

428.42 Sahuarita Pool & Recreation Complex/YMCA

Location: The primary location does not have an address but is in the general vicinity of Sahuarita's Town Center. It is located just south of Sahuarita Rd. between Rancho Sahuarita Boulevard and Starlight View, approximately 1/4 mile from the I-19-Sahuarita Road Interchange. Alternatively, the facility could be located at Anamax Park, 17501 S. Camino De Las Quintas, Sahuarita.

Scope: A 40,000 square foot multi-generation, multi-use, indoor recreation facility and a 5,000 square foot recreational pool/splash pad.

Benefits: This project is a County wide regional facility that would serve Southern and Eastern Pima County, as well as a growing population of Sahuarita to the south and east of Sahuarita including the future residents of the Sahuarita Farms (FICO) project. There is no public, multi-use pool complex or significant indoor community recreation facility in the Town or the surrounding area at this time. Construction of this project in the Town Center area would benefit a greater number of Sahuarita Unified and Continental School District youth and their families at which major growth continues. It will be a public facility that will also serve teens, adults, seniors of Sahuarita, as well as residents in the greater County region. In addition to the YMCA, the project includes two additional partners: Sahuarita Unified School District and the Rancho Sahuarita Company. The recreational pool complex would be used for general recreation purposes, while the School District competition pool would be used for swim lessons, fitness and competitive programs. The indoor community recreation facility would serve people of all ages with drop in, social and organized activities, classes and events. The programming will also include a variety of structured and non-structured opportunities in community spaces, multi-use meeting rooms and gymnasium. Activities and events will be scheduled as the public demands and through a regular scheduled calendar through cooperation between the YMCA and the Town Parks and Recreation Department. The Recreation Center will include a cardio strength area which will provide opportunities for improved health and well-being as well as structured fitness programs for individuals. There will also be a Child Watch area with activities for participants with young children. The pool will have full service facilities including locker rooms and showers. This community recreation pool and indoor recreational facility will allow maximum utility and benefit the greater region, as well as plan for future growth for future residents of the region. Approximately \$7 million is being contributed in kind, including the land value of \$1.15 million infrastructure value of \$1million Sahuarita Unified School District competitive pool value of \$2.3 million and Sahuarita Unified School District field/play area and gymnasium value of \$2.55 million.

Total Cost Estimate: \$14,000,000

Bond Funding Estimate: \$14,000,000

Total Cost Estimate by Major Task: Planning and design at \$2,400,000, construction at \$11,600,000

Implementation Periods: 3, 4

Project Manager: Town of Sahuarita and YMCA of Southern Arizona (Project requested by Town of Sahuarita)

Operator: Town of Sahuarita, YMCA of Southern Arizona and Sahuarita Unified School District

Future Operating and Maintenance Costs: The YMCA of Southern Arizona will operate, maintain and coordinate with the Town of Sahuarita and the Sahuarita Unified School District for use of the facility as a full service Sahuarita YMCA Community Center. This facility will be open all week long for approximately 105 hours a week. Similar to other existing YMCA, City and County collaborations, it is anticipated that the YMCA will maintain the Community Center facility; the Town maintain the grounds and the School District the competitive pool infrastructure. Utilities and some operational costs will be split based on a User Agreement. It is estimated that the Town's operating and maintenance costs would be about \$400,000 annually.

Regional Benefits: In addition to being of great benefit to the Town of Sahuarita, these facilities would be available for use by residents of unincorporated areas of Pima County, such as Green Valley and other areas outside the Town boundaries, but in closer proximity to the current Town's growth areas with greater visibility and easier access.