



MEMORANDUM

Date: February 25, 2011

To: Chairman and Members
Pima County Bond Advisory Committee

From: C.H. Huckelberry
County Administrator 

Re: Major Bond Projects Status Report

There are a number of relatively large projects being implemented from the authorization of 2004 that require some review and comment. The purpose of this memorandum is to provide the Bond Advisory Committee (BAC) with a general update on these larger bond projects.

1. Joint Justice/Municipal Courts Complex.

We have previously provided comprehensive updates to the BAC regarding this project.

Presently, all land rights have been acquired, all archaeological clearances performed, utility relocations accomplished to consolidate the individual properties for development; and project design is nearly complete. The Joint Courts Complex Management Team (comprised of judges, court administrators and City and County staff) has been reviewing the progress of facility design and has approved design concepts for the exterior façade and other factors related to site design.

The County issued a request for proposals for a Construction Manager at Risk to build the shell structure and complete the central plant for the seven-story, 256,000 square foot building. It is estimated the cost of completing the structure frame, shell and central plant will be between \$35 and \$40 million, with only \$17 million remaining in unexpended and uncommitted bond funds for the project.

Thirteen initial statements of interest were received from contractors desiring to propose on the Construction Manager at Risk, five firms were shortlisted and interviews with each of these firms occurred this week. The most responsive firm has been identified, and recommendation for approval will be on the agenda of the Board of Supervisors March 8, 2011 meeting.

The primary question to be answered is how to construct the structural frame and exterior and the central plant with the probable funding gap of between \$18 and \$23 million. An option being explored is the issuance of short-term debt: debt structured such that any unpaid balance can be refunded if and when a future bond authorization is approved by the voters. The risk is that such an authorization may not occur in the near future.

Both the City of Tucson and the County would be obligated to pay their proportionate share for the construction of the structure. A risk analysis will be undertaken prior to proceeding, and appropriate consultations and agreements between the City and County regarding potential repayment will be necessary before proceeding with any contract to construct the building shell and central plant. The best case scenario is that a near-term future bond issue would authorize completion of the building, and the short-term debt could be repaid. The worst case option is the City and County would be required to pay off the incremental shell debt in proportion to their use.

2. Pima County Wireless Integrated Network (PCWIN).

The public safety interoperable communications system has been a complex project to implement made more complex by the interagency and inter-jurisdictional coordination necessary for implementation. The contract to purchase all of the equipment from the low bidder, Motorola, has been entered into. The County is presently constructing and improving a number of tower sites throughout Pima County to facilitate interoperable communications. In total, 26 tower sites will be constructed and developed, a number of which are now under active construction and development. Bidding for the construction improvements for the public safety emergency operations center on 22nd Street will occur in the very near future.

A number of obstacles regarding tower site location and development are being overcome. The Tumamoc Hill site was recently approved by The University of Arizona. The Confidence Peak site within the Ironwood Forest National Monument is now moving toward approval by the Bureau of Land Management after a long hiatus. Unfortunately, the helicopter crash that claimed the life of a Sheriff's pilot directly was related to an alternatives analysis associated with an Ironwood Forest National Monument site. The program is now moving toward developing operational agreements among the various jurisdictions and agencies that will participate jointly in the long-term operation of the interoperable public safety communication system.

3. Psychiatric Hospital Expansion and Crisis Response Center.

This project is nearing construction completion and should be open for the provision of psychiatric services and behavioral health crisis response by the end of Summer 2011. A

continuing care program for behavioral health services is being developed on the Kino Campus with a multi-partner concept for development and services, including The University of Arizona College of Medicine Psychiatric Department, selected psychiatric private practitioners and the regional behavioral health authority: the Community Partnership for Southern Arizona. The combination of medical and behavioral health services, early intervention treatment programs and integration of a crisis recovery short-term stay facility (less than 24 hours) with an inpatient psychiatric hospital and a significant psychiatric Graduate Medical Education program that will dramatically increase psychiatric treatment capacity within our community is a national model. It is receiving significant attention from the psychiatric academic system as well as local, state and federal governments that recognize mental health services must be placed on an equal footing with medical services. Further, recent events underscore the need to better identify, recognize and intervene in previously undetected or underreported behavioral health incidents, which will lower the probability of significant adverse outcomes that affect the entire community.

4. River Park Connections.

As I previously reported to the BAC, we are making significant progress in connecting and integrating our river park system within the region along the Santa Cruz River, Rillito River, Cañada del Oro Wash and Pantano Wash. These improvements, once completed, will develop, I believe, the longest interconnected urban river park and trail system that is separated from a traditional highway transportation network in the County.

We now have within our short-term ability the connection and completion of the Santa Cruz River park and trail system from Avra Valley Road to the Tucson Diversion Channel below 29th Street; the interconnection of the Tucson Diversion Channel with the Kino Environmental Restoration project near Ajo Way and Forgeus Avenue; the connection of the Rillito River park from the Santa Cruz River to Craycroft Road; significant additional trail system development along the Rillito River on both the north and south banks; the interconnection and continuity improvements of the river park system throughout its length; and the important connection of the Cañada del Oro river park to the Santa Cruz River along the Cañada del Oro to Oracle Road. This is a significant accomplishment that has been largely accomplished through voter-approved bonds beginning as early as 1984.

CHH/mjk

c: The Honorable Chairman and Members, Pima County Board of Supervisors
Nicole Fyffe, Executive Assistant to the County Administrator
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