NARANJA TOWN SITE

Programming and Concept Design Report

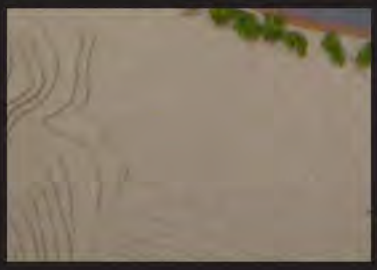
March 7, 2007

BURNS WALD-HOPKINS ARCHITECTS

in association with

BARKER RINKER SEACAT ARCHITECTS
THEATRE CONSULTANTS COLLABORATIVE
MCGANN & ASSOCIATES LANDSCAPE ARCHITECTURE
AQUA DESIGN INTERNATIONAL
STANTEC CONSULTING
HY-LITE DESIGN
COMPUSULT

contents



March 7, 2007

Town of Oro Valley
Parks and Recreation Department
680 W. Calle Concordia
Oro Valley, AZ 85704

Attn: Ainsley Reeder, Director

Re: Naranja Town Site
PROGRAMMING & CONCEPT DESIGN REPORT
0603.000 2.1

Dear Ainsley,

Burns Wald-Hopkins Architects is pleased to submit this final report on the programming and concept design of new facilities for the Naranja Town Site in accordance with our agreement with the Town of May 11, 2006. As you well know, the Town Site represents an extraordinary opportunity for the Town of Oro Valley to define its identity in Pima County, and provide recreational and arts facilities to serve your burgeoning population. We have taken great pleasure in working with you, other town representatives and your stakeholder groups – thank you.

This report builds on the Master Plan for the site that was completed in November 2002 and summarizes our work over the past eight months under five tabs as follows:

TAB 1 Big Ideas/Goals:
The Steering Committee established these 14 goals at the beginning of the project to assist the Design Team in focusing our efforts and to serve as criteria by which the success of the project can be measured.

TAB 2 Site Analysis:
Collaborating with our civil engineer Stantec Engineering and landscape architect McGann and Associates, we have carefully analyzed the Naranja Town Site and documented our findings.

TAB 3 Programming:
Working with recreation consultant Barker Rinker Seacat and Theatre Consultants Collaborative, we developed a Program of Space Requirements for a 105,806 square feet Community Center, a 500-seat theatre, and a 1,100-seat Music Pavilion. With McGann and Associates we also refined the list of ballfields, courts and other site features, and with AquaDesign we created a list of aquatic facilities.

TAB 4 Alternative Site Utilization Diagrams:
We explored several options for organizing the program of building and site requirements on the site. These "bubble diagrams" represent the very beginning of the site design process.

BURNS WALD-HOPKINS ARCHITECTS
261 N. Court Avenue
Tucson, Arizona 85701
520.795.2705 Fax: 520.795.6171
www.burnswald.com

TAB 5 Recommended Concept:
The recommended concept is the culmination of all our collective efforts, and represents a comprehensive and balanced approach to the development of the site and the facilities.

The Site Plan concentrates new development on those areas that had already been disturbed by the sand and gravel operation, and preserves the natural areas that remain. Because of the existing topography, the plan creates buffers between the park facilities and adjacent neighborhoods. This is a plan that clusters facilities serving specific user groups, and separates pedestrian and vehicular circulation.

The Community Center includes a complete range of recreational and arts facilities, including a four-court gymnasium, weight and fitness areas, aerobics/dance studios and a climbing wall, as well as crafts rooms and music classrooms. Adjacent to the Community Center is an Aquatics Center with an eight-lane lap pool, beach pool, lazy river and splash pad.

Integral to the Community Center is a theater with 500-seats, lobby and concessions, stage with a full fly loft and an orchestra pit. Backstage there are dressing rooms, scene and costume shops, and storage. This theater is designed as a multipurpose performance facility for music, drama and lectureS.

The Music Pavilion is designed for phased completion. Phase I includes the stage and stage support, with outdoor, covered seating for 1,100. Additional lawn seating for approximately 2,000 is also available. Phase II encloses the seating area and adds balconies. The exterior walls are can be opened to allow those on the lawn to enjoy performances.

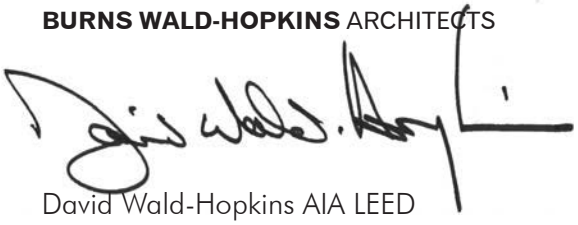
And the Support Building includes restrooms, concessions, box office and storage for festival and Music Pavilion use.

This is a plan that responds to the site and program needs. It is a plan that has support from the Greater Oro Valley Arts Council and the Parks and Recreation Advisory Board. And it is a plan that has significant public support as expressed at public Open Houses.

We have included construction cost estimate for building the complete project at $92,041,100 based on current pricing, and we have developed the estimated project cost of $150,501,374 based on one possible construction sequence and cost escalation scenario.

We look forward to the opportunity to discuss this report with Mayor and Council in more detail at their Regular Meeting on March 7, but if you have any questions before then, please feel free to call.

Sincerely,
BURNS WALD-HOPKINS ARCHITECTS



David Wald-Hopkins AIA LEED
Principal/Project Manager

acknowledgments

Burns and Wald-Hopkins Architects is grateful to the following who have contributed their vision and talents to the new Naranja Town Site Programming and Concept Design Project.

MAYOR & COUNCIL

- **Paul H. Loomis**
  MAYOR
- **Helen Dankwerth**
  VICE-MAYOR
- **Paula Abbott**
  COUNCIL MEMBER
- **Kenneth "KC" Carter**
  COUNCIL MEMBER
- **Barry Gillaspie**
  COUNCIL MEMBER
- **Al Kunisch**
  COUNCIL MEMBER
- **Terry Parish**
  COUNCIL MEMBER

STEERING COMMITTEE:

- **Ainsley Anne Reeder, Project Manager**
  TOWN OF ORO VALLEY
- **Celine Martinez, Office Specialist**
  TOWN OF ORO VALLEY
- **Sarah More, Planning and Zoning Director**
  TOWN OF ORO VALLEY
- **Craig Civalier, Public Works Director**
  TOWN OF ORO VALLEY
- **Paul Keesler, Development Review Manager**
  TOWN OF ORO VALLEY
- **David Andrews, Town Manager**
  TOWN OF ORO VALLEY
- **Suzanne Smith, Building Director**
  TOWN OF ORO VALLEY
- **Lieutenant Ed Schaefer**
  ORO VALLEY POLICE DEPARTMENT
- **Adelina Martin**
  PARKS AND RECREATION
- **Philip Saletta, Water Utility Director**
  TOWN OF ORO VALLEY
- **David Welsh, Economic Dev. Administrator**
  TOWN OF ORO VALLEY
- **Jerene Watson, Assistant Town Manager**
  TOWN OF ORO VALLEY
- **Bob Kovitz, Gov't & Community Relations Admin.**
  TOWN OF ORO VALLEY
- **Kevin Verville, IT Director**
  TOWN OF ORO VALLEY
- **Stacey Lemos, Finance Director**
  TOWN OF ORO VALLEY

COMMUNITY STAKEHOLDERS:

- PARKS & RECREATION ADVISORY BOARD
- GREATER ORO VALLEY ARTS COUNCIL

DESIGN TEAM:

- **David Wald-Hopkins, Project Manager**
  BURNS WALD-HOPKINS ARCHITECTS
- **Dave Burns, Project Planner**
  BURNS WALD-HOPKINS ARCHITECTS
- **Bruce Flynn, Principal-in-Charge**
  BARKER RINKER SEACAT ARCHITECTS
- **Duane Crawmer, Consulting Principal**
  BARKER RINKER SEACAT ARCHITECTS
- **Kyle Smith, Theater Consultant**
  THEATRE CONSULTANTS COLLABORATIVE, LLC.
- **Ken Paulson, Aquatics Consultant**
  AQUA DESIGN INTERNATIONAL
- **Dave Acklin, Aquatics Consultant**
  AQUA DESIGN INTERNATIONAL
- **Warren Thompson, Civil Engineer**
  STANTEC CONSULTING
- **David Laws, Civil Engineer**
  STANTEC CONSULTING
- **Hy Kaplan, Architectural Lighting Consultant**
  HY-LITE DESIGN
- **Don McGann, Principal**
  MCGANN & ASSOCIATES LANDSCAPE ARCHITECTS
- **Steve Hagedorn, Landscape Architect**
  MCGANN & ASSOCIATES LANDSCAPE ARCHITECTS
- **Trip McGrath, Cost Estimator**
  COMPUSULT

big ideas/goals

The Steering Committee established fourteen "big ideas/goals" for the Naranja Town Site to guide the Design Team as it began its work on Programming and Concept Design. These goals represent the vision for the project, broad statements of intent and purpose ranging from functional considerations, such as "safe and clean" and "manage access, transportation and parking" to more philosophical statements such as "create an identity for Oro Valley" and "heal damaged site".

Not only do these "big ideas/goals" guide us; they also give us the standards by which we measure the final success of this project. These are our benchmarks.

BIG IDEAS/GOALS

1. Sustainable
   -resource conserving (water, energy)
   -value driven
   -consider LEED certification
2. Address expressed needs for arts, culture, & recreation
3. Create focal hub "heart of community, serve local residents"
4. Create an identity for Oro Valley, signature for the community; reflective of time and place
5. Family friendly and multi-generational
6. Safe and clean
7. Meet high standards of design and construction
8. Integrate art into the site and architecture (1% of construction cost)
9. Respect context and site -- neighbors, school andnatural envnironment
10. Heal damaged site
11. Manage access, transportation and parking
12. Optimize cost recovery
13. Build on Master Plan to include diverse community needs
14. Create good value with capital construction; maximize shared use opportunities

site analysis

Located in the heart of Oro Valley, the 213-acre Naranja Town Site has a mixed history. Owned by the State of Arizona, the site was leased for cattle grazing from 1954 through 1982, followed by a sand and gravel operation through 1999. An asphalt mixing plant also operated there during the 1990s.

This former gravel pit now provides an extraordinary opportunity for redevelopment as a recreational and cultural center for the Town of Oro Valley and the region. This section provides graphic representations of the physical condition of the site – its boundaries, topography, adjacent land uses, views, undisturbed areas and vegetation, zoning and utilities.

A detailed understanding of the site and its characteristics provides an important starting point in the design process. By carefully assessing the site, we can preserve the natural areas, and locate building and site improvements to avoid negative impacts on adjacent neighborhoods.

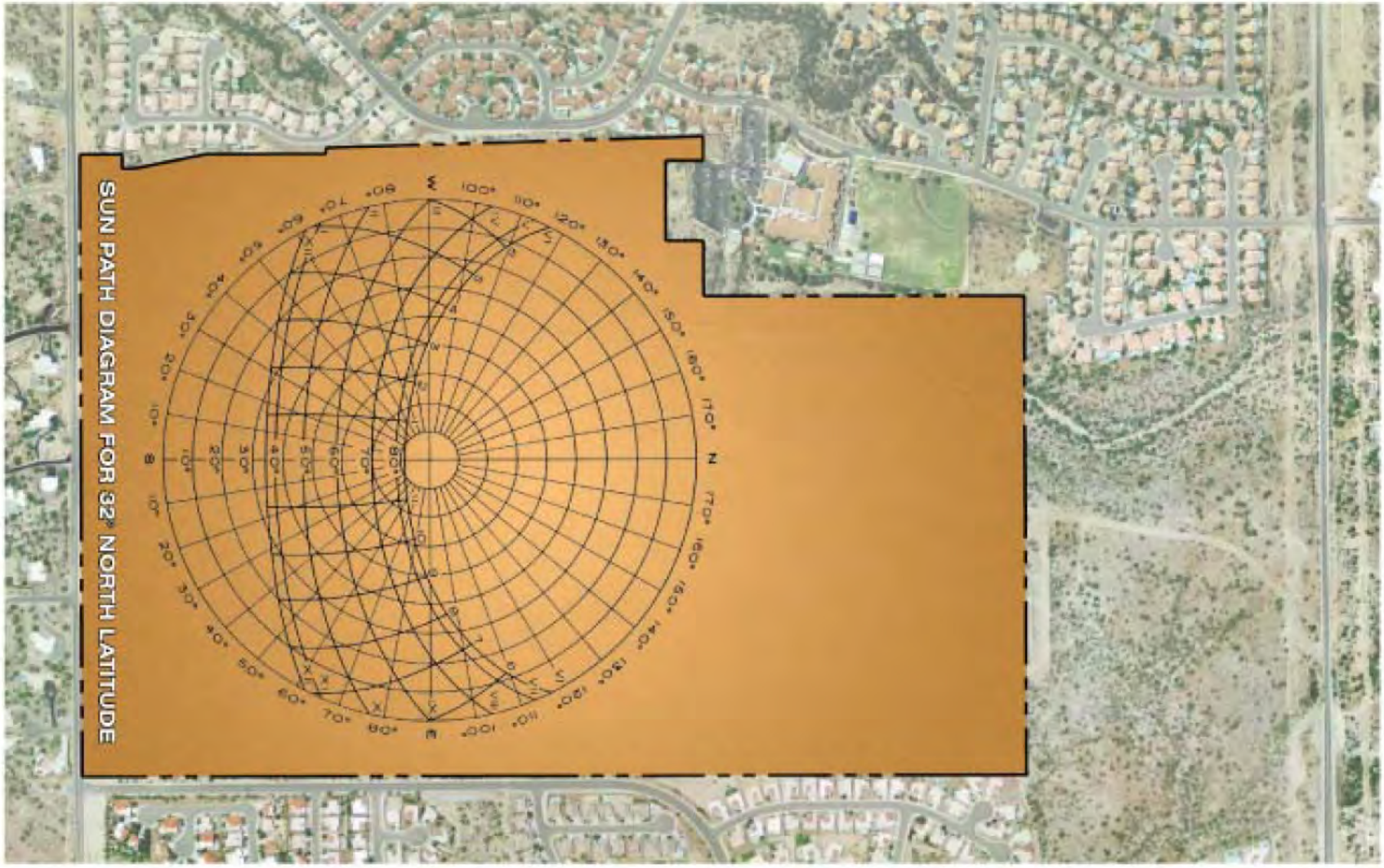
NOISE (POLLUTION AND GENERATION)

Naranja Town Site

June 2006

bw project no. 0603.000

BURNS WALD-HOPKINS ARCHITECTS
McGann & Associates Landscape Architects and Planners
Stantec



SUN ANGLES

Naranja Town Site

0 300' 600' 1200'

SCALE: 1" = 600'

N

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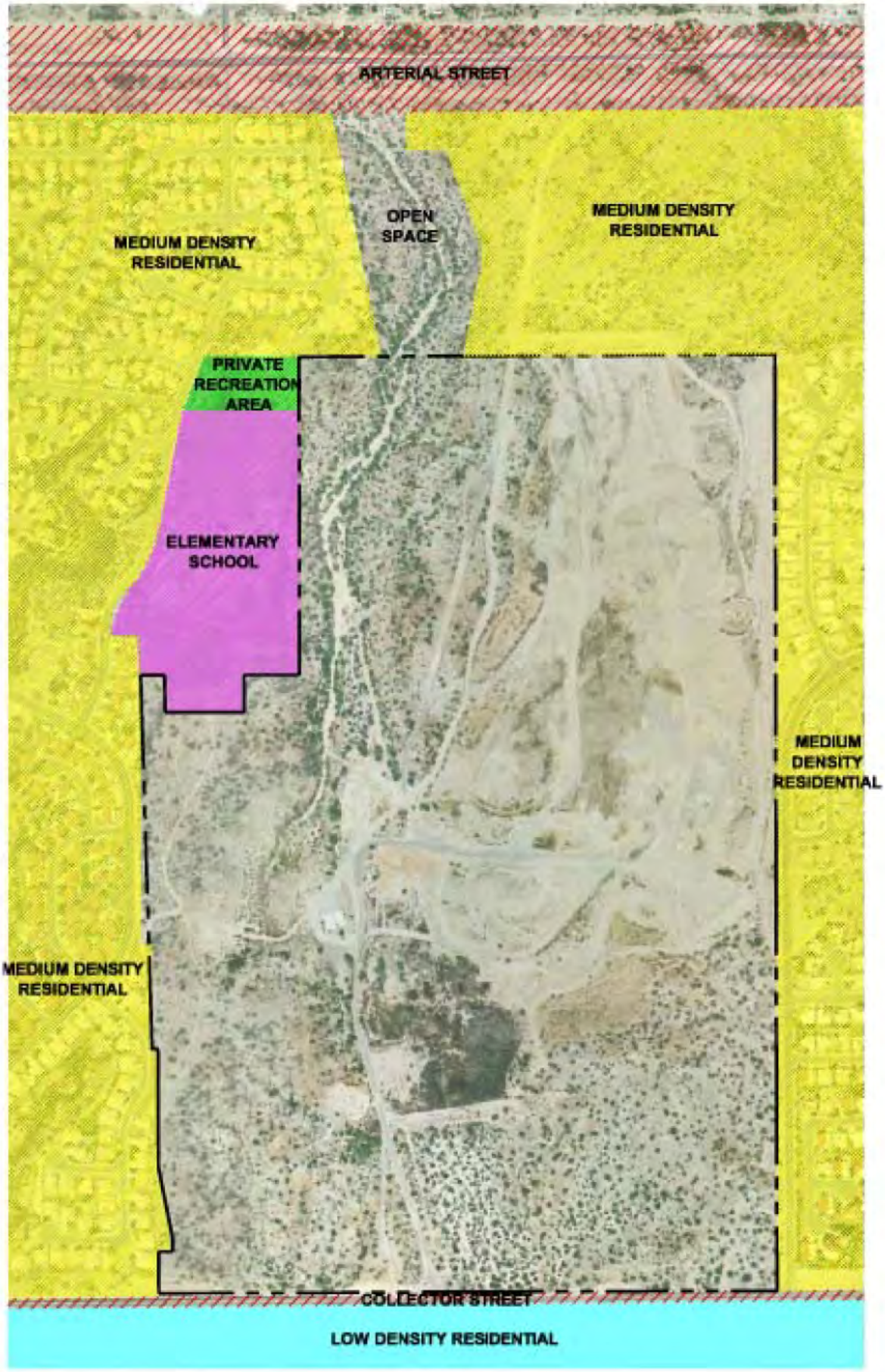
June 2006
bw project no. 0603.000



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0 300' 600' 1200'

SCALE: 1" = 600'

ADJACENT LAND USE

Naranja Town Site

June 2006

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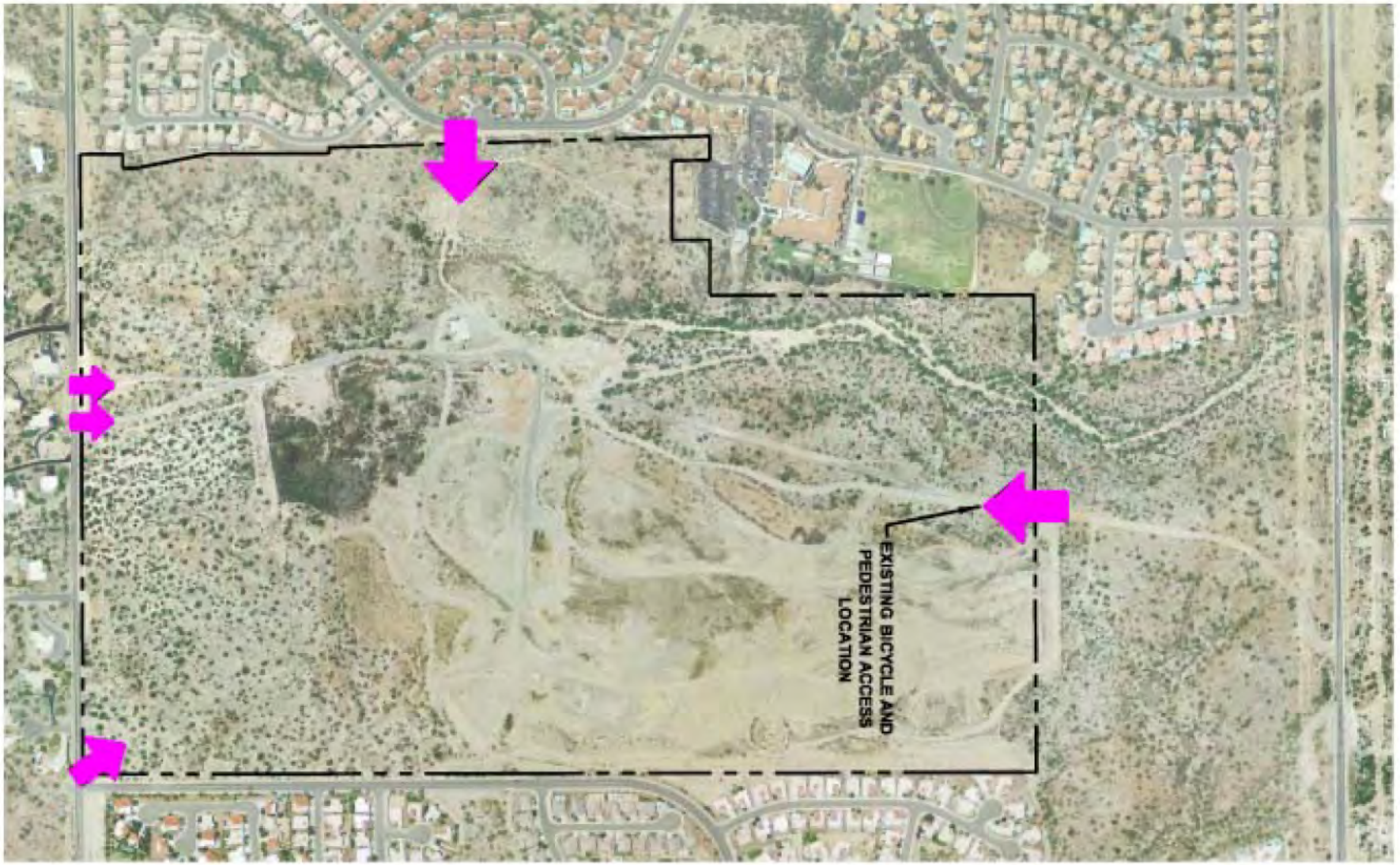

BICYCLE AND PEDESTRIAN ACCESS

Naranja Town Site

0 300' 600' 1200

SCALE: 1" = 600'

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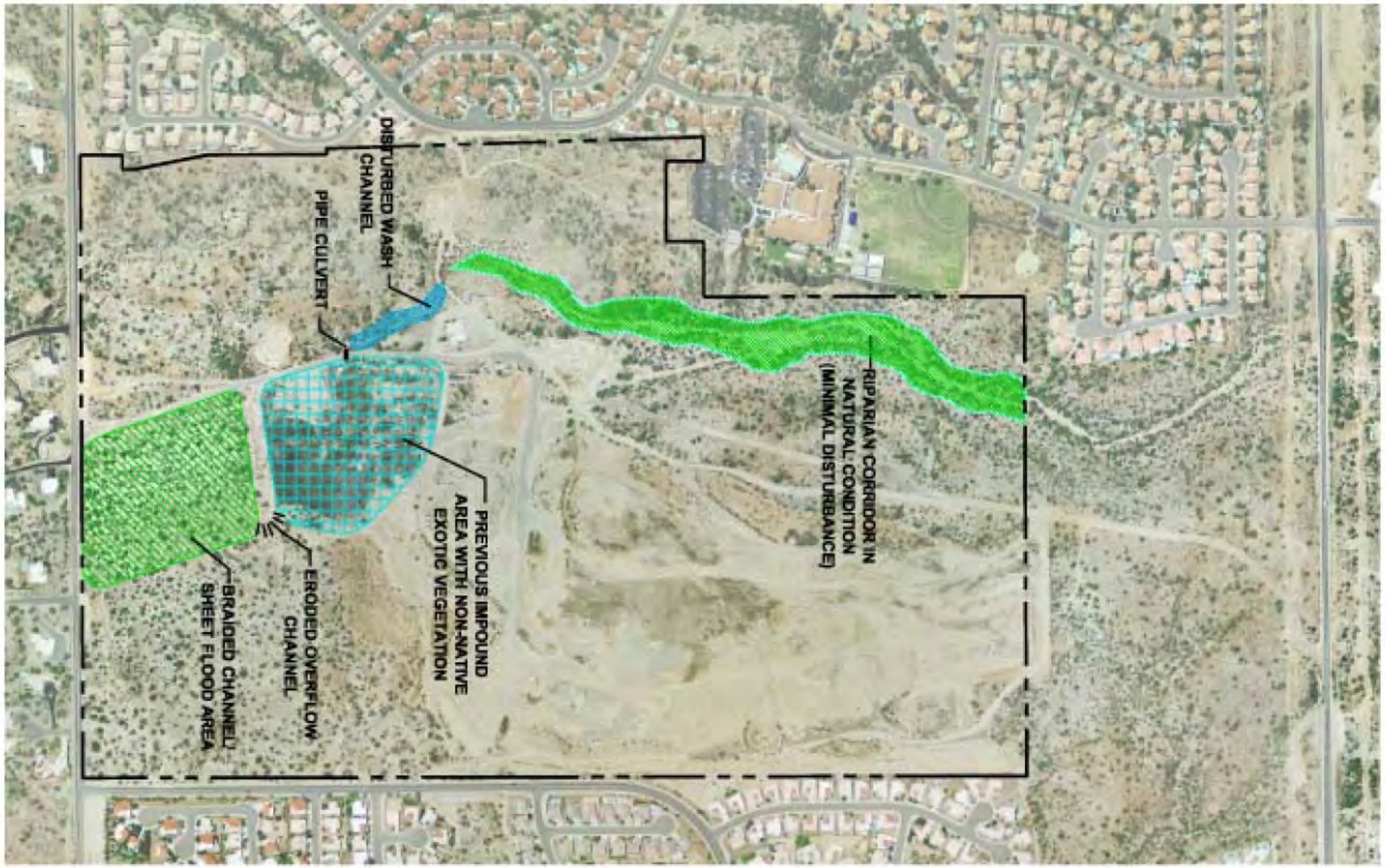
bw project no. 0603.000



RIPARIAN CORRIDORS AND DRAINAGE CHANNELS

Naranja Town Site

0 300' 600' 1200

SCALE: 1" = 600'

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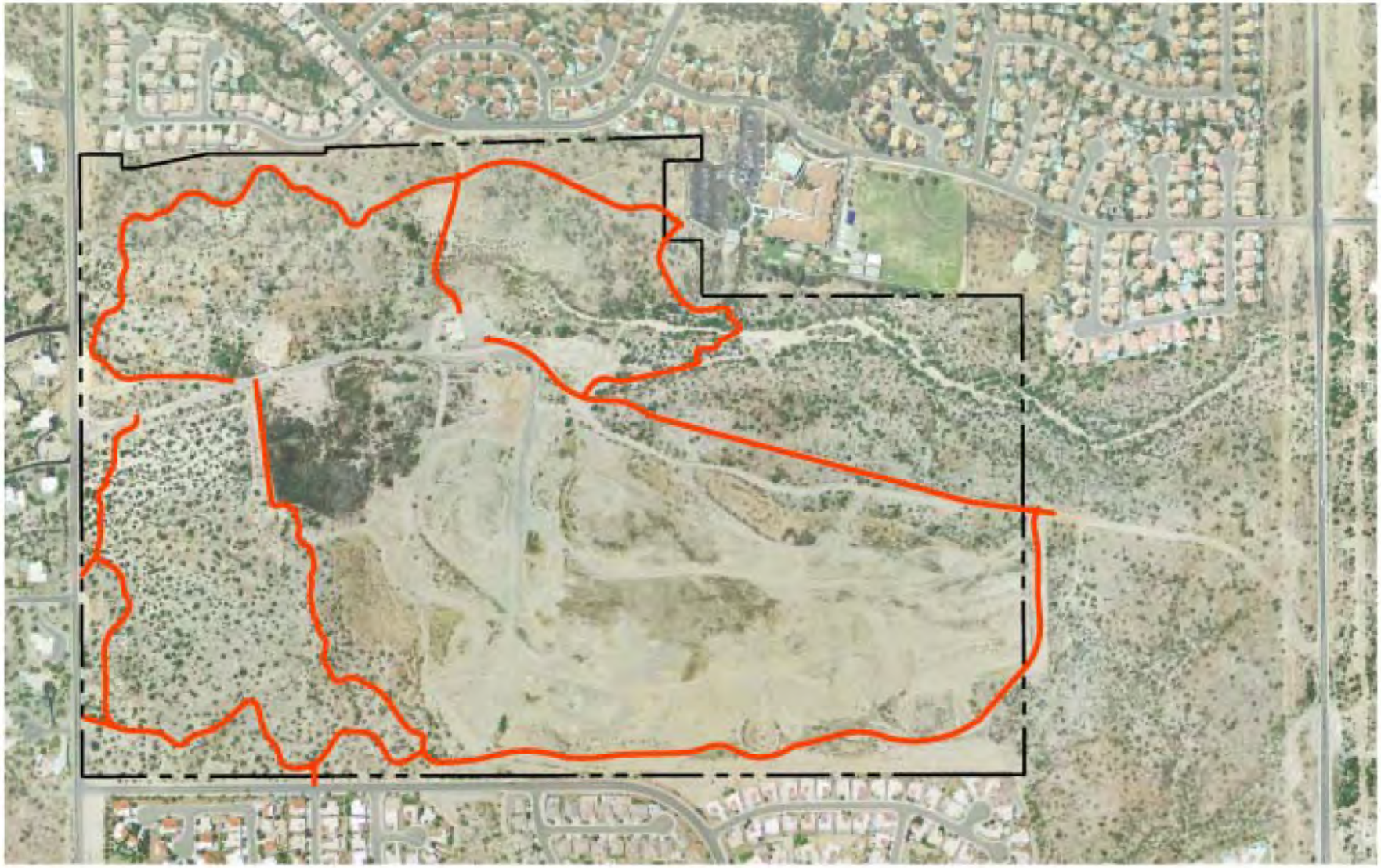

EXISTING TRAILS

Naranja Town Site

0 300' 600' 1200

SCALE: 1" = 600'

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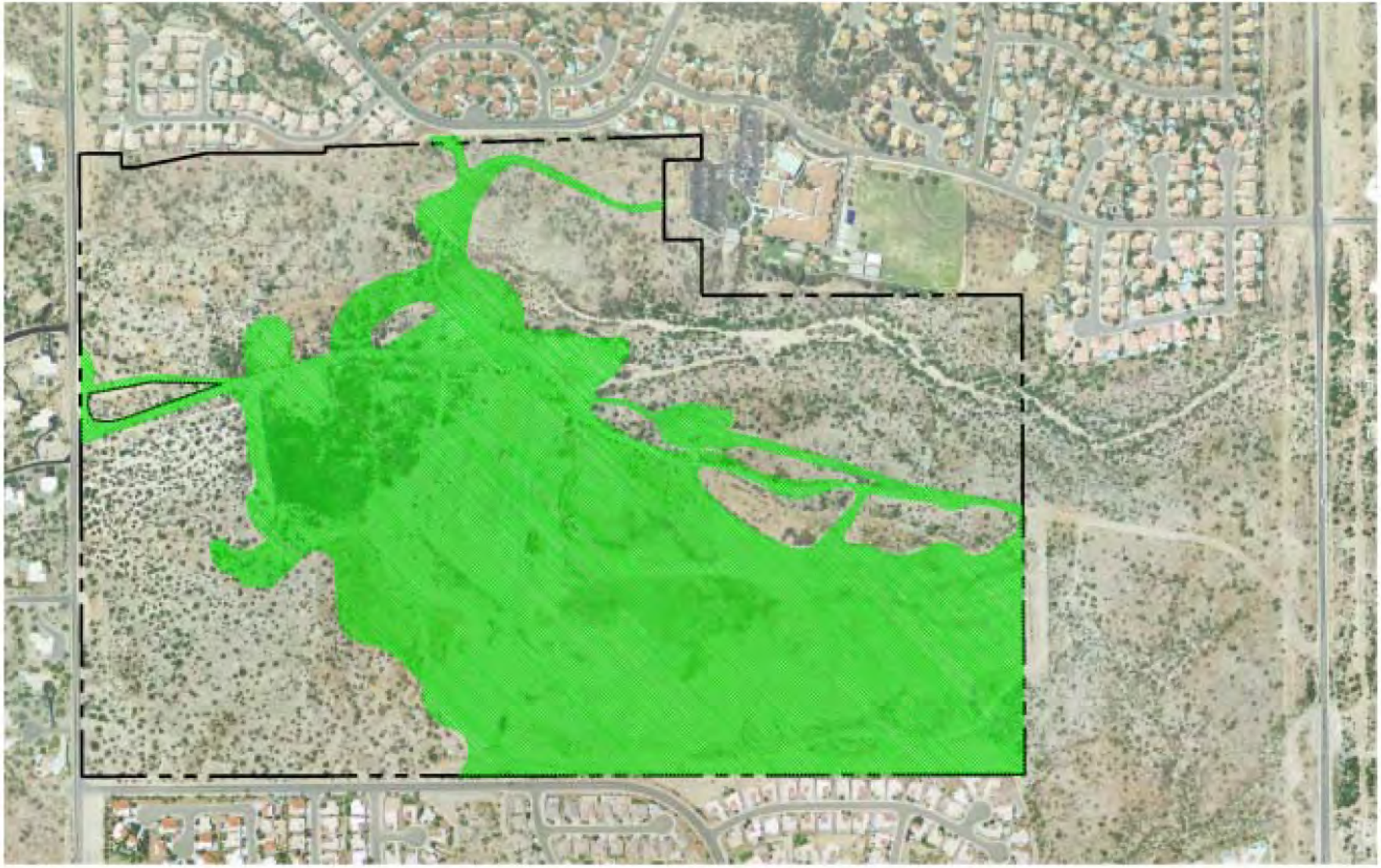

LIMITS OF DISTURBANCE

Naranja Town Site

0 300' 600' 1200

SCALE: 1" = 600'

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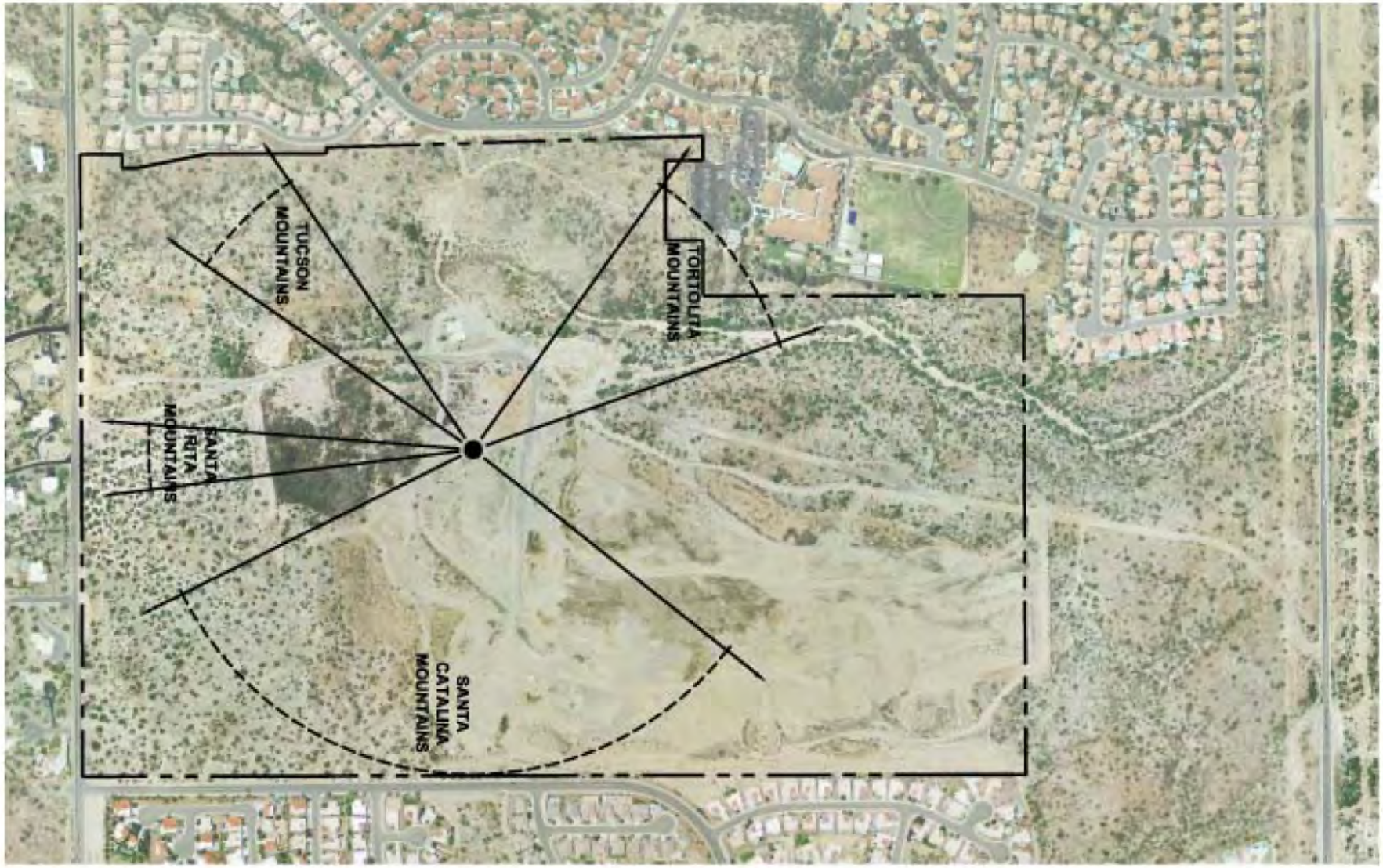

APPROXIMATE DIRECTION OF MOUNTAIN VIEWS

Naranja Town Site

0 300' 600' 1200

SCALE: 1" = 600'

N

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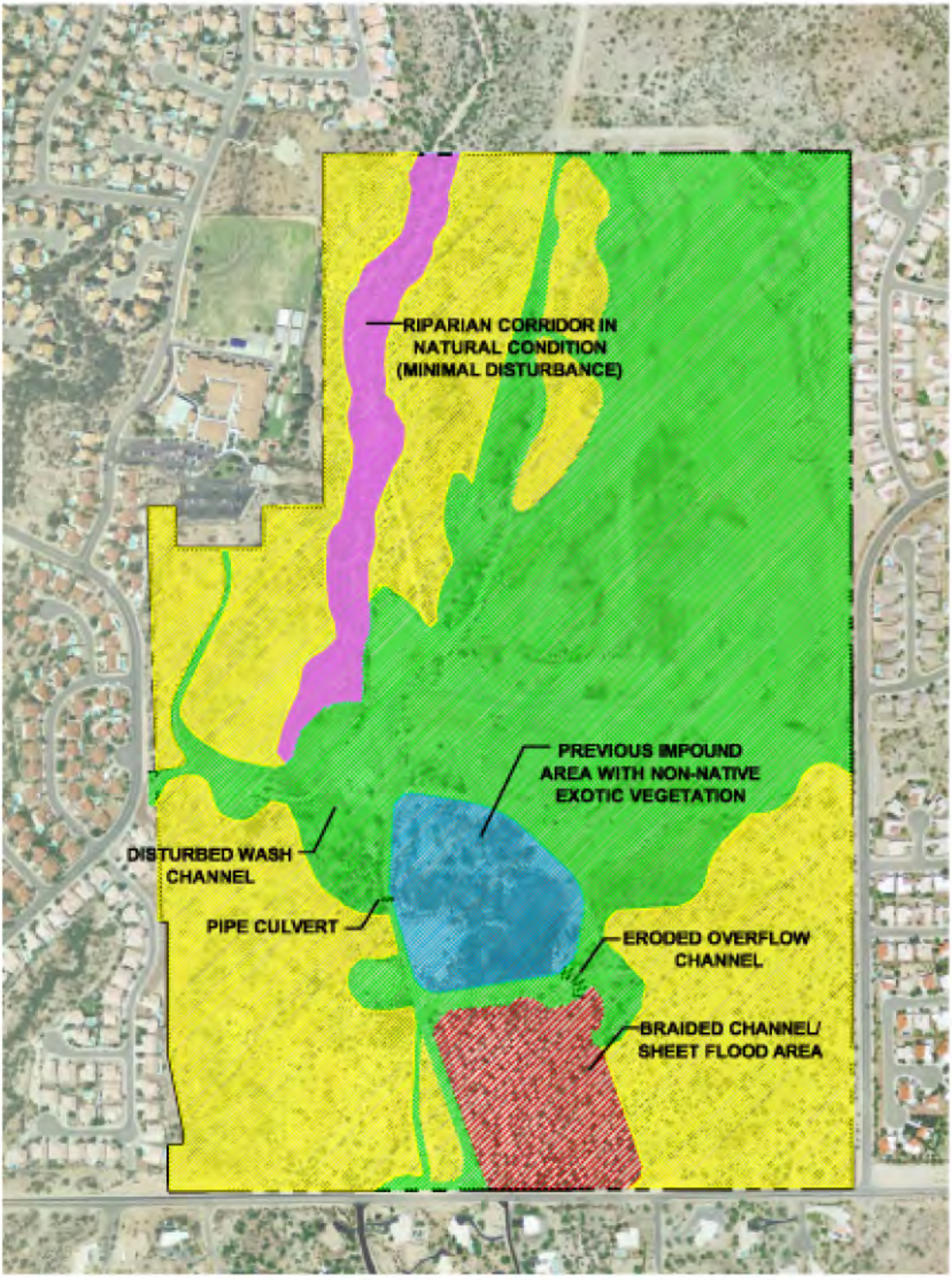
DISTURBED - LITTLE OR NO VEGETATION

SONORAN DESERT SCRUB (PALO VERDE, SAGUARO, BURSAGE)

XERORIPARIAN (MESQUITE, ACACIA)

SONORAN DESERT SCRUB (MESQUITE, HACKBERRY)

DISTURBED WITH NOXIOUS AND INVASIVE SPECIES



N

0 300 600 1200

SCALE: 1" = 600'

VEGETATION

Naranja Town Site

June 2006

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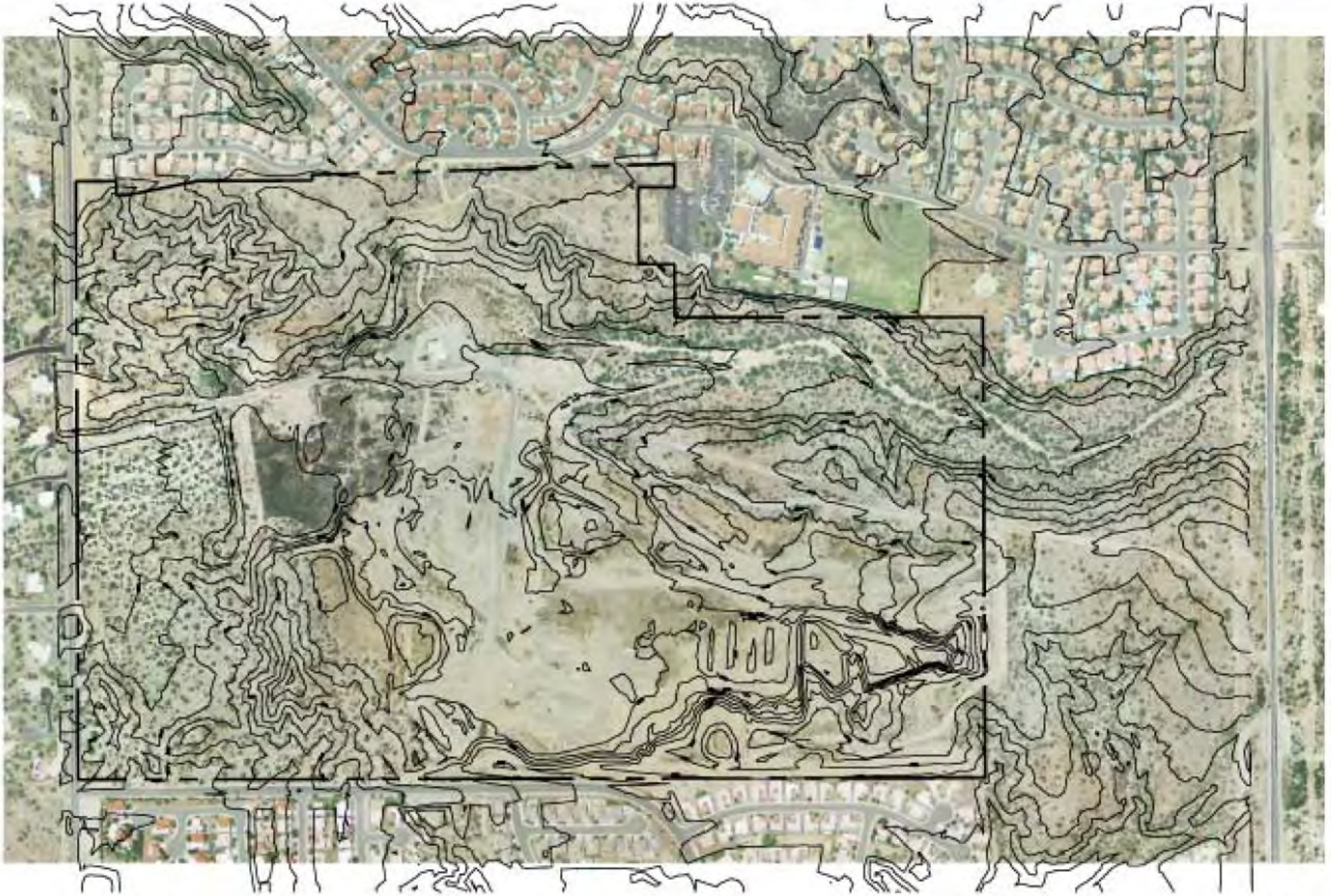

EXISTING TOPOGRAPHY

Naranja Town Site

0 300' 600' 1200'

SCALE: 1" = 600'

N

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TOPO AND DRAINAGE

Naranja Town Site

0 300 600 1200

SCALE: 1" = 600'

N

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25% Cross Slope Areas

June 2006
bw project no. 0603.000

BUILDABLE AREA & ACCESS

Naranja Town Site

0 300 600 1200

SCALE: 1" = 600'

N

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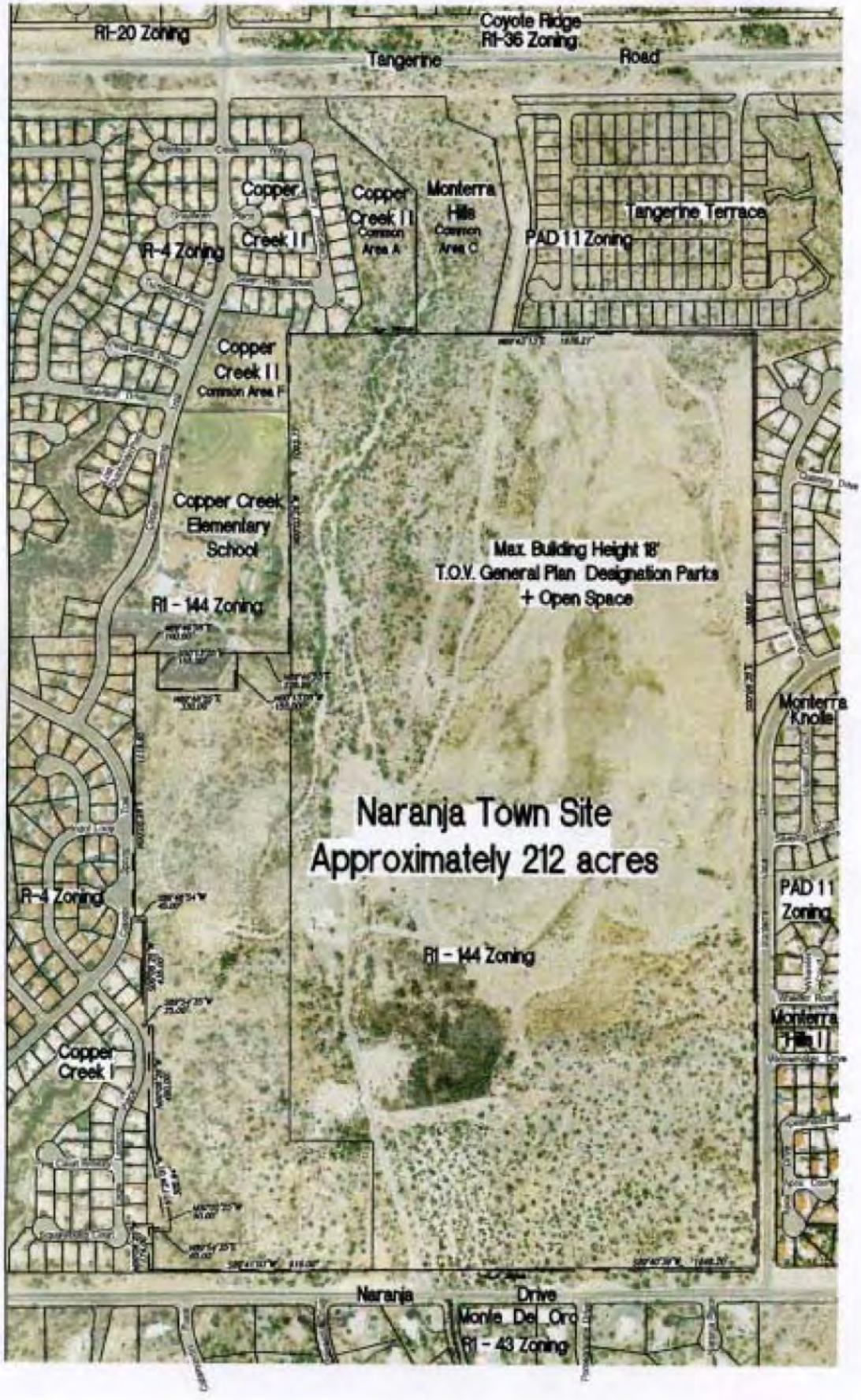
bw project no. 0603.000


R1-20 Zoning
Coyote Ridge
R1-36 Zoning
Tangerine
Road
Copper
Creek II
Copper
Creek II
Common
Area A
Monterra
Hills
Common
Area C
Tangerine Terrace
PAD 11 Zoning
R-4 Zoning
Copper
Creek II
Common Area F
Copper Creek
Elementary
School
R1 - 144 Zoning
Max. Building Height 18'
T.O.V. General Plan Designation Parks
+ Open Space
Monterra
Knolls
Naranja Town Site
Approximately 212 acres
R-4 Zoning
R1 - 144 Zoning
PAD 11
Zoning
Monterra
Hills II
Copper
Creek I
Naranja
Drive
Monte Del Oro
R1 - 43 Zoning
N
0
300
600
1200
SCALE: 1" = 600'
ZONING
Naranja Town Site
BURNS WALD-HOPKINS ARCHITECTS
McGann & Associates Landscape Architects and Planners
Stantec
June 2006
bw project no. 0503.000

Utilities & Structures
Naranja Town Site
June 2006
bw project no. 0603.000
BURNS WALD-HOPKINS ARCHITECTS
McGann & Associates Landscape Architects and Planners
Stantec
N
0
300'
600'
1200'
SCALE 1" = 600'
Reclaimed Water Main
10" Sewer Inv 2748.69
12" Sewer Inv 2734.10
8" Sewer Inv 2737.50
Well Site
12" Sewer Inv 2711.80
8" Sewer Inv 2678.27
Approx. 1,200'
12" Sewer Inv 2662.68
8" Sewer Inv 2612.39
12" Water
Tangerine Terrace
Copper Creek Elementary School
Monterra Hills
Coyote Ridge
R1-20 Zoning
R1-36 Zoning
R1-4 Zoning
R1 - 144 Zoning
PAD 11 Zoning
R1 - 43 Zoning

DEVELOPMENT LIMITS

Naranja Town Site

SCALE: 1" =200'-0"

programming

The process by which we gather information about site and facility needs is referred to as "programming". During this process the Design Team met with representatives of Oro Valley Parks and Recreation, visited other similar facilities and benefited from the experience of many consultants including Webb Management, McGann & Associates, Barker Rinker Seacat, Theatre Consultants Collaborative and AquaDesign.

The lists of site and facility needs are the basis for planning on the site, leading to the Alternative Site Utilization Drawings included in the next section.

BUILDINGS:

The Preliminary Space Program for the major buildings is included in this section, organized by the major components. The tables list the individual spaces, the number of spaces, net square feet and finally gross square feet. Net square feet refers to the room dimension for each space. Gross area includes circulation area – corridors and hallways – and building services – restrooms, mechanical and electrical rooms and wall thickness.

These are the major features of each facility:

Community Center:

- Four-court gymnasium
- Elevated walk/jog track
- Weight/fitness areas
- Aerobics/dance studios
- Climbing wall
- Therapy pool
- Babysitting and pre-K program
- Wet arts & crafts rooms
- Music classrooms
- Administration

105,806 gross square feet

Theater:

- 500-seat auditorium
- Stage, orchestra pit and fly-loft
- Dressing rooms & green room
- Scene and costume shops
- Storage
- Administration

41,920 gross square feet

Music Pavilion:

- Phased development
- Full stage and support facilities
- Phase I: 1,100 seats under cover
- Phase II: Balconies and openable walls
- Lawn seating for 2,000

35,160 gross square feet

Support Building:

- Concessions
- Public restrooms
- Box office
- Ushers' changing room

8,115 gross square feet

GRAND TOTAL 191,001 GSF

ORO VALLEY NARANJA TOWN SITE

PRELIMINARY SPACE PROGRAM

8/28/2006 (Revised 1/16/07)

Burns Wald-Hopkins Architects
Job No. 0603.000

Floor Level Split

SPACE / FUNCTION	NUMBER OF SPACES	NET SQ. FT. PER SPACE	TOTAL NET SQ. FT.	FLOOR LEVEL LOCATION		NOTES
COMMUNITY CENTER				LEVEL 1	LEVEL2	
FACILITY ADMINISTRATION			**5,200**		**5,200**	Shared support space assumed
Parks & Rec Admin Offices	1	1,500	1,500			
Recreation Facility Offices	1	1,200	1,200			
GOVAC Offices	1	2,500	2,500			
BUILDING SUPPORT SPACES			**10,820**	**8,070**	**2,750**	
Pre-Control Lobby	1	1,200	1,200		1,200	
Lounge	1	850	850		850	
Control Desk	1	300	300		300	
Men's Locker	1	1,200	1,200	1,200		
Women's Locker	1	1,200	1,200	1,200		
Family Lockers (8)	1	2,000	2,000	2,000		
First Aid	1	80	80	80		
Men's Toilets	1	400	400	200	200	
Women's Toilets	1	400	400	200	200	
Custodial Closets	1	150	150	150		
Building Mechanical Room	1	400	400	400		
Sprinkler Valve Room	1	90	90	90		
Main Electrical Distribution Room	1	250	250	250		
Maintenance/Receiving/Loading	1	900	900	900		
Custodial Workroom/Supply	1	300	300	300		
Maintenance Office	1	100	100	100		
General Building Storage	1	1,000	1,000	1,000		
SNACK BAR	1	1,000	**1,000**		**1,000**	
BABYSITTING			**1,340**	**1,340**		Accomodates 20-25 kids
Babysitting	1	1,200	1,200			Provide outdoor play area
Tot toilet	1	40	40			
Storage	1	100	100			
PRE-K PROGRAM			1,340	1,340		Accomodates 20-25 kids
Activity Area	1	1,200	1,200			Adjacent to babysitting
Tot toilet	1	40	40			
Storage	1	100	100			
GAMES/ACTIVITY AREA			800		800	
Game Room	1	600	600			May be in room or alcove off public lobby
Storage	1	80	80			
Coordinator's Office	1	120	120			
CHILDREN'S INDOOR PLAYGROUND			800	800		
Indoor Playground	1	500	500			With play structure - aout $175,000
Storage	1	100	100			
MEDIUM CLASSROOMS			3,850		3,850	
Classrooms	4	900	3,600			20-30 persons each
Storage	1	250	250			
WET ARTS & CRAFTS ROOMS			4,800		4,800	
Wet classroom	1	1,500	1,500			
Art classroom	3	900	2,700			
Storage	1	200	200			
Wet pottery storage	1	200	200			
Kiln	1	200	200			
MUSIC CLASSROOMS			3,250	3,250		
Classrooms	2	1,500	3,000			Acoustic treatments; AV infrastructure
Storage	1	250	250			

SPACE / FUNCTION	NUMBER OF SPACES		NET SQ. FT. PER SPACE	TOTAL NET SQ. FT.	FLOOR LEVEL LOCATION		NOTES
COMMUNITY ROOM/EVENTS HALL				4,000	4,000		
Community Room	1		3,500	3,500			Seats 220 for bang/conf; 280 for meeting
Storage	1		500	500			
CATERING KITCHEN	1		600	600	600		Allow about $70,000 for equipment
GYMNASIUM				21,200	21,200		
Gymnasium	1		20,000	20,000			Four 42x74 courts; seating for 200
Storage	1		1,200	1,200			
ELEVATED WALK/JOG TRACK				6,500		6,500	
Walk/jog track	1		5,900	5,900			9 laps per mile; 3 lanes
Stretching Area	1		600	600			
WEIGHT/FITNESS				5,550	5,550		Allow $300,000 for equipment
Cardiovascular Training Equipment	1		2,400	2,400			
Circuit Resistnce Training	1		1,400	1,400			
Free Weights	1		800	800			
Fitness Supervisor Station	1		50	50			
Assessment Room	1		200	200			
Stretching Area	1		500	500			
Storage	1		200	200			
AEROBICS/DANCE STUDIOS				4,900	4,900		Accomodates 40-50 people
Large Aerobics/Dance/Spinning Studio	1		2,500	2,500			
Medium Aerobics/Dance/Spinning Studi	1		1,800	1,800			
Storage	1		600	600			Storage for spinning bikes
BOULDERING WALL				600	600		
Bouldering feature	1		550	550			10' high monolith for free climbing; about $50,000
Storage	1		50	50			
SMALL CLIMBING WALL				400	400		
Climbing Wall	1		350	350			2-story high space for 6 climbers; about $75,000
Storage	1		50	50			
RACQUETBALL COURTS				1,600	1,600		
Courts	2	#	800	1,600			
AQUATICS SUPPORT				3,400	3,400		
Guard Room Aquatics Superv.Off.	1		1,000	1,000			
Therapy Pool	1		2,000	2,000			
Equipment/ Storage Room	1		400	400			
WET CLASSROOM/PARTY ROOM				900		900	
Classroom	1		800	800			Dvisible into two 360sf rooms
Party Room Storage	1		100	100			
LIBRARY				1,500		1,500	
Friends of the Library Work/ Stor	1		1,000				
Display/ Sales Area	1		500				
SECURITY OFFICE				225		225	
Open Office/ Conference	1		225				OVPD presence
TOTAL NET AREA				83,575	56,850	27,525	
CIRCULATION & SERVICES				22,231	15,122	7,322	At .266
TOTAL GROSS AREA				105,806	71,972	34,847	

SPACE / FUNCTION	NUMBER OF SPACES	NET SQ. FT. PER SPACE	TOTAL NET SQ. FT.	FLOOR LEVEL LOCATION		NOTES
500-SEAT THEATRE						
PUBLIC SPACES			**6,640**			
Public Lobby	1	2500	2,500			5 sf/seat; 2-story space; potentally shared with CC
Public Circulation	1	2500	2,500			5sf/seat
Auditorium sound & light locks	1					in gross
Concessions	1	120	120			
Concessions storage	1	60	60			
Public Restrooms (male)	1	360	360			8 units @ 45sf
Public Restrooms (female)	1	600	600			12 unis @ 50sf
Front-of-House Storage	1	150	150			includes coat room
Box Office - sales	1	150	150			
Box Office - office & storage	1	200	200			
PERFORMANCE SPACES			**10,770**			
Auditorium	1	5000	5,000			10sf/seat
Stage and Wings	1	3600	3,600			40' deep and 90' wide
Stage Apron	1	150	150			45' proscenium opening
Orchesttra Shell Storage	1	160	160			
Orchestra Pit	1	400	400			20 musicians
Trap Room	1	800	800			12' minimum vertical clearance
Stage Sound and Light Locks	1	120	120			in gross
Lighting Control Booth	1	120	120			
Sound Control Booth		120	0			
Followspot Booth	1	120	120			
In-house Sound Control	1	80	80			
Dimmer Room	1	140	140			
Sound Rack Room	1	80	80			
FOH catwalks	2					in gross
Grid	1					in gross
Stage Galeries/Catwalks	1					in gross
STAGE SUPPORT			**420**			
Piano Storage	1	120	120			
Backstage restroom (male)	1	150	150			3 units @ 50sf
Backstage Restroom (female)	1	150	150			3 units @ 50sf
PERFORMER SUPPORT			**2,570**			
Performers' Lounge,/Green Room	1	300	300			
Dressing Room	4	560	2,240			w/ sink, toiet, shower, lockers, make-up
Vending	1	30	30			
SCENE & COSTUME SHOPS			**4,190**			
Scene Shop	1	1500	1,500			20' clear height
Scene Shop Office	1	120	120			
Mateials Storage	1	200	200			
Tool Storage	1	60	60			
Paint Storage	1	60	60			
Scenery Storage	1	800	800			20' clear height
Prop Storage	1	250	250			
Furniture Storage	1	400	400			
Costume Shop	1	400	400			
Costume Storage	1	400	400			
ADMINISTRATION			**1,250**			
Reception	1	200	200			
Office - Staff	2	150	300			
Workroom	1	250	250			
Conference Room	1	300	300			
Storage	1	200	200			
SERVICES			**360**			
Catering support	1	240	240			
Housekeeping Closets	3	40	120			
Trash/Recycling Storage & Disposal	1					Dumpster Pad
Loading Dock	1					in gross
TOTAL NET AREA			**26,200**			
CIRCULATION & SERVICES			**15,720**			At .6
TOTAL GROSS AREA			**41,920**			

SPACE / FUNCTION	NUMBER OF SPACES	NET SQ. FT. PER SPACE	TOTAL NET SQ. FT.	FLOOR LEVEL LOCATION	NOTES
1100-SEAT MUSIC PAVILION					
PUBLIC SPACES			**50**		
Storage - programs	1	50	50		
PERFORMANCE SPACES			**15,360**		
Auditorium - main floor	1	11000	11,000		10sf/seat
Performance platform	1	2700	2,700		45' deep x 65' wide (55' at rear)
Storage - orchestra risers	1	600	600		under stage
Storage - choral risers	1	200	200		understage
Control Booth	1	220	220		
Followspot Booth	1	210	210		
Dimmer Room	1	150	150		
Sound Rack Room	1	120	120		
Overhead Catwalks	1				in gross
Sound Mix Cockpit	1	160	160		
STAGE SUPPORT			**4,820**		
Backstage Assembly Platform Support	1	2400	2,400		
Piano Storage	1	120	120		
Office - Stage Manager	1	120	120		
Office - Visitng Production Company	1	120	120		
Office - Orchestra manager	1	120	120		
Stage Crew Lounge	1	200	200		
Backstage restroom (male)	1	240	240		
Backstage restroom (female)	1	300	300		
Off-platform Restroom	1	50	50		
Music Library	1	150	150		
Storage - large musical instruments	1	200	200		
Storage - percussion	1	200	200		
Storage - trunks	1	200	200		
Storage - chairs and stands	1	200	200		
Storage - general	1	200	200		
PERFORMER SUPPORT			**2,490**		
Performers' Lounge	1	600	600		
Dressing Room - Conductor, Soloist	2	220	440		w/ shower, sink & toilet
Musicians' Changing Room	2	700	1,400		25 musicians w/ showers and sinks
Canteen/Vending	1	50	50		
SERVICES			**720**		
Catering support	1	300	300		
Housekeeping Storage	1	100	100		
Housekeeping Closets	1	50	50		
Security	1	120	120		
Communications Hub	1	100	100		
Fire Control	1	50	50		
Truck Dock	1				in gross
Dumpster Pad	1				in gross
TOTAL NET AREA			**23,440**		
CIRCULATION & SERVICES			**11,720**		At .5
TOTAL GROSS AREA			**35,160**		

SPACE / FUNCTION	NUMBER OF SPACES	NET SQ. FT. PER SPACE	TOTAL NET SQ. FT.	FLOOR LEVEL LOCATION		NOTES
SUPPORT BUILDING						
PUBLIC SPACES			4,740			
Concessions	1	400	400			
Concessions Storage	1	200	200			
Beverage Storage	1	200	200			
Public Restrooms (male)	1	880	880			
Public Restrooms (female)	1	1,650	1,650			
Accessories Storage (rentals, etc.)	1	180	180			
House Management/First Aid	1	270	180			
Box Office - sales	1	270	270			
Box office - workroom	1	220	220			
Box Office - manager's office	1	220	150			
Box Office - accounting	1	150	150			
Box Office - storage	1	100	100			
Ushers Changing Room (male)	1	80	80			w/ storage
Ushers Changing room (female)	1	80	80			w/ storage
PERFORMER SUPPORT			350			
Wardrobe Maintenance	1	200	200			
Laundry	1	150	150			
SERVICES			320			
Building Services Engineer Office	1	120	120			
Housekeeping Storage	1	200	200			
TOTAL NET AREA			5,410			
CIRCULATION & SERVICES			2,705			At .5
TOTAL GROSS AREA			8,115			
GRAND TOTAL GROSS AREA			191,001			

AQUATIC FACILITIES

Lap pool

- 8 lanes wide x 25 yards long
- Pool to have heaters and solar collectors
- Separate area for water basketball and volleyball to be provided
- Deck level gutter pool
- Aerators built in
- Ozone and Bromine
- Bleacher seating for 300
- Full lighting for night competition, deck and pool
- Permanent lifeguard stands, no portable types used
- Shared use of restrooms and guard shack
- Possible terraced theater seating as part of landscaping-night movies

Beach pool

- Zero entry area
- Water play equipment in the beach
- Large water slide
- Heaters and solar collectors
- Deck level gutter pool
- Aerators built in
- Ozone and Bromine

Lazy River

- Water walking course
- Length undetermined

Splash Pad

- 50' diameter size
- Shaded seating area for parents next to pad
- Sunports shade structures
- Good variety of water play equipment
- Multi colored deck coating with aquatic theme

Fencing

- Must be painted steel fencing, no chain link

Therapy Pool

- Size approx. 20'x20'
- Indoors
- Temperature could vary from 94-104 degrees
- Ozone and bromine
- All tile interior coating
- Look at ramp, handicap access options

Diving Pool
- May be part of lap pool or separate structure
- 2 ea. 1M stands
- 1 ea. 3M stand
- Pool would be 13' deep
- Heater and solar collectors
- Ozone and Bromine

Flowrider Pool
- Three versions are manufactured; small version specified

SITE:

Buildings and Structures
- Picnic Ramadas (22)
- Group Ramadas (3)
- Restrooms (3)
- Concession Building w/ Restroom (3)
- Tennis Center Building / Restroom (1)
- Nature Center Building w/ Restroom (1)

Fields and Courts
- Little-League Baseball Fields (2)
- Baseball Fields (2)
- Fast-Pitch Softball Fields (2)
- Adult Slow-Pitch Softball Fields (2)
- Soccer Fields (3)
- Multi-Purpose Field (1)
- Basketball Courts (9)
- Tennis Courts (12)
- Sand Volleyball Courts (5)
- Batting Cages (2)

Dog Park
- Dog Park (2)
- Dog Obedience Training Area (1)

Skate, Skateboard, and Bicycle Facilities
- Skate Park (1)
- BMX Facility (1)

Festival Area and Group-Use Area
- Festival Area (1)
- Group-Use Area (1)

Playgrounds, Play Structures and Play Areas
- Playground (2 yrs. to 5 yrs.) (2)
- Playground (5 yrs. to 12 yrs.) (2)
- Teen Play Area (1)
- Multi-Purpose Turf Grass Play Areas
- Tether Ball Courts (4)

Walkways and Paths
- Primary Pedestrian Walkways
- Secondary Pedestrian Walkways
- Emergency Access Lanes
- Perimeter Multi-Use Trail

Field, Court and Site Lighting
- Little-League Baseball Field Lighting
- Baseball Field Lighting
- Fast-Pitch Softball Field Lighting
- Adult Slow-Pitch Softball Field Lighting
- Soccer Field Lighting
- Multi-Purpose Field Lighting
- Basketball Court Lighting
- Tennis Court Lighting
- Sand Volleyball Court Lighting
- Parking Lot Lighting
- Lighting Control System
- General Site Lighting

Park Signs
- Park Entry Monument Sign
- Park Rules and Regulation Signs
- Facility Identification Signs

Operations and Maintenance Facilities
- Maintenance Garage
- Maintenance Office
- Maintenance Compound

500 Seat Theatre (located in the Community Center)

•Back-of-house facilities including dressing rooms, Green Room, Loading Dock, Scene Shop, Costume Shop, backstage restrooms, housekeeping closets, and various storage facilities.
•Front-of-house facilities to include a lobby, concessions, public restrooms, box office, housekeeping closets, and storage. (shared Community Center functions)
•Administration offices, staff offices, a conference room and a work room.
•Performance lighting system with circuits distributed throughout the stagehouse and auditorium, controlling both stage lighting and architectural lighting.
•Full fly tower with counterweight and/or motor ized rigging systems.
•An orchestra pit with infrastructure for a motor ized orchestra pit lift.
•Installed sound systems to provide sound reinforcement, program playback, and an assistive listening system.
•Performance draperies to include a Main Valance and Main Drape, stage masking draperies, midstage travelers, scrims and a cyclorama.
•"Company Switch" electrical disconnects to accommodate touring productions and/or portable theatrical equipment.

1,100 Seat Music Pavilion – Phase One

•An auditorium configuration featuring a large flat floor area, a follow-spot booth, a control booth, performance lighting catwalks. Back-of-house facilities include (2) small dressing rooms, Musician's Changing Rooms, Performer's Lounge, Canteen, Loading Dock, housekeeping closets, restrooms, and various storage facilities.
•A roof covering 700 seats and two shade roof extensions covering 400 seats (200 seats each).
•Administration offices and staff offices.
•Performance lighting system with circuits distributed throughout the auditorium, controlling both stage lighting and architectural lighting.
•Installed sound systems to provide sound reinforcement, program playback, and an assistive listening system.
•"Company Switch" electrical disconnects to accommodate touring productions and/or portable theatrical equipment.
•Heating, air-conditioning, and ventilation system to provide environmental comfort to the backstage spaces.
•A separate "Support Building" accommodating the majority of public spaces including:
Concessions, Public Restrooms, House Management, Box Office, and Usher's Changing Room(s).

The 1,100 seat Phase One music performance space can be enhanced with the following features

•An 1,100 seat auditorium configuration featuring rear and side balcony seating. The audito rium will include a number of panels/doors at the auditorium side walls and behind the audience seating which can open, providing sound to the audience members seated on the lawn outside the building. Two shade roof extensions covering an additional 400 seats (200 seats each) when the auditorium is in an "open" configuration with side and back wall panels opened.
•Back-of-house facilities of Phase one plus including (2) additional dressing rooms. Administration offices and staff offices.
•Heating, air-conditioning and ventilation system to "temper" the auditorium in a closed condition.

Naranja - On-Site Parking Requirement Worksheet

Facility	"Required" Spaces	Scheme X		Scheme 1 Oct - Sun - Mid-day		Scheme 2 Sept - Wed - PM		Scheme 3 Nov - Fri - PM		Scheme 4 Easter Sunday		Scheme 5 July 4th Concert		Town of Oro Valley Off-Street Parking Requirement	City of Tucson OffiStreet Parking Requirement
		Percent Utilization	Quantity	Percent Utilization	Quantity	Percent Utilization	Quantity	Percent Utilization	Quantity	Percent Utilization	Quantity	Percent Utilization	Quantity		
Community / Recreation Center	300	0%	0	50%	150	90%	270	50%	150	25%	75	0%	0	(?) 6 / 1000 SF	1 / 75 SF
Banquet Hall	100	0%	0	100%	100	0%	0	100%	100	100%	100	0%	0	No Standard	No Standard
Aquatic Center	100	0%	0	75%	75	50%	50	20%	20	50%	50	0%	0	No Standard	1 / 125 SF Water Surface
Theater	200	0%	0	0%	0	10%	20	100%	200	0%	0	0%	0	1 / Three Seats	1 / 4 Fixed Seats
Festival Area	200	0%	0	0%	0	0%	0	0%	0	50%	100	100%	200	No Standard	
Music Pavilion (Building)	300	0%	0	100%	300	10%	30	0%	0	100%	300	100%	300	1 / Three Seats	
Music Pavilion (Overflow)	500	0%	0	0%	0	0%	0	0%	0	0%	0	200%	1000	1 / Three Seats	
Soccer / Multi-Purpose Fields (4)	120	0%	0	10%	12	100%	120	100%	120	10%	12	0%	0	No Standard	15 / Field
Softball Fields (4)	120	0%	0	10%	12	100%	120	10%	12	10%	12	0%	0	No Standard	15 / Field
Baseball Fields (4)	120	0%	0	10%	12	100%	120	10%	12	10%	12	0%	0	No Standard	15 / Field
Tennis Courts (12)	18	0%	0	100%	18	100%	18	50%	9	10%	1.8	0%	0	No Standard	2 / Court
Basketball Courts (6)	24	0%	0	50%	12	100%	24	50%	12	10%	2.4	0%	0	No Standard	5 / Court
Volleyball Courts (2)	10	0%	0	50%	5	100%	10	50%	5	10%	1	0%	0	No Standard	5 / Court
Skate Park	25	0%	0	50%	12.5	75%	18.75	75%	18.75	10%	2.5	0%	0	No Standard	No Standard
BMX Track	25	0%	0	50%	12.5	75%	18.75	75%	18.75	10%	2.5	0%	0	No Standard	No Standard
													0		
Group Use Area / Ramada (1)	45	0%	0	100%	45	50%	22.5	50%	22.5	150%	67.5	100%	45	No Standard	No Standard
Picnic Ranadas (24)	48	0%	0	100%	48	25%	12	50%	24	150%	72	100%	48	No Standard	No Standard
Playgrounds	25	0%	0	100%	25	50%	12.5	25%	6.25	150%	37.5	100%	25	3 / Acre (Neigh. Park)	No Standard
													0		
General Recreation / Trails	25	0%	0	100%	25	100%	25	75%	18.75	500%	125	0%	0	No Standard	No Standard
Staff / Volunteer Parking	20	0%	0	200%	40	100%	20	150%	30	100%	20	200%	40	No Standard	No Standard
Other	10	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	N/A	N/A
Total	**2335**	**Req'd Spaces**	**0**	**Req'd Spaces**	**904**	**Req'd Spaces**	**912**	**Req'd Spaces**	**779**	**Req'd Spaces**	**993**	**Req'd Spaces**	**1658**		

Non-Shared Parking

Dog Park	**30**

Scheme 1:	Scheme 2:	Scheme 3:	Scheme 4:	Scheme 5:
October - Sunday - Mid-Day	September - Weekday - Early Evening	November - Friday - Evening	Easter Sunday Afternoon	July 4th - Early Evening
Arts Festival In Progress	Fall Sports Leagues Operating	Performance at Theater	No Scheduled Theater or Other Events	Tucson Symphony Orchestra Performance at Park
No Scheduled Classes at Recreation Center	Classes & Recreational Use of Rec Center	Recreational Use of Recreation Center	General Recreational Use of Park	
Banquet Hall Reserved for Private Function	General Recreational Use of Park	General Recreational Use of Park		
Group Use Area Reserved for Private Function				
Recreational Use of Fields				
General Park Use				

alternative site utilization diagrams

Informed by the original Master Plan and based on our own Site Analysis and Programming, we developed three bubble diagrams for organizing the site. The bubbles are intended to relay relative size and functional adjacencies of the major program elements, but are not intended of course to represent floor plans.

MASTER PLAN

This diagram is based on the site organization contained in the original Master Plan and shows a north-south spine road with all building and site facilities on the east side. The Community Center is to the north and the Performing Arts facilities are located to the south with an adjacent amphitheater. The BMX park is to the north and dog park to the south.

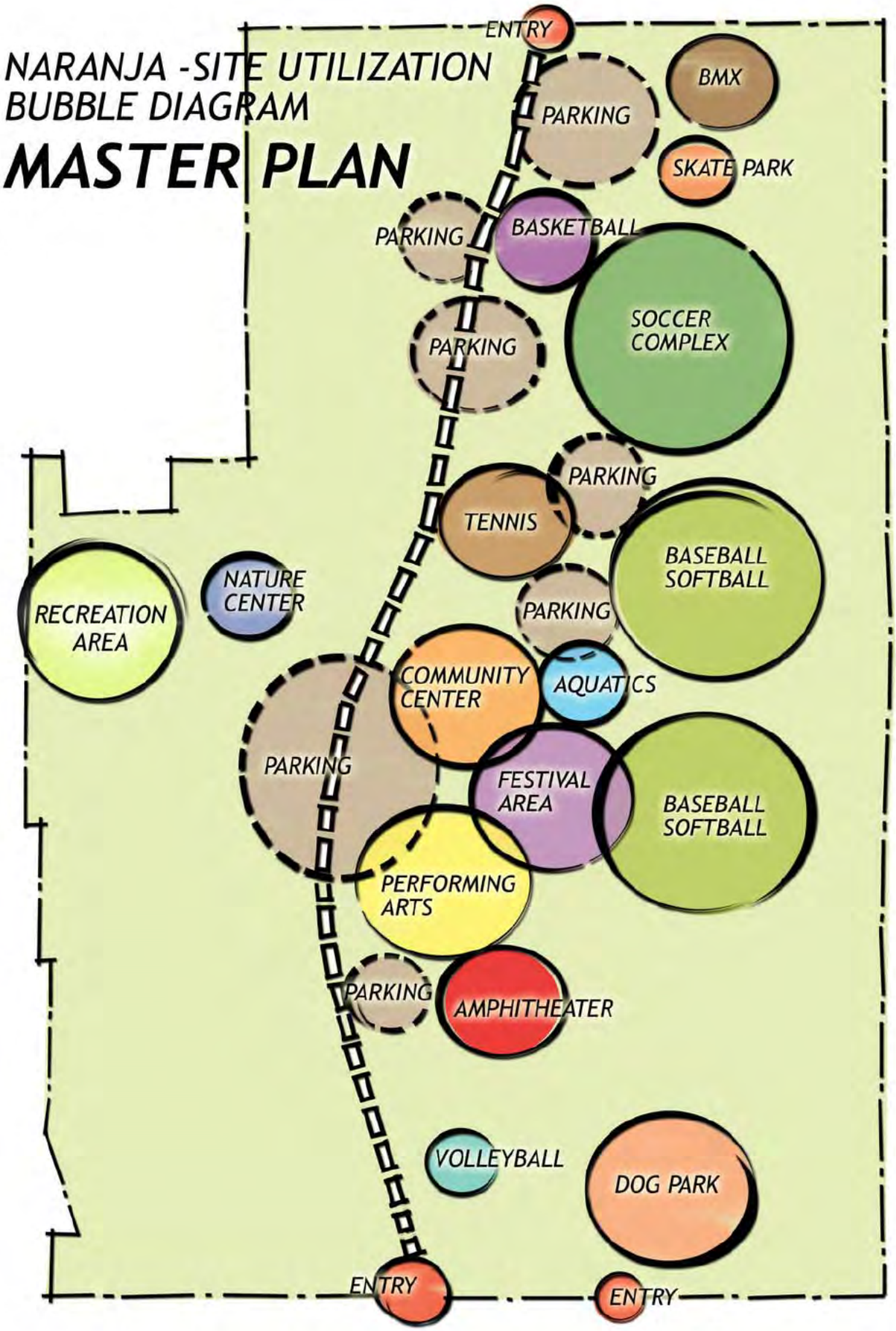
CONCEPT A

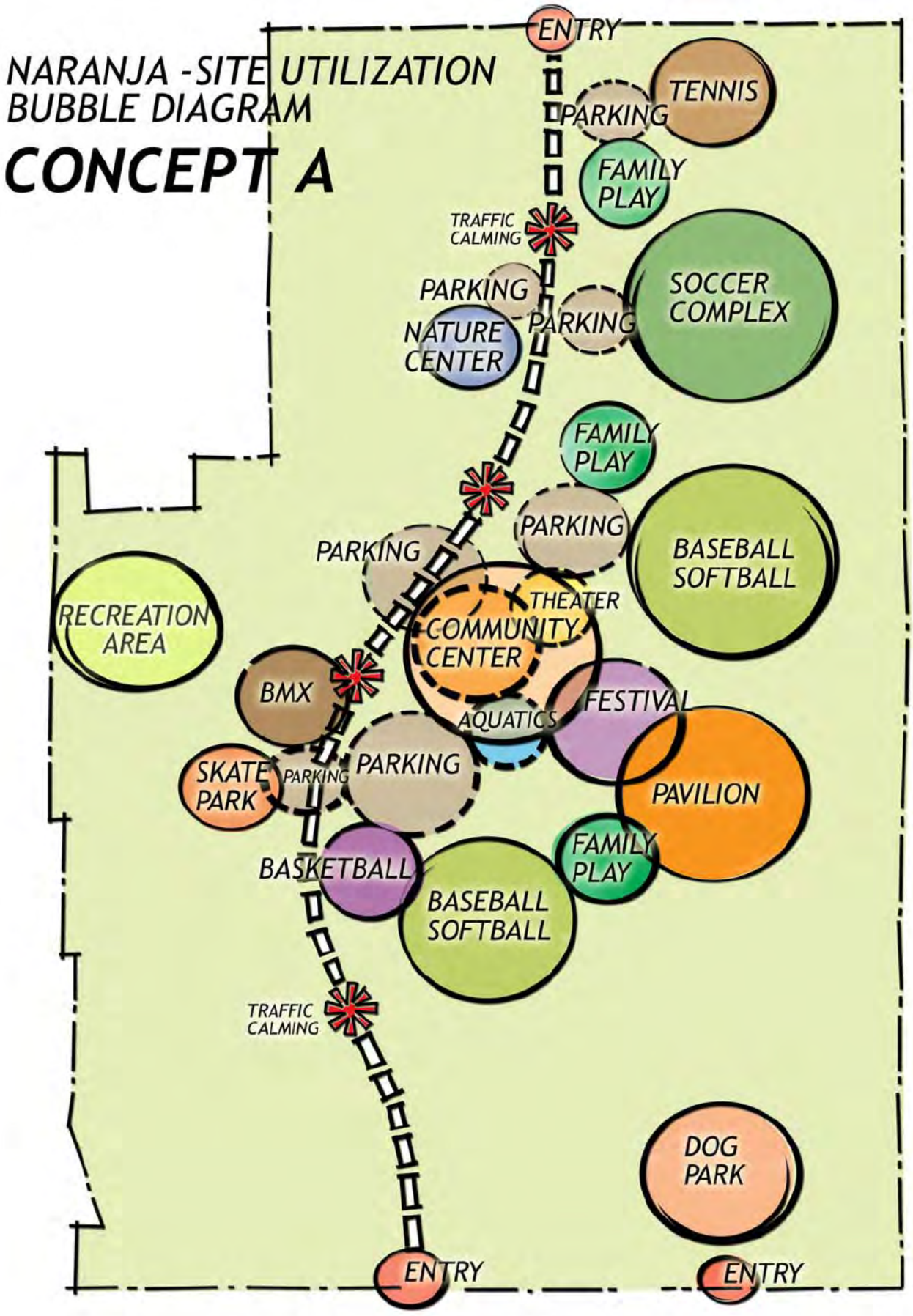
This diagram explores another approach, collecting the recreation center and theater into a single structure referred to as the Community Center, with a Music Pavilion to the east and Festival area in between. The BMX and skate park are located west of the spine road. Tennis is to the north and the dog park to the south.

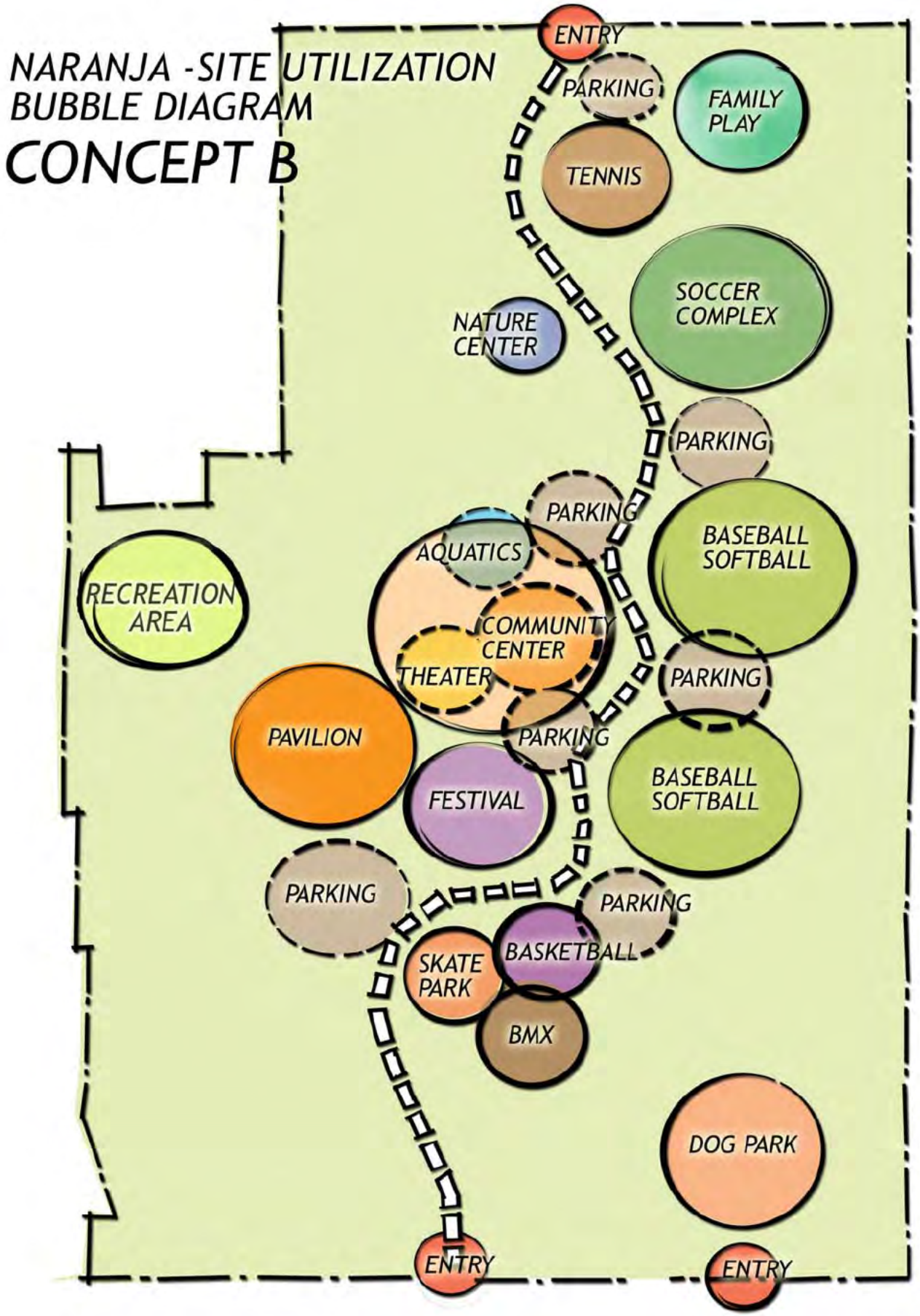
CONCEPT B

This diagram proposed bisecting the facilities with the spine road to provide significant traffic calming and to deliver parking as close as possible to building and site facilities. The Community Center, Music Pavilion and Festival area are located on the west side, and the fields and courts are al located on the east side. Tennis is again located to the north, and the dog park to the south.

After review by the Steering Committee, Park and Recreation Advisory Board and Greater Oro Valley Arts Council, the strong preference was to pursue Concept A with some adjustments, as reflected in the Recommended Concept in the next section. The primary concern was pedestrian safety, recognizing that traffic circulation on the west edge promotes a contiguous and safe pedestrian zone to the east.


NARANJA -SITE UTILIZATION
BUBBLE DIAGRAM
MASTER PLAN
ENTRY
PARKING
BMX
SKATE PARK
PARKING
BASKETBALL
SOCCER COMPLEX
PARKING
PARKING
TENNIS
BASEBALL SOFTBALL
RECREATION AREA
NATURE CENTER
PARKING
COMMUNITY CENTER
AQUATICS
PARKING
FESTIVAL AREA
BASEBALL SOFTBALL
PERFORMING ARTS
PARKING
AMPHITHEATER
VOLLEYBALL
DOG PARK
ENTRY
ENTRY


NARANJA - SITE UTILIZATION
BUBBLE DIAGRAM
CONCEPT A
ENTRY
TENNIS
PARKING
FAMILY PLAY
TRAFFIC CALMING
PARKING
NATURE CENTER
PARKING
SOCCER COMPLEX
FAMILY PLAY
PARKING
PARKING
BASEBALL SOFTBALL
RECREATION AREA
THEATER
COMMUNITY CENTER
BMX
AQUATICS
FESTIVAL
SKATE PARK
PARKING
PARKING
PAVILION
FAMILY PLAY
BASKETBALL
BASEBALL SOFTBALL
TRAFFIC CALMING
DOG PARK
ENTRY
ENTRY


NARANJA -SITE UTILIZATION
BUBBLE DIAGRAM
CONCEPT B
ENTRY
PARKING
FAMILY PLAY
TENNIS
SOCCER COMPLEX
NATURE CENTER
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BASEBALL SOFTBALL
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COMMUNITY CENTER
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PARKING
PAVILION
PARKING
BASEBALL SOFTBALL
FESTIVAL
PARKING
PARKING
SKATE PARK
BASKETBALL
BMX
DOG PARK
ENTRY
ENTRY

recommended concept

The Recommended Concept is the final step in a process that started with Big Ideas/Goals, moved through Site Analysis and Programming to Alternative Site Utilization Diagrams.

Based on Concept A, the Recommended Concept includes specific features and refinements that create a comprehensive, integrated plan that fits comfortably into its site.

SITE PLAN:

Key elements of the recommended site plan include:

- Utilization of disturbed portions of the site for new facility construction
- Preservation of areas with undisturbed native vegetation
- The use of existing topography to create buffers between the proposed park facilities and adjacent residential neighborhoods
- The grouping of like facilities serving specific user groups
- Development of parking in proximity to public use facilities
- Separation of pedestrian and vehicular circulation
- Accommodation of all potential users

The Naranja site was formerly used as a sand-and-gravel pit. The activities associated with this use disturbed large portions of the site resulting in exposed soil conditions and areas with non-native vegetation. To the greatest extent possible, the construction of new facilities will occur within these previously disturbed zones.

The site also contains significant areas with stands of native vegetation. These natural areas have scenic and biological value and will be retained where possible. Public access to these natural areas will be accommodated with a system of pedestrian trails.

The recommended site plan will also utilize natural hills and previously constructed embankments to create buffers between the proposed park facilities and adjacent residential neighborhoods. These topographic features, combined with trees and other vegetation, will mitigate light and sound emanating from park facilities and events.

The recommended site plan has also been organized to group together like facilities. The consolidation of similar facilities such as soccer fields and softball / baseball fields will facilitate the organization and operation of league play, practice sessions, and small tournaments. The site plan also acknowledges that parents, younger siblings, grandparents and others will accompany sports program participants to the park. Facilities such as playgrounds and ramadas that serve these other park users will be provided throughout the site.

While bike lanes and pedestrian pathways will be provided to encourage the use of alternative modes of transportation for access to Naranja, it is acknowledged that most visitors to the park will arrive by automobile. Sufficient parking will be provided on-site so that visitors will not use adjacent neighborhood streets for parking. Additionally, the parking will be distributed throughout the site. Accessible walkways and ramps will ensure that all users will have safe and convenient access to the proposed park facilities.

The recommended site plan also provides parking in locations where it will receive maximum use. For example, parking spaces have been sited in locations where they might serve sports program participants during the week and theater visitors on the weekend. This feature of the site plan reduces the size of the paved parking lots.

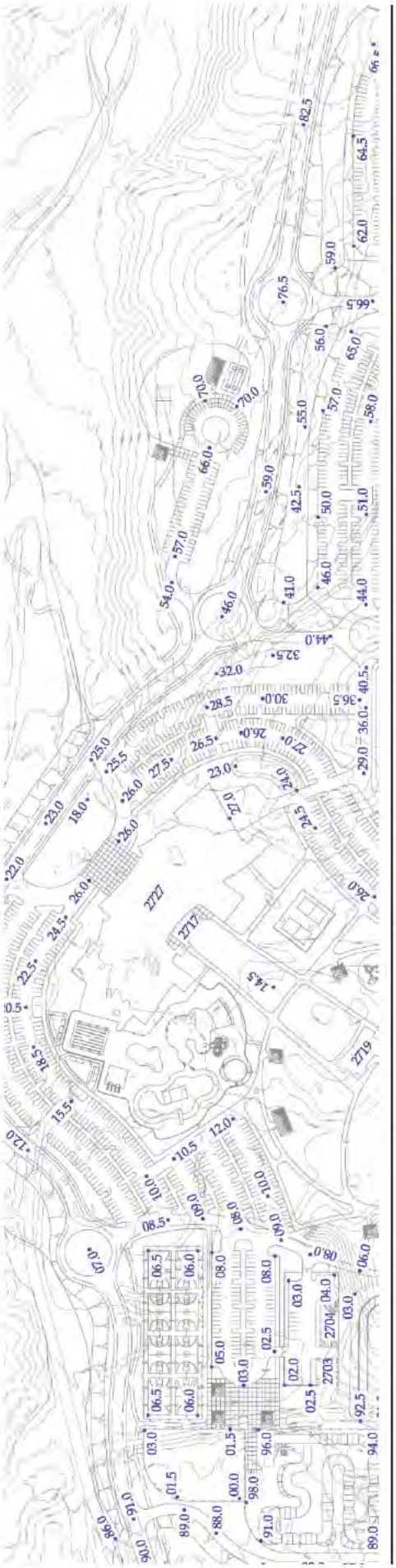
The recommended site plan includes a central spine road. This park drive will extend north to the primary entrance at Tangerine Road. It will also extend south to provide an alternate, secondary access point at Naranja Drive. Provided along the spine road will be traffic calming islands to reduce the speed of motor vehicles and discourage through traffic.

The spine road is offset to the west side of the proposed development with several points of access to the proposed parking lots. The proposed park facilities are typically located east of these parking lots. This configuration will serve to separate vehicular and pedestrian traffic and to create large pedestrian-only zones within the Naranja site.

Lastly, the recommended site plan was developed to serve and support the broadest possible range of users. Young children, active adults, and physically impaired individuals will be welcomed and accommodated throughout the Naranja site.

GRADING PLAN:

The grading plan for this project utilizes the site's existing topography to integrate the park's amenities into its surrounding environment. This integration minimizes the impacts to the environment and will help to restore previously disturbed and damaged areas to the site. For instance, the elevations of the play fields have



been set significantly lower than the existing top of grade elevation along the eastern property line. This will minimize the impacts due to noise and lighting to the park's surrounding neighbors. Also, the walking path along the eastern property line has actually been placed a few feet lower than the ridgeline. This was done to allow for more privacy to the adjacent homeowners by obstructing the downward views into backyards by the path users. Preserving natural areas was also taken into consideration. The hilly terrain south and west of the proposed Music Pavilion was left as natural as possible. And the existing drainage ways along the southern half of the main drive will utilize natural terrain to the maximum extent possible. However, the edge of the roadway bank will need to be protected against erosion through the use of rock riprap and the existing channel bottom will need to be preserved through the use of concrete cutoff walls. Additionally, detention basins have been provided throughout the project to slow the release of rainwater runoff from the site after large rains. And finally, costs were considered by providing a grading plan that balances the cut and fill requirements to the site, thus lowering the overall construction costs for the project.

As mentioned above, this site was previously a sand and gravel operation and as such, areas of fill were created along the eastern side with slopes that are maybe susceptible to erosion. It appears the existing banks along the eastern boundary regularly develop sinkholes and release sediment downstream after heavy rains. Also, the western side of these banks are severely eroded because of the steep nature of the slopes. Furthermore, the site has been used by surrounding construction activities as an area to dispose of excess cut which may not be compacted to allow for building construction as left. These areas of concern are currently being evaluated by a soils consultant to be addressed within their report and may need to be mitigated with this project. Erosion will be minimized by flattening slopes and recompacting areas of loose dirt. Furthermore, the areas that have been used to place excess dirt will being evaluated to determine if they need to be recompacted to meet the requirements of this project.

LIGHTING PLAN:

The exterior lighting will meet the recommended levels from the Illuminating Engineering Society for the sporting activity areas, as well as the parking and other leisure area. The lighting will be produced from state of the arts luminaires designed to direct the light to the areas on the ground where it is need while maintaining the dark sky environment of the area. The limitations and control requirements of Oro Valley's Outdoor Lighting Code will be strongly adhered to and the energy usage will be less than as allowed by ASHRAE/IESNA 90.1 Energy Code, a LEED requirement. Controls will be provided to minimize the lighting on the individual sports areas when they are not in use.

AQUATICS PLAN:

The aquatic portion of the project will offer a multitude of swimming experiences for all ages and all fitness levels. The competition lap pool will feature 8 lanes and a 75 feet lap length. The pool will be fast with a deck level competition style gutter. TThe competition area will feature a diving pool with one and three meter spring boards. Bleacher style seating will accommodate the spectators to these events.

For the recreational swimmer they will enjoy the beach entry shallow resort style pool with a multi-flume water slide and lazy river.

For those younger patrons the splash pad will offer hours of enjoyment with multiple station water play areas and seating for the parents around the perimeter of the splash pad.

Inside will offer a fully accessible therapy pool kept at a higher temperature and available for all types of wellness activities.

Surrounding all of the water features will be ample deck and many shade structures.

COMMUNITY CENTER:

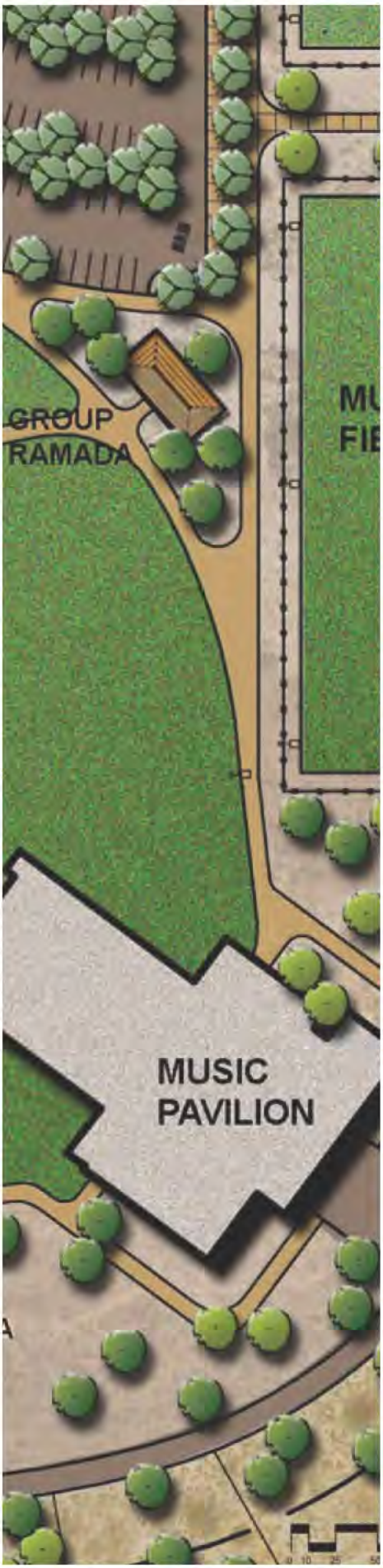
The proposed Community Center is the central recreational and cultural facility in the Naranja Town Site development. It not only contains most of the indoor cultural and recreational facilities, but also supports a variety of outdoor cultural and recreational activities. Because of its multi-purpose functions, the Center is located geographically in the center of the Town Site, adjacent to the main "spine" road that runs north and south, connecting the facilities to Naranja Drive on the south and Tangerine Road on the north.

The Community Center main entry faces the spine road and is oriented southeast towards the long, iconic Oro Valley view of Pusch Ridge. A passenger pick-up and drop-off driveway connects the front door to the spine road, with parking lots wrapping around the northern and southern ends of the building. Parking for the Center also flanks the large Festival Area, serving a multi-purpose parking function, reducing the total need for parking lots.

The functional zoning of the building uses is divided by the entry lobby, with the cultural spaces to the north and the recreational spaces to the south. Additionally, the entry lobby located at the midpoint vertically, with its floor level extending throughout forming the lower floor of the two-story cultural wing, and the upper floor of the recreational wing.

From the lobby, stairs, elevator, restrooms, information center, concession area, box office, security and staff control stations are all visible and provide easy orientation for the first time user. The lobby will have extensive shade-protected glass to the arrival side of the center, as well as to the "view side", overlooking the Aquatics Center, Festival Area, amphitheater and Music Pavilion, all aligned to Pusch Ridge in the far distance.

The layout and transparency of the building assist in monitoring and supervising activities throughout the building and site. Although quite large, the Community Center will break down visually and experientially, "bending" the building form to reduce the apparent length, breaking up the box-like forms by mixing taller masses with shorter masses, and opening activity spaces to circulation pathways, providing interest and community awareness in all areas of the Center.



MUSIC PAVILION:

The Duncan Webb Feasibility Report, commissioned by the Town of Oro Valley, established several design guidelines for an "outdoor enclosed" performance facility that included "superb acoustics", back stage dressing rooms, a 60' x 40' stage, "good even over-head lighting", and "decent sound system". This report refers to this facility as the Music Pavilion.

Kyle Smith, theater consultant with Theatre Consultants Collaborative, LLC, was retained by Burns Wald-Hopkins Architects to provide programming and design consulting services during this concept study. Kyle worked through several alternatives with the Town's representatives – GOVAC - to find a solution that met GOVAC's expectations annotated in their "position statement" dated July 31, 2006. Two existing facilities, Tanglewood Music Center in Lenox, MA, and the Filene Center in the Wolf Trap National Park in Vienna, VA, served as models for a similar facility described by Duncan Webb. The concept illustrated in this report was agreed upon and confirmed by GOVAC in their letter of October 31, 2006.

The proposed Music Pavilion is presented in two phases in this report: Phase One is a facility that has complete support rooms, stage, and a roof over the seating area, designed to be further developed as a Phase Two, which will include two seating balconies, side and rear moveable wall panels providing a protected environment for the audience, and the ability to heat and cool the seating area.

The need to provide seating for 1,100 patrons is accomplished in Phase One by extending fabric shade "wings" out from the structural roof that covers seating for 700. Each "wing" will provide shade for an additional 200 patrons.

In Phase Two, the additional balconies will seat 200 seats each, allowing a total of 1,100 seats under the "enclosable" audience seating hall. By opening panels along the sidewalls and rear walls of the seating area, additional listeners seated on the lawn surrounding the Pavilion can enjoy the performance, and natural ventilation will be utilized to condition the seating positioned under the roof.

SUPPORT BUILDING:

The need for a support building was identified by Kyle Smith as a multi-purpose facility that serves not only the Music Pavilion but also the Festival Area. This building includes restrooms for large assemblies of 1,200 to 1,500 - portable restrooms will be needed for very large festivals - a box office and staff offices, storage, and a concession facility.

Fabric shade structures extending out from the building will provide a protected area around the concession windows, ticket windows, and rest rooms to allow queuing and informal gathering. The Support Building, which will be heated and cooled, is located at the rear of the Music Pavilion open seating area and in the middle of an open festival area, providing convenient access for all of the major outdoor gatherings.

The Support Building and Music Pavilion are aligned with the entry lobby of the Community Center and the spectacular view of Pusch Ridge and the Santa Catalina mountain range, giving theater-goers and festival participants a very special cultural place that can only be identified with Oro Valley.

Naranja

SITE CONCEPT PLAN

PLANNING TEAM

- Client
  TOWN OF ORO VALLEY
  11,000 North Oracle Road
  Oro Valley, Arizona 85737
- Executive Architect
  BURNS WALD-HOPKINS ARCHITECTS
  261 North Court Avenue
  Tucson, Arizona 85701
- Recreational Design Architect
  BARKER RINKER SEACAT ARCHITECTURE
  2300 15th St
  Denver, Colorado 80202
- Landscape Architect
  McGANN & ASSOCIATES
  6814 North Oracle Road
  Tucson, Arizona 85704
- Civil Engineer
  STANTEC CONSULTING
  201 North Bonita
  Tucson, Arizona 85704
- Theatre Consultant
  THEATRE CONSULTANTS COLLABORATIVE
  2 Wall Street, Suite 106
  Asheville, North Carolina 28801
- Architectural Lighting Consultant
  HY-LITE DESIGN
  3109 North Madera Mesa Place
  Tucson, Arizona 85749
- Cost Estimating
  COMPUSULT
  5923 East Pima Street
  Tucson, Arizona 85712
- Aquatic Design Consultant
  AQUA DESIGN INTERNATIONAL
  6241 North Camino Esquina
  Tucson, Arizona 85718

N

0 50 100 200 300 400 feet

TANGERINE ROAD
ENTRY MONUMENT
N. MUSETTE DRIVE
PYRAMID POINT DRIVE
MONTERRA VISTA DRIVE
COPPER SPRING TRAIL
EAGLE LANDING PLACE
NARANJA DRIVE
ENTRY MONUMENT
FAST PITCH SOFTBALL
LITTLE LEAGUE BASEBALL
BATTING CAGES
RESTROOM AND CONCESSION
FAST PITCH SOFTBALL
LITTLE LEAGUE BASEBALL
TRAFFIC CALMING ISLAND
RAMADA
SMALL PLAY AREA
GROUP-USE AREA
GROUP RAMADA
VOLLEYBALL
HORSESHOE
RESTROOM
SLOW PITCH SOFTBALL
BASEBALL
BATTING CAGES
RESTROOM AND CONCESSION
SLOW PITCH SOFTBALL
BASEBALL
TRAFFIC CALMING ISLAND
SMALL PLAY AREA
RAMADA
TENNIS
RAMADA
RAMADA
SOCCER
SOCCER
RESTROOM AND CONCESSION
VOLLEY BALL
BASKETBALL
PLAYGROUND
RAMADA
RAMADA
NATURE CENTER
RESTROOM
COMMUNITY CENTER
VOLLEYBALL
RAMADA
LARGE PLAY AREA
GROUP RAMADA
RAMADA
AQUATIC CENTER
MUSIC PAVILION SUPPORT BLDG.
RAMADA
FESTIVAL AREA
GROUP RAMADA
MULTI-PURPOSE FIELD
SOCCER
RESTROOM AND CONCESSION
RAMADA
MUSIC PAVILION
RAMADA
RAMADA
RAMADA
BASKETBALL
O & M GARAGE
O & M OFFICE
RESTROOM
PLAY AREA
SKATE PARK
BMX TRACK
DOG PARK
RAMADA
RAMADA
RESTROOM
DOG TRAINING AREA
ENTRY MONUMENT

Naranja

OUTDOOR LIGHTING LIMITS AND OUTDOOR LIGHTING CONTROL PLAN

Concept Grading Plan

Naranja Town Site

SCALE:1"=150' 0 150 225 300

N

BURNS WALD-HOPKINS ARCHITECTS
McGann & Associates Landscape Architects and Planners
Stantec Consulting

February 2007
bw project no. 0603.000

Stantec

Festival Area

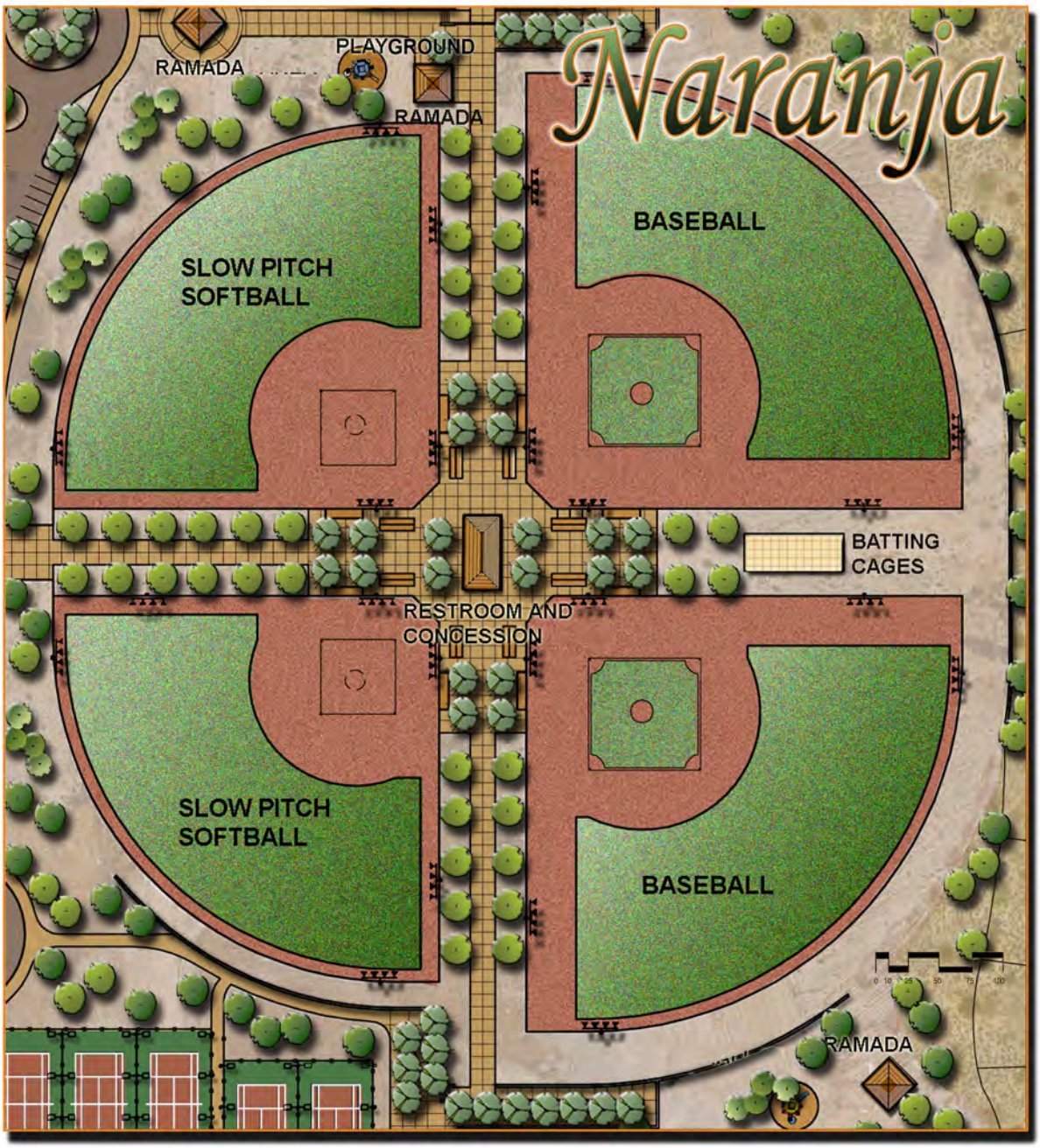
- Music Pavilion and Support Building with Restrooms
- Group Ramadas and Picnic Ramadas
- Children's Playground
- Turf Areas with Lights for Community Events
- Electrical Pedestals for Temporary Power
- Accessible Pedestrian Walkways

Aquatic Center

- Competition Size Lap Pool
- Diving Tank
- Indoor Therapy Pool
- “Lazy River” Moving Water Feature
- Recreational Pool with Water Slide
- Deck Area with Shade Structures

Soccer Complex

- (3) Soccer Fields with Lights
- Multi-purpose Field with Lights
- Restroom / Concession Building
- Ramadas
- Perimeter Fencing
- Spectator Areas with Trees / Bleachers



Full-Size Baseball / Slow-Pitch Softball Complex

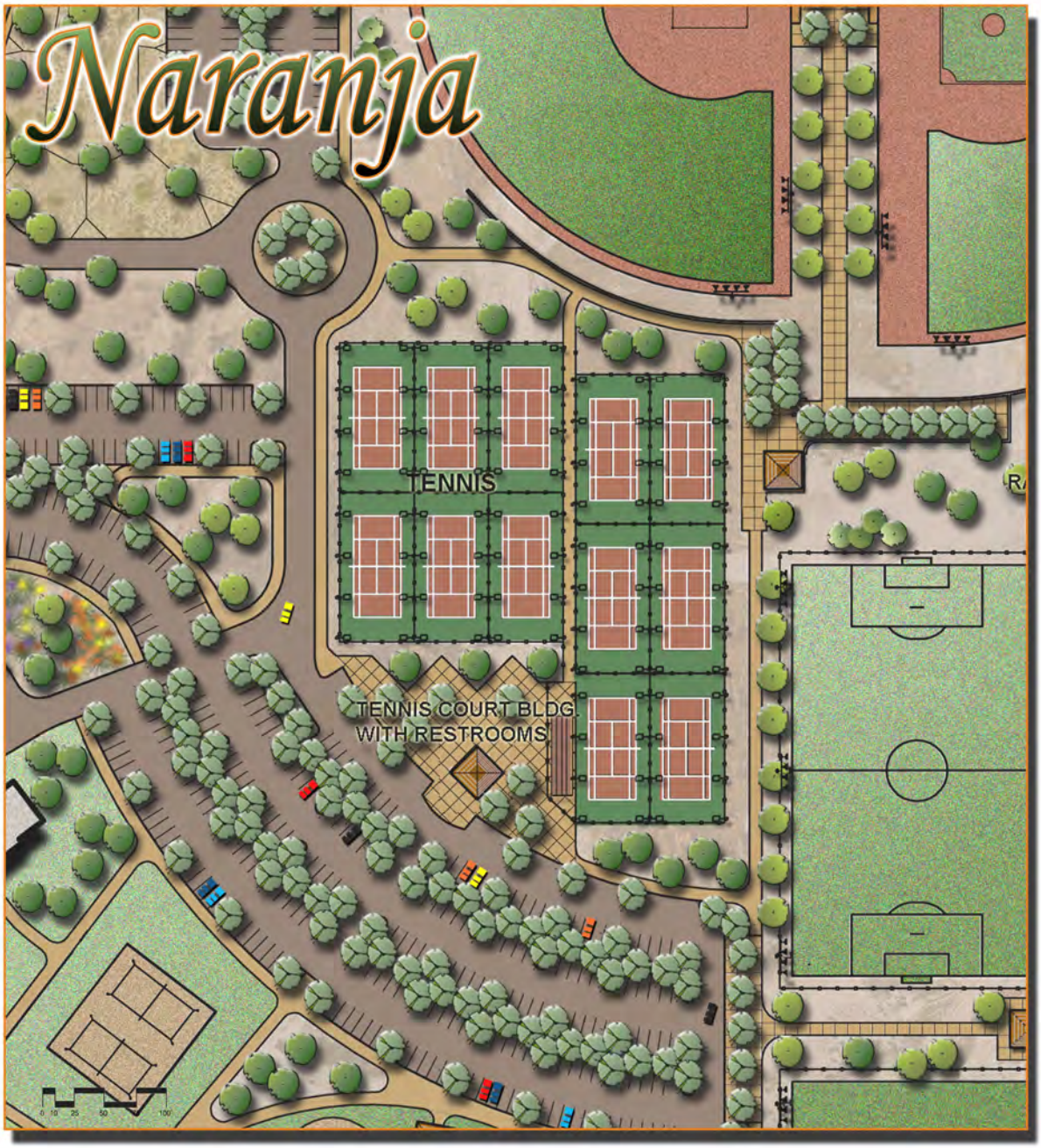
- (2) Slow Pitch Softball Fields with Lights
- (2) Baseball Fields with Lights
- Ramadas and Playground Areas
- Restroom / Concession Building
- Batting Cages
- Spectator Areas with Trees / Bleachers

Little League Baseball / Fast-Pitch Softball Complex

- (2) Fast Pitch Softball Fields with Lights
- (2) Little League Baseball Fields with Lights
- Restroom / Concession Building
- Ramadas and Playground Area
- Batting Cages
- Spectator Areas with Trees / Bleachers

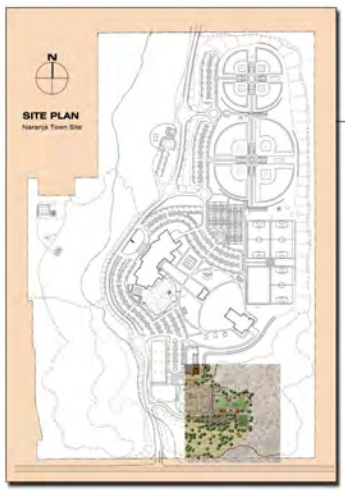
Youth Sports Complex

- Skate Park with Lights for Skate Boards, In-Line Skates and Bikes
- BMX Track with Lights
- Basketball Courts withLights (8)
- Ramadas (2)
- Restroom Building



Tennis Center

- Tennis Courts with Lights (12)
- Tennis Center Building with Restrooms
- Stadium Court with Bleachers
- Entry Plaza with Trees
- Perimeter Fencing

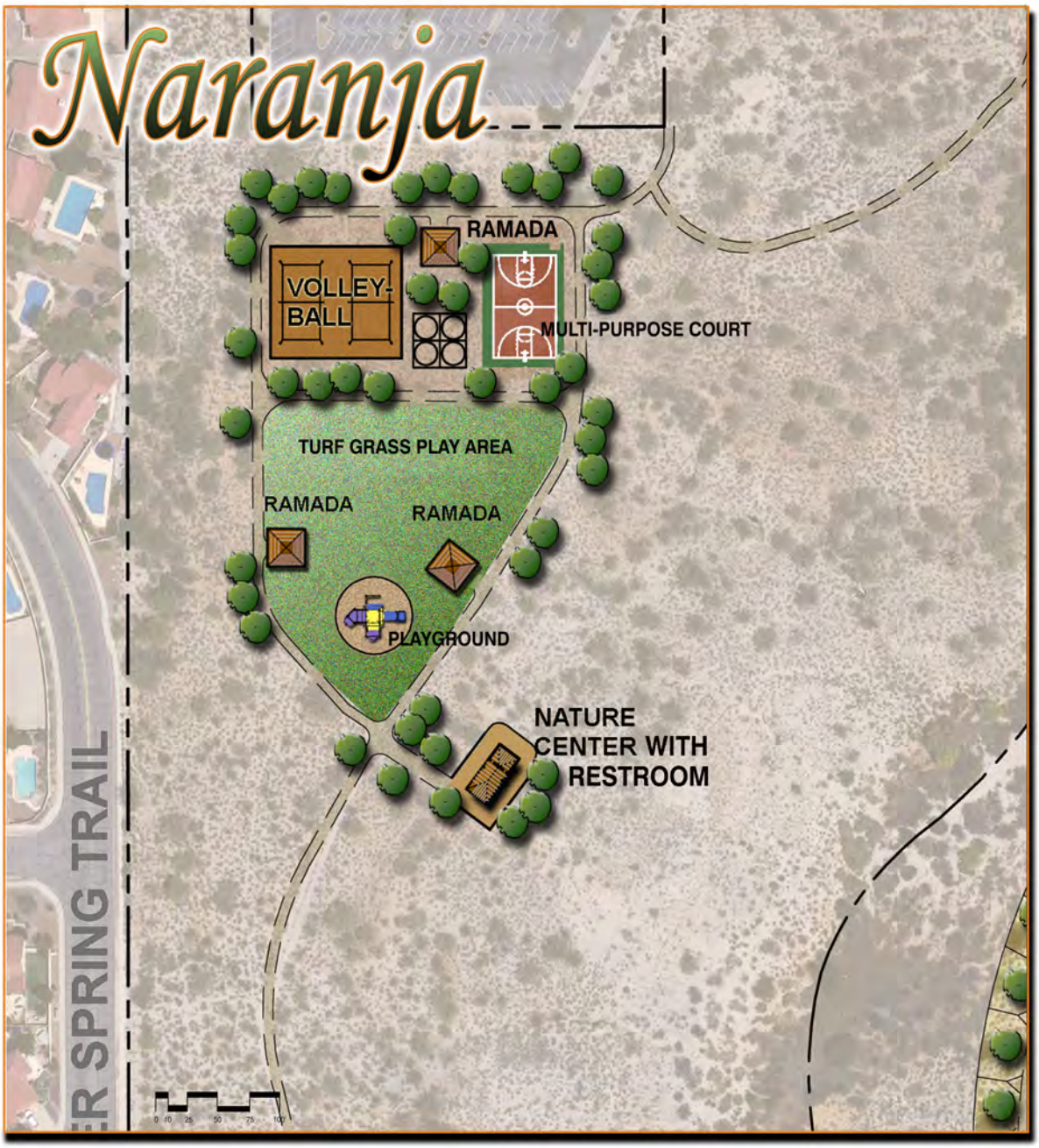


Dog Park

- Fenced Area for Large / Active Dogs
- Fenced Area for Small / Passive Dogs
- Fenced Area for Dog Training Programs
- Restroom Building
- Ramadas (2)
- Lighting for Evening Use

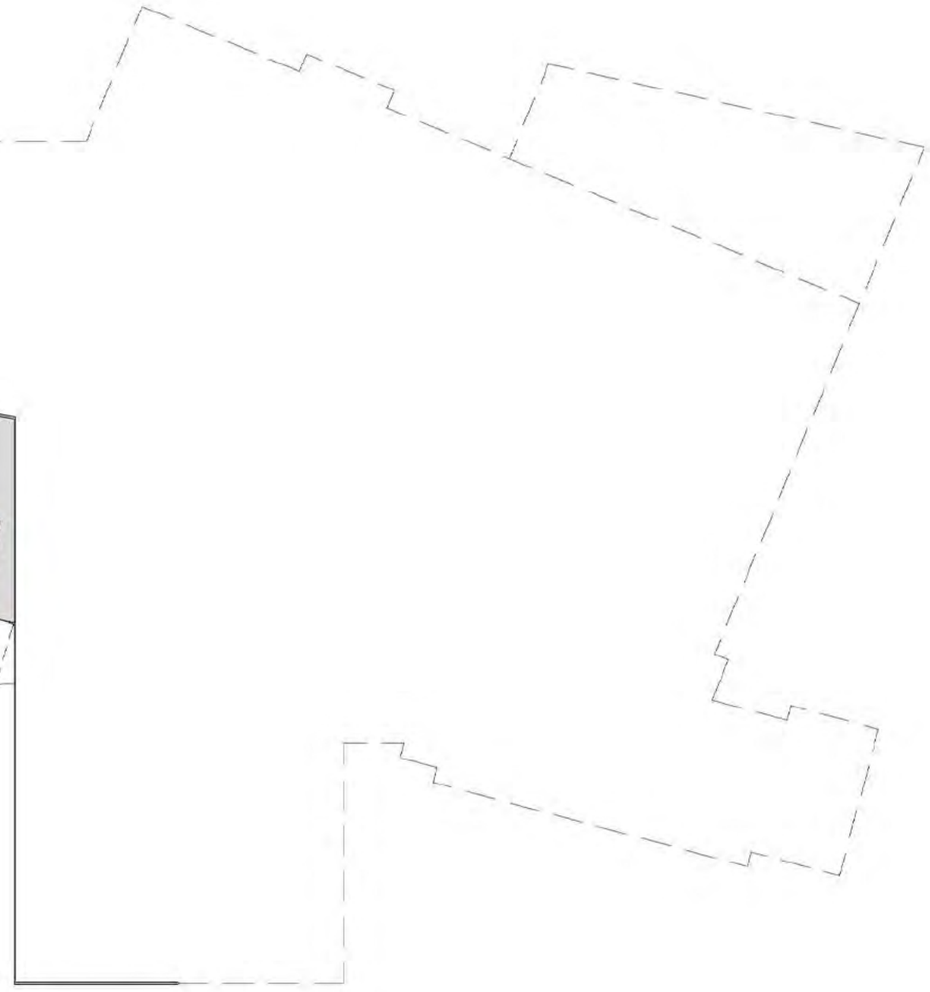
Group Use Area

- Group Ramada with Barbecue Facilities
- Restroom Building
- Sand Volleyball Court
- Horseshoe Pits
- Turf Grass Activity Area
- Parking



Nature Center Area

- Nature Center with Restroom
- Playground
- Turf Grass Play Area
- Multi-purpose Court
- Ramadas (3)
- Tetherball / Sand Volleyball Court



1 COMMUNITY CENTER LOWER LEVEL

0 20' 40 80'

SCALE: 1" = 40'-0"

N

1 COMMUNITY CENTER MAIN LEVEL

0 20' 40 80'

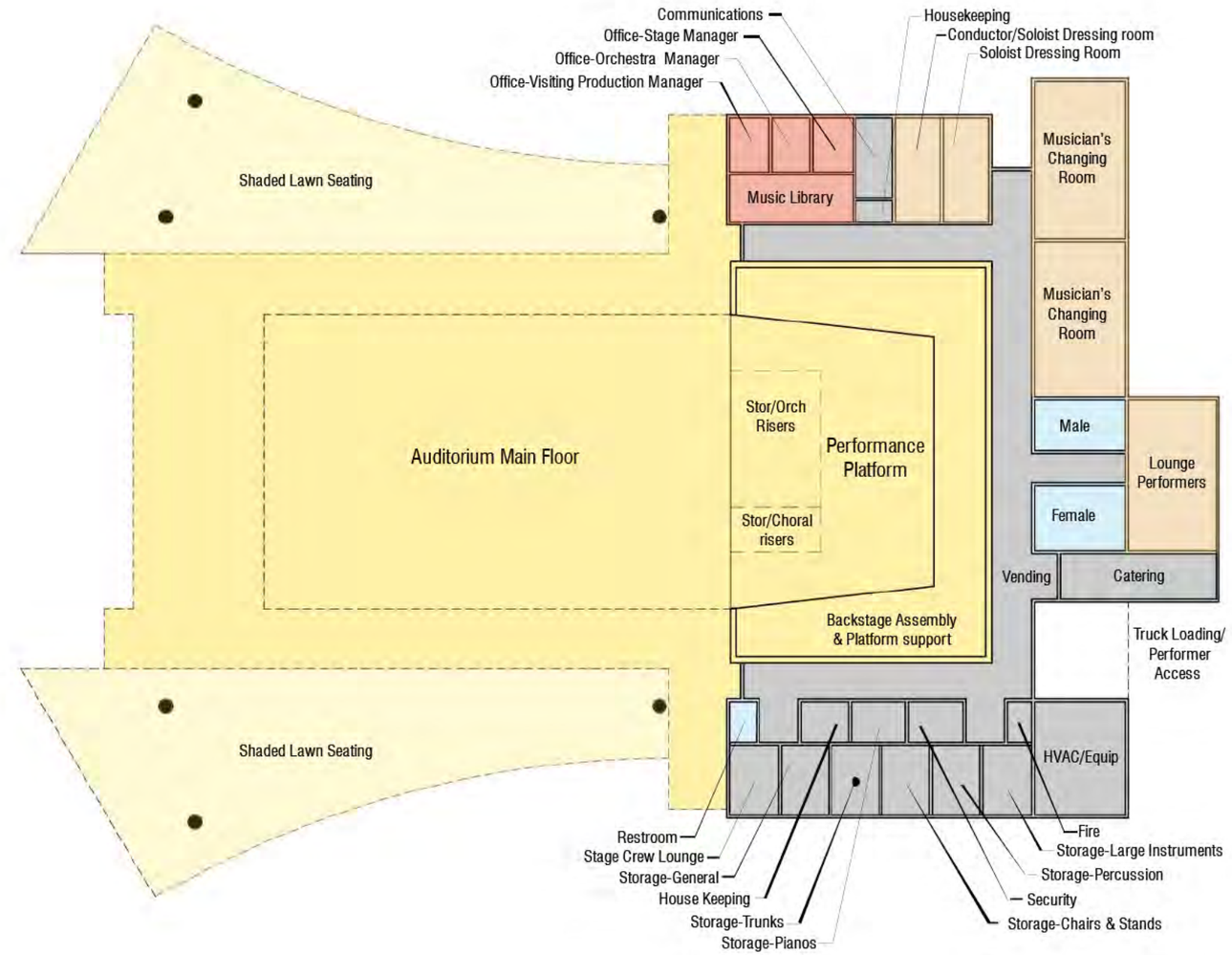
SCALE: 1"= 40'-0"

1 **COMMUNITY CENTER UPPER LEVEL**

0 20' 40 80'

SCALE: 1" = 40'-0"

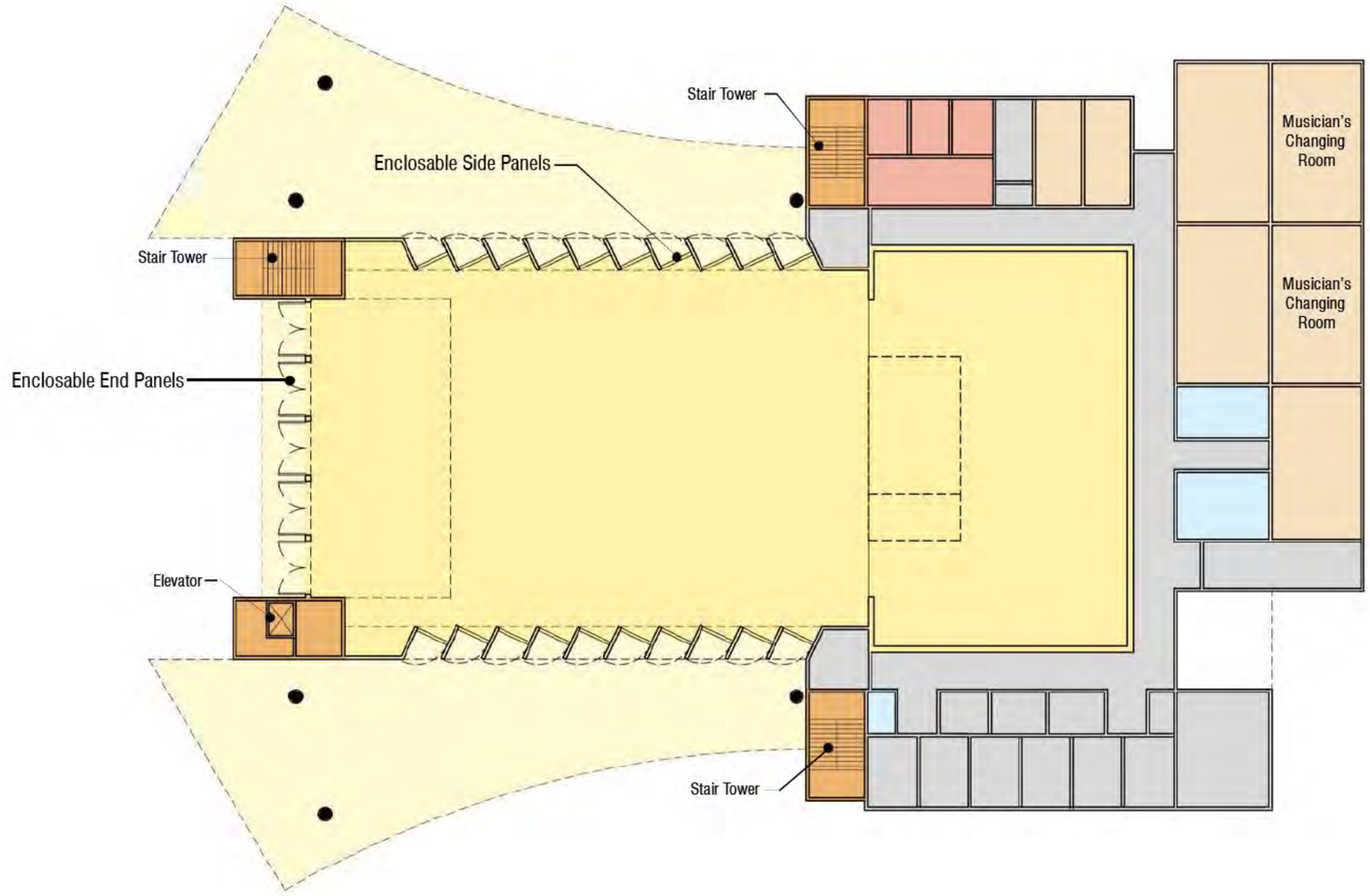
N



1 MUSIC PAVILION PHASE 1

0 16' 32' 64'

SCALE: 1/32" = 1'-0"

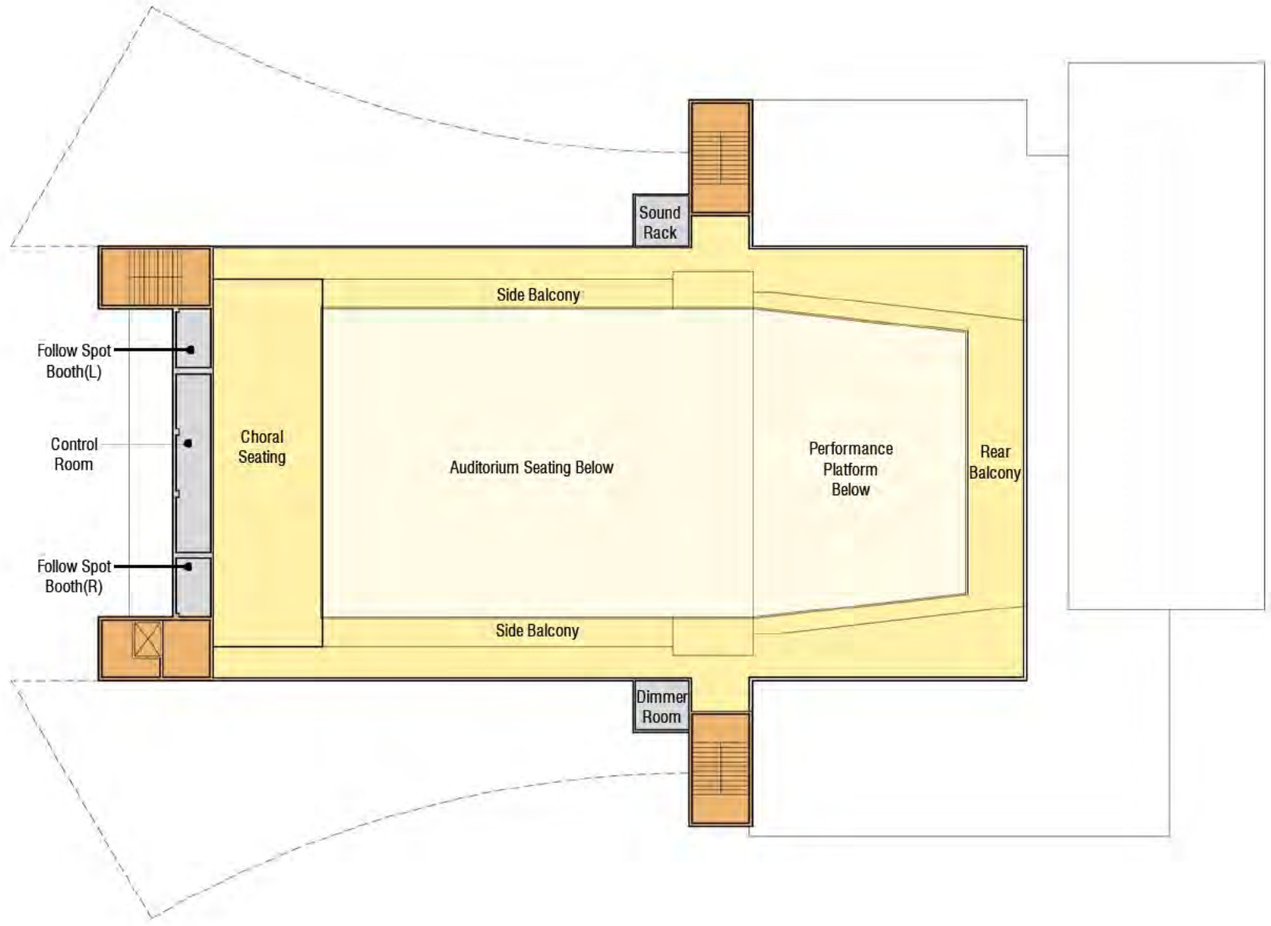


1 **MUSIC PAVILION PHASE 2 - LOWER LEVEL**

0 16' 32' 64'

SCALE: 1/32"= 1'-0"

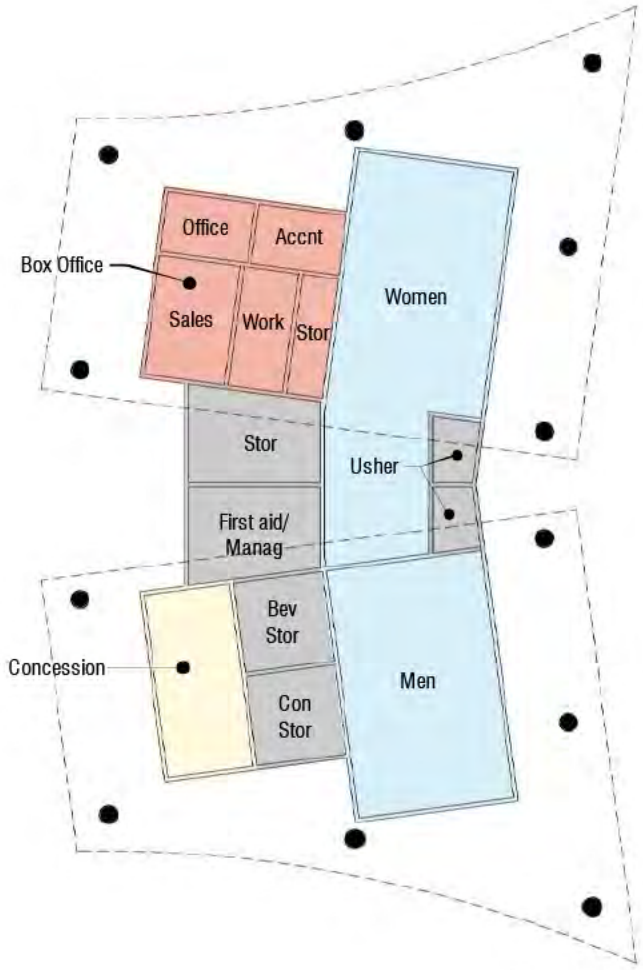
N



1 MUSIC PAVILION PHASE 2 - MEZZANINE LEVEL

0 16' 32' 64'

SCALE: 1/32"= 1'-0"



1 SUPPORT BUILDING

0 16' 32' 64'

SCALE: 1/32"= 1'-0"

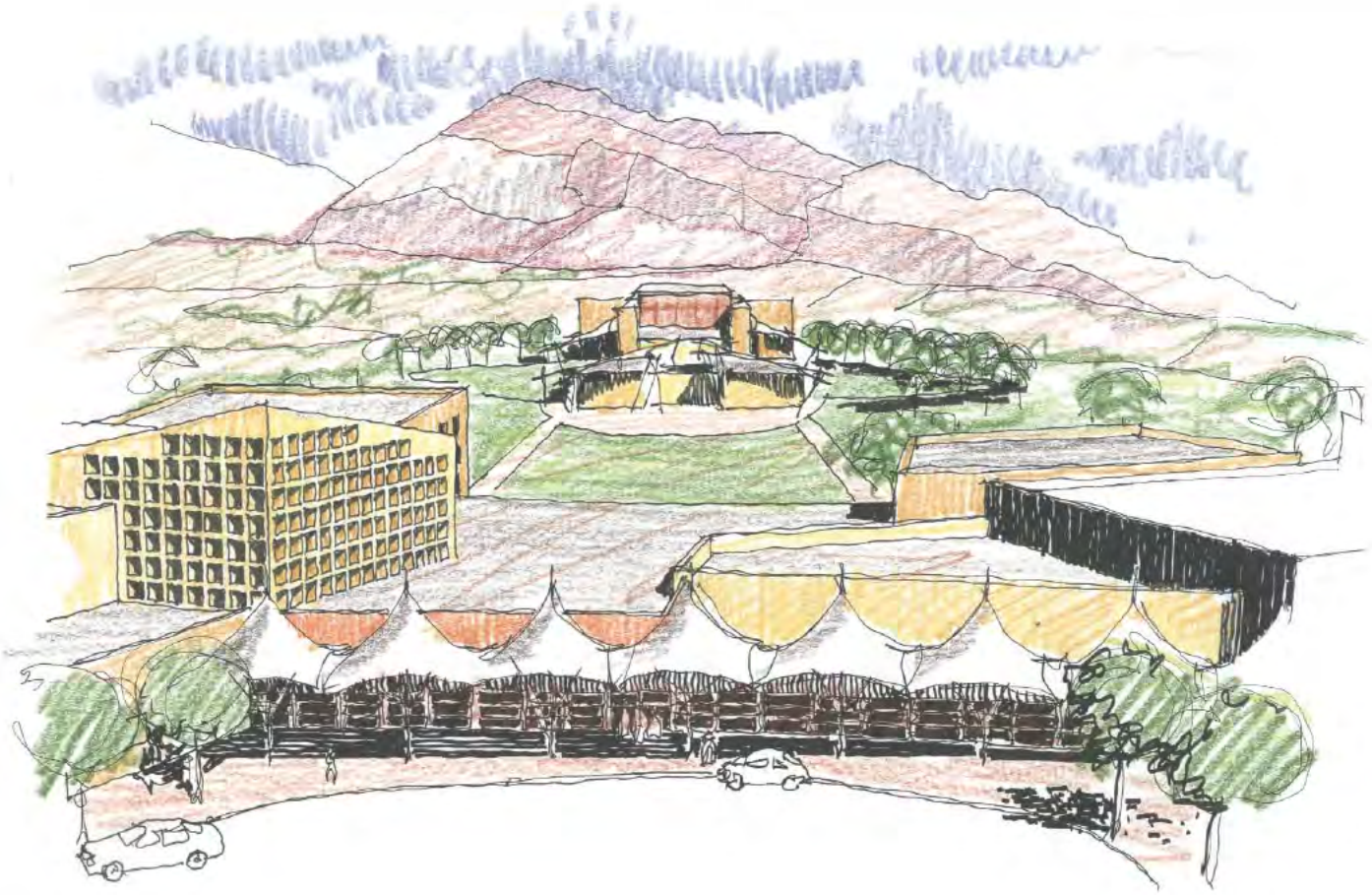
N

ARCHITECTURAL CHARACTER:

The following sketches represent the imagery that has been developed by the design team for the major structures in the Town Site Project and are very preliminary in nature. However, these images are helpful at this concept phase to assist in developing the cost models and communicating the size and scope of the major program elements.

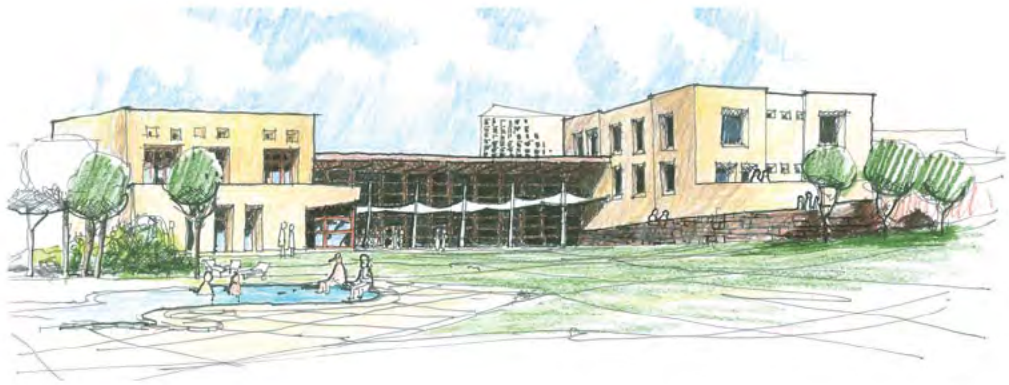
The architectural expression for the Community Center was derived from the "hill town-like" massing of the buildings and the relationship to the site. The size of the Community Center is visually reduced by nestling the lower floor of the Center into the slope of the hill, separating the performing arts facilities from the recreational facilities by a low, transparent lobby and stair connector, and creating two floors of support facilities that adjoin the taller theater and gymnasiums.

Visitors to the facility will enter on the uphill side of the building, arriving in the lobby where a stunning view of Pusch Ridge will be revealed through the glass façade facing the Music Pavilion and festival area.

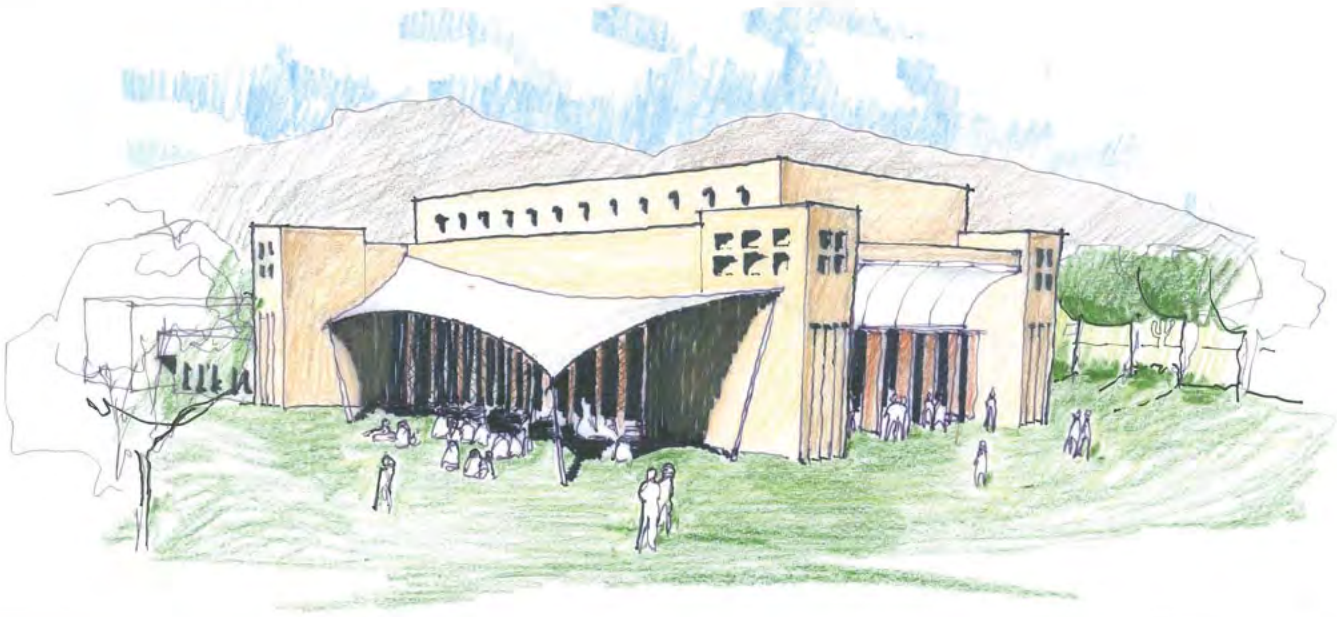


From this vantage point, the organization of the Community Center reveals itself through the vertical atrium to the upper floor containing classrooms and balcony seating for the theater, and to the lower floor that contains the locker rooms, gymnasia, dance studio, and aquatics center. The main floor that the visitor entered contains the administration offices, control desks, classrooms, fitness center and main floor and stage of the theater. The intention is to allow daylight into all of the spaces that are appropriate, and position view windows to the site and to the long-range vistas.

Tensile (fabric membrane) structures are suggested to create a welcoming shade canopy at the entry,



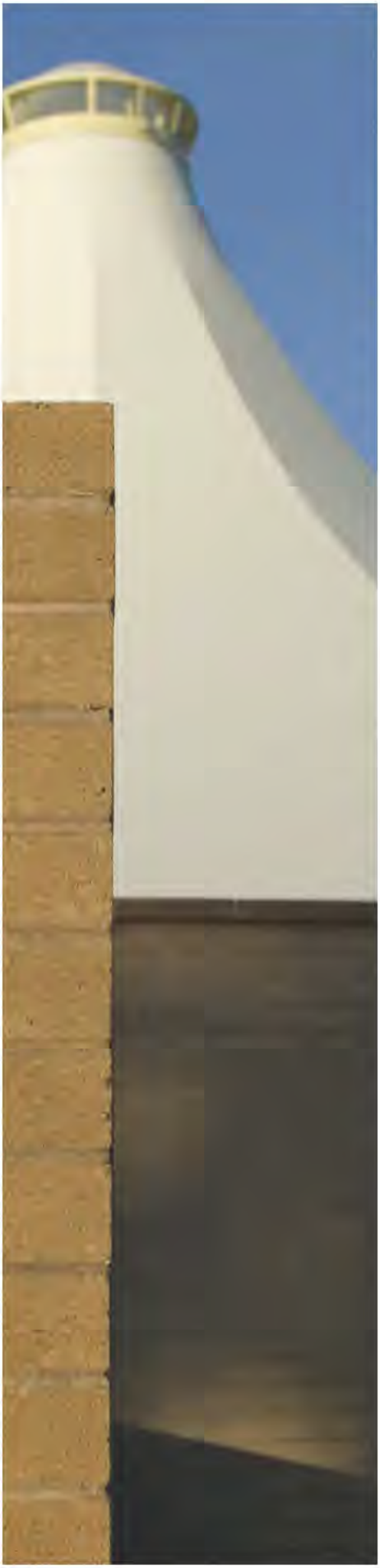
as shade elements next to the aquatics facilities, and shade elements for the Music Pavilion and Support Building.



The festival area is designed to accommodate booths and pavilions that may relate more directly to these fixed tensile structures on site, rather than the more traditional buildings, creating a park-like environment for celebrations and cultural events.

Natural stone facing will be used judiciously on walls that flank walkways, entries, and selected building volumes to break down the apparent mass of the Community Center, visually connect the building to the site and desert locale. Painted stucco will be utilized higher up on walls that need to be lighter in structural weight and will be expressed in muted color.

Protecting window and door openings from the sun, and providing shade throughout the site are important design elements we have included for providing comfort and minimizing energy use.



SUSTAINABLE DESIGN/L.E.E.D. CERTIFICATION:

"The L.E.E.D. (Leadership in Energy and Environmental Design) Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings."

The Burns Wald-Hopkins Architects design team evaluated the proposed recreational and cultural improvements on the Naranja Town Site for opportunities to develop state-of-the-art, high performance facilities that are "environmentally and socially responsible, healthy, and prosperous environments that improve the quality of life", as defined by the US Green Building Council (USGBC). The USGBC's website, www.usgbc.org is the best source for details regarding the Council and their LEED building certification system. Although other certification systems have been developed – BREEAM (British) and Green Globes (a derivative of BREEAM) –LEED is the most widely recognized system in the US and has the best support from the building industry.

The decision to obtain LEED-certification has not been made yet by the Town but as work on the improvements move forward, the decision to LEED-certify the building(s) or the entire campus needs to be made prior to design. The cost of registering, designing and certifying will depend on the size of the project and the level of certification that is desired. Four levels of certification are available; Certified (Basic) Level, Silver Level, Gold Level, and Platinum Level, with each successive level requiring more elements of sustainability incorporated into the design. A sample Registered Project Checklist is included with this report to reflect the design team's expectation of sustainable design that could be achieved with minimal cost (+/- 1% of the construction cost to achieve a Silver Level). The total pre-certification estimate of 30 credits in the "yes " column indicates a Certified (Basic) Level (26 – 32 points), and some of the 17 "questionable" points could easily move into the "yes" column depending on final design.

The environmental, economic, and health and community benefits that are a result of a sustainable design commitment by the Town are worth considering at this Concept Design Phase.

LEED for New Construction v2.2
Registered Project Checklist
MASTERPLAN CONCEPT EVALUATION

Project Name: NARANJA TOWNSITE
Project Address: TOWN OF ORO VALLEY, ARIZONA

Yes	?	No			
6	5	3	**Sustainable Sites**		14 Points
Y			Prereq 1	**Construction Activity Pollution Prevention**	Required
1			Credit 1	**Site Selection**	1
	1		Credit 2	**Development Density & Community Connectivity**	1
	1		Credit 3	**Brownfield Redevelopment**	1
	1		Credit 4.1	**Alternative Transportation**, Public Transportation Access	1
1			Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	1
		1	Credit 4.3	**Alternative Transportation**, Low-Emitting & Fuel-Efficient Vehicles	1
		1	Credit 4.4	**Alternative Transportation**, Parking Capacity	1
1			Credit 5.1	**Site Development**, Protect of Restore Habitat	1
1			Credit 5.2	**Site Development**, Maximize Open Space (OPTION 3)	1
	1		Credit 6.1	**Stormwater Design**, Quantity Control	1
	1		Credit 6.2	**Stormwater Design**, Quality Control	1
		1	Credit 7.1	**Heat Island Effect**, Non-Roof	1
1			Credit 7.2	**Heat Island Effect**, Roof	1
1			Credit 8	**Light Pollution Reduction**	1

Yes	?	No			
3	1	1	**Water Efficiency**		5 Points
1			Credit 1.1	**Water Efficient Landscaping**, Reduce by 50%	1
1			Credit 1.2	**Water Efficient Landscaping**, No Potable Use or No Irrigation	1
		1	Credit 2	**Innovative Wastewater Technologies**	1
1			Credit 3.1	**Water Use Reduction**, 20% Reduction	1
	1		Credit 3.2	**Water Use Reduction**, 30% Reduction	1

6	1	4	**Energy & Atmosphere**		17 Points
Y			Prereq 1	**Fundamental Commissioning of the Building Energy Systems**	Required
Y			Prereq 2	**Minimum Energy Performance**	Required
Y			Prereq 3	**Fundamental Refrigerant Management**	Required
4			Credit 1	**Optimize Energy Performance**	1 to 10
				10.5% New Buildings or 3.5% Existing Building Renovations	1
				14% New Buildings or 7% Existing Building Renovations	2
				17.5% New Buildings or 10.5% Existing Building Renovations	3
				4 21% New Buildings or 14% Existing Building Renovations	4
				24.5% New Buildings or 17.5% Existing Building Renovations	5
				28% New Buildings or 21% Existing Building Renovations	6
				31.5% New Buildings or 24.5% Existing Building Renovations	7
				35% New Buildings or 28% Existing Building Renovations	8
				38.5% New Buildings or 31.5% Existing Building Renovations	9
				42% New Buildings or 35% Existing Building Renovations	10
		3	Credit 2	**On-Site Renewable Energy**	1 to 3
				2.5% Renewable Energy	1
				7.5% Renewable Energy	2
				12.5% Renewable Energy	3
1			Credit 3	**Enhanced Commissioning**	1
1			Credit 4	**Enhanced Refrigerant Management**	1
		1	Credit 5	**Measurement & Verification**	1
	1		Credit 6	**Green Power**	1

Yes	?	No			
5	3	5	**Materials & Resources**		13 Points
Y			Prereq 1	**Storage & Collection of Recyclables**	Required
		1	Credit 1.1	**Building Reuse**, Maintain 75% of Existing Walls, Floors & Roof	1
		1	Credit 1.2	**Building Reuse**, Maintain 100% of Existing Walls, Floors & Roof	1
		1	Credit 1.3	**Building Reuse**, Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1	**Construction Waste Management**, Divert 50% from Disposal	1
	1		Credit 2.2	**Construction Waste Management**, Divert 75% from Disposal	1
		1	Credit 3.1	**Materials Reuse**, 5%	1
		1	Credit 3.2	**Materials Reuse**,10%	1
1			Credit 4.1	**Recycled Content**, 10% (post-consumer + ½ pre-consumer)	1
1			Credit 4.2	**Recycled Content**, 20% (post-consumer + ½ pre-consumer)	1
1			Credit 5.1	**Regional Materials**, 10% Extracted, Processed & Manufactured Regional	1
1			Credit 5.2	**Regional Materials**, 20% Extracted, Processed & Manufactured Regional	1
	1		Credit 6	**Rapidly Renewable Materials**	1
	1		Credit 7	**Certified Wood**	1

Yes	?	No			
8	4	3	**Indoor Environmental Quality**		15 Points
Y			Prereq 1	**Minimum IAQ Performance**	Required
Y			Prereq 2	**Environmental Tobacco Smoke** (ETS) **Control**	Required
1			Credit 1	**Outdoor Air Delivery Monitoring**	1
	1		Credit 2	**Increased Ventilation**	1
1			Credit 3.1	**Construction IAQ Management Plan**, During Construction	1
1			Credit 3.2	**Construction IAQ Management Plan**, Before Occupancy	1
1			Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants	1
1			Credit 4.2	**Low-Emitting Materials**, Paints & Coatings	1
1			Credit 4.3	**Low-Emitting Materials**, Carpet Systems	1
	1		Credit 4.4	**Low-Emitting Materials**, Composite Wood & Agrifiber Products	1
1			Credit 5	**Indoor Chemical & Pollutant Source Control**	1
		1	Credit 6.1	**Controllability of Systems**, Lighting	1
		1	Credit 6.2	**Controllability of Systems**, Thermal Comfort	1
1			Credit 7.1	**Thermal Comfort**, Design	1
	1		Credit 7.2	**Thermal Comfort**, Verification	1
		1	Credit 8.1	**Daylight & Views**, Daylight 75% of Spaces	1
	1		Credit 8.2	**Daylight & Views**, Views for 90% of Spaces	1

Yes	?	No			
2	3		**Innovation & Design Process**		5 Points
1			Credit 1.1	**Innovation in Design**: Provide Specific Title	1
	1		Credit 1.2	**Innovation in Design**: Provide Specific Title	1
	1		Credit 1.3	**Innovation in Design**: Provide Specific Title	1
	1		Credit 1.4	**Innovation in Design**: Provide Specific Title	1
1			Credit 2	**LEED® Accredited Professional**	1

Yes	?	No		
30	17	16	**Project Totals** (pre-certification estimates)	69 Points

Certified: 26-32 points, **Silver:** 33-38 points, **Gold:** 39-51 points, **Platinum:** 52-69 points

Sustainable Design/ L.E.E.D. Certification

The US Green Building Council L.E.E.D. (Leadership in Energy and Environmental Design) green building rating system is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings.

L.E.E.D. Certification Levels:

Certified	26 - 32 Credits
Silver	33 - 38 Credits
Gold	39 - 51 Credits
Platinum	52 - 69 Credits

Project Name	Year Completed	L.E.E.D. Rating	Construction Cost	Building SF	L.E.E.D. Design and Certification Costs		
					Cost	Cost/ Bldg. SF	% of Const. Cost
Oro Valley/ Naranja Town Site	na	Silver	$156,500,000	191,000	$165,000	$0.86	0.1%
Oro Valley Public Library	2002 - 4	Not Rated**	$5,235,226	25,000	$32,500 *	$1.30	0.62%

**Silver Level Achievable

* The Library was not funded for L.E.E.D. certification but is shown for comparison of "quality" and estimated L.E.E.D. cost burden.

PROJECT SCHEDULE:

The schedule included in this section shows an architect selection process starting in November 2007, with design, documentation and permitting complete by February 2009. Allowing three months for bidding, the schedule shows a construction start in May 2009.

Construction starts with earthwork and installation of the infrastructure, taking an estimated 10 months, a necessary first step in any construction sequence. The Fields, Courts and Parking are estimated to take approximately 6 months to build, and we have followed that with construction of the Community Center, Aquatics Center and Parking at 16 months, followed then by the Music Pavilion Phase I and II.

This schedule is not intended to represent a recommended construction sequence or schedule, and is just one scenario for how the site might be developed over several years to distribute the cost burden.

CONSTRUCTION COST.

We have estimated the current cost of construction based on the estimated costs of construction in this area and on projects of similar size and scope.

This schedule shows the estimated Construction Cost and anticipated Project Cost for each major project component based on the Project Schedule. The estimated Construction Cost is based on current costs, and has been escalated at 110% for 2007, 8% for 2008 and 7% for 2009 and thereafter. Historically the escalation rate has been in the range of 3 to 4% per year, but over the past two years the rate has soared to 12%. Whether it will continue at that rate is anyone's guess. Hopefully a declining rate through 2009 is the top of the range and represents the worst-case scenario.

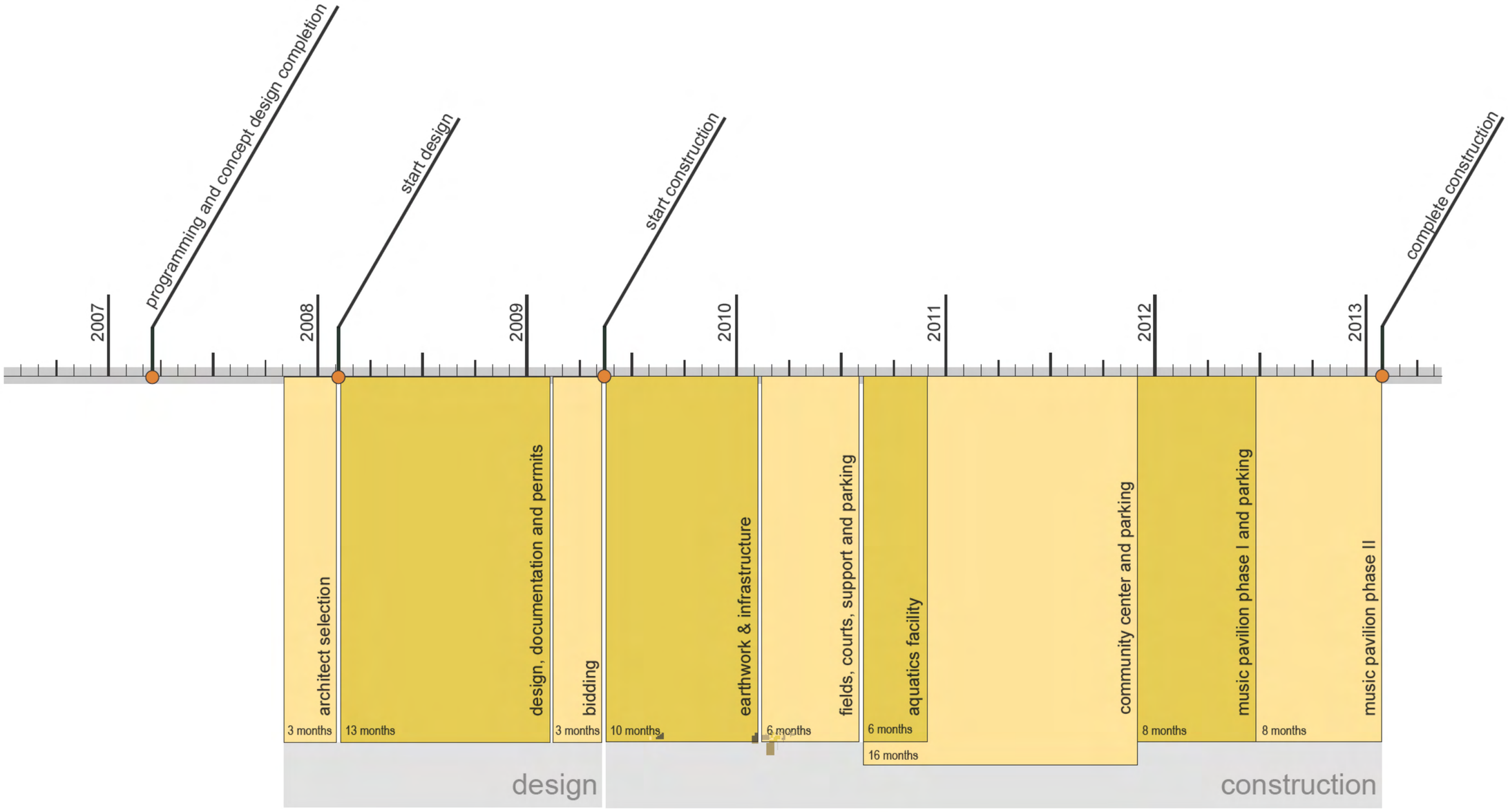
PROJECT COST.

While Construction Cost is often referred to as "hard cost", Project Cost is often referred to as "soft cost" and includes professional fees budgeted at 12%, furniture, fixtures and equipment (FF&E), Public Art at 1% and the Owner's Contingency at 10%.

Construction Cost and Project Cost combine to establish the Total Project Cost, which for this project we estimate as follows:

Earthwork and Infrastructure	**$20,563,474**
Playfields, Courts, Support & Parking	**$24,543,489**
Community Center	**$68,842,149**
Aquatics Center	**$6,876,873**
Music Pavilion I	**$12,372,410**
Music Pavilion II	**$17,302,979**
TOTAL	**$150,501,374**

project schedule



Site Costs

Opinion of Probable Construction Cost									
Project:	Naranja Town Site Master Plan, Oro Valley								
Status:	Master Plan								
Date:	10/17/2002, Revised March 2007								
Category	**Subcategory**	**Item**	**Unit**	**Unit Cost**	**Quantity**	**Amount**	**Category Total**
Earthwork							**$ 5,353,900.00**
	Grading	Earth (Incl. Clear & Grub, sub prep)	CY	$ 4.00	897,500	$ 3,590,000.00	
		RipRap on Filter Fabric	SF	$ 4.00	27,500	$ 110,000.00	
		Retaining Walls, 8' max. reveal	LF	$ 447.00	3,700	$ 1,653,900.00	
Utilities							**$ 2,718,700.00**
	Sewer	8" Sewer Line	LF	$ 75.00	5125	$ 384,375.00	
		Manholes	EA	$ 7,500.00	30	$ 225,000.00	
		6" Sewer Line	LF	$ 65.00	5725	$ 372,125.00	
	Water	8" Water Line	LF	$ 80.00	8770	$ 701,600.00	
		12" Water Line Spine Road	LF	$ 100.00	5500	$ 550,000.00	
	Reclaimed Water	8" Reclaimed Water Line	LF	$ 80.00	1420	$ 113,600.00	
		12" Reclaimed Water Line	LF	$ 100.00	3720	$ 372,000.00	
Drives/Parking							**$ 2,835,000.00**
	Access Drives/Parking	Asphalt Pavement and Base	SY	$ 19.00	90,000	$ 1,710,000.00	
		Vertical Curb	LF	$ 25.00	45,000	$ 1,125,000.00	
Drainage							**$ 396,750.00**
	Pipes	30" Corrugated Metal Pipe	LF	$ 90.00	1,100	$ 99,000.00	
		36" Corrugated Metal Pipe	LF	$ 125.00	150	$ 18,750.00	
	Box Culvert	Reinforced Concrete, 5x10'x6'x80 LF	CY	$ 600.00	465	$ 279,000.00	
Offsite Access Road Improvements							**$ 280,670.00**
	Naranja Rd Widening	Earth (Incl. Clear & Grub, sub prep)	CY	$ 4.00	5,700	$ 22,800.00	
		Asphalt Pavement and Base	SY	$ 19.00	5,700	$ 108,300.00	
	Access Drive - from PL to Tangerine						
		Earth (Incl. Clear & Grub, sub prep)	CY	$ 4.00	6,400	$ 25,600.00	
		Asphalt Pavement and Base	SY	$ 19.00	3,630	$ 68,970.00	
		Vertical Curb	LF	$ 25.00	2,200	$ 55,000.00	
						Subtotal:	**$ 11,585,020.00**

Project Take-off exclusions: Excluded from the take-off calculations are concrete walks, Tangerine Road widening traffic signals, over-excavation, and recompaction based on the final soils report

Costs

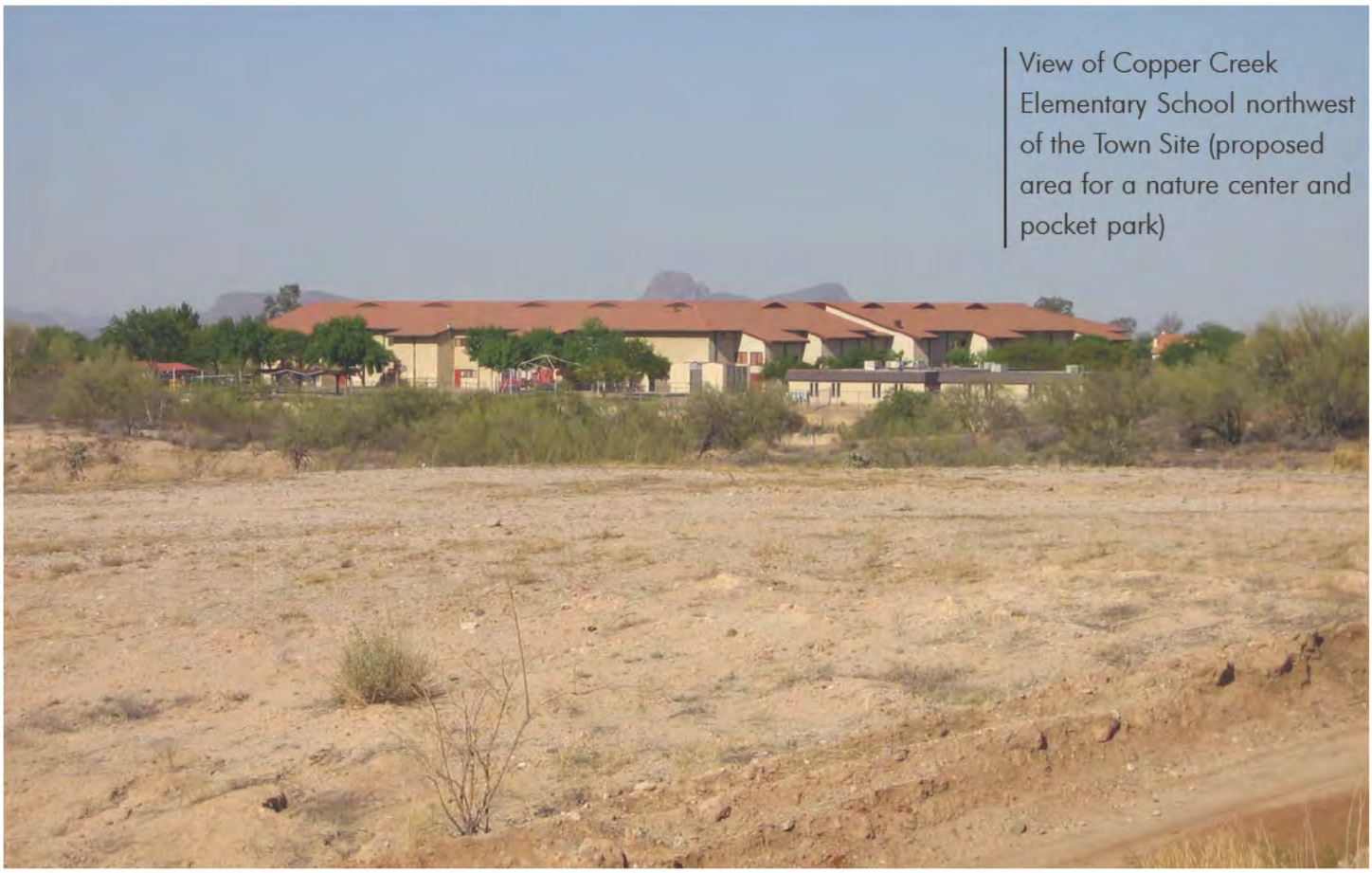
Sequenced Components	Construction Costs - Current	%	Escalation	Subtotal	Project Costs Fees(12%)	FF&E	ART(1%)	Owner's Contingency(10%)	Subtotal	Project Total
Earthwork & Infrastructure	$ 13,893,300	20%	$ 2,824,971	$ 16,718,272	$ 2,006,193		$ 167,183	$ 1,671,827	$ 3,845,202	**$ 20,563,474**
Playfields, Courts, Etc.	$ 13,040,600	26%	$ 3,336,220	$ 16,376,820	$ 1,965,218		$ 163,768	$ 1,637,682	$ 3,766,668	**$ 20,143,488**
Community Center	$ 44,567,400	26%	$ 11,401,827	$ 55,969,227	$ 6,716,307	$ 4,400,000	$ 559,692	$ 5,596,923	$ 17,272,922	**$ 73,242,149**
Aquatics Center	$ 4,162,000	34%	$ 1,428,953	$ 5,590,954	$ 670,914		$ 55,910	$ 559,095	$ 1,285,919	**$ 6,876,873**
Music Pavilion I	$ 6,884,600	37%	$ 2,564,514	$ 9,449,114	$ 1,133,894	$ 750,000	$ 94,491	$ 944,911	$ 2,923,296	**$ 12,372,410**
Music Pavilion II	$ 9,493,200	41%	$ 3,923,856	$ 13,417,056	$ 1,610,047	$ 800,000	$ 134,171	$ 1,341,706	$ 3,885,923	**$ 17,302,979**
Total	**$ 92,041,100**		**$ 25,480,341***	**$ 117,521,443**	**$ 14,102,573**	**$ 5,950,000**	**$ 1,175,214**	**$ 11,752,144**	**$ 32,979,932**	$ 150,501,374

*Escalation rate are as follows: 10% in 2007, 8% in 2008, 7% in 2009 and thereafter

appendix
site photos

View of Pusch ridge in the Santa Catalina Mountains southeast of the Town Site (proposed view from Community Center Lobby windows)

View south from the north property line (proposed view of ballfield complex)



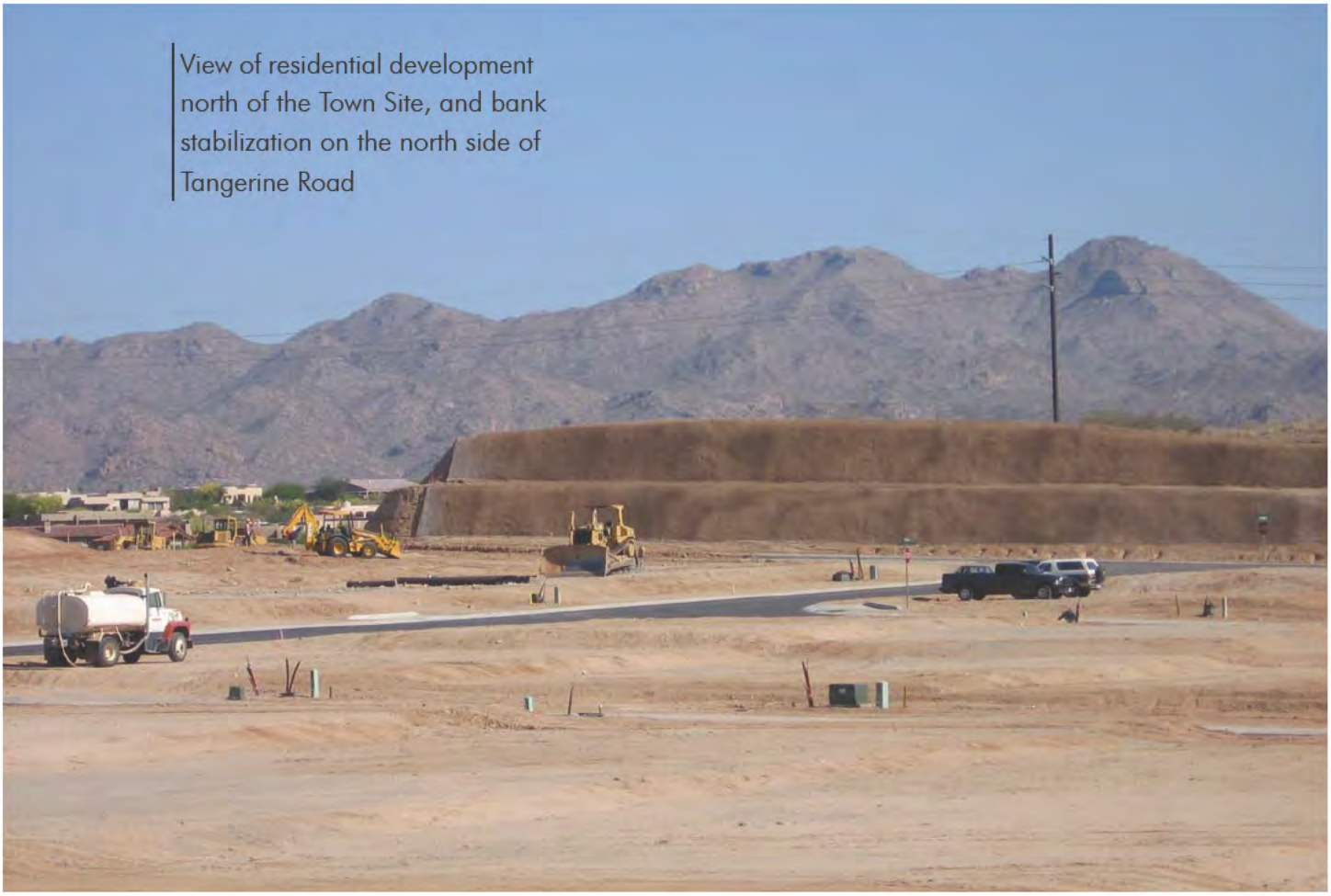
View of Copper Creek Elementary School northwest of the Town Site (proposed area for a nature center and pocket park)

View toward the west property line (proposed natural area west of the Community Center)

Design team and Town staff at an on-site orientation planning session

East edge of the Town Site showing erosive degradation of the cut slopes (proposed bank stabilization zone)

View of eroded ridge along the east property line



View of residential development north of the Town Site, and bank stabilization on the north side of Tangerine Road

View south from the north east corner of the Town Site property

NARANJA TOWN SITE
PROGRAMMING & CONCEPT DESIGN

appendix
team planning

appendix
open house

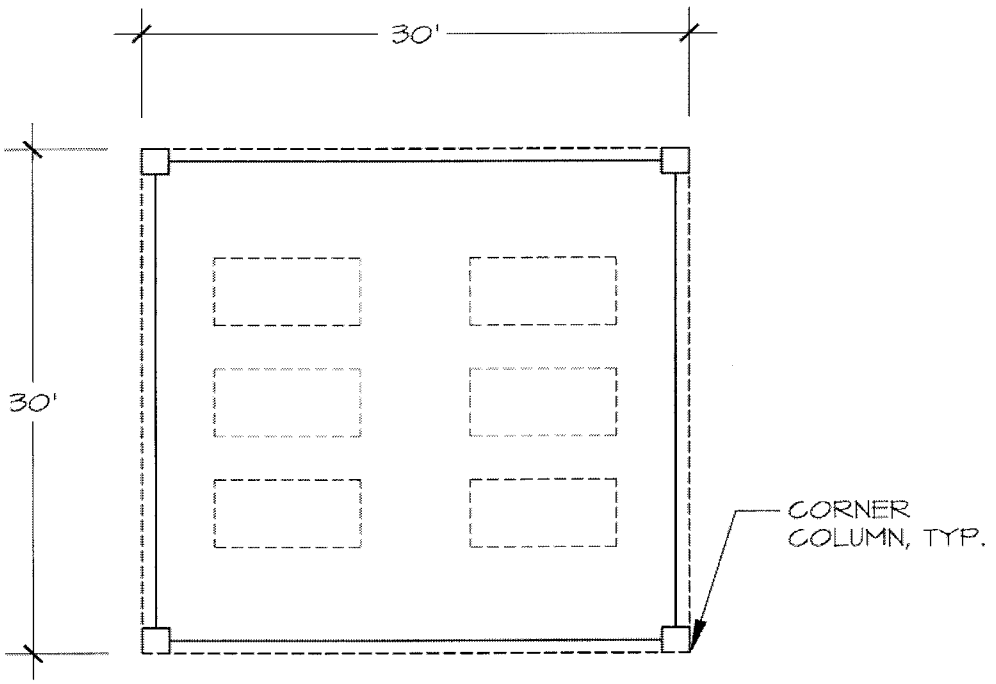

NARANJA TOWN SITE
PROGRAMMING AND CONCEPT DESIGN TEAM
b w
BARKER RINKER SEACAT ARCHITECTS
THEATRE CONSULTANTS COLLABORATIVE
AQUA DESIGN INTERNATIONAL


NARANJA TOWN SITE
PROGRAMMING AND CONCEPT DESIGN TEAM
b w
AQUATICS CENTER


NARANJA TOWN SITE
PROGRAMMING AND CONCEPT DESIGN TEAM
b w
BARKER RINKER SEACAT ARCHITECTS
NARANJA TOWN SITE
COMMUNITY CENTER

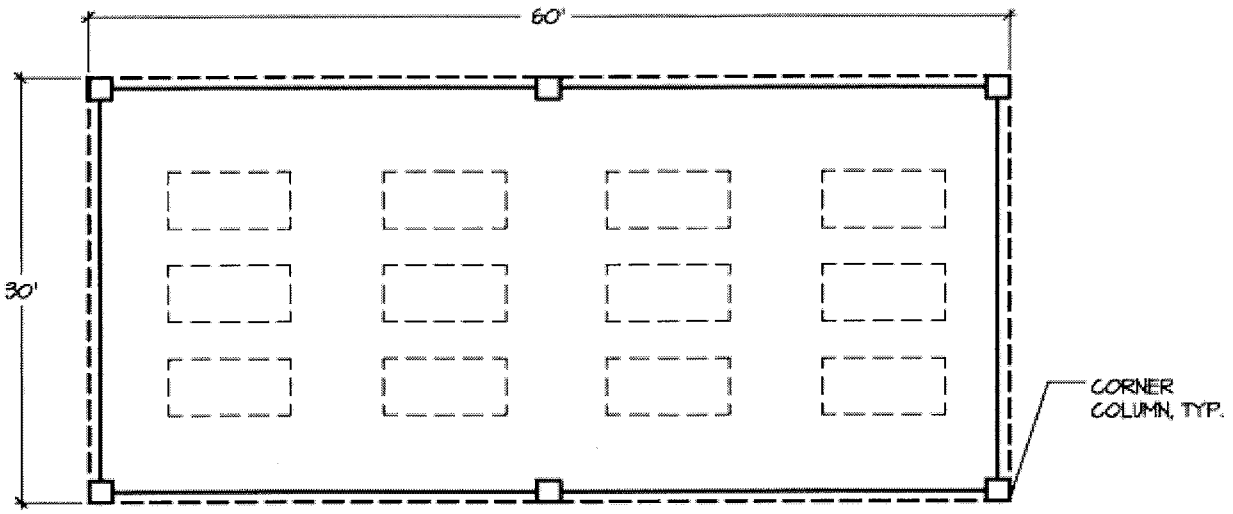

SITE PHOTOS
AQUATICS CENTER

Picnic Ramada



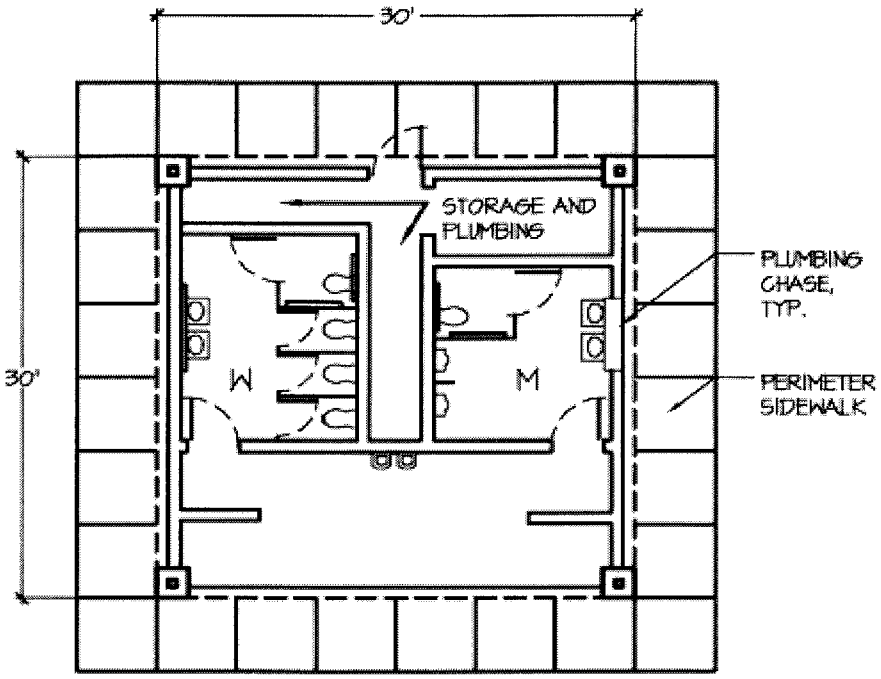
Quantity	Twenty-two (22) ramadas
Size	900 S.F. (30' x 30')
General Description	Each picnic ramada will consist of a concrete floor, four corner columns, and a roof. Recessed, vandal resistant light fixtures will be provided in the ceiling. Convenience electrical outlets will be provided at each ramada in a lockable, recessed box. Potable water hose bib in lockable access box will be provided for maintenance / clean-up.
Materials	The picnic ramada will be constructed of concrete masonry with a steel frame roof structure. Building finishes to be determined.
Equipment	Convenience electrical outlets will be provided at each ramada. Ramadas will be equipped with ADA accessible picnic tables.
Public Access	At least one accessible route will be provide to each ramada and to picnic tables installed at the ramada.
Maintenance Access	Gator type vehicle access will be provided to each ramada for clean-up, trash removal, and other maintenance activities.
Emergency Access	Access for emergency (ambulance type) vehicle will be provide to a location in reasonably close proximity to each ramada.
Utility Requirements	Electrical service for lighting and convenience outlets will be extended to each ramada. Potable water (and hose bib) for wash-down of picnic tables and ramada floor will be provided.
Other	N/A

Group Ramada



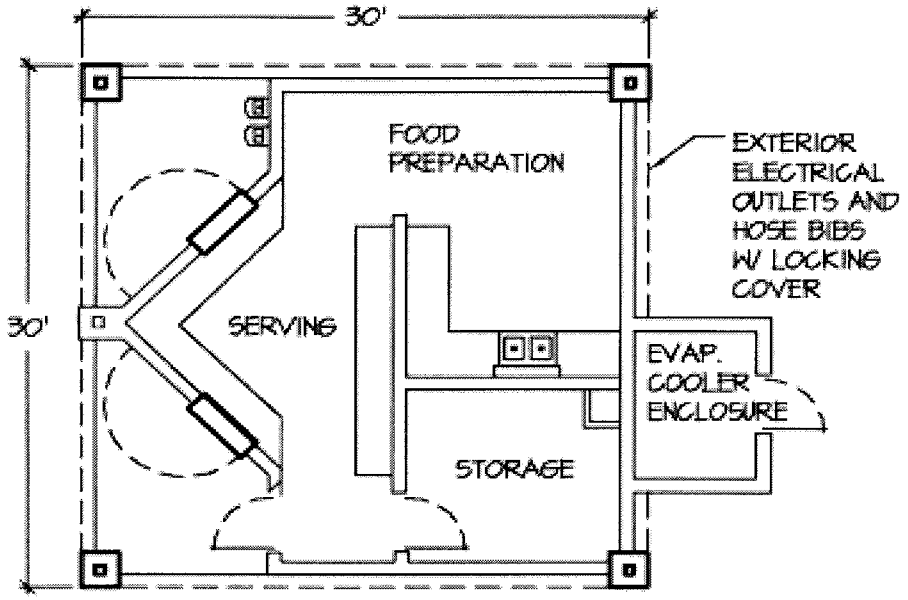
Quantity	Three (3) group ramadas
Size	1,800 S.F. (60' x 30')
General Description	Each group ramada will consists of a concrete floor, four corner columns, and a roof. Recessed, vandal resistant light fixtures will be provided in the ceiling. Convenience electrical outlets will be provided at each ramada in a lockable, recessed box. Potable water hose bib in lockable access box will be provided for maintenance / cleanup activities.
Materials	The group ramada will be constructed of concrete masonry with a steel frame roof structure. Building finishes to be determined.
Equipment	Convenience electrical outlets will be provided at each ramada. Ramadas will be equipped with ADA accessible picnic tables. A large barbeque grill will be provided in the vicinity of each group ramada.
Public Access	At least one accessible route will be provided to each ramada and to picnic tables installed at the ramada.
Maintenance Access	Gator type vehicle access will be provided to each ramada for clean-up, trash removal, and other maintenance activities.
Emergency Access	Access for emergency (ambulance type) vehicle will be provide to a location in reasonably close proximity to each ramada.
Utility Requirements	Electrical service for lighting and convenience outlets will be extended to each ramada. Potable water (and hose bib) for wash-down of picnic tables and ramada floor will be provided.
Other	N/A

Restroom Building



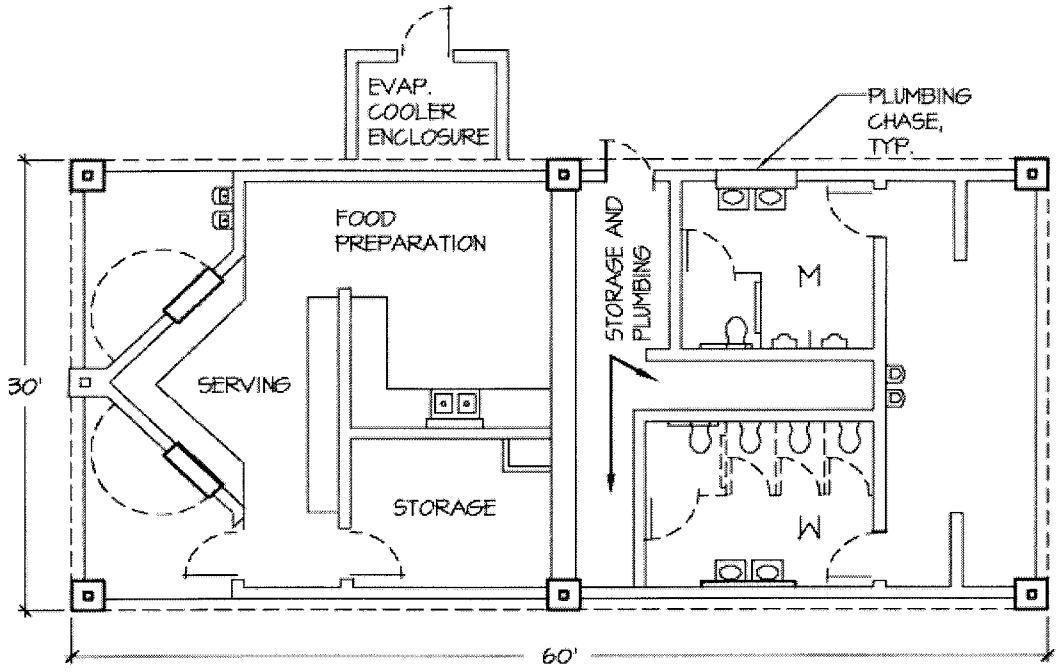
Quantity	Three (3) restroom buildings
Size	900 sf. (30' x 30')
General Description	Each restroom building will provide separate men's and women's restrooms. The women's room will include four (4) toilets, one of which will be ADA accessible, and two (2) sinks. The men's room will include one ADA accessible toilet, two (2) urinals and two (2) sinks. The restroom building will include a plumbing chase and storage area that is accessed from the exterior of the building. Two (2) wall mounted, chilled water, drinking fountains will be located on the front exterior wall of the restroom building. One fountain will be wheelchair accessible.
Materials	The restroom building will be constructed of concrete masonry with a steel frame roof structure. Interior walls to be painted. Exterior finishes to be determined.
Equipment	Stainless steel, prison grade fixtures. Flush valves for toilets and urinals.
Public Access	ADA access to be provided to be provided to public restroom portions of building.
Maintenance Access	Gator type vehicle access to be provided to front and rear entrances for maintenance.
Emergency Access	Access for emergency (ambulance type) vehicle to be provided to a location in reasonably close proximity to the restroom building.
Utility Requirements	Potable water, sanitary sewer, and electrical services to be extended to building.
Other	N/A

Concession Building



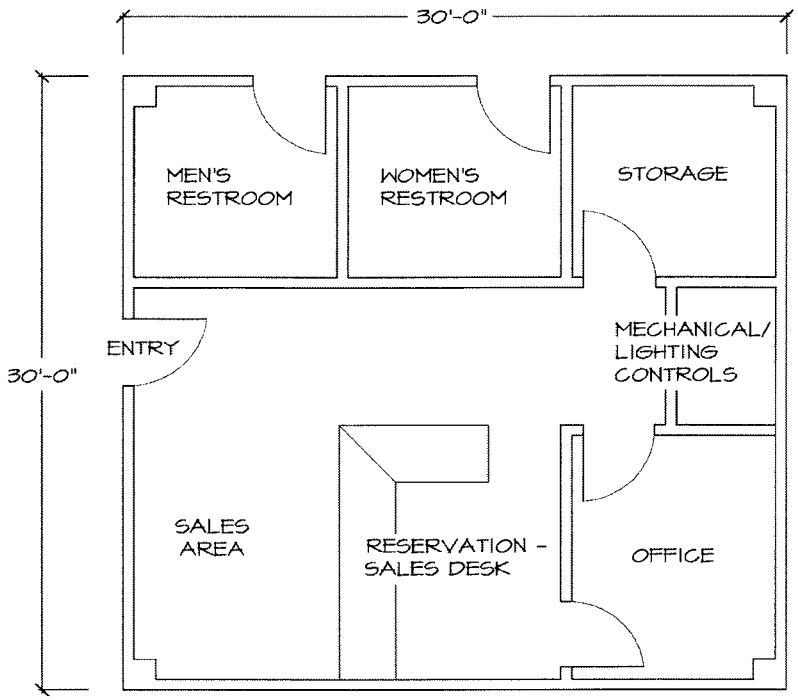
Quantity	One (1) Concession Building
Size	900 S.F. (30' x 30')
General Description	The concession building will include interior spaces for packaged food and beverage storage. A separate, lockable storage room for bulk quantities will also be provided. Two (2) service counters with roll-up screens will be provided for vending. The concession stand will be designed to meet applicable requirements for sale of packaged food and beverages and not for on-site food preparation. Evaporative cooling will be provided. Two (2) wall mounted chilled water drinking fountains will be provided at the front of the building. One fountain will be wheelchair accessible.
Materials	The concession building will be constructed of concrete masonry with a steel frame roof structure. Interior walls will be painted. Exterior finishes to be determined.
Equipment	Stainless steel sinks and counters. Multiple electrical outlets for refrigerators, coffee machines, etc.
Public Access	ADA access will be provided to the exterior service window and to the interior of the building.
Maintenance Access	Gator type vehicle access will be provided to the a location near the entrance to the building for deliveries and trash removal.
Emergency Access	Access for emergency (ambulance type) vehicle will be provide to a location in reasonably close proximity to the concession building.
Utility Requirements	Potable water, sanitary sewer, and electrical services to be extended to the concession building.
Other	N/A

Restroom/Concession Building



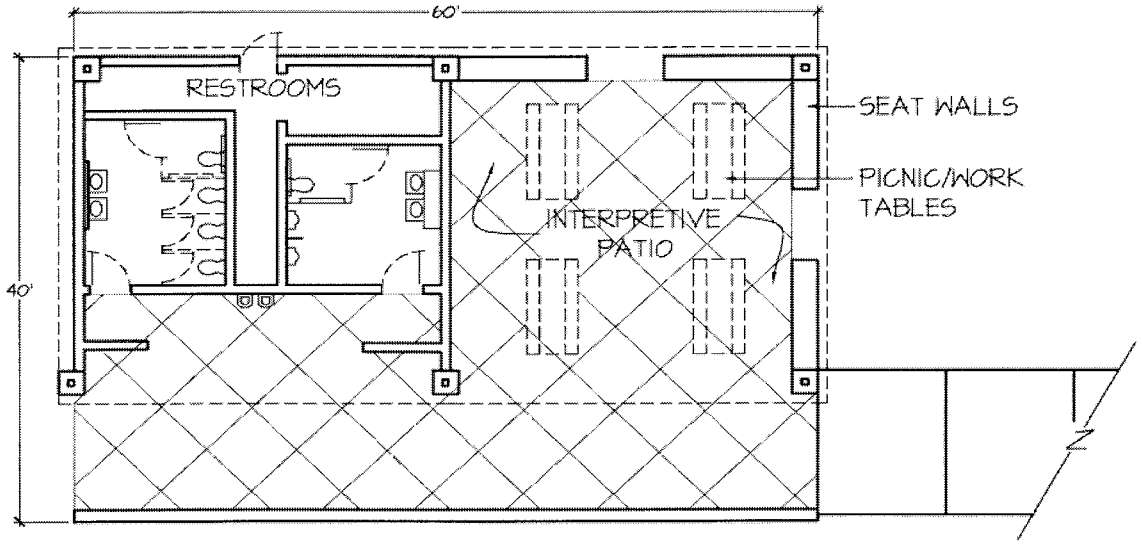
Quantity	Two (2) restroom / concession buildings
Size	1800 sf. (30' x 60')
General Description	The restroom portion of the building will be similar to the stand-alone Restroom Building as described on Page A-3. The concession portion of the building will be similar to the stand-alone Concession Building as described on Page A-4.
Materials	The building will be constructed of concrete masonry with a steel frame roof structure. Interior walls to be painted. Exterior finishes to be determined.
Equipment	Stainless steel, prison grade fixtures. Flush valves for toilets and urinals. Stainless steel sinks and counters in concession.
Public Access	ADA access to be provided to be provided to the restrooms to the concession service counter, and to the concession serving / food preparation areas.
Maintenance Access	Gator type vehicle access to be provided to front and rear entrances for maintenance.
Emergency Access	Access for emergency (ambulance type) vehicle to be provided to a location in reasonably close proximity to the restroom building.
Utility Requirements	Potable water, sanitary sewer, and electrical services to be extended to building.
Other	N/A

Tennis Center Building



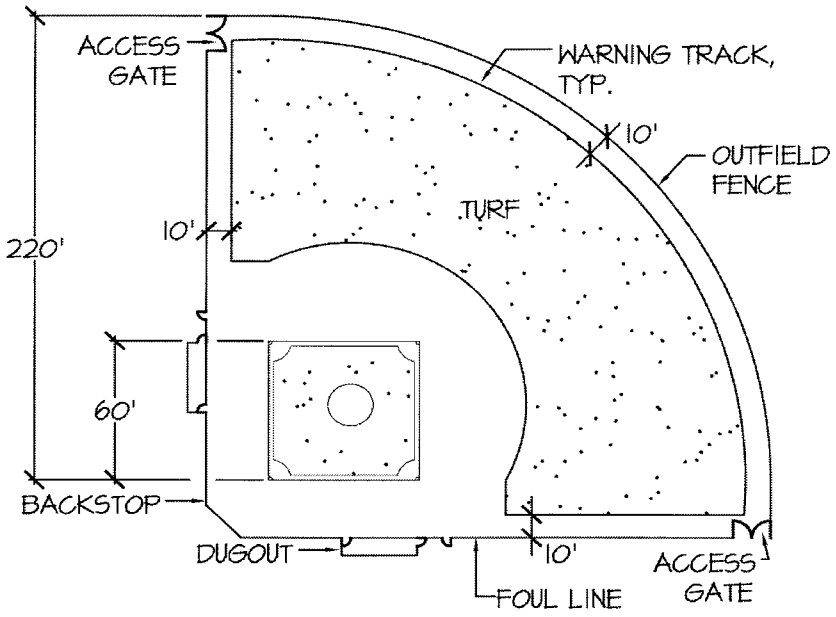
Quantity	One (1) Tennis Center Building
Size	900 S.F. (30' x 30')
General Description	The Tennis Center Building will consist of a reservation / sales desk with associated retail area for equipment, apparel, and snacks / beverages. A small office and a lockable storage room will also be provided. Men's and Women's restrooms will be provided with access from the exterior of the building. The building will be air-conditioned.
Materials	The Tennis Center Building will be constructed of concrete masonry with steel frame roof structure. Interior walls will be painted. Exterior finishes to be determined.
Equipment	Heavy duty, stainless steel fixtures in the restrooms. Multiple electrical outlets for beverage coolers / refrigerators.
Public Access	ADA access will be provided to the restrooms and to all other portions of the building.
Maintenance Access	Gator type vehicle access will be provided to a location near the entrance to the building for deliveries and trash removal.
Emergency Access	Access for emergency (ambulance type) vehicle will be provided to a location in reasonably close proximity to the Tennis Center Building.
Utility Requirements	Potable water, sanitary sewer, electricity, and phone / data utility services will be extended to the concession building.
Other	N/A

Nature Center



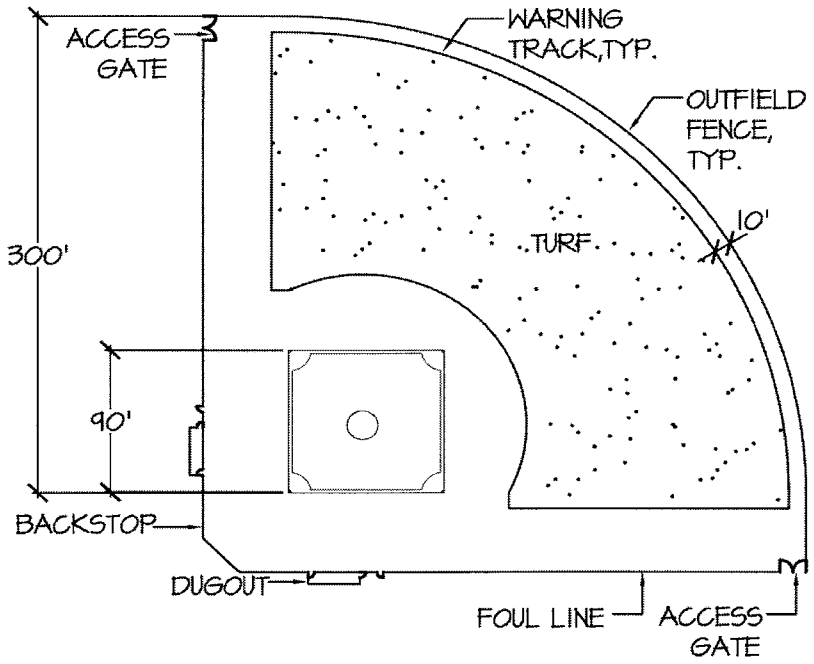
Quantity	One (1) Nature Center Building
Size	2,400 sf. (40' x 60')
General Description	The Nature Center will consist of an interpretive ramada / patio with a restroom. These facilities will be under a single roof. The restroom component of the Nature Center will be as described on Page A-3. The interpretive plaza will consist of a partially covered patio with low seat walls at the perimeter. Electrical outlets will be provided in the ramda to facilitate the presentation of interpretive and/or educational programs.
Materials	The Nature Center building will be constructed of concrete masonry with a steel frame roof structure. Interior walls to be painted. Exterior finishes to be determined.
Equipment	Stainless steel, prison grade fixtures and flush valves for toilets and urinals in restroom. Picnic / work tables in the interpretive ramada.
Public Access	ADA access to be provided to be provided to public restroom and interpretive ramada portions of building.
Maintenance Access	Gator type vehicle access to be provided to restroom and interpretive ramada entrances.
Emergency Access	Access for emergency (ambulance type) vehicle to be provided to a location in reasonably close proximity to the restroom building.
Utility Requirements	Potable water, sanitary sewer, and electrical services to be extended to building.
Other	N/A

Little League Baseball Field



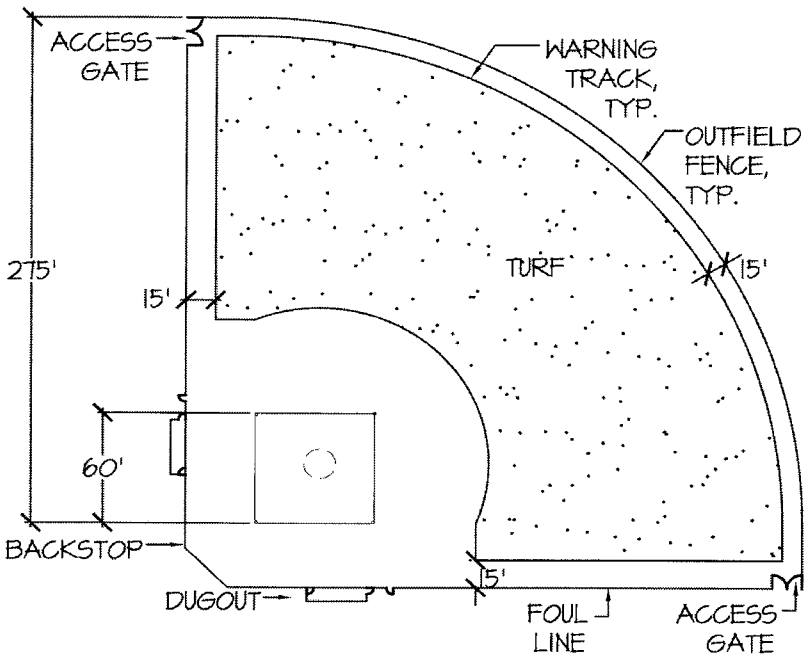
Quantity	Two (2) fields.
Size	Base Path Dimension = 60'-0". Home plate to outfield fence dimension = 220'
General Description	Each Little League baseball field will have turf grass infield, skinned base path, and turf grass outfield. Field will be equipped with a 24' high by 100' long chain link backstop and two 30' (+/-) by 8' (+/-) dugouts. Dugout to be constructed of chain-link fencing with metal roof and fixed benches. Sideline and outfield fence to be a continuous 4'-0" high chain-link fence. Gates to be provided for player access and maintenance / emergency vehicle access to the playing field.
Materials	See "General Description" above.
Equipment	Bleachers to be provided for spectator seating.
Public Access	ADA pedestrian access to be provided to spectator areas and dugouts. Player access to field to be via (lockable) gates in perimeter chain link fence and in dugouts.
Maintenance Access	Access for large turf-grass mowing equipment and/or light-duty maintenance vehicle to be via lockable (12' wide or wider) gate in perimeter chain-link fencing.
Emergency Access	Access for emergency (ambulance type) vehicle to be via (12' wide or wider) gate in perimeter chain-link fencing.
Utility Requirements	Electrical service to field lighting. (See "Field and Site Lighting). Electrical services to scoreboard locations, score-board operator's control panel, and to lockable convenience outlets in dugouts. Reclaimed water to be extended to field for irrigation and infield dust control.
Other	Provisions to be made for scoreboard(s) to be installed as part of this or future project(s).

Baseball Field



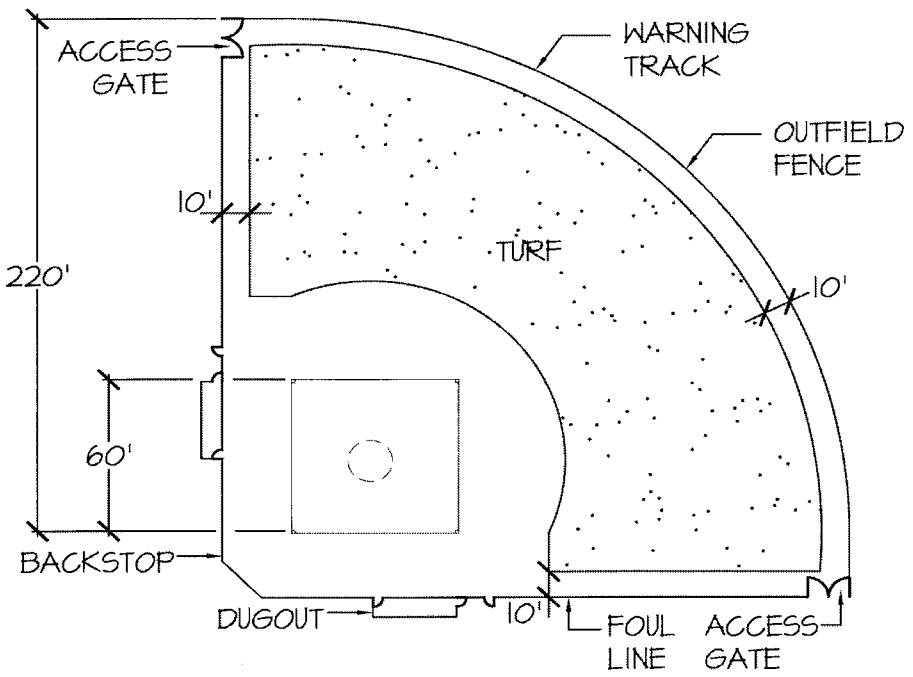
Quantity	Two (2) fields.
Size	Base Path Dimension = 90'-0". Home plate to outfield fence dimension = 300'
General Description	Each baseball field will have turf grass infield, skinned base path, and turf grass outfield. Field will be equipped with a 24' high by 110' long chain link backstop and two 30' (+/-) by 8' (+/-) dugouts. Dugouts to be constructed of chain-link fencing with metal roof and fixed benches. Sideline and outfield fence to be a continuous 5'-0" high chain-link fence. Gates to be provided for player access and maintenance / emergency vehicle access to the playing field.
Materials	See "General Description" above.
Equipment	Bleachers to be provided for spectator seating.
Public Access	ADA pedestrian access to be provided to spectator areas and dugouts. Player access to field to be via (lockable) gates in perimeter chain link fence and in dugouts.
Maintenance Access	Access for large turf-grass mowing equipment and/or light-duty maintenance vehicle to be via lockable (12' wide or wider) gate in perimeter chain-link fencing.
Emergency Access	Access for emergency (ambulance type) vehicle to be via (12' wide or wider) gate in perimeter chain-link fencing.
Utility Requirements	Electrical service to field lighting. (See "Field and Site Lighting). Electrical services to scoreboard locations, score-board operator's control panel, and to lockable convenience outlets in dugouts. Reclaimed water to be extended to field for irrigation and infield dust control.
Other	Provisions to be made for scoreboard(s) to be installed as part of this or future project(s).

Adult Slow-Pitch Softball Field



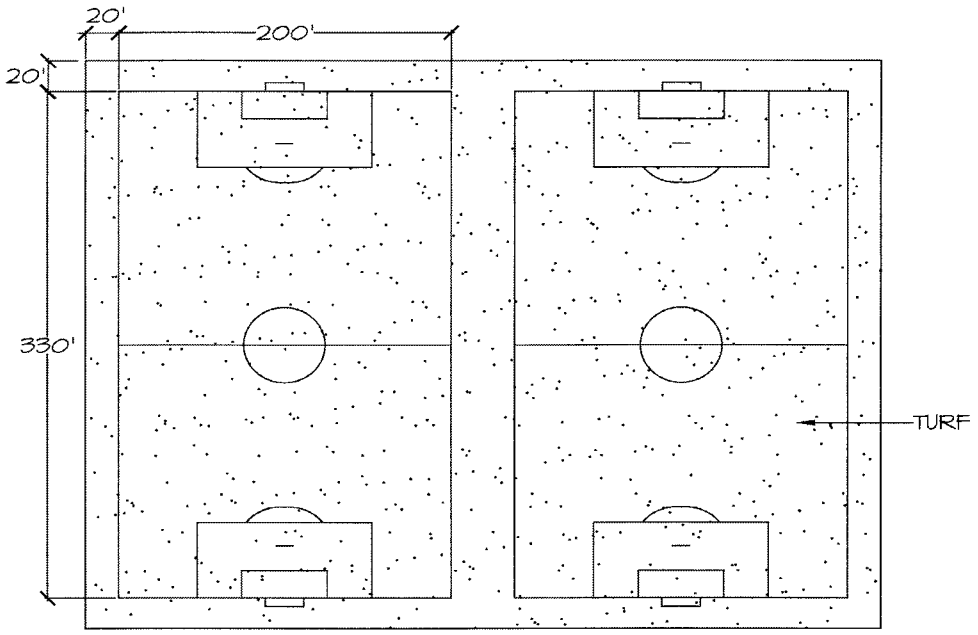
Quantity	Two (2) fields.
Size	Base path dimension = 60'-0". Home plate to outfield fence dimension = 275'
General Description	Each adult slow-pitch softball field will have skinned infield and turf grass outfield. Field will be equipped with a 24' high by 110' long chain-link backstop and two 30' (+/-) long by 8' (+/-) wide dugouts. Dugouts to be constructed of chain-link fencing with metal roof and fixed benches. Sideline and outfield fence to be a continuous 5'-0" high chain link fence. Gates to be provided for player access and maintenance / emergency vehicle access to playing field.
Materials	See "General Description" above.
Equipment	Bleachers to be provided for spectator seating.
Public Access	ADA pedestrian access to be provided to spectator areas and dugouts. Player access to field to be via (lockable) gates in perimeter chain-link fence.
Maintenance Access	Access for large turf-grass mowing equipment and/or light-duty maintenance vehicle to be via lockable (12' wide or larger) gate in perimeter chain-link fencing.
Emergency Access	Access for emergency (ambulance type) vehicle to be via lockable (12' wide or larger) gate in perimeter chain-link fencing.
Utility Requirements	Electrical service to field lighting. (See "Field and Site Lighting"). Electrical services to scoreboard locations, score-board operator's control panel, and to lockable convenience outlets in dugouts. Reclaimed water to be extended for irrigation and infield-dust control.
Other	Provisions to be made for scoreboard(s) to be installed as part of this project or future project(s).

Fast-Pitch Softball



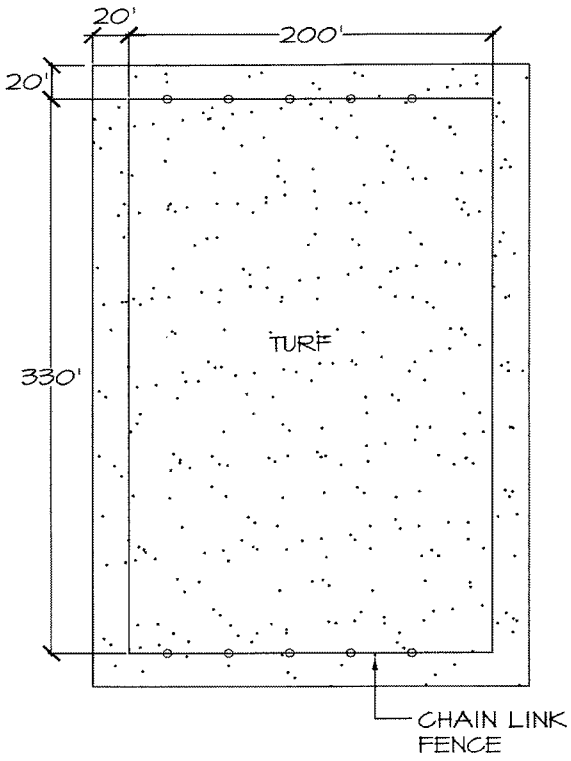
Quantity	Two (2) fields.
Size	Base path dimension = 60'-0". Home plate to outfield fence dimension = 220'
General Description	Each fast pitch softball field will have skinned infield and turf grass outfield. Field will be equipped with a 24' high by 110' long chain-link backstop and two 30' (+/-) long by 8' (+/-) wide dugouts. Dugouts to be constructed of chain-link fencing with metal roof and fixed benches. Sideline and outfield fence to be a continuous 4'-0" high chain link fence. Gates to be provided for player access and maintenance / emergency vehicle access to playing field.
Materials	See "General Description" above.
Equipment	Bleachers to be provided for spectator seating.
Public Access	ADA pedestrian access to be provided to spectator areas and dugouts. Player access to field to be via (lockable) gates in perimeter chain-link fence.
Maintenance Access	Access for large turf-grass mowing equipment and/or light-duty maintenance vehicle to be via lockable (12' wide or larger) gate in perimeter chain-link fencing.
Emergency Access	Access for emergency (ambulance type) vehicle to be via lockable (12' wide or larger) gate in perimeter chain-link fencing.
Utility Requirements	Electrical service to field lighting. (See "Field and Site Lighting"). Electrical services to scoreboard locations, score-board operator's control panel, and to lockable convenience outlets in dugouts.
Other	Provisions to be made for scoreboard(s) to be installed as part of this project or future project(s).

Soccer Field



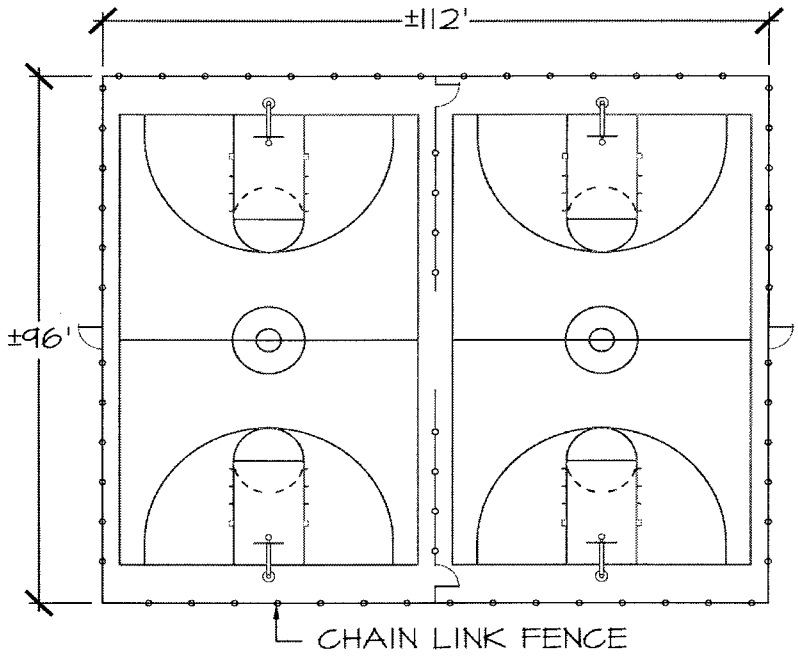
Quantity	Three (3) full-size Soccer Fields
Size	330' x 200' fields with approximately 20' turf grass perimeter area
General Description	Soccer field will be full-size, natural turf soccer fields. The fields will be arranged side-to-side where practical to facilitate field lighting. Chain link fencing (4' - 5' high) at ends of fields to keep ball in field of play where appropriate.
Materials	Hybrid bermuda grass turf planted on prepared soil.
Equipment	Ground sleeves for (removable) soccer goals.
Public Access	ADA pedestrian access will be provided to designated spectator areas adjacent to each field.
Maintenance Access	Access for gator-type maintenance vehicle and for large mowing machines will be provided to each soccer field. An access corridor for a lift-truck will be provided to each light-pole for maintenance and lamp replacement.
Emergency Access	An access corridor for emergency (ambulance type) vehicle will be provided to each field.
Utility Requirements	Reclaimed water for irrigation and electrical power for lighting will be extended to each soccer field.
Other	N/A

Multi-Purpose Field



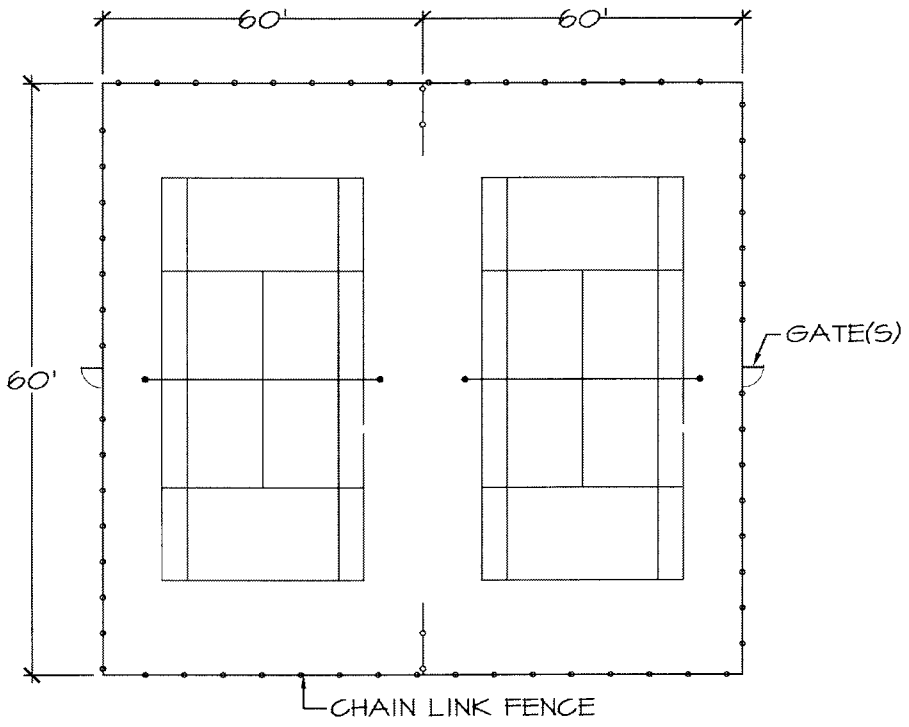
Quantity	One (1) full-size field. (Similar in size to Soccer Field)
Size	300' x 200' field with approximately 20' turf grass perimeter area.
General Description	Multi-purpose field will be comparable in size to the soccer fields. The field will be arranged side-to-side (with soccer field) if practical to facilitate field lighting. Chain link fencing (4' - 5' high) at ends of field to keep ball in field of play where appropriate.
Materials	Hybrid bermuda grass turf planted on prepared soil.
Equipment	No permanent equipment.
Public Access	ADA pedestrian access will be provided to designated spectator areas adjacent to each field.
Maintenance Access	Access for gator-type maintenance vehicle and for large mowing machines will be provided to the multi-purpose field. An access corridor for a lift-truck will be provided to each light-pole for maintenance and lamp replacement.
Emergency Access	An access corridor for emergency (ambulance type) vehicle will be provided to each field.
Utility Requirements	Reclaimed water for irrigation and electrical power for lighting will be extended to the multi-purpose field.
Other	N/A

Basketball Court



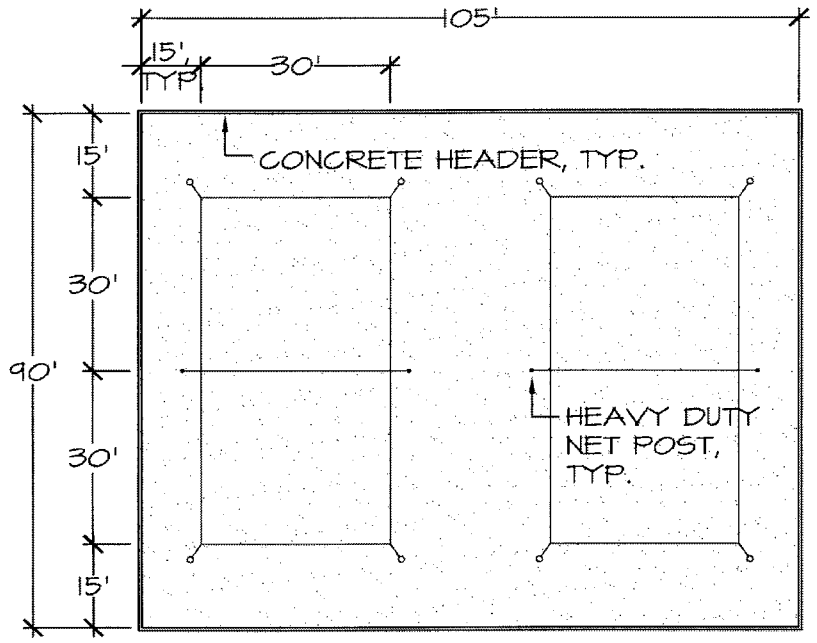
Quantity	Eight (8) Courts
Size	Each court to be 56'-0" wide by 96'-0" long.
General Description	Each basketball court will consist of a post-tension concrete slab. Colorcoat surfacing to be included. Each court to be equipped with posts, backboards, goals, and nets. Court surfacing to be striped with standard basketball court markings. A perimeter chain-link fence to be provided to contain loose basketballs and to restrict access to the court surface.
Materials	Court slabs to be post-tension, portland cement concrete. Backboard supports to be of the single, extra heavy-duty cantilevered steel post type. Backboards to be heavy-duty, cast aluminum, backboards. Goals to of the heavy-duty, double rim type. Nets to be heavy-duty nylon nets.
Equipment	Posts, backboards, goals, and nets as noted above.
Public Access	ADA pedestrian access to be provided to court surface and to spectator areas in the vicinity of each court.
Maintenance Access	Access for small, gator-type vehicle to be provided to court surface via gate or opening in perimeter chain-link fence.
Emergency Access	Access for emergency (ambulance type) vehicle to be provide to a location in reasonably close proximity to the court surface.
Utility Requirements	Electrical service for court lighting. (See "Field and Site Lighting."). Water (hose-bib or quick-coupling valve) to be provided in area for court wash-down.
Other	Benches with shade to be provided in the vicinity of each court. Drinking fountains to be provided within reasonable walking distance of courts.

Tennis Court



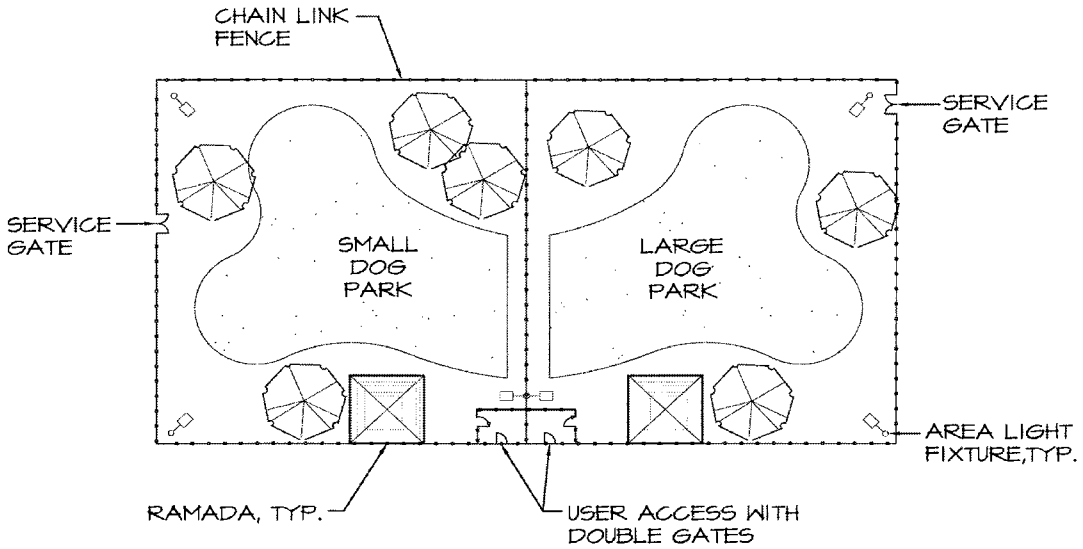
Quantity	Twelve (12) Courts
Size	Each court to be 60'-0" wide by 120'-0" long.
General Description	Each court will consist of a post-tensioned concrete slab with non-slip, colorcoat surfacing. Each court to have a 10' high perimeter chain link fence with pedestrian gates. Courts to have lights for night use.
Materials	Court slabs to be post-tensioned, portland cement portland cement concrete. Colorcoat surfacing to be Plexi-Pave or similar. Heavy-duty net posts and nets to be provided. Perimeter fencing and gates to be heavy-duty galvanized chain-link fencing. Windscreen to be provide at all perimeter fences within tennis complex.
Equipment	Net posts and nets as noted above.
Public Access	ADA pedestrian access to be provided to court surface (for wheelchair tennis) and to spectator areas in the vicinity of selected courts.
Maintenance Access	Access for small, gator-type vehicle to be provided to selected gates in perimeter chain-link fence. Access for portable man-lift to all light fixtures for maintenance and lamp replacement.
Emergency Access	Access for emergency (ambulance type) vehicle to be provide to a location in reasonably close proximity to the court surface.
Utility Requirements	Electrical service for court lighting. (See "Field and Site Lighting."). Water (hose-bib or quick-coupling valve) to be provided in area for court wash-down.
Other	Benches with shade to be provided in the vicinity of each court. Drinking fountains to be provided within reasonable walking distance of courts.

Sand Volleyball Court



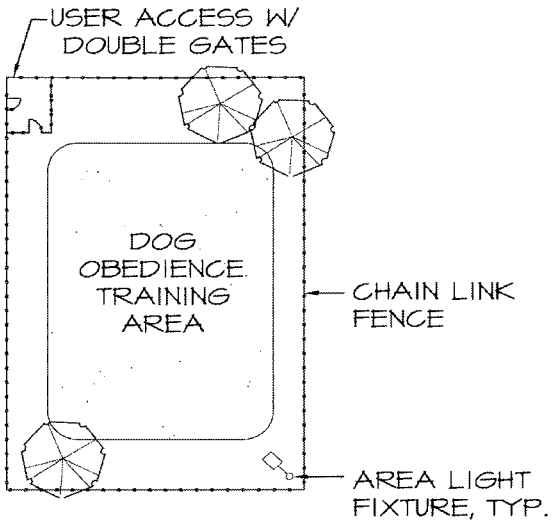
Quantity	Two (2) courts.
Size	Each court to be 90' long by 60' wide, including perimeter areas. Court playing area to be 60' long by 30' wide.
General Description	Each volleyball court will be surfaced with washed mortar sand. Sand depth to be 1'-0" minimum. A continuous concrete header will be provided at the perimeter of court(s). Court boundaries will be marked with a nylon rope, secured to an anchor below the sand surfacing. Permanently installed net posts will be provided at each court. Nets will be replaceable, heavy-duty nets designed for outdoor play. Net height will be 8'-0".
Materials	Washed masonry sand with portland cement concrete headers.
Equipment	Heavy-duty, permanently installed net posts, nylon rope boundary markers, and heavy-duty nets.
Public Access	ADA pedestrian access to be provided to edge of court and to adjacent spectator areas. Player access to courts to be unrestricted.
Maintenance Access	Access for gator type service vehicle to be provided to court surface.
Emergency Access	Access for emergency (ambulance type) vehicle to be provided to a location in reasonably close proximity to the court surface.
Utility Requirements	Electrical service for court lighting. (See "Field and Site Lighting). Water (hose-bib or quick-coupling valve) to be provided for wetting down court surface.
Other	Benches with shade to be provided in the vicinity of each court. Drinking fountains to be provided within reasonably walking distance of each court.

Dog Park



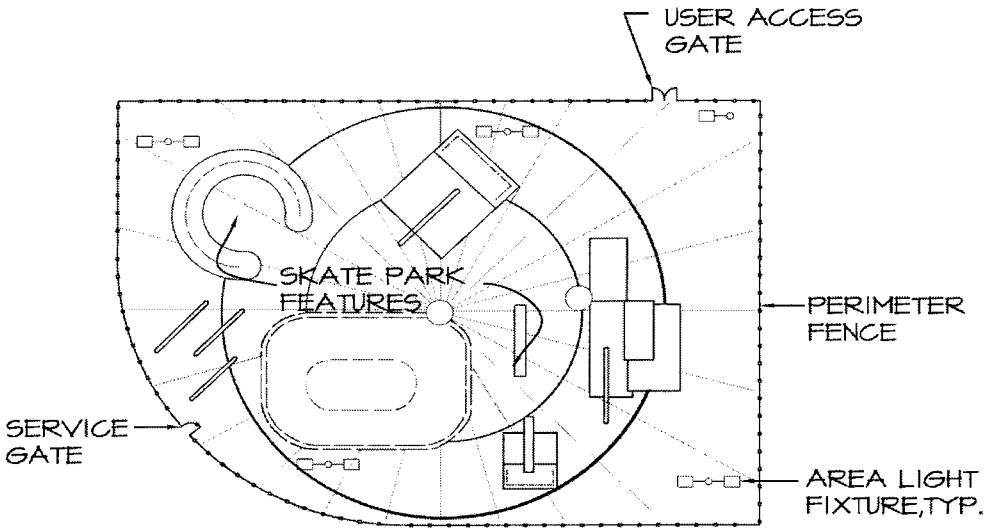
Quantity	One (1) dog park.
Size	Approximately 50,000 S.F.
General Description	The dog park will consist of two separate enclosures, one for small dogs and one for larger dogs. Each area will be enclosed with a 5' high chain-link fence. Double gates will be provided at the entrance to each enclosure to reduce the potential for off-leash dogs leaving the facility when the gate is opened. Larger, lockable gates will be provided for maintenance vehicle access. Turf grass and natural soil surface areas will be provided within each enclosure.
Materials	The perimeter fence and gated will be heavy-duty chain link.
Equipment	Waste scooper dispensers will be installed near the dog park entry. A drinking fountain with provisions for dog watering will be provided in the vicinity of the dog park.
Public Access	ADA pedestrian access will be provided to each dog park enclosure up to a point inside the double access gates.
Maintenance Access	Access for gator-type maintenance vehicle and for large mowing machines will be provided to each enclosure at the dog park.
Emergency Access	Access for emergency (ambulance type) vehicle will be provided to a location in reasonably close proximity to the dog park.
Utility Requirements	Potable water (for drinking fountain), reclaimed water (for irrigation), and electrical service (for general area lighting) will be extended to the dog park.
Other	N/A

Dog Obedience Training Area



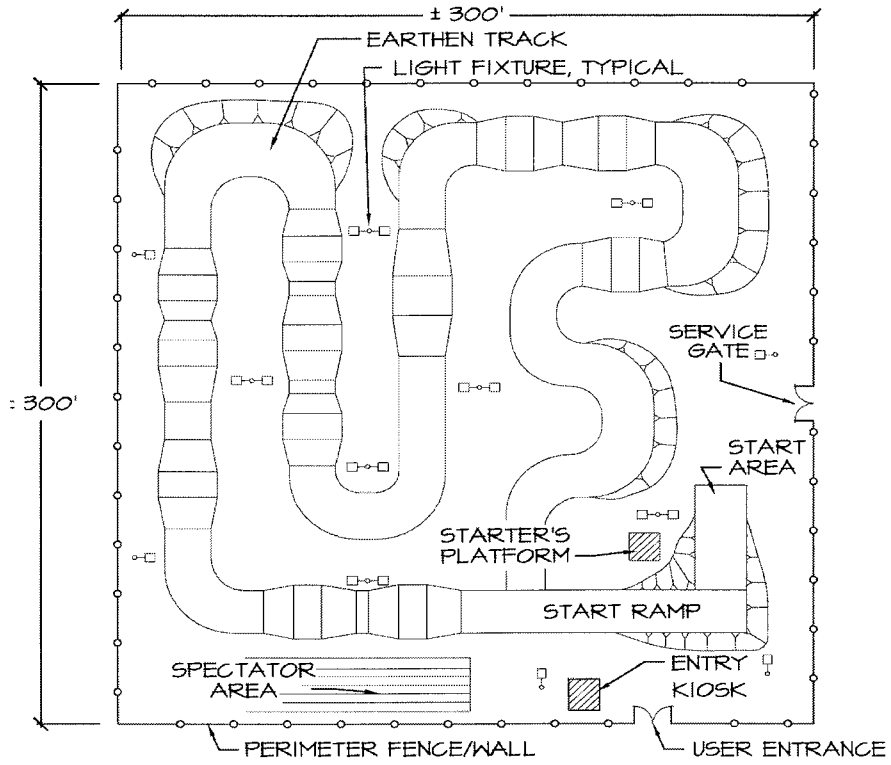
Quantity	One (1) dog obedience training area..
Size	Approximately 20,000 S.F.
General Description	The dog obedience training area will consist of a fenced enclosure. Fencing will be 5' high chain link. Double gates will be provided at the entrance to reduce the potential for off-leash dogs leaving the facility when the gate is opened. A larger, lockable gate will be provided for maintenance vehicle access. Turf grass and natural soil surface areas will be provided within each enclosure.
Materials	The perimeter fence and gated will be heavy-duty chain link.
Equipment	Waste scooper dispensers will be installed near the dog park entry. A drinking fountain with provisions for dog watering will be provided in the vicinity of the dog park.
Public Access	ADA pedestrian access will be provided to the dog obedience training area gate.
Maintenance Access	Access for gator-type maintenance vehicle and for large mowing machines will be provided to each enclosure at the dog obedience training area.
Emergency Access	Access for emergency (ambulance type) vehicle will be provided to a location in reasonably close proximity to the dog obedience training area.
Utility Requirements	Potable water (for drinking fountain), reclaimed water (for irrigation), and electrical service (for general area lighting) will be extended to the dog park.
Other	N/A

Skate Park



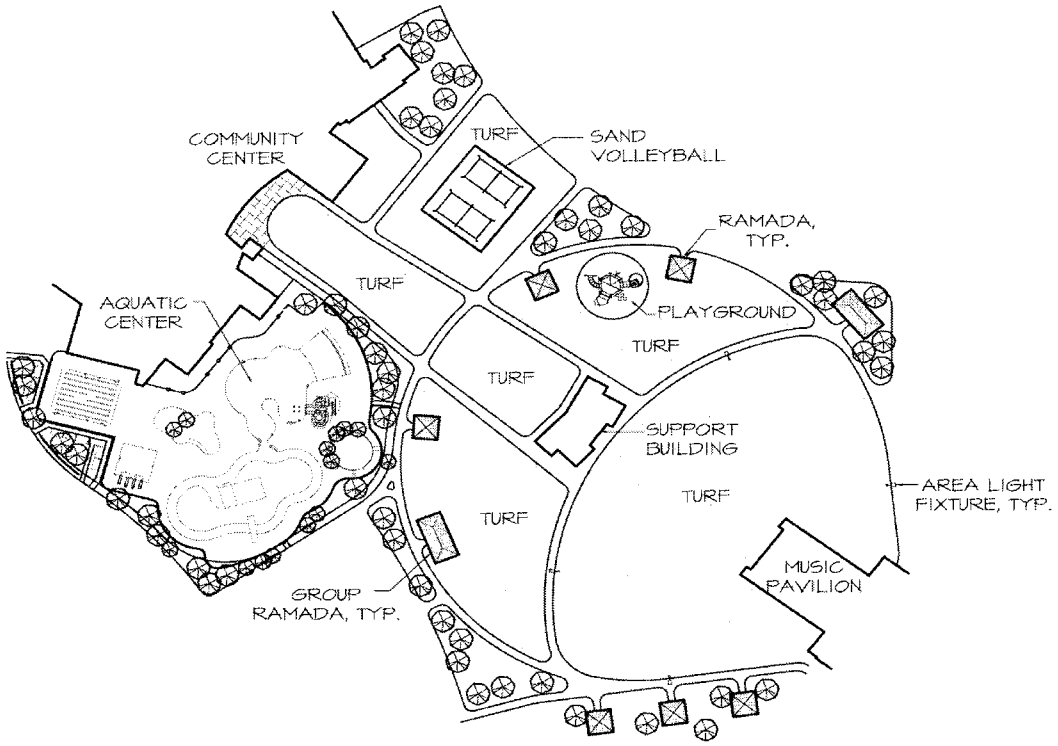
Quantity	One (1) Skate Park
Size	Approximately 30,000 Square Feet
General Description	Skate park with facilities for skateboards, in-line skates, and bicycles. Ramps, rails, and other park features to be permanent and constructed of concrete, steel, and/or similar durable materials. Space to also be provided for portable ramps, rails, and other features. Skate park to be enclosed by a (+/-) 6' high chain-link or decorative metal fence with locakable gates. Skate park to have lights for night-time use.
Materials	Ramps to be constructed of reinforced concrete (gunite). Deck areas to be constructed of concrete. Other materials to be as appropriate for various skate park features.
Equipment	Permanently installed features with option for portable ramps.
Public Access	ADA pedestrian access will be provided to skate park and designagted spectator areas.
Maintenance Access	Access for gator type maintenance vehicle will be provided to skate park deck areas for maintenance and trash pick-up. Access for portable man-lift provided to light fixtures for lamp replacement.
Emergency Access	Access for emergency (ambulance type) vehicle to be provided to a location in reasonably close proximity to the skate park enty.
Utility Requirements	Electrical service for area lighting. Water (hose-bibs or quick coupling valves) to be provided for area wash-down.
Other	Benches with shade to be provided in the vicinity of the Skate Park. Drainking fountains to be provided within reasonable walking distance of Skate Park.

BMX Track



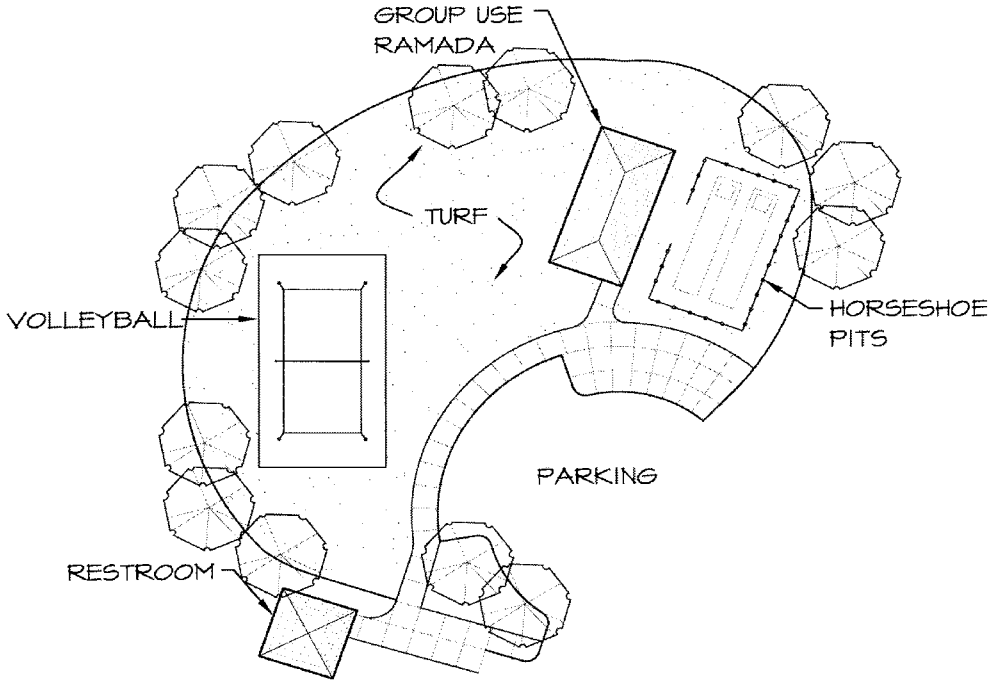
Quantity	One (1) BMX facility.
Size	Approximately 90,000 S.F. (+/- 300' x 300')
General Description	BMX track to consist of a fenced or walled area with elevated starting line, concrete starting ramp, starter's platform, and track consisting of a series of a (+/-) 20' wide natural soil surfaced jumps. Perimeter fence to be (+/-) 5' high chain link fence (and/or masonry walls) with lockable gates for user and maintenance vehicle access. Fee collection kiosk (with lighting control panels) will also be provided.
Materials	Starter's platform / fee collection kiosk to be constructed of appropriate durable materials. Fencing to be chain-link and/or decorative metal. Walls to be masonry.
Equipment	Miscellaneous portable equipment for competitions.
Public Access	ADA pedestrian access provided to BMX facility entry and designated spectator areas.
Maintenance Access	Access for gator-type maintenance vehicle and small earth-moving equipment to be provided to all portions of the track for track repair and general area maintenance.
Emergency Access	Access for emergency (ambulance type) vehicle to be provided to a location in reasonably close proximity to the BMX facility entry.
Utility Requirements	Electrical service for area lighting. Reclaimed water for dust control and track maintenance.
Other	N/A

Festival Area



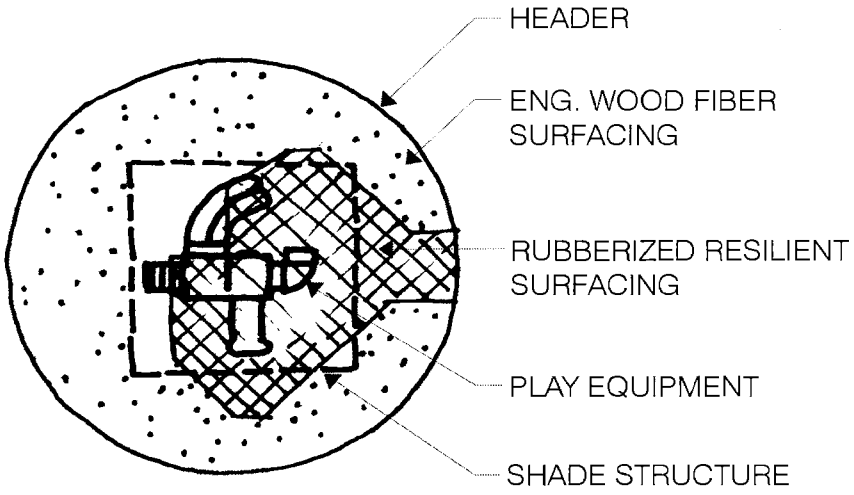
Quantity	One (1) multi-purpose Festival Area.
Size	Approximately 8 acres.
General Description	The Festival Area will consist of a series of multi-use spaces that can be used individually, or in aggregate, for various events such as art shows, craft fairs, and similar activities. Multi-purpose turf areas will be included in the Festival Area for special event and general park use. Paved walkways will also be provided to provide accessible routes to and through the area. Electrical pedestals will allow for power distribution to booths. Area lighting will be provided for night-time use.
Materials	See "General Description" above.
Equipment	Electrical pedestals will be provided at intervals to provide electrical power to temporary exhibit and food service booths.
Public Access	ADA pedestrian access will be provided throughout the Festival Area. Turf areas will be level to allow for handicapped access to individual booths.
Maintenance Access	Access will be provided for large turf grass mowing equipment and for gator type vehicles as required for trash removal and general clean-up.
Emergency Access	The principal walkways through the Festival Area will also serve as access routes for ad emergency (ambulance type) vehicle.
Utility Requirements	Electrical service will be provided for temporary power pedestals and for area lighting. Reclaimed water will be provided for turf grass and general landscape irrigation.
Other	Turf grass areas will be level and appropriate for the set-up of temporary test structures as may be provided by festival and special event sponsors.

Group-Use Area



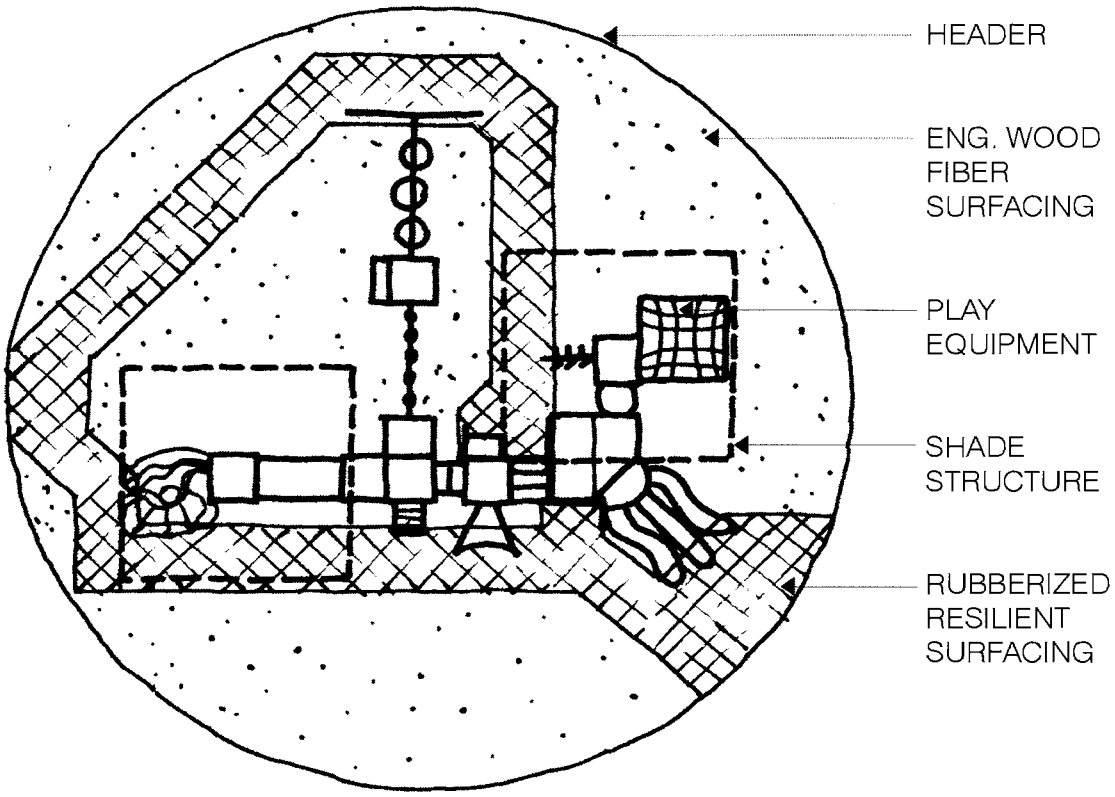
Quantity	One (1) designated Group-Use Area
Size	Approximately two (2) acres.
General Description	The Group-Use Area will consist of a designated park area that can be reserved by community organizations for private functions. It will have some physical separation from other park areas to avoid conflicts between users. A designated parking area will be provided for the Group-Use Area. The area will also include a group ramada, barbeque facilities, and a turf play area for recreational activities.
Materials	See "General Description" above.
Equipment	Picnic tables will be provided at the group-use ramada and barbecue grills will be provided in the vicinity of the ramada.
Public Access	ADA pedestrian access will be provided throughout the Group-Use Area. Turf areas will be level to allow for handicapped access.
Maintenance Access	Access will be provided for large turf grass mowing equipment and for gator type vehicles as required for trash removal and general clean-up.
Emergency Access	Access for emergency (ambulance-type) vehicle will be provided to a central location within the Group-Use Area.
Utility Requirements	Electrical service will be provided for ramada and general area lighting. Reclaimed water will be provided for turf grass and general landscape irrigation.
Other	N/A

Playgrounds for 2-5 Year Olds



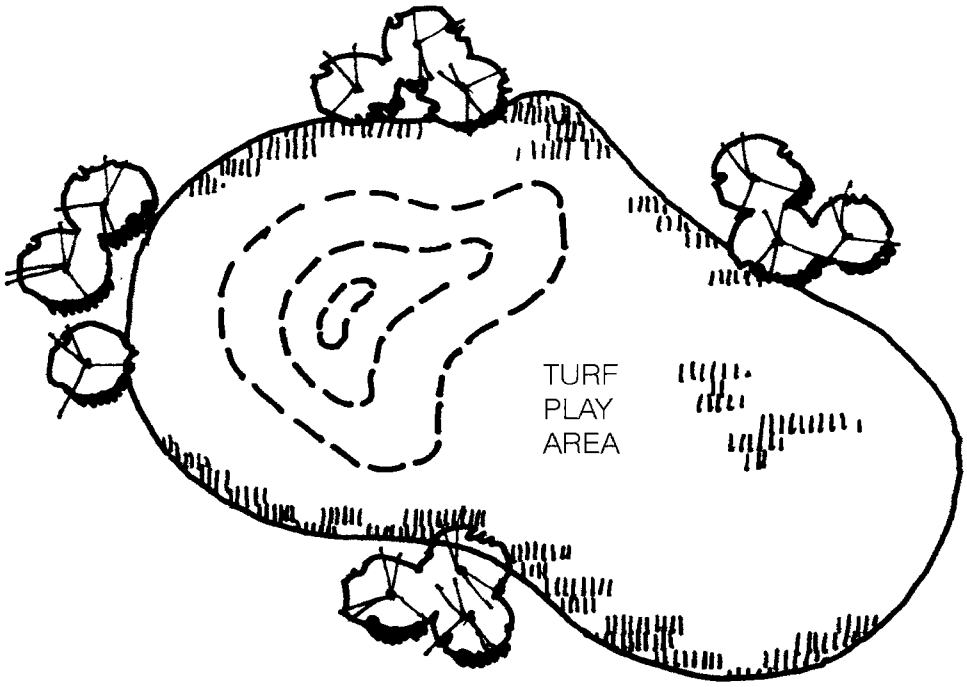
Quantity	Three (3) playgrounds.
Size	Approximately 1,000 S.F., each
General Description	This playground will be specifically designed for children 2 to 5 years old. It will include approximately 5 play stations. Rubberized resilient surfacing will be provide from an ADA accessible walkway to one or more transfer points associated with the play structure. Engineered wood fiber surfacing will be provided in other locations. An "umbrella" structure with shade cloth will be provided over the top of the play structure.
Materials	Materials will consist of powder-coated metal and heavy-duty plastic components.
Equipment	Play equipment will be provided as described above. A sign indicating recommended age of users will be included with play-equipment.
Public Access	ADA pedestrian access will be provided to the playground and to the transfer points associated with the play equipment.
Maintenance Access	Access for a small gator type vehicle will be provided to the perimeter of the playground.
Emergency Access	Access for an emergency (ambulance type) vehicle will be provided to a location in reasonably close proximity to the playground.
Utility Requirements	Potable water (for equipment wash-down) and electrical service for general area lighting will be provided to the playground.
Other	N/A

Playground for 5-12 Year Olds



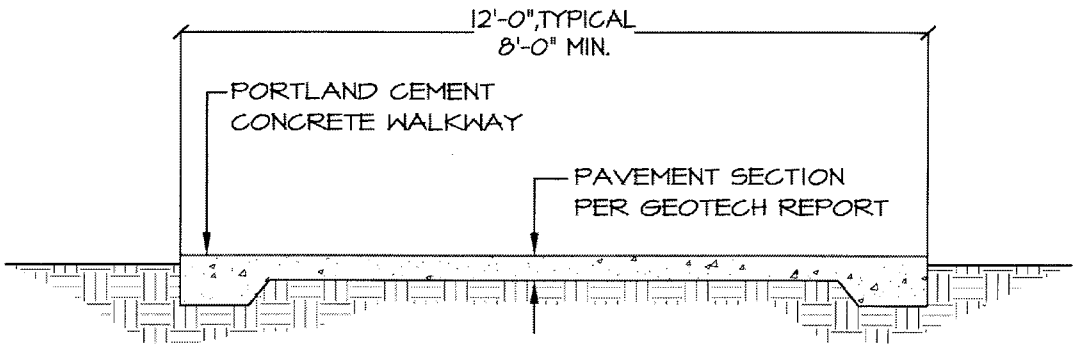
Quantity	One (1) large playground.
Size	Approximately 3,600 S.F.
General Description	This playground will be specifically designed for children 5 to 12 years old. It will include approximately 22 play stations. Rubberized resilient surfacing will be provide from an ADA accessible walkway to one or more transfer points associated with the play structure. Engineered wood fiber surfacing will be provided in other locations. An "umbrella" structure or structures with shade cloth will be provided over the top of the play structure.
Materials	Materials will consist of powder-coated metal and heavy-duty plastic components.
Equipment	Play equipment will be provided as described above. A sign indicating recommended age of users will be included with play-equipment.
Public Access	ADA pedestrian access will be provided to the playground and to the transfer points associated with the play equipment.
Maintenance Access	Access for a small gator type vehicle will be provided to the perimeter of the playground.
Emergency Access	Access for an emergency (ambulance type) vehicle will be provided to a location in reasonably close proximity to the playground.
Utility Requirements	Potable water (for equipment wash-down) and electrical service for general area lighting will be provided to the playground.
Other	N/A

Multi-Purpose Turf Grass Areas



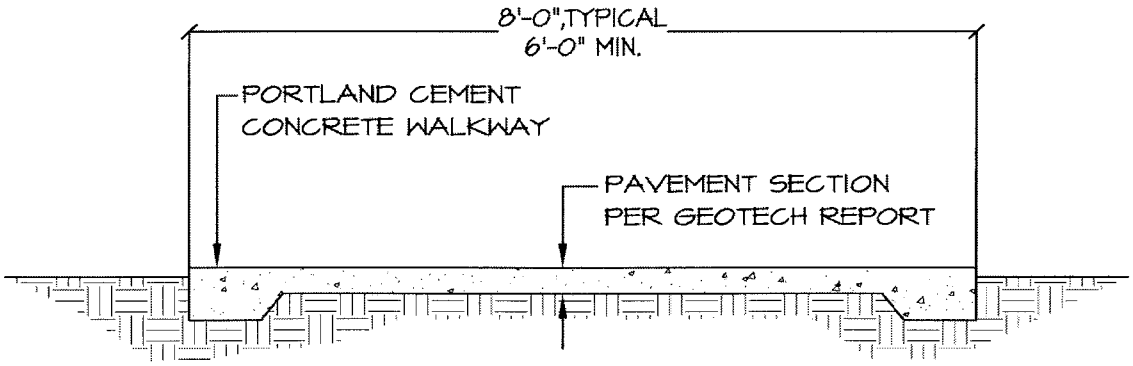
Quantity	Several at various locations within the park.
Size	Various, typically a few thousand square feet in area.
General Description	The multi-purpose turf grass play areas will be provided to create spaces for general recreational play. The areas will support activities such as frisbee, wiffleball, and unstructured play. Berms and small hills may be constructed within these areas.
Materials	Hybrid bermuda grass turf planted on prepared soil.
Equipment	N/A
Public Access	ADA pedestrian access will be provided to a location or locations at the perimeter of each multi-purpose play area. Large portions of the play area will be level allowing for handicapped access and use.
Maintenance Access	Access for a gator-type vehicle and for large mowing equipment will be provided to all areas of the multi-purpose play fields.
Emergency Access	Access for an emergency (ambulance type) vehicle will be provided to a location that is reasonably close to each of the multi-purpose play areas.
Utility Requirements	Reclaimed water (for irrigation) and electrical service (for general area lighting) will be extended to the multi-purpose play areas.
Other	N/A

Primary Pedestrian / Service Walkways



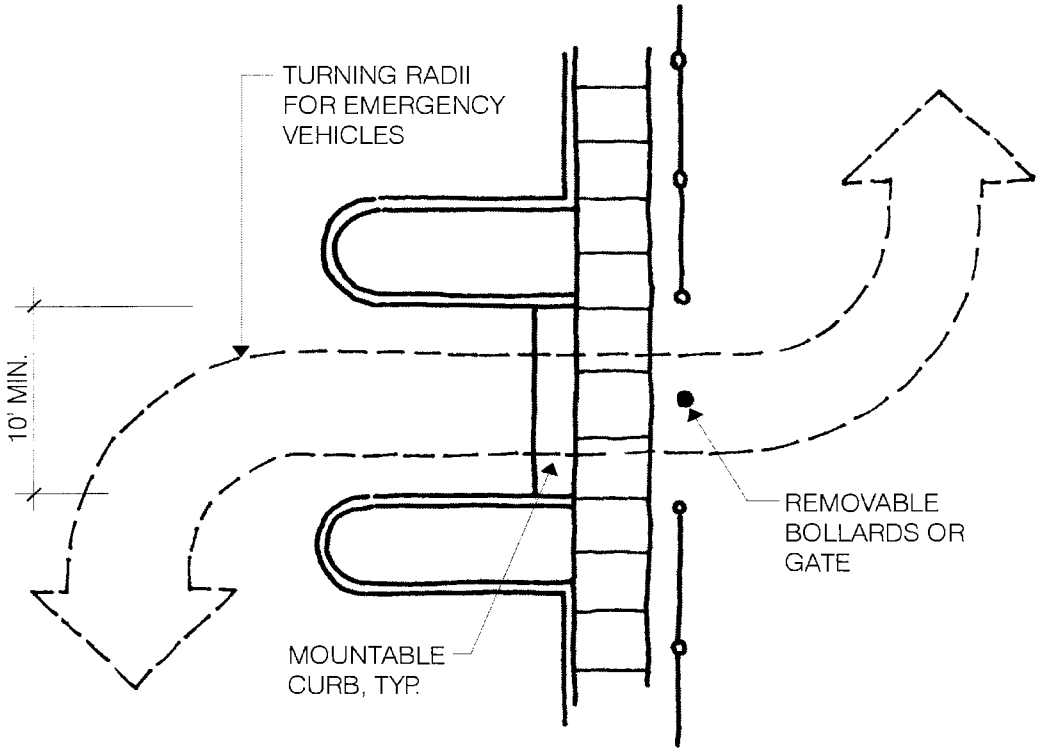
Quantity	To be determined.
Size	Varies. 12' pavement width typical. 8' pavement width minimum.
General Description	A system of paved walkways will be developed on the site that provides pedestrian access to each of the major public use facilities within the park. These primary walkways will be accessible and will be designed to accommodate a high volume of pedestrian traffic. They will also be designed to function as controlled access service drives that can be used by small maintenance vehicles without damage or degradation.
Materials	Portland cement concrete.
Equipment	N/A
Public Access	Primary walkways will be ADA accessible.
Maintenance Access	Primary walkways will be suitable for regular gator-type maintenance vehicle use and occasional (authorized) pick-up / delivery truck use.
Emergency Access	Primary walkways will be suitable for occasional, as-needed use by an ambulance type emergency vehicle.
Utility Requirements	N/A
Other	N/A

Secondary Pedestrian / Service Walkways



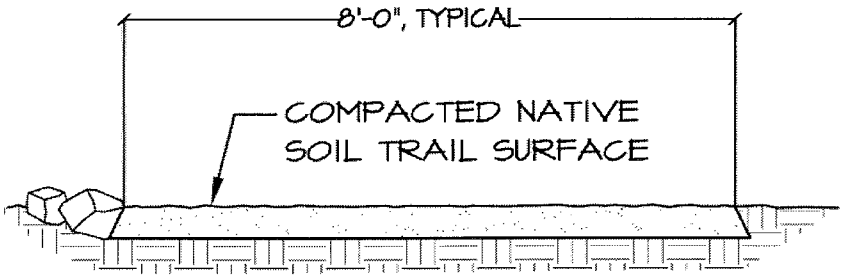
Quantity	To be determined.
Size	Varies. 8' pavement width typical. 6' pavement width minimum.
General Description	A system of paved walkways will be developed on the site that will connect the primary pedestrian corridors with individual facilities such as ramadas. These secondary walkways will be accessible and will be designed to accommodate a high volume of pedestrian traffic. They will also be designed to function as controlled access service drives that can be used by small maintenance vehicles without damage or degradation.
Materials	Portland cement concrete.
Equipment	N/A
Public Access	Primary walkways will be ADA accessible.
Maintenance Access	Primary walkways will be suitable for regular gator-type maintenance vehicle use and occasional (authorized) pick-up / delivery truck use.
Emergency Access	Primary walkways will be suitable for occasional, as-needed use by an ambulance type emergency vehicle.
Utility Requirements	N/A
Other	N/A

Emergency Access Lanes



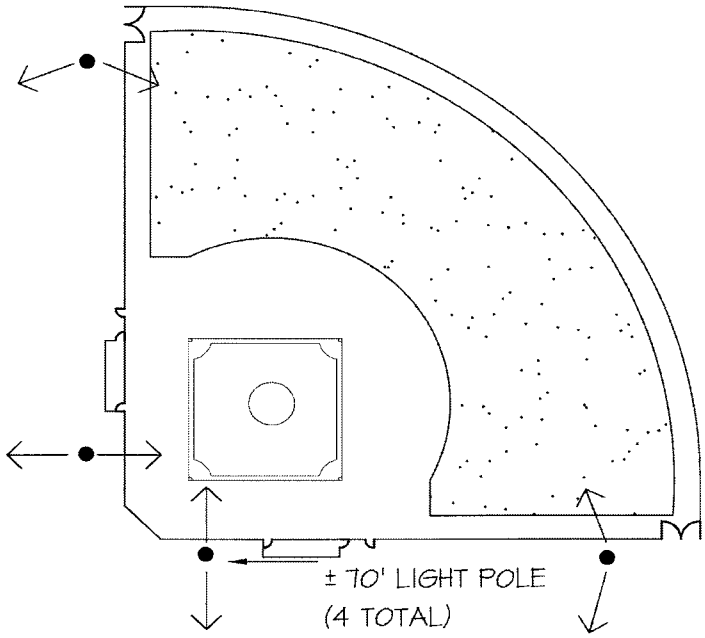
Quantity	To be determined.
Size	As required for emergency and/or police vehicle access.
General Description	To ensure the safety of park users, it will be necessary from time to time to have an ambulance or police car drive to locations on the site, such as playing fields, not normally open to vehicular traffic. To ensure this access is possible, emergency access lanes will be developed throughout the park site. These lanes will be closed to non-emergency vehicles with removable bollards and/or gates.
Materials	N/A
Equipment	N/A
Public Access	N/A
Maintenance Access	Emergency access lanes may also be used for small maintenance vehicle access to various portions of the site.
Emergency Access	See General Description, above.
Utility Requirements	N/A
Other	N/A

Perimeter Multi-Use Trails



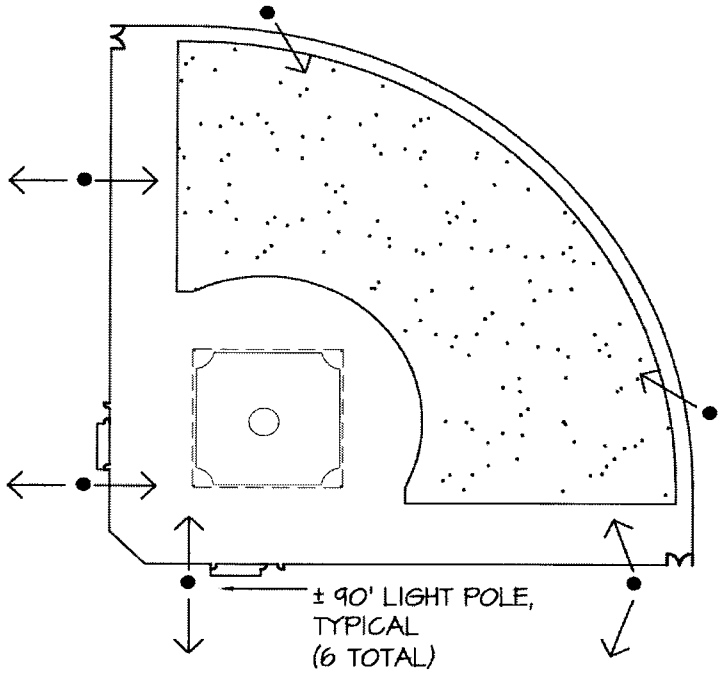
Quantity	To be determined.
Size	Varies, 8' width typical.
General Description	A system of multi-use trails will be developed at the perimeter of the site and through the preserved natural areas on the site. These trails will have natural soil surface and will be suitable for non-motorized activities such as walking and mountain bicycling. Benches will be provided at intervals along the trails in locations with shade and / or mountain views.
Materials	Trails will be constructed of native soil with minor improvements such as pipe culverts, as may be required for drainage.
Equipment	Benches will be provided at designated trailside locations.
Public Access	Public access will be from designated trailheads within the site and at perimeter streets.
Maintenance Access	Maintenance access for a small, gator type maintenance vehicle will be accommodated along the trail corridor.
Emergency Access	Access for emergency (ambulance type) vehicle will be provided to locations within reasonable proximity to trailheads and selected other location along the trail corridor.
Utility Requirements	None.
Other	N/A

Little League Baseball Field Lighting



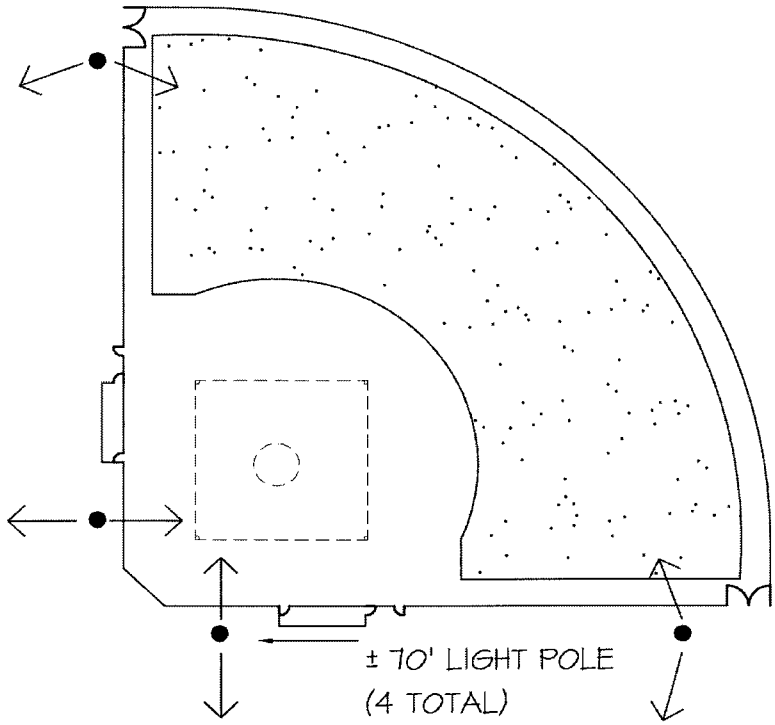
Quantity	Two (2) fields, approximately six (6) poles total. Two poles are shared between adjacent fields
Size	Pole height approximately 70'.
General Description	Lighting will be provided for both little league baseball fields. Light levels will be 50 FC min. in the infield and 30 FC min. in the outfield. Lights will be turned on and off using a control system that can be programmed and operated remotely by the Town of Oro Valley. On-site users will not be able to activate the lighting system.
Materials	Poles will be galvanized steel poles. Fixtures will be shielded fixtures. Lamps will be of the metal-halide type.
Equipment	N/A
Public Access	N/A
Maintenance Access	Access to fixtures for lamp replacement will be by lift-truck. Climbing "ladders" will not be provided on the poles.
Emergency Access	N/A
Utility Requirements	Electrical service with controls will be provided to each pole.
Other	N/A

Baseball Field Lighting



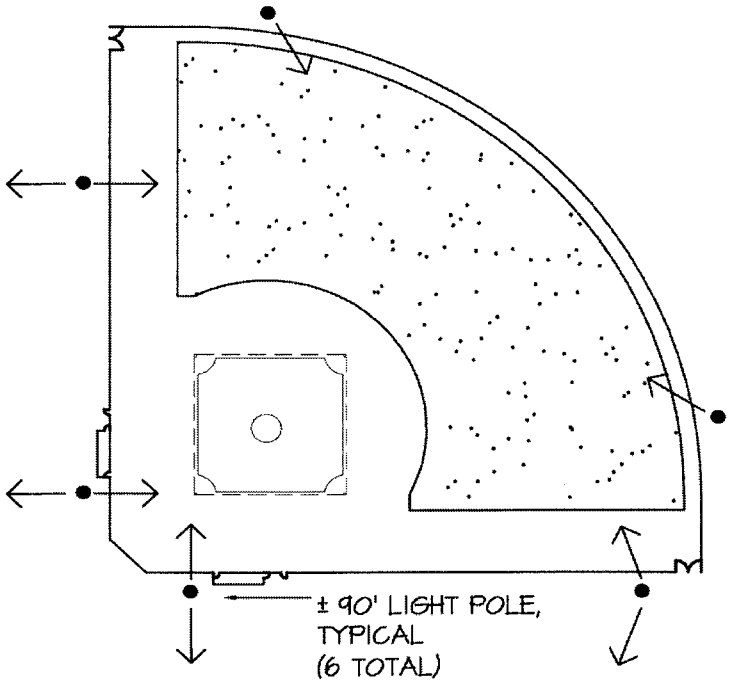
Quantity	Two (2) fields, approximately ten (10) poles total. Two poles are shared between adjacent fields where practical.
Size	Pole height up to 90'.
General Description	Lighting will be provided for baseball fields. Light levels will be 50 FC min. in the infield and 30 FC min. in the outfield. Lights will be turned on and off using a control system that can be programmed and operated remotely by the Town of Oro Valley. On-site users will not be able to activate the lighting system.
Materials	Poles will be galvanized steel poles. Fixtures will be shielded fixtures. Lamps will be of the metal-halide type.
Equipment	N/A
Public Access	N/A
Maintenance Access	Access to fixtures for lamp replacement will be by lift-truck. Climbing "ladders" will not be provided on the poles.
Emergency Access	N/A
Utility Requirements	Electrical service with controls will be provided to each pole.
Other	N/A

Fast-Pitch Softball Field Lighting



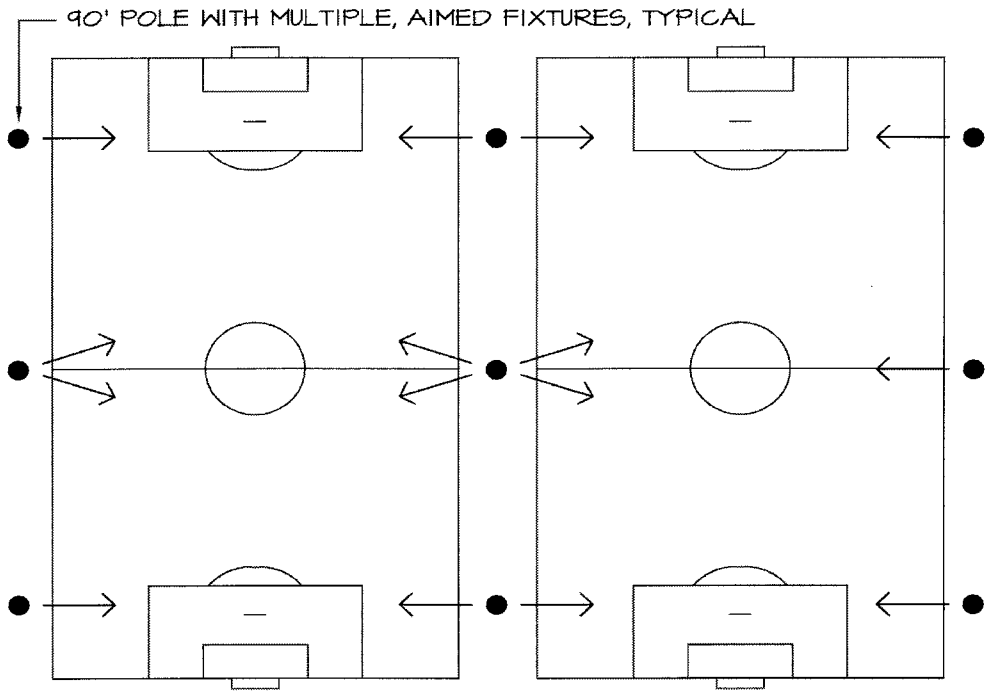
Quantity	Two (2) fields, approximately six (6) poles total. Two poles are shared between adjacent fields where practical.
Size	Pole height up to 90'.
General Description	Lighting will be provided for both adult slow-pitch softball fields. Light levels will be 50 FC min. in the infield and 30 FC min. in the outfield. Lights will be turned on and off using a control system that can be programmed and operated remotely by the Town of Oro Valley. On-site users will not be able to activate the lighting system.
Materials	Poles will be galvanized steel poles. Fixtures will be shielded fixtures. Lamps will be of the metal-halide type.
Equipment	N/A
Public Access	N/A
Maintenance Access	Access to fixtures for lamp replacement will be by lift-truck. Climbing "ladders" will not be provided on the poles.
Emergency Access	N/A
Utility Requirements	Electrical service with controls will be provided to each pole.
Other	N/A

Adult Slow-Pitch Softball Field Lighting



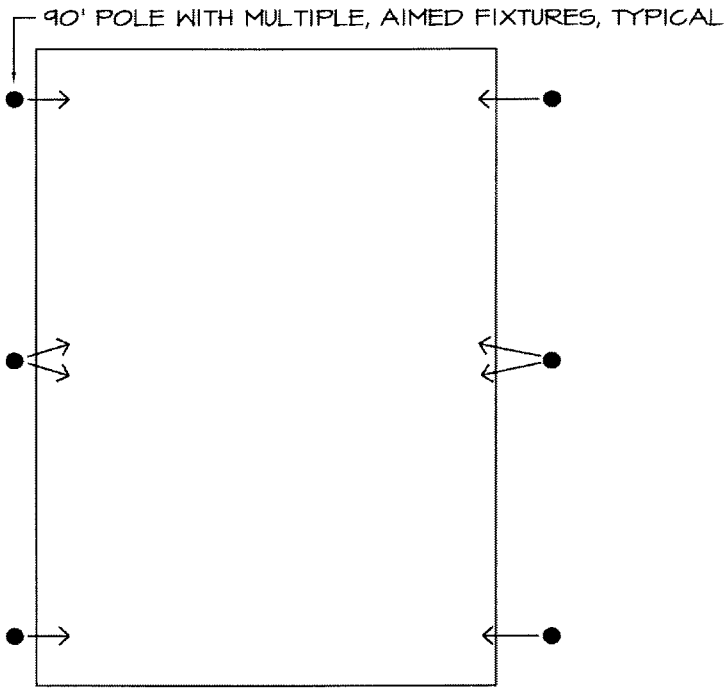
Quantity	Two (2) fields, approximately ten (10) poles total. Two poles are shared between adjacent fields where practical.
Size	Pole height up to 90'.
General Description	Lighting will be provided for both adult slow-pitch softball fields. Light levels will be 50 FC min. in the infield and 30 FC min. in the outfield. Lights will be turned on and off using a control system that can be programmed and operated remotely by the Town of Oro Valley. On-site users will not be able to activate the lighting system.
Materials	Poles will be galvanized steel poles. Fixtures will be shielded fixtures. Lamps will be of the metal-halide type.
Equipment	N/A
Public Access	N/A
Maintenance Access	Access to fixtures for lamp replacement will be by lift-truck. Climbing "ladders" will not be provided on the poles.
Emergency Access	N/A
Utility Requirements	Electrical service with controls will be provided to each pole.
Other	N/A

Soccer Field Lighting



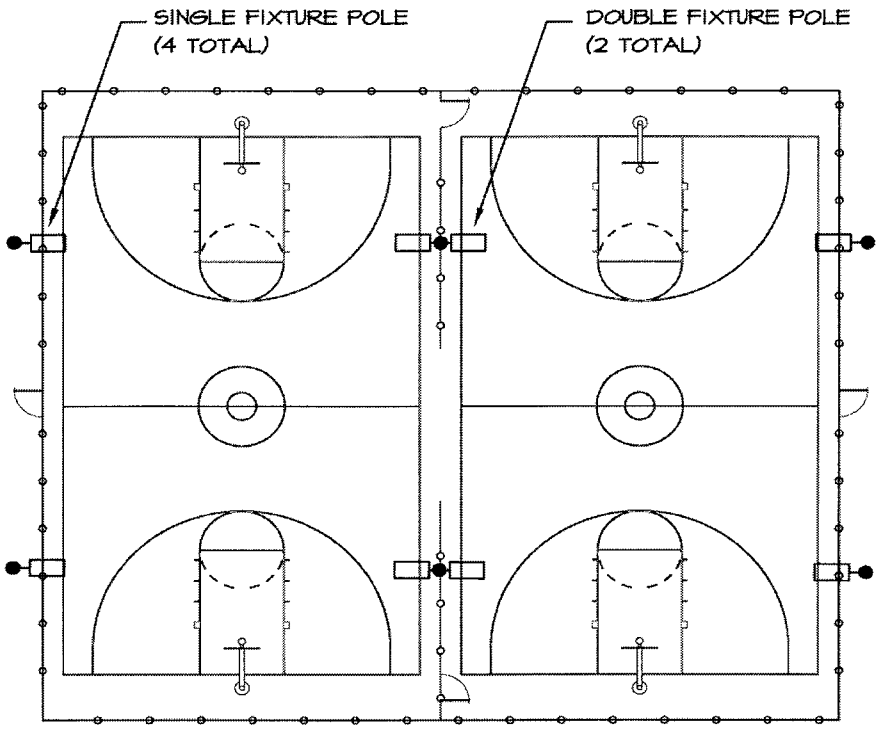
Quantity	Three (3) soccer fields. Approximately nine (9) light poles totals.
Size	Pole height approximately 90'.
General Description	Lighting will be provided for all soccer fields. Light levels will be 30 FC min. Lights will be turned on and off using a control system that can be programmed and operated remotely by the Town of Oro Valley. One-site users will be able to activate the lighting system.
Materials	Poles will be galvanized steel poles. Fixtures will be shielded fixtures. Lamps will be of the metal-halide type.
Equipment	N/A
Public Access	N/A
Maintenance Access	Access to fixtures for lamp replacement will be by lift truck. Climbing "ladders" will not be provided on the poles.
Emergency Access	N/A
Utility Requirements	Electrical service with controls will be provided to each pole.
Other	N/A

Multi-Purpose Field Lighting



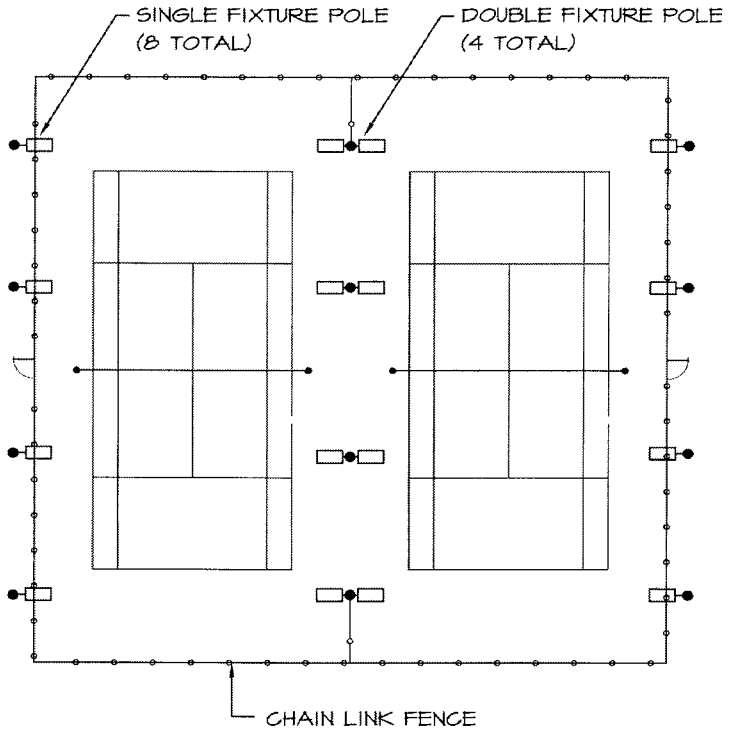
Quantity	One (1) multi-purpose field. Six (6) light poles totals.
Size	Pole height approximately 90'.
General Description	Lighting will be provided for the multi-purpose field. Light levels will be 30 FC min. Lights will be turned on and off using a control system that can be programmed and operated remotely by the Town of Oro Valley. One-site users will be able to activate the lighting system.
Materials	Poles will be galvanized steel poles. Fixtures will be shielded fixtures. Lamps will be of the metal-halide type.
Equipment	N/A
Public Access	N/A
Maintenance Access	Access to fixtures for lamp replacement will be by lift truck. Climbing "ladders" will not be provided on the poles.
Emergency Access	N/A
Utility Requirements	Electrical service with controls will be provided to each pole.
Other	N/A

Basketball Court Lighting



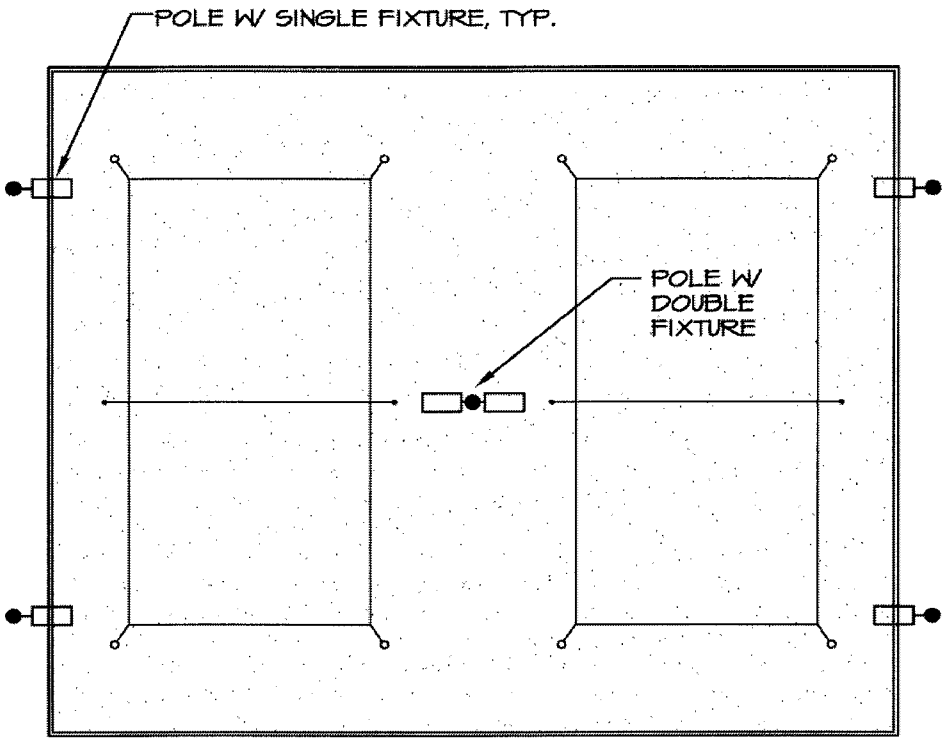
Quantity	Eight (8) basketball courts. Approximately twenty-four (24) light poles total. (Assumes shared pole where courts are adjacent).
Size	Pole height will be approximately 30'.
General Description	Lighting will be provided to the basketball courts. Light level on the court will be approximately 30 FC min. Lights will available for user activation from dusk to the designated park closing time. During this period, users will be able to activate the lights with a push-button at the courts. When activated, the lights will remain on for a period of one-hour and then will shut-off, if not reactivated by users. Controls will prevent lights from being activated during the day or after the park closing time.
Materials	Poles will be painted or powder-coated steel poles. Fixtures will be full-cut-off type fixtures. Lamps will be of the metal-halide type.
Equipment	N/A
Public Access	N/A
Maintenance Access	Access to fixtures for lamp replacement will be by portable lift.
Emergency Access	N/A
Utility Requirements	Electrical service with controls will be provided to the basketball court lighting.
Other	N/A

Tennis Court Lighting



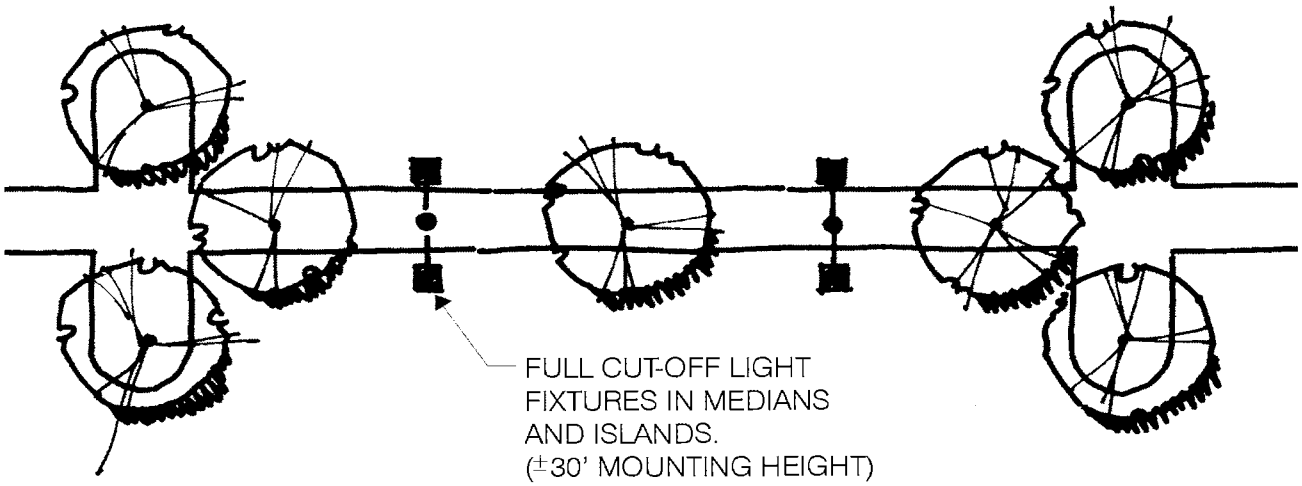
Quantity	Twelve (12) tennis courts. Approximately seventy-two (72) light poles total. (Assumes shared poles where courts are adjacent).
Size	Pole height will be approximately 30'.
General Description	Lighting will be provided to the tennis courts. Light level on the court will be approximately 30 FC min. Lights will available for user activation from dusk to the designated park closing time. During this period, users will be able to activate the lights with a push-button at the courts. When activated, the lights will remain on for a period of one-hour and then will shut-off, if not reactivated by users. Controls will prevent lights from being activated during the day or after the park closing time.
Materials	Poles will be painted or powder-coated steel poles. Fixtures will be full-cut-off type fixtures. Lamps will be of the metal-halide type.
Equipment	N/A
Public Access	N/A
Maintenance Access	Access to fixtures for lamp replacement will be by portable lift.
Emergency Access	N/A
Utility Requirements	Electrical service with controls will be provided to the tennis court lighting.
Other	N/A

Sand Volleyball Court Lighting



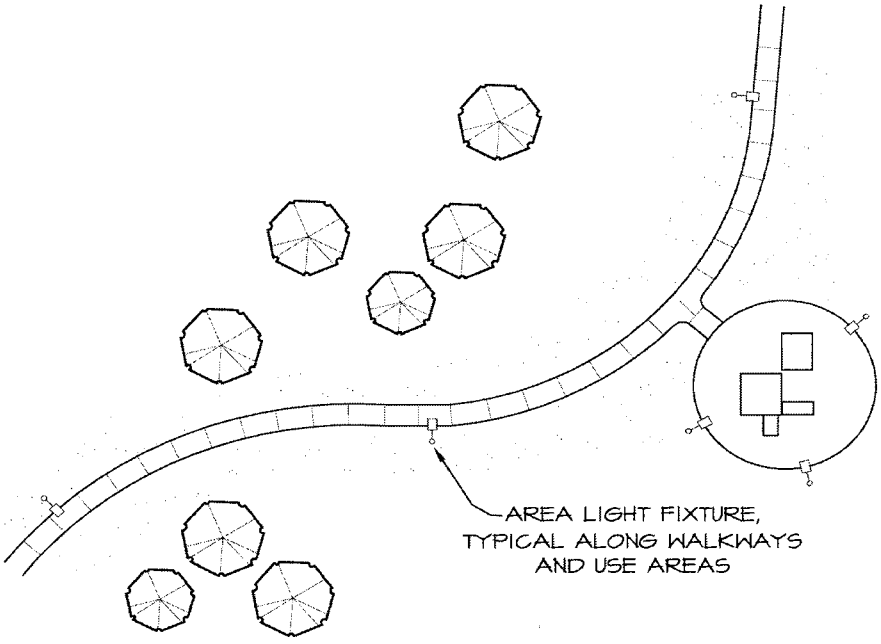
Quantity	Two (2) volleyball courts. Four (4) light poles total.
Size	Pole height will be approximately 30'.
General Description	Lighting will be provided to the volleyball courts. Light level on the court will be approximately 30 FC min. Lights will available for user activation from dusk to the designated park closing time. During this period, users will be able to activate the lights with a push-button at the courts. When activated, the lights will remain on for a period of one-hour and then will shut-off, if not reactivated by users. Controls will prevent lights from being activated during the day or after the park closing time.
Materials	Poles will be painted or powder-coated steel poles. Fixtures will be full-cut-off type fixtures. Lamps will be of the metal-halide type.
Equipment	N/A
Public Access	N/A
Maintenance Access	Access to fixtures for lamp replacement will be by portable lift or lift truck.
Emergency Access	N/A
Utility Requirements	Electrical service with controls will be provided to the volleyball court lighting.
Other	N/A

Parking Lot Lighting



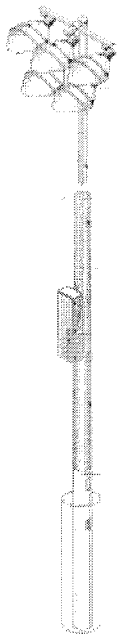
Quantity	All parking lots available at night for public use will be have parking lot lighting.
Size	N/A
General Description	Lighting will be provided in all parking lots, exclusive of the parking lot associated with the equestrian staging area. Light levels within the parking lots will be applicable standards / guidelines. The parking lot lights will be photocell activated and will turn on at dusk. They will be turned-off by time shortly after the designated park closing time. Some of the parking lots lights may remain on all night for site security.
Materials	Poles will be painted or powder-coated steel poles. Fixtures will be full-cut-off fixtures. Lamps will be of the metal halide or high-pressure sodium type.
Equipment	N/A
Public Access	N/A
Maintenance Access	Access to fixtures for lamp replacement will be by portable lift of lift truck.
Emergency Access	N/A
Utility Requirements	Electrical service with controls will be provided to the parking lot lighting.
Other	N/A

General Site Lighting



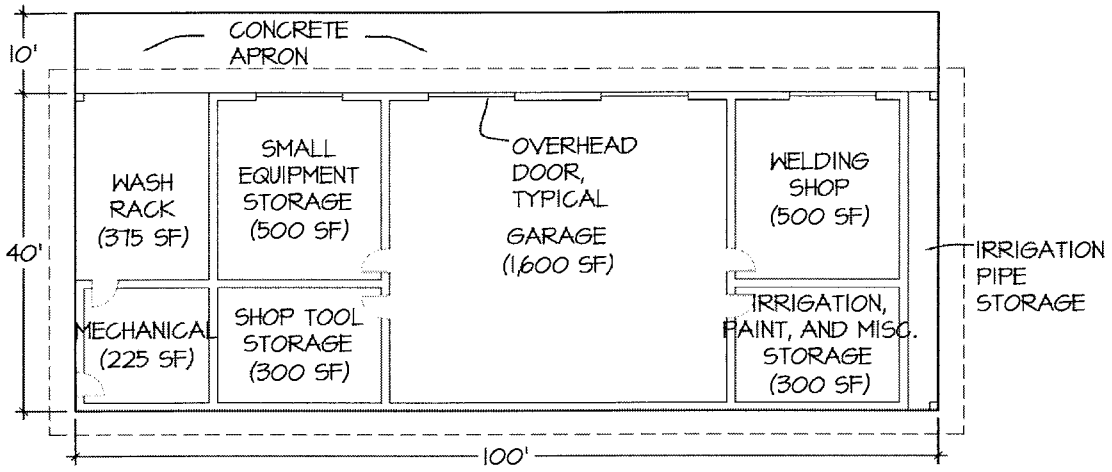
Quantity	Public use areas within the park will receive lighting to accommodated evening use of the park facilities.
Size	N/A
General Description	Lighting will be provided in at park facilities such as the playground and along walkways and paths internal to the park. Light levels within designated use areas will be per applicable standards / guidelines. The general site lighting will be photocell activated and will turn on at dusk. They will be turned off by a time clock shortly after the designated park closing time. Some of the parking lots lights may remain on all night for site security.
Materials	Poles will be painted or powder-coated steel poles. Fixtures will be full-cut-off fixtures. Lamps will be of the metal halide or high-pressure sodium type.
Equipment	N/A
Public Access	N/A
Maintenance Access	Access to fixtures for lamp replacement will be by portable lift of lift truck.
Emergency Access	N/A
Utility Requirements	Electrical service with controls will be provided to the general site lighting.
Other	N/A

Field Lighting Control System



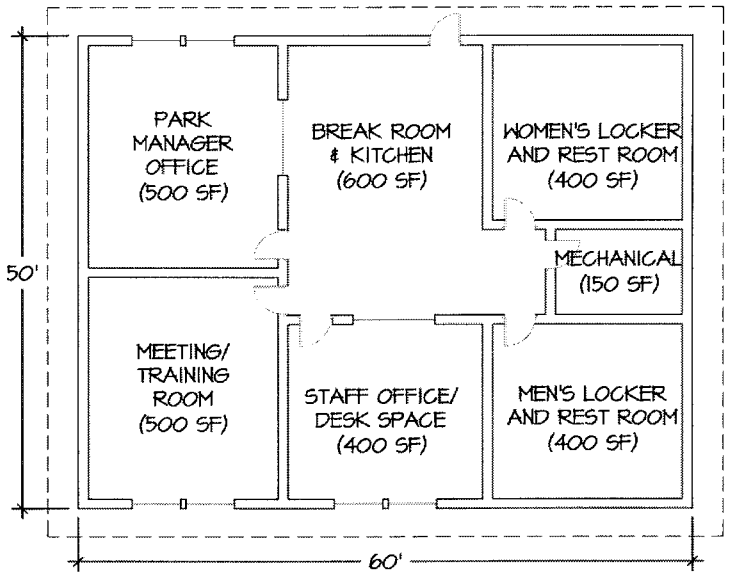
Quantity	One (1) central control system for baseball, softball, and soccer field lighting.
Size	N/A
General Description	A sports field lighting control system will be installed as part of the project. This system will allow the Town of Oro Valley to program the operation of the field lights based on authorized reservations for field use. The programming will be done at a remote workstation located in the Parks Department offices. With this system, individuals with a key to the field lights switch, will not be able to activate the system by simply turning on the field lights.
Materials	N/A
Equipment	The control system will require on-site control panel(s), a remote workstation with appropriate software, and telephone or other communication system.
Public Access	N/A
Maintenance Access	The control panel will be installed in the storage room associated with one of the restrooms. Access to the control panel will be via the service door to the restroom building.
Emergency Access	N/A
Utility Requirements	Electrical and telephone service will be provided to the on-site lighting control panels.
Other	N/A

Maintenance Garage



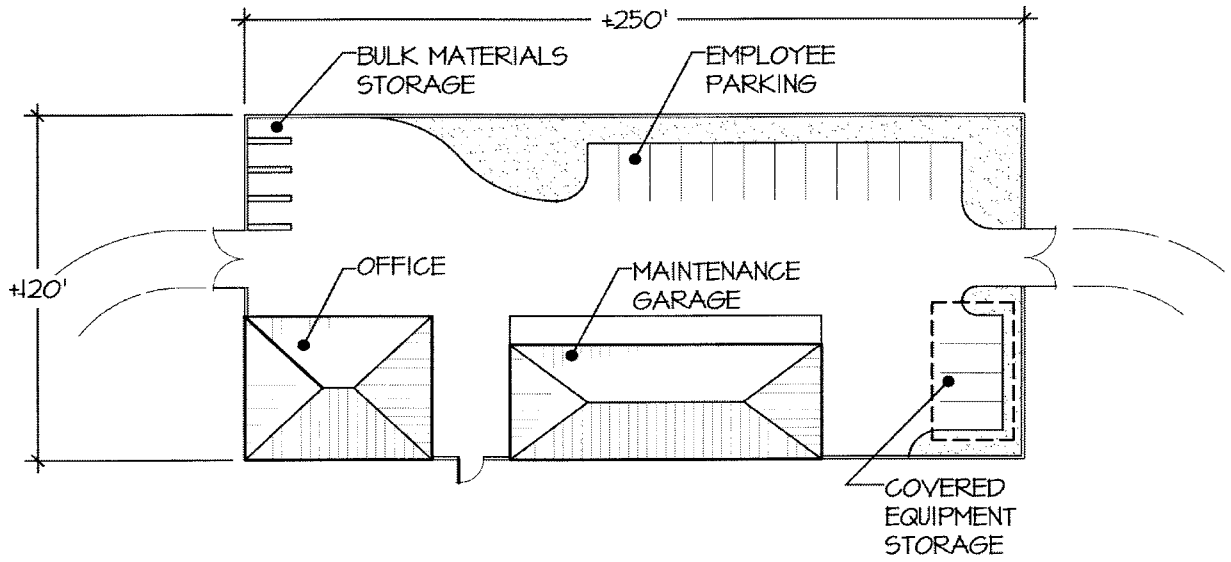
Quantity	One (1) Maintenance Garage
Size	Approximately 4,000 S.F.
General Description	The maintenance garage will consists of a two-bay garage with overhead doors. Accessible from these garage bays will be lockable rooms for the storage of small equipment, hand tools, and irrigation replacement parts. A welding shop with overhead door access will also be provided. A vehicle and equipment wash rack, under the roof but external to the building will be provided along with associated mechanical equipment space. The building will have evaporative cooling.
Materials	The maintenance garage will have concrete floors with masonry or other appropriate exterior / interior walls. Doors will be heavy duty-metal doors. Roof structure and roofing material to be determined.
Equipment	Wash rack equipment to be provided with the building. Other tools and equipment to be Owner furnished.
Public Access	Not applicable.
Maintenance Access	Vehicular access will be provided to the overhead doors and wash rack. Access to other portions of the building exterior will be provided as required for maintenance.
Emergency Access	Access for emergency vehicles will be provided as required by code.
Utility Requirements	Potable water, sanitary sewer, and electrical services will be provided to the Maintenance Garage.
Other	N/A.

Maintenance Office



Quantity	One (1) Maintenance Office Building
Size	Approximately 3,000 S.F.
General Description	The maintenance office building will include; a park manager's office, a staff break room with small kitchen, a staff meeting / training room, a space with desks for employee use, and men's and women's locker / rest rooms. The building will be air conditioned.
Materials	The maintenance office building will have concrete floors with masonry or other appropriate exterior/ interior walls. Doors will be heavy-duty metal. Roof structure / roofing materials to be determined.
Equipment	Furniture and equipment to be in the project FF&E.
Public Access	Not Applicable.
Maintenance Access	Access to exterior portions of the building will be provided as required for maintenance.
Emergency Access	Access for emergency vehicles will be provided as required by code.
Utility Requirements	Potable water, sanitary sewer, electrical, and telephone / data services will be provided to the Maintenance Office.
Other	N/A.

Maintenance Compound



Quantity	One (1) Maintenance Compound
Size	Approximately 30,000 S.F.
General Description	The maintenance compound will be enclosed with a masonry screen wall with gates for maintenance and delivery vehicle access. The maintenance office and the maintenance garage will be part of the compound. Other facilities to be provided include: bulk storage bins for landscape / soil materials, a 4-bay covered parking area for equipment, and 12 employee parking spaces. Vehicular parking and circulation areas will be paved with portland cement concrete and/or asphaltic concrete. Exterior security lighting will also be provided.
Materials	See "General Description" above.
Equipment	N/A.
Public Access	N/A.
Maintenance Access	Access will be provided into and through the maintenance compound for large delivery vehicles.
Emergency Access	Access for emergency vehicles will be provided as required by code.
Utility Requirements	See Utility Requirements for Maintenance Office and Maintenance Garage.
Other	N/A.