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# Board of Supervisors Memorandum

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December 7, 2010

## Proposed Amendment to the 2004 Bond Ordinance for Project 4.46 Wilmot Library

### Background

On October 19, the Board approved proposed amendments to the 2004 bond ordinance, with the exception of the proposed amendment to the Wilmot Library project (Project 4.46). The Board referred the amendment to the Library District Advisory Board for comment and asked that the item be brought back to the Board of Supervisors on December 7, 2010. Attached is a letter from Tom Ward, President of the Library District Advisory Board, summarizing their deliberations on November 1, 2010 and providing their recommendation to the Board of Supervisors, as follows:

"The Board recommends to the Pima County Board of Supervisors the transfer of \$130,000 in 2004 General Obligation bond funds from the Wilmot Library building project to Natural Resources, Parks and Recreation for the purchase of State Trust Lands; and, the Board requests that no other library bond funds be transferred to other bond categories."

Attached also is background information provided to the Library District Advisory Board prior to their meeting, summarizing the history of the Wilmot Library renovation project.

The proposed amendment to the Wilmot Library project was to enable the use of \$130,000 in surplus bond funds to pursue purchase of State Trust Land adjacent to Manzanita Park and Drexel Heights Community Center. The Wilmot Library renovations are nearing completion, and the library is scheduled to reopen in January 2011. It is anticipated that of the \$7 million in 2004 bond funds authorized for the project, the actual costs will not exceed \$5.25 million. This will leave a balance of approximately \$1.75 million. Please note that the cost figures included in Mr. Ward's letter are inconsistent with the figures presented to the Library District Advisory Board, which was likely an oversight.

It is from this surplus that the \$130,000 is being requested for the pursuit of State Trust Land. As with all State Trust Land auctions, it is unknown whether the County will ultimately be the winning bidder; however, having these funds available enables the County to take advantage of the opportunity to bid in a market where there is less likelihood for competition. A library is needed to serve the general area surrounding this State Land parcel. Natural Resources, Parks and Recreation will work with the Library District in the future to assist in the potential co-location of park and library functions in this general area.

The proposed amendment is attached in the legislative format.

The Honorable Chairman and Members, Pima County Board of Supervisors  
**Proposed Amendment to the 2004 Bond Ordinance for Project 4.46 Wilmot Library**  
December 7, 2010  
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A public notice regarding the ordinance amendment was placed in the *Arizona Daily Star* and *Daily Territorial* on November 17, 2010. The Bond Advisory Committee recommended this amendment at their meeting on September 17, 2010.

Recommendation

I respectfully recommend the Board approve the proposed amendment to the 2004 bond ordinance to enable the use of \$130,000 from Project 4.46 Wilmot Library for the pursuit of State Trust Land adjacent to Manzanita Park and Drexel Heights Community Center.

Respectfully submitted,

  
C.H. Huckelberry  
County Administrator

CHH/dr (November 24, 2010)

Attachments

**Pima County Public  
Library Advisory Board Letter**



# Pima County Public Library

Administrative Offices ♦ 101 N. Stone Avenue ♦ Tucson, AZ 85701 ♦ 520.594.5600

## Memorandum

**To:** The Honorable Chairman and Members  
Pima County Board of Supervisors

**From:** Tom Ward, President, Pima County Public Library Advisory Board

**Date:** November 5, 2010

**Subject:** Transfer of \$130,000 in 2004 General Obligation Library Bond Funds

Upon your request, the Pima County Public Library Advisory Board (Board) considered the question of transferring \$130,000 from 2004 General Obligation bond funds dedicated to the Wilmot Library building project to a Natural Resources, Parks and Recreation Department (Parks) project to purchase State Trust Lands.

At its November 1, 2010 meeting, the Board unanimously approved the following motion: "The Board recommends to the Pima County Board of Supervisors the transfer of \$130,000 in 2004 General Obligation bond funds from the Wilmot Library building project to Natural Resources, Parks and Recreation for the purchase of State Trust Lands; and, the Board requests that no other library bond funds be transferred to other bond categories."

The Board was aided in its deliberations by a memorandum from the Library Director, Nancy Ledebouer, detailing the development history of the Wilmot Library project, and a report from the Deputy Director, Pat Corella, on the current financial status of the project. Mr. Corella stated that the project will not exceed \$5.75 million leaving a balance of \$1.25 million from the original budget of \$7 million. The project will be completed in January 2011.

The Board further considered the fact that the Library Department has a request under consideration by the Bond Advisory Committee for a library branch in the southwest. Such a branch could be built in conjunction with a Parks development in that area. The Library Department has several successful partnerships with Parks at other locations.

The Board is pleased that the Board of Supervisors sought its recommendation on this important matter. The fact that the Supervisors unanimously expressed a strong interest in preserving library bond funds is most gratifying.

**c:** Pima County Public Library Advisory Board  
C.H. Huckelberry, County Administrator  
Hank Atha, Deputy County Administrator for Community and Economic Development  
Nancy Ledebouer, Library Director  
Pat Corella, Deputy Library Director

**Ordinance Amendment**

ORDINANCE NO. 2010-\_\_

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY ARIZONA RELATING TO GENERAL OBLIGATION AND SEWER REVENUE BOND PROJECTS AMENDING ORDINANCE NUMBER 2004-18 BOND IMPLEMENTATION PLAN, MAY 18, 2004 SPECIAL ELECTION (AS AMENDED OCTOBER 11, 2005 BY ORDINANCE NUMBER 2005-92 AND APRIL 4, 2006 BY ORDINANCE NUMBER 2006-21 AND OCTOBER 17, 2006 BY ORDINANCE NUMBER 2006-84 AND APRIL 10, 2007 BY ORDINANCE NUMBER 2007-33 AND NOVEMBER 6, 2007 BY ORDINANCE NUMBER 2007-95 AND APRIL 1, 2008 BY ORDINANCE NUMBER 2008-25 AND NOVEMBER 18, 2008 BY ORDINANCE NUMBER 2008-106 AND APRIL 21, 2009 BY ORDINANCE NUMBER 2009-40 AND OCTOBER 6, 2009 BY ORDINANCE NUMBER 2009-92 AND APRIL 13, 2010 BY ORDINANCE NUMBER 2010-24, AND OCTOBER 19, 2010 BY ORDINANCE NUMBER 2010-63) FOR THE PURPOSE OF AMENDING THE SCOPE OF A PROJECT**

**WHEREAS**, the Board of Supervisors adopted Chapter 3.06 of the Pima County Code titled "Bonding Disclosure, Accountability and Implementation;" and

**WHEREAS**, in compliance with Chapter 3.06, the Board of Supervisors adopted Ordinance Number 2004-18, the "Bond Implementation Plan, May 18, 2004 Special Election;" and

**WHEREAS**, the Board of Supervisors, on October 11, 2005 enacted Ordinance Number 2005-92 and on April 4, 2006 enacted Ordinance Number 2006-21 and on October 17, 2006 enacted Ordinance Number 2006-84 and on April 10, 2007 enacted Ordinance Number 2007-33 and on November 6, 2007 enacted Ordinance Number 2007-95 and on April 1, 2008 enacted Ordinance Number 2008-25 and on November 18, 2008 enacted Ordinance Number 2008-106 and on April 21, 2009 enacted Ordinance Number 2009-40 and on October 6, 2009 enacted Ordinance Number 2009-92 and on April 13, 2010 enacted Ordinance Number 2010-24 and on October 19, 2010 enacted Ordinance Number 2010-63 amending Ordinance Number 2004-18 in compliance with provisions of Chapter 3.06; and

**WHEREAS**, the Board of Supervisors desires to amend Ordinance Number 2004-18 (as previously amended) in compliance with provisions of Chapter 3.06:

**NOW THEREFORE, IT IS HEREBY ORDAINED by the Board of Supervisors of Pima County, Arizona:**

Ordinance Number 2004-18 (as previously amended), is hereby amended as follows:

#### **4.46 Wilmot Branch Library Replacement or Relocation**

**Location:** The area bordered by Craycroft, Speedway, Kolb and Broadway; within the City of Tucson.

**Scope:** Design and construct renovations of the existing 19,000 square foot library. The renovations will maximize efficient use of existing space. Design and construct, as determined necessary, an addition to the existing library of up to 6,000 square feet. The building will house an expanded collection, state-of-the-art technology, information computer commons, large meeting room(s) and small study rooms, and a self-directed service check out. Library operations will be conducted from a temporary facility during renovation and construction. Some funds will be used for the acquisition of State Trust land adjacent to the Winston Reynolds-Manzanita District Park.

**Benefits:** The current library was constructed in 1965 and is considered by many to be a seminal work by the renowned modernist architect Nicolas Sakellar. A design charette was conducted to determine the most cost-effective and efficient means of retaining the existing building and providing library services in the neighborhood. The charette proved that the existing space could be redesigned and modified to enhance efficiency and minimize the need for new construction. The remodeling and addition will enhance the Pima County Public Library's mission of supporting education, literacy, and lifelong learning throughout Pima County. This library serves customers from all of Pima County. The acquisition of land adjacent to the Winston Reynolds- Manzanita District Park will provide access to the Manzanita Greenway, space to expand the Drexel Heights Community center and associated community center amenities including potential library services, space for sport fields, free play areas, trails, ramadas, and additional parking.

**Cost:** \$7,000,000, This amount will include design and construction of remodel and any addition, the expansion and enhancement of the existing collection and rent payments for a temporary facility.

**Bond Funding:** \$7,000,000

**Other Funding:** None.

**Project Duration:** Construction will begin in 2007 and be completed by the end of 2009.

**Implementation Period:** 2, 3, 4

**Project Management:** The project will be managed by Pima County Facilities Management.

**Future Operating and Maintenance Costs:** Pima County Library District, a library district established pursuant to the laws of the State of Arizona, operates libraries throughout unincorporated Pima County and in most incorporated cities and towns in the County. Based on an intergovernmental agreement with the City of Tucson, the building will be conveyed by the City to the library district.

AS AMENDED by the Board of Supervisors of Pima County, Arizona, this \_\_\_ day  
of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Chairman, Pima County Board of Supervisors

Attest:

Reviewed by:

\_\_\_\_\_  
Clerk, Pima County Board of Supervisors

  
\_\_\_\_\_  
Pima County Administrator

Approved as to Form:

  
\_\_\_\_\_  
Civil Deputy County Attorney  
**REGINA NASSEN**

**Pima County Public Library Advisory Board  
Agenda Item 5D**

## Agenda Item 5D



### Pima County Public Library Advisory Board

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#### **Transfer of 2004 General Obligation bond funds from Wilmot Library Building project to Parks for purchase of State Trust Lands**

##### Background:

The 2004 Bond included funding to replace the Wilmot Library with a Regional Library that would serve the eastside. The intent was to use \$7 million in bond funds and sell the current property. There were several challenges that had to be addressed before we could proceed with this project. First and foremost was a concern from the community about leaving the current Wilmot library. The community that has grown up with this historic building raised concerns about selling it for commercial purposes.

The Library assigned Daphne Daly as the Branch Manager of the Wilmot Library. One of her first projects was to work with the community to understand their concerns. Through a variety of community forums, meetings and surveys Ms. Daly concluded that the community strongly supported a renovation of the Wilmot Library.

In addition, the architectural community initiated a process to nominate the Wilmot Library for historic status. They contented that the library building should be preserved as a representation of modern architecture in the southwest. The AIA facilitated a charette process to determine whether the building could be renovated without destroying the historic character of the building.

With the full support of the community, it was determined that the best course of action was to renovate the Wilmot Library with an expansion to the north. The renovation has been in process for the past year and is on schedule to reopen in January 2011.

Since we decided to renovate rather than build a new, much larger library, we have been able to stay under the budget that was proposed for the regional library. As we enter the final stages of the renovation we anticipate that costs will not exceed \$5,252,802. This will leave a balance of approximately \$1.75 million.

The Bond Committee has approved a recommendation to use a small portion of these funds to purchase land near the Drexel Heights Community Center. The State Land Department will be auctioned this land in the near future. The Bond Committee is recommending that \$130,000 in bond funds be authorized for the purchase of this property.

The Library has a proposal before the Bond Committee to build a library in the southwest in the future. We have several successful partnerships where libraries have been built in conjunction with Parks. We hope that when funds become available in the future we will be able to work with Parks to co-locate a new library in this general area.

##### Action:

Motion to \_\_\_\_\_ recommendation to transfer 2004 General Obligation bond funds from  
Wilmot Library Building project to Parks for purchase of State Trust Lands

**Action:**