



MEMORANDUM

Date: November 6, 2018

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

From: C.H. Huckelberry
County Administrator

A handwritten signature in black ink, appearing to be "CHH", is written over the printed name "C.H. Huckelberry".

Re: **Ms. Sandra Wong's Golden Pin Lanes/Northwest Service Center Proposal**

As you recall, at a recent Board of Supervisors Meeting under Call to the Public, a proposal to continue operation of the Golden Pin Lanes business and construct additional facilities on the property as the Northwest Service center was submitted.

Facilities Management Director Lisa Josker has provided a fiscal evaluation of the proposal in the attached October 26, 2018 memorandum. The cost to implement the alternative plan would be approximately \$10 million more than the current estimate to renovate the bowling center for a northwest service center to provide County services.

As additional proposals are made by the community regarding Golden Pin Lanes, we will evaluate and report on them and report to the Board of Supervisors.

CHH/anc

Attachment

c: Jan Leshar, Chief Deputy County Administrator
Tom Burke, Deputy County Administrator for Administration
Dr. Francisco Garcia, Assistant County Administrator for Community and Health Services
Lisa Josker, Director, Facilities Management



MEMORANDUM

FACILITIES MANAGEMENT

Date: October 26, 2018

To: C.H. Huckelberry
County Administrator

From: Lisa Josker, Director 
Facilities Management

Via: Tom Burke 
Deputy County Administrator - Administration

Re: Sandra Wong's Golden Pin/Northwest Service Center Proposal dated October 19, 2018

We have reviewed the letter entitled Pima County Northwest Service Center Proposal presented on October 16, 2018, which outlines an alternative plan for developing the site that would preserve the bowling alley for that use and still allow the County to build a Service Center, albeit about ½ the size originally proposed. Although this is a possible alternative, it would limit one the original goals of the plan, that is, to relocate selected County service providers out of leased spaces and into a facility owned by the County. The compromise would be for the County to build only 30,000 square feet in a new 3-story structure for the relocated departments when current projected space needs including anticipated growth are up to 66,400 gross square feet. The original goal was to co-locate all four departments, Health, Community Services & Employment Training, Adult Probation and Juvenile Courts to facilitate cross services referrals. There is also the faulty assumption that there is enough existing parking to support this solution, but that is not the case, a new multi-story parking structure will be required.

In this new scenario, only two departments from four separate locations could be relocated to the new building including the Health Department North Clinic, the WIC Facility at Flowing Wells and the Community Services Employment & Training for Adults and for Youth, currently located in separate offices. The Health Department has added another six functions beyond the services provided at the North Clinic and the WIC facility causing the space need to now be about 21,000 net square feet, over double the original plan when acquiring the building. Incorporating the Employment & Training Departments adds another 15,000 net square feet which, when added to the Health Department need, equates to 42,500 gross square feet.

The 1976 approved plans for the bowling alley when the building was expanded to its current size list the City Zoning Code required parking count at 328. Currently there are 357 existing stalls, an excess of 29. The code required parking count was an accumulation based upon requirements for the various uses including the bowling lanes, bar/restaurant, offices and pool hall. The new building, at 42,500 gross square feet, that will house the core group of departments as previously mentioned, would require an additional 142 stalls plus 63 replacement required stalls lost at the building footprint for a total of 176 new stalls (taking into account 29 excess stalls). It is possible that, with an IPP/Individual Parking Plan, trade-offs can be made to reduce the overall requirement. A quick study of the current parking requirements for the bowling alley show the count could be reduced to about 210 stalls. However, even with this reduction, a new multi-story parking structure will be required to provide 127 new stalls. In addition, the Health Department needs a secure outdoor parking area for its mobile clinics and an

undercover drive-through inspection area for mobile food trucks and trailers, both will further reduce the area for locating stalls for the public and staff.

It is also possible that an approved IPP could allow for a flexible shared parking scenario due to the variation between the peak hours for the bowling alley and the County Service Center. However, this would create more restrictions on the times the fund-raising organizations mentioned in the letter could have access to the parking lot for their events.

The cost of the new 42,500 square foot building with the attendant site work and new utilities, entry paving and landscaping would be \$10,200,000 projected out for construction to start in 1 year. The cost of the new parking structure would be \$3,337,452.

Leasing the building to a bowling operator may prove very difficult as evidenced by the previous owner's efforts to find an owner/operator for the building.

- The previous owner had 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 operator to an investment group under a sale-leaseback transaction, he found no Arizona sales of bowling centers selling from one owner-operator to another.
- The appraiser addressed what would be considered the highest and best use. He 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."

The alternative development option for the property proposed in the letter creates complexities of co-locating a County Service Center with a bowling business which adds considerable costs to the entire development plan. After our review of the proposal, we have come to the conclusion it would substantially increase the cost and lengthen the project schedule.

LJ/DP/dlm