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# MEMORANDUM

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Date: October 21, 2022

To: The Honorable Chair and Members  
Pima County Board of Supervisors

From: Jan Leshner  
County Administrator

A handwritten signature in black ink, appearing to read "Jan Leshner", is written over the printed name and title.

Re: **Additional Information for the Board of Supervisors October 18, 2022 Meeting, Addendum Item 5—Tucson Airport Authority, Inc., to Provide Sheriff's Hangar Lease at 1901 E. Aero Park Blvd.**

During the Board of Supervisors' October 18, 2022 meeting, regarding Addendum Item No. 5, questions were raised on the construction costs, location and purpose for a new Sheriff's hangar related to the 30-year ground lease agreement with the Tucson Airport Authority.

The Pima County Sheriff's Department currently pays nearly \$11,000 per month (\$132,000 annually) to lease an approximate 10,000 square feet (sf) prefabricated steel hangar building at 1840 E Valencia Road, which is not owned by Pima County. The existing hangar space has insufficient capacity to house and secure the Sheriff's Department recently purchased larger aircrafts, which include two Cessnas 208, and the previously owned Cessna 310 and large Airbus helicopter.

Pima County will construct a hangar at 1901 E. Aero Park Blvd, a secluded location near the new Department of Public Safety hangar. The Sheriff's hangar will be a 15,300 sf facility with various security features that do not exist in the currently leased hangar on Valencia. These features include a fire suppression system, improved cooling and heating, security cameras, emergency power generator and a door access control system to secure staff and aircrafts. See hangar floor plan in Attachment A.

The new hangar will provide the necessary space to house the airframes and enhance flight time capabilities, as well as improve safety, allow for proper aircraft maintenance within a code compliant facility and reduce expenses by consolidating all equipment and resources into one location. Construction completion and Sheriff Department move in is scheduled for summer of 2023. The budget for the new Sheriff's hangar project is \$7.5 million, including \$5.75 million for construction. The total cost of the 30-year ground lease is \$1,329,295.62.

The contract for the Design-Build Services for the Sheriff's Department Aircraft Hangar (CT-FM-22\*104) was approved by the Board of Supervisors on October 19, 2021. The contract amount was \$878,645.44 for Design and Pre-Construction Services with a term of 10/19/21 to 07/31/23. The project has multiple, phased construction packages to expedite the construction duration. The Board of Supervisors authorized the Procurement Director to

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execute all modifications provided that the cumulative total of all Guaranteed Maximum Price (GMP) packages and Pre-Construction Services do not exceed \$7,500,000.

The table below outlines various communications and documents associated with this project.

BOS Approval Date	Contract No. or Document	Contractor or Document Date	Project Description/Document	Contract Amount
10/19/2021  <b>Consent Item No. 16</b>	CT-FM-22-104	Sundt Construction, Inc.	<a href="#">Design-Build Services— Sheriff’s Department Aircraft Hangar</a>	\$878,645.44
1/18/2022  <b>(District 2, **Item Pulled**) Regular Agenda Item 8, Unfinished Business (12/21/21) PAYGO Policy, Full Funding by FY25</b>	CIP & PAYGO Presentation  (Additional Material)	1/18/2022	<a href="#">Additional Material, Presentation (p.8). CIP &amp; PAYGO FY 2021/2022 Status, FY 2022/2024 Budget Process: Sheriff’s New Hangar Development (FY 2021/2022 PAYGO Funded Projects, p.8)</a>	\$1,891,139
5/17/2022  <b>Regular Agenda Item No. 7, Tentative Budget Presentations</b>	CA Memo	4/29/2022	<a href="#">Transmittal of the Recommended Budget, PAYGO Capital Improvement Funding (p.23): Sheriff’s Dept - Aircraft Hangar Aero Park Blvd</a>	N/A
10/18/2022  <b>Addendum 1, Item No. 5</b>	CT-FM-23-165	Tucson Airport Authority, Inc	<a href="#">Sheriff’s Hangar Lease</a>	\$1,329,295.62

This project also appeared in Procurement’s Quarterly Reports, which were provided to the Board of Supervisors:

- August 18, 2022 – [2022 Quarterly Contract Report - April 1, 2022 -June 30, 2022](#) (p. 1 of 22)

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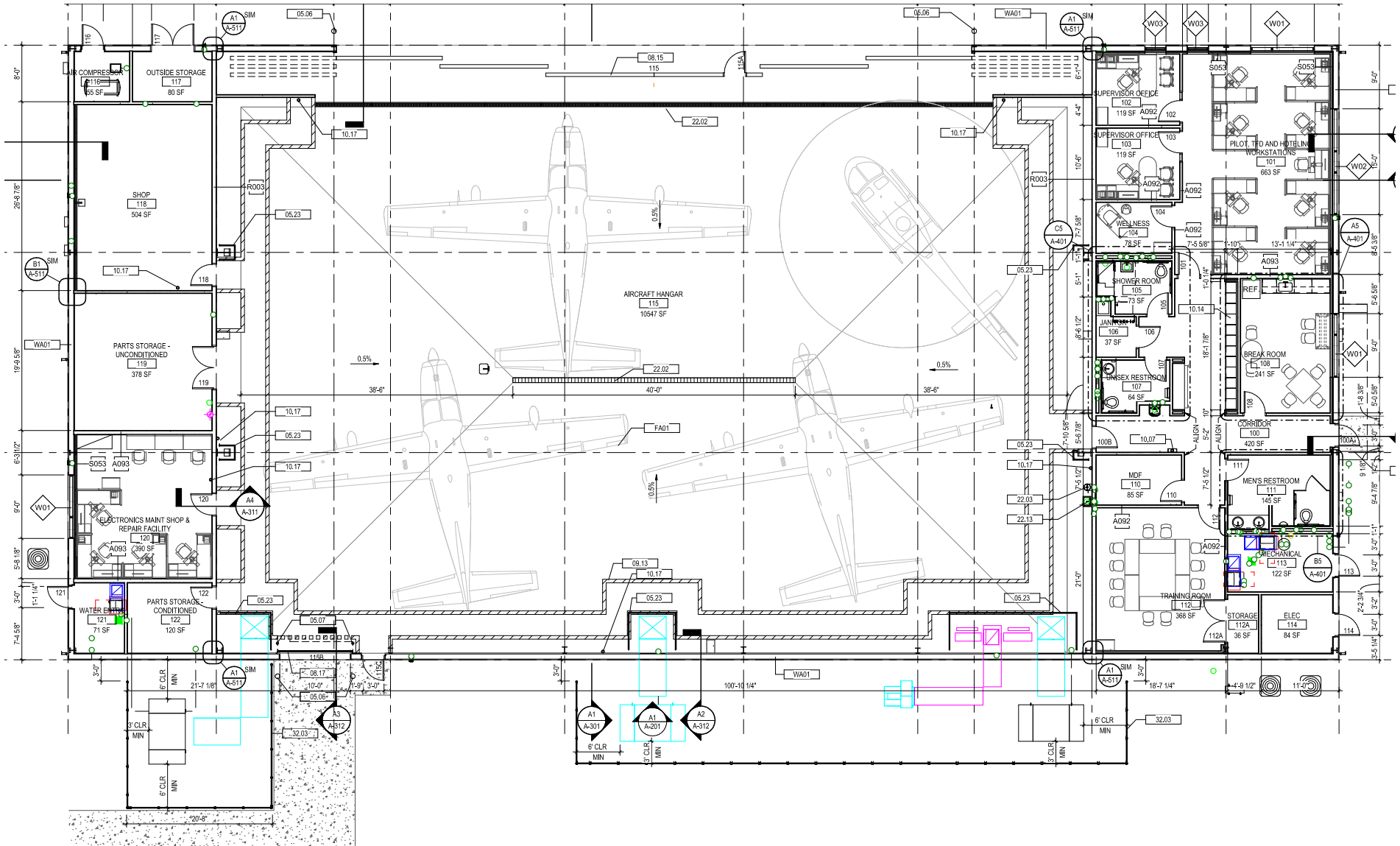
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- May 24, 2022 – [2022 Quarterly Contract Report – January 1, 2022 – March 31, 2022 \(p. 1 of 22\)](#)

JKL/anc

Attachment

c: The Honorable Chris Nanos, Pima County Sheriff  
Carmine DeBonis, Jr., Deputy County Administrator  
Francisco García, MD, MPH, Deputy County Administrator and Chief Medical Officer  
Steve Holmes, Deputy County Administrator  
Lisa Josker, Director, Facilities Management



HANGAR FLOOR PLAN - LEVEL 1

1/8" = 1'-0"

