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# MEMORANDUM

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Date: February 12, 2013

To: Chairman and Members  
Pima County Bond Advisory Committee

From: C.H. Huckelberry  
County Administrator

Re: **Updated Tentatively Approved Bond Projects List**

## Introduction

Since 2006, the Bond Advisory Committee (BAC) has been working on developing a bond package that balances the community's needs. In 2009, the BAC developed criteria for assessing bond projects for inclusion in a future bond package, which included projects with partnerships, funding matches, phasing components and regional benefits.

To date, the BAC has tentatively approved 93 bond projects totaling \$649.8 million. Per the BAC's direction at the January 18, 2013 meeting, all projects were reviewed for updates to project scopes, funding and need. Attached are the revised tables for your review.

The tables now include a column for project status updates and an additional column with my comments on possible further adjustments to certain projects for your consideration based on current and ongoing discussions and new information. These particular projects are annotated in the tables and referenced in my endnotes, where you will find explanations and recommendations for each.

## Updates to Approved Bond Projects

Updates to bond projects fall into three categories: projects no longer needed, change requests requiring BAC review or approval, and projects needing further discussion or substantial re-justification. Of the 93 bond projects tentatively approved by the BAC, 34 projects fall within one of these categories.

### 1. Projects no longer needed

Projects shown in yellow in the tables indicate those recommended for removal. These 11 projects combined total \$73.8 million and are either no longer needed or have already been constructed using other funding.

2. Project change requests requiring BAC review or approval

There were several projects that had change requests to scopes and funding that require BAC review for further direction. These are shown in red in the tables and encompass 11 projects. Depending on the BAC's review and direction, this may further change the total bond package amount.

3. Substantial re-justification of certain projects

Since the BAC's approval of these bond projects, new developments or information may require further review of certain approved projects. These 12 projects are coded in blue in the tables, and like Item 2 above, may impact the total bond package amount based on the BAC's direction.

All of the tentatively approved projects may be found on the County's bond website at [www.pima.gov/bonds/future/working.htm](http://www.pima.gov/bonds/future/working.htm) under "Descriptions of Proposed Projects."

As you will see in the table summary sheet, the BAC has tentatively approved a bond package of \$649.8 million. Removal of the 11 bond projects no longer needed reduces the overall bond package to \$575.9 million. My recommended adjustments to additional projects, as noted in my endnotes, would further reduce the bond package to \$533.7 million, which is a reduction of \$116 million.

CHH/mjk

Attachments

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

# Tentatively Approved Projects Summary

2012 Bond Election Planning  
Bond Advisory Committee

<b>Tentatively Approved Recommendations Summary</b>	<b>Funding Allocations</b>	<b>Updated Allocations</b>	<b>C.A. Adjustments</b>
Question 1 - Open Space, Historic & Cultural Conservation	\$ 155,050,000	\$ 155,050,000	\$140,050,000
Question 2 - Public Health, Libraries & Community Facilities	220,050,000	209,940,000	\$189,940,000
Question 3 - Public Safety & Justice	50,000,000	-	-
Question 4 - Flood Control & Water Conservation	14,000,000	10,000,000	10,000,000
Question 6 - Parks & Recreation	210,702,000	\$200,952,000	\$193,752,000
<b>Total</b>	<b>\$ 649,802,000</b>	<b>\$ 575,942,000</b>	<b>\$ 533,742,000</b>

## Legend

-  Project Deletions
-  Requested Project Changes Requiring BAC Approval
-  Substantial Rejustification

**TENTATIVELY APPROVED PROJECT RECOMMENDATIONS**

Dept	ID	Question 1 - Open Space, Historic & Cultural Conservation	Funding Allocation	Committee Approval Date	Project Status Update	C.A. Adjustments
FC	2	Floodprone and Riparian Land Acquisition (Combined w/ FC52 and PR219)	\$10,000,000	21-May-10		
HP	103	Archaeological Site Acquisitions: Marana Mounds, Cocoraque Butte	1,500,000	4-Jan-10		
HP	107	OS Repair and Rehabilitation of Historic Buildings	500,000	17-Jun-11		
HP	108	Site Interpretation/Preservation	2,000,000	4-Jan-10		
HP	109	Vail Area Historic Sites	250,000	4-Jan-10		
HP	111	Steam Pump Ranch Rehabilitation	2,000,000	16-Oct-09		
HP	115	Historic Ft. Lowell Park - Master Plan Implementation	5,000,000	16-Oct-09		
HP	125	Ajo Curley School Gym & Town Plaza	1,300,000	16-Apr-10		
HP	126	Dunbar School Rehabilitation	1,500,000	16-Apr-10		
HP	128	Performing Arts Center Rehabilitation	1,000,000	16-Apr-10		
OS	1	Davis Monthan Approach Corridor Open Space Acquisitions	5,000,000	4-Jan-10	Endnote 1	<b>+ \$5,000,000</b>
OS	2	Habitat Protection Priorities & Associated Lands	110,000,000	16-Apr-10	Endnote 2	<b>-\$20,000,000</b>
OS	3	Community Open Space	10,000,000	16-Apr-10		
PR	80	Canoa Ranch Historic Interpretive Center (Parks and CR project)	5,000,000	4-Jan-10		
		<b>Total</b>	<b>\$155,050,000</b>		<b>\$155,050,000</b>	<b>\$140,050,000</b>

Dept	ID	Question 2 - Public Health, Libraries & Community Facilities	Funding Allocation	Committee Approval Date	Project Status Update	C.A. Adjustments
CD	1	Affordable Housing Program	\$30,000,000	4-Jan-10	Endnote 3	<b>- \$10,000,000</b>
CD	2	Neighborhood Reinvestment Program	30,000,000	4-Jan-10	Endnote 4	<b>- \$10,000,000</b>
CD	3	Pima County Comprehensive Housing Center	1,000,000	19-Mar-10	Completed - other funds	<b>- \$1,000,000</b>
FM	1	One Stop Career Center	4,500,000	16-Oct-09		
FM	8	Arizona Sonora Desert Museum - Education Facility Phase III	2,000,000	16-Oct-09	Completed - other funds	<b>- \$2,000,000</b>
FM	9	Green Valley Government Center Master Plan Implementation	2,000,000	19-Mar-10		
FM	11	Pima County Community College Health Education Campus	40,000,000	19-Mar-10	Endnote 5	Substantial Rejustification
FM	34	LSB - Asbestos Abatement and Fire Sprinklers	2,000,000	19-Mar-10		
FM	35	West Valencia Branch Library	6,000,000	19-Mar-10		
FM	45	Sahuarita Branch Library	6,675,000	16-Oct-09		
FM	48	Joyner-Green Valley Library Renovation and HVAC	1,660,000	16-Oct-09		
FM	49	Eckstrom-Columbus Library Expansion and Remodeling	2,100,000	16-Oct-09	Completed - other funds	<b>- \$2,100,000</b>
FM	51	Flowing Wells Branch Library	2,910,000	16-Oct-09	Completed - other funds	<b>- \$2,910,000</b>
FM	54	Pima County Animal Care Center (PACC) Improvements	22,000,000	18-Dec-09		
FM	77	Fairgrounds Infrastructure Improvements	3,000,000	16-Oct-09		
FM	79	Colossal Cave Mountain Park	535,000	21-May-10		
FM	84	Marana Health Center Expansion	3,000,000	19-Mar-10		
FM	92	Ajo Community Golf Course	320,000	19-Mar-10		
FM	96	Art of the American West - Tucson Art Museum	5,000,000	19-Mar-10		
FM	97	Theresa Lee and Tuberculosis Clinic Relocation	4,000,000	19-Mar-10	Endnote 6	Substantial Rejustification
FM	104	Catholic Comm Services - Sahuarita-Green Valley Clinic	700,000	16-Oct-09	No longer needed	<b>- \$700,000</b>
FM	105	Catholic Comm Services - Vail Area Clinic	700,000	16-Oct-09	No longer needed	<b>- \$700,000</b>
FM	106	Catholic Comm Services - Quincy Douglas Center	700,000	16-Oct-09	No longer needed	<b>- \$700,000</b>
FM	107	Tucson Children's Museum - New Museum	5,000,000	19-Mar-10	EDP fund increase	<b>+ \$1,000,000</b>
FM	108	East Side Government/Comm. Ctr: Library, Park, Sheriff	14,000,000	16-Apr-10		
FM	109	Pima Air and Space Museum - Cold War Hangar	4,000,000	21-May-10		
FM	110	Elections Equipment	5,000,000	16-Apr-10	Endnote 7	Substantial Rejustification
PR	75	Green Valley Performing Arts/Learning Center III	16,000,000	19-Mar-10	Endnote 8	Substantial Rejustification
PR	106	New Tucson Girl's and Boy's Chorus Building	1,250,000	19-Mar-10		
PR	235	Freedom Park Adult Learning Center	4,000,000	21-May-10	Endnote 9	Substantial Rejustification
		<b>Total</b>	<b>\$220,050,000</b>		<b>\$209,940,000</b>	<b>\$189,940,000</b>

**TENTATIVELY APPROVED PROJECT RECOMMENDATIONS**

Dept	ID	Question 3 - Public Safety & Justice	Funding Allocation	Committee Approval Date	Project Status Update	C.A. Adjustments
FM	112	Joint Municipal and Justice Courts Facility	\$50,000,000	21-May-10	Other funds	- \$50,000,000
		<b>Total</b>	<b>\$50,000,000</b>		<b>\$0</b>	<b>\$0</b>

Dept	ID	Question 4 - Flood Control & Water Conservation	Funding Allocation	Committee Approval Date	Project Status Update	C.A. Adjustments
FC	44	Reclaimed Water to Protect Cienega Creek	\$4,000,000	16-Oct-09	Endnote 10	- \$4,000,000
FC	58	Santa Cruz River: Rillito and CDO Confluence	10,000,000	21-May-10		
		<b>Total</b>	<b>\$14,000,000</b>		<b>\$10,000,000</b>	<b>\$10,000,000</b>

Dept	ID	Question 6 - Parks and Recreation	Funding Allocation	Committee Approval Date	Project Status Update	C.A. Adjustments
PR	4	Udall Park Expansion (Tier 2)	\$4,000,000	16-Oct-09		
PR	5	Jacobs Park Recreation Center (Tier 1)	4,000,000	16-Oct-09		
PR	6	Reid Park Zoo Africa Expansion (Tier 2)	3,750,000	16-Oct-09	Done-scope chge req.	City Request
PR	13	Southeast Regional Park (Esmond Station Regional Park) (Tier 2)	2,400,000	18-Dec-09		
PR	18	El Pueblo Center Improvements (Tier 1)	2,000,000	16-Oct-09	increase by \$500,000	City Request
PR	19	Freedom Center Expansion (Tier 2)	2,000,000	16-Oct-09		
PR	20	Reid Park Improvements (Tier 3)	2,000,000	16-Oct-09		
PR	28	Lincoln Park Improvements (Tier 3)	1,500,000	16-Oct-09	Scope change	City Request
PR	29	Purple Heart Park Expansion (Tier 1)	1,500,000	16-Oct-09		
PR	34	Urban Greenways - City of Tucson (Tier 3)	15,000,000	19-Nov-10	Endnote 11	Substantial Rejustification
PR	35	City of Tucson Sports Fields and Lighting (Combined w/ PR47) (Tier 3)	10,000,000	15-Oct-10	Endnote 12	Substantial Rejustification
PR	77	Shooting Sports Program Site Improvements (Tier 2)	3,000,000	16-Oct-09		
PR	86	Lawrence Community Center and Swimming Pool (Tier 1)	6,500,000	16-Oct-09		
PR	93	Yaqui Park Community Center (Tier 1)	2,350,000	18-Dec-09		
PR	95	Flowing Wells, Kino and Other Swimming Pool Renovations (Tier 1)	1,500,000	16-Oct-09		
PR	96	Model Airplane Parks (Tier 3)	1,500,000	16-Oct-09		
PR	97	Avra Valley Watchable Wildlife Site (Tier 1)	750,000	16-Oct-09	Endnote 13	- \$750,000
PR	103	Rillito Race Track Conversion (Tier 1)	14,000,000	18-Dec-09	Endnote 14	-\$4,000,000
PR	105	River Bend Conservation Education Center at Brandi Fenton Memorial Park	1,000,000	17-Jun-11		
PR	109	Curtis Park Skateboard Park and Improvements (Tier 1)	1,600,000	16-Oct-09		
PR	110	George Mehl Family Foothills Park (Tier 1)	4,000,000	16-Oct-09		
PR	115	Ted Walker Park Sporting Dog Training Site (Tier 1)	2,500,000	16-Oct-09	Endnote 15	- \$1,500,000
PR	116	Lawrence Park Improvements (Tier 1)	3,000,000	18-Dec-09		
PR	137	BAJA Seniors Sports Complex (Tier 1)	4,000,000	16-Apr-10		
PR	138	Benson Highway Park Development & Land Acquisition (Tier 1)	5,400,000	18-Dec-09		
PR	140	Ajo Detention Basin Park (Tier 1)	2,200,000	17-Jun-11	Endnote 16	- \$1,700,000
PR	141	Robles Community Park (Tier 1)	1,630,000	16-Oct-09		
PR	181	Sahuarita Pool and Recreation Complex /YMCA (Tier 1)	12,652,000	16-Apr-10		
PR	201	Oury Pool Renovations (Tier 2)	620,000	21-May-10		
PR	210	Bureau of Reclamation Sports Park (Tier 2)	10,000,000	16-Apr-10		
PR	217	James D. Kriegh Park Upgrades (Tier 2)	1,000,000	16-Oct-09		
PR	220	Adaptive Recreation Center Expansion (Tier 2)	12,000,000	15-Oct-10	Endnote 17	Substantial Rejustification
PR	225	El Casino Park (Tier 2)	850,000	17-Jun-11		
PR	226	JVYC/Ochoa Gym (Tier 1)	1,000,000	16-Oct-09		
PR	228	Lawrence Hiaki Pathway (Tier 1)	500,000	15-Oct-10		
End	231	Arizona Velodrome Center - Kino Campus (Tier 3)	5,000,000	19-Nov-10	Endnote 18	Substantial Rejustification

**TENTATIVELY APPROVED PROJECT RECOMMENDATIONS**

PR	237	Flowing Wells District Park Expansion (Tier 2)	1,200,000	16-Oct-09		
PR	262	Altar Valley Watershed Restoration Project (Tier 1)	1,500,000	15-Oct-10		
PR	266	PC Southeast Regional Park (Fairgrounds) - Horse Racing Facility (Tier 3)	6,500,000	16-Oct-09	Endnote 19	Substantial Rejustification
PR	267	Sentinel Park - A Mountain Park Improvement Project (Tier 1)	2,500,000	16-Oct-09		
PR	273	Kory Laos Freestyle Memorial BMX Park (Tier 3)	1,300,000	16-Oct-09		
PR	274	Indoor Sports Complex Curtis Park - formally Kino Regional Park (Tier 3)	9,000,000	16-Oct-09	Completed - other funds	- \$9,000,000
PR	277	Pima County Softball Tournament and Recreation Park (Tier 1)	5,000,000	16-Apr-10		
PR	278	River Park Acquisitions and Development Countywide	20,000,000	15-Oct-10	Endnote 20	Substantial Rejustification
PR	280	School District Partnerships	15,000,000	17-Jun-11	Endnote 21	Substantial Rejustification
PR	281	Public Natural Park Trail Access	2,000,000	15-Oct-10		
		<b>Total</b>	<b>\$210,702,000</b>		<b>\$200,952,000</b>	<b>\$193,752,000</b>

## TENTATIVELY APPROVED PROJECT SUMMARY TABLES

### ENDNOTES

1. In the 2004 bond authorization, this category received \$10 million in funding. These funds have been fully expended. The most significant ownership of land now in the Davis-Monthan Approach and Departure Corridors is State Trust land. These lands are substantial and total approximately 3,800 acres and should be acquired or set aside. The Bond Advisory Committee (BAC) tentatively approved \$5 million for the category. The County's Economic Development Action Plan included a recommendation to increase this to \$10 million.

Recent voter approval of Proposition 119, however, may make future bond funding for this purpose unnecessary. Proposition 119 permits exchanges of State Trust land for other public lands if the purpose is to preserve and protect military facilities from encroaching development. It appears that federal, state or local public land could be exchanged for the State Trust land located within the Davis-Monthan Approach and Departure Corridors. A single block of ownership would add significant operational flexibility if such exchanges resulted in allowing the former State Trust lands to be owned or leased by the U.S. Air Force for compatible uses, thereby expanding the operational land surface area of Davis-Monthan Air Force Base (DMAFB), as well as preventing urban encroachment.

2. In 2009, the County entered into an agreement to purchase the Marley Ranch over three phases. When completed, the Marley Ranch will be the County's single largest conservation area. Phase 1 included the County's purchase of 6,337 acres completed in 2009 and options to acquire the remaining property over two additional phases. The options were amended in 2011 to extend the deadlines due to the delay of a future bond election and to permit Freeport McMoRan Copper and Gold, Inc. to purchase a portion of the lands, 2,283 acres, for mitigation for their operations at their Sierrita copper mine. These amendments reduced the County's total price for the options from \$80 million to \$65.8 million for the remaining 15,000 acres, which equates to a savings of \$14.2 million. As the option deadlines approach in 2015 and 2017, it is likely the required updated appraisals would show the value is even less than \$65.8 million. At a minimum, this bond category, Habitat Protection Priorities, could be reduced by \$14.2 million, from \$110 million to \$95.8 million. Based on land values, it is likely the overall reduction will be at least \$20 million.

3. The Affordable Housing Program, when allocated at \$10 million in the 2004 program, was sufficiently funded. Given the significant decline in market value of housing since the Great Recession, there should be much less pressure to advance affordable housing programs; hence, the need to increase the allocation in the next bond authorization is questionable. I recommend it be set at the same value it was in the 2004 bond program.

4. For the 2004 program, the Neighborhood Reinvestment Program was set at \$20 million. Implementation of the program provided that total funding of \$500,000 could be received for each project. There has been significant difficulty implementing neighborhood

reinvestment projects within the City of Tucson from a project administration and implementation perspective. In almost all cases, the City has not provided matching funds for even the small percentages necessary for project design and construction management. Given past difficulties with implementation of the Neighborhood Reinvestment Program through other jurisdictions, I recommend the program not be expanded and that the original allocation of \$20 million in 2004 be set for any future bond authorization.

5. This project was authorized and requested under the previous administration of Pima Community College (PCC). Given PCC's search for a new Chancellor and other issues, it is unclear what their priorities are at this time. The project may be appropriate and fully justified; however, there are also other changing needs regarding the Kino Medical and Health Campus. This project requires substantial re-justification and potential competition with other funding needs on the medical campus.

6. The Theresa Lee Health Clinic has been substantially encroached upon by the construction of the Modern Streetcar. The building is functionally obsolete, as it is in its third adaptive reuse as a public health center from an original juvenile detention facility. The building needs to be demolished and either rebuilt on the site as a modern facility or relocated to the Medical Health Campus. Our new Health Director is evaluating the various clinical needs of the County public health system and will evaluate possible alternative locations for these functions. Hence, the project requires substantial re-justification.

7. It is unlikely new, nationally-certified, optical scanning and tabulating election equipment will be available for acquisition from a 2014 bond authorization. In fact, there is substantial review of electronic election tabulation assistance. Given the uncertainty of certification of acceptable equipment and systems, this item should be re-justified.

8. The Community Performing Arts Center Foundation that now operates the Community Performing Arts Center in Green Valley recently requested that the County provide continuing General Fund support for their operation, which was not originally intended. While circumstances may justify a County subsidy for facility operation, the current fiscal stress questions the wisdom of proceeding with a much larger expansion of the facility that may not be financially sustainable. Hence, the project requires substantial re-justification.

9. The Freedom Park Adult Learning Center was a project to be completed in cooperation with PCC. Again, given the leadership changes at PCC, this project should be subject to substantial re-justification.

10. Protecting the perennial sections of the Cienega Creek, a unique water of Arizona, is a priority of the County. At present, the Del Lago Water Company is pumping groundwater in the vicinity of Cienega Creek. The Del Lago Water Company also provides

water service to the Del Lago Golf Course. Use of groundwater should be significantly diminished to ensure the surface perennial flows of Cienega Creek. A number of water rights issues regarding prior appropriation of Cienega Creek need to be resolved, including the required interconnect between a renewable water supply wheeled to Del Lago through the City of Tucson. It is possible these actions would preclude the need to construct an extension of the City of Tucson reclaimed water system to Cienega Creek. Because of the uncertainties surrounding acquisition of water rights and the Central Arizona Project interconnect to the Del Lago water system extending reclaimed water to the Del Lago Golf Course to protect Cienega Creek, this project is premature and should be deleted.

11. In the original proposal from the City of Tucson, \$4 million was requested. After discussions, the BAC increased this allocation to \$14 million. However, there is no comprehensive plan illustrating how urban greenways would be interconnected with other regional river parks, bikeways and other pathways within the region. Constructing isolated greenway segments should be a low priority; hence, the project and allocation require substantial re-justification. A plan similar to that developed for the river park system is necessary.

12. The sports fields and lighting request of the City of Tucson for \$10 million is essentially a funding capital replacement for the City of Tucson and is an operating and maintenance obligation. This classification of improvement should be substantially re-justified to include an allocation to every park system in the region. If the BAC determines it is appropriate to fund maintenance and repair of park systems with capital bonding, this category could be reclassified a regional sports field and lighting project, with preference given to construction of new sports fields and lighting systems to be allocated to each jurisdiction, including the unincorporated area, in accordance with the assessed value of each jurisdiction. This would ensure proportionality and provide matching who pays and who benefits from such a program.

13. The project should be deleted and a more appropriate project should be pursued, which is the Avra Valley Cabralli Wash restoration.

14. This project is to finish the conversion of the Rillito Racetrack to a regional soccer complex. A number of soccer facilities have already been built on the property. At one time, a recreation center was planned by the City of Tucson. The City now desires to construct additional athletic fields and recreational facilities at this location. A phased improvement plan will allow the completion and construction of several more soccer fields, improved access, public restrooms, circulation and parking for funding originally set aside for the recreational complex. This should reduce the overall cost to finally complete the total conversion of Rillito Racetrack to a regional soccer facility by \$4 million. This is a scope change that requires BAC review and approval.

15. The Ted Walker Park Dog Training Center is now being partially completed with County funding. This ongoing work will substantially reduce the capital costs for completing the dog park and dog training site and should reduce the cost of this project by \$1 million.

16. The Ajo Detention Basin Park is substantially complete. The allocation of \$2.2 million should be reduced to \$500,000 to allow for the construction of a number of additional shaded basketball courts on the park property.

17. The Adaptive Recreation Center expansion requires additional programming to delineate the program for which the funding allocation would be spent. Given the size of the site and previous investments, the benefits and type of improvements being installed should be clearly identified.

18. The Arizona Velodrome Center has been identified for location on a number of different sites, including the downtown area. No clear program or location for the velodrome has been established; hence, we need to substantially re-justify this project, including a more substantial estimate of the cost to construct the velodrome, as a number of other velodromes indicate the cost of \$5 million is considerably understated.

19. The Southwest Fair Commission, which manages the fairgrounds at the Southeast Regional Park, has indicated their desire is to not include a horseracing facility at the fairgrounds. It has not been included in their master plan, and they have indicated the cost to construct such a facility is not justified for their operation and maintenance. Hence, the horseracing facility needs to be substantially re-justified. Perhaps it could be located in conjunction with improvements at the rodeo grounds, which seems to be a more appropriate location. Because of this, the project requires substantial re-justification.

20. The County has undertaken a very comprehensive analysis of the entire river park system, including gaps in the completion and development of the system. Funding for such river park improvements should be programmed specifically in accordance with the plan now developed by the County for park improvements throughout the river park system. This project requires substantial re-justification.

21. School district partnerships need to be substantially re-justified, with very specific partnerships and projects identified. Past partnerships have not been as successful as originally thought. The model for developing these partnerships needs to be reexamined, requiring substantial re-justification of the programmed bond funding.