

427.4 Colossal Cave Mountain Park Improvements

Location: 16721 E. Old Spanish Trail, Vail, AZ

Scope: The scopes of improvements proposed include infrastructure, safety and revenue enhancing projects and activities, including:

- Cave and ranch museum stores renovation.
- Replace all cave indoor lighting and electrical wiring.
- Ranch house, museum and library - HVAC and fireproofing.
- New front gate restroom, ADA accessibility and modernization.
- Camping and ranch house - upgrade three restrooms to include ADA accessibility and plumbing.
- Outdoor lighting at parking lots, administration building, and BBQ area.
- All water and waste systems – wells, fire suppression, water storage upgrades and replacement.
- Trails – realignment and building of new trails to align with the Arizona Trail
- Renovate campgrounds, both wet and dry.
- Renovate special event area, including water, electrical, and structure.
- Preserve and renovate all Civilian Conservation Core (CCC) structures, cave, CCC museum, administration, and support walls.
- Park roads and parking lot improvements and realignments.
- Addition of new nature-based and adventure activities.

Benefits: Colossal Cave Mountain Park has been in continuous operation on a shoestring budget for decades. Additional lands have been added including the National Historic Landmark of the La Posta Quemada Ranch House and grounds. This one-of-a-kind nature cave and surrounding natural resources can never be duplicated. Infrastructure, safety and the addition of new nature-based activities are paramount to continue a sustainable unique operation and availability to the general public. These projects will assist in the modernization of this precious resource and help increase visitor awareness and appreciation, thereby increasing the number of visitors and revenue by approximately 25 percent ensuring continuous operation and growth.

Total Cost Estimate: \$3,850,000

Bond Funding Estimate: \$3,350,000

Other Funding Estimate: \$500,000 to be provided by the private operator.

Total Cost Estimate by Major Task: \$700,000 for planning and design, \$3,150,000 for construction

Implementation Periods: 1, 2

Project Schedule by Major Task: Planning and design at 6 - 12 months, construction at 1 to 3 years.

Project Manager: Pima County

Operator: Private non-profit operator

Regional Benefits: This upgrade of the facility will enhance both its regional and national tourist appeal; bring the facility into ADA compliance on the restrooms and campgrounds, increase safety inside the cave, broaden the appeal to a larger family demographic with the addition of new nature based adventure activities and allow broader special events and nighttime operations throughout the mountain park as well as the cave. These improvements are anticipated to increase operating revenues matching the increase in attendance minimally by 25 percent the first year and double by year three of the improvements.