

Department:

Date: December 11, 2014

Future Pima County Bond Election Proposed Project

Project Name: Arizona-Sonora Desert Museum - Exhibits and Facility Expansion

Location: Arizona-Sonora Desert Museum 2021 N. Kinney Rd., Tucson, AZ 85743

Scope: New Exhibits and Infrastructure Improvements, including:

- Exhibits
 - **COAST TO CANYONS: JOURNEY OF THE JAGUAR** (working title) – The project is comprised of multiple distinct pieces, each one of which is an attraction in and of itself. Covering an area of ~1.5 acres, the experience will include dozens of species of plant and animal life, each playing a significant role in telling the story of the southern portion of mainland Sonoran Desert. The story follows a jaguar from the coast of the Sea of Cortez to the Sierra Madre Occidental through multiple life zones. Each zone has a flagship species (including jaguar, American crocodile, and Mexican wolf) and a unique landscape that will be interpreted. Water and its importance to the desert will be incorporated into the story as we follow it from the top of the mountains to the Sea of Cortez. In addition to amazing plant and animal life, interpretive experiences, children’s play spaces, and new climate-controlled zones, we will incorporate a variety of revenue generating experiences and facilities, which will help sustain the operations of this habitat-immersion complex.

- Infrastructure
 - **WATER DELIVERY INFRASTRUCTURE** – Well installation, storage and/or waterline replacement and rehabilitation of potable water delivery systems. Intent is to secure on-site water for ASDM and reduce the Museum’s dependence on the current County well.

Benefits:

With an international reputation as a pioneer in regional natural history interpretation, the Desert Museum draws visitors from around the world (reviews by TripAdvisor continually rank it as a “*Top Ten*” museum). The aforementioned projects will allow the Museum to develop new cutting edge exhibits and experiences that will help maintain the Museum’s stellar reputation and increase its power to draw new audiences and attract more visitors to Tucson and Pima County. In addition, they will lead to:

- Broader range of immersive experiences for Museum visitors
- Improved and more interactive exhibits
- Extended visitor stay & motivate visitors to become members (especially those who live in Pima County)
- Deeper visitor understanding of the Sonoran Desert Region
- Opportunities for increased revenue
- Increased indoor space, which is advantageous during inclement weather
- Ensuring potable water is available for Museum guests, live animals and plant collections

Total Cost Estimate: \$11,162,000

- Coast to Canyons: Journey of the Jaguar - \$10,662,000
- Water Delivery Infrastructure - \$500,000

Bond Funding: \$9,162,000

Other Funding: \$2,000,000

ASDM already has a pledge of \$2,000,000 (toward exhibit construction & sustaining support) for the jaguar portion of the exhibit. The Museum will seek other contributions to help sustain the entire exhibit project complex, and will be responsible for all operations and maintenance costs, which are estimated to be over \$7 million during the lifetime of this exhibit complex.

Total Cost Estimate by Major Task (Coast to Canyons):

1. Coast to Canyons: Journey of the Jaguar
 - a. Contracted Engineering Services, including: Site Survey, Soil Testing, Special Inspections, Building Permits, Insurance, Site Environmental Studies \$140,000
 - b. Architecture and Engineering to get the project ready to go out to bid to qualified general contractors. Includes: Architects, Landscape Architects, Interior Design; Structural, Mechanical, Plumbing, Electrical and Life Support \$900,000
 - c. Bid/negotiation Phase Services \$60,000
 - d. Construction Phase Services \$200,000
 - e. **Total Estimated “Soft” Costs of Project \$1,300,000**
 - f. **Total Estimated “Hard” Cost of Project \$9,362,000**

2. Water Infrastructure – Design and build an on-site water system that delivers potable water for the animals, plants, and visitors attending ASDM and provide water for fire suppression. Well will be owned and maintained by Pima County since all operations and maintenance must be performed by an Arizona certified well operator. ASDM will be responsible for electrical costs to operate.

Design (Hydrology and Engineering): \$100,000
 Construction: \$225,000
 Well, Storage and Booster Equipment: \$125,000
 Total Estimated Cost: **\$500,000**

Fiscal Year Project Start and Finish Date: Projected completion 2020 and 2017 respectfully.

Sequence/priority is planned as follows:

1. Coast to Canyons: Journey of the Jaguar
2. Water Infrastructure – Note: Project would be scheduled by, or in coordination/conjunction with Pima County, but process would begin soon after Bond approval and may overlap with planning/construction of the other project.

Project Schedule by Major Task:

- Coast to Canyons: Journey of the Jaguar
 - Contracted Engineering Services, including: Site Survey, Soil Testing, Special Inspections, Building Permits, Insurance, Site Environmental Studies **1 month**
 - Architecture and Engineering to get the project ready to go out to bid to qualified general contractors. Includes: Architects, Landscape Architects, Interior Design; Structural, Mechanical, Plumbing, Electrical and Life Support **9 months**
 - Bid/negotiation Phase **2 months**
 - Construction Phase **12-18 months**
 - **Total Duration of Project 2 - 2½ years**

- Water Infrastructure
 - Hydrology & Engineering Research **3 months**
 - Bid Process **2 months**
 - Construction **5 months**
 - **Total Duration of Project 10 months**

Project Management Jurisdiction: The Arizona-Sonora Desert Museum. ASDM plans to develop, manage, and bid Coast to Canyons: Journey of the as the Museum did with the Warden Oasis Theater (outside of County procurement system). The water infrastructure project will be done in conjunction with Pima County.

Operating Jurisdiction: Arizona-Sonora Desert Museum (ASDM)

Future Operating and Maintenance Costs:

Coast to Canyons: ASDM will be responsible for O&M costs for Coast to Canyons exhibit project. These include staffing and deferred maintenance costs estimated at over \$7 million.

Water Infrastructure: Water is provided to the Desert Museum as part of our lease with Pima County. In discussions with Pima County staff about installation of a well on Museum property, or upgrading the current water delivery system, the County would continue to provide O&M support for water delivery, regardless of whether a well is deemed feasible, or the current water delivery pipeline is upgraded/replaced. Electrical costs to operate the new on-site well (estimated costs of \$15,000) are the only anticipated costs to ASDM.

Regional Benefits:

These projects are examples of the Museum's continuing effort to display and interpret the unique aspects of our region and engage the visiting public about the biodiversity and iconic plants and animals of this area. The comprehensiveness and hands-on aspects of these proposed projects should encourage visitors to Tucson and Pima County to not only spend more time at the Desert Museum, but also lengthen their stay while in Tucson. It is our belief that by offering these greatly enriched experiences to those who choose to travel to southern Arizona, we will positively impact economic development through tourism, as well as create a better educated citizenry and stewards of this great region.

Supervisor District of Project Location: District 3 – Sharon Bronson