

July 2015 Marana REAC Meeting
7/29/15

1. What is the status of the New Police Station?

- ◆ Is there a schedule for consultant and contractor selection?
- ◆ What is the anticipated construction completion date?
- ◆ What caused the Town to feel that they needed to hire a Construction Manager in addition to an Architect and Contractor for this particular project?

Town is a horizontal builder not a vertical builder and needs knowledge for a project such as this that is current, particularly as it relates to organization of the building and technology. The Construction Manager will serve as an extension of Town staff and will help develop scope for the Architect and Contractor selection. There is a need for analysis of operational efficiency and technology but need to have someone that can help keep project in budget.

The project is expected to be open in summer of 2018. Design will be done in 2016 with an anticipated 18 month construction schedule.

2. What Capital Improvement projects do you see coming up - roadways, buildings, parks, utilities?

*Tangerine Park – consultant selected, construction in 2016/2017, open in 2017
Camino Martin and Cracker Barrel Roads – Construction imminent
Continental Ranch 12A & 12B pavement preservation – major rehab
Marana Road realignment – 1000' shift at Interstate 10 to improve safety*

3. Can you give us any further updates on the Marana Center?

- ◆ The mall has advertised 90 stores but the list of stores that was recently released showed less than 20. Is there a bigger list or are these the only committed stores?
- ◆ Are they phasing the opening with only those "20" stores this fall with more stores to open next year?
- ◆ The most recent word was that it would open in October. Is there an actual date for the grand opening?

*23 permits out and 30 additional stores with approved design plans
Probably about 75 to 80 stores to open initially
Opening day – October 1st with about 60 stores*

4. Any you hearing of any new retail planned to serve the northern Marana area?

No new retail on the horizon at this time- some temporary office space

5. What is the status on the replacement of Fernando Prol?

The position has been advertised and the Town will replace the position.

6. Can you give us an update on the proposed Ina/Interstate 10 interchange expansion?

- ◆ Has the final alignment of Ina Road been resolved?
- ◆ What interim and long term access impacts are expected to existing businesses near the interchange?
- ◆ What is the time frame for construction start?

ADOT has revised the vertical alignment resulting in reduced impacts to adjacent businesses. Ina and Camino de Oeste will now be at grade. Ina is proposed to be out of service for approximately two years.

7. Are you currently working on any annexations?

Pioneer Landscape at I10 and Twin Peaks.

8. Can you give us an update on the construction of the sewer line extension?

- ◆ What is the status of the new water tank to be built on Tangerine Road east of Interstate 10? What are the specifics - size, use, cost, etc.?

The design is complete on the Tangerine to downtown section of the line and will bid in August/September. The Saguaro Bloom lift station and pipeline going north is at 90% and will bid in December.

The Tangerine Water tank is being built to serve three different developments on the east side of I-10 – including Tangerine Business Park, Marana Tech Campus. The water supply is complete. Will build a booster and reservoir to serve X and Y zones. Work should be completed in October/November. Eventually this will be extended to serve west of I-10.

9. When will the new Gladden Farms Splash Park be completed?

- ◆ Is there a grand opening celebration scheduled?

July 31 at 9am

10. The main Marana project is at the tail-end of the bond implementation plan [period 5 & 6 - years 9 through 12].

- ◆ Why is that, how will it affect Marana development of the Heritage Park?
- ◆ Can Marana proceed early and recoup bond funds if needed?

Projects include renovation of Ora Mae Harn pool and the Heritage Park. The park will include \$50 million from Town and \$16 million from the PC bonds. PC could likely move up their funding if the Town's funding is available sooner.