

Department: Economic Development & Tourism
Date: December 5, 2014

FM77

Future Pima County Bond Election Proposed Projects

Project Name: County Fairgrounds RV Park & Infrastructure Improvements

Location: Pima County Fairgrounds/Southeast Regional Park

Scope:

The proposed RV Park expansion to 50 acres within the Pima County Fairgrounds 640 acres provides necessary services for Pima County residents and visitors attending special events that require over night stays such as the Fair, Music Festivals, Horse Shows, RV Rallies and other events. In the Board approved Master Plan developed by Southwestern Fair Commission and Populous, there are several building improvements identified for upgrade and new infrastructure development. Improvements to be made within this request include roads and parking, traffic flow ingress & 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. Specific projects within this request are as follows:

- 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

Benefits:

- 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 necessary new waste water 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
- 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
- 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

- 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

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 & Project Schedule by Major Task:

<u>MAJOR TASK</u>	<u>COST EST.</u>	<u>TIME FRAME</u>	<u>SIZE OF AREA</u>
• Land Acquisition:	\$0		
• Planning & Design:	\$700,000	12 Months	
• Construction:	\$2.9 Million	36 Months:	RV Park: 50 total acres Utility lines: 10,000 linear ft. Roads: two miles RV Buildings: (2) 4,000 total sq. ft.

Fiscal Year Project Start and Finish Date: TBD

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 \$150,000.

Regional Benefits: The project will benefit all Pima County residents and visitors. 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.

Supervisor District of Project Location: District 4 – Ray Carroll