MEMORANDUM

Date: September 3, 2019

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

From: C.H. Huckelberry
       County Administrator

Re: Status of New Libraries for the Town of Sahuarita and the Southeast Area

Please see the attached update on the library development process for libraries in Sahuarita as well as the southeast metropolitan area at Houghton Road and Mary Ann Cleveland Way.

The Sahuarita Library will be bid later this Fall and the southeast library is now out for bids with a bid date of September 18, 2019.

CHH/anc

Attachment

c: Jan Lesher, Chief Deputy County Administrator
   Tom Burke, Deputy County Administrator for Administration
   Amber Mathewson, Director, Library District
   Lisa Josker, Director Facilities Management
MEMORANDUM

Date: August 27, 2019

To: C.H. Huckelberry  
   County Administrator

Via: Tom Burke  
      Deputy County Administrator - Administration

From: Lisa Josker, Director  
      Facilities Management

Re: Status Update for both Sahuarita Library and the Southeast Library

As requested, below is a status update on the above two new libraries. In the last two weeks there has been significant progress for both projects.

**Sahuarita Library Update**

**Budget**

The most recent cost estimate submitted by the A/E consultant came in just below the construction budget of $5,700,000. This estimate included a 5% estimating contingency and 1.5% for escalation. The cost of the utility connections has increased due to the complexities of the existing utility infrastructure. The project contingency will most likely cover the increased utility costs.

**Off-Site Utilities**

The A/E consultant and Pima County Facilities Management met with utility companies to coordinate connections to the previously undeveloped site. Gas, power and communications infrastructure is immediately adjacent to the site along Sahuarita Road with water available across the four-lane Sahuarita road. The nearest sewer infrastructure is southwest of the site but the invert elevation is too low for a gravity connection. The design consultant, with input from Sahuarita Wastewater, discussed using a public utility easement through the adjacent parcel to the west to connect to an existing manhole, utilizing a lift station on site. The project team elected to utilize this easement as well for the other utilities, which would reduce the overall cost of utility connections for the project. Coordination with the adjacent property owner, Rancho Sahuarita, has recently resulted in a decision to relocate the easement. This is in process and should be recorded by the City in less than two weeks. Additionally, the library site is within the Sahuarita Water service area, which is owned by Rancho Sahuarita.

**Schedule Update**

The project is currently working toward the 95% Construction Document design phase submittal. The Town of Sahuarita’s Planning and Zoning Manager approved the library’s current design in June, see attached documents. The original schedule was based on completion of the design drawings by the end of summer with construction planned for the end of the year. The current schedule is tracking about 3 months behind due to scope/budget alignment and coordination with the Town of Sahuarita and Rancho Sahuarita to relocate the utility easement.
Stakeholder Input

Pima County Facilities Management along with the Library District have met with the community stakeholders multiple times during the design phase. Initial meetings during programming included meetings at the existing library with community representatives, a meeting with the Sahuarita School District and two separate sessions with Town Council members. The meetings were productive and one major theme of the meetings was that the Library should look different from the Spanish Colonial themed “Rancho Sahuarita Buildings”. There is a large percentage of residents that don’t live in Rancho Sahuarita and because the Rancho Sahuarita development is private, they are not permitted without an invitation and the new library should project an image that it is open to all and is owned by the entire community. In March, Pima County unveiled the design concept of the new Sahuarita Library to the public which included a model and renderings of the library’s design, the feedback was very positive. In addition to this public outreach, the Library District created an online survey to the public to provide feedback on what they would like in the new library. The data was collected and shared with the project team.

Public Art

Pima County with the Arts Foundation of Southern Arizona has selected the artist and is currently reviewing the contract. Once the contract is complete, community input will take place to allow the artist to develop art concepts. The selected art concept will be shared with Supervisor Valadez for approval prior to moving forward with the final design and fabrication of the art.

Southeast Library Update

Budget

The most recent cost estimate for the building and site submitted by the A/E consultant came in just below the construction budget of $2,500,000 for the base bid. Base bid is $2,420,400 and $137,000 for the children’s room/yard alternate. This estimate included a 3% estimating contingency and 2% for escalation.

The original budget estimate for the TEP electrical extension in Mary Ann Cleveland Way was around $450K. Working with TEP and the design consultants, the estimate is now at $138,000. The utility work in the street will be completed separately from the building and site construction.

Building Schedule Update

The Southeast Library is out to bid now with a bid date of September 18th. First round permit comments are being addressed. The design team and Pima County are working on an audio-visual package that will be issued to Procurement to be included in an addendum around the end of August.

Based on the remaining tasks the Southeast Library will begin construction in late October.
Off-Site Utilities

The 1,500 ft. waterline extension in Mary Ann Cleveland is going out to bid the end of August. The permit approvals are very close to being complete and Pima County is utilizing a job-order-contractor to deliver the project. This work will also include roadway widening to provide a left turn lane into the library site. Bids will take approximately 2 weeks and construction should take 3-4 weeks.

The TEP line extension bid documents will be complete by the end of August, sent out for bids by the week of mid-September with bids due to Pima County in early October. Construction completion is planned for late November/early December.

Delays

The design phase was extended due to re-design at the Schematic Design Phase to address concerns with the roof design, cost estimates over the construction budget requiring value-engineering and quality control concerns with the A/E consultant. These issues were corrected and the project is currently estimated below the construction budget.

Stakeholder Input

Pima County Facilities Management along with the Library District have met with the community stakeholders to seek input and guidance on the new Southeast Library Project. This included meetings early in the process to learn about the community’s needs and after the design concepts were developed to seek additional feedback.

Public Art

Pima County with the Arts Foundation of Southern Arizona has selected the artist and is currently under contract for the project. The artist has met with the selection/advisory panel several times and is working on a design concept. The artist also met with the community and various stakeholders to solicit input for the piece. The design concept will be shared with County Administration once it is available.

LJ/dlm

Attachments
6/5/2019

Martyn Kell, RA
Architectural Manager
Pima County Facilities Management
150 W. Congress St., #5
Tucson, AZ 85701

Dear Mr. Kell:

Thank you for the opportunity to review the proposed design for the new Sahuarita Regional Library facility to be located at 670 W. Sahuarita Road. The design submitted on June 5, 2019, has been reviewed against the Design Standards found in Sahuarita Town Code Chapter 18.82, and no conflicts have been found. The design is in compliance with Chapter 18.82 and is approved.

Please let me know if you have any questions or concerns.

Sincerely,

Anna Casadei, AICP
Planning & Zoning Manager
Planning & Building Department
Phone: (520) 822-8854
Email: acasadei@sahuaritaaz.gov
ATTACHMENT 3

SOUTHEAST LIBRARY DESIGN RENDEZVOUS