

Future Pima County Bond Election Proposed Projects

Project Name: County Fairgrounds Building & 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) have increased significantly. In the Board approved Master Plan developed by the Southwestern Fair Commission and Populous, there are several building improvements identified for upgrade and new infrastructure development. 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. Projects within this request are as follows:

- 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

Benefits:

- Since most Fairgrounds buildings do not currently have A/C or heat, building use would expand into summer/winter months potentially increasing revenues by an additional 25%, 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
- 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
- Provide air conditioning and heat in buildings that currently only have evaporative coolers
- The Fairgrounds site has been designated as a Mass Reception Area by the Pima County Office of Emergency Management and Homeland Security

Total Cost Estimate: \$3.6 Million. The cost estimate was developed by Populous as an element of the Pima County Fairgrounds Master Plan.

Bond Funding: \$3 Million

Other Funding: \$600,000 (Southwestern Fair Commission contribution)

Total Cost Estimate by Major Task:

- **Land Acquisition:** \$0
- **Planning Design:** \$750,000
- **Construction:** \$2.85 Million

Fiscal Year Project Start and Finish Date: TBD

Total Cost Estimate & Project Schedule by Major Task:

(For reference, the Pima County Fairgrounds has a total of 640 acres)

<u>MAJOR TASK</u>	<u>COST EST.</u>	<u>TIME FRAME</u>	<u>SIZE OF AREA</u>
• Land Acquisition:	\$0		
• Planning & Design:	\$750,000	12 Months	
• Construction:	\$2.85 Million	24 Months:	New Buildings: (1) 10,000 square ft. Renovate buildings: (5) 80,000 sq. ft. Utility lines: 9,000 linear ft. Landscaping & decorative: two acres Roads & parking: two miles

Project Management Jurisdiction: Pima County

Operating Jurisdiction & Future Operating and Maintenance Costs: Southwestern Fair Commission (SWFC) through its long term management agreement with Pima County.

Future Operating and Maintenance Costs: SWFC will be responsible for all future maintenance and operating costs. Annual O & M costs are projected to increase by \$130,000.

Regional Benefits: New facilities, improved buildings, and increased infrastructure will allow for year around use of the facility and will attract more users leading to an increased economic impact 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 causality situation all benefiting the residents of Pima County.

Supervisor District of Project Location: District 4 – Ray Carroll