



MEMORANDUM

Date: September 3, 2019

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: **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 Leshar, Chief Deputy County Administrator
Tom Burke, Deputy County Administrator for Administration
Amber Mathewson, Director, Library District
Lisa Josker, Director Facilities Management



MEMORANDUM

FACILITIES MANAGEMENT

Date: August 27, 2019

To: C.H. Huckelberry
County Administrator

From: Lisa Josker, Director
Facilities Management 

Via: Tom Burke 
Deputy County Administrator - Administration

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

ATTACHMENT 1

SAHUARITA LIBRARY PLANNING APPROVAL



PLANNING & BUILDING

375 W. Sahuarita Center Way
Sahuarita, AZ 85629
sahuaritaAZ.gov

6/5/2019

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

Dear Mr. Klell:

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,

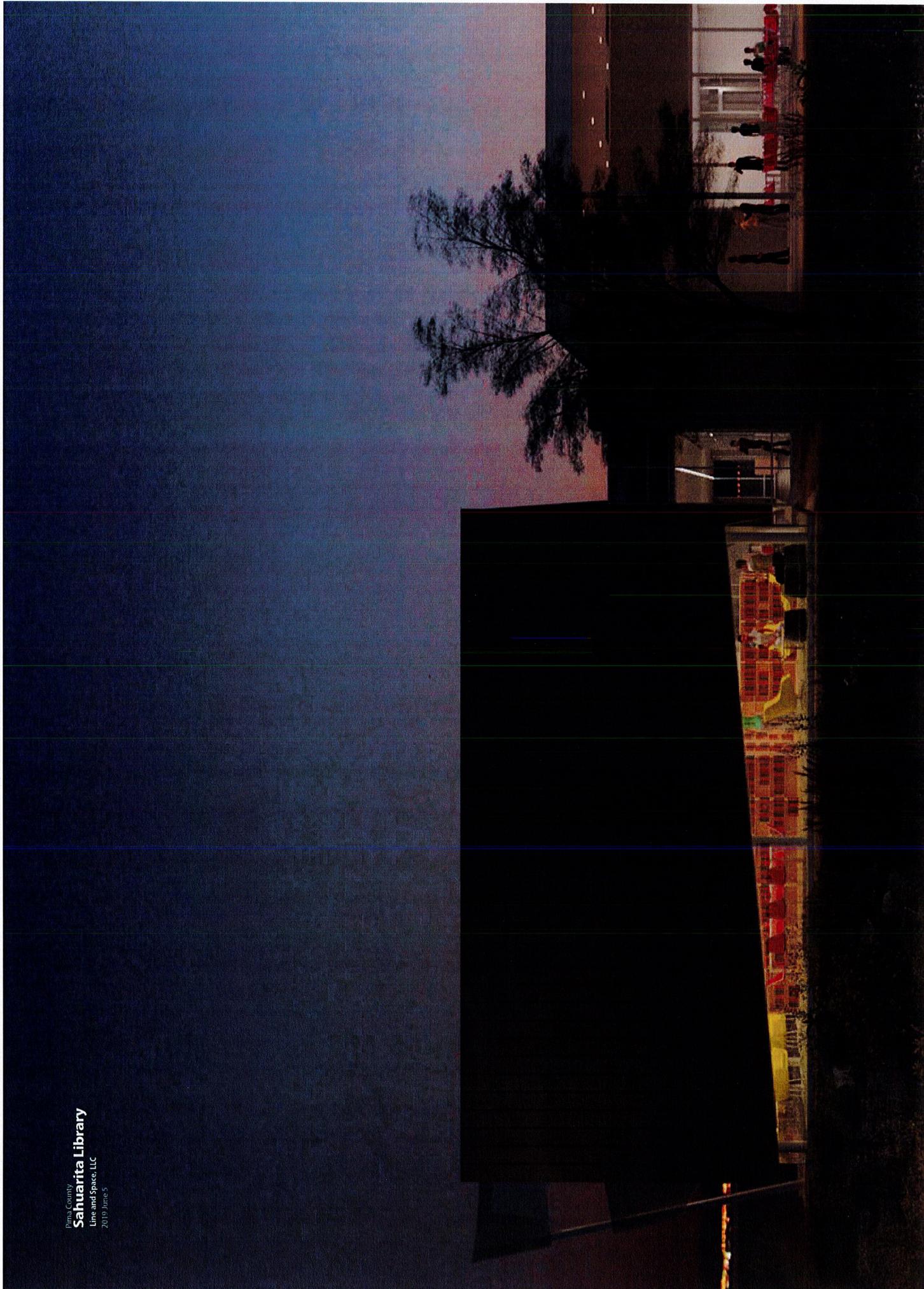
A handwritten signature in blue ink that reads "Anna Casadei".

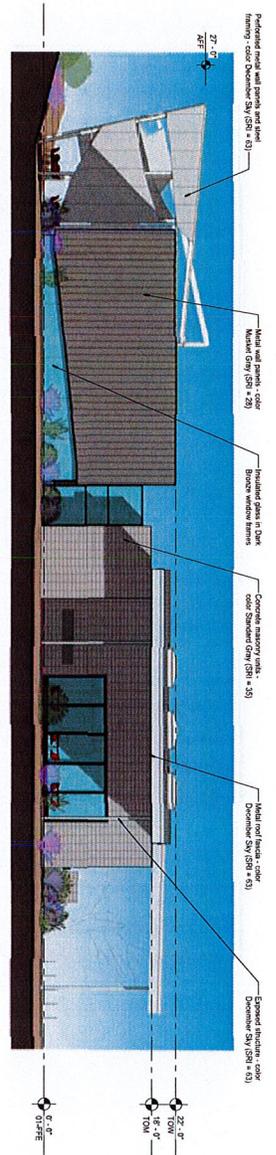


Anna Casadei, AICP
Planning & Zoning Manager
Planning & Building Department
Phone: (520) 822-8854
Email: acasadei@sahuaritaaz.gov

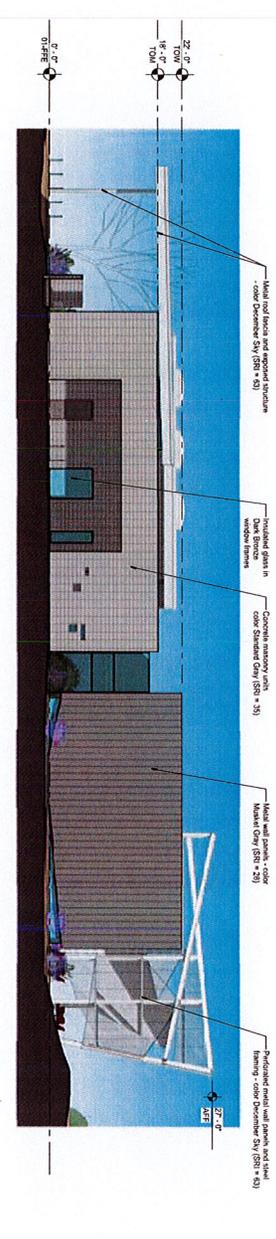


Pima County
Sahuarita Library
Line and Space, LLC
2019 June 5

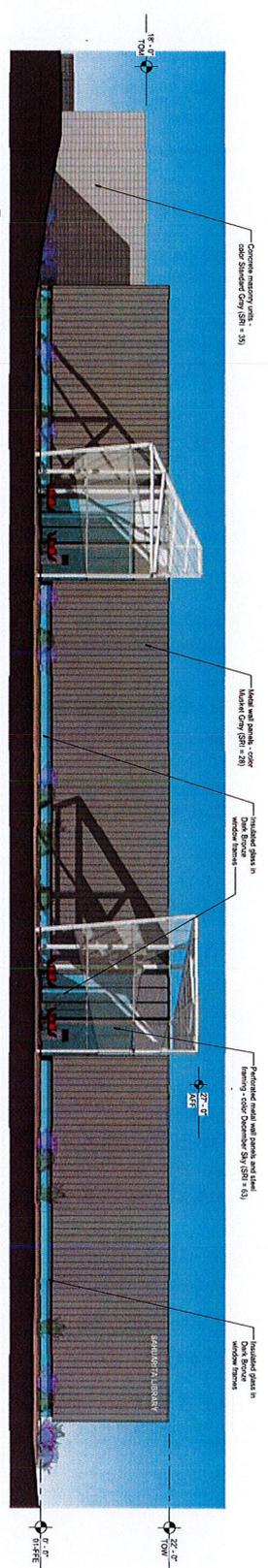




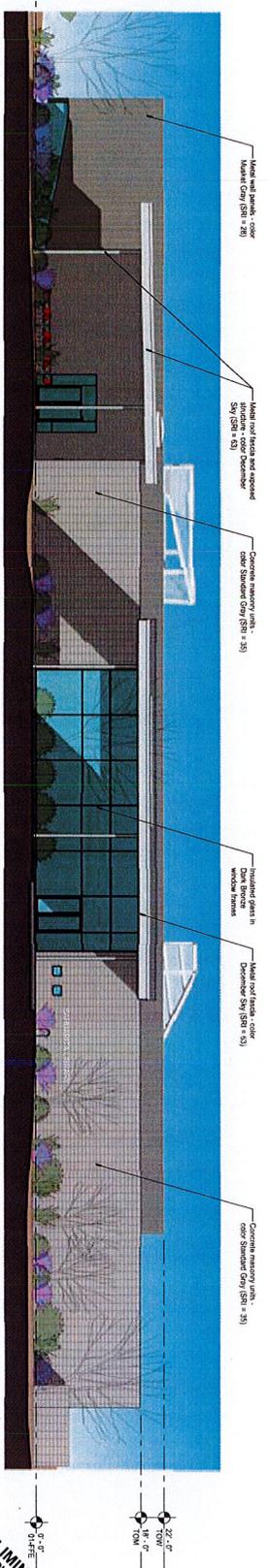
1 East Elevation



2 West Elevation



3 South Elevation



4 North Elevation

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Title	Building Elevations
Scale	X1:1

50% CONSTRUCTION DOCUMENTS	2019 June 18
----------------------------	--------------



670 W. Sahuarita Rd
Sahuarita, AZ 85629

Sahuarita Regional Library

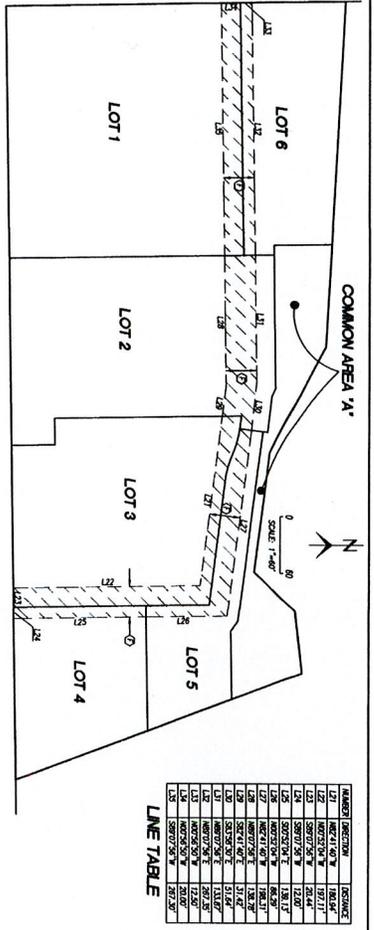
CT.FM.19.069	15.95	00.00
--------------	-------	-------

LINE AND SPACE, LLC ARCHITECTS
627 East Speedway Boulevard
Tucson, Arizona 85705
Tel: (520) 623-1313
Fax: (520) 623-1313
www.lineandspace.com



ATTACHMENT 2

SAHUARITA LIBRARY EASEMENT

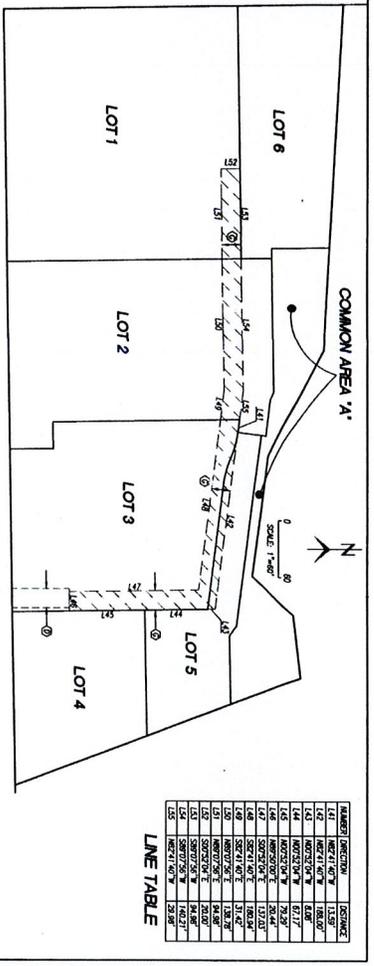


LINE TABLE

MARKER	DIRECTION	DISTANCE
L11	NEARLY 1/4" W	182.54'
L12	NEARLY 1/4" W	202.11'
L13	NEARLY 1/4" W	202.11'
L14	NEARLY 1/4" W	202.11'
L15	NEARLY 1/4" W	202.11'
L16	NEARLY 1/4" W	202.11'
L17	NEARLY 1/4" W	202.11'
L18	NEARLY 1/4" W	202.11'
L19	NEARLY 1/4" W	202.11'
L20	NEARLY 1/4" W	202.11'
L21	NEARLY 1/4" W	202.11'
L22	NEARLY 1/4" W	202.11'
L23	NEARLY 1/4" W	202.11'
L24	NEARLY 1/4" W	202.11'
L25	NEARLY 1/4" W	202.11'
L26	NEARLY 1/4" W	202.11'
L27	NEARLY 1/4" W	202.11'
L28	NEARLY 1/4" W	202.11'
L29	NEARLY 1/4" W	202.11'
L30	NEARLY 1/4" W	202.11'
L31	NEARLY 1/4" W	202.11'
L32	NEARLY 1/4" W	202.11'
L33	NEARLY 1/4" W	202.11'
L34	NEARLY 1/4" W	202.11'
L35	NEARLY 1/4" W	202.11'

NEW PRIVATE ACCESS EASEMENT DETAIL

NEW PRIVATE ACCESS EASEMENT DETAIL FOR THE USE/BENEFIT OF ALL PROPERTY WITHIN THIS SUBDIVISION BY THIS PLAN



LINE TABLE

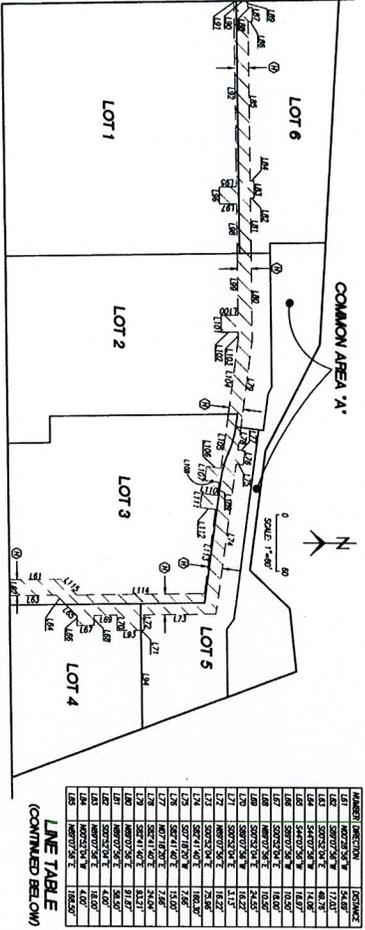
MARKER	DIRECTION	DISTANCE
L11	NEARLY 1/4" W	182.54'
L12	NEARLY 1/4" W	202.11'
L13	NEARLY 1/4" W	202.11'
L14	NEARLY 1/4" W	202.11'
L15	NEARLY 1/4" W	202.11'
L16	NEARLY 1/4" W	202.11'
L17	NEARLY 1/4" W	202.11'
L18	NEARLY 1/4" W	202.11'
L19	NEARLY 1/4" W	202.11'
L20	NEARLY 1/4" W	202.11'
L21	NEARLY 1/4" W	202.11'
L22	NEARLY 1/4" W	202.11'
L23	NEARLY 1/4" W	202.11'
L24	NEARLY 1/4" W	202.11'
L25	NEARLY 1/4" W	202.11'
L26	NEARLY 1/4" W	202.11'
L27	NEARLY 1/4" W	202.11'
L28	NEARLY 1/4" W	202.11'
L29	NEARLY 1/4" W	202.11'
L30	NEARLY 1/4" W	202.11'
L31	NEARLY 1/4" W	202.11'
L32	NEARLY 1/4" W	202.11'
L33	NEARLY 1/4" W	202.11'
L34	NEARLY 1/4" W	202.11'
L35	NEARLY 1/4" W	202.11'

NEW PUBLIC SEWER EASEMENT DETAIL

NEW PUBLIC SEWER EASEMENT DETAIL FOR THE USE/BENEFIT OF THE PUBLIC BY THIS PLAN

EASEMENT KEYNOTE

EX. 20' SEWER EASEMENT PER DET. 17294, PAGE 224



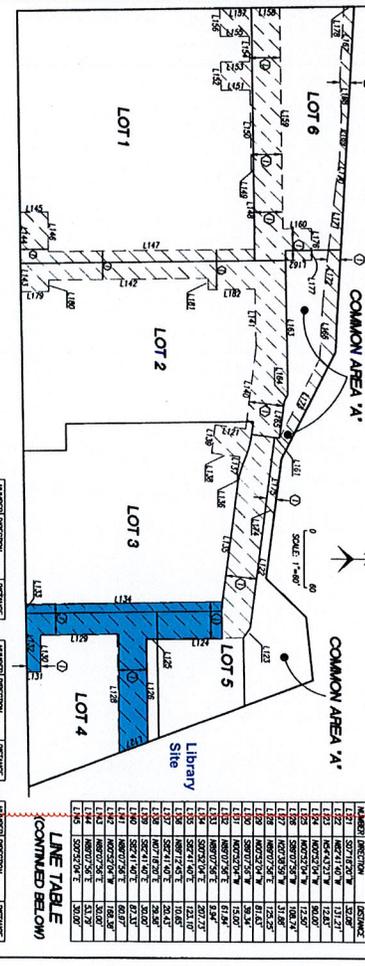
LINE TABLE

(CONTINUED BELOW)

MARKER	DIRECTION	DISTANCE
L11	NEARLY 1/4" W	182.54'
L12	NEARLY 1/4" W	202.11'
L13	NEARLY 1/4" W	202.11'
L14	NEARLY 1/4" W	202.11'
L15	NEARLY 1/4" W	202.11'
L16	NEARLY 1/4" W	202.11'
L17	NEARLY 1/4" W	202.11'
L18	NEARLY 1/4" W	202.11'
L19	NEARLY 1/4" W	202.11'
L20	NEARLY 1/4" W	202.11'
L21	NEARLY 1/4" W	202.11'
L22	NEARLY 1/4" W	202.11'
L23	NEARLY 1/4" W	202.11'
L24	NEARLY 1/4" W	202.11'
L25	NEARLY 1/4" W	202.11'
L26	NEARLY 1/4" W	202.11'
L27	NEARLY 1/4" W	202.11'
L28	NEARLY 1/4" W	202.11'
L29	NEARLY 1/4" W	202.11'
L30	NEARLY 1/4" W	202.11'
L31	NEARLY 1/4" W	202.11'
L32	NEARLY 1/4" W	202.11'
L33	NEARLY 1/4" W	202.11'
L34	NEARLY 1/4" W	202.11'
L35	NEARLY 1/4" W	202.11'

NEW WATER EASEMENT DETAIL

NEW WATER EASEMENT DETAIL FOR THE USE/BENEFIT OF ALL PROPERTY WITHIN THIS SUBDIVISION BY THIS PLAN



LINE TABLE

(CONTINUED BELOW)

MARKER	DIRECTION	DISTANCE
L11	NEARLY 1/4" W	182.54'
L12	NEARLY 1/4" W	202.11'
L13	NEARLY 1/4" W	202.11'
L14	NEARLY 1/4" W	202.11'
L15	NEARLY 1/4" W	202.11'
L16	NEARLY 1/4" W	202.11'
L17	NEARLY 1/4" W	202.11'
L18	NEARLY 1/4" W	202.11'
L19	NEARLY 1/4" W	202.11'
L20	NEARLY 1/4" W	202.11'
L21	NEARLY 1/4" W	202.11'
L22	NEARLY 1/4" W	202.11'
L23	NEARLY 1/4" W	202.11'
L24	NEARLY 1/4" W	202.11'
L25	NEARLY 1/4" W	202.11'
L26	NEARLY 1/4" W	202.11'
L27	NEARLY 1/4" W	202.11'
L28	NEARLY 1/4" W	202.11'
L29	NEARLY 1/4" W	202.11'
L30	NEARLY 1/4" W	202.11'
L31	NEARLY 1/4" W	202.11'
L32	NEARLY 1/4" W	202.11'
L33	NEARLY 1/4" W	202.11'
L34	NEARLY 1/4" W	202.11'
L35	NEARLY 1/4" W	202.11'

NEW PUBLIC UTILITY EASEMENT DETAIL

NEW PUBLIC UTILITY EASEMENT DETAIL FOR THE USE/BENEFIT OF THE PUBLIC AND ALL UTILITY COMPANIES BY THIS PLAN

FINAL PLAN for THE CORNER AT RANCHO SAHUARITA LOTS 1 - 6 and COMMON AREA 'A' (DRAINAGE) BEING A DEVELOPMENT OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, T17S, R16E, GASPARILLA PINAL COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
3001 E. Sahara Blvd., Suite 200, Tempe, Arizona 85281 (602) 948-1800 Fax: (602) 948-1800

FOR REVISION: [Stamp] FOR APPROVAL: [Stamp] DRAWN BY: [Stamp]

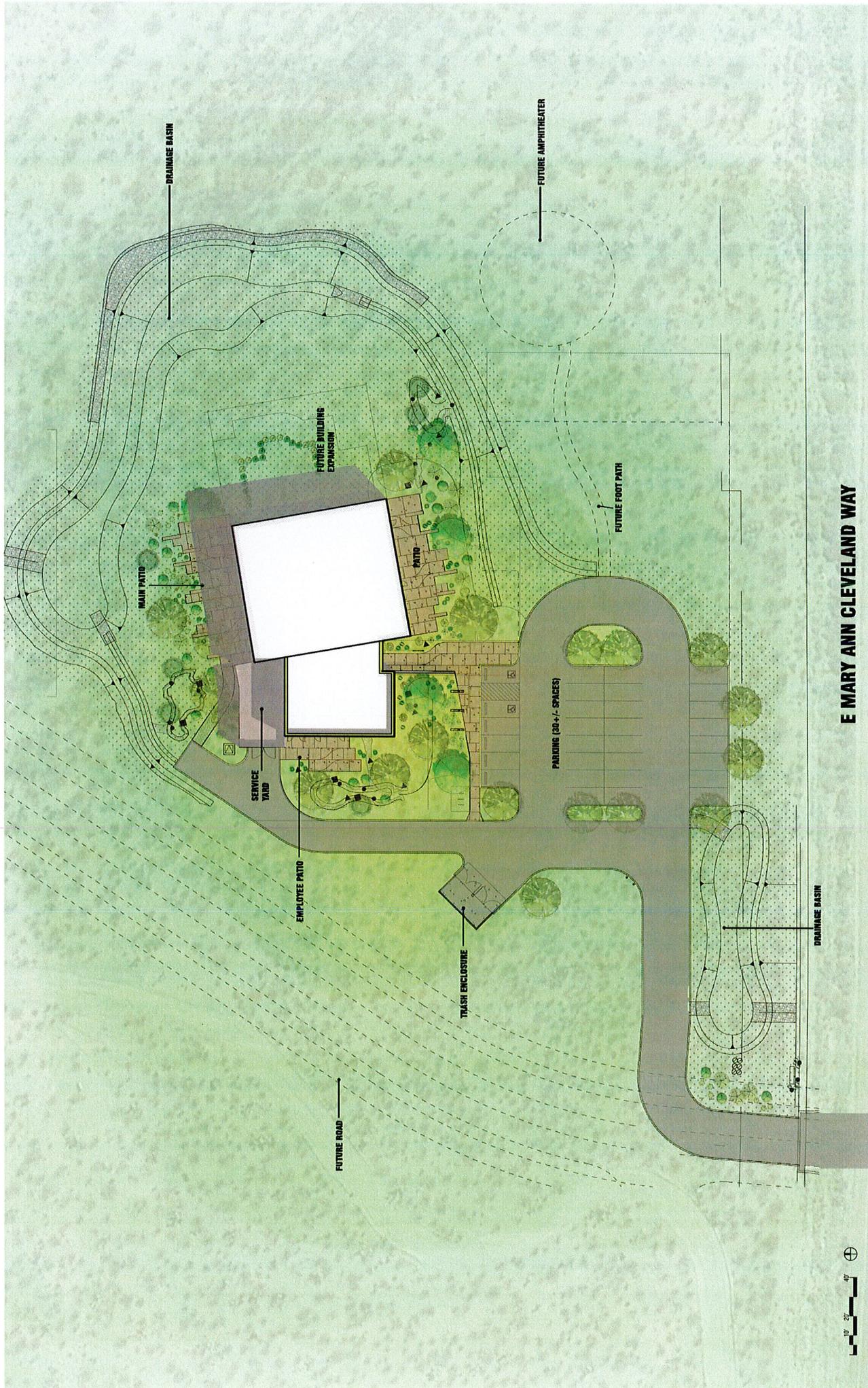
DATE: 08/12/16

PROJECT: SA12-16-00011 REF: SA12-16-00000, SA12-20-004 (SPECIFIC PLAN), SA0-20-000, SA0-20-001, JOE P18K.2 11/21/16 SHEET 1 OF 4

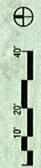
ANNOTATED COPY

ATTACHMENT 3

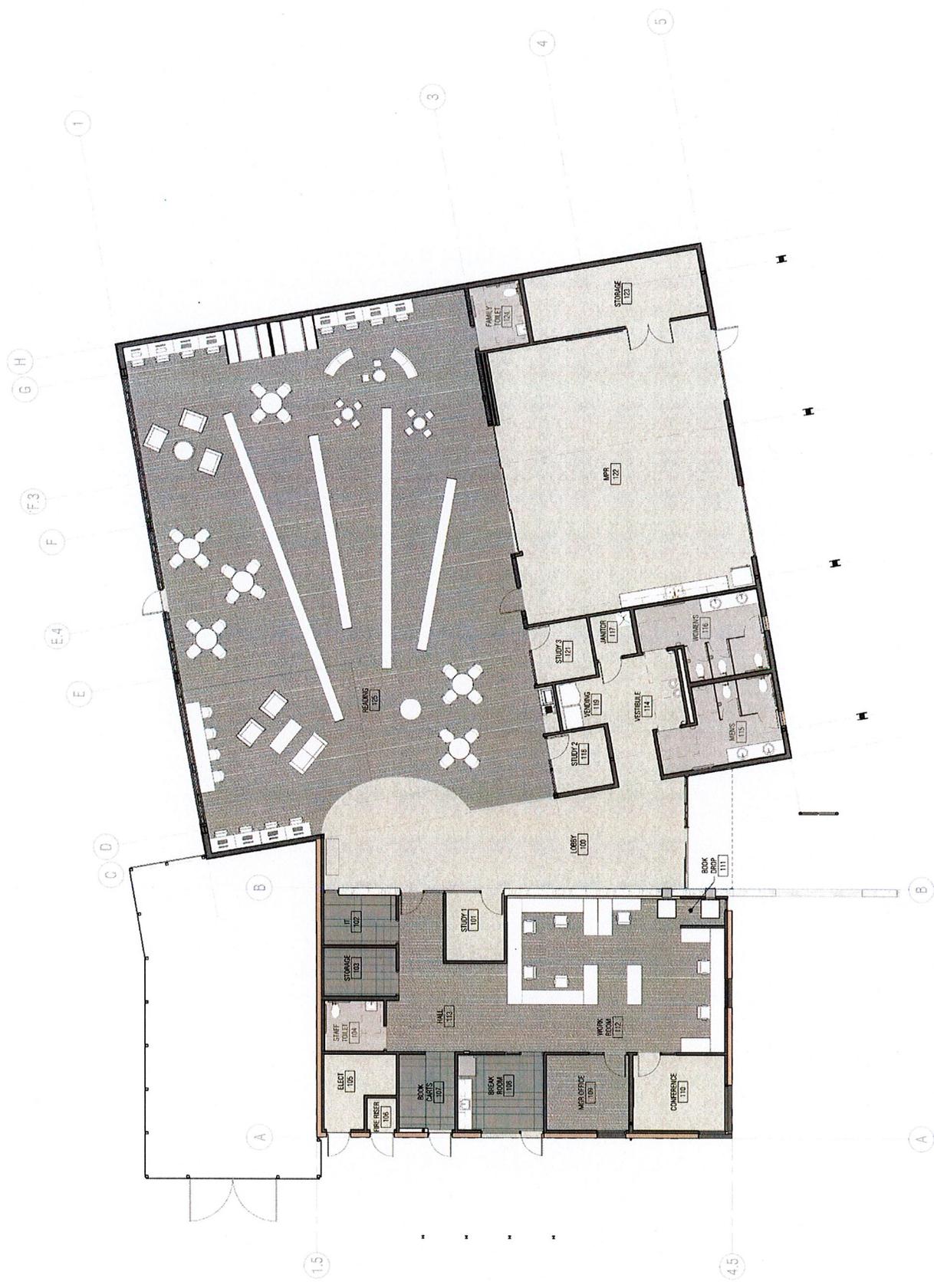
SOUTHEAST LIBRARY DESIGN RENDERINGS



PIMA COUNTY SOUTHEAST LIBRARY Site Plan



E MARY ANN CLEVELAND WAY

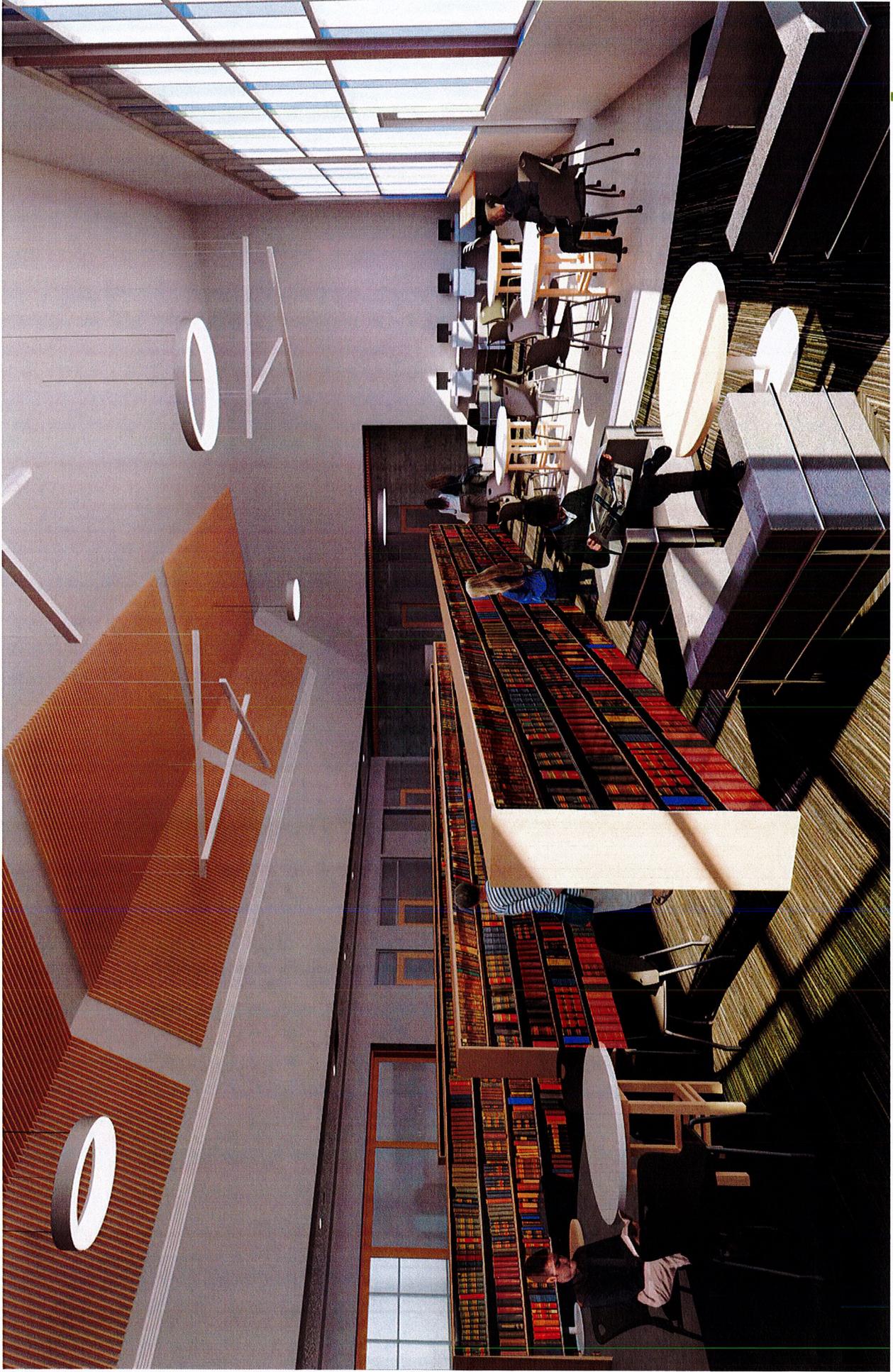




PIMA COUNTY SOUTHEAST LIBRARY ENTRYWAY APPROACH



PIMA COUNTY SOUTHEAST LIBRARY READING ROOM



PIMA COUNTY SOUTHEAST LIBRARY READING ROOM