

**MINUTES OF THE  
PUBLIC HEALTH, LIBRARY AND COMMUNITY FACILITIES  
BOND SUB-COMMITTEE**

May 1, 2007  
9:00a.m.-11:45 a.m.

Joel D. Valdez Main Library  
101 N. Stone Ave

**MEMBERS PRESENT:** Peter Backus, Chair, Terri Hutts, Tom Six, Wade McLean

**ABSENT:** Patty Richardson, Ted Prezelski

**GUESTS:** Gary Campbell, Pima County Facilities, Pat Corella, Deputy Director Pima County Public Library, Nancy Ledebor, Director, Pima County Public Library, Dennis Douglas, Director, PC Health Dept, Dorothee Harmon, Community Services, T Vanhook, Town of Marana, Joel Gastelum, City of So Tucson, David Ruelas, So Tucson, Richard Salas, So Tucson, Dave Woll, YMCA

I. Welcome and Call to order

Chair, Peter Backus, called the meeting to order at 9:05 a.m.

II MINUTES FOR April 17, 2007

Motion to approve minutes for both dates made by Terri Hutts and second by All agreed.

III. Community Facilities presentations:

**ADA Municipal Improvements (So. Tucson)** presented by Richard Salas, Planning Director, City of So. Tucson

- Public desires to have the public facilities accessible to all persons including those with disabilities. Project is needed to be ADA compliant and to avoid legal problems due to non-compliance. City of South Tucson would gain the ability to adequately accommodate the public as well as its employees.
- ADA upgrades to include modifications to restrooms, entryways, counters and all areas needing modifications.
- There is no other funding available.

- Bond funding requested - \$250,000. O & M would be performed by City of South Tucson Public Works Dept.
- Is in a medium to high stress area.

**One Stop Career Center** presented by Dorothee Harmon, Community Services, Employment & Training

- Pima County's One Stop system supports economic development and improved quality of life of the entire region by ensuring qualified workforce for employers, quality, well-paid jobs for workers, and a safety net of basic services for households in need. The Community Services Employment and Training department has one permanently-funded One Stop Center at the Kino Service Center and currently rents space for another at Rio Nuevo.
- One Stop offers a continuum of career development services for youth and adults. The center provides services to anyone without regard to eligibility, but low-income people are the most frequent customers and receive more intensive services. It also provides support to businesses in recruiting, staffing and training a viable workforce. Job order registration, applicant screening and job matching is conducted in person and online.
- The Community Action Agency, which is housed within the One Stop, provides a safety net of basic services for low-income individuals and families in Pima County. Typical services include rental and mortgage assistance to prevent eviction or foreclosure, utility payments and deposits to prevent shut-off of vital services and vouchers for gas, food and clothing.
- County is required to operate One Stop Career Centers under the Federal Workforce Investment Act, and like most federal programs WIA funding is in a decline.
- Funding of the project will save Pima County \$200,000 per year in lease payments therefore making County proposals for discretionary federal funds more competitive and enables County to use more of federal funds for training rather than overhead costs. County will be able to lease space to partner state and non-profit agencies, generating revenue to help pay overhead costs and making the services provided more comprehensive and better coordinated.
- Bond request - \$4,500,000 to either acquire land and build a new building or acquire existing building and renovate it.
- O & M – most of it will be covered by federal funding obtained through formula One Stop programs as well as discretionary grants.

**Las Artes Dust Control & Fire Suppression** presented by Dorothee Harmon, Community Services, Employment and Training

- Tile and ceramic dust represent a significant health risk to employees and students working on public art projects at Las Artes. Installation of

adequate dust control equipment is needed to reduce pollutants and alleviate this risk.

- The program is poised to expand into the area of metal fabrication, where there are significant opportunities for public works commissions as well as highly marketable new skills for youth. A more robust fire suppression system is required for metal cutting and welding associated with this work.
- Dust/pollutant control is required under current risk management standards and fire suppression equipment is required for the program to expand in the area of welding and metal sign fabrication.
- Las Artes is a community arts program that addresses the educational needs of dropouts and at-risk youth. It is part of the One Stop system and coordinates referrals with all of the One Stop partners and contractors. Las Artes uses a unique combination of job training and infrastructure improvement dollars and produces public art that celebrates and enlivens local communities.
- No other funding source has been identified for this project.
- O & M cost will be allocated across the various sources for the Arts component as appropriate.
- Bond proposal amount \$500,000
- Is in a high stress area.

**Jackson Employment Center** presented by Dorothee Harmon, Community Services, Employment and Training

- The Jackson Center is the only program of its type in Arizona and one of a handful of similar programs in the nation. The JEC, in collaboration with other homeless service providers, offers training and employment services to meet the needs of homeless people seeking to enter the workforce.
- The program currently operates in a County-owned building that Facilities Management has determined to be totally un-repairable and not suitable for continued use. The building fails to meet code in many respects and has had a variety of on-going costly structural and maintenance problems.
- Land is already available, at no cost. A suitable site near the current facility that the City of South Tucson is willing to trade to use for the new Center.
- A high-end modular building would be considered.
- Bond proposal amount \$1,600,000 - \$2,200,000
- No other funds available. Most of the O & M cost will be paid with federal grant funds.
- Will be located in a high stress area.

**Ajo Youth Arts & Education Center** presented by Dorothee Harmon, Community Services, Employment and Training

- The unincorporated community of Ajo has limited economic and social opportunities for young people. A recent survey of youth in Ajo found boredom as the number one problem faced by them. Twenty percent of Ajo's youth (ages 16-19) do not have a high school diploma and are not in school.
- This project would create a Las Artes style youth program in Ajo. The program would be designed to help both in-school and out-of-school youth to graduate from high school or get a GED, while learning to work as part of a team on art and craft projects. Project would be done in conjunction with and support of Curley School activities.
- Like Las Artes, the project will allow youth to gain practical work and entrepreneurial experience, employment interpersonal skills, and artistic skills and appreciation from working artists. The program will also be designed to enable youth to develop their academic skills and gain a solid foundation for the work world in conjunction with Ajo's arts-based economic development strategy
- Space needs would include two arts and crafts classroom/workrooms, secure storage areas and kiln room. It would also include a classroom wired for computerized instruction and a conference/meeting room, resource area, a library of printed information and offices for staff.
- The International Sonoran Desert Alliance is prepared to give the County land on which to build the facility.
- Bond proposal \$2,028,000
- No other source of funding. O & M would come from groups such as W.K. Kellogg Foundation, ISDA and others, who are interested in supporting rural youth programs.
- Project will be located in a medium-high stress area.

**LSB Asbestos Abatement & Fire Sprinkler** presented by Gary Campbell, Pima County Facilities Management

- Life safety and health improvements to 21 story building serving Pima County government offices and public services that was constructed in 1964 prior to prohibition of asbestos use and fire sprinkler requirements in the building code.
- There is potential loss of life or increased health effects in the event of fire or exposure to asbestos resulting in increased claims for respiratory illnesses.
- Project to complete the abatement process and fire protection work started in 1997 in the remaining 5 floors plus the basement of the Legal Services Building. Work would include demolition and build back of existing office spaces.
- Bond proposal \$8,197,000. Overall O & M costs will be reduced when newer; more energy efficient systems are installed.

- Has a medium-high stress index.

**Administration Building Abatement and Fire Sprinkler** presented by Gary Campbell

- Complete asbestos abatement and installation of fire sprinkler systems on the remaining 8 floors of the Admin Building. Work will include demolition and build back of existing office spaces.
- Improved health and safety of work environment to County staff and public users. Built in 1969, prior to asbestos and sprinkler building code requirements
- Bond proposal \$10,697,000 O & M cost will be reduced when newer more energy efficient systems are installed.
- Medium-high stress index.

**Health and Welfare Building Abatement and Fire Sprinkler** presented by Gary Campbell

- Start and complete asbestos abatement and installation of fire sprinkler systems. Work will include demolition and build back of existing office spaces.
- Improved health and safety of work environment to County staff and public users. Building constructed in 1968 prior to prohibition of asbestos use and fire sprinkler requirement in the building code.
- Bond proposal \$13,046,000. Overall reduction in O & M cost when newer, more energy efficient systems are installed.
- Medium-high stress index.

**Downtown Complex Repairs and Resealing** presented by Gary Campbell, PCFM

- Reseal and re-caulk all exterior walls and glazing systems of downtown complex. Need to repair aging and deterioration of glazing seals and caulking systems to stop water and weather infiltration extend and enhance the useful life of these buildings. End continued water damage to interior of building.
- The three building downtown complex consisting of Superior Court, County Administration and Health & Welfare is the core of County Government. Protection and well being of County assets, personnel and public interest are at risk.
- Water damage continues to increase maintenance calls, increased probability of mold growth and potential damage to County computers and property. M & O cost would decrease from reduction in damage to County property, maintenance calls and increased air conditioning system efficiency.
- Bond proposal \$4,461,000.
- Medium-high stress index.

**Green Valley Government Center Master Plan Implementation** presented by Gary Campbell

- Implementation of the GV Government Center Master Plan for facilities, landscaping, parking and roadway improvements. The Government Center is a highly utilized site that has both Governmental services and non-governmental services such as the White Elephant Thrift Store and the Lyon's Club Recycle Center. The number and kinds of uses have quickly out grown the site and the parking facilities. Implementation of the master plan will allow for expansion of most if not all of the services provided but will also accommodate the need for parking and circulation into the foreseeable future.
- Increased services and safety for a county population of primarily retired citizens many with restricted health and mobility. Local services reduce the amount of travel required.
- The Joyner Green Valley Library expansion would be greatly affected should this project not be approved. Library parking and expansion site would not be sufficient to accomplish the project.
- O & M cost would be less than current facilities on site due to increased efficiencies in electrical, mechanical and plumbing system.
- Medium-low stress index.

**Roy Place Commercial Bldg Restoration** presented by Gary Campbell, PCFM

- Restoration of the Roy Place Commercial Building, a 1929 Spanish Colonial Revival façade to its original appearance. Restore and renovate the whole building to a completely operational and useful condition to include: Structural rehabilitation, Modernize and renovate all mechanical systems, electrical in the building, new roof, new elevators and circulation systems, correct code deficiencies and ADA access problems.
- This will advance the aims of the Rio Nuevo redevelopment of Downtown Tucson and help revitalize the area. This building can provide needed space for commercial development, office uses and storage in basement areas. Building is eligible for listing on the National Register of Historic Places as a significant work by a master.
- Health and Life safety improvements to government offices accessed by the public.
- Project will reduce overall O & M costs after a newer, more energy efficient, E, M and P systems are installed.
- Other funding (\$750,000) available from restoration bond
- Bond proposal \$11,350,000
- Medium-high stress.

Peter asked how cost of construction was being estimated. Gary Campbell provided information on what is included in the cost model. Projected costs include architectural fees, site preparation, consultant fees, construction managers, furnishings and inflation for materials. Peter thanked Gary and said this helped to understand the project costs requested.

Members asked Nicole Fyffe, if they could get a list of projects prioritized by each jurisdiction. The lists should include not just the projects they requested but **all** projects that are within their area. Staff offered to provide prioritized lists from jurisdictions and departments on posters so that the committee can review these when they begin their review and deliberation.

Members discussed the possibility of asking presenters to return and answer more questions. It was agreed that the agenda for the deliberations meetings would be sent to all department heads who have presented proposals so that they can be alerted to attend. This will make it easier to ask for clarification if needed when the committee deliberates.

II. Future Agenda Items:  
Project discussions and deliberations

V. Next Meetings – at 9 am.

**May 16, 2007**  
**Public Works Building**  
**201 N. Stone Avenue**

May 16 Overview of Leased Projects and project discussion and deliberations  
May 29 Discussions

VI. CALL TO AUDIENCE

VII. ADJOURNMENT  
Meeting was adjourned at 12.00 noon

Respectfully Submitted

Laura Galvez  
Secretary

## **NOTICE OF PUBLIC MEETING**

### **Section 7.6.2 Notice of Public Meeting of the Public Health, Library and Community Facilities**

Pursuant to A.R.S. '38-431.02, notice is hereby given to the members of the Public Health, Library and Community Facilities Sub-Committee of the Pima County Bond Advisory Committee and to the general public that the Public Health, Library and Community Facilities Sub-Committee will hold a meeting open to the public on:

**Date: May 8, 2007**

**Time: 9:00 am**

**Joel D. Valdez Main Library  
101 N. Stone Ave  
Lower Level Meeting Room**

## **AGENDA**

1. Welcome
2. Minutes for May 1, 2007 meeting
3. Community Facilities Projects Presentations:
  - A. Kino Academic Health Campus
  - B. Green Valley Perf Arts Center Phase III
  - C. New Fleet Services Depart-Mission Rd
  - D. Freedom Park Adult Learning Center
  - E. Vail Area Community Services
  - F. Kino Sports Complex Maintenance Building
  - G. Kino Teen Center Expansion
  - H. Enterprise Resource Planning System
  - I. Amado Food Bank Expansion
  - J. Picture Rocks Community Center Expansion
4. Other Business, Future Agenda Items and Meeting Dates
5. Call to the Audience
6. Adjournment

### **Next Meeting:**

**May 16, 2007 Public Works Building-Conference Room C, 201 N. Stone  
May 29, 2007 Main Library-Lower Level Meeting Room**

Questions? Please contact Laura Galvez at 791-4391 x 320.