

427.7 Canoa Ranch New Museum/Orientation Center & Improvements

Location: Approximately 45 miles south of Tucson, Frontage Road east of Interstate 19 at the Canoa Ranch exit.

Scope: This project will continue the renovation, rehabilitation and retrofit of the historic ranch complex of buildings and facilities to establish the facility as a historic and environmental learning center. This project will include new utilities (water service, septic or sewer, electric, phone/data systems, HVAC, and other systems) site work, as well as interior and exterior rehabilitation of historic buildings for public use and as educational centers. New facilities include an orientation center with gift shop, maintenance compound, parking and driveway system, and public access areas, including the Anza Trail and interpretive walkways. The project also includes the restoration of portions of the historic canal, irrigation system, irrigated pastures and pond, conference/event center, special event campground, living history residential complex, heritage livestock exhibit areas, gardens, equestrian center, interpretive exhibits/trails and signage, and exhibit materials for the orientation center and other buildings. The full scope of this project is outlined in a Master Plan document completed in February, 2007, and adopted unanimously by the Canoa Ranch Community Trust and Oversight Committee as established by the Pima County Board of Supervisors.

Benefits: The rehabilitation of Canoa Ranch together with new improvements will upgrade the facility to a level that will allow the public to safely and appropriately enjoy and use the site as a part of the County park system. This site would become a major tourism attraction to local, regional, and international visitors and would be a cornerstone element of the Santa Cruz River Valley historic site system and future Heritage Area.

Total Cost Estimate: \$10,000,000

Bond Funding Estimate: \$10,000,000

Other Funding Estimate: None identified at this time. Possible grants or other funding support to be determined.

Total Cost Estimate by Major Task: This effort is planned as a five-year effort with two phases.

- The first phase (Years 1-3) includes necessary environmental studies, utilities, historic pond and canal, historic structures and utilities, infrastructure, site work, Anza Trail access, exhibit materials and cases and signage, maintenance building, and other improvements. Planning and Design estimated at \$400,000 and Construction at \$3,805,100
- The second phase (Years 3-5) includes necessary environmental studies, the new orientation center, site work, utilities and systems, access roads and parking, interpretive materials, and other improvements. Planning and Design estimated at \$500,000 and Construction at \$5,294,900.

Implementation Periods: 4, 5, 6

Project Schedule by Major Task: This effort is planned as a five-year effort with two phases. Phase 1 planning and design at 9-12 months, construction at 12-18 months; Phase 2 planning and design at 9-12 months, construction at 12-18 months.

Project Manager: Pima County

Operator: Pima County

Future Operating and Maintenance Costs: Estimated to be \$224,000 per year to be paid through the County's general fund.

Regional Benefits: The Canoa Ranch headquarters complex has both regional and local public significance as an important historic and conservation property and heritage destination. Completion of the rehabilitation of the historic buildings and creation of a heritage education center will preserve one of the most important historic sites in Pima County. A comprehensive master plan was developed in 2007 and adopted by the Board of Supervisors to guide the phased development of the site into a major interpretive and historic destination for the public along the Interstate 19 corridor. This project would add significantly to historic and heritage tourism programs in Pima and Santa Cruz counties and Southern Arizona. The ranch can become a show piece for the Santa Cruz Valley National Heritage Area.

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