

427.3 Pima County Fairgrounds Building, RV & Infrastructure Improvements

Location: Pima County Fairgrounds/Southeast Regional Park.

Scope: The Pima County Fair and visitors to the 640-acre Fairgrounds property have had record breaking attendance for the past several years. Fair attendance has increased from approximately 150,000 to approximately 300,000 people in the past 10 years. Attendance at interim events such as music festivals, RV Rallies and other activities at the Fairgrounds and the Southeast Regional Park (SERP) has increased significantly. In the Board of Supervisors approved Master Plan developed by the Southwestern Fair Commission and Populous, there are several building improvements identified for upgrade and new infrastructure development.

Fairgrounds Buildings and Infrastructure Improvements

Renovation of these buildings will include more bathrooms, insulation, heating and cooling. These improvements will accommodate record crowds during the Fair and larger attendance at interim events. In addition, building expansion will include a new administration office, an event entry facility and heating and cooling in buildings where it does not currently exist. Building improvements will allow for increased usage and rental during summer and winter, resulting in new business and a positive local economic impact. This project will include one new building at approximately 10,000 square feet and the renovation of five buildings at approximately 80,000 square feet.

RV Park Improvements

The proposed RV Park expansion to 50 acres within the Pima County Fairgrounds' 640 acres provides services for Pima County residents and visitors attending special events that require overnight stays such as the Fair, music festivals, horse shows, RV rallies and other events. Improvements to be made to the RV Park include roads and parking, traffic flow ingress and egress, additional restrooms, showers, drainage improvements and significant infrastructure improvements. With increasing attendance at the Fair, RV Rallies and other large scale special events, these improvements will serve to accommodate heavy use at Fairgrounds facilities. Improvements to the Fairgrounds property will allow for upgrades to facilities identified to be used in the case of a mass casualty situation by the Pima County Office of Emergency Management. This project will include renovations to two RV Buildings at approximately 4,000 square feet.

Specific improvements to buildings, infrastructure and the RV Park include:

- Redevelopment of Old Pueblo Hall including bathrooms, climate control, flooring and infrastructure.
- Redevelopment of Thurber Hall bathrooms.
- Redevelopment of equestrian facility offices including stalls, bathrooms, climate control, flooring and infrastructure.
- New administration office, new main event entry including landscaped entry and fencing.
- Redevelopment of Thurber RV Park sites, infrastructure, new RV building with amenities (restrooms, showers, laundry).
- Redevelopment of existing perimeter infrastructure and RV Parks including an additional RV building with amenities (restrooms, showers, laundry).
- Significant improvements and new infrastructure from primary water, sewer and electric sources.

Southeast Regional Park Water Systems

The water systems that provide potable water and water used for irrigation, fire suppression and other uses to all of the attractions are supplied by two wells. One well is located within the Fairgrounds and supplies the entire Fairgrounds including RV Park locations, Tucson Speedway, Southwestern International Speedway and related infrastructure. The other well is located within the Pima MotorSports Park and it serves the McMotorsports Parks, Musselman Honda Circuit and the Shooting Range. None of the wells water lines are interconnected. The project would include adding a water line and appropriate valves so each well can supply water to the other attractions in case of a well failure along with storage tanks for both potable water and fire suppression. In addition the well at Pima MotorSports Park would be completely refurbished. This project would be completely funded with bond funding.

Benefits:

- Since most Fairgrounds buildings do not currently have A/C or heat or only have evaporative cooling, these improvements will expand building use into summer/winter months potentially increasing revenues by an additional 25 percent, strengthening the local economy.
- Provide restroom facilities for exhibit halls to meet health and safety requirements.
- Provide water, internal sewer and electrical service upgrades, improvements and expansion to meet the increasing demand of the facilities by Fairgrounds and SERP users, and ensure there is adequate supply of potable water for park visitors and their livestock.
- Provide for expanded facilities available for use by residents of and visitors to Pima County.
- Increased and enhanced buildings will allow for revenue enhancement necessary to address future capital projects.
- The Fairgrounds site has been designated as a Mass Reception Area by the Pima County Office of Emergency Management and Homeland Security. Improvements will allow for more accommodating facilities should an incident occur.
- The Pima County Fair attendance has doubled in size in the past 10 years making it the largest single event in Pima County. This has resulted in more vendors, community participation, and demand on facilities including RV camping for extended periods of time.
- Special Event use of the facilities has also increased dramatically over the past 10 years pushing the demand for RV Park sites from the current 330 sites to 800 plus.
- Provide new wastewater treatment connections for existing & new RV Park sites and support facilities.
- Provide for improved traffic ingress & egress access to and within the Fairgrounds.
- Provide water, internal sewer and electric service upgrades, new showers and restrooms to meet the increasing demand by users of Fairground facilities.
- Increased and improved RV sites will allow for revenue enhancement from the annual Fair, horse shows, RV Rallies, and other special events keeping the fairgrounds self-sustaining in its operations and generating funds for capital improvements.
- All attractions will be able to function if one of the wells breaks. The PMP well would be renovated to ensure continuous operation.
- Additional water supply for on-demand water as well as for customers and livestock and a more improved fire suppression water source will be available for the Fairgrounds.

Total Cost Estimate: \$7,700,000

Bond Funding Estimate: \$6,500,000

Other Funding Estimate: \$1,200,000 from the Southwestern Fair Commission

Total Cost Estimate by Major Task: Buildings, RV Park and Infrastructure - planning and design at \$1,450,000, construction at \$5,750,000; Southeast Regional Park Water Systems - planning and design at \$75,000, construction at \$425,000.

Implementation Periods: 1, 2

Project Schedule by Major Task: Buildings, RV Park and Infrastructure - planning and design at 12 months; construction at 24 months and 36 months for RV Park and infrastructure; Southeast Regional Park Water Systems - planning and design at 6 months, construction at 6 months

Project Manager: Pima County (Project requested by Southwestern Fair Commission)

Operator: Southwestern Fair Commission

Regional Benefits: New facilities, improved buildings, and increased infrastructure will allow for year round use of the facility and will attract more users leading to an increased economic impact to Pima County. The additional RV spaces and improvements will provide accommodations for more large scale events and meet the demands of a growing Pima County Fair. RV Rallies coming to Pima County will allow the Fairgrounds to generate revenue for capital improvements and drive economic benefits to Pima County. In addition, improvements will provide for an improved Pima County Fair and comprehensive facilities for use by Pima County Office of Emergency Management and Homeland Security in the case of a mass casualty situation all benefiting the residents of Pima County.