June 21, 2016

Capital Improvements and Investment by the Arizona-Sonora Desert Museum and Art Institute Facilities

Introduction

The lease between the Arizona-Sonora Desert Museum (ASDM) and Pima County requires Board of Supervisors approval for capital improvements that are valued in excess of $100,000.

Recently, ASDM representatives met with me regarding final Phase III building improvements in the plaza classrooms. This facility would be an approximately 7,000 square feet of additional building area and Art Institute common area improvements totaling nearly $3 million. This final phase of improvements complements the existing auditorium, classrooms and offices, and the building is necessary to accommodate substantial growth of the Art Institute operated by the ASDM. The program began with six students in an older house in the Tucson Mountains that has now been conveyed to the County as open space. The program currently has 600 individual registrations; and over the years, the demand for classes has increased 25 percent per year, with over 100 arts-related classes conducted each year.

The attached report details the site plan, planned improvements, the location and building elevations. This is another additional significant capital improvement to County-owned property leased to the ASDM that will add another positive dimension to the community benefits provided by the Museum.

Recommendation

I recommend the Board of Supervisors approve the $3 million investment by the Arizona-Sonora Desert Museum to construct Phase III building improvements related to expanding the Art Institute of the Desert Museum.

Respectfully submitted,

C.H. Huckelberry
County Administrator

CHH/anc – June 16, 2016

Attachment

c: Jan Lesher, Deputy County Administrator for Community and Medical Services
    Tom Moulton, Director, Attractions and Tourism Department
PLAZA CLASSROOMS
Completion of Phase III Building

ARIZONA-SONORA DESERT MUSEUM
EDUCATION FACILITY
Added Facilities for a Growing Program

VIEW INTO ART INSTITUTE COMMONS
RESPONDING TO EXCITING PROGRAM GROWTH

The Arizona-Sonora Desert Museum has long inspired people to live in harmony with the natural world by fostering love, appreciation, and understanding of the Sonoran Desert. The Art Institute, with its’ mission statement, "Conservation through Art," has grown to be one of ASDM’s most active and vibrant arms, and critical to its future success.

The Art Institute has established a forum that draws students, instructors, renowned artists, and art exhibits, not only from the Pima County area, but, also regionally, nationally, and beyond. It has recently experienced exponential growth, resulting in the need for more classrooms. Enrollment at the Art Institute has more than doubled over the last 4 years and it is targeted to reach the designed operating goal of over 166 on site classes and 2000 attendees/year within the next five years.

The Plaza Classroom project will complete Phase III of the Education Facilities Plan (circa 2000) for the Arizona-Sonoran Desert Museum. The building format and planned use of the facility is in response to both its critical importance and the expected growth in programs and students, which require additional Art Institute classrooms.

This project is a key to realizing the goals of the Art Institute and the Arizona-Sonora Desert Museum and it will be built and maintained entirely with private funding.
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   MAIN LEVEL PLAN
   LOWER LEVEL PLAN
   BUILDING ELEVATION
SPECIAL FEATURES LIST

• LEED (Leadership in Energy & Environmental Design) Certifiable Facility.

• Energy saving 2-level light switching combined with controlled day lighting in staff spaces.

• Data connection to fiber optic campus network and Internet through wireless environment as well as specific location cabling.

• Photovoltaic powered parking and pathway lighting.

• Rain water harvesting to supply new patio planting areas.

• Water-less urinals and water conserving toilet room fixtures.

• Building wastewater directed to constructive wetland treatment area.

• Infill campus site limits encroachment into surrounding desert habitat.

• Deep roof overhangs for sun control at main exposures.

• High performance glass wall takes advantage of visual connection to the open-air terrace featuring Mountain Vistas. Additionally, the use of ultra violet markers on the surface of the glass helps to significantly reduce the number of “bird strikes” without detracting from the provided views.

• The “Exhibit Link” provides the visitor a direct connection to and from the exhibit grounds to the Education Facilities. Providing for more “heat of the day” and “rainy day” activities.

• “Lower Art Commons” creates a unique teaching environment in the heart of the Education Plaza.
# BUILDING DATA

**Building Address:** 2021 N. Kinney Road, Tucson, AZ 85743

**Building Type:** International Building Code, 2012 Edition  
Business, Group B, Type V-B Construction, Two Stories

**Building Areas:**  
- Finished Main Level: 2,860 SF  
- Finished Lower Level: 3,200 SF  
- Total Finished: 6,060 SF  
- Unfinished Lower Level: 925 SF  
- Building Total: 6,985 SF

**Exterior Areas:**  
Commons & Ped. Connections: 3,050 SF

**FIRE PROTECTION:** Building to be Fully Sprinkled
GENERAL NOTES

1. SCOPES OF WORK: THIS PROJECT INCLUDES THE NEW ART EDUCATION SCAP AREA, ART CLASSROOMS, EXPANSION OF MUSEUM ENTRANCE, PLAZA, PLAZA ENTRY, EXTENSION AND ADDITION TO TECHNICAL SITE AND PREPARATION, A EXTENSION OF OLDER P. SCHOOL AND DESIGNED IN THIS DOCUMENT.

2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THIS PROJECT TO BUILD S IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS AND SHALL BE RESPONSIBLE FOR VERIFYING ALL EXTENSIONS AND ELEVATIONS PRIOR TO STARTING WORK. ALL WORK SHALL BE PERFORMED IN A GOOD-QUALITY AND MANNER AND SHALL BE OF THE QUALITY ACCEPTED BY THE ARCHITECT.

3. ALL EXCAVATIONS ARE TO PRECED ZONE OF DRYOFFSET OF CONCRETE WALL.

4. ALL WORK - REBAR WORKING SHALL BE PERFORMED GRACEFULLY ON CONCRETE. WORK TO BE DONE BY LIGATION: CONCRETE CONTRACTOR, PREMISES AND LANDSCAPE BY OTHER.

5. CONTRACTOR SHALL PERFORM EVERYTHING AND IMPROPERLY NOTIFY THE ARCHITECT OF ANY DIFFERENCES.

6. ALL PLANTS SHALL BE PROTECTED OR PLANTED AS PER THE MANUFACTURER'S INSTRUCTIONS OR SPECIFICATIONS.

7. THE GENERAL CONTRACTOR SHALL BE AWARE AND MAKE ALL SUBCONTRACTORS AWARE THAT THE SURROUNDING JUNIPER ENVIRONMENT AND EXISTING PUBLIC GROUND SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
GENERAL NOTES

1. All work on this project includes the new Art Education Center to include a new classroom expansion, additional areas for teaching, and the consolidation of all classrooms in the existing facility as described in these documents.

2. The General Contractor and all subcontractors shall be responsible at all times during the construction phase of the project to build in accordance with all applicable building codes and regulations, and shall be responsible for verifying all inspections and submittals prior to starting work. All work shall be performed in a satisfactory manner and shall be of the quality accepted by the user.

3. All materials and equipment of the project are to be of the most current and acceptable materials.

4. The work described herein shall be performed in accordance with the specifications and drawings and by acceptable methods.

5. The General Contractor shall be responsible for ensuring compliance with all applicable codes and regulations.

6. All items shall be installed per plans as per the manufacturers instructions or the specifications or both.

7. The General Contractor shall be aware and make all subcontractors aware that the surrounding desert environment and operating outdoor spaces shall be protected from damage during construction.