

COCHISE COUNTY EMERGENCY SERVICES/AMATEUR RADIO ACTIVITIES
COMPLEX DEVELOPMENT AND IMPROVEMENT PLAN

November 19, 2009

1. DESCRIPTION:

The Cochise County Emergency Services/Amateur Radio Activities complex consists of an 18 acre site with a variety of radio towers, antennas, operating stations, and support facilities capable of providing local, statewide, nationwide, and international emergency communications in time of emergency. The property is leased to the Cochise County Board of Supervisors under a BLM Communication Site Lease, and managed by the Cochise County Emergency Services Coordinator. Cochise County has a third-party agreement with the Cochise Amateur Radio Association (CARA) that allows CARA to operate on the facility as a tenant under the BLM's Communication Site Lease.

2. FACILITIES:

Current facilities include the following structures:

- a. Generator Building: Concrete block construction with metal roof used for electrical service entrance to the site, emergency generator storage, and other mechanical utility and maintenance use.
- b. Ramada: Steel beam and roof construction used for shaded parking and outdoor storage.
- c. Larson Hall: Wood frame construction with shingle roof used for general-purpose meeting hall.
- d. Latrines: Concrete block construction with metal roof connected to concrete septic tank and leach field.
- e. Pole Barn: Post and beam construction with metal roof used for storage
- f. Jeanne's Shed: Wood frame construction with shingle roof used for storage
- g. Morgan Manor: Single-wide mobile home used for library, storage, and small meeting rooms.
- h. Pete's Palace: Single-wide mobile home used for operating studios and a small laboratory/workbench facility.
- i. South Tower: 100' radio tower with 5-element 20-meter beam antenna
- j. Middle Tower: 140' radio tower with 3-element 40-meter beam antenna
- k. North Tower: 85' radio tower with 10-element 20/15/10 meter beam
- l. Test Tower. 40' tower on north side of property
- m. Test Tower: 35' on south side of property

3. LOCATION

The land embraced by the complex is within the S ½ SE ¼ NE ¼ of Section 15, Township 22 South, Range 21 East, Gila and Salt River Meridian, Arizona. The street address is 2756 Moson Road, Sierra Vista, Arizona, 85650.

4. PLAN AND TIMETABLE FOR FURTHER DEVELOPMENT

Continuous modification, additions, and replacements of buildings, facilities, towers, and antennas shall occur throughout the period of the lease as new equipment becomes available and technology changes. All existing and future buildings and structures shall conform to the latest edition of the “Uniform Building Code”, National Electric Code, ANSI/TIA/EIA-222 Structural Standards for Steel Antenna Towers and Antenna Supporting Structures, OSHA and local laws and regulations. The following proposed timetable for development shall be updated every five years to address changing needs and conditions:

First Year Development Plan (See Note One):

- Replace Shingle Roof on Larson Hall
- Re-Paint Larson Hall Exterior
- Replace Exterior Doors on Latrines, Morgan Manor, and Pete’s Palace

Second Year Development Plan (See Note One):

- Procure Additional Radio and Test Equipment

Third Year Development Plan (See Note One):

- Re-grade and Pave Parking Lot
- Procure Additional Radio and Test Equipment

Fourth Year Development Plan (See Note One):

- Replace Pete’s Palace with New Facility
- Procure Additional Radio and Test Equipment

Fifth Year Development Plan (See Note One):

- Replace Morgan Manor with New Facility
- Procure Additional Radio and Test Equipment

Note 1: Modular buildings, classroom and meeting room fixtures, radio equipment, antennas and support structures, test equipment, technical library materials, road/parking lot maintenance and labor and equipment required for maintenance and upgrade of facilities will be donated by various individuals, corporations, and amateur radio operators or paid for with club funds.

All other development costs, engineering and installation of antennas, radios, and other equipment will be done by qualified RACES or CARA personnel, at no cost to Cochise County.

Any changes or additions to this plan will be submitted to the Cochise County Emergency Services Director and the BLM for approval prior to action.