

**Department:**

**Date: May 21, 2015**

**Future Pima County Bond Election Proposed Project**

**Project Name:** Arizona-Sonora Desert Museum - Exhibits and Facility Expansion

**Location:** Arizona-Sonora Desert Museum 2021 N. Kinney Rd., Tucson, AZ 85743

**Scope:** New Exhibits and Infrastructure Improvements, including:

- Exhibits
  - **COAST TO CANYONS: JOURNEY OF THE JAGUAR** (working title) – The project is comprised of multiple distinct pieces, each one of which is an attraction in and of itself. Covering an area of ~1.5 acres, the experience will include dozens of species of plant and animal life, each playing a significant role in telling the story of the southern portion of mainland Sonoran Desert. The story weaves its way from the coast of the Sea of Cortez to the Sierra Madre Occidental through multiple life zones. Each zone has a flagship species (including jaguar, American crocodile, and Mexican wolf) and a unique landscape that will be interpreted. Water and its importance to the desert will be incorporated into the story as we follow it from the top of the mountains to the Sea of Cortez. In addition to amazing plant and animal life, interpretive experiences, children’s play spaces, and new climate-controlled zones, we will incorporate a variety of revenue generating experiences and facilities, which will help sustain the operations of this habitat-immersion complex.
  
- Infrastructure
  - **WATER DELIVERY INFRASTRUCTURE** – Rehabilitation of potable and fire-suppression water delivery systems to include but not limited to well upgrades, new storage and waterline replacement. Intent is to increase on-site water storage and delivery for public consumption and fire suppression systems, hereby reducing the risk of third party water delivery to meet demand or emergencies.

**Benefits:**

With an international reputation as a pioneer in regional natural history interpretation, the Desert Museum draws visitors from around the world (reviews by TripAdvisor continually rank it as a “*Top Ten*” museum). The aforementioned projects will allow the Museum to develop new cutting edge exhibits and experiences that will help maintain the Museum’s stellar reputation and increase its power to draw new audiences and attract more visitors to Tucson and Pima County. In addition, they will lead to:

- Broader range of immersive experiences for Museum visitors
- Improved and more interactive exhibits
- Extended visitor stay & motivate visitors to become members (especially those who live in Pima County)
- Deeper visitor understanding of the Sonoran Desert Region
- Opportunities for increased revenue
- Increased indoor space, which is advantageous during inclement weather
- Ensuring potable water is available for Museum guests, live animals and plant collections
- Fire suppression is available on-site to mitigate fire emergencies.

**Total Cost Estimate: \$11,350,000**

- Coast to Canyons: Journey of the Jaguar - \$8,750,000
- Water Delivery Infrastructure - \$600,000

**Bond Funding: \$9,350,000**

**Other Funding: \$2,000,000**

ASDM already has a pledge of \$2,000,000 (toward exhibit construction & sustaining support) for the jaguar portion of the exhibit. The Museum will seek other contributions to help sustain the entire exhibit project complex, and will be responsible for all operations and maintenance costs, which are estimated to be over \$7 million during the life of this exhibit complex.

**Total Cost Estimate by Major Task (Coast to Canyons):**

1. Coast to Canyons: Journey of the Jaguar
  - Soft cost breakdown:
    - a. Contracted Engineering Services, including: Site Survey, Soil Testing, Special Inspections, Building Permits, Insurance, Site Environmental Studies \$140,000
    - b. Architecture and Engineering to get the project ready to go out to bid to qualified general contractors. Includes: Architects, Landscape Architects, Interior Design; Structural, Mechanical, Plumbing, Electrical and Life Support \$900,000
    - c. Bid/negotiation Phase Services \$60,000
    - d. Construction Phase Services \$200,000
    - e. Hard costs of Project \$9,362,000

**Total Estimated Costs for Project (Includes sustaining support mentioned above) \$10,662,000**

2. Water Infrastructure – Design and build a reliable water delivery system that provides potable water for the animals, plants, and visitors attending ASDM and provides water for fire suppression. Wells and water infrastructure systems will be owned and maintained by Pima County since all operations and maintenance must be performed by an Arizona certified well operator. ASDM will be responsible for any additional electrical costs to operate.

Design (Hydrology and Engineering):	\$100,000
Construction:	\$325,000
<u>Well Upgrades, Storage and Booster Equipment:</u>	<u>\$175,000</u>
<b>Total Estimated Cost:</b>	<b>\$600,000</b>

**Fiscal Year Project Start and Finish Date:** Projected completion 2020 and 2017 respectfully.

Sequence/priority is planned as follows:

1. Coast to Canyons: Journey of the Jaguar
2. Water Infrastructure – Note: Project would be scheduled by, or in coordination/conjunction with Pima County, but process would begin soon after Bond approval and may overlap with planning/construction of the other project.

**Project Schedule by Major Task:**

- o Coast to Canyons: Journey of the Jaguar
  - o Contracted Engineering Services, including: Site Survey, Soil Testing, Special Inspections, Building Permits, Insurance, Site Environmental Studies **1 month**
  - o Architecture and Engineering to get the project ready to go out to bid to qualified general contractors. Includes: Architects, Landscape Architects, Interior Design; Structural, Mechanical, Plumbing, Electrical and Life Support **9 months**
  - o Bid/negotiation Phase **2 months**
  - o Construction Phase **12-18 months**
  - o **Total Duration of Project** **2 - 2½ years**
  
- o Water Infrastructure
  - o Engineering Research **3 months**

- Bid Process **2 months**
- Construction **5 months**
- **Total Duration of Project** **10 months**

**Project Management Jurisdiction:** The Arizona-Sonora Desert Museum. ASDM plans to develop, manage, and bid Coast to Canyons: Journey of the as the Museum did with the Warden Oasis Theater (outside of County procurement system). The water infrastructure project will be done in conjunction with Pima County.

**Operating Jurisdiction:** Arizona-Sonora Desert Museum (ASDM)

**Future Operating and Maintenance Costs:**

Coast to Canyons: ASDM will be responsible for O&M costs for Coast to Canyons exhibit project. These include staffing and deferred maintenance costs estimated at over \$7 million.

**Water Infrastructure:** Water is provided to the Desert Museum as part of our Operating Agreement with Pima County from an off-site well that needs upgrades. The storage systems are inadequate for increased visitor traffic and fire suppression. Upgrading the current water delivery system, the County would continue to provide O&M support for water delivery. However, upgrades may increase electrical costs in order to provide adequate on-demand water delivery through increase water storage. Estimated costs should not exceed \$10,000 annually.

**Regional Benefits:**

These projects are examples of the Museum’s continuing effort to display and interpret the unique aspects of our region and engage the visiting public about the biodiversity and iconic plants and animals of this area. The comprehensiveness and hands-on aspects of these proposed projects should encourage visitors to Tucson and Pima County to not only spend more time at the Desert Museum, but also lengthen their stay while in Tucson. It is our belief that by offering these greatly enriched experiences to those who choose to travel to southern Arizona, we will positively impact economic development through tourism, as well as create a better educated citizenry and stewards of this great region.

**Supervisor District of Project Location:** District 3 – Sharon Bronson