



CITY OF PEORIA HISTORIC SQUARE MASTER PLAN SEPTEMBER 2006



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I. INTRODUCTION

Historic preservation is a continual appreciation and maintenance of the past which involves the entire community. By connecting the community's past to our future, community leaders, residents, and property owners are discovering the instinctive value in the preservation of their community and heritage. It is through this recognition and appreciation of our buildings and landmarks from the past that a community develops an identity, a monument in time and a link to the future. It exemplifies a visual link and appreciation to those residents who left us their legacy and quality of life for their communities and families.

Historic preservation promotes the growth and enriches the quality of life and benefits the community economically, socially, and maintains properties and a stable tax base.

The City of Peoria's true identity began to bloom in the 1880's with the development of the Arizona canal system which supported the family community. As the population grew, so did the community core and its distinctive architectural structures.

One of the earliest structures was the First Presbyterian Church, built in 1899, followed by other notable structures, in the 1930's, such as the Women's Club and the Old City Jail, located at Osuna Park. In addition, Peoria's first elementary school was built and now houses the Peoria Historical Museum, along with three ancillary school buildings. Today the location of these structures is established and identified as the Historic Square and serves as the historic community downtown core.

In January of 2006, Michael Baker, Jr., Inc. and their consultants were commissioned to investigate, study and produce a conceptual site plan for the Historic Square. The Historic Square study consists of the single block bound by 83rd and 84th Avenues, and by Jefferson and Madison Streets. The block currently contains the Community Center, the former Central School building which houses the Historical Museum, along with three former ancillary classrooms, a modular building and associated parking.

This study provides a structural assessment of the existing Women's Club and Old Jail building located at Osuna Park and their proposed relocation or non-relocation assessment. Additionally, this report provides an estimated cost associated with their relocation to the Historic Square. An analysis of the existing structures is presented with their current and future uses, based on informational needs and dialog with the City of Peoria and the buildings' capabilities to meet current building codes

Attention is also addressed to the current and future location for the existing period farm equipment located on the southeast corner of the Historic Square.

Based on these assessments, Baker has provided three (3) alternate conceptual site plans illustrating alternate locations and/or orientations for the relocation of one or both buildings from Osuna Park to the Historic Square. The plans will identify alternate relocations for some of the historic farm equipment.

The schemes will illustrate conceptual landscape plans which will incorporate user friendly street furniture, accessible routes, identifiable signage, outdoor lighting enhancements and landscape features.

Lastly, an analysis and recommendation will be identified on the preferred scheme based on Michael Baker and their consultants' information.

This study is provided as a general guide noting recommendations and suggested design alternatives and concepts based on the intended scope of work. It is conceptual in nature and is not to be considered as a legal document or to be used or considered for any architectural and engineering construction activities, implied or expressed.

II. Building Assessment & Relocation Report

II. Building Assessment and Relocation Report

Structure-Moving Feasibility Study
for the

Historic Peoria Jail

and the

Peoria Women's Club



Structure-Moving Feasibility Study
for the

Historic Peoria Jail
and the

Peoria Women's Club

Prepared by:



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MDG #1274
March, 2006

Edited September 2006 by
Michael Baker Jr., Inc.

INTRODUCTION

The historic Peoria Jail and the Peoria Women's Club occupy portions of Osuna Park in the old downtown area near 83rd Avenue and Peoria Avenue. The Women's Club was built in 1919 and the Jail was built by the U.S. Works Progress Administration (WPA) in about 1936. The site of the buildings is to be used as a part of the future Peoria Performing Arts Center. Therefore, the Jail and Women's Club must be moved or remain for further evaluation.

The City of Peoria hopes to develop a "Heritage Park" on the site of the historic Peoria Central School as a potential home for the Jail and Woman's Club. The new site is about two blocks south of the current location of the Jail and Women's Club. The City of Peoria retained a design team led by Michael Baker Jr. Inc. to study the site and create a plan for development of the Heritage Park. Metropolis Design Group, LLC, as historic preservation consultant to Baker, was charged with evaluating the feasibility of moving one or both the buildings to their new location.

The purpose of this study is to evaluate the two buildings with respect to their potential relocation to the new site. The Women's Club building, currently used as a multi-purpose recreation facility, will remain in use in the new location. The Jail is presently used as a small interpretive museum and will remain as is at its present location or be moved. The report addresses costs for moving the buildings and for addressing building code issues in reusing the Women's Club building.

The buildings were examined on-site by Robert Graham, AIA of Metropolis Design Group and by Mel Slaysman, P.E. of Slaysman Engineering, structural engineer, on February 8, 2006. Floor plans of each buildings were measured. Existing conditions of the structures were investigated in order to understand the basic structural systems of each building and their condition. Further investigations were undertaken on February 21, 2006, by Mr. Graham and a structure moving contractor, John McCullough of McCullough Move-A-Home Inc.



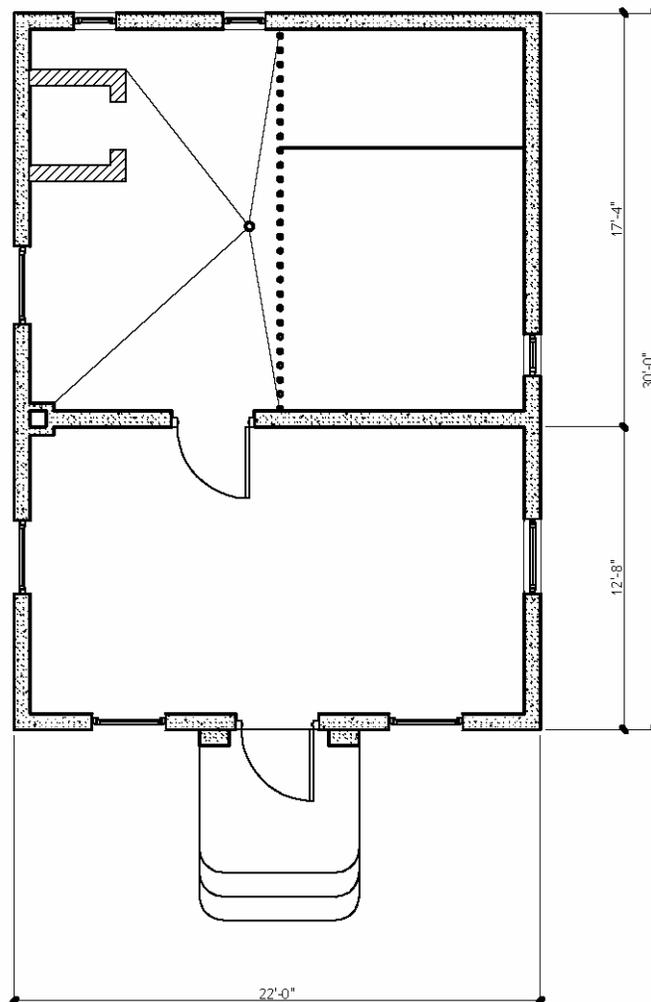
Location Map

JAIL

Physical Description

The building is of concrete construction throughout. 8" thick concrete walls support a concrete roof deck of unknown thickness. The floor, while raised between 18 inches and 21 inches above surrounding grade, is a concrete slab on fill. There is one interior partition, also of concrete. The foundation was excavated by City personnel, and was found to be resting on a spread footing, approximately 12 inches wide, with bearing at 24 inches below grade. The overall size of the Jail is 22' x 30'. Overall height is about 14'-8", with the parapet being 13'-2" above the floor level. The ceiling inside is 10'-6" above floor level. The building is in excellent overall structural condition.

The only significant interior features are the jail cells, which have their original iron bars and (altered) bunk shelves. A concrete masonry shower was added in the cell room, as was a floor drain, indicating that the concrete floor in this area is likely not the original slab. Most of the original steel casement windows exist in fair condition. The east window of the front office has been altered for a door (to an addition, since removed) and then subsequently stuccoed over to match the surrounding walls.



FLOOR PLAN
Scale 1/8" = 1'-0"



Exterior Overview



Moving Recommendations - Jail

The building is not a good candidate for moving, due to several unusual challenges. The building's footings, walls, and roof appear to be integral - that is, tied together by steel reinforcing. The floor may or may not be structurally tied to the walls. Typical construction practices of the day make it unlikely.

The integral nature of the concrete construction make the usual building-moving practice of raising the walls off of the foundation impractical, as the walls would need to be physically cut at the floor level.

The roof, walls, and foundations might be raised as a unit, but extensive excavation would be needed to access the footings, and would be costly. It is unlikely that the floor can be moved with the rest of the building without considerable expense. The moving contractor consulted for the project indicated his opinion that the best way to move the structure might be as follows (with additional recommendations provided by the Architect).

First excavate around the building to expose the footings and provide adequate clearance for working around the building. Excavate a ramp up out of the excavation at an angle that will permit towing the building out of its excavation. At the destination site, excavate a similar ramp and pit that will operate in reverse. Jack the building up and place it on a steel beam system with wheels. Move the building to the new site, temporarily relocating obstructions along the chosen path. Lower the building close to the bottom of the excavation, and pressure grout the space beneath the foundation to provide firm bearing. The interior of the structure will then need to be filled to 4" of floor level and a new concrete slab will need to be placed.

Due to the precarious nature of this building and its associated relocation cost, it is recommended that this building remain at its existing location. An estimated relocation cost is provided for reference purposes only.

Cost Estimate - Jail

Cost estimates at this state should be considered preliminary in nature. Much of the detailed scope of work cannot be defined until more extensive investigations are made into the existing conditions and the Building Official is consulted. Some cost factors could be affected by the specifics of the selected site, such as soil conditions or utility connections. Suitable contingencies should be applied to budgeting for any project.

COST ESTIMATE - JAIL COST

Structure Mover	\$110,000
Utility Disconnection - Electric	\$500
Excavation	\$8,600
Site Interior Demolition	\$4,000
Obstruction Relocation (Allowance) Low Line on 83 rd , Irrigation Control Valves	\$10,000
Foundation Grouting	\$1,000
Backfill Existing Site & Compact - No Landscape	\$8,000
Concrete Slab and Front Steps	\$2,500
Damage Repair during Relocation	\$10,000
Asbestos Study	\$3,500
Asbestos Removal	\$6,000
Excavation Services at Existing and New Locations	30,000
Demolition/Removal of Existing Concrete Stair and Railing	\$2,000
New Concrete Stair and Railing	\$4,500
Traffic Control if Moved South along 83 rd Dr. and through Parking Area	\$5,000
New Landscaping - Existing Location	\$2,000
New Landscaping and Irrigation for New Installation	\$8,000
New Concrete, Curb, Gutter and Sidewalk	\$8,000
Unforeseen Conditions	\$30,000
Electrical Upgrades and Reconnection	\$16,000
Subtotal	\$269,600
General Conditions @10%	\$26,960
Overhead & Profit @15%	\$40,440
CONSTRUCTION TOTAL	*\$337,000

*Does not include permit fees, impact fees and plan review fees.

Women's Club

Physical Description

The Women's Club is a one-story wood framed building with a "T" shaped floor plan. The plan reflects the two construction phases that resulted in the building seen today. The original building, constructed 1919 according to a cornerstone in the foundation, includes the Main Hall and measures about 30 feet by 50 feet. A later addition across the back, measuring about 50 feet by 16 feet, forms the cross of the "T". The date of the addition is not known, but from the materials and details used appears to date prior to World War II.

The building is of light wood-frame construction consisting of widely spaced studs or posts carrying 2 x 4 cross-girts covered with vertical board-and-batten siding. The Club is built over a raised crawlspace on a concrete strip foundation. The roof is also wood framed in a cross-gable form. The roof pitch is about 5:12. There is an overhang of about 3 feet on all sides. The finished floor elevation is about 16 inches above grade on the south side of the building. The top plate of the walls is about 9'- 4" above the floor. The addition was built on a wood foundation system on piers in place of the concrete strip footing.

The floor system is lightly framed of 2 x 6 joists spaced at about 24 inches on center, supported on 4 x 6 runners on 2x blocks down to concrete foundation pads. The structure over the main hall is site-built wood trusses at 24 inch centers.

The predominant exterior material is the 1x cedar board-and-batten siding, which has been painted. Most of the original horizontal sliding wood windows appear to be in place. The roof is covered in asphalt shingles. The entry door is a modern flush steel door. The gable ends feature knee braces and latticed gable vents. These features, together with the exposed rafters at the eaves, mark the building as an example of the Bungalow style.

A unique feature of the building is the small cornerstone set into the concrete foundation at the southeast corner of the building, which reads: "Peoria Civic Club / April 22, 1919".

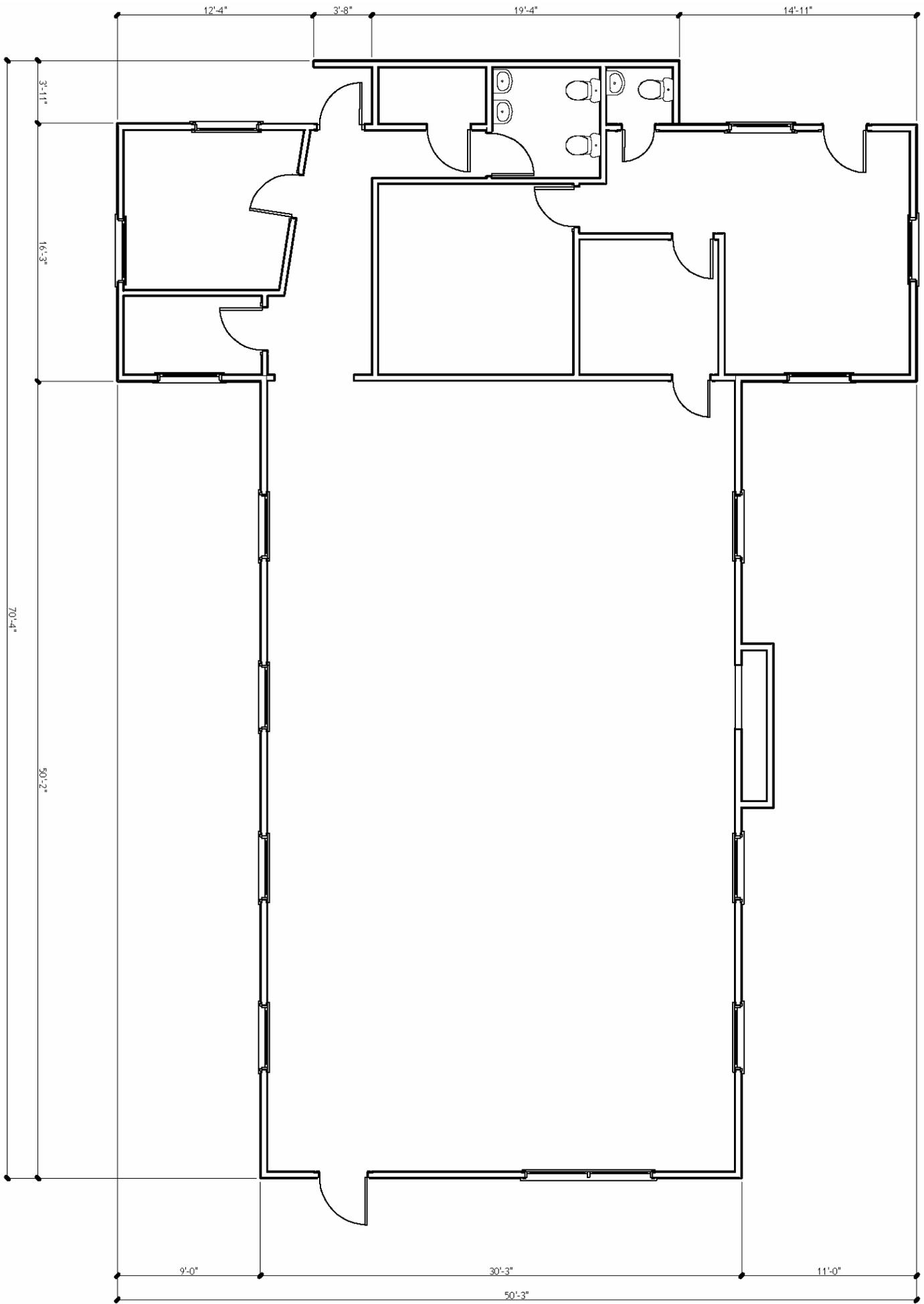
A line of California Fan Palms (*Washingtonia filifera*) on the south side of the buildings appear to be as old as the building and should be considered a part of the historical context for the building. One tree grew close to the south wing of the addition (or had the addition built close to it). This tree passes through the gable eave with the roof built around it.

Little on the interior of the building is historically significant. All interior finishes have been altered. The main hall is finished out in modern drywall on walls and ceilings. The rear addition includes office spaces, storage, a play room, and modern restrooms and kitchen. There are a few wood panel doors that appear to be original.

Following Page:

Floor Plan

Scale 1/8" = 1'-0"





Overview of exterior



Old vent in the attic indicates one end of the original building



View of the crawlspace



View of the attic

Moving Recommendations - Women's Club

As a relatively light, wood frame building the Women's Club building should be relatively simple and inexpensive to move. The main issue for this building is whether it can be moved in one piece, or must it be cut into two pieces due to its length. It should be relatively easy to split the building into two parts between the original building (main hall) and the back addition.

The recommended process for moving the Women's Club building is as follows. The building would be separated into two parts, the original building and the addition. The walls of the addition would simply be cut loose from the original. A temporary wood-framed shear wall will need to be constructed in the back addition where it meets the main hall. Both the main hall and the addition will be jacked up off of their foundations and steel moving carriages will be constructed under them. After towing to their new location, new foundations will be constructed under the building to match up with required structural support points. When the building is partially supported by the new foundations, the undercarriage can be removed and the remainder of the foundation can be completed.

The cornerstone of the building should be salvaged and set into the new foundation in the same relative location.

Ideally, the new location for the Women's Club would preserve something of the physical context of the building. Today, the building stands in a park setting, occupying a corner bordered by streets on the south and east. The new location should provide the park-like setting, at least for the area immediately around the building. Ideally, the building would be in the same orientation and located on a corner. The larger destination site does not offer this opportunity. The next best siting of the building would be to preserve at least one of these aspects, either on a street corner or in the same orientation. The approximate setback from adjacent streets should also be replicated.

Adaptive Use Analysis - Women's Club

The City of Peoria has enacted the International building Code (IBC), 2003 edition, which will provide the requirements for moved buildings such as these. The Peoria City Code also provides amendments which apply to moving of buildings.

Under the IBC and Peoria Amendments, moved buildings are required to meet all code requirements for new buildings. The areas in which the Women's Club building appears to be deficient include the following:

- Structural walls are not conventionally balloon framed. The framing system, which consists of widely spaced wood posts with horizontal 2 x 4 girts spanning between them, likely will not resist code-required loading on the walls. The exact wall construction could not be identified without exposing the structure in the wall for inspection. Therefore, the full extent and nature of reinforcement is conjectural. Types of reinforcing that may be necessary, depending on the concealed conditions, include reinforcement of the top plate; reinforcement of vertical members; reinforcement of girt connections; installation of a weather barrier beneath siding; installation of framing connectors or hold-downs; and installation of solid sheathing on one side of the wall for shear resistance.
- Roof framing may be over-spanned and improperly detailed. A sag was found in part of the roof that may indicate an overloaded condition or one or more broken framing members. The roof will need to be examined in detail and the loading capacity would need to be calculated. Some level of reinforcing of the roof is anticipated. As a minimum, any broken members will be replaced or spliced and reinforced, the truss connections will be reinforced with through-bolts, and the rafters and trusses will require tying down to the walls. A plywood diaphragm should be added over the roof decking prior to re-roofing the building.
- Floor framing appears generally sound, but the runners supporting the floor joists appear over-spanned. Additional support (foundation pads) will need to be provided as part of the new foundations, or strip footings and stem-walls could substitute for the runners. Again, framing connectors and hold-downs will probably need to be added to the floor structure.
- The building must be brought up to current handicap accessibility standards. The entry must be accessible via ramp or raised grade to the primary entrance. All restroom facilities would need to be rehabilitated to the current dimensions and clearances for lavatories and water closets, and the proper grab bars and other accessories must be provided in their proper locations. All major spaces in the building must be reached on an accessible route. Door handles must be lever type or otherwise operable without twisting or grasping.
- Evaluation of mechanical, electrical, and plumbing systems is beyond the scope of this report. However, it is usual that these systems be completely replaced when a building is moved to meet current building codes.

Appendix A:

Structural Engineering Evaluation Peoria Women's Club Slaysman Engineering

July 7, 2006

Robert Graham
Metropolis Design Group
407 West Osborn Road, Suite 100
Phoenix, Arizona

Re: Peoria Women's Club
Peoria, Arizona

Dear Mr. Graham:

I have reviewed the available documentation and have visited the site to perform a field investigation to determine the structural condition and make general recommendations for repair for the stabilization of this building in connection with moving the existing structure to an alternate site and upgrading the structure to enable the building to be put into service. The original wood frame building was constructed circa 1919 with a later wood frame addition. The addition is possibly pre World War II. The configurations of the original building and the later addition results in a cross gable "T" shaped building. My report is formatted to conform to your "Revised Building Assessment Report Format." The following is a summary of my findings:

SECTION A - STRUCTURE

A-01 Foundations:

DESCRIPTIONS (Foundations)

The exterior wood frame walls are founded on a perimeter concrete foundation. The foundations are approximately six (6) inches above the surrounding grade. The floors are supported by concrete pads at the interior of the building.

CONDITIONS (Foundations):

The existing foundation system appears to be in good shape and free of visible signs of settlement or other major distress.

RECOMMENDATIONS (Foundations):

No recommendation is required at this time for the existing concrete foundation. The building is to be moved, therefore, new foundations conforming to the current IBC 2003 Code will be required as the existing foundations will be abandoned.

A-02 Vertical Load Systems (Walls):

DESCRIPTIONS (Vertical Load Systems)

The building was constructed using widely spaced wood studs (posts) with 2x4 cross girts. The maximum unbraced length of the walls is approximately 9'-4" (floor to ceiling). The walls are covered with 1x cedar board and batten sheathing. The exact configuration of the wall structure could not be determined without removal of either the exterior siding or the interior paneling.

CONDITIONS (Vertical Load Systems)

The frame walls are in generally good condition. The building has been well maintained and the cedar siding has contributed its longevity. The walls will resist the gravity loads. The walls, as constructed however, will not meet current load requirements for shear walls to resist wind and seismic loads.

RECOMMENDATIONS (Vertical Load Systems)

Repair of some portions of the walls may be required. Addition of plywood wall sheathing to the interior of the walls is recommended. This method of reinforcement will provide lateral resistance and the opportunity to install shear wall hold downs without disturbing the historic exterior siding.

A-03 Floor Systems:

DESCRIPTIONS (Floor Systems)

The existing wood floor is constructed over a crawl space. The floor consists of 2x6 full size joists at 24 inches on center with 1x board sheathing. The joists are supported by 4x4 intermediate beams or runners. The beams are supported by 2x4 struts (posts) down to the foundation. Clearance between the bottom of the joist and the earth is approximately 12 inches.

CONDITIONS (Floor Systems)

The floor is in generally good condition and free of distress. The intermediate 4x4 beams, however, appear to be over spanned. The floor structure is closer to the earth than the 18 inches prescribed by the Code.

RECOMMENDATIONS (Floor Systems)

The floor will require reinforcement of the intermediate beams. This can be readily and easily accomplished when the new foundations are placed and the building moved. The existing floor height will need to be raised or the site pad excavated at the new location to accommodate the Code required 18 inch clearance between the earth and the joists.

A-04 Roof Systems:

DESCRIPTIONS (Roof Structures):

The roof of the building is a conventionally framed wood frame structure. Access to the roof structure was possible via a ceiling opening. The roof consists of conventionally framed 2x4 wood rafters approximately 24 inches on center. The roof slope is approximately 5:12. The rafters bear on the frame walls. The roof is sheathed with 1x sheathing boards. The original 1919 building is framed with a vaulted ceiling at approximately a 2:12 slope. The later addition has flat ceilings. The newer addition results in a cross gable roof configuration.

CONDITIONS (Roof Structures):

The roof structure is in generally fair shape, however, there are several areas of noticeable sagging in the roof of the original 1919 building. Considering the actual dead load, Code required live loads and the rafter spacing, it appears that the roof joists are over spanned.

RECOMMENDATIONS (Roof Structures):

The roof structure will require some reinforcement. This reinforcement will be in the form of new bracing and intermediate supports. This reinforcement should be done prior to moving the building.

A-05 Lateral Systems (Wind and Seismic):

DESCRIPTIONS (Lateral Systems)

The building does not have a formal lateral resisting system. The roof does act as a diaphragm. The walls that would act as shear walls are board and batten sheathed wood frame.

CONDITIONS (Lateral Forces):

There is a formal diaphragm system at the roof. The walls, as constructed, do not provide adequate shear resistance.

RECOMMENDATIONS (Lateral Forces)

Additional lateral load strengthening for the walls is required. As previously stated in this report, this strengthening could take the form of installation of new plywood sheathing on the inside of the walls. Installing the plywood on the inside will allow the exterior historic fabric sheathing to be preserved and undisturbed.

If there are any questions regarding this please call.

Sincerely,

Melvin J. Slaysman Jr.
SLAYSMAN ENGINEERING INC.

Appendix B:

Structure Moving Proposal McCullough Move-a-Home Inc.

CONTRACTOR'S
PRELIMINARY QUOTATION
PROVIDED BY McCULLOUGH MOVE-A-HOME, INC.

July 24, 2006 (Revised)

Robert Graham, AIA
Metropolis Design Group LLC
407 W. Osborn
Suite 100
Phoenix, Arizona 85013

Dear Robert:

The following is our firm's Preliminary Quotation for relocating the two (2) buildings that you contacted us about in the City of Peoria, Arizona. We understand that at this time you are interested in relocating these buildings somewhere within the square block bordered between 83rd Avenue and 84th Avenue and Jefferson Street & Madison Street within the City of Peoria.

Cost to relocate **Women's Club** building (Original structure and addition): **\$35,000.00.**

Cost to relocate **Jail** building: **\$110,000.**

Relocation costs listed above are a close approximation. Final contract cost to be determined after our firm's review of the final site plan for each particular building at the new site and review of the project schedule with all involved parties.

Also, please keep in mind that it would take approximately one week of work on the Women's Club building by the moving contractor at the old site before the Women's Club building would be ready to be relocated to the new site. As recommended previously in this report, the jail building would or will remain at its existing location. However, preliminary quotation costs are provided for information only

This Preliminary Quotation assumes only mobilization/demobilization. Should it become necessary to temporarily store the building at the old or new sites, additional charges would apply.

On the following page, you will find a list of what items are included in our Preliminary Quotation as well as a list of tasks we would require the Owner or Owner's Representative to perform.

INCLUSIONS:

- 1) Proving the supervision, labor, materials and equipment necessary to relocate the buildings.
- 2) Obtaining Oversize Load Permits for the building's relocation.
- 3) Cutting the Women's Club building into two sections so that the original building structure can be moved in one piece and the addition can be moved in one piece.

EXCLUSIONS:

- 1) Obtaining City of Peoria Demolition Permits for the old sites.
- 2) Obtaining City of Peoria Building Permits for the new sites.
- 3) Surveying the Women's Club building for any asbestos containing material.
- 4) Removal of any asbestos containing material that would be disturbed during the relocation process.
- 5) Filing of necessary NESHAP reports with the proper government environmental agencies.
- 6) Disconnecting of sewer, water, electric, telephone, natural gas or any other utility services at the old site from the buildings.
- 7) Removal of concrete porch slabs and ramps around the Women's Club building.
- 8) Removal and reinstallation of any obstructions along the move route, including but not limited to - overhead cables, street lights, traffic lights, traffic control signs and landscaping in the public right-of-way.
- 9) Providing a new foundation to receive the Women's Club.
- 10) Replacement or repair of any broken windows or any cracked or fallen planks, stucco or wallboard, etc.
- 11) Reconnecting of the two sections of the Women's Club building once they reach their new foundation.
- 12) Hook-up of sewer, water, electric, telephone, natural gas or any other utility services at the new site.
- 13) Demolition and removal of old foundation.

14) Bond premiums for any required bonds.

15) Cost to increase contractor's commercial insurance limits above the following:

Worker's Compensation - Statutory Limits

General Liability - \$2,000,000.00

Automobile Liability - \$1,000,000.00

Excess Liability - \$1,000,000.00

I hope this information is of use to you. If you have any questions, please contact me at TEL:
(602) 275-7373 or FAX: (602) 275-3416.

Sincerely,

McCULLOUGH MOVE-A-HOME, INC.

John E. McCullough
President

III. Scheme I

This scheme proposes to relocate the Women's Club on the southwest corner of Madison Street and 84th Avenue. Currently, this proposed area accommodates approximately 25 standard parking stalls in addition to the adjacent entry drive off of 84th Avenue. Positioning the Women's Club at this location will remove these parking stalls and eliminate this entry drive. The main entry of the building will be located off Madison Street and the majority of the building's users will park and access the facility from the existing parking lot to the north. Accessible parking will be provided adjacent to the facility to accommodate the needs of the senior users who will use this facility, in addition to Child Care Program participants.

The proposed playground area approximates the current area and will house the existing playground equipment as well. All proposed playground locations will be enclosed with a 6' 0" high wrought iron fence with a locking gage to provide a secure, controlled environment for the children enrolled in the child care program.

The building location is isolated from the core of the existing building which requires longer underground utility connection runs to main utility lines along Jefferson Street which adds additional construction cost to this location.

To facilitate the relocation and display of the historic farm equipment, concrete pads are proposed to be placed between the existing ancillary school buildings. The size of these pads will be approximately 24' 0" x 30' 0" each. The pads will be adequate to display 2, 3, or 4 significant farm pieces based on the size, height and visibility without overcrowding. These pads are not designed or intended to display and house all of the farm equipment currently on site. Farm equipment not selected from the existing inventory for display should be stored off site at the discretion of the Historical Committee. Each pad would be surrounded on 2 sides by a 4' 0" high wrought iron gate mounted on metal sleeves for removal and placement of the equipment as needed.

The fencing will also serve as a physical boundary from having pedestrians along 83rd Avenue crossing between the school buildings to access facilities to the west. Seating benches and landscaping along the proposed west fence will provide an enhanced pedestrian pathway.

COST ESTIMATE - WOMEN'S CLUB

COST

Scheme I

Structure mover	\$35,000
Utility disconnection	\$1,500
Site Demolition	\$500
Obstruction Relocation (Allowance)	\$20,000
Foundations	\$16,400
Excavation/Backfill/Site Prep	\$5,000
Site Utilities	\$2,000
Corner Entry Walk/Ramp	\$7,500
Wall Reinforcement (As Required)	\$7,650
Roof Reinforcement, Re-roofing (As Required)	\$20,875
Floor Reinforcement (As Required)	\$5,000
Handicap Accessibility (Code Upgrades)	\$20,000
Demolition and Removal of Approximately 4 Palm Trees	\$10,000
Mechanical System (Code Upgrades)	\$34,500
Electrical System (Code Upgrades)	\$18,000
Completion of Repairs Related to the Above (Allowance)	\$10,000
Traffic Control - South along 83rd Ave. and West on Jefferson St.	\$8,000
Complete Sprinkler System	\$38,000
Water Meter	\$5,000
Re-connect Two Building Sections	\$15,000
New Landscaping Plant Material and Installation	\$15,000
Repair any Damage to Recently Completed Move Intersection at 83rd Ave. and Washington	\$2,000
Demo and Asphalt Repavement	\$8,500
Demo Curb and Gutter	\$1,000
Remove Parking Bumpers and Signage	\$1,000
New Concrete Curb, Gutter and Sidewalks	\$17,500
Additional Obstructions: Removal and Reinstallation of 2 Lights, 1 Tree	\$7,500
De-energizing or Temporary Removal of Overhead Power Line	\$28,000
Relocate Existing Playground Equipment	\$25,000
Fence around Relocated Playground Equipment	\$7,000
Gates for Playground	\$1,000
Sand Playground Area	\$2,000
Shade Facilities for the Playground	\$20,000
Relocate a Few Pieces of Farm Equipment	\$10,000
Benches for the Women's Club	\$3,000
Fire Alarm System	\$35,000
Fire Sprinkler System	\$9,000
Hand Sink, New ADA Restroom, Changing Table, Misc.	\$77,000
Longer Distance for Utilities, therefore Additional Cutting, Trenching, and Patching	\$20,000
Demo Existing Concrete Pads near Museum	\$5,000
New Concrete Pads for Farm Equipment between Buildings	\$11,000
New 6' 0" Wrought Iron Fence and Gates	\$15,000
Subtotal	\$600,425
General Conditions @10%	\$60,043
Overhead and Profit @15%	\$90,064
TOTAL FOR SCHEME 1	*\$750,532

*Does not include permit fees, impact fees and plan review fees.

WOMEN'S CLUB BUILDING -Scheme 1:

ESTIMATED CONSTRUCTION DOCUMENT SERVICE FEES:

WOMEN'S CLUB BUILDING

• Architectural	\$30,800
• Civil	\$4,000
• Mechanical, Plumbing, and Electrical	\$15,000
• Structural	\$25,000
Geotechnical Study	\$5,000
Architectural Specifications	\$7,000
Comprehensive Landscape Plan	\$8,000
	\$94,800

EXCLUSIONS: (Costs to be determined upon environmental assessment)

- Asbestos Testing
- Lead Paint Testing
- As-Built Documentation
- Construction Administration
- Environmental Studies
- NESHAP Reports
- Demolition Permits
- Renderings/Models
- City Review Fees
- Water Meter Fees
- Reimbursable Expenses/Mileage
- Special Inspections
- Termite Inspections
- Damage Replacement Cost

TOTAL ESTIMATED CONSTRUCTION COST:

• Total Construction Cost Including Move	\$750,532
• Total Construction Document Services Fee	\$94,800
ESTIMATED GRAND TOTAL	\$845,332

DESIGN CONCEPTS



SITE LEGEND

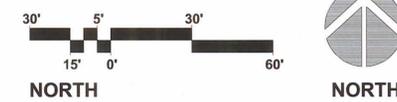
- EXISTING PLANTS
- EXISTING PALMS

PLANT LEGEND

- TREES
 - Dalbergia sissoo / INDIAN ROSEWOOD
 - Pinus elderica / AFGHAN PINE
 - Pistacia chinensis / CHINESE PISTACHE
 - Ulmus parvifolia / EVERGREEN ELM
- SHRUBS / GRASSES / GROUNDCOVERS
 - Caesalpinia mexicana / MEXICAN BIRD OF PARADISE
 - Cordia parvifolia / LITTLE-LEAF CORDIA
 - Dodonaea viscosa / HOPSEED BUSH
 - Ephedra nevadensis / DESERT TEA
 - Muhlenbergia rigens / DEER GRASS
 - Rapheolepsis indica / INDIAN HAWTHORN
 - Tecoma stans v. angustata / ARIZONA YELLOW BELLS

SITE ELEMENTS

- BENCH
- TRASH RECEPTICAL
- BIKE RACK



IV. Scheme 2

Scheme 2 relocates the Women's Club building within the existing open landscape area at the northwest corner of 84th Avenue and Jefferson Street. This potential location would require minor demolition of existing landscape, possibly repositioning of an anchor wire support with imported backfill as required for a level building pad. Positioning the Women's Club and the playground area in an east west orientation will maximize this area to its full potential. The main entry door at the Women's Club building will face east toward the existing Community Center. A proposed sidewalk from this entry will run east and connect to the existing Community Center sidewalk. This link will allow the building users interaction with other Community Center participants and activities, in addition to being within close approximation to the Senior Community Center Annex.

From a construction perspective, this location will allow for underground plumbing connections to be connected to nearby existing water and/or sewer line connections. Electrical service may be provided from the existing transformer and/or panels located adjacent to the Community Center, depending on the existing electrical loads required.

Due to the proposed building positioning and proximity to Jefferson Street, provisions and variances regarding setback requirements and other planning will require City review approval considerations.

Additionally, the building's placement will require removal of approximately 10 accessible parking stalls that can be relocated and restriped within the existing parking lot if required.

The child care playground would be situated on the northern west most corner and would be surrounded by new landscaping adjacent to the proposed wrought iron fencing. If required, this playground may be graded and utilized for retention purposes.

The proposed farm equipment would be relocated west of the existing Central School Museum. Two 20' x 20' granite or concrete pads can be placed on both sides of the existing sidewalk ramp which leads into the museum entrance. Because the existing farm equipment is currently a display feature, the pad locations provide an exterior extension of the museum which can be viewed from the existing ramp. A wrought iron enclosure at this location would not be recommended as it will detract from the pronounced entryways into the museum. Surrounded by grass on three sides, this would serve as a buffer; however, a decorative chain anchored by ornamental pedestals can be placed at the perimeter of each pad. Additional landscape enhancements can be incorporated on three sides.

Farm equipment not selected from the current inventory should be stored off site at the discretion of the Historical Committee.

COST ESTIMATE - WOMEN'S CLUB

COST

Scheme 2

Structure mover	\$35,000
Utility disconnection	\$1,500
Site Demolition	\$500
Obstruction Relocation (Allowance)	\$20,000
Foundations	\$16,400
Excavation/Backfill/Site Prep	\$5,000
Site Utilities	\$2,000
Corner Entry Walk/Ramp	\$7,500
Wall Reinforcement (As Required)	\$7,650
Roof Reinforcement, Re-roofing (As Required)	\$20,875
Floor Reinforcement (As Required)	\$5,000
Handicap Accessibility (Code Upgrades)	\$20,000
Demolition and Removal of Approximately 4 Palm Trees	\$10,000
Mechanical System (Code Upgrades)	\$34,500
Electrical System (Code Upgrades)	\$18,000
Completion of Repairs Related to the Above (Allowance)	\$10,000
Traffic Control - South along 83rd Ave and West on Jefferson St.	\$8,000
Complete Sprinkler System	\$38,000
Water Meter	\$5,000
Re-connect Two Building Sections	\$15,000
New Landscaping Plant Material and Installation	\$15,000
Repair any Damage to Recently Completed Move Intersection at 83rd Ave. and Washington	\$2,000
Demo and Asphalt Repavement	\$8,500
Demo Curb and Gutter	\$1,000
Remove Parking Bumpers and Signage	\$1,000
New Concrete Curb, Gutter and Sidewalks	\$14,500
Additional Obstructions: Removal and Reinstallation of 2 Lights, 1 Tree	\$7,500
De-energizing or Temporary Removal of Overhead Power Line	\$28,000
Relocate Existing Playground Equipment	\$25,000
Fence around Relocated Playground Equipment	\$7,000
Gates for Playground	\$1,000
Sand Playground Area	\$2,000
Shade Facilities for the Playground	\$20,000
Benches for the Women's Club	\$3,000
Fire Alarm System	\$35,000
Fire Sprinkler System	\$9,000
Hand Sink, New ADA Restroom, Changing Table, Misc.	\$77,000
Demo Existing Concrete Pads near Museum	\$5,000
New Concrete Pads for Farm Equipment between Buildings	\$9,000
New 6' 0" Wrought Iron Fence and Gates	\$13,000
Subtotal	\$563,425
General Conditions @10%	\$56,343
Overhead and Profit @15%	\$84,514
TOTAL FOR SCHEME 2	*\$704,282

*Does not include permit fees, impact fees and plan review fees.

WOMEN'S CLUB BUILDING -Scheme 2:

ESTIMATED CONSTRUCTION DOCUMENT SERVICE FEES:

WOMEN'S CLUB BUILDING

• Architectural	\$30,800
• Civil	\$4,000
• Mechanical, Plumbing, and Electrical	\$15,000
• Structural	\$25,000
Geotechnical Study	\$5,000
Architectural Specifications	\$7,000
Comprehensive Landscape Plan	\$8,000
	\$94,800

EXCLUSIONS: (Costs to be determined by environmental assessment.)

- Asbestos Testing
- Lead Paint Testing
- As-Built Documentation
- Construction Administration
- Environmental Studies
- NESHAP Reports
- Demolition Permits
- Renderings/Models
- City Review Fees
- Water Meter Fees
- Reimbursable Expenses/Mileage
- Special Inspections
- Termite Inspections
- Damage Replacement Cost

TOTAL ESTIMATED CONSTRUCTION COST:

• Total Construction Cost Including Move	\$704,282
• Total Construction Document Services Fee	\$94,800
ESTIMATED GRAND TOTAL	\$799,082

DESIGN CONCEPTS



SITE LEGEND

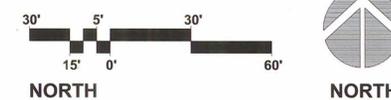
- EXISTING PLANTS
- EXISTING PALMS

PLANT LEGEND

- TREES**
 - Dalbergia sissoo / INDIAN ROSEWOOD
 - Pinus elderica / AFGHAN PINE
 - Pistacia chinensis / CHINESE PISTACHE
 - Ulmus parvifolia / EVERGREEN ELM
- SHRUBS / GRASSES / GROUNDCOVERS**
 - Caesalpinia mexicana / MEXICAN BIRD OF PARADISE
 - Cordia parvifolia / LITTLE-LEAF CORDIA
 - Dodonaea viscosa / HOPSEED BUSH
 - Ephedra nevadensis / DESERT TEA
 - Muhlenbergia rigens / DEER GRASS
 - Rapheolepis indica / INDIAN HAWTHORN
 - Tecoma stans v. angustata / ARIZONA YELLOW BELLS

SITE ELEMENTS

- BENCH
- TRASH RECEPTICAL
- BIKE RACK



V. Women's Club - Scheme 3

V. Scheme 3

This option would require construction site preparation and infrastructure similar to Scheme 2, as previously mentioned in this report.

This scheme proposed to locate the Women's Club building at the outermost corner of 84th Avenue and Jefferson Street. This east-west orientation establishes the main entrance and focal building prominence on 84th Avenue and additionally offers accessibility to the users utilizing parking on 84th Avenue, Jefferson Street or from one of the existing parking lots to the north. Accessibility from the existing parking lots would be established by signage and ramping where required.

West of the Women's Club is the proposed location of the Child Care playground. Depending on the time of day, during the summer season, this playground would receive some shade relief from the Women's Club facility to the east. This location nests the playground between the Women's Club and the existing Community Center and offers a more secure and visible playground not only for the day care staff, but also for the participants and staff of the Community Center. Situating the Women's Club along Jefferson also offers the option of providing a designated drop-off zone for the parents to load and unload their children far enough away from the intersection. From a traffic safety perspective, the playground will not be near the intersection where there would be the possibility of a traffic incident.

Typical of Scheme 2, the yard would be surrounded by new landscaping adjacent to the proposed wrought iron fencing and if required, this playground may be graded and used for retention purposes. Again, due to the proposed building placement and proximity to the intersection and Jefferson Street, provisions regarding setback requirements and other planning standards will require variances and other approval considerations.

Similar to Scheme 1, to facilitate the relocation and display of the historic farm equipment, concrete pads are proposed to be placed between the existing ancillary school buildings. The size of these pads will be approximately 24' 0" x 30' 0" each. The pads will be adequate to display 2, 3, or 4 significant farm pieces based on the size, height and visibility without overcrowding. These pads are not designed or intended to display and house all of the farm equipment currently on site. Farm equipment not selected from the existing inventory for display should be stored off site at the discretion of the Historical Committee. Each pad would be surrounded on 2 sides by a 4' 0" high wrought iron gate mounted on metal sleeves for removal and placement of the equipment as needed.

In summary, based on the proposed 3 Schemes, Scheme 3 offers the best solution to maintaining the desired functionality of the Women's Club building and Recreation Program. Unlike Scheme 1, Scheme 3 offers construction economic benefit by utilizing shorter utility/underground infrastructure cost normally associated with any building relocation efforts. Existing utilities appear to be readily available as a stand-alone facility or possible connection to the existing facilities, either in whole or in part.

Nesting the children's playground adjacent to the Community Center provides interaction between young and old, and security and social benefit to all participants.

COST ESTIMATE - WOMEN'S CLUB

COST

Scheme 3

Structure mover	\$35,000
Utility disconnection	\$1,500
Site Demolition	\$500
Obstruction Relocation (Allowance)	\$20,000
Foundations	\$16,400
Excavation/Backfill/Site Prep	\$5,000
Site Utilities	\$2,000
Corner Entry Walk/Ramp	\$7,500
Wall Reinforcement (As Required)	\$7,650
Roof Reinforcement, Re-roofing (As Required)	\$20,875
Floor Reinforcement (As Required)	\$5,000
Handicap Accessibility (Code Upgrades)	\$20,000
Demolition and Removal of Approximately 4 Palm Trees	\$10,000
Mechanical System (Code Upgrades)	\$34,500
Electrical System (Code Upgrades)	\$18,000
Completion of Repairs Related to the Above (Allowance)	\$10,000
Traffic Control - South along 83rd Ave and West on Jefferson St.	\$8,000
Complete Sprinkler System	\$38,000
Water Meter	\$5,000
Re-connect Two Building Sections	\$15,000
New Landscaping Plant Material and Installation	\$15,000
Repair any Damage to Recently Completed Move Intersection at 83rd Ave. and Washington	\$2,000
Demo and Asphalt Repavement	\$8,500
Demo Curb and Gutter	\$1,000
Remove Parking Bumpers and Signage	\$1,000
New Concrete Curb, Gutter and Sidewalks	\$15,500
Additional Obstructions: Removal and Reinstallation of 2 Lights, 1 Tree	\$7,500
De-energizing or Temporary Removal of Overhead Power Line	\$28,000
Relocate Existing Playground Equipment	\$25,000
Fence around Relocated Playground Equipment	\$7,000
Gates for Playground	\$1,000
Sand Playground Area	\$2,000
Shade Facilities for the Playground	\$20,000
Benches for the Women's Club	\$3,000
Fire Alarm System	\$35,000
Fire Sprinkler System	\$9,000
Hand Sink, new ADA Restroom, Changing Table, Misc.	\$77,000
Demo Existing Concrete Pads near Museum	\$5,000
New Concrete Pads for Farm Equipment between Buildings	\$11,000
New 6' 0" Wrought Iron Fence and Gates	\$15,000
Subtotal	\$568,425
General Conditions @10%	\$56,843
Overhead and Profit @15%	\$85,264
TOTAL FOR SCHEME 3	*\$710,532

*Does not include permit fees, impact fees and plan review fees.

WOMEN'S CLUB BUILDING -Scheme 3:

ESTIMATED CONSTRUCTION DOCUMENT SERVICE FEES:

WOMEN'S CLUB BUILDING

• Architectural	\$30,800
• Civil	\$4,000
• Mechanical, Plumbing, and Electrical	\$15,000
• Structural	\$25,000
Geotechnical Study	\$5,000
Architectural Specifications	\$7,000
Comprehensive Landscape Plan	\$8,000
	\$94,800

EXCLUSIONS: (Costs to be determined by environmental assessment.)

- Asbestos Testing
- Lead Paint Testing
- As-Built Documentation
- Construction Administration
- Environmental Studies
- NESHAP Reports
- Demolition Permits
- Renderings/Models
- City Review Fees
- Water Meter Fees
- Reimbursable Expenses/Mileage
- Special Inspections
- Termite Inspections
- Damage Replacement Cost

TOTAL ESTIMATED CONSTRUCTION COST:

• Total Construction Cost Including Move	\$710,532
• Total Construction Document Services Fee	\$94,800
ESTIMATED GRAND TOTAL	\$805,332

DESIGN CONCEPTS



SITE LEGEND

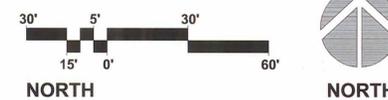
- EXISTING PLANTS
- EXISTING PALMS

PLANT LEGEND

- TREES
 - Dalbergia sissoo / INDIAN ROSEWOOD
 - Pinus elderica / AFGHAN PINE
 - Pistacia chinensis / CHINESE PISTACHE
 - Ulmus parvifolia / EVERGREEN ELM
- SHRUBS / GRASSES / GROUNDCOVERS
 - Caesalpinia mexicana / MEXICAN BIRD OF PARADISE
 - Cordia parvifolia / LITTLE-LEAF CORDIA
 - Dodonaea viscosa / HOPSEED BUSH
 - Lantana montevidensis / 'GOLD MOUND' LANTANA
 - Muhlenbergia rigens / DEER GRASS
 - Rapheolepis indica / INDIAN HAWTHORN
 - Tecoma stans v. angustata / ARIZONA YELLOW BELLS

SITE ELEMENTS

- BENCH
- TRASH RECEPTICAL
- BIKE RACK



VI. Women's Club Estimate
Project Schedule/Duration

VI. WOMEN'S CLUB ESTIMATED PROJECT SCHEDULE/DURATION:

I. Notice to Proceed, Start Construction Documentation	3 Months
II. City Council Approval, City Review, Permit Process	2 Months
III. Construction Starts up to Substantial Completion	8 Months
IV. Final Completion/Close-Out Documentation	1 Month
	14 Months

VII. SUPPLEMENT

The following photographs illustrate the more significant historic equipment pieces recommended to be retained and relocated at the designated areas indicated on the 3 attached master plan schemes.

Final selections will made by the Historical Committee.

VII. SUPPLEMENT

The following photographs illustrate the more significant historic equipment pieces recommended to be retained and relocated at the designated areas indicated on the 3 attached master plan schemes.

Final selections will made by the Historical Committee.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

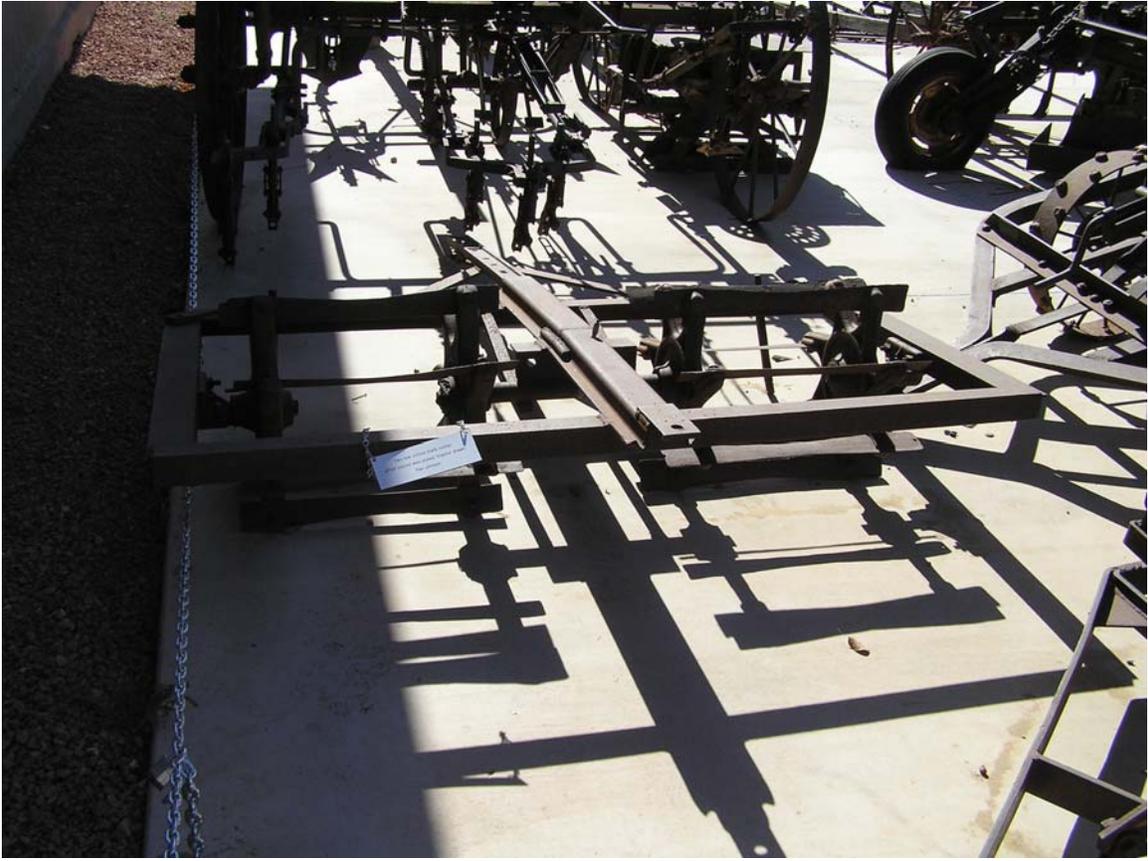


Photo 9



Photo 10



Photo 11

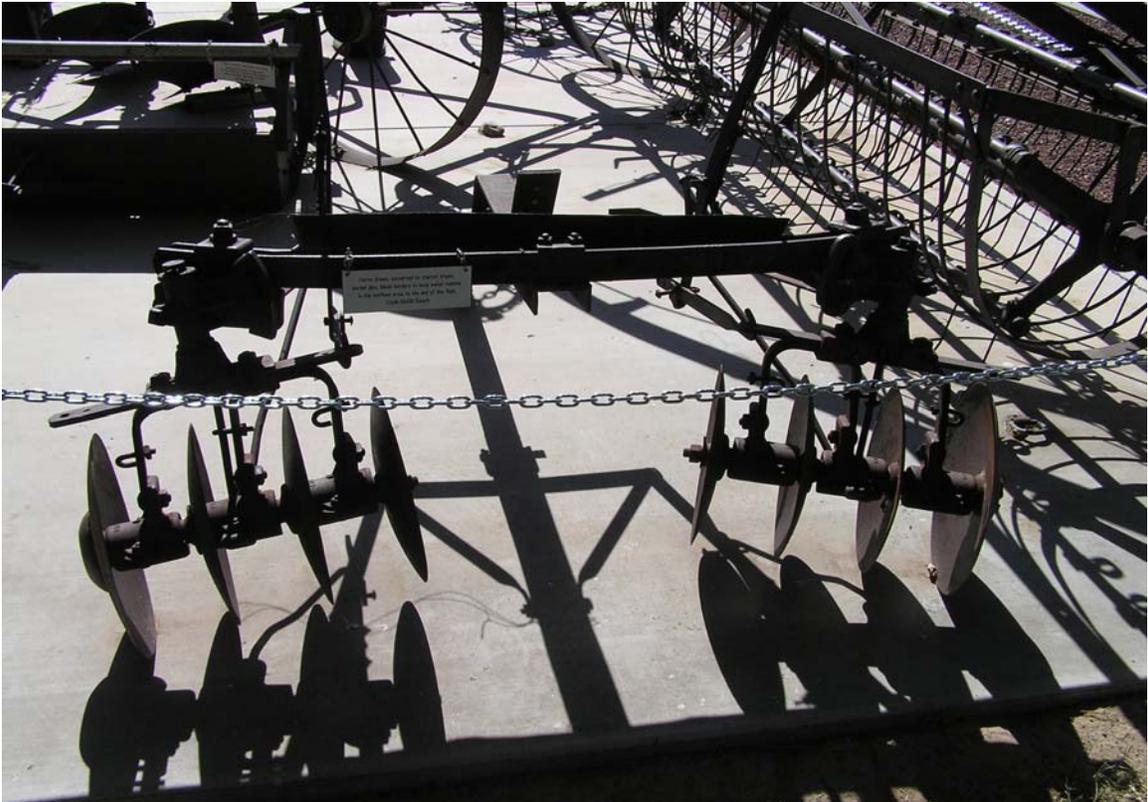


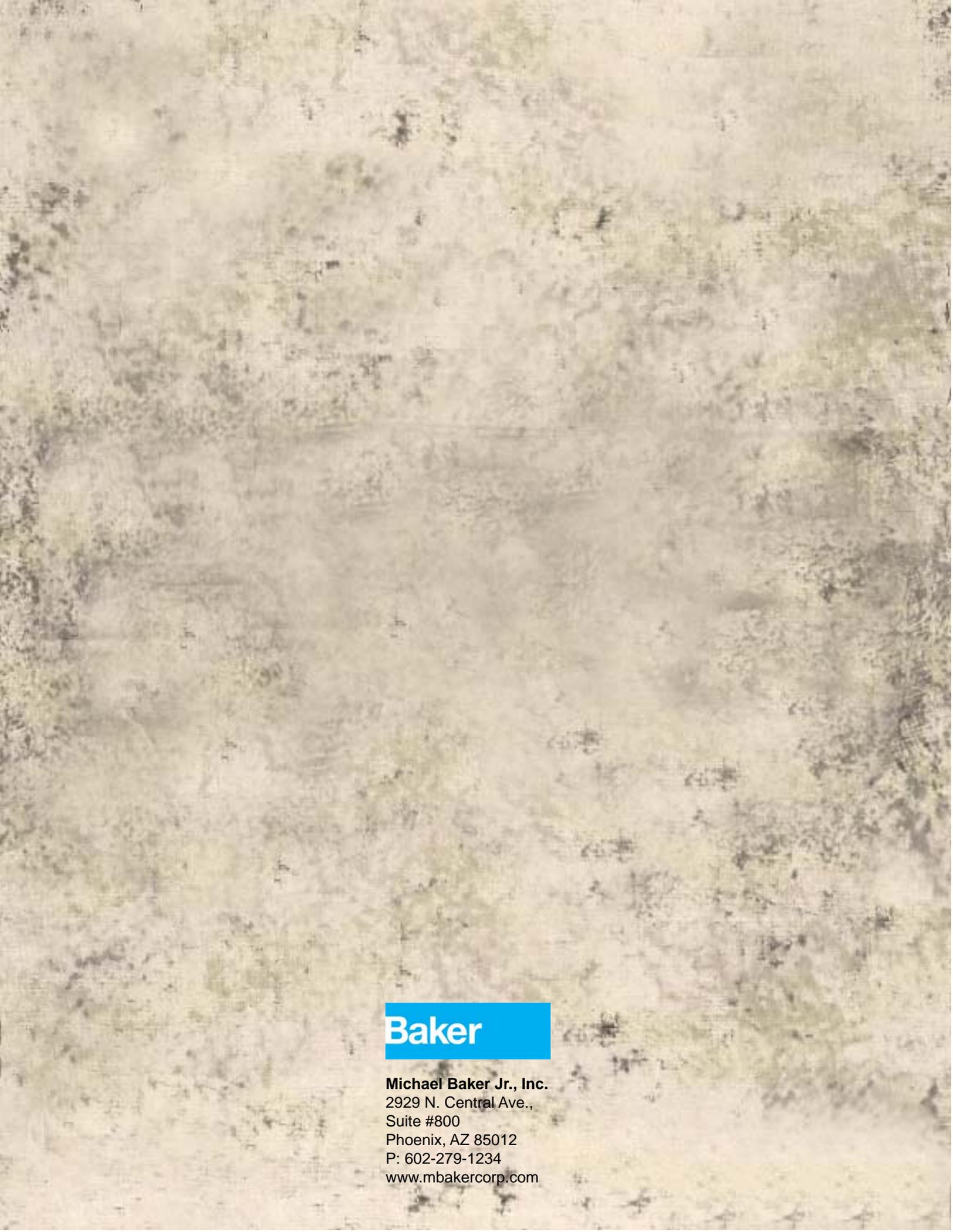
Photo 12



Photo 13



Photo 14



Baker

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