

Requestor: The Sahuarita Food Bank
Date: November 17, 2014

2014 Bond Election Proposed Project
Updated: November 2014; Version 2

Project Name: Sahuarita Food Bank and Multi-Agency Community Service Facility

Location: Sahuarita, Arizona

Scope: Approximately 6,000 square foot climate-controlled facility with multiple offices, warehouse, outdoor pad for cooler and freezer/dry storage units, and parking to house the Sahuarita Food Bank (approximately 4,000 sq. ft.) plus other local and governmental and community social service and educational organizations (approximately 2,000 sq. ft.). The Good Shepherd UCC will provide the land for the facility, which will be adjacent to, but separate from the sanctuary and other facilities.

The Sahuarita Food Bank acknowledges that if the County bond funding passes, Pima County would place a lien on the facility for a period of 20 years to ensure the long-term use and public benefit of the facility.

The needs assessment mentioned in a previous draft has been completed. Discussions are in process with Poster, Frost and Mirto, the architectural firm, on site placement and their design concept, but the engineering scope of work has not been defined as of yet.

Benefits: The Sahuarita Food Bank, an agency of the Community Food Bank, is located at The Good Shepherd UCC at 17750 S. La Canada Dr. in Sahuarita. It serves an ever-increasing number of nutritionally-at-risk individuals and households in Sahuarita and southern Tucson, including South Nogales Highway south of Tucson airport and the food-insecure community of Summit.

After four years of service, food bank operations are rapidly outgrowing the space in the current facility. A building of 4,000 square feet would allow service growth to meet projected needs for emergency food. An additional 2,000 square feet would provide office and service space for other community agencies with which the Sahuarita Food Bank is establishing collaborative partnerships to address root causes of food insecurity.

Total Cost Estimate: \$1,459,000 for the building, plus \$120,000 for cooler and freezer/dry storage units to be installed in early 2015 at the present site. The Good Shepherd UCC will provide the land; no County bond funding or other funding would be used for land acquisition.

Per square foot cost (in 2018) would be \$220, *exclusive* of architecture and engineering fees (\$106,000), project management fee (\$3,000 per Gary Campbell), cost of pad for storage units (\$30,000) and parking lot cost (TBD, do not yet know number of spaces needed).

Bond Funding: \$300,000

Other Funding:

Related funding procured to date: \$120,000 for cooler and freezer/storage units to be used outside current facility until new facility construction is completed, and then moved to outdoor pad at the new facility. Sources include Pima County CDBG dollars and the Tohono O’odham Nation.

A brief preliminary presentation has been made to the South Pima Regional Council for First Things First. Food Bank Board members will consistently update the Council on programming and services intended for 0-5 year-old children at the Multi-Agency Service Center and apply at the time they suggest.

The SFB anticipates requesting at least \$100,000 from Freeport McMoRan in June of 2016. Additionally, if the bond election is successful, the SFB will approach the Town of Sahuarita for funding.

Pima County Community Development and Neighborhood Conservation is encouraging the SFB to seek CDBG dollars in the next several years for the Multi-Agency Service Center. They have encouraged ongoing conversation to explore amounts and timing.

Total Cost Estimate by Major Task:

1. Land acquisition: no cost
2. Planning and design: \$106,000
3. Project Management: \$3,000
4. Construction: \$1,350,000, including outdoor pad for existing cooler and freezer/dry storage, but not including additional parking.

Fiscal Year Project Start and Finish Date: Depending upon receipt of funding, initiation of construction is planned for 2017/2018, with completion no later than 2019. It may be necessary to construct by modules, building when dollars become available.

Project Schedule by Major Task:

1. Land acquisition: Land is already under the ownership of The Good Shepherd church.
2. Planning and design: present-2017
3. Construction: 2017-2019

Project Management Jurisdiction: Pima County Facilities Management, which would provide minimal oversight, including brief review of the drawings, ensuring that the procurement process is consistent with County policies, and watching over construction.

Future Operating and Maintenance Costs: Estimated O&M is \$800/month (electricity, water, minor maintenance). The Sahuarita Food Bank will seek outside funding for operating expenses, in part through transfers from other organizations utilizing the facility, as well as grant funding.

Regional Benefits:

Current Benefits: As of late 2014, the SFB is distributing food to approximately 120 families weekly, serving more than 2000 unique individuals per year. The demand is growing, week-by-week. Additionally, the SFB operation manages a weekly distribution of food for the weekend to sustain children who are particularly vulnerable and food insecure.

Elementary and middle schools in Sahuarita and Summit distribute this food as part of the Backpack Program. The program serves 175 children and will likely grow in future years. The food is procured from the Community Food Bank; the SFB raises the funds for this program from CSBG funding administered by Pima County and other grant sources. And finally, the SFB engages a VISTA volunteer to help build capacity at the SFB. In 2015, the focus will be nutrition classes, sourcing more food and recruiting volunteers from across the community.

Future Benefits: Residents of Sahuarita and southern Tucson, including the South Nogales Highway corridor and Corona de Tucson will be primary beneficiaries. The Eller College of Management at the University of Arizona confirmed that the greatest need for food and related services is in these areas. The Town of Sahuarita does not have a food bank or social services, yet *one-third of the children* at Sahuarita schools are eligible for free and reduced-price lunches. Almost every child at the Summit View Elementary School is eligible (97%).

This food bank and multi-agency service center approach is an opportunity to provide, at one location, not only food but also services that can assist families in achieving economic self-sufficiency. Transportation is often a significant challenge for these families, so access to services at one location is a benefit. It also allows the relevant agencies to bring services to clients they might not otherwise serve.

Today, the SFB and/or The Good Shepherd UCC have providers using their facilities or relationships with the United Way of Southern Arizona, the Community Food Bank of Southern Arizona, United Community Health Services, Valley Assistance Services, the Amado-Sahuarita Adult Learning Program, the Sahuarita Unified School District, the Pima County Attorney's Office Community Justice Board, and Alcoholics Anonymous. WIC, unemployment, tax-preparation representatives and others could use the new facility to provide services.

Support for the SFB and Multi-Agency Service Center: The Town of Sahuarita has formally documented their support for the SFB. The Community Food Bank and Valley Assistance Services have explicitly expressed support to county officials for the Food Bank and Multi-Agency Service Center.

Supervisor District of Project Location: The facility would be located on property belonging to The Good Shepherd UCC at 17750 S. La Canada Drive, Sahuarita, at the junction of Pima County Districts Two, Three and Four. The clients would come primarily from District Two.