Department:
Date: December 16, 2014

Future Pima County Bond Election Proposed Project

Project Name: Southeast Regional YMCA Community Center at the University of Arizona Science and Technology Park

Location: University of Arizona Science and Technology Park (UA Tech Park) located at 9070 S. Rita Road, Tucson, AZ 85747. The recreation center will be located on the north-west corner of the property in close proximity to Interstate 10. The community center consists of approximately ten acres of land on which various amenities are located, including the proposed Pima County Southeast Regional Library.

Scope: The estimated size of the facility is 40,000 square feet. The Arizona Board of Regents ("ABOR") will provide the County with a no-cost ground lease for a parcel of property on the east side of the UA Tech Park, near Rita Road, for construction of a recreational facility, along with an associated regional library (a separate bond project). The cost of constructing the recreational facility in excess of the $6 million in bond funds will be funded by the YMCA, which will also operate the facility once it is completed pursuant to a long-term operating agreement between the YMCA and the County. The land will be conveyed to the County by ABOR after construction of the improvements. The new community center will serve the area within a 13 mile drive perimeter of the new proposed site. The Vail, Rita Ranch communities as well as employees of the UA Tech Park will have access to: a health and wellness center, swimming pool, athletic fields and courts, playground, five ramadas with barbeques, interspersed common areas and walkways, programming for life-long learning and recreational activities and public meeting rooms which will serve as community gathering places. The site will be shared with a Pima County library. The YMCA currently partners with Pima County libraries in many capacities. This joint facility would allow both the YMCA and the Library to offer collaborative programming throughout the Vail community.

Benefits: The YMCA of Southern Arizona serves annually more than 60,000 members in YMCA facilities and programs. With the addition of the Southeast Regional YMCA Community Center at the UA Tech Park we would be able to expand that reach to approximately 15,000 additional members. The YMCA focuses on Youth Development, Healthy Living and Social Responsibility nurturing the potential of every youth and teen, improving the community's health and well-being and providing opportunities to give back and support our neighbors. Through programs such as diabetes prevention, child care, sports, swim instruction, health and well-being the YMCA provides kids the opportunity to increase their independence, create opportunities for cherished family time and allow individuals to achieve wellness through spirit, mind and body. In keeping with the YMCA pledge to always make programs affordable and available to all, the YMCA awarded over 1,700 individuals with scholarships. Additionally, their Military Outreach Initiative supports soldiers and their families during the difficult times of deployment, injury and relocation by providing free membership opportunities to bring their family together to have fun, distract from the pain a deployment can cause and build connections with others.

Total Cost Estimate: $12 million

Bond Funding: $6 million

Other Funding: $6 million from the YMCA, with land to be donated by the Arizona Board of Regents pending site development per GO Bond (valued at $5 million)

Total Cost Estimate by Major Task:

Land Acquisition:	$0
Planning/Design/Management:	$1,100,000

Construction:	$10,900,000
Total Project Cost:	$12,000,000

Fiscal Year Project Start and Finish Date: TBD

Project Schedule by Major Task: Planning and design at 9 to 12 months, construction at 18 to 24 months. Initial land acquisition will be a long term lease from Arizona Board of Regents to Pima County, with a lease condition requiring the Board of Regents to transfer the land to Pima County upon completion of all construction projects.

Project Management Jurisdiction: Project construction will be managed by Pima County.

Operating Agency: YMCA of Southern Arizona under a long term lease with Pima County.

Future Operating and Maintenance Costs: YMCA of Southern Arizona will be responsible for all operation and maintenance costs.

Regional Benefits: It will make services and programs available to Vail and Rita Ranch residents and will be easily accessible to more than 7,000 employees at the UA Tech Park.

Supervisor District of Project Location: District 4 - Raymond Carroll