 14,400.00	2002
Shade Structure #3	156 Square Ft	Steel Frame/Metal	\$ 7,800.00	2002
Shade Structure #4	288 Square Ft	Steel Frame/Metal	\$ 14,400.00	2002
<b>Sub-Total Replacement Value</b>			<b>\$ 5,579,405.00</b>	

## **Colossal Cave Mountain Park 2008 Master Inventory Report**

Facility:	Colossal Cave Mountain Park	Page Number	2
Building Name:	El Bosquecito Latine Ruins	Photo By:	G.W. Bundrick



Building Size:	250 Square Feet
Replacement Cost:	\$ 43,750.00 Estimated \$175.00 per square foot due to historical status.
Building Materials:	Native rock from the park along with concrete vault.
Building Condition:	Poor
Building Age:	1937
Photo Date	February 24, 2014

#### Remarks:

The latrine has been vandalized over the years and is in poor condition.

Work on the latrine was completed in 1937 by the Civilian Conversation Corps.

The vault located inside the latrine has been sealed with a concrete cover.

#### Recommendations:

Recommend that the latrine be evaluated in order to determine the best possible course of long-term protection. The structure has historical status and requires some type of protection.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>
<b>Building Name:</b>	<b>El Bosquecito Restroom</b>	<b>Photo By: G.W. Bunde</b>



<b>Building Size:</b>	400 Square Feet
<b>Replacement Cost:</b>	\$ 68,000.00 Estimated at \$170.00 per square foot replacement cost.
<b>Building Materials:</b>	Concrete slump block with vault toilets.
<b>Building Condition:</b>	Good
<b>Building Age:</b>	1970
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

The El Bosquecito Restroom was constructed by Pima County Parks and Recreation in early 1970 in to provide restroom facilities to the visitors. Prior to the construction of the El Bosquecito Restroom, the CCC latrine was used for this purpose.

At time of inspection, the restroom was found to be clean and well maintained.

#### **Recommendations:**

Disability access to the restroom should be considered as soon as possible.

Although the sex use of the restroom is clearly marked on the south side, no visible signage is in place the north side; this causes confusion for those approaching the facility from other directions.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number:</b>	<b>4</b>
<b>Building Name:</b>	<b>La Sevilla Latrine Ruins</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	338 Square Feet
<b>Replacement Cost:</b>	\$ 67,600.00 <i>Estimated at \$200.00 per square foot replacement cost.</i>
<b>Building Materials:</b>	Constructed from native hand-chiseled limestone.
<b>Building Condition:</b>	Poor
<b>Building Age:</b>	1937
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

*The restroom walls have been vandalized over the years, the underground concrete vault has been sealed and is no longer usable.*

*The replacement value does not take into consideration that the structure is a CCC building and that it has historical significance. The replacement value was based on a square foot cost for a complete replacement.*

#### **Recommendations:**

*The structure has historical value and requires an evaluation for long-term protection.*

*The structure has a considerable amount of historical value and should be developed into some type of interpretive display; however, if this recommendation is followed the site will need to be secured.*

*The Arizona Trail passes very close to this structure and one can see a significant increase in visitation.*

Facility:	Colossal Cave Mountain Park	Page Number	5
Building Name:	La Sevilla Pump House	Photo By:	G.W. Bundrick



Building Size:	220 Square Feet
Replacement Cost:	\$ 55,000.00 Estimated at \$250.00 per square foot replacement cost.
Building Materials:	Constructed from native hand-chiseled limestone.
Building Condition:	Good
Building Age:	1936/1978/2004
Photo Date:	February 24, 2014

#### Remarks:

The building has been well maintained and appears to be in very good condition.

The La Sevilla Pump House is still an active site, providing protection for the drinking water chlorination system. The majority of the rock structure was constructed by the CCC in 1936; however, an addition to the building was done in 1978 by the Youth Conservation Corp. In 2004 some of the wood structure was replaced with a preservation grant.

#### Recommendations:

Although this building is still in use, it is recommended that long term preservation be considered as well as an alternative for the chlorination system. The building has tremendous historical value and should be considered as a CCC asset and included within the visitor's tour route.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>6</b>
<b>Building Name:</b>	<b>La Sevilla Ramada</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	391 Square Feet
<b>Replacement Cost:</b>	\$ 97,750.00 Estimated at \$250.00 per square foot replacement cost.
<b>Building Materials:</b>	Constructed from native hand-chiseled limestone.
<b>Building Condition:</b>	Very good condition
<b>Building Age:</b>	1935-36 Roof re-constructed in 2004
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

The La Sevilla Ramada was constructed by the Civilian Conservation Corp.

The original roof of the structure was destroyed by vandals in the early 70's; a new roof was installed in 2004 using peeler posts and corrugated metal on the roof.

At the time of inspection, the Ramada was found to be in good condition; however, one of the peeler poles used for the roof is showing sever signs of dry rot and requires replacement before the roof panels are damaged.

#### **Recommendations:**

When replacing the support beam, it is recommended that the wood is inset so that it's covered by the metal.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>7</b>
<b>Building Name:</b>	<b>La Sevilla Restroom</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	400 Square Feet
<b>Replacement Cost:</b>	\$68,000.00   Estimated at \$170.00 per square foot replacement cost.
<b>Building Materials:</b>	Concrete slump block with vault toilets.
<b>Building Condition:</b>	Good
<b>Building Age:</b>	1970
<b>Photo Date:</b>	2/26/2014

**Remarks:**

The La Sevilla Vault Restroom was constructed in 1970 by the Pima County Parks and Recreation Department. Prior to the installation of this restroom the CCC La Sevilla Latrine was the only other restroom facility.

All of the recommendations that were made during the last inspection have been completed; however, it is strongly recommended that walkways be installed in order to accommodate the disabled. although the sex-use has been identified on the south-side of the building, the same is needed on the north-side for those approaching from that direction.

**Recommendations:**

Install walkways when funding permits.

Identify the sex use of the facility on the north-side of the building.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>8</b>
<b>Building Name:</b>	<b>Park Entrance Building</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	160 Square Feet
<b>Replacement Cost:</b>	\$ 16,000.00 Estimated at \$100.00 per square foot replacement cost.
<b>Building Materials:</b>	Frame/Stucco
<b>Building Condition:</b>	Fair
<b>Building Age:</b>	2000
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

*The entrance fee collection building has been constructed on a moveable steel frame.*

*Although the entrance building has satisfactorily been serving its function, it is highly recommended that a complete analysis be done with regards to first impression by the visitor, size, color and modern restroom facilities.*

#### **Recommendations:**

*The interior restroom facility is certainly questionable and more notably, requires routine service for health reasons.*

*It is highly recommended that the damaged railing be replaced and painted as soon as possible.*

*The electrical service should be located on the back-side of the building.*

Facility:	Colossal Cave Mountain Park	Page Number	9
Building Name:	Entrance Signs	Photo By:	G.W. Bundrick



Building Size:	40-feet wide by 20 feet high
Replacement Cost:	\$25,500 Estimate only
Building Materials:	Steel
Building Condition:	Good
Building Age:	2000
Photo Date:	February 24, 2014

#### Remarks:

Colossal Cave Mountain Park actually has two entrance signs, one at the main entry point and one at the entrance to Posta Quemada Ranch. The sign at Posta Quemada Ranch is constructed out of telephone poles and has a replacement of estimate of \$1000.00; the value has been included.

A second road sign, with venues listed, exists at the entrance to Posta Quemada; the replacement value of this particular sign has been valued at \$500.00 . All of the signs have been included within the replacement cost listed above. To view the other two signs visit the 2014 Colossal Cave Photos file.

#### Recommendations:

The telephone poles that support the entrance sign into Posta Quemada Ranch will need to be evaluated annually to insure stability. The poles are old and show signs of structural deficiencies.

Facility:	Colossal Cave Mountain Park	Page Number:	10
Building Name:	Gift Shop	Photo By:	G.W. Bundrick



<b>Building Size:</b>	2,630 square feet of building; 2,210 square feet of retaining wall.
<b>Replacement Cost:</b>	\$ 989,000.00 See replacement calculations listed below.
<b>Building Materials:</b>	Wall constructed from native hand-chiseled limestone with wood rafters/roof.
<b>Building Condition:</b>	The hand cut limestone walls are in very good condition.
<b>Building Age:</b>	1936-37/2004
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

The Gift Shop, as it is known today, was constructed in 1936-37 by the Civilian Conservation Corp. The original design and construction was for an administration building; the use has changed to that of a gift shop only. The Restroom once used by the public on the bottom floor is no longer used for that purpose.

The value of the building, including the lower restrooms has been estimated at a replacement value of \$250.00 per square foot; the retainer walls have been valued at \$150.00 per square foot.

In 2004 the wooden beams and door jams were replaced as a part of a Pima County historic grant. The adjoining Ramada was included within the restoration project.

You will notice from the photo that the front portion of the gift shop was once a portion of the Ramada that Connected to the Administration Building. The sides were later enclosed and windows added.

#### **Recommendations:**

The lower section of the building should be evaluated as a possible CCC tour route open to the public.

Facility:	Colossal Cave Mountain Park	Page Number	11
Building Name:	Access Ramp	Photo By:	G.W. Bundrick



<b>Building Size:</b>	1,680 Square Feet With Safety Railing.
<b>Replacement Cost:</b>	\$42,000    Estimated at \$25.00 per square foot replacement cost.
<b>Building Materials:</b>	Asphalt/Concrete
<b>Building Condition:</b>	Fair
<b>Building Age:</b>	1975
<b>Photo Date</b>	February 24, 2014

#### **Remarks:**

*The replacement cost only includes the railing and asphalt. Does not include the original cost of grading. The pathway is in need of a new coat of asphalt, this should be included when the parking lot is scheduled.*

#### **Recommendations:**

*Have the pathway seal-coated when the main parking lot is re-done.*

*Secure the hand rails where loose.*

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>12</b>
<b>Building Name:</b>	<b>Guides Room (Snack Bar)</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	176-square feet, plus a 143-square foot Ramada.
<b>Replacement Cost:</b>	\$ 58,000.00 See itemized replacement cost listed below.
<b>Building Materials:</b>	Walls constructed from native hand-chiseled limestone with wood rafters/roof.
<b>Building Condition:</b>	Excellent.
<b>Building Age:</b>	1935-36
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

The guides room was constructed by the Civilian Conservation Corps sometime between 1935 and 36. The roof on the guides room along with the Ramada were replaced in 2005 with Pima County bond funds. The replacement cost for this structure has been calculated at \$250.00 per square foot for the building and \$100.00 per square foot for the attached Ramada.

#### **Recommendations:**

Recommend that all exposed wood be periodically treated with a preservative.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>13</b>
<b>Building Name:</b>	<b>Living Quarters / Office</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	1,467 Square Feet
<b>Replacement Cost:</b>	\$ 366,750.00 Estimated replacement cost \$250.00 per square foot.
<b>Building Materials:</b>	Lower walls constructed from native hand-chiseled limestone. Upper out of wood.
<b>Building Condition:</b>	The building is in very good condition considering its age.
<b>Building Age:</b>	1935-1936 Reconstructed in 2004
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

The living quarters was constructed by the Civilian Conservation Corps sometime between 1935-36. The living quarters was renovated in 2004; the sliding glass doors on the bottom floor were replaced, asbestos tile was removed from the lower portion of the building; the windows on the second floor were replaced. A portion of the outside electrical system was removed creating a much better overall. This was the first building completed by the CCC's, the bottom portion housed a generator and garage with the top portion was an apartment and porch. Overall, the rock construction is in very good condition. The roof on the back side of the building has been patched several times and requires a new roof for proper protection.

#### **Recommendations:**

Replace the back roof on the building.  
Place anti-siphon valves on all hosebibs.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>14</b>
<b>Building Name:</b>	<b>Main Parking Lot</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	102 parking spaces 4,500 Square Yards
<b>Replacement Cost:</b>	\$ 67,500.00 Estimated at \$15.00 per square yard replacement cost for asphalt.
<b>Building Materials:</b>	2-inch asphalt over lay.
<b>Building Condition:</b>	Poor
<b>Building Age:</b>	1993 The parking lot was re-done.
<b>Photo Date:</b>	February 24, 2014

**Remarks:**

The parking facility appears large enough to support daily activity.

The overall appearance of the parking facility requires upgrading; the subsurface of the lot is uneven recommend grading, compacting and adding 2-inches of asphalt for long term protection.

**Recommendations:**

The parking lot requires added fill and grading prior to paving. The parking spaces need to be lined for better identification.

Facility:	Colossal Cave Mountain Park	Page Number	15
Building Name:	Main Ramada	Photo By:	G.W. Bundrick



<b>Building Size:</b>	1,984 Square Feet.	Open Air Ramada With Stone Pillars and Solid Roof
<b>Replacement Cost:</b>	\$ 297,600.00	Estimated at \$125.00 per foot replacement cost.
<b>Building Materials:</b>	Hand cut stones for the pillars with a solid wooden roof.	
<b>Building Condition:</b>	Good	
<b>Building Age:</b>	1932, 1962	Roof re-constructed in 2004
<b>Photo Date:</b>	February 24, 2014	

#### Remarks:

The Ramada was constructed by the CCC's in 1936-37 connecting the cave's entrance with the Custodian's House. The original Ramada has saguaro ribs for the roof, this was changed in 1962 to a solid roof structure. In 2004 County Bond Funds were provided to reconstruct the roof and make it similar to the original one. The rock floor remains the same as constructed by the CCC. The overall condition of the Ramada is very good. The Ramada as know today, was once much longer. The Ramada actually continued through the office door to the next adjoining wall. A portion of the Ramada was enclosed to increase the size of the Administration Building.

#### Recommendations:

Recommend that all exposed wood be treated periodically to protect against the sun and dry rot. Remove the debris from on top of the roof.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>16</b>
<b>Building Name:</b>	<b>Cave's Main Restroom</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	165 Square Feet
<b>Replacement Cost:</b>	\$ 41,250.00 Estimated at \$250.00 per square foot replacement cost.
<b>Building Materials:</b>	Stone veneer walls, super secure restroom.
<b>Building Condition:</b>	Fair
<b>Building Age:</b>	1975
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

*The restroom is a prefabricated "Super Secure" restroom that was renovated to fit the site.*

*Pima County staff workers constructed the walls out of stone. The walls were built around the restroom in attempt to make it blend with the original CCC construction.*

*The original Restroom was located below the Administrative Offices; however, the restrooms were closed in 1975 because they were inaccessible to those with disabilities. The new restroom open that same year.*

*The Restroom was scheduled for replacement with 2004 bond funds. Due to a shortage of available funding, the restroom project was eliminated from consideration.*

#### **Recommendations:**

*Overall, the Restroom is too small and does not have sufficient disability access. The Restroom should be scheduled for replacement when funds become available.*

*It is recommended that a design master plan be completed prior to the replacement so that additional consideration can be given to the best location as well as associated amenities.*

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>18</b>
<b>Building Name:</b>	<b>Red Brick Walkway</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	1,930 Square Feet
<b>Replacement Cost:</b>	\$ 46,320.00 Estimated at \$24.00 per square foot replacement cost.
<b>Building Materials:</b>	Two inch thick red brick
<b>Building Condition:</b>	Good
<b>Building Age:</b>	1975
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

*The red brick has been well maintained and appears to be holding-up very well.*

*The brick was installed in 1975 by contract using Pima County Bond Funds. The pathway follows the original route constructed by the CCC's in 1936. The steps leading from the brick pathway to the parking lot were part of the 1936 project. Although the path is somewhat narrow by today's standards and has a few ideal tripping hazards along the sides, the staff have done an excellent job of keeping it clean and visible.*

#### **Recommendations:**

*It appears that a few of the bricks have started to settle and may require a re-set before long.*

Facility:	Colossal Cave Mountain Park	Page Number	19
Building Name:	CCC Retaining Walls	Photo By:	G.W. Bundrick



<b>Building Size:</b>	343-lineal feet
<b>Replacement Cost:</b>	\$ 68,600.00 Estimated at \$200.00 per lineal foot replacement cost.
<b>Building Materials:</b>	Hand chiseled limestone rock.
<b>Building Condition:</b>	Very good
<b>Building Age:</b>	1935-36
<b>Photo Date:</b>	February 24, 2014

#### Remarks:

During initial construction by the Conservation Civilian Corps, three individual sites had retaining walls included; the back road leading into the Living Quarters-793 feet of retaining wall approximately 3-5 feet high and 150-lineal feet of retaining wall around the Main Parking Lot. The retaining walls have been valued at \$200.00 lineal foot due to the cost of hand chiseling the rock and importing them to the actual site. All of the retaining walls have historical status. In some locations, the retaining walls are 20-foot in height.

#### Recommendations:

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>20</b>
<b>Building Name:</b>	<b>Laundry Building</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	240 Square Feet
<b>Replacement Cost:</b>	\$ 18,000.00 Estimated at \$75.00 per square foot replacement cost.
<b>Building Materials:</b>	Wood
<b>Building Condition:</b>	Fair
<b>Building Age:</b>	1960
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

The Laundry Building was constructed in 1960 by Pima County staff from the Parks Department for storage purposes. Overall, the wooden structure has held up pretty well considering its age and the hot dry climate of Arizona. If the building is to remain, a number of the wooden planks should be replaced.

#### **Recommendations:**

Replace all wooden planks that are broken or rotted out.

During the repair phase the roof structure should be evaluated and brought up to code.

The plumbing and hot water heater are in need of repair.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>21</b>
<b>Building Name:</b>	<b>Ventilation Fan</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



**Building Size:** One exhaust unit used for circulating air within the cave.

**Replacement Cost:** \$ 35,000.00

**Building Materials:** Mechanical equipment with concrete foundation.

**Building Condition:** Good

**Building Age:** 1989

**Photo Date:** February 24, 2014

**Remarks:**

Pima County had the ventilation Fan installed in 1989 at the request of Joe Mairhauser due to the pungent odor from the roosting bats during the summer monsoon season. Shortly after the installation, a biologist working on her doctorate degree complained that the fan was creating a wind flow through the bats' maternity room causing them to relocate to other caves off-site.

The reality was, it could never be unequivocally proven; nonetheless, the Mairhauser's did not want to disturb the bats, therefore, the fan has not been operated in several years.

It should be noted that bats have failed to return to Colossal Cave in large numbers as they once did; however, from reports reviewed, the overall bat population has decreased in the Southwest due to a number of environmental and biological changes.

Some minor touch-up painting is required on the exposed metal.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>22</b>
<b>Building Name:</b>	<b>Posta Quemada Announcer Stand</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	120 Square Feet
<b>Replacement Cost:</b>	\$ 6,000.00 Estimated at \$50.00 per square foot replacement cost.
<b>Building Materials:</b>	Wood
<b>Building Condition:</b>	Poor
<b>Building Age:</b>	2000
<b>Photo Date:</b>	February 24, 2014

**Remarks:**

The Posta Quemada Announcer's Stand was constructed in 2000 to accommodate Gymkhanas' and other arena events. The building is single wall plywood without insulation and has very little replacement value. The Announcer's Stand has a much better appearance since being painted; however, the weeds and clutter seen around the base of the building require attention.

It does not appear that the building is being used on a regular basis; nonetheless, the surrounding area requires a thorough cleaning.

**Recommendations:**

Clean-up weeds and other items around the base of the building.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>23</b>
<b>Building Name:</b>	<b>Posta Quemada Arena</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	240' X 135' (32,400 square feet)
<b>Replacement Cost:</b>	\$ 80,000.00 Replacement cost based on estimates from CCMP staff.
<b>Building Materials:</b>	Portable panels with 7 lights mounted on wooden poles.
<b>Building Condition:</b>	Good
<b>Building Age:</b>	2000
<b>Photo Date</b>	February 24, 2014

**Remarks:**

The portable panels used to make-up the Arena were purchased by the Pima County Parklands Foundation according to records on-hand. The lights were approved by Pima County and were installed to code at the time. The Arena was one of the first new venues installed at the Posta Quemada Ranch in attempt to increase visitation and diversify the visitor's overall experience. In addition to arena riding events, the arena was intended for roundups where school children would be invited to watch how cattle were branded and vaccinated.

**Recommendations:**

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>24</b>
<b>Building Name:</b>	<b>Posta Quemada Group Ramada</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	1,440 Square Feet
<b>Replacement Cost:</b>	\$ 108,000.00 <i>Estimated replacement cost at \$75.00 per square foot.</i>
<b>Building Materials:</b>	Used steel pipe pillars and beams with heavy gauge metal roofing.
<b>Building Condition:</b>	Good
<b>Building Age:</b>	1996
<b>Photo Date:</b>	February 24, 2014

**Remarks:**

*The wooden building that was once on top of the Ramada has been removed.*

Rick Dailey built the Ramada in 1996; most of the materials used for construction was used.

*The Ramada was constructed to accommodate group parties and special events.*

## Recommendations:

*One of the electrical boxes is still missing a weather proof cover panel.*

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Photo Date:</b>	<b>25</b>
<b>Building Name:</b>	<b>Posta Quemada Barn</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	1,200 Square Feet.
<b>Replacement Cost:</b>	\$ 90,000.00 Estimated at \$75.00 per square foot replacement cost.
<b>Building Materials:</b>	Concrete Foundation With Concrete Floor. Metal Truss With Metal Siding.
<b>Building Condition:</b>	Good
<b>Building Age:</b>	1935-2003
<b>Photo Date:</b>	February 24, 2014

**Remarks:**

The concrete floor of this structure once belonged to the CCC bath house. The structure was turned into a barn back in the 1950's and has remained as such ever since. The metal on the structure has been replaced several times, the latest in 2003. The barn has a mixture of wooden and metal framing. Those portions of the barn that still have wooden trusses will eventually have to be changed to metal. This building is not accessible to the general public due to its current use.

**Recommendations:**

Due to the historical status of this structure, it is recommended that Pima County be informed prior to any changes to the building.

Facility:	Colossal Cave Mountain Park	Page Number	26
Building Name:	Discovery Park	Photo By:	G.W. Bundrick



Building Size:	Approximately 1/2-acre
Replacement Cost:	\$ 10,000.00 See replacement calculations listed below.
Building Materials:	Variety
Building Condition:	Needs attention
Building Age:	2003
Photo Date:	February 24, 2014

#### Remarks:

Discovery Park is a self-guided leisure area that consists of tree covered trails, seating benches, tortoise viewing enclosure, exotic flowering plants, butterfly garden and Sun Dial exhibit. Although the park is relatively small, it does provide a convenient place for visitors to relax and enjoy some of the venues not normally seen in other parks.

The Sun Dial is not fully complete and needs to be reviewed with regards to updating or removal.

The Park was very clean at the time of inspection.

#### Recommendations:

Due to the coolness of the site and the fact that the walk paths are narrow, it's recommended that vegetation be removed or lifted next to the trail so that visitors have a more unobstructed view.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>27</b>
<b>Building Name:</b>	<b>Posta Quemada Duplex House</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	2059 Square feet
<b>Replacement Cost:</b>	\$ 411,800.00 Estimated at \$200.00 per square foot replacement cost.
<b>Building Materials:</b>	CMU With Stucco
<b>Building Condition:</b>	Fair
<b>Building Age:</b>	1935/1978
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

The duplex is currently unoccupied. Once an elegant house, the structure has deteriorate over the past several years to the point of requiring major repairs. It is believed that Chey Day built the house sometime around 1935 for his mother-in-law.

John Sullivan moved into the house in 1967 while building what is now known as the "Ranch House and Museum". John Sullivan sold the Posta Quemada Ranch to Jack Lewis, a rancher and developer, in 1975.

The house was converted into somewhat of a duplex with the thought of creating a resort/guest ranch.

More recently, staff have been housed in the duplex and have struggled to maintain the residence as needed.

#### **Recommendations:**

This is an important historical structure that requires professional renovation. A qualified architect is needed to fully access the structure. The roof requires a professional inspection as soon as possible to insure proper protection. Rodent control is also a pressing concern that requires immediate attention.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>28</b>
<b>Building Name:</b>	<b>Posta Quemada Guest House</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	990 Square Feet
<b>Replacement Cost:</b>	\$ 198,000.00 Estimated at \$200.00 per square foot replacement cost.
<b>Building Materials:</b>	Wood frame with wood siding.
<b>Building Condition:</b>	Fair
<b>Building Age:</b>	1940
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

The Guest House is currently being lived in by Rick Dailey. Since the last inspection, a number of improvements have been made to the exterior of the house. A new overhead porch has been added to the West side, it appears as though the structure has not been completely finished. A new roof membrane has been installed.

#### **Recommendations:**

Paint all raw wood for preservation.  
 Remove clutter from around the home once construction has been completed.  
 Repair all exterior wood of the building.

Facility:	Colossal Cave Mountain Park	Page Number	29
Building Name:	Historic Train Station Display	Photo By:	G.W. Bundrick



<b>Building Size:</b>	Not Applicable
<b>Replacement Cost:</b>	\$ 14,400.00 The values listed were not changed from the 2006 report.
<b>Building Materials:</b>	See individual items listed below
<b>Building Condition:</b>	See individual items listed below
<b>Building Age:</b>	See individual items listed below
<b>Photo Date:</b>	February 24, 2014

<b>Remarks:</b>
1. 1970 Bay Window Caboose purchased by the Parklands Foundation for \$3000.00 from RR Salvage
2. 48-square foot display building; estimated replacement cost \$3,000
3. Communication booth; used by the railroad for communication between 1920 & 1960, has historical value, estimated value \$2,000. Includes crank phone, hand-set phone black, glass lantern and telegraph sending.
4. Telegraph switch box; historical value, estimated value \$500.00
5. Vegetable Wagon; gift to the Pima County Parklands Foundation valued at \$3,000.00
6. Water tower; built by staff in 1990, estimated value \$1000.00.
7. Cattle Scale; acquired with the park, estimated value unknown.
8. Ore Bucket; acquired with the park, historic, estimated value \$500.00
9. Small Engine; gift from Rick Dailey, estimated value \$600.00
10. Large Engine; gift from Rick Dailey, estimated value \$ 800.00.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>30</b>
<b>Building Name:</b>	<b>Posta Quemada Horse Shoe Shade Structure</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	295 Square Feet.
<b>Replacement Cost:</b>	\$ 22,125.00 Replacement cost estimated at \$75.00 per square foot.
<b>Building Materials:</b>	Steel Frame With Metal Roof.
<b>Building Condition:</b>	Good
<b>Building Age:</b>	2002
<b>Photo Date:</b>	February 24, 2014

<b>Remarks:</b>
Staff built this shade Ramada for the purpose of shoeing horses and as a storage area for wagons.
The Ramada has been well built and serves a need for the ranch operation.
The Ramada is not open to the general public, it strictly an internal work station.
Overall, the work station Ramada appears to be holding up well; however, the site requires cleaning and better day to day management.

<b>Recommendations:</b>
Dispose of old tires.
Clean the site and put things in an orderly manor.
Remove unused items and all weeds growing in and around the area for safety purposes.

Facility:	<b>Colossal Cave Mountain Park</b>	Page Number	31
Building Name:	<b>Posta Quemada Lower Tack Room</b>	Photo By:	G.W. Bundrick

The building has been demolished due to liability concerns. It will no longer be included within the inventory report.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>32</b>
<b>Building Name:</b>	<b>Posta Quemada New Storage Ramada</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	637 Square Feet
<b>Replacement Cost:</b>	\$ 47,775.00 Estimated at \$75.00 per square foot replacement cost.
<b>Building Materials:</b>	Metal
<b>Building Condition:</b>	Good
<b>Building Age:</b>	1998
<b>Photo Date</b>	2/24/2014

<b>Remarks:</b>
<i>This structure has been installed in order to protect equipment and supplies from the elements.</i>
<i>The structure does not fit-in with the ranch theme.</i>
<i>The structure has been damage several times since being installed in 1998.</i>

<b>Recommendations:</b>
<i>Recommend trying some different paints in order to eliminate the galvanized finish.</i>
<i>Recommend putting a false front on the structure to protect the contents from the elements as well as conceal the contents from public view.</i>
<i>It is highly recommended that an evaluation be done with regards to relocating this structure to the bone yard. It could still be used for storage at that location and be out-of-site from the public.</i>

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>33</b>
<b>Building Name:</b>	<b>Posta Quemada Composting Toilet #1</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	171 Square Feet
<b>Replacement Cost:</b>	\$ 25,650.00 Estimated at \$150.00 per square foot replacement cost.
<b>Building Materials:</b>	Wood exterior
<b>Building Condition:</b>	Fair
<b>Building Age:</b>	1996
<b>Photo Date:</b>	February 24, 2014

**Remarks:**

*In 1996 two composting toilets were installed at Posta Quemada Ranch as a part of the development plan implemented by the late Joe Mairhauser. The composting toilet is a dry toilet that uses a predominantly aerobic processing system that treats excreta, typically with no water or small volumes of flush water, via composting or managed aerobic decomposition. Although the composting concept was a great idea based on there location and overall cost, it was a mistake to use a wood frame building here in the Southwest. At the time of inspection, the building was clean and recently painted; however, the wood siding is failing and will require a change in the near future.*

**Recommendations:**

*An evaluation of the structure should be conducted by a qualified engineer to determine the best solution for modifying the building while maintaining the composting function of the restroom. The exterior water station is a good idea; however, a more advanced system should be used to improve the overall appearance.*

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>34</b>
<b>Building Name:</b>	<b>Posta Quemada Composting Toilet #2</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	171 Square Feet
<b>Replacement Cost:</b>	\$ 25,650.00 Estimated at \$150.00 per square foot replacement.
<b>Building Materials:</b>	Wood exterior
<b>Building Condition:</b>	Fair
<b>Building Age:</b>	1996
<b>Photo Date:</b>	February 24, 2014

#### **Remarks:**

in 1996 two composting toilets were installed at Posta Quemada Ranch as a part of the development plan implemented by the late Joe Mairhauser. The composting toilet is a dry toilet that uses an aerobic processing system that treats excreta. Although the composting concept was a good idea based on there proposed location and the overall cost, it was a mistake to use a wood frame building here in the Southwest. At the time of inspection, the restroom was clean and the exterior had been recently painted improving the overall appearance.

#### **Recommendations:**

An evaluation of the structure should be conducted by a qualified engineer to determine the best solution for modifying the building while maintaining the composting function of the restroom. The exterior water station is a good idea; however, a more advanced system should be used to improve the overall appearance.

Facility:	Colossal Cave Mountain Park	Page Number	35
Building Name:	Park Roadways	Photo By:	G.W. Bundrick



Building Size:	45,662 Square Yards.
Replacement Cost:	\$ 565,795.00 See estimate listing below.
Building Materials:	2-inch overlay over existing surface and 2-shot chip seal over existing surface.
Building Condition:	Fair
Building Age:	Paved Roads were last overlaid in 1983, Chip seal in 1998.
Photo Date:	February 24, 2014

#### Remarks:

Paving was identified as follows: Entry and exit road, main parking lot, road between entry road and the the Posta Quemada entry (28,653 square yards) valued at \$15.00 per square yard for 2-inch overlay.

Chip Seal: Both parking lots at Posta Quemada, ranch road at Posta Quemada and the picnic roads.

(17,000 Square Yards) valued at \$8.00 per square yard.

The above estimate does not include shoulder widening or improved drainage crossings.

#### Recommendations:

Until financing can be obtained, it is recommended that the road shoulder be graded to remove some of rocks that have slid onto the road.

Keep all cattle off the roadways.

Improve at grade water crossings in order to stop some of the degradation along the road shoulder.

Facility:	Colossal Cave Mountain Park	Page Number	36
Building Name:	Petting Zoo	Photo By:	G.W. Bundrick



Building Size:	5-pens of various sizes
Replacement Cost:	\$ 1,000.00 Estimated only
Building Materials:	Welded wire fence panels, metal, wood and chicken wire.
Building Condition:	Fair
Building Age:	2012
Photo Date:	February 24, 2014

#### Remarks:

The Petting Zoo has been moved to the South end of the Upper Parking Lot at the Ranch. The Petting Zoo contains, chickens, burros calf and a couple of sheep. Not sure how much activity is generated by this addition. At the time of inspection, the animals had water and shelter. Each of the holding sites were clean.

The entry way to the Petting Zoo is shabby and not what you would expect to find in a public park. It is recommended that more thought be put into the overall design, size and configuration of this venue.

Facility:	Colossal Cave Mountain Park	Page Number	37
Building Name:	Playground equipment	Photo By:	G.W. Bundrick



Building Size:	4-piece set
Replacement Cost:	\$ 500.00 Estimate includes the sand area
Building Materials:	Manufactured ponies on steel springs.
Building Condition:	Fair
Building Age:	1999
Photo Date:	February 24, 2014

#### Remarks:

According to staff, the playground equipment was put in at Posta Quemada sometime in the late 90's. The exposed springs on the yellow play structures have been covered pursuant to the 2006 inspection request. All other playground equipment has been removed because it was not installed to code.

#### Recommendations:

One of the covers has been removed and requires replacement. Overall, the picnic area lacks quality playground equipment. Assistance from the staff at Pima County would be helpful regarding the type of equipment that would fit into the overall theme of the park.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>38</b>
<b>Building Name:</b>	<b>Posta Quemada Ranch House</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	3,227 Square Feet
<b>Replacement Cost:</b>	\$ 726,075.00 Estimated at \$225.00 per square foot replacement cost.
<b>Building Materials:</b>	Burnt adobe brick with tile roof.
<b>Building Condition:</b>	Good
<b>Building Age:</b>	1954 remodeled in 1978 and again in 1998.
<b>Photo Date</b>	February 24, 2014

#### **Remarks:**

The ranch house was built in 1954 and is often referred to as the Sullivan House.

The ranch house has been converted to office space, gift shop, library and museum.

The overall structure of the house appears to be in good condition; however, a number of minor areas are in need of attention.

#### **Recommendations:**

Due to the historical status of this building, it is recommended that the appropriate County staff be advised prior to any structural changes.

Replace the wooden window frame on the front of the house.

Upgrade plumbing and electrical wiring where necessary. All hose bibs are to be equipped with anti-siphon valves. Some of the clay tiles on the roof are in need of attention, a qualified roofer should be retained to do the work.

Facility:	<b>Colossal Cave Mountain Park</b>	Page Number	39
Building Name:	<b>Posta Quemada Shade Structure No. 1</b>	Photo By:	G.W. Bundrick



<b>Building Size:</b>	288 Square Feet
<b>Replacement Cost:</b>	\$ 14,400.00 Estimated at \$50.00 per square foot replacement cost.
<b>Building Materials:</b>	Steel frame with metal roof.
<b>Building Condition:</b>	Good
<b>Building Age:</b>	2002
<b>Photo Date</b>	February 24, 2014

**Remarks:**

As an upgrade to the public trail riding area, all corrals were equipped with shade Ramada's for the animals.

*Staff installed the Ramada's in 2002 as a part of the upgrade.*

*Maintenance on the shade Ramada's has been good with timely repairs when needed.*

### **Recommendations:**

*It would be helpful for identification if the Ramada's were numbered for easy reference.*

Facility:	Colossal Cave Mountain Park	Page Number	40
Building Name:	Posta Quemada Shade Structure No. 2	Photo By:	G.W. Bundrick



<b>Building Size:</b>	288 Square Feet
<b>Replacement Cost:</b>	\$ 14,400.00 Estimated at \$50.00 per square foot replacement cost.
<b>Building Materials:</b>	Steel Frame With Metal Roof
<b>Building Condition:</b>	Good
<b>Building Age:</b>	2002
<b>Photo Date:</b>	February 24, 2014

**Remarks:**

*The shade structures were installed to provide shelter for the ranch animals.*

*The shade structures appear to be holding up well.*

*This particular shade structure is missing some of the metal roof panels.*

**Recommendations:**

Facility:	<b>Colossal Cave Mountain Park</b>	Page Number	41
Building Name:	<b>Posta Quemada Shade Structure No. 3</b>	Photo By:	G.W. Bundrick



<b>Building Size:</b>	156 Square Feet
<b>Replacement Cost:</b>	\$ 7,800.00 Estimated at \$50.00 per square foot replacement cost.
<b>Building Materials:</b>	Steel Frame With Metal Roof
<b>Building Condition:</b>	Good
<b>Building Age:</b>	2002
<b>Photo Date</b>	February 24, 2014

**Remarks:**

*The shade structures were installed to provide shelter for the ranch animals.*

*Shade structures appear to be holding up well.*

### **Recommendations:**

Facility:	Colossal Cave Mountain Park	Page Number	42
Building Name:	Posta Quemada Shade Structure No. 4	Photo By:	G.W. Bundrick



Building Size:	288 Square Feet
Replacement Cost:	\$ 14,400.00 Estimated at \$50.00 per square foot replacement cost.
Building Materials:	Steel Frame With Metal Roof
Building Condition:	Good
Building Age:	2002
Photo Date	February 24, 2014

#### Remarks:

*The shade structures were installed to provide shelter for the ranch animals.*

*The shade structures appear to be holding up well.*

*All of the missing roof panels have been replaced since the last inspection.*

#### Recommendations:

*The support posts should be painted periodically for overall protection.*

Facility:	Colossal Cave Mountain Park	Page Number	43
Building Name:	Posta Quemada Shade Ramada No.5	Photo By:	G.W. Bundrick



<b>Building Size:</b>	156 Square Feet
<b>Replacement Cost:</b>	\$ 7,800.00 <i>Estimated at \$50.00 per square foot replacement.</i>
<b>Building Materials:</b>	Steel Frame With Metal Roof
<b>Building Condition:</b>	Good
<b>Building Age:</b>	2002
<b>Photo Date:</b>	February 24, 2014

**Remarks:**

*The shade structures were installed to provide shelter for the ranch animals.*

*The structures appear to be holding up well.*

*One of the corner posts has been damaged since the 2006 inspection.*

**Recommendations:**

Facility:	Colossal Cave Mountain Park	Page Number	44
Building Name:	Posta Quemada Snack Bar	Photo By:	G.W. Bundrick



Building Size:	96 Square Feet
Replacement Cost:	\$ 12,000.00 Estimated at \$125.00 per square foot replacement cost.
Building Materials:	Wood Frame With Stucco Siding
Building Condition:	Good
Building Age:	1998
Photo Date:	February 24, 2014

#### Remarks:

The Snack Bar was an amenity added at Posta Quemada Ranch to provide the visitor with a convenient place to eat instead of driving back into Vail. It was hoped that the availability of a snack bar would increase the length of stay for the patrons visiting the park. Although the facility has had several good cooks, the daily attendance hasn't been sufficient to support the overall operation.

The facility was clean and well-kept at the time of inspection.

It is highly recommended that a consultant be brought in to evaluate the need, location and type of service that would be best suited for the Park.

Facility:	Colossal Cave Mountain Park	Page Number	45
Building Name:	Posta Quemada CCC Stage House	Photo By:	G.W. Bundrick



Building Size:	608 Square Foot
Replacement Cost:	\$ 121,600.00 Estimated at \$200.00 per square foot replacement cost.
Building Materials:	Native adobe
Building Condition:	Good
Building Age:	1935-1936-2004
Photo Date:	February 24, 2014

<b>Remarks:</b>
The original adobe structure was constructed by the Civilian Conservation Corp in 1935-1936.
Native soil was used to construct the adobe blocks, the blocks were built on-site.
The building was refurbished in 2004.
The building is currently being used as a historic static display regarding the CCC era.

It would be nice to see the American Flag on the pole along with a CCC Flag.

<b>Recommendations:</b>
Some of the Vega's are in need to being oiled, the roof membrane is in need of being coated.
The entry way requires attention, the blocks currently being used present a tripping hazard.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>46</b>
<b>Building Name:</b>	<b>Posta Quemada Story Teller Site</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	34 Lineal Feet
<b>Replacement Cost:</b>	\$ 850.00 Estimated at \$25.00 per lineal foot replacement cost.
<b>Building Materials:</b>	CMU block with stucco finish
<b>Building Condition:</b>	Good
<b>Building Age:</b>	2003
<b>Photo Date</b>	February 24, 2014

<b>Remarks:</b>
The Story Teller Amphitheatre is no longer being used for budgetary reasons. The pole-logs that were once a part of the venue have rotted-out and were removed. The overall condition of the walls are still in good condition; however, they have no use at this time.

<b>Recommendations:</b>
An evaluation will need to be made regarding the removal of this venue or to try and use it for some other purpose.

Facility:	Colossal Cave Mountain Park	Page Number	47
Building Name:	Tool Shed	Photo By:	G.W. Bundrick

has been removed from the inventory as recommended due to poor condition.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>48</b>
<b>Building Name:</b>	<b>Trail Rides Office</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	150 square feet office space, 120 square feet tack shed.
<b>Replacement Cost:</b>	\$ 4,950.00 See estimate calculations listed below.
<b>Building Materials:</b>	Wood frame with plywood siding.
<b>Building Condition:</b>	Poor
<b>Building Age:</b>	2000
<b>Photo Date:</b>	February 24, 2014

<b>Remarks:</b>
The replacement estimates have been calculated as follows, the office replacement cost has been valued at \$25.00 per square foot; the tack shed has been estimated at \$10.00 per square foot.
The tack shed has been redone as recommended in order to improve the overall visual condition of the building. An additional portable storage building has been installed at the site for storage purposes.

<b>Recommendations:</b>
Keep weeds removed from around the buildings.

Facility:	Colossal Cave Mountain Park	Page Number	49
Building Name:	Posta Quemada Upper Parking Area	Photo By:	G.W. Bundrick



Building Size:	2,040 Square Yards
Replacement Cost:	\$ 16,320.00 Estimated at \$8.00 per square yard for a double shot of chip/seal
Building Materials:	Chip Seal over compacted native soil.
Building Condition:	Fair
Building Age:	1993
Photo Date	February 24, 2014

#### Remarks:

The parking area is showing a lot of wear since the last inspection in 2006. Due to loose gravel and age, the parking spaces are no longer visible.

The parking area appears to be large enough to support daily activities.

The sub-base appears to be holding up pretty well.

#### Recommendations:

Recommend patching, sweeping and either a single shot or double shot of chip seal in order to preserve the lot.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>50</b>
<b>Building Name:</b>	<b>Bronze Cowboy Statue</b>	<b>Photo By:</b>	<b>G.W. Bundrick</b>



<b>Building Size:</b>	6-foot bronze statue mounted on concrete footer.
<b>Replacement Cost:</b>	\$ 40,000.00 Estimated replacement value.
<b>Building Materials:</b>	Bronze figure hand-crafted.
<b>Building Condition:</b>	Good
<b>Building Age:</b>	1996
<b>Photo Date:</b>	February 24, 2014

<b>Remarks:</b>
The Bronze Statue is a beautiful piece of artwork that was donated to Colossal Cave Mountain Park by the Maierhausers.
The statue was handcrafted and the replacement value is only an estimate.
As recommended, the site has been cleaned-up and the overall appearance of the area is much better.

<b>Recommendations:</b>
Recommend that Pima County consider placing a security structure around the Bronze Statue that blends with site in order to minimize the possible theft of this beautiful piece of artwork.

<b>Facility:</b>	<b>Colossal Cave Mountain Park</b>	<b>Page Number</b>	<b>50</b>
<b>Building Name:</b>	<b>Posta Quemada Lower Parking Area</b>	<b>Photo By:</b>	<b>G.W. Bunc</b>



<b>Building Size:</b>	2,620 Square Yards
<b>Replacement Cost:</b>	\$ 20,960.00 Estimated at \$8.00 per yards of 2-shot chip/seal.
<b>Building Materials:</b>	Chip Seal over compacted earth.
<b>Building Condition:</b>	Good
<b>Building Age:</b>	1993
<b>Photo Date:</b>	February 24, 2014

**Remarks:**

*The Posta Quemada Lower Parking area has limited use and very little has been done to keep the parking spaces visible. At this time, it's only recommended that the site be maintained to prevent damage to the surface.*

**Recommendations:**

*As use increases, the parking strips will be need to keep parking orderly.*

Facility:	Colossal Cave Mountain Park	Page Number	52
Building Name:	Posta Quemada Pan for Gold	Photo By:	G.W. Bundrick



Building Size:	60 Lineal Feet
Replacement Cost:	\$12,000.00 Actual replacement cost according to Martie Maierhauser.
Building Materials:	Wood/Copper
Building Condition:	Good
Building Age:	1999
Photo Date:	February 24, 2014

#### Remarks:

The Pan for Gold Sluice Box is an entertainment venue, it also generates additional revenues for the park.  
 The trough of the Sluice was lined with copper in 2004 to prevent it from leaking.  
 According to the manufacturer, the Sluice is not made for the Southwest's extremely dry climate.

#### Recommendations:

An evaluation should be made regarding the needed maintenance of the venue vs. the use and revenue income. Water leaks should be repaired.

Facility:	Colossal Cave Mountain Park	Page Number	53
Building Name:	Posta Quemada Fun House Mirror	Photo By:	G.W. Bundrick



Building Size:	10-Square feet
Replacement Cost:	\$1,000.00    Estimated at \$100.00 per square foot replacement cost.
Building Materials:	Wood
Building Condition:	Very Good
Building Age:	2000
Photo Date:	February 24, 2014

#### Remarks:

*Note! The mirror is not included in the replacement cost. The mirror was originally used at the 1934 World Fair.*

#### Recommendations:

*The structure should be included on the termite treatment list.*

*An evaluation should be considered with regards to the overall need for this venue. It appears to be out-of-place.*

Facility:	Colossal Cave Mountain Park	Page Number	54
Building Name:	Poly Water Storage Tank	Photo By:	G.W. Bundrick



Building Size:	2,500-Gallon Tank
Replacement Cost:	\$10,000.00 Replacement cost is based on actual cost of tank and fencing.
Building Materials:	Polypropylene
Building Condition:	Excellent
Building Age:	2006
Photo Date:	February 24, 2014

#### Remarks:

The Poly tank was installed by Pima County in 2006 in order to improve the water delivery system.

As recommended, the water storage tank has been protected with a chain-link fence.

#### Recommendations:

The view from the road is bothersome, a number of things can be done to conceal the tank and fence.