

Department: Facilities Management

Date: January 21, 2015

Future Pima County Bond Election Proposed Project

Project Name: Southern Arizona Regional Orientation Center

Location: 5 acres on the southwest corner of Cushing Street and Interstate 10 along the Santa Cruz River

Scope: Create a Regional Orientation Center along the Santa Cruz River near Tumamoc Hill - including acquisition associated costs, environmental remediation, planning, design, and construction of a facility and related infrastructure that may include indoor space for exhibits, educational programs, auditorium, gift shop, offices, and outdoor cultural plaza. The Center will be built on a former landfill. Remediation costs are subject to change depending on the type and extent of materials found during excavation. Additionally, the City is required to remap the area for FEMA after the completion of the Cushing Street Bridge. The final remapping may delay the start of this project, and, if the site is deemed in a flood plain, additional fill will be needed.

Project Elements/Costs/Time Frames:

- Land Acquisition – Property to be deeded by the City of Tucson at the time of a successful bond election.
- Planning, design/construction management - \$1.0 million - 30 months
- Site remediation - \$2.0 million – 6 months
- Infrastructure – utilities, access road, grading - \$3.0 million (City of Tucson to provide both potable and reclaimed water to site at their cost) – 6-12 months
- Site Grading, fill, flood proofing, floodplain mapping with FEMA approval, and river improvements - \$2 million – up to 24 months
- Up to a 30,000 square feet facility with state-of-the-art auditorium, information areas, retail space, offices and storage - \$9.5 million – 18 months
- Large outdoor plaza to be integrated with the Santa Cruz River Park and Loop– \$1.0 million – 6 months
- Interior costs - \$1.5 million (WNPA/Visit Tucson are providing an additional \$1.0 million in tenant improvements for exhibits, kiosks, etc.) – 8 months

(Many of these elements will run concurrently.)

Benefits: Development of a regional orientation center sited on the Santa Cruz River near Tumamoc Hill will help to advance our efforts to enhance economic development in our community by revitalizing tourism in our region. Tourism studies show the natural environment - the exploration of it and activities surrounding it - is Tucson's greatest attraction. The Center will promote local and regional tourism that sustains and enhances the geographical character of our region – its environment, culture, aesthetics, heritage, and the well-being of our residents.

- Information hub for regional attractions, natural area and heritage destinations, public outreach/education
- Central location to market, coordinate and direct visitors/residents to area attractions;
- High visitation will benefit local restaurants, hotels and local businesses;
- High traffic will encourage future investments and reinvestment in the West side;
- Gateway to Tucson Origins Heritage Park – commemorating the Birthplace of Tucson and educational programming about Stjuckshon, the San Agustin Mission and Gardens, and Tucson's history.

Costs: \$19 million

Bond Funding: \$18 million

Other Funding: \$1.0 million Western National parks Association (for tenant improvements)

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.)
Pima County, with other partners such as the City of Tucson, Rio Nuevo District Board, University of Arizona, Western National Parks Association, Visit Tucson, Friends of Tucson's Birthplace, and local stakeholders

Future Operating and Maintenance Costs: Will be paid by operating partners, various agencies/jurisdictions.

Regional Benefits: Will coalesce, promote and showcase the vast assortment of natural, cultural, scientific, and other attractions throughout Pima County and southern Arizona, which will enhance economic development and revitalize tourism throughout the region.

Supervisor District of Project Location: District 5 – Richard Elias
