MEMORANDUM

Date: July 31, 2018

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

From: C.H. Huckelberry
County Administrator

Re: **August 7, 2018 Board of Supervisors Agenda Item Regarding Golden Pin Lanes Acquisition Agreement**

On the August 7, 2018 Board of Supervisors Agenda, there is an amended acquisition agreement for Golden Pin Lanes, LLC. The amendment reduces the purchase price of the property by $150,000, as a result of the seller's agreement to share the cost of asbestos removal. The environmental contingency date is extended to August 24, 2018, allowing for the completion of a Phase II environmental report. Modification related to bowling lanes salvage is also provided. The previous agreement allowed for the seller to remove the bowling lanes, however, the lanes needs to be removed expeditiously after the property is vacated, in compliance with Title 34, and must be coordinated with asbestos removal. The removal will now be done by the County and at a time when asbestos removal can be coordinated with the lane removal. This provides for the most economical asbestos removal process and will likely reduce the total cost of asbestos abatement.

The County has also received a letter from Mr. Hanson Fotherby regarding an alternative to the Golden Pin Lanes acquisition. Mr. Fotherby's case for saving Golden Pin Lanes assumes that there is another bowling operator willing to purchase the property. The principal reason the County is able to purchase this property from the owner is that he retained a broker to sell the property and was unsuccessful in selling to another bowling alley operator. The County's appraiser indicated that, with one exception, there had been no Arizona sales of bowling centers to other bowling center owner-operators in the recent past.

Further, Mr. Fotherby suggested an alternative site across the street from Golden Pin Lanes. Pima County's examination of this site indicates it is smaller in size, 3.1 acres versus 4.1 as indicated in Mr. Fotherby's letter. The Golden Pin Lane's site is 4.665 acres. The alternative properties suggested (auto repair business, vehicle tire shop and storage of junk vehicles) raise serious concerns over environmental issues. To replicate the salvaged Golden Pin Lanes structure and build a new facility on the proposed site indicates costs nearly twice what the Golden Pins acquisition and repurposing will cost.

In summary, the alternatives suggested are not viable. For more details on Mr. Fotherby's alternatives, see the July 27, 2018 memorandum from our Facilities Management Director and Real Property Services Manager (Attachment 1).

Facilities Management has also continued to evaluate and obtain additional details regarding the Golden Pin Lanes acquisition. See The Facilities Condition Report - Final Report attached to memorandum dated July 23, 2018 from Facilities Management Director Lisa Josker (Attachment 2). The report also outlines, by date, the cancellation and relocation of County functions to the Golden Pins County Public Service Center. This Final Report confirms the site and building is well suited for the purposes proposed in the original communications regarding possible acquisition of the site.

The County is continuing our plans to completely reuse the kitchen, dining and adjacent restroom areas, all related to health, wellness and nutrition programs. It is likely the commercial kitchen may be utilized as both a training environment for Health Department restaurant inspection while also providing a kitchen capable of producing meals for nonprofit meal preparation for delivery to eligible community residents.

I also inquired about our future lease costs. These costs will be escalating given current market conditions. Given tight lease space supply, it is likely rents for our uses will escalate at a rate even greater than outlined in the July 23 memorandum from Ms. Josker. All of these factors confirm and reinforce the Board's original decision to acquire Golden Pin Lanes from Golden Pins, LLC.

CHH/anc

Attachments

c: Jan Lesher, Chief Deputy County Administrator
Tom Burke, Deputy County Administrator for Administration
Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Dr. Francisco Garcia, Assistant County Administrator for Community and Health Services
Lisa Josker, Director, Facilities Management
Neil Konigsberg, Manager, Real Property Services

ATTACHMENT 1

PIMA COUNTY
FACILITIES MANAGEMENT

MEMORANDUM

Date: July 27, 2018

To: C.H. Huckelberry, County Administrator

From: Lisa Josker, Director, Facilities Management
Neil Konigsberg, Manager, Real Property Services

Re: Alternative to Acquisition of Golden Pin Lanes Memorandum dated July 23, 2018

The letter from Hanson Fotherby entitled "Making the Case not to site the County at Golden Pin Lanes" cites alternative acquisition scenarios, which on the surface seem plausible. However, a deeper look reveals the following facts and issues which make the suggestion impracticable:

- The letter is based on the premise that bowling will remain at Golden Pin Lanes if the County does not purchase the property. That premise is faulty for the following reasons:
  - The Current owner, Don Allan, is in his 80's. He retained a broker to sell the property, and has indicated that he wants to receive the maximum economic return for the property, which means a sale based on the highest and best use.
  - Additionally, the owner has been unsuccessful in selling to another bowling alley operator, which is why he entered into an agreement for sale of the property to the County.
  - The appraiser stated that, with the exception of one recent metro Phoenix property sold by a local bowling operator to an investment group under a sale-leaseback transaction, he found no Arizona sales of bowling centers from one owner-operator to another.
  - In addressing what would be considered the highest and best use, the appraiser noted that "recent sales suggest that the probable buyer of the real estate would not likely purchase with the intent of continuing to operate the property as a bowling alley." He concluded that the highest and best use would "most likely be for an adaptive reuse that might include an educational facility such as a charter school, a religious facility, a storage facility, a secondary retail store or wholesale operation with relatively large warehousing needs, or a back-office/call center facility, including one for a governmental body."

- Mr. Fotherby's letter compares a site across the street from the Golden Pin Lanes property, but cites incorrect figures. The Golden Pin Lanes site is 4.665 acres, not 4.1805 as stated in the letter. The properties which the letter states are "for sale" contain only 3.1 acres, which are insufficient for the County use and would not allow for future building expansion to accommodate expected growth. Our planning estimate shows the County needs a minimum of 4.5 acres for this Community Services Center including area for a modest building expansion in the future.

- The letter does not take into consideration any environmental issues that may impact the site across the street. The proposed alternative site(s) show an existing auto repair business, a vehicle tire shop, and storage of 75-100 junk vehicles. Environmental issues are likely to be present given these uses and mitigation costs would be added to the project budget. There would also be costs for demolition of structures and the removal of vehicles, in addition to the cost of new construction. The project schedule could likely double due to environmental mitigation, a longer design process for a new building versus renovation of an existing building, building demolition, vehicle removal and a longer construction timeframe.

- The letter states that the recent renovations made by the owner will "simply be torn out and thrown away." Contrary to that statement, Pima County intends to salvage and utilize the renovations for valuable nutrition training/teaching programs.

- The letter assumes there are costs associated with keeping the Golden Pin Lanes building "up to its historical integrity." The federal historical designation does not create any legal obligation to maintain "historical integrity" during the renovation of the building interior. It is the intent of the County to respect the Miracle Mile Historic district, as much as possible. The planned renovations are an adaptive reuse of an existing structure that will be sensitive to the mid-century modern style of the building.

- The letter addresses the loss of jobs for Golden Pin Lanes employees. Prior to the County making an offer on the building and land, the building owner had been looking for a sale which ultimately would have resulted in the loss of jobs.

- The property option on Speedway is further from the community area the Pima County programs are serving.

In addition to the above points, purchasing land and designing and constructing an office building of similar size to Golden Pin Lanes at 50,000 SF plus the additional 10,000 SF needed for all the relocated County programs is estimated to cost between $175-$225 per square foot, or $10,500,000 – $13,500,000. Additional costs for demolishing the existing building and site improvements, and construction of new site amenities including parking lots, walkways, landscaping, utilities, etc., are estimated to be $1,024,000 - $1,270,000. This does not include the costs of any asbestos removal, environmental site mitigation or extending of utility infrastructure to the site that may be required.

Since the sites mentioned as possibilities in the letter are smaller than the Golden Pin Lanes site, a two story building would be required with one or more elevators which substantially increases the building costs as well as future operating and maintenance costs (see attached site plan). Further, the limited land area of the alternate sites is inadequate to accommodate the amount of parking spaces needed for a building of this size and the intended use.

In summary, while the letter did offer a potentially plausible alternative option to the purchase of the Golden Pin Lanes property, after an in-depth review of the proposed site alternatives, the Golden Pin Lanes building and site provide Pima County a less expensive solution that can be completed in a shorter timeframe.

LJ/dlm

Attachment

c: Tom Burke, Deputy County Administrator for Administration
Carmine DeBonis, Jr., Deputy County Administrator for Public Works

901 & 925 W. Miracle Mile

ATTACHMENT 2

PIMA COUNTY
FACILITIES MANAGEMENT

MEMORANDUM

Date: July 23, 2018

To: C.H. Huckelberry, County Administrator
Tom Burke, Deputy County Administrator - Administration

From: Lisa Josker, Director
Facilities Management

Re: Golden Pin Lanes Buildings and Site Assessment – FM Final Report dated July 12, 2018

Attached is the final Facilities Management Department report on the Golden Pin Lanes Building and Site. This report includes information gathered during site visits by Facilities Management Department staff Architects and Technical Shop Supervisors. Our initial assessment remains confirmed that this building and site is well suited for the purposes proposed.

If the opportunity presents itself, there would be a benefit to having the owner vacate earlier than the stated one (1) year. An early vacancy by the current owner would help move up the schedule for the demolition and abatement work, which would benefit the overall project schedule. However, if this business slowly winds down over the next year it will give the seller time to find a buyer for the bowling equipment and wood lanes. Since he has been in this business for decades he has greater resources to identify potential buyers than the County. If the equipment and the wood lanes are not removed by the seller or his buyer, it will increase the demolition costs to the County.

As you can see in the Existing Lease Information schedule spreadsheet located in the attached Conceptual Planning Study, the first lease scheduled to expire is for the Health Department North Clinic. The lease expiration date is 6/30/2019 and we would concentrate our design and construction efforts towards the completion of the area at the southeast corner of the building for those services, the area fronting on Miracle Mile we have designated as Shared Spaces and Building Burden and the Health Department Clinic for women, infants and children. Referencing the attached floor plan, these areas are called out to be in Phase 1, as our initial plan was to split the project into two phases.

While the spaces above are in the design and construction process, staff will concentrate on space planning for the remainder of the departmental programs currently in leased spaces. We can move these programs out of the leased spaces and into this new facility at one time and much sooner resulting in less lease payments and would finalize the establishment of this building as the Pima County Northwest Service Center. These remaining departments have lease expiration dates starting in March of 2021 or later and are planned to be part of the 2nd phase of construction. This will allow their move to this building ahead of their lease expiration dates thus saving additional lease payments.

The Asbestos Containing Material (ACM) removal at the Golden Pin interiors can start as soon as the current bowling business moves out. In order to keep the abatement costs down, this work should be done in a single containment. Our preliminary schedules show it will be complete slightly before construction will begin, thus offering a continuous schedule of site activity. The abatement costs written in the ACM report, gave a range of $280,000 - $380,000, is for the cost of abatement inside the main building only. The range is provided due to the possibility that there may be other ACMs that are hidden behind finishes or under the raised floor, the wood bowling lanes, which, if there, would be discovered during remediation as this area is not open and available to test as it is completely enclosed. This estimate also anticipates an escalation factor to be prepared for possible cost increases over the next year. The roof remediation work can be deferred to a later date coinciding with a future replacement of the roof. The abatement work in the separate Storage Building located along the Miracle Mile frontage can also be postponed to a more advantageous time and in conjunction with demolition of this structure.

The only identifiable unusual costs will be those related to building up the floor level in the areas under the existing bowling lanes and seating area. As mentioned in our report, the floor slab terraces down from the main entry level. However, with careful planning the design team can minimize the extent of the floor height to be raised by developing separate entries along the east and west facades to access spaces at the lower level. Separate entries are preferred due to the clients served and type of work within each department.

We plan to reuse much of what was recently improved in the building at the kitchen, bar, dining room and adjacent restrooms. Programs related to health, wellness and nutrition will be programmed for these spaces. The bar equipment and furniture, point of sale equipment, plumbing and chases to serve the beer delivery equipment, keg racks in the walk-in cooler and sound equipment will be removed.

Information from the 2018, 2nd Quarter PICOR office rental market rates report indicates an "impressive growth in population and income" with a resulting rise in job gains. This positive demographic outlook for the Tucson area is reflected in a decline in office vacancies and a steady average asking rent rate. The table below shows all the rented properties and total lease rental costs for the Pima County programs expected to occupy this building. The lease rates are projected for a period of five years starting from June 2018 through June 2023. These are the rates Pima County would expect to pay either through the end of the current lease or through the end of the current lease plus projecting future rental costs. Projected rents are calculated using a 1.5 % annual rate increase plus estimated operating and utility costs where applicable.

Department / Agency	Address	Lease Expiration Date	Last Year Rent	Estimated Future Payment June 2018 - June 2023 with 1.5% annual increase
Health Department – North Clinic	3550 N. 1st Avenue	June 2019	$145,797	$605,389
Adult Probation Westside Office	3781 N. Highway Dr	Dec. 2023	$133,302	$0
Community Services, Employment & Training	320 Commerce Park Loop	May 2022	$112,512	$125,430
Community Services, Employment & Training	340 Commerce Park Loop	March 2021	$122,512	$345,235
Juvenile Court	4955 N. Shamrock Pl	April 2022	$253,490	$343,700
SUM Totals				**$1,419,753**

The collocation of departments identified for relocation to this site are well suited to this building and location. Their respective services complement each another and will provide for a centralized community services center. The building has been constructed with very durable materials and the clear span structural system allows for maximum flexibility to build the work spaces required by these departments. In addition, the site offers high visibility along with ample parking and considerable site improvements. All this supports our conclusion that this property in this area location is a good fit for Pima County's plan to establish a new service center.

LJ/dlm

Attachment

Facilities Condition Report

Pima County Facilities Management

Golden Pin Lanes Buildings & Site

1010 West Miracle Mile and 922 West Miracle Mile

FINAL REPORT
7-12-2018

Golden Pin Lanes Property Evaluation

General Property Information:

Parcels: **107-06-005B**
107-06-002J

Addresses: **Golden Pin Lanes Bldg. – 1010 W. Miracle Mile Rd. - 49,593 SF., Single Story, 16'-6" high.**
Storage Bldg. – 922. W. Miracle Mile Rd. – 1,734 SF, Single Story (Located along Miracle Mile Frontage)

Zoning: **C-2, Commercial Zone**

Permitted Uses: Although there are several use groups and classes allowed in this zone we have selected those that are relevant to the proposed new use, a Pima County Social Services Center.

Civic Land Use Group with the following Land Use Classes:

- **Cultural Use – Primary Class (Including community, social and multi-purpose uses such as neighborhood and community centers.)**
- Correctional Use – Supervision Facility
- Education Use: Instructional School

Tucson Neighborhood: Flowing Wells

Current Parking Count: Approx. 357 parking stalls including 7 stalls for the disabled.

Attachments: Golden Pin Lanes Aerial Map

History of Existing Site Improvements:

Golden Pin Lanes – 1010 W. Miracle Mile Rd.

Facilities Management received copies of the record drawings from the City of Tucson archive for this property dating back to the original construction of the Golden Pin Lanes building and parking lot that were approved by the City on 6/20/1960. At that time the building was 35,477 SF with 32 bowling lanes in the rear and support services along the front including the main E-W concourse, restaurant, kitchen, bar/lounge, offices, pro shop, locker room, TV room, coin laundry, restrooms and mechanical rooms. This is when the front curved lava rock wall was constructed. The original structural system was a long span pre-tensioned concrete single ' T' panel roof framing system in order to eliminate interior columns at the bowling area. This same type of roof framing extends over the support services area but the depth of the beams are 11 ½" as opposed to the 31 ½" beams over the bowling area. This roof framing was supported on concrete columns founded on concrete pier footings along with concrete spread footings along the perimeter walls and some interior concrete columns supported on concrete piers at the front support services area. For the infill between the concrete columns at the perimeter walls, 8" wide non-load bearing concrete block was installed. The concrete floor slab was 4" thick that steps down in 2 terraces from the main entry level at grade. The first terrace steps down 21" from the main E-W concourse to the bowling seating area and then another 12" below the bowling lanes to the rear of the building. The wood bowling lane surface was supported on a wood joist system. At the front façade only, on the east and west sides or the central curved lava rock wall, exterior cement plaster on 8' wide lath panels were installed. All other facades were either left natural or were painted as exists currently. The rear 111' of roof over the bowling lanes sheds water uniformly to the north. The roof over the

service areas, approximately 50' deep, along the front was a flat roof with minimal slopes built up by the finish roofing to roof scuppers, then conducting water to grade through surface mounted downspouts.

The building was later added to in 1976 with 16,166 SF added to the east side including 16 more bowling lanes and the front service area was expanded to add a large pool table room. The existing support areas were also reconfigured, the bar/lounge was expanded, the kitchen and restaurant service areas were reconfigured and the restrooms at the east side were expanded. At this time a fire sprinkler system was installed throughout, a fire hydrant was added outside the southwest corner of the building and the electrical, mechanical and plumbing systems were upgraded and expanded. A new suspended acoustical tile ceiling with new lighting was added over the bowling lanes, the E-W concourse and main entry hallway. The structural roof framing was similar to the original construction except the roof panels were pre-cast concrete double 'T' panels. The roof support system, exterior walls, structural floor slabs and roof drainage were all similar to the original construction. The existing parking lot was restriped for more stalls, an additional parking area on the east side of the building was added and parking lot lighting was added on the east and west sides of the building.

Much of what was built in 1976 remains with the exception of a few other improvements. A billboard sign was added at the southwest corner of the site in 2003 and the kitchen, bar and west restrooms were extensively remodeled in 2017.

The most recent development is that the Golden Pin building and Golden Pin Lanes pylon sign were designated as Contributors to the Miracle Mile Historic District and formally listed on the National Register of Historic Places in December of 2017. According to the guidelines for this district, modifications for adaptive reuse of this building would allow substantial interior modifications but the front façade should be preserved as much as possible. There is more flexibility at the east, west and north elevations for improvements to be added such as windows or storefront systems. These revisions need to be in keeping with the mid-century modern style and compatible with the architecture of this building. The pylon sign should be preserved in place. Additions to the building on the east or west sides would be permitted provided the mass is shifted towards the rear of the property to avoid extending the front façade.

Storage Bldg. – 922. W. Miracle Mile Rd.

According to the County Assessor, this building was built in 1950 and is considered a miscellaneous structure. It was constructed of 8" wide load bearing concrete block exterior walls and in the interior with wood roof rafters and a 4" concrete slab on grade. The exterior windows were a combination of steel fixed sashes with casements. The exterior doors were wood and the roofing was a built up membrane system. The building has served various uses over time including professional offices for an insurance agency and a realtor's office. It was also used as a dry cleaner at one time but is now used for storage.

Since this building is not identified as a Contributor to the Miracle Mile Historic District it is quite possible it could be demolished in the future. This should be proposed to the Pima County Historic Commission for determination.

Field Reviews of Existing Conditions:

Facilities Management shops personnel went to the Golden Pins building on Friday, June 15, 2018 to conduct a building and site assessment. Present were two Architects, our Deputy Director for Maintenance and Operations and Supervisors from the plumbing, electrical, electronic and mechanical (HVAC) shops. Following are their observations:

A. Site:

In general the asphalt concrete parking lot pavement is in poor condition. Asphalt cracking exists throughout as well as a few potholes and settlement at sections where the toping slab was removed to install underground utilities. The original plans indicate 1 1/2" of asphalt which is a substandard thickness. It is unknown if the parking lot paving has been replaced since the original placement. With any reconfiguration of the site and adaptive reuse of the building the AC paving will require some repairs, a slurry seal application and restriping the parking stalls.

The irrigation system was not operating when we were at the site. In addition, the landscape plantings were very sparse, perhaps due to lack of irrigation. A new irrigation system with new plantings will need to be installed with the redesign for the site and building.

There is a trash dumpster located on the property of the westerly neighbor, near the north-west corner of the site. The fence enclosure has 2 large gates that swing towards this property. It appears that the only means of vehicular access for a trash service truck to empty this dumpster is from this property. Further investigation is needed to determine if there is an easement for this purpose. A property survey that shows the boundaries, easements and all site improvements for this parcel as well as land features and improvements on neighboring parcels within 8 - 10' of the property lines is recommended.

The site is not in any FEMA or City of Tucson Flood zone area. In general, the site drains to the north and northwest. The west parking lot drains to the northwest and exits the site into a drainage swale located between this property and the neighboring mobile home park to the north. The drainage swale flows to the west. The northeast parking lot drains mostly to the east towards Fairview Ave. The west side of this lot drains to the northwest behind the building and then north off-site to the drainage swale. The parking lot south of the building is fairly flat but appears to gently drain to the west, into the west parking lot. Facilities Management contacted Tucson Flood Control for a report of flooding complaints by nearby neighbors that could be traced back to run-off from this property and there were none.

The majority of the Golden Pin building roof slopes to the north and empties to the ground and flows north into the drainage swale between this property and the mobile home park. The front portion of this roof drains directly to the ground through roof scuppers into landscaped areas as described above. The storage building has a flat roof that drains through scuppers that penetrate the parapet. Water then sheet flows to the grade below, there are no downspouts on this building.

B. Buildings:

1. Storage Building:

The storage building was not easily accessed but observations of the exterior wall, ceiling and other structural elements indicates there could be structural issues. It is in dilapidated condition and appears to be structurally compromised. Electrical to the building is turned off and it has been determined that the sewer line from the building has collapsed. In its current state the building would be a liability to the County and is thus recommended to be demolished.

2. Golden Pin Lanes:
The Golden Pin building has been well maintained over the years and the structure appears to be sound. Much of the structural system including the roof framing, columns and floor slabs are covered by finishes such as suspended acoustical tile ceilings, gypsum wall board, carpet and floor tile. The exterior walls are also covered at the inside with finishes but they can be observed from the exterior side. The exterior walls appear to be very sound with the exception of the north elevation. This wall should be thoroughly cleaned and prepared for painting, penetrations flashed and sealed and then painted to eliminate the process of efflorescence through to the interior face. In addition, the canopy over the exterior mounted electrical equipment on this elevation should be replaced. Where the structure is exposed it appears to be adequate and sound. At the time of remodeling any changes will need to be evaluated by a structural engineer.

In the redesign for the proposed uses, a raised flooring system will need to be studied for installation at the areas where the existing concrete floor slab terraces down from the main entry level. This solution has to take into account the existing interior clearances that range from 10 – 14 feet and support of partition walls as well as all the other loads it will need to carry. It is also possible that separate exterior entries can be developed leading to some of the departments in order minimize the extent of the raised floor system. A site survey with topography and spot elevations will be required to determine that solution.

As previously mentioned, the kitchen, bar and west restrooms were thoroughly remodeled recently and are code compliant. These rooms should remain largely intact in the adaptive reuse of this building, particularly the kitchen.

The interior and exterior doors are all showing quite a bit of wear, most will need replacement during the remodel of the building.

This building has asbestos containing materials (ACM) present as evidenced by the June 12, 2018 report and estimate from Risk Management. The project cost, which includes both hard and soft costs, to demolish and abate the ACM's is estimated to be between $280,000 and $380,000. The wide difference is suggested because the structure under the bowling lanes could not be seen and sampled. Also, it is estimated that this work will not start for a year therefore, cost escalation is considered. The presence and amount of ACM's in a building of this age is not uncommon and considering the need to remove most of the interior elements during remodeling, this work can be easily accomplished once the building is empty.

ADA Access:
The eastern restrooms are not ADA compliant and will need to be expanded while bringing them into compliance in order to provide the same number of fixtures. A pedestrian sidewalk should be added to connect the sidewalk along the Miracle Mile right of way to the entry doors of the building. At the parking for the disabled, the access aisles are non-compliant. Each access aisle has a curb ramp within the access aisle zone in order to transition up to the sidewalk. The sidewalk should be replaced with one that is at the same elevation as the parking lot in the area of the parking for the disabled.

Roof:
Roof appears to be in good condition but in need of some minor repair at expansion joints, flashing and roof penetrations. No evidence of roof leaks. It appears to be a 3 and 4 ply built up roof with metal and paper flashing in appropriate locations. However, there is evidence of ponding at the flat roof along the front of the building that should be addressed when the roofing is replaced at some time in the future.

Mechanical:
1 unit from 2013

2 units from 2014

1 unit from 2017 (needs sunshield installed)

1 older unit looks to be about 12 to 15 years old

The makeup air evaporative cooler for the kitchen exhaust hood above the grill was unplugged not sure if it is operational it does look to be only a couple years old. This cooler should come on when the exhaust fan is in operation. This would be repaired or replaced as part of the remodel.

There are a few pieces of abandoned equipment on the roof that should be removed.

All units have digital thermostats and temp tested out ok.

Fresh air filters are very dirty and the exposed unit filters, observed without opening the units up, were due to be changed.

There is a boiler on the west side of the building that is not used and should be removed.

Fire Suppression System:
Fire Alarm Panel: No panel exists nor provisions for outside monitoring.

Kitchen Hood Suppression system:

1. Ansul Fire system
2. Last inspected Oct 2017
3. 8' x 8' hood with equipment on both sides.
4. Front; 12'' griddle – 36'' griddle – (2ea) 16'' fryers
5. Back 12'' 2 burner range – Chain Broiler
6. Fire system is piped correctly for equipment installed
7. Last fume hood cleaning was 4-25-18

Sprinkler system: Existing 4'' Riser

1. Last system 5-year internal valve inspection performed Oct 2014. Next 5-year valve inspection due Oct 2019.
2. Gauges replaced Oct 2017
3. Sprinkler system has no tamper and monitoring for flow. Would install as part of the remodel
4. System has a water motor gong.
5. Although this system is in good condition, the redesign will require replacement and reconfiguration of most of the lateral branches and heads.

Plumbing System:
Exterior pipes: Main underground sewer pipes to both the storage and the main building were found to be 4"vitreous clay pipe; not surprising given the age of the buildings. A camera was used to determine the condition of the main building clay pipes and were observed to 100 feet. Given their age, the pipes to the main building are in adequate condition. The clay pipe to the old frontage storage building was broken and the camera went only 20 feet. It's likely this pipe ties into the main building pipe. All the pipes had roots in them. Staff could find no water supply to the storage building.

Water Heaters: There are three water heaters in the main building, two 40 gallon and one 50 gallon; all looked to be in good shape. A separate 20 gallon electric water heater supplies a restroom, washing machine and utility sink, also in good shape.

Interior pipes: Cast iron pipes were found within the interior. Due to the age of the pipes these would be removed and replaced with appropriate plastic piping as part of the remodel.

Electrical System:
Main Service Section: 2000AMP 120/208 Volt 3 Phase: The overall condition of the existing electrical service is fair based in limited inspection access. The Square D switchboard is the more modern portion of the two sections that make up the entire electrical service. The older General Electric equipment had obvious rust decay and are no longer watertight. One of the 400 AMP 3 phase disconnects when opened revealed damaged mechanical and electrical components, which was preventing the switch from opening. The load side conductors in this same switch were insufficiently sized. The entire system would be upgraded in a remodel.

Interior sub panels and disconnects: The overall condition of the sub panels is fair with some discrepancies noted. A subpanel in the southeast corner of the building is missing a dead front with only a lightweight piece of sheet metal screwed to the front. In the west air handler room, access to the equipment disconnects and electrical controls was poor with limited clearance and working room. Roughly 90% of the interior sub panels and disconnects would require repair or replacement.

Roof Equipment: The majority of the electrical disconnects were poorly supported which could make using or operating difficult. The operation of the electrical roof equipment could not be verified. Many unused openings were observed and electrical conduit was not properly supported. Much of the equipment would be upgraded and replaced in a remodel.

Emergency lighting and exit signs: Emergency lighting and exit signs were adequate and functional throughout the public areas and pin setting areas. Random lights and exit signs were tested and verified as operational. Placement and functionality of the exit/emergency lighting was good.

General purpose wall outlets and GFCI's: the kitchen area has GFCI outlets but location prevented staff from testing. The toilet rooms did not have outlets. Various outlets were randomly tested by a circuit tester and verified operational. The overall placement and condition of general purpose and appliance outlets is good.

General lighting interior and exterior: A variety of fluorescent lighting is used in the public areas and the non-public staff areas. Most of the lighting in the bowling area are 2x4 lay-in type using T-8 lamps. The kitchen has recessed cans and compact fluorescent plug-in lamps. Other areas have 4-foot fluorescent

strip lights. The exterior building lighting is a combination HPS wall packs and flood lighting. The parking lot lighting is High Pressure Sodium fixtures mounted on 25-foot poles. The overall condition of the lighting system and fixtures is good although not all the lighting circuits could be tested. The exterior lighting on the building should be evaluated for compliance with the Dark Skys requirements and replaced if required.

Junction Box by gas meter is open and wiring is exposed to weather.

Outlet at outside rear east of structure is not weather proof and hanging from wiring.

The phone and IT system infrastructure needs upgrading.

Conclusion:

The Golden Pin Lanes building is in very good condition overall and no existing condition was a surprise to the team considering the building age. All items of any concern would be rectified, replaced or upgraded in the building remodel under consideration.

Golden Pin Lanes
Aerial Map

05/14/2018

Conceptual Planning Study

Pima County Facilities Management

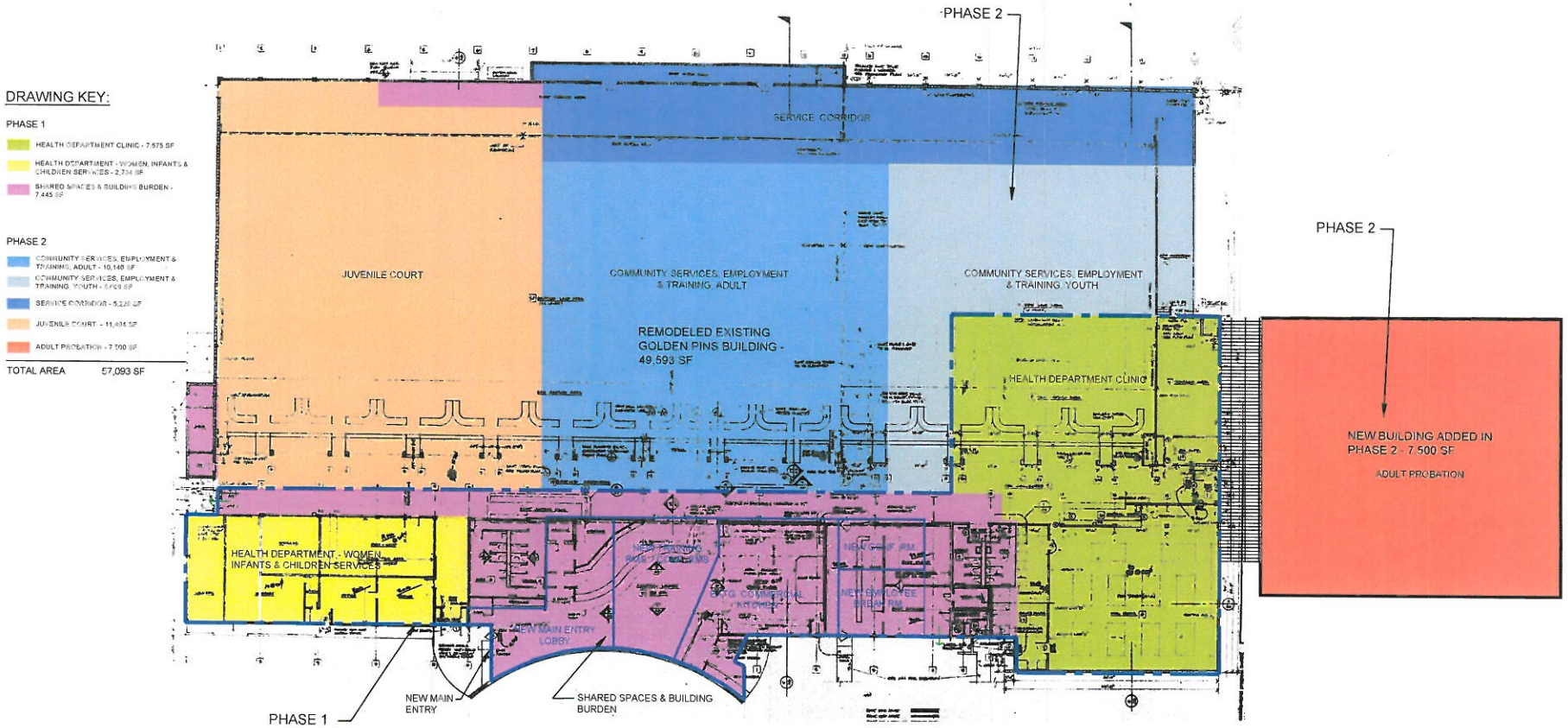
Pima County Northwest Service Center

1010 West Miracle Mile

FINAL REPORT
7-12-2018

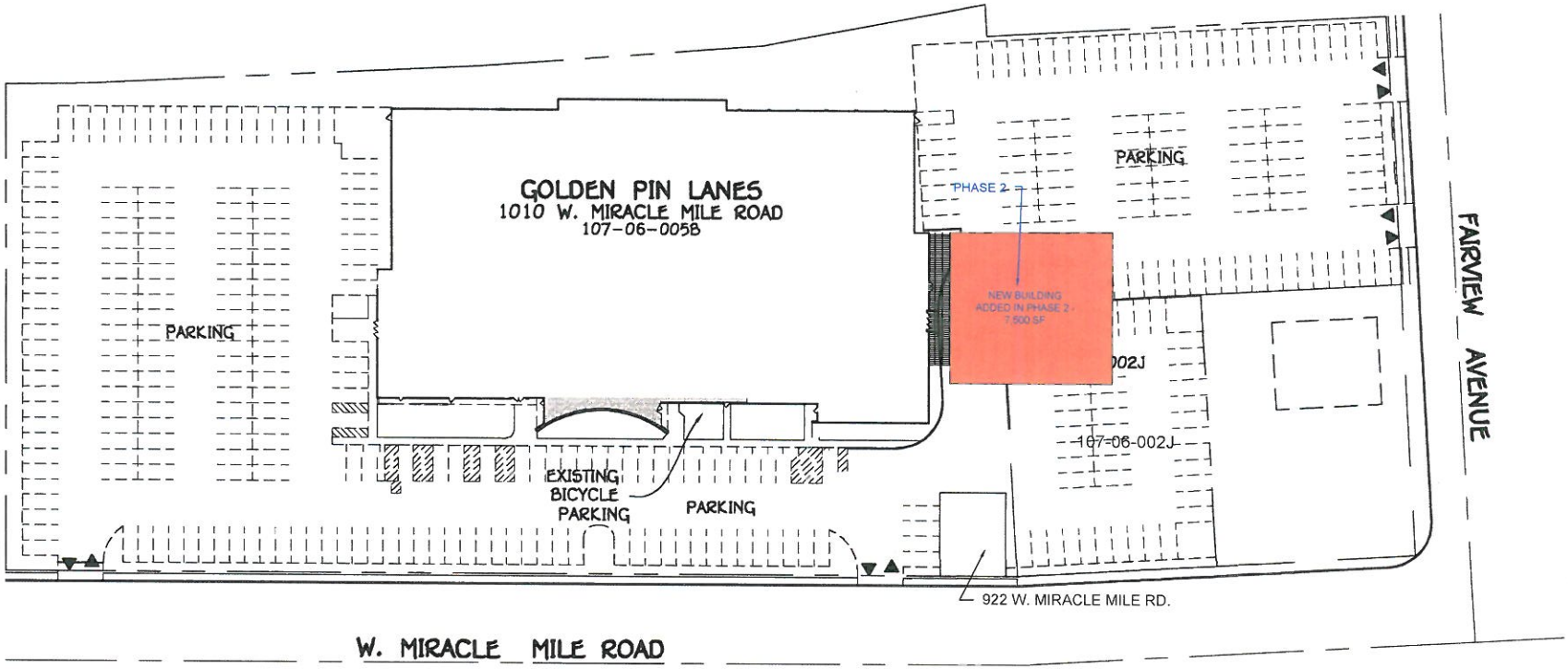
PIMA COUNTY DEPARTMENTS RELOCATING TO THE NORTHWEST SERVICE CENTER - EXISTING LEASE INFORMATION

LEASE EXPIRATION	DEPARTMENT	AREA LEASED / GSF OWNED	ADDRESS	TERMINATION LANGUAGE	DEPARTMENT CONTACT
6/30/2019	Health Dept. - North Clinic	8,150 Rentable SF (RSF)	3550 N. First Ave.	**Article 18 Termination.** At time notice is given tenant pays 3 mo. Rent as termination fee in addition to last 3 months regular rent.	Marcy Flanagan, Health Dept. Director & Ruth Birch, Ofc. Mgr.
3/31/2021	CSET - Adult	11,085 RSF	340 N. Commerce Park Loop	**Article XXIV Termination**. Can cancel at any time for any reason.	Charles Casey, Director or Sean Lopez, Admin Svcs. Mgr.
4/30/2022	Juvenile Court - NW	11,339 RSF	4955 N. Shamrock Place	**Article 1 D Termination**. Can cancel at any time.	Tina Mattison, Juv. Court Center Director or Jackie Olson, Facilities Mgr.
5/31/2022	CSET - Youth	6,407 RSF	320 N. Commerce Park Loop	**Section 26.1 Non-Appropriation.** If sufficient monies aren't appropriated, proof of the reduction in funding must be included with the notice	Charles Casey, Director or Sean Lopez, Admin Svcs. Mgr.
12/31/2023	Adult Probation - Westside Ofc.	7,500 RSF	3781 N. Highway Dr.	**Section 22.4 Non-Appropriation/Termination.** Tenant can terminate for any reason.	David Sanders, Carl Sheets Superior Court or Yvette Coronado, Mgr. APO West
N/A - Owned Property	Health Department - WIC	3,242 GSF	4500 N. Old Romero Rd.		
TOTAL AREA		47,723 SF *	* Total SF in leased & owned spaces. Additional SF in the Northwest Service Center shown on the Block Diagram is required for circulation, mechanical, plumbing & eletrical rooms as well as service areas.		



NORTHWEST SERVICE CENTER - BLOCK DIAGRAM

7/12/18



NORTHWEST SERVICE CENTER -
PRELIMINARY SITE PLAN
7/11/18

N