



MEMORANDUM

Date: February 11, 2014

To: Chairman and Members
Pima County Bond Advisory Committee

From: C.H. Huckelberry
County Administrator 

Re: **February 21, 2014 Meeting - Future Bond Election Planning for Libraries, Community Facilities and Museums**

I. Background and Organization of February 21, 2014 Meeting

At the Bond Advisory Committee's September 20, 2013 meeting, the Committee recommended that a bond election not be held until 2015 and requested that a series of Committee meetings be scheduled for the purposes of considering all project proposals (tentatively approved and new), organized by topic areas. The meeting schedule is as follows:

<u>Date</u>	<u>Category</u>
February 21, 2014	Libraries, Community Facilities and Museums
March 21, 2014	Historic, Cultural and Natural Area Conservation (Also Semi-Annual Bond Update and Amendments)
April 25, 2014	Parks and Recreation
May 16, 2014	Public Health, Flood Control, Neighborhood Reinvestment and Government Facilities
June 20, 2014	Job Growth, Education and Workforce Training

The goal of this series of meetings is for the Committee to develop a new or added to "tentatively approved" project list by the end of the June meeting. After discussions with the Chair and Vice-Chair, an organizational structure for the meetings was developed with the objective of maximizing the amount of time for Committee deliberation and action, as well as ensuring that Committee deliberation and action take place throughout the meeting. The agenda includes very brief overviews of tentatively approved projects requested for updates since the Committee is familiar with these projects and has received information on the requested updates several times now; five minute presentations for new and resubmitted projects; and public comment periods limited to 1 minute per person. Projects and presentations are grouped in a way that hopefully best facilitates consideration by the Committee. This first meeting will be a test of whether this format works and the organization of future meetings can be changed if necessary.

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Please note that attached to this memorandum is the Committee's 2013 adopted criteria for project review, priority project lists submitted by cities and towns in 2013, and project description sheets for each of the 35 projects on this meeting's agenda. In 2013 we did request and receive two-page criteria applications for most new and resubmitted projects explaining how those project met or did not meet the Committee's adopted criteria. Those are not attached but can be found online at <http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=48384>.

II. Overview of Libraries, Community Facilities and Museums

There are 35 projects in this category, eight of which are library projects, 12 of which are community facilities projects, and 15 of which are museums and tourism projects. More than half of the projects are either new projects not yet discussed by the Committee, or resubmitted projects that were previously rejected by the Committee or a subcommittee. Projects within this category that already received tentative approval from the Committee total \$95 million. The updated tentatively approved projects, plus the resubmitted and new projects total \$215 million. My recommendations total \$152 million.

The categories being used for this group of Committee meetings very closely resemble the categories used in the 2013 web-based survey, the results of which can be found online at <http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=7390>. The Libraries and Community Facilities category ranked in the middle (4th out of 8) when respondents were asked how important it was to fund a particular category of projects with bond funds. The top 10 projects within this category, in order of highest ranked first, were:

- Arizona-Sonora Desert Museum Exhibits and Facility Expansion
- Reid Park Zoo Hippo Exhibit
- Tucson Children's Museum
- Pima Air and Space Museum
- Colossal Cave Mountain Park Improvements
- Downtown/Stravenue Wilde Way Pedestrian and Art Corridor
- Sahuarita Food Bank and Multi-Agency Community Service Facility
- Art of the American West – Tucson Art Museum
- YMCA Community Center at UA Science and Tech Park
- Tumamoc Hill Area Regional Visitors Center

Note that the Loft Cinema Renewal and Expansion project made the top 10 but was withdrawn from consideration based on legal impediments. It was revised and resubmitted by the City and may now be heard during the meeting on Historic, Cultural and Natural Area Conservation projects. The Tucson Wildlife Center Inc, Acquisition and Expansion also made the top 10, but will now be heard during the meeting on Historic, Cultural and Natural Area Conservation projects.

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II. Library Projects

There are a total of eight library projects proposed for bond funding, five of which the Committee already tentatively approved. Of those five, all require increases in bond funding due to updated cost estimates and two require minor scope changes. One project is a resubmittal by the Town of Marana (North Marana Library and Community Center). Three are new projects, one of which is also a Marana library proposal being made by Marana Unified School District. The table below shows the project status, bond funding amount if tentatively approved, and funding request if resubmitted or new.

<u>Dept</u>	<u>ID</u>	<u>Project Name</u>	<u>Status</u>	<u>Tentatively Approved Funding</u>	<u>Current Funding Request</u>
FM	35	Southwest Branch Library (formally West Valencia)	TA – increase funding	\$6,000,000	\$8,600,000
FM	45	Sahuarita Branch Library	TA – increase funding; select location	\$6,000,000	\$8,000,000
FM	51	Flowing Wells Branch Library Expansion	TA - increase funding	\$2,910,000	\$3,100,000
FM	48	Joyner-Green Valley Library Expansion	TA – increase funding/update scope	\$1,660,000	\$1,737,000
FM	108	Southeast Government/Community Center, Sheriff Substation - And Library	TA - increase funding	\$14,000,000	\$15,000,000
FM	108	Southeast Government/Community Center, Sheriff Substation - NO Library	TA – decrease funding; remove library	\$14,000,000	\$7,000,000
		Southeast Regional Community Branch Library at UA Science and Tech Park	New		\$6,800,000
		North Marana Library and Community Center	Resubmittal		\$16,700,000
		Marana Regional Library	New		\$7,500,000
TOTAL:				\$44,570,000	\$74,437,000

A. Tentatively Approved Library Project Updates Unrelated to Other Projects

- **Southwest Branch Library – Increase from \$6 million to \$8.6 million**
- **Sahuarita Branch Library - Increase from \$6 million to \$8 million; approve location**
- **Flowing Wells Branch Library Expansion – Increase from \$2.91 million to \$3.1 million**

- **Joyner-Green Valley Library Expansion – Increase from \$1.66 million to \$1.737 million; remove heating and air conditioning**

These library projects were previously tentatively approved by the Committee, but require increases in bond funding to address updated cost estimates. In addition, a specific location has now been identified for the Sahuarita Branch Library. It is proposed that it be located on the Sahuarita School District campus at 350 West Sahuarita Road across from the Town Hall complex. A variety of sites had previously been evaluated for the Sahuarita Branch Library, but this location has been selected primarily because of its superior visibility as it would front a highly traveled road. The Joyner-Green Valley Library Expansion project requires a scope change to remove the replacement of heating and air conditioning equipment as these improvements have already been completed. Even with the removal of the heating and air conditioning improvements, updated cost estimates for the expansion still resulted in a cost increase.

Recommendation: I recommend the Committee approve these updates and total costs which equal \$35.2 million.

B. Southeast/Vail Library Proposals

- **Southeast Government/Community Center, Sheriff Substation & Library – Tentatively approved for \$14 million, increase to \$15 million or remove library and decrease to \$7 million**
- **Southeast Regional Community Branch Library at UA Science and Tech Park – New proposal for \$6.8 million**

The Southeast/Vail area is in need of a full service library, as well as a Sheriff substation and other public services. The Committee recognized this in 2010 by tentatively approving \$14 million in bonds for a project known as FM108, that would include a community center, sheriff's substation, 20,000 square foot library, and basic picnic and play areas to be located on property recently purchased by the County at Houghton Road and Mary Ann Cleveland Way, north of Interstate 10 and adjacent to Empire High School. Due to revised library cost estimates, this project would require an increase from \$14 million to \$15 million. A more recent proposal would instead locate a smaller 10,000 square foot library about 2 miles west at the University of Arizona's (UA) Science and Technology Park on land to be provided by the University adjacent to a newly proposed YMCA, and would also include bike and pedestrian trail improvements to link to The Loop. If this smaller library was located at the UA Tech Park, the library component of the Government Center at Houghton Road could be removed, decreasing that project from \$14 million to \$7 million.

I am in favor of locating a smaller library first at the UA Tech Park to service both the existing population centered in Rita Ranch, as well as the Tech Park employees and

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employers. As the population continues to grow in the Vail area, a full size library could later be constructed at the Houghton Road government center and funded out of a subsequent bond election (meaning not this next bond election, but the one after). The smaller UA Tech Park library could then be converted into a job training facility. Partnerships are a key criteria of mine and the Committee's when reviewing bond project proposals. In this case the UA Tech Park would provide land for the library adjacent to a new proposal for a County bond funded YMCA.

Recommendation: I recommend FM108 Southeast Government/Community Center, Sheriff Substation and Library be revised to remove the library component and reduce the cost from \$14 million to \$7 million; and I recommend approval of a new library at the UA Tech Park for \$6.8 million.

C. Marana Library Proposals

- **North Marana Library and Community Center – Resubmitted project for \$16.7 million**
- **Marana Regional Library - New project for \$7.5 million**

The Town of Marana originally requested \$29.4 million for this project in 2007 and ranked it their highest priority. The Bond Advisory Committee did not approve the project. The Town resubmitted the project in 2013 with a request for \$16.7 million from County bonds with an additional \$2.5 million from other funding sources. The project scope includes an 8,000 square foot library and 50,000 square foot community center to be located adjacent to the Marana Municipal Complex at Sandario and Barnett Roads. The Town now ranks the project 6th out of its 8 requested projects.

The Marana Unified School District (MUSD) also submitted a proposal in 2013 for a new regional library to be located approximately three-fourth of a mile west of the Town's proposed library. The MUSD proposal is for \$7.5 million in County bond funds for a 25,000 square foot facility.

Pima County's newest regional library is the Wheeler Taft Abbett Branch Library, located at Silverbell and Cortaro Farms Road in Marana. It was funded largely through 2004 voter approved County bond funds. According to the Pima County Library District Director, it is underutilized compared to other libraries in the district, but usage is expected to increase as development starts to pick up again in the area. Compared to needs elsewhere in the County, I do not believe another full service regional library is necessary to serve the Marana area.

Recommendation: I do not recommend the Committee approve either of these proposals.

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Caution on Library Recommendations

I recommend the Committee approve these recommendations with one major condition:

The Arizona Legislature has introduced House Bill (HB) 2379, and it has passed at least one committee in the House. HB 2379 would substantially curtail our ability to open and operate new libraries by way of a tax levy cap. In fact, the bill, if passed, would cause the County to close a number of libraries that are operating today.

Therefore, if HB 2379 is approved, the library recommendation will be to delete any new libraries from future consideration. The only two library projects that would remain would be the Flowing Wells Branch Library Expansion and the Green Valley Branch Library Expansion. These are existing libraries with primarily capital improvement needs. All other libraries would be deleted from my recommendations for future bond funding.

III. Community, Performing Arts and Food Bank Facilities

There are a total of 12 projects grouped under this category, four of which the Committee already tentatively approved. Of these four, one is proposed for increased bond funding, two are proposed for deletion. Of the projects that have not been tentatively approved, four are resubmittals and four are new proposals. Please note that community center improvements that did not include pool or significant outdoor recreation improvements were grouped under this category instead of Parks and Recreation. The table below shows the project status, bond funding amount if tentatively approved, and funding request if resubmitted or new.

<u>Dept</u>	<u>ID</u>	<u>Project Name</u>	<u>Status</u>	<u>Tentatively Approved Funding</u>	<u>Current Funding Requested</u>
PR	18	El Pueblo Center Improvements	TA- increase funding	\$2,000,000	\$2,500,000
PR	75	Green Valley Performing Arts Center	TA - delete	\$16,000,000	\$0
PR	106	New Tucson Girl's and Boy's Chorus Building	TA - delete	\$1,250,000	\$0
PR	93	Yaqui Park Community Center	TA - no change	\$2,350,000	\$2,350,000
FM	102	Picture Rocks Community Center Expansion	Resubmittal		\$2,500,000
		South Marana Multi-Generational Center	Resubmittal		\$5,400,000
PR	42	Quincie Douglas Center Expansion	Resubmittal		\$1,000,000
PR	11	Clements Senior Center Expansion	Resubmittal		\$4,500,000
		YMCA Community Center at the UA Science and Tech Park	New		\$6,000,000
		Marana Regional Performing Arts Center	New		\$6,000,000

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	Community Food Cooperative of Southern Arizona	New		\$4,091,480
	Sahuarita Food Bank and Multi-Agency Community Service Facility	New		\$300,000
		TOTAL:	\$21,600,000	\$34,641,480

A. Tentatively Approved Project Updates Unrelated to Other Projects

- **El Pueblo Center Improvements – Tentatively Approved for \$2 million; Increase to \$2.5 million**

This project was tentatively approved by the Committee for \$2 million in 2009. It is a City of Tucson project. The cost was based on 2006 estimates. The City of Tucson is asking for an additional \$500,000 due to revised cost estimated.

Recommendation: I recommend approval of an increase to \$2.5 million.

- **New Tucson Girl's and Boy's Chorus Building – Tentatively approved for \$1.25 million; Delete**

This project was tentatively approved by the Committee for \$1.25 million in 2010. The project was initially proposed because another bond project proposal to expand and light softball fields at George Mehl Foothills Park would have required the demolition of an existing building leased to the Girls Chorus. However, staff is now recommending that the softball field expansion and lighting project at Mehl Park be re-scoped to eliminate the additional softball field, but retain the addition of lights to two existing fields. With this change the Girls Chorus can continue to lease the existing building and this project is no longer needed. Staff has confirmed that the Girl's Chorus organization supports the deletion of this bond project.

Recommendation: I recommend this project be deleted.

- **Green Valley Performing Arts Center – Tentatively approved for \$16 million; Delete**

The Committee approved \$16 million for this project in March 2010. The first and second phases of this center were funded with 1997 and 2004 bond funds. The Foundation that operates the Community Performing Arts Center was unable to support the operating and maintenance costs for this current fiscal year. The Foundation requested General Fund support from the County and such was approved by the Board of Supervisors. Given the fiscal stress associated with operating the existing facility, the Foundation and I recommend the \$16 million proposal to develop Phase 3 of the facility be deleted.

Recommendation: I recommend this project be deleted. I will be recommending that the Committee consider reallocating a portion of this bond funding to the Canoa Ranch project described later in this memorandum.

- **Yaqui Park Community Center – Tentatively approved for \$2.35 million**

This project was tentatively approved by the Committee for \$2.35 million in 2009. It would be located within the City of South Tucson. At the time of this memorandum, staff were contacting the City of South Tucson and Pascua Yaqui Tribe to determine if the project is a priority for the City and Tribe. There is also a question of who would be responsible for operating the facility. I do not recommend changes to this project until this additional information is available.

Recommendation: I recommend \$2.35 million for this project and more information may be available shortly.

B. Resubmittals

- **Picture Rocks Community Center Expansion – Resubmitted by Picture Rocks community group for \$2.5 million**

The Public Health, Libraries and Community Facilities subcommittee recommended \$1.6 million for this project, however the full Committee did not approve it. In 2013 the Citizen's for Picture Rocks requested that the project be reconsidered. County staff updated the cost to reflect current cost estimates.

Recommendation: I do not recommend this project. The outdoor recreational facilities adjacent to the existing community center are extensive and were funded from previous bond elections (including \$2.4 million from the 2004 bond election for a new pool and BMX/skate park, and \$1 million from the 1997 bond election for basketball and volley ball courts, two baseball and soccer fields, playgrounds, restrooms and ramadas). With many competing needs for limited bond funds, and the extensive facilities that already exist in this area of the County, I cannot support this request.

- **South Marana Multi-Generational Center – Resubmitted by Town of Marana for \$5.4 million**

The Town originally requested the same amount of bond funding for this project in 2007 and ranked it 8th priority. The ranking remained the same in the Town's 2013 priority list. The full Committee never considered this request as it was not recommended by the Public Health, Libraries and Community Facilities subcommittee.

Recommendation: I do not recommend this project as it was not recommended by the subcommittee and is of lower priority to the Town.

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- **Quincie Douglas Center Expansion – Resubmitted by City of Tucson for \$1 million**
Clements Senior Center Expansion – Resubmitted by City of Tucson for \$4.5 million

The City originally requested the same amount of bond funding for these two projects in 2006 and 2007. The Parks and Recreation subcommittee recommended the same, however the full Committee did not approve them.

Recommendation: Consistent with previous actions of the Committee, I do not recommend these projects. There are too many other competing needs for limited bond funding.

C. New Proposals

- **YMCA Community Center at the UA Science and Tech Park – New for \$6 million**

This project would develop a YMCA Community Center at the UA Tech Park. With a service area of 13 miles, including southeast Tucson, Rita Ranch and Vail, the YMCA expects to serve an additional 15,000 members at this location. The UA Tech Park would donate the land and the YMCA would match the County's bond funding with another \$6 million. This facility would be located adjacent to the proposed new County bond funded library. This was a popular project according to results of the 2013 bond survey.

Recommendation: I recommend this project.

- **Marana Regional Performing Arts Center – New for \$6 million**

The Marana Unified School District submitted this proposal in 2013. The proposal states that the School District will raise another \$4 million via a School District bond election in 2014, and they already own the land. The proposal also includes the School District sharing operating and maintenance costs with the County, Town of Marana and potential higher education institution. However, I'm unaware that these discussions have taken place.

Recommendation: I do not recommend this project because there are too many uncertainties regarding other funding and who would be required to fund management of the facility.

- **Community Food Cooperative of Southern Arizona – New for \$4,091,480**

This is a new proposal to fund the development of a new facility to house five organizations that prepare and provide meals to those in need (Catholic Community Services, Interfaith Community Services, Mobile Meals of Tucson, Pima Council on Aging, and Southern Arizona AIDS Foundation). It appears that the land has not yet

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been purchased, but it is not clear whether any of these entities have committed to fund the purchase of the land. In addition, it appears that the proposed bond funding of \$4 million is supposed to cover the entirety of the design and construction of the building, without any private contributions of funding.

Recommendation: This is a significant request for bond funding without any commitment of land or matching funds. Based on many competing projects, I do not recommend this project.

- **Sahuarita Food Bank and Multi-Agency Community Service Facility – New for \$300,000**

This is a new proposal to fund a portion (\$300,000) of the \$900,000 cost to construct a new facility for the Sahuarita Food Bank and related social service organizations on land owned by the Good Shepard Church. According to the proposal, the Sahuarita Food Bank currently operates out of the church and has exceeded its capacity. The County is currently in the process of awarding \$30,000 of Community Development Block Grant funds to this organization for a refrigerator (to be combined with grant funding from Freeport McMoRan). In recent discussions with the Director of the Food Bank, the grant applications for the remainder of the capital funding in the proposal (\$600,000) have been unsuccessful but would be pursued again this calendar year and may be more successful if the Director could show support for the bond funding. This was a popular project in the 2013 bond survey.

Recommendation: I recommend this project, conditioned on the Food Bank receiving commitment for other funding and agreeing to a lien on property for 20 years giving us enforcement ability if building used for things other than food bank.

IV. Museums and Tourism Facilities

There are a total of 15 projects grouped under this category, seven of which the Committee already tentatively approved. Of these seven, all but two are proposed for some type of change. An additional eight projects are new proposals. The table below shows the project status, bond funding amount if tentatively approved, and funding request if resubmitted or new. Each of the project description sheets is attached to this memorandum. Applications showing how some of the new projects meet or do not meet Committee criteria can be found online at <http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=48384>.

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<u>Dept</u>	<u>ID</u>	<u>Project Name</u>	<u>Status</u>	<u>Tentatively Approved Funding</u>	<u>Current Funding Request</u>
FM	107	Tucson Children's Museum	TA - increase funding	\$5,000,000	\$6,000,000
FM	109	Pima Air & Space Museum Cold War Hangar & Theater	TA - increase funding/update scope	\$4,000,000	\$10,000,000
FM	79	Colossal Cave Mountain Park Improvements	TA - no change	\$535,000	\$535,000
PR	80	Canoa Ranch New Museum/Orientation Center & Other Improvements	TA - expand scope/increase funding	\$5,000,000	\$18,000,000
PR	266	Pima County Southeast Regional Park (Fairgrounds) - Horse Racing Facility	TA - delete	\$6,500,000	\$0
FM	77	County Fairgrounds Building & Infrastructure Improvements	TA - increase funding /update scope	\$3,000,000	\$3,750,000
		County Fairgrounds RV Park & Infrastructure Improvements	New		\$3,174,313
FM	96	Art of the American West-Tucson Art Museum	TA-replace with new project	\$5,000,000	\$0
		Downtown Stravenue Wilde Way Pedestrian and Art Corridor	New - replace with other new project		\$0
		January 8 th Memorial	New - replace with other new project		\$0
		Old Pima County Courthouse Restoration & Repurposing	New		\$35,000,000
		Arizona-Sonora Desert Museum-Exhibits & Facility Expansion	New		\$9,662,000
		Old Tucson Expansion by Arizona Sonora Western Heritage Foundation	New		\$6,000,000
		Reid Park Zoo Hippo Exhibit	New		\$3,750,000
		Tumamoc Hill Area Regional Visitors Center	New		\$10,000,000
			TOTAL:	\$29,035,000	\$105,871,313

A. Tentatively Approved Project Updates Unrelated to Other Projects

- **Tucson Children's Museum – Tentatively approved for \$5 million, increase to \$6 million**

The Children's Museum originally requested \$6 million for this project and the Committee approved \$5 million in 2010. However that original request and allocation was based on the construction of a separate new facility as part of what was supposed to be a collection of new museums under Rio Nuevo, whereby the County's bond funding would be a minor part of the overall project cost. Since it has become apparent that other public funding will not materialize, the Museum is beginning to look at other options that involve substantial expansion of their existing space in the historic Carnegie Library within the Armory Park neighborhood. There are several issues that this raises, all of which need to be discussed with the City of Tucson, the County, the neighborhood, and various entities that oversee the historic status of the facility. First, the Museum is owned by the City of Tucson. If the County is going to continue to invest bond funding to improve the facility, we need to discuss with the City the potential of transferring ownership of the facility to the County so that we can insure the long term investment of County bonds. Second, the Museum is in the early stages of discussing how it can expand the facility while maintaining its historic integrity and possibly even restoring portions of the building to their original historic status. Third, the Museum is part of a larger complex within the neighborhood that includes green space and the Armory Park Senior Center. Any changes that impact that larger complex, and in turn the neighborhood, need to be well vetted with the neighborhood. The Museum is well aware of these issues and is starting to have the conversations to build the necessary consensus. However, this will take time. For now, I ask that the Committee approve \$6 million as a base level of funding. Once the Museum concludes the necessary discussions and concept planning, they can present the results to the Committee for consideration. This was a popular project with those responding to the 2013 bond survey.

Recommendation: Increase bond funding from \$5 million to \$6 million.

- **Pima Air and Space Museum Cold War Hangar and Theater – Increase from \$4 million to \$10 million funding; update scope**

The Committee tentatively approved this project for \$4 million in 2010, along with \$7.5 million in other funding. I and the Pima Air and Space Museum are proposing to expand the Cold War Hangar project to include a 200-seat theater. In addition, the other funding of \$7.5 million was apparently misunderstood and should be \$4 million. As a result of the added theater and reduction in other funding, the request is to increase the bond funding from \$4 million to \$10 million. The museum is one of the top five air and space museums in the world. This bond project would double the indoor display gallery space, allowing guests to view the diverse collection of aircraft

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and aviation displays in comfort significantly increasing the time spent at the museum. The indoor theater adds a significant additional dimension to the museum experience at the Pima Air and Space Museum and will increase the attractiveness of the Museum for a number of purposes, including military organizational reunions. Applying a number of documentary films related to the specific aircraft that are displayed at the Museum will increase the overall satisfaction of the visitor experience at the Museum. For this purpose I believe that added theater capacity within the expanded Cold War Hangar is an important addition to the overall capability of the Pima Air and Space Museum. This project was ranked within the top 10 projects in its category during the bond survey.

Recommendation: I recommend the scope be updated and bond funding be increased to \$10 million.

- **Colossal Cave Mountain Park Improvements – Tentatively Approved for \$535,000 - no change yet**

In 2010 the Committee tentatively approved \$535,000 for improvements to lighting of the cave, air conditioning of certain facilities and restrooms. These improvements were identified by the organization currently managing the facility. This was a popular project with those responding to the 2013 bond survey. However, a comprehensive financial audit of the managing organization is underway. In addition, a multi-disciplinary team is conducting an assessment of both management and capital needs of the park in its entirety. Results should be available this summer and then more meaningful recommendations concerning bond funding for capital improvements can be presented to the Committee.

Recommendation: Keep this \$535,000 as a place holder with the caveat that the Committee will receive a more comprehensive proposal by the fall of 2014 after the ongoing audit and assessment are complete.

- **Canoa Ranch New Museum/Orientation Center and Improvements (formally Canoa Ranch Historic Interpretive Center) - Tentatively approved for \$5 million; expand scope and increase funding to \$18 million.**

In 2010, the Committee tentatively approved \$5 million for the renovation, rehabilitation and retrofit of the historic Canoa Ranch complex as outlined in the approved master plan. As part of the effort to review and update dated bond proposals, a comprehensive review of the Canoa Ranch project was conducted and I asked staff to incorporate timely additional components of the master plan. The proposal now includes a museum/orientation center to display, interpret, curate and preserve western ranching heritage and associated artifacts at Canoa Ranch; restoration of portions of the historic canal and pond; and rehabilitation of additional historic structures. The proposal maximizes previous public investment and would

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open more of the ranch complex to the public on a regular basis with the goal of becoming a major tourism attraction and cornerstone element of the Santa Cruz River Valley historic site system. The total project cost is \$18 million, which includes the \$5 million tentatively approved in 2010.

Recommendation: I recommend the expanded scope of this project and increasing bond funding to \$18 million. Although this is a \$13 million increase in bond funding, I did recommend the deletion of the Green Valley Performing Arts Center, which was a \$16 million project.

B. County Fairground Proposals

- **Pima County Southeast Regional Park (Fairgrounds) Horse Racing Facility – Tentatively approved for \$6.5 million; delete**

The Committee approved \$6.5 million for this project in October 2009 to replace Rillito Racetrack, as it would be repurposed for a youth soccer tournament site per the Committee's approval of PR103. The Southwestern Fair Commission, which manages the County Fairgrounds and other facilities, recently completed a master planning effort. The \$6.5 million proposal for developing a horseracing facility at the Fairgrounds was not included in their master plan. There were several reasons for this. First, the proposed bond funding allocation for \$6.5 million was determined to be inadequate to construct such a facility. Second, horseracing in Arizona no longer appears to be a viable industry; and, therefore, the Commission was concerned about a lack of revenue to cover annual operating and maintenance costs. Third, there is a lack of space within the current footprint managed by the Commission to include such a facility without compromising the expansion plans for existing facilities. This issue is more apparent when you consider the facility would only be used for a few weeks each year but would take up space for the whole year.

The master plan did, however, include an option and cost estimates for a multiuse facility that could include a horseracing track. I asked staff to review this information available and develop a bond project proposal for such a facility. The result was a \$27 million project for a multiuse facility that includes horseracing. Clearly, this is not affordable. I recommend the Committee delete this \$6.5 million project. At this time, there are no clear plans to replace horseracing at Rillito; and given the brief use of this valuable public asset for County Fair horseracing, the conversion to a regional soccer facility is appropriate.

Recommendation: I recommend this project be deleted.

- **County Fairgrounds Building & Infrastructure Improvements – Tentatively approved for \$3 million; increase funding and update scope**

This project was tentatively approved by the Committee for \$3 million in 2009. The revised proposal removes the recreational vehicle park component of the project and replaces it with redevelopment of the exhibit buildings, which resulted in an increased cost estimate overall. The bond funding request is now \$3.75 million. This project will continue to further the Board of Supervisors' economic development and tourism goals.

Recommendation: I recommend the increased funding and scope update for this project.

- **County Fairgrounds RV Park and Infrastructure Improvements – New project for \$3,174,313**

This is a new proposal to redevelop existing RV park sites at the County Fairgrounds, add a new RV park, and develop infrastructure between the RV parks, including wastewater, water, electric and drainage.

Recommendation: I recommend this project as it will be a revenue generator for the local economy.

C. County's Old Courthouse and Related Proposals

- **Art of the American West/Tucson Art Museum – Tentatively approved for \$5 million; delete and replace with New Old Pima County Courthouse proposal**
- **Downtown Stravenue Wilde Way Pedestrian and Art Corridor – New project for \$99.6 million; replace with New Old Pima County Courthouse proposal**
- **January 8th Memorial – New project for \$10 million; replace with New Old Pima County Courthouse proposal**
- **Old Pima County Courthouse Restoration and Repurposing (to include Tucson Art Museum & January 8th Memorial) – New project for \$35 million**

The Committee had tentatively approved \$5 million in 2010 for the repurposing of a section of the Old Pima County Courthouse for a Tucson Museum of Art western art exhibit. However, \$5 million will be inadequate for the types of improvements that would be necessary to prepare the first floor of the Old Courthouse for the museum exhibit use. Necessary improvements include abatement, demolition, and extensive reconstruction to museum quality standards, including tight HVAC and humidity control, as well as light systems, with current estimated costs of \$16.3 million. In 2013, two other projects related to the Old Courthouse were proposed for bond funding: the Downtown Stravenue/Wilde Way Pedestrian and Art Corridor (\$99.6 million), and a memorial to honor those involved in the January 8, 2011 tragedy and

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display artifacts collected from the community during the aftermath (\$10 million). Other than very preliminary project concepts, the Committee did not receive or act upon these two 2013 proposals.

The Downtown Stravenue concept included renovation and repurposing of the Old County Courthouse for the Tucson Art Museum and County office space; restoration of the pedestrian walkway west of the Courthouse and south across the Tucson Convention Center property; and a new University of Arizona photography and art museum. With the multitude of different property owners and interests involved in this project, I am not optimistic it will move forward as originally conceived. It also did not include the January 8th Memorial, which was proposed separately, but which was also proposed to utilize the Old County Courthouse. Recently the Urban Land Institute study was completed with regard to the future of downtown improvements including the concept of future uses incorporated into the Stravenue. Over 150 participants from various organizations participated in the Urban Land Institute study and the following organizations sponsored the study: Pima County, City of Tucson, Rio Nuevo, Holualoa Companies, Pima Association of Governments, Visit Tucson, and Tucson Electric Power. Active discussions continue among all with regard to next steps in implementing some or all of the recommendations of the Urban Land Institute. These discussions are not sufficiently advanced in the roles of the perspective partners to advance any bond project associated with the Stravenue, University Downtown Art Museum or other proposals related to the Urban Land Institute study. As the study processes and implementation options advance through the participation of the various partners, appropriate updates can be provided to the Bond Advisory Committee for your consideration.

In the meantime, the City of Tucson withdrew from the Joint Courthouse facility, which has accelerated the move of the existing tenants of the Old Courthouse (Pima County Justice Courts, Recorder's Office, County Treasurer and County Assessor) to the County's new Pima County Public Service Building (formally the Joint Courts building). The relocation of these departments will essentially vacated 140,000 square feet of space in the Old Courthouse and presents an opportunity to rehabilitate and repurpose this iconic structure at one time. Additionally, there is tremendous cost savings when doing abatement and reconstruction at one time.

The new \$35 million proposal for the Old Pima County Courthouse Restoration and Repurposing project would include much-needed re-roofing, dome repair, new energy efficient HVAC systems, the replacement of antiquated wiring and plumbing systems, full compliance with current ADA guidelines, addition of needed technology infrastructure, security enhancements and much needed restorative work on the crumbling façade. This project incorporates both proposals from the Tucson Art Museum and the January 8th Memorial Foundation, which also includes an exterior component envisioned on the west side of the Courthouse that would include much-needed improvements to El Presidio Plaza and connect with downtown pedestrian

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paths and outdoor spaces. This project also provides relocated office space for the Pima County Board of Supervisors, Clerk of the Board and County Administrator's Office, as well as restoring this prominent building for continued public viewing and appreciation of its historic grandeur. Of the \$35 million, \$9.8 would be for the repurposing of the second and third floors for the Board, Clerk of the Board and County Administrator offices. The Art of the American West project and the Downtown Stravenue project scored within the top 10 projects in their category during the 2013 bond survey.

Recommendation: I recommend the new \$35 million Old Pima County Courthouse project to replace other projects related to the Tucson Art Museum, Downtown Stravenue and January 8th Memorial.

D. Remaining New Project Proposals

- **Arizona-Sonora Desert Museum Exhibits/Facility Expansion (ASDM) – New Project for \$9,662,000**

This is a new proposal to develop two new exhibits at the Arizona-Sonora Desert Museum (ASDM), including "Coast to Canyons: Journey of the Jaguar" and "Desert Loop Trail Dome". ASDM is proposing to contribute an additional \$2.6 million to these projects and will continue to be responsible for operating and maintenance costs. The County has had a successful partnership with the ASDM by leasing land in Tucson Mountain Park to the ASDM and providing bond funding for previous improvements to the facility for over fifty years. Historically, ASDM has requested little in bond funding and provided significantly larger matches in private funding. From the 2004 bond authorization, the Desert Museum requested \$1 million and matched it with \$7.5 million that created the Warden Oasis Theater and Baldwin Education center which has significantly added to the public uses and attractiveness of the Desert Museum. This would be the first major exhibit expansion funded by Pima County. ASDM is a major tourist attraction and the public and visitors will benefit greatly by the County continuing to assist with the expansion of facilities at the ASDM. Exhibit expansion at the ASDM was ranked top in its category during the bond survey. The new exhibit concept at the Arizona Desert Museum provides an opportunity to extend the visitor experience to beyond a single day occurrence. In addition with the attractiveness of the new exhibits, it is likely the Arizona Desert Museum will become even more of a single purpose destination for tourism. The Desert Museum, with the assistance of a well-known zoo architect, increased their request at the encouragement of the County. Our encouragement was based on the tourism attraction asset of the Museum and its significant contribution to the economic development related tourism within the region.

Recommendation: I recommend this project.

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- **Old Tucson Expansion by Arizona Sonora Western Heritage Foundation (Foundation) – New Project for \$6 million**

This is a new proposal to develop exhibit structures and infrastructure to transition a portion of Old Tucson to an Arizona Sonora Western Heritage Cultural Center. The Foundation originally requested \$10 million in bond funding, but is now pursuing a phased approach. In Phase 1 they are seeking \$6 million in County bond funding, with \$2 million in additional funding to be raised by the Foundation. Pima County currently leases land in Tucson Mountain Park to Old Tucson – a for profit organization. It appears the Foundation, a non-profit organization, will likely take over the facility in the near term and begin repurposing the facility even prior to a bond election.

Recommendation: I would recommend the Bond Advisory Committee give tentative approval of this allocation subject to the completion of the non-profit transition of the Old Tucson for-profit entity into the Arizona Sonoran Western Heritage Foundation, a non-profit. In addition there must be a successful lease transition or transfer from Old Tucson to the new non-profit foundation. If such does not occur by the time the Bond Advisory Committee gives final consideration of a package to place before the voters in November of 2015, I would recommend the project be deleted.

- **Reid Park Zoo Hippo Exhibit (Tucson) – New project for \$3.75 million**

In 2009 the Committee tentatively approved \$3.75 million toward the construction of an elephant exhibit at the Reid Park Zoo. The project has since been completed with other funding. The City of Tucson submitted what is essentially a new project to instead develop a hippopotamus exhibit at the Zoo for \$3.75 million. This project was ranked second in its category during the bond survey.

Recently the Reid Park Zoological Society sold a donated property “Ruby Star Ranch” to Freeport McMoRan. This sale provided capital funds to the Zoological Society to sustain their operation. In addition the sale to Freeport McMoRan was for the purpose of establishing natural open space buffers around their mining activity. In a recent meeting with the President of the Reid Park Zoological Society it was explained that proceeds from the sale of Ruby Star Ranch would be used to provide startup capital for a number of Zoo projects and to stabilize the Zoological Society funding and financing. Reid Park Zoo is an important community asset and should continue to be financed and funded, including funding from Pima County bonds. Our intergovernmental agreement requirements with the City of Tucson will require that once constructed the asset be made available to the public for a period of not less than 25 years and that the assets be adequately maintained for the enjoyment of Pima County residents and visitors. An agreement additionally will be made with the non-profit Zoological Society such that an actual funding agreement will be a three party agreement between Pima County, City of Tucson and Reid Park Zoological Society identifying and outlining the roles and responsibilities of all parties.

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Recommendation: I recommend this project.

- **Tumamoc Hill Area Regional Visitors Center – New project for \$10 million**

There have been ongoing discussions with regard to the development of a regional visitors center. The purpose of a Regional Visitors Center is essentially to provide a convenient location for visitors and/or tourists to the region to essentially have access to convenient one stop shopping for all visitor attractions within southern Arizona. Under the present concept a Regional Visitors Center would be operated by Visit Tucson, hence operating maintenance cost of the center would be borne by Visit Tucson. While there has been a discussion about a Regional Visitors Center within the region for decades, nothing has materialized. The Tumamoc Hill designation was selected for the Visitors Center given the long standing Carnegie Desert Laboratory established on Tumamoc Hill, as well as, the regional cultural and archeological significance of Tumamoc, while the facility will not be constructed on lands associated with Tumamoc. Constructing the Regional Visitors Center in the downtown area and with immediate and adjacent access to the street car is an important component of integrating the Visitor Center experience, both at Tumamoc Hill, as well as the museum complexes that exist within the downtown as well as at the University of Arizona Campus generally at 3rd and Park. There are a number of partners, including the Western National Parks Association, that will need to participate in and make decisions with regard to location and the extent of the Regional Visitors Center. These discussions are ongoing and continuing. While the location adjacent to the street car in downtown is desirable, it is also important that the Regional Visitors Center have adequate parking so as to entice the visitor or tourist to park at the Visitors Center and access the street car for visiting the various museums along the street car route. There are a large number of actions that need to fall in place in order to place this project on the November 2015 ballot including location of property ownership, roles of the various participating entities and/or agencies as well as the agreement for the full operation of the Visitors Center by the Visit Tucson.

Recommendation: I would recommend this project be tentatively approved with the caveat that all the issues identified to be resolved, must be resolved prior to any final decisions with regard to placing this project on the future bond ballot.

CHH/dr

Attachments

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

Project Table

Dept	ID	Libraries, Community Facilities and Museums	Status for 2014 Meetings	Tentatively Approved Funding	Current Funding Request	County Administrator Recommendation
FM	35	Southwest Branch Library (formally West Valencia)	TA - increase funding	\$6,000,000	\$ 8,600,000	\$ 8,600,000
FM	45	Sahuarita Branch Library	TA - increase funding; location	\$6,000,000	\$ 8,000,000	\$ 8,000,000
FM	51	Flowing Wells Branch Library Expansion	TA - increase funding	\$2,910,000	\$ 3,100,000	\$ 3,100,000
FM	48	Joyner-Green Valley Library Expansion	TA - increase funding/update scope	\$ 1,660,000	\$ 1,737,000	\$ 1,737,000
FM	108	Southeast Government/Community Center, Sheriff Substation - And Library	TA - increase funding	\$14,000,000	\$ 15,000,000	\$ 0
FM	108	Southeast Government/Community Center, Sheriff Substation - No Library	TA - reduce scope & funding	\$14,000,000	\$ 7,000,000	\$ 7,000,000
		Southeast Regional Community Branch Library at UA Science and Tech Park	New		\$ 6,800,000	\$ 6,800,000
		North Marana Library and Community Center	Resubmittal		\$ 16,700,000	\$ 0
		Marana Regional Library	New		\$ 7,500,000	\$ 0
PR	18	El Pueblo Center Improvements	TA - increase funding	\$2,000,000	\$ 2,500,000	\$ 2,500,000
PR	75	Green Valley Performing Arts Center	TA - delete	\$16,000,000	\$ 0	\$ 0
PR	106	New Tucson Girl's and Boy's Chorus Building	TA - delete	\$ 1,250,000	\$ 0	\$ 0
PR	93	Yaqui Park Community Center	TA - no change	\$ 2,350,000	\$ 2,350,000	\$ 2,350,000
FM	102	Picture Rocks Community Center Expansion	Resubmittal		\$ 2,500,000	\$ 0
		South Marana Multi-Generational Center	Resubmittal		\$ 5,400,000	\$ 0
PR	42	Quincie Douglas Center Expansion	Resubmittal		\$ 1,000,000	\$ 0
PR	11	Clements Senior Center Expansion	Resubmittal		\$ 4,500,000	\$ 0
		YMCA Community Center at the UA Science and Tech Park	New		\$ 6,000,000	\$ 6,000,000
		Marana Regional Performing Arts Center	New		\$ 6,000,000	\$ 0
		Community Food Cooperative of Southern Arizona	New		\$ 4,091,480	\$ 0
		Sahuarita Food Bank and Multi-Agency Community Service Facility	New		\$ 300,000	\$ 300,000
FM	107	Tucson Children's Museum	TA - increase funding	\$5,000,000	\$ 6,000,000	\$ 6,000,000
FM	109	Pima Air and Space Museum Cold War Hangar and Theater	TA - increase funding/update scope	\$4,000,000	\$ 10,000,000	\$ 10,000,000
FM	79	Colossal Cave Mountain Park Improvements	TA - no change	\$ 535,000	\$ 535,000	\$ 535,000
PR	266	Pima County Southeast Regional Park (Fairgrounds) - Horse Racing Facility	TA - delete	\$ 6,500,000	\$ 0	\$ 0
FM	77	County Fairgrounds Building & Infrastructure Improvements	TA - increase funding/update scope	\$3,000,000	\$ 3,750,000	\$ 3,750,000
		County Fairgrounds RV Park and Infrastructure Improvements	New		\$ 3,174,313	\$ 3,174,313
FM	96	Art of the American West - Tucson Art Museum	TA - replace	\$ 5,000,000	\$ 0	\$ 0
		Downtown Stravenue	New		\$ 0	\$ 0
		January 8th Memorial	New		\$ 0	\$ 0
		Old Pima County Courthouse Restoration and Repurposing	New		\$ 35,000,000	\$ 35,000,000
		Arizona-Sonora Desert Museum-Exhibits and Facility Expansion	New		\$ 9,662,000	\$ 9,662,000
		Old Tucson Expansion by Arizona Sonora Western Heritage Foundation	New		\$ 6,000,000	\$ 6,000,000
PR	80	Canoa Ranch New Museum/Orientation Center and Other Improvements	TA - expand scope/increase funding	\$ 5,000,000	\$ 18,000,000	\$ 18,000,000
		Reid Park Zoo Hippo Exhibit	New		\$ 3,750,000	\$ 3,750,000
		Tumamoc Hill Area Regional Visitors Center	New		\$ 10,000,000	\$ 10,000,000
		TOTALS		\$ 95,205,000	\$ 214,949,793	\$ 152,258,313

2013 Committee Adopted Criteria

Pima County Bond Advisory Committee
Criteria for Project Inclusion
Revised June 14, 2013

- Broad demonstrated support by public
- Has regional public benefit
- Partnerships
- Other funding sources or matches
- Education and workforce training
- Advances Board adopted principles of sustainability and conservation
- Previously authorized large-scale bond projects or programs that are now short funding
- Phasing of large projects
- Impact on operating and maintenance costs for governments and commitment to fund these ongoing costs
- Project or program is a capital improvement, not a repair or maintenance project

Criteria below would apply to the entire bond package at the end of the process and not to individual projects:

- Advances Board adopted principles of economic development and basic employment growth that will attract more jobs to the community.
- Advances the following nine principles that represent the shared values identified in the Imagine Greater Tucson process: accessibility, educational excellence, environmental integrity, good governance, healthy communities, higher education, broad-based prosperity, quality neighborhoods, and regional identity.
- Regional or jurisdictional balance

2013 Project Priority Lists from Cities and Towns

Town of Marana

Exhibit A - Resolution Number 2013-011

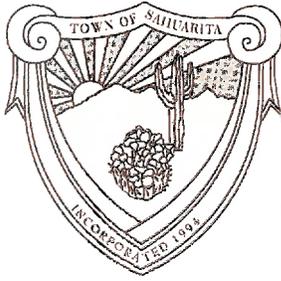
Ranking	Project	Project	Request	Updated Request
1	PR213	Marana Cultural & Heritage Park	10,000,000	17,800,000
2	FC8	Barnett Linear Channel	6,000,000	6,000,000
3	FC9	Lower Santa Cruz River Levee	7,000,000	7,000,000
4	CD4	Affordable Housing (Marana)	1,250,000	1,500,000
5	CD5	Neighborhood Housing Stock Retention Fund	750,000	1,000,000
6	FM39	North Marana Library & Multi-Generational Community Center	16,700,000	16,700,000
7	PR210	Bureau of Reclamation Sports Park	17,500,000	17,500,000
8	PR211	Southern Marana Multi-Generational Community Center	5,400,000	5,400,000
Project Removed				
	FC10	Twin Peaks Drainage	1,000,000	-
	FC11	Camino Martin Drainage	1,000,000	-
Partner Project				
	FM84	Marana Health Center Expansion	4,000,000	
	New Project to be Submitted 03-2013			
		Marana Performing Arts/Community Center	5,000,000	5,000,000

City of South Tucson

Bond Project Prioritization List- City of South Tucson

- A1. East 32nd Street Drainage Project
- A2. 40th Street Drainage Project
- A3. El Paso Southwestern Greenway Construction (South Tucson portion)
- A4. South 7th Avenue between West 28th and 29th Streets Drainage Project
- B1. Economic Development Land Bank
- B2. JVYC/Ochoa Gym
- B3. El Casino Park

Town of Sahuarita



Town of Sahuarita

Office of the Town Manager

July 11, 2013

Mr. Chuck Huckelberry
County Administrator
130 West Congress Street, 10th Floor
Tucson, Arizona 85701

Re: Town of Sahuarita County Bond project proposals - Request to Prioritize and Application of Criteria

To: Pima County Bond Advisory Committee Chairman Hecker and County Administrator, Chuck Huckelberry

Dear Mr. Huckelberry and Chairman Hecker:

At the Sahuarita Town Council meeting held July 8, 2013, the Council unanimously voted on **the prioritization of the Town's three park projects** and has included the project applications of criteria with this letter.

- 1- PR 181- Sahuarita Pool and Recreation Complex
- 2 - Quail Creek-Veterans Municipal Park
- 3 - North Santa Cruz Park

Town Council members understand and know the Sahuarita Pool and Recreation Complex at Anamax Park has been fully vetted by the Pima County Parks & Recreation Bond Sub-Committee as well as the Pima County Bond Advisory Committee since 2007. This has been ranked as a Tier 1 priority by the Committee for several years. This project included wide public support over many years and the public supported it again when the Town commissioned a Program Study to complete a more specific concept plan in 2009-10. We have since reduced the scope to one recreational pool, not a second competitive pool because the Sahuarita Unified School District constructed a competitive pool. The YMCA of greater Tucson continues to strongly support this project as a partner in the future operational expenses and programming needs. Several members of the public spoke to the Town Council members last night to voice their ongoing support for this project, including Dane Woll from the YMCA. There is no significant indoor community recreation facility the public can utilize on a consistent basis in this area of the County. There is no public, multi-use pool (recreational) in the Town or the surrounding area at this time. Construction of this project would benefit youth, adults, seniors and families of the Town of Sahuarita, as well as residents in the region surrounding the Town limits by addressing their currently unmet needs. Anamax Park already draws from all over the County including south to Tubac, Rio Rico, Arivaca and Amado and west to Vail. Staff estimate approximately 35,000 to 40,000 people use the park annually.

Town of Oro Valley



Office of the Town Manager

April 12, 2013

Chairman and Members
Pima County Bond Advisory Committee
130 West Congress
Tucson, Arizona 85701

Re: Town of Oro Valley Funding Request for 2014 Pima County Bond Election

Chairman and Members:

The Town of Oro Valley is pleased to submit our revised request for project funding as part of the anticipated 2014 Pima County Bond Election. As shown in the following table, we are requesting a total of \$38,000,000 for seven high-priority projects within the Town, including an exciting new economic development project, the proposed Oro Valley Business Accelerator.

Priority	Town of Oro Valley Project Category & Number		2014 Town of Oro Valley Request
Open Space, Historic & Cultural Conservation			
6	HP108	Honey Bee Village Site Interpretation/Preservation	\$ 400,000
2	HP111	Steam Pump Ranch Master Plan Implementation	\$ 4,000,000
Parks & Recreation			
1	PR217	James D. Kriegh Park Upgrades	\$ 3,000,000
4	PR278	River Park Acquisition & Development	\$ 6,000,000
5	PR281	Public Natural Park Trail Access	\$ 600,000
3	PR	Naranja Park Improvements	\$ 9,000,000
Economic Development			
1	ED	Oro Valley Business Accelerator	\$ 15,000,000
Total Value of Projects Requested by Oro Valley			\$ 38,000,000

In cooperation with Tucson Regional Economic Opportunities (TREO), the University of Arizona Bio5 Institute, the Town is proposing the development of a Business Accelerator on Town-owned property in Innovation Park. The Accelerator will help small bioscience and high-tech companies, that have made it through the start-up phase, scale-up to compete in the national and international market. This resource will play a crucial role in growing the bioscience sector in Southern Arizona and creating high-paying jobs.

In addition to the Accelerator, the Town has revised a number of previously approved projects to reflect the changing needs of our community. Our highest priority projects are facility enhancements to James D. Kriegh Park, full Implementation of the Steam Pump Ranch Master Plan, and basic infrastructure improvements at the 214-acre Naranja Regional Park; however,

Project Sheets

Department: Library
Date: December 17, 2013

Future Pima County Bond Election Proposed Project

Project Name: Southwest Branch Library

Location: Private property will be acquired along West Valencia Road.

Scope: 20,000 Sq. Ft. stand-alone, full-service Community Branch Library

Benefits: A new library will serve the area bordered by Sandario Rd to the west, the Tohono O'Odham Nation to the south, Interstate 10 to the east and Ajo to the north. Population estimates for 2010 indicate a population of 43,057 living in a 5-mile radius. Currently the library operates a 2,000 sq. ft. room in an old TUSD facility. The air conditioning doesn't work, the library materials are damaged from humidity, the space is inadequate for story times and programming and it is too small to meet the needs of a growing community. The community will benefit from having access to library materials for homework support, a computer lab, programming for lifelong learning and recreational reading. The library will include one or more public meeting rooms and will serve as a community gathering place for neighborhood associations, community groups and clubs.

Costs: \$8,600,000

Bond Funding: \$8,600,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: \$790,000 annually from Library District tax levy.

Regional Benefits: Providing library services to southwest metro area

Supervisor District of Project Location: District 3 – Sharon Bronson or District 5 Richard Elias

Department: Library
Date: December 17, 2013

Future Pima County Bond Election Proposed Projects

Project Name: Sahuarita Community Branch Library

Location: Sahuarita school site within the Town on Sahuarita Rd and Salome Loop Rd.

Scope: 20,000 Sq. Ft. full-service Community Branch Library

Benefits: Currently residents of Sahuarita are served by a temporary small branch in Sahuarita and the Green Valley Library. The Green Valley Library is currently at capacity for the service it provides. However, as the Town of Sahuarita expands, especially toward the east, residents will expect a library that is a part of their community. This would allow the Green Valley Library to focus its services on residents of Green Valley. A new library in Sahuarita would serve the residents of this growing community and surrounding area.

Costs; \$8,000,000

Bond Funding: \$8,000,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Operating costs are estimated at \$790,000 annually from the Library District tax levy.

Regional Benefits: The Library would fill a need for community gathering places as well as support for the educational institutions in this region.

Supervisor District of Project Location: District 2 – Supervisor Ramon Valadez

Department: Library
Date: December 17, 2013

Future Pima County Bond Election Proposed Project

Project Name: Flowing Wells Branch Library Expansion

Location: 1730 W. Wetmore Rd., Tucson, AZ 85705 (Flowing Wells - Ruthrauff, Romero and Wetmore)

Scope: A 7,000 square-foot expansion and remodeling of the facility.

Benefits: In 2006 the 5,000 sq. ft. Flowing Wells Community Branch Library was built to serve this area. A 7,000 sq. ft. expansion was planned when funds were available. This library serves an underserved population of 16,419 (according to the 2000 CDP boundary) with a large percent of seniors and families with young children. The expanded facility will provide an information commons with 25 public access computers, a meeting room for story times and library programs, study rooms for small groups or tutoring and expansions of the teen and children's areas.

There will be a slight increase in operating costs to add additional staff in the larger facility. The current facility is open seven days a week with 59 open hours and a staff of 7.0. The expanded library will likely require a staff of 9.0.

Costs; \$3,100,000

Bond Funding: \$3,100,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Additional \$300,000.00 per year from the Library District tax levy.

Regional Benefits: Library addition is necessary to respond to the user demand for additional space and program functionality at this branch

Supervisor District of Project Location: District 3 – Sharon Bronson

Department: Library
Date: December 17, 2013

Future Pima County Bond Election Proposed Projects Template

Project Name: Joyner-Green Valley Library Expansion

Location: Green Valley, Arizona

Scope: 3,000 Sq. Ft Expansion

Benefits: The Green Valley Government Center is a very busy location that serves as the heart of the community. The library is busy all the time. With the growth of surrounding areas the population being served by this library has more than doubled since it was built. While it was built to serve a majority senior population it now serves as a family library for new residents living in Green Valley and its surrounding areas including Continental, Rio Rico, and Amado. The children's room and teen area will be expanded and a larger meeting room added. The library meeting room hosts many groups and events such as Symphony presentations, travel logs, author visits etc. This library is often at capacity in terms of the number of people in the building using various services.

Costs: \$1,737,000

Bond Funding: \$1,737,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Relative increases in utilities and staffing— one or two new staff positions will be required for an estimated additional cost of \$100,000 annually from the Library District tax levy.

Regional Benefits: Will serve as regional library serving the Green Valley surrounding communities.

Supervisor District of Project Location: District 4-Ray Carroll

Department: Facilities Management

Date: January 27, 2014

Future Pima County Bond Election Proposed Project

Project Name: Southeast Government/Community Center, Sheriff Substation and Library

Location: Houghton Road / Mary Ann Cleveland Way

Scope: 20,000 Sq. Ft, full-service Library facility
14,000 Sq. Ft, Community Center
5,000 Sq. Ft, Sheriff's Substation
Community Park Amenities

Benefits: This area has experienced tremendous growth. Currently the library provides several book mobile stops in the area. A new 20,000 square foot library will provide regional library service to this area. The Library will provide a collection of books, information commons in support of computer literacy, meeting rooms for large group meetings, study rooms for tutoring and small group meetings, a selection of magazines and newspapers for browsing and separate areas for teens and children. The library will be a gathering place for the community, a resource to support students and a center of neighborhood living.

The community center structure of approximately 14,000 square feet would provide space for youth and adult activities throughout the year. Specialty activity spaces as well as multi-use space would allow a variety of opportunities for classes and programs not currently available in the Vail area. The community center and library shall work in concert together to provide the best selection and operational efficiencies for community activities.

A Sheriff's sub-station would provide needed emergency services within a reasonable travel distance to the expanding patrol area. The area is currently serviced from the Rincon Station located at Tanque Verde Road and Catalina Highway. The proposed 5,000 square foot facility would serve SE Pima County.

The neighborhood park theme for this complex would provide picnic and play areas to enhance the usable outdoor areas for families and group organizations.

Such a joint use complex may provide office space for either –intermittent or permanent use by other Pima County departments. Departments which might utilize such space, in order to provide ready access to the suburban constituents, might include: Development Services, Community Services, Affordable Housing, Public Health, and other departments whose mission is to provide services directly to constituents.

Costs: \$15,000,000

Bond Funding: \$15,000,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Costs are estimated at \$1,265,000, with costs going towards the library at \$790,000 annually, funded by the Library District tax levy, \$450,000 going towards the community center, funded by the general fund, and \$25,000 going towards the Sheriff substation, funded through the general fund.

Regional Benefits: Provides community services for a large growing region of southeastern Pima County.

Supervisor District of Project Location: District 4 – Ray Carroll

Department: Facilities Management

Date: January 27, 2014

Future Pima County Bond Election Proposed Project

Project Name: Southeast Government/Community Center, Sheriff Substation – No Library

Location: Houghton Road / Mary Ann Cleveland Way

Scope: 14,000 Sq. Ft, Community Center
5,000 Sq. Ft, Sheriff's Substation
Community Park Amenities

Benefits: This area has experienced tremendous growth. Planned developments for this area indicate 20,110 units platted and build out at 33,931.

The community center structure of approximately 14,000 square feet would provide space for youth and adult activities throughout the year. Specialty activity spaces as well as multi-use space would allow a variety of opportunities for classes and programs not currently available in the Vail area.

A Sheriff's sub-station of approximately 5,000 square feet would provide needed emergency services within a reasonable travel distance to the expanding patrol area. The area is currently serviced from the Rincon Station located at Tanque Verde Road and Catalina Highway. The proposed 5,000 square foot facility would serve SE Pima County.

The neighborhood park theme for this complex would provide picnic and play areas to enhance the usable outdoor areas for families and group organizations.

The community center may also include space for either intermittent or permanent use by other Pima County departments. Departments which might utilize such space, in order to provide ready access to the suburban constituents, might include: Development Services, Community Services, Affordable Housing, Public Health, and other departments whose mission is to provide services directly to constituents.

Costs: \$7,000,000

Bond Funding: \$7,000,000

Other Funding:

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Costs are estimated at \$475,000, with \$450,000 going towards the community center, funded by the general fund, and \$25,000 going towards the Sheriff substation, funded through the general fund.

Regional Benefits: The project would provide space for community activities, classes, county services and entertainment. Law enforcement and public safety response times would be greatly reduced.

Supervisor District of Project Location: District 4 - Ray Carroll

Department: Library
Date: December 17, 2013

Future Pima County Bond Election Proposed Project

Project Name: Southeast Regional Community Branch Library at UA Science and Tech Park

Location: University of Arizona Science and Tech Park at I-10 and Rita Road.

Scope: A new 10,000 SF Community Branch Library (either freestanding or as part of a shared use complex), bike and pedestrian improvements providing site connection to the Loop.

Benefits: Currently the library provides several book mobile stops in the area. A new stand-alone library will provide regional library service to this area. The Library will provide a collection of books, information commons in support of computer literacy, meeting rooms for large group meetings, study rooms for tutoring and small group meetings, a selection of magazines and newspapers for browsing and separate areas for teens and children. The library will be a gathering place for the community, a resource to support students and a center of neighborhood living. At such time in the future the area population warrants a larger library the facility would function for other community service activities.

Costs; \$6,800,000

Bond Funding: \$6,800,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Operating costs are estimated at \$790,000 annually from the Library District tax levy.

Regional Benefits: The Library would fill a need for community resources as well as support for the educational institutions in this region.

Supervisor District of Project Location: District 4 - Ray Carroll

Town of Marana
Date: January 27, 2014

Future Pima County Bond Election
Proposed Project

Project Name: North Marana Library and Community Center

Location: Northern Marana in the Marana Main Street area adjacent to the Marana Municipal Complex

Scope: 15,000 Sq. Ft full-service library facility, 8000 Sq. Ft. divisible meeting room, and 50,000 Sq. Ft. multi-generational center

Benefits: Current library is 2,000 sq.ft.. The Town estimates the present population to be 38,000, with projected growth to 44,000 by 2020. The expanding population includes many young families with children, who should be heavy library users. A full service library with a full range of library materials to serve all ages, including divisible meeting rooms serving up to 500 people, study rooms, computer information commons and areas for children, teens and adults to read, study or gather informally to share information is proposed. The library will provide homework help for students, as well as programs for adults to engage in the community and get involved as volunteers. Coupled with this facility is a proposed multi-generational center, which will provide recreation and exercise space, a gymnasium, locker rooms, art rooms, concession areas, offices and aquatics facilities. Current recreation facilities in the area are primarily focused on the Senior and youth populations; this facility will provide services to the underserved teen and adult populations.

The Town of Marana proposes locating the library on land being acquired in coordination with the Marana Unified Schools development of a new high school and that the building complex be designed to serve as a library, recreational facility, and joint government/partnership-based community and education center. Such a joint use building might also include meeting rooms/classroom space for either itinerant or permanent use by other Pima Community College, the University of Arizona, or other higher education institutions.

Costs: \$19,200,000.00

Bond Funding: \$16,700,000.00

Other Funding: Other funding may come from Town of Marana park impact fees, developer contributions, grants, and General Fund dollars.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: This will be a joint facility with project management responsibilities delineated in an IGA between Pima County and the Town of Marana

Future Operating and Maintenance Costs: Maintenance and operating costs (indirect and administrative) - for infrastructure improvements will be shared by the Town of Marana, Pima County Libraries, and private and non-profit partners.

Regional Benefits: Serves residents in the Town of Marana and unincorporated Pima County and Pinal County, including Rillito and Picture Rocks.

Supervisor District of Project Location: District 3 – Sharon Bronson

Department: MUSD

Date: May 1, 2013

2014 Bond Election Proposed Projects Template

Project Name: Marana Regional Library

Location: South of Grier Rd. between Sandario and Sanders adjacent and West of proposed Tangerine Loop extension. Parcels have already been purchased by Marana Unified Schools for the development of this regional library, a performing arts center and a future high school.

Scope: 25,000 Sq. Ft. multipurpose library

Benefits: Area is currently served by a 2,000 Sq. Ft. library. This library is too small to adequately serve the community needs due to recent and projected growth rates in the area. Marana Schools is working to be a lead in the optimization of multiple resources for the region and knows the new proposed library would be a learning and use hub for families, seniors, students and community members. The library would additionally serve the area's next high school. This library facility will serve as a win-win example of school community partnerships. These partnerships create spaces that are more fully utilized as well as offer significant savings to community members due to the shared operational costs negotiated through Intergovernmental Agreements. Marana Schools in conjunction with Pima County will be leaders in ensuring the breadth of this project is maximized by other relevant entities as well. These partners may include the Town of Marana, the University of Arizona, Northern Arizona University, Pima College and other higher education partners. Additional benefits may include Marana Schools purchase and use of existing Geasa-Marana Library.

Costs: \$ 7,500,000

Bond Funding: \$7,500,000

Other Funding: Marana Unified already purchased the needed land for \$3,500,000. Marana Unified will share operating costs for staffing and operations in IGA partnerships with Pima County and other entities.

Fiscal Year Project Start and Finish Date: Start FY 2015-2016 finish FY 2017-2018

Project Management Jurisdiction: Project management will be overseen by Pima County and Marana Unified Schools via an IGA partnership. The Town of Marana may be an additional team member in this process.

Future Operating and Maintenance Costs: O &M will be provided through IGA partnerships between Marana Schools, Pima County, Town of Marana and higher education users. Annual O & M estimate is \$143,750.

Regional Benefits: Serves multiple regional users from the Town of Marana, unincorporated areas of Pima County including Rillito and Picture Rocks. It will also draw visitors from southern Pinal County.

Supervisor District of Project Location: District 3- (Supervisor Sharon Bronson)

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
February 4, 2014

Future Pima County Bond Election Proposed Projects

Project Name: EL PUEBLO CENTER IMPROVEMENTS

PR18

Location: This project is located at 101 W. Irvington Road, which is within the incorporated jurisdiction of the City of Tucson, Ward 5.

Scope: Construction of an expansion to El Pueblo Activity Center in accordance with the center master plan. These improvements will include a community/multipurpose meeting room, arts and crafts facilities and site improvements to enhance pedestrian access and safety. The design is complete and was funded with City of Tucson impact fees. This project is ready to go into construction upon funding availability.

Benefits: This project will address the community's needs for facilities identified by the El Pueblo Center Master Plan, which was developed through an extensive public participation process.

Costs: \$2,500,000

Bond Funding: \$2,500,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities. The estimated increase in annual operating expenditures based on the current design and similar existing facilities is \$297,000. There is also an estimated increase in annual revenues of \$25,000. Both expenditures and revenues will need to be adjusted accordingly at the time of actual construction.

Regional Benefits: El Pueblo Center is a regional facility and will have a regional benefit.

Supervisor District of Project Location: District 2, Ramon Valadez

Department: Natural resources Parks and Recreation
Date: Updated October 17, 2012

Future Bond Election Proposed Projects Template

Project Name: Green Valley Performing Arts/Learning Center III

Location: 1250 West Continental Road, Green Valley, Arizona

Scope: The project proposes final phase completion of the Community Performing Arts and Learning Center in Green Valley, including the centerpiece feature, a 500-seat theater. The facility is to be designed with superior acoustics and appropriate spaces that meet the needs of an aging population. Phase I, built with Pima County 1997 General Obligation Bonds and Pima Community College General Obligation Bonds has been completed and is currently in use. It includes a Pima Community College Learning center and one rehearsal and performance studio for community use, managed via a cooperative management agreement by the Community Performing Arts and Learning Center Foundation. Phase II has been designed and is currently under construction.

Benefits: This new facility will be the only performing arts building in southern Pima County to have a theater quality auditorium to provide the opportunity to enhance the quality of life for the residents of southern Pima County, including residents of Sahuarita, Green Valley and surrounding areas.

Costs: \$16,000,000

Bond Funding: \$16,000,000

Other Funding: None identified at this time

Fiscal Year Project Start and Finish Date: Start FY 2010/11; complete FY 2013/14

Project Management Jurisdiction: Pima County Facilities Management

Future Operating and Maintenance Costs: Estimated total annual operating costs are \$200,000. Operating and Maintenance costs will be shared with Pima Community College and the Community Performing Arts and Learning Center Foundation, in a manner to be determined during the course of design. Pima County and Pima College will modify an existing intergovernmental agreement which delineates responsibilities for operation and maintenance of the joint Performing Arts Center and Adult Education Center. Funding for operations and maintenance of the Performing Arts Center will be provided in part from revenues generated by use of the facility and an endowment established by the Foundation.

Supervisor District of Project Location: District 4 (Supervisor Ray Carroll)

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Future Bond Election Proposed Project

Project Name: New Tucson Girl's and Boy's Chorus Building

Location: Pima County owned land adjacent to the Brandi Fenton Memorial Park site.

Scope: The new Tucson Girl's and Boy's Chorus building is intended to include a joint-use building for both the Girl's and Boy's Chorus groups at a Pima County owned site. The 20,000 SF building will include two rehearsal halls, each to handle up to 150 kids at one time. The rehearsal halls may be transformed into a sitting/auditorium/stage for up to 300 spectators. The building is to include offices, costume storage, dressing rooms, restrooms, reception area, support facilities and security. In addition, the facility shall include parking, lighting and landscaping.

Benefits: The current location for the Girl's Chorus building has been renovated many times over the years and may not be to current building and ADA codes. This is an opportunity to locate the Girl's chorus group where there will no longer be significant conflicts with the sports community and a lack of space for parking and access to their building. The Girl's Chorus is a long-time Tucson tradition. The Tucson Boy's Chorus also seeks a new facility as they have outgrown their present facility and would greatly benefit from the development of this new, joint use facility.

Costs: \$5,000,000

Bond Funding: \$1,250,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date:

Project Management Jurisdiction: Pima County Natural Resources Parks & Recreation

Future Operating and Maintenance Costs:

Regional Benefits: The Tucson Girl's and Boy's Chorus are regional participatory groups, with membership throughout the County.

Supervisor District of Project Location: BOS District 1

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Department:
Revised: REVISED DATE

Future Pima County Bond Election Proposed Projects

Project Name: Yaqui Park Community Center

PR93

Location: This project is located on the north side of Julian Wash between S. 10th Ave. and S. 12th Ave.

Scope: This project is intended for the construction of a 4,333 sq. ft. community center adjacent to the entry plaza contained in the Yaqui Park/Bridge Improvements project. The center is a pavilion type structure designed to open onto, and extend, the functionality of the entry plaza. Contained within the center, is a large multi-purpose room, small kitchen/work room, restrooms, storage and mechanical areas, and a staff office. A mural wall along the Julian Wash trail creates an ideal location for a public art project.

Note: The construction documents have been completed as part of the 1997 Bond Program and therefore will have to be amended through future consultant professional services for permitting and construction.

Benefits: This project is located in a very densely populated residential area of South Tucson where recreational facilities of this kind are non-existent. The project would greatly help in providing recreational opportunities reducing those negative occurrences usually associated with high stress communities.

Costs: \$2,350,000

Bond Funding: \$2,350,000

Other Funding: Other funding may be available through Community Development Block Grants, Neighborhood Reinvestment Funds. Funding amounts are to be determined but expected to be between \$150K to \$500K.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County in conjunction with the City of South Tucson

Future Operating and Maintenance Costs: \$250,000 annually

Regional Benefits: (If project has regional benefits, it will help to justify it as a future bond project.)

Supervisor District of Project Location: District 2 – Ramon Valadez

Department: Picture Rocks Community
Date: January 27, 2014

RESUBMITTAL - FM102

Future Pima County Bond Election
Proposed Projects

Project Name: Picture Rocks Community Center Expansion

Location: 5615 N. Saunders Road within Picture Rocks District Park

Scope: In consultation with the Citizens for Picture Rocks community group, the scope has been defined as an expansion of the existing community center by approximately 8,500 square feet. The expansion will provide a multi-purpose gym installation for basketball, volleyball, and fitness programs in an air conditioned indoor space, with ancillary spaces and new parking as needed.

Benefits: Currently 2,000 people per month use the Picture Rocks Community Center. As the Picture Rocks community continues to grow, more demand will be placed on the Center to provide recreational programming. This multi-purpose gym will increase health and fitness activities, and allow the existing meeting rooms to focus on non-athletic programming. Additionally, the adjacent elementary school has no indoor gym space for these types of activities thus increasing the local community use of this proposed facility improvement.

Costs: \$2,500,000

Bond Funding: \$2,500,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Construction will be handled by Pima County Facilities Management, and the ongoing operation by Pima County Natural Resources, Parks and Recreation Department.

Future Operating and Maintenance Costs: Operations and maintenance costs for the community center expansion will increase by \$150,000 per year to be paid through the general fund.

Regional Benefits: According to the 2010 US Census the population of Picture Rocks was 9,563 people. 2,000 people per month use the Picture Rocks Community Center proving services offered at the Center are vital to this community. As the population continues to grow, more demand will be placed on the Center to provide recreational programming and to expand the congregate meals program.

Supervisor District of Project Location: District 3 – Sharon Bronson

Jurisdiction: Town of Marana
Date: January 27, 2014

RESUBMITTAL – PR211

Future Pima County Bond Election Proposed Projects

Project Name: South Marana Multi-Generational Center

Location: The South Marana Multi-Generational Center will be located in the Silverbell and Cortaro Road District Park area, Section 12, T12S, R12E.

Scope: Plan, design, and construction of a 40,000 sq. ft. multi-generational center that features a 2 court gymnasium, indoor track, climbing wall, aerobic/dance room, fitness facility with cardio and weights, preschool playroom, 2 art rooms, 2 classrooms, a divisible multi-purpose room, locker rooms, concession area, and administrative offices.

Benefits: The Town of Marana south multigenerational center will enrich the quality of life in the community by providing a facility for social, recreational, and educational activities and support services for residents of all ages living in the northern Tucson Mountain foothills..

Costs: \$7,400,000

Bond Funding: \$5,400,000

Other Funding: \$1M Town of Marana Impact Fees
 \$1M Community Contributions

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Town of Marana

Future Operating and Maintenance Costs: Maintenance costs, estimated at \$45,000 (indirect and administrative)- for facilities and Improvements will be paid by the Town of Marana using General Fund dollars. The Southern Marana Center will be included as acreage in the Town's park inventory and programmed into the resource allocation for park maintenance as part of the Town's annual budget process

Regional Benefits: A multigenerational center located in northern Marana would serve residents located in the surrounding Pima County area.

Supervisor District of Project Location: District 3 – Sharon Bronson

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
February 4, 2014

Future Pima County Bond Election Proposed Project

Project Name: QUINCIE DOUGLAS CENTER EXPANSION

RESUBMITTAL PR42

Location: This project is located at 1575 E. Thirty-sixth Street, which is within the incorporated jurisdiction of the City of Tucson, Ward 5.

Scope: Design and construction of the next phase of the Quincie Douglas campus as per the master plan. The expansion will be designed based on a public input process.

Benefits: This project will address the community's needs within the park's service area for family/neighborhood resources, youth, family and senior programming, as identified by the center master plan and the City of Tucson Parks and Recreation Ten Year Strategic Service Plan.

Costs: \$1,000,000

Bond Funding: \$1,000,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities. The estimated increase in annual operating expenditures based on similar existing facilities is \$192,000. There is also an estimated increase in annual revenues of \$10,000. Both expenditures and revenues will need to be adjusted at the time of final design and actual construction.

Regional Benefits: The direct benefits of this project are primarily limited to the service area of the project. However, the project will have a regional benefit in reducing the use of similar facilities outside the service area created by area residents willing to travel long distances to meet recreational needs

Supervisor District of Project Location: District 2, Ramon Valadez

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
February 4, 2014

Future Pima County Bond Election Proposed Project

Project Name: CLEMENTS SENIOR CENTER EXPANSION

PR 11

Location: This project is located at 8155 E. Poinciana Drive, which is within the incorporated jurisdiction of the City of Tucson, Ward 4.

Scope: Construction of a senior center at Clements Center at Lincoln Park. The design of this facility was determined through a public participation process to identify the needs of the seniors to be served. Design is complete. The facility will support senior programming and includes a kitchen, recreation room and other building floor plan elements to support senior programming such as nutrition programs, social events, arts and crafts, games and field trips. The cost of the project includes facilities that integrate this new center into the existing Clements Center complex including a new parking lot, driveway, van drop off, sewer utility expansion and pedestrian connections interior to the complex.

Benefits: This project will address the community's needs in this service area for senior adult facilities and associated programming, as identified by the City of Tucson Parks and Recreation 10-Year Strategic Service Plan.

Costs: \$4,500,000

Bond Funding: \$4,500,000

Other Funding: City of Tucson funding supported the planning and design of the center. Requested bond funding will support permitting and construction.

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities. The estimated increase in annual operating expenditures based on current design and similar existing facilities is \$407,000. There is also an estimated increase in annual revenues of \$6,500. Both expenditures and revenues will need to be adjusted at the time of actual construction.

Regional Benefits: Clements Center is a regional facility and will have a regional benefit.

Supervisor District of Project Location: District 2, Ramon Valadez

Department: Facilities Management

Date: January 27, 2014

**Future Pima County Bond Election Proposed
Project**

Project Name: YMCA Community Center at The University of Arizona Science and Technology Park

Location: University of Arizona Science and Technology Park (UA Tech Park), 9070 S. Rita Road, Tucson, AZ 85747. The recreation center is located on the north-west corner of the project and is bordered by the UA Tech Park 'Solar Zone', with close proximity to interstate 10. The community center consists of approximately ten (10) acres of land on which various amenities are located. The University of Arizona Science and Technology Park sits on 1,345 acres in Southeast Tucson, Arizona. Almost 2 million sq ft. of space has been developed featuring high tech office R&D and laboratory facilities on 345 acres. The UA Tech Park houses 4 Fortune 500 companies: IBM, Raytheon, Canon USA and Citigroup, as well as several emerging technology companies including NP Photonics, and DILAS Diode Laser. The Arizona Center of Innovation, a technology business incubator, and the UA South, a branch of The University of Arizona, are also located at the Park.

Scope: The YMCA of Southern Arizona serves annually more than 60,000 members in Y facilities and programs. With the addition of the YMCA Community Center at the UA Tech Park we would be able to expand that reach to approximately 15,000 additional members. The YMCA focuses on Youth Development, Healthy Living and Social Responsibility nurturing the potential of every youth and teen, improving the community's health and well-being and providing opportunities to give back and support our neighbors. Through programs such as diabetes prevention, child care, sports, swim instruction, health and well-being the Y provides kids the opportunity to increase their independence, create opportunities for cherished family time and allow individuals to achieve wellness through spirit, mind and body. In keeping with our pledge to always make programs affordable and available to all we awarded over 1,700 individuals with scholarships. Additionally, our Military Outreach Initiative supports soldiers and their families during the difficult times of deployment, injury and relocation by providing free membership opportunities to bring their family together to have fun, distract from the pain a deployment can cause and build connections with others.

Benefits: The new community center will serve the area within a 13 mile drive perimeter of the new proposed site. Population estimates for 2010 indicate a population of 17,190 households living in this area. The Vail, Rita Ranch communities as well as employees of the UA Tech Park will have access to: a health and wellness center, swimming pool, athletic fields and courts, playground, five ramadas with barbeques, interspersed common areas and walkways, programming for life-long learning and recreational activities and public meeting rooms which will serve as community gathering places. The site will be shared with a Pima County Library. The Y currently partners with Pima County Libraries in many capacities, and this joint facility would allow both the YMCA and the Library to offer collaborative programming throughout the Vail community.

Costs: \$17 million (includes land valued at \$5 million)

Bond Funding: \$6 million

Other Funding: \$6 million YMCA/\$5 million UA Tech Park

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: The project will be managed by the YMCA of Southern Arizona.

Future Operating and Maintenance Costs: YMCA of Southern Arizona will be responsible for all operation and maintenance costs.

Regional Benefits: The project will serve both neighborhoods Rita Ranch and Vail and businesses with more than 10,000 employees in this fast growing community.

Supervisor District of Project Location: District 4 – Ray Carroll

Department: MUSD

Date: May 1, 2013

2014 Bond Election Proposed Projects Template

Project Name: Marana Regional Performing Arts Center

Location: South of Grier Rd. between Sandario and Sanders adjacent and West of proposed Tangerine Loop extension. Parcels have already been purchased by Marana Unified Schools for the development of this regional performing arts center, a library and a future high school.

Scope: 60,000 Sq. Ft. Community Performing Arts Center

Benefits: Marana Schools in partnership with Pima County wants to take the lead in meeting the diverse needs of our community. There is a real void in the area as it relates to community centers where performances showcasing the arts can be facilitated. There are some successful models of how these multi-municipality developed arts centers are better designed, sustained and utilized. Nearby examples of this type of partnership include the Chandler Center for the Arts and the Buena Arts Center. Our performing arts center will be able to meet the needs of a diverse population, showcasing performances for school aged children, families, community members and our senior citizens. The performing arts center would additionally serve the area's next high school. The potential collaborative partnership of design, development and operation of this multiuse multipurpose facility will serve as a win-win example of school/community partnerships. These partnerships create spaces that are more fully utilized as well as offer significant savings to community members due to the shared operational costs negotiated through Intergovernmental Agreements. Marana Schools in conjunction with Pima County will be leaders in ensuring the breadth of this project is maximized by other relevant entities as well. These partners may include the Town of Marana, the University of Arizona, Pima College and other higher education partners.

Costs: \$ 18,000,000

Bond Funding: \$10,000,000

Other Funding: Marana Unified already purchased the needed land for \$3,500,000. Marana Unified has existing plans to pay further contributing costs via a bond election in 2014 and a pending lease/lease back funding project. We project funds raised to be approximately \$10 million dollars. Marana Unified will share operating costs for staffing and operations in IGA partnerships with Pima County and other entities.

Fiscal Year Project Start and Finish Date: Start FY 2015-2016 finish FY 2017-2018

Project Management Jurisdiction: Project management will be overseen by Pima County and Marana Unified Schools via an IGA partnership.

Future Operating and Maintenance Costs: O &M will be provided through IGA partnerships between Marana Schools, Pima County, Town of Marana and higher education users. Annual O & M estimate is \$345,000.

Regional Benefits: Serves multiple regional users from the Town of Marana, unincorporated areas of Pima County including Rillito and Picture Rocks. It will also draw visitors from southern Pinal County.

Supervisor District of Project Location: District 3- (Supervisor Sharon Bronson)

Date: July 16, 2013

2014 Bond Election Proposed Projects Template

Project Name: Community Food Cooperative of Southern Arizona

Location: Although a location cannot be determined at this time, we would be looking to locate a building or build in the original Empowerment Zone or in a location that was accessible by public transit in the core urban area of the County.

Scope: Five long standing, Tucson based nonprofits that provide prepared meals either to a home or an activity site for vulnerable populations will form a new cooperative nonprofit to remodel or construct, equip, and operate a facility that will improve current operations for all five nonprofits and provide opportunities for new business ventures. Plans include a 15,000 sq. ft. facility that will provide sufficient capacity for anticipated growth. The collaborating agencies are: Catholic Community Services (CCS), Interfaith Community Services (ICS), Mobile Meals of Tucson, Pima Council on Aging (PCOA) and Southern Arizona AIDS Foundation (SAAF).

Benefits: PCOA currently purchases over 300,000 prepared meals a year from CCS which operates out of a 45-year-old facility that cannot be enlarged or improved. These regular diet meals are delivered to twelve senior center sites and to individual's homes throughout the metropolitan Tucson area and in Green Valley, Marana, Sahuarita, and Picture Rocks. The meals are provided to individuals 60 years of age or older. SAAF prepares and delivers about 16,000 meals per year to their clients and cannot expand due to limited food preparation and storage space in its current location. ICS Mobile Meals and Mobile Meals of Tucson utilize hospitals and other healthcare facilities to prepare primarily special-diet meals for elderly and disabled adults of all ages. These meals lack variety, it is difficult to control consistency, and there is no option for menu input. In addition, all of these meals are delivered by volunteers and their delivery area is tied to the proximity of the hospital or facility preparing the meals. Rural areas of the County lacking a hospital or healthcare facility for preparation are generally not covered for these special diet meals. Mobile Meals of Tucson currently delivers 100,000 meals while ICS provides an estimated 46,000 meals per year. The potential for each of these programs is for steady growth (5-10% per year) over the next few years.

The benefits of this unique planned coop are multiple and far reaching. Economically, it would allow volume purchasing, increased storage capacity, inventory control, shared menus and other economies of scale such as shared kitchen management, staff and food preparation expenses. Programmatically, this model would strengthen service to the community by allowing collaboration of delivery options to increase service to rural areas where coordination of volunteers is not always available or feasible. The quality of the meals has the potential of improving based on the collective expertise of the five agencies involved including chefs and Registered Dietitians. Quality assurance would be substantially improved as the meals would now be prepared under one roof and could be monitored and checked before leaving the kitchen. In addition, it would allow the utilization of better quality foods such as organic and the opportunity to support local and regional growers. Collaboratively working together with organizations already invested in the business of providing community meals can feasibly bring better food and nutritional support to clients who will actually be inspired to eat food that is good and good for them. This community venture would create the opportunity to integrate a social enterprise/revenue-generating component by possibly producing private labeling for local and regional products and preparing meals for other community groups, charter schools, etc. It would also provide a venue for job training opportunities for special population groups. While there is a limited job training component now, it can be greatly expanded in the new community facility creating a home for a program which currently trains refugees in food service occupations and developing partnerships with private sector

businesses like Dot Kret & Associates as well as the County One Stop program. A community kitchen is a best practice already being used in many communities across the country including Seattle, Boston, Chicago, Atlanta, New York and San Diego. In our community, we have agencies with the mission of feeding people who are hungry but these agencies continue to struggle to meet the needs of their clients because of inadequate, outdated, or non-existent facilities. Developing a multi-use facility, that increases coordination among these organizations, will enhance the use of local food and financial resources and will generate collateral benefits through cost savings and employment opportunities in our community and the region.

Costs: \$4,091,480. Local real estate experts estimate the cost of a 15,000 sq. ft. shell building to be a minimum of \$1,845,000. Costs for interior design, build-out improvements and equipment specific to a high volume production kitchen are estimated at \$2,246,480. These estimates are based on the costs and design of central kitchen facilities operated by school district buildings in the state of Arizona and consultation with national food preparers and distributors.

Bond Funding: \$4,091,480

Other Funding: It is obviously not possible to accurately identify the total cost today of a project that would be several years in the future before a building would be acquired, built-out and equipped and we would not want to second guess these numbers. Therefore, the coop organizations are committing to conduct a public capital campaign to raise any amount of funds beyond the original estimate of \$4,091,480 that might be needed to insure the completion of the project due to inflation, a rise in any building or equipment costs or for any other reason.

Fiscal Year Project Start and Finish Date: (Provide estimated Fiscal Year for project start and finish date.) It is anticipated that if the project is included in the bond package, the facility could be acquired, equipped and operational within eighteen months from the date that bond funds are available for the project.

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.) Pima County Facilities Management will manage the project development.

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount. If O&M will be paid by other jurisdiction, include the jurisdiction.) This is one of the other key aspects of this project. Operation and maintenance costs are all but guaranteed through the purchase of services by the coop members who currently purchase or directly make the food products. Volumes are predicted to increase as the older adult population is growing at a significant rate, as are other populations to be served out of the kitchen. Additionally, the coop will develop an aggressive business plan to seek new lines of business which will further add to the stability and cost effectiveness of this business venture.

Regional Benefits: (If project has regional benefits, it will help to justify it as a future bond project.) The project will serve populations living throughout Pima County including in Ajo, Green Valley, Catalina, Vail and within all cities and towns and other portions of the unincorporated area of Pima County. The project will work with workforce development programs throughout the region, open opportunities to purchase food from local and regional growers and potentially seek contracts to serve the prepared food needs of organizations in surrounding counties such as Santa Cruz, Cochise, Pinal and Yuma.

Supervisor District of Project Location: All Districts will be served although the coop kitchen will obviously be located in one of the five Supervisorial Districts.

Department:
Date:

2014 Bond Election Proposed Projects Template

Project Name: Sahuarita Multi-Agency Community-Service Facility

Location: Sahuarita, Arizona

Scope: Approx. 6,000 sq. ft climate-controlled facility, with multiple offices and warehouse, to house the Sahuarita Food Bank (approx. 4,000 sq. ft) plus other local community service organizations (approx. 2,000sq. ft).

Benefits: The Sahuarita Food Bank, presently co-located at the Good Shepherd church at 17750 S. La Cañada Dr. in Sahuarita, serves an ever increasing number of nutritionally ‘at risk’ individuals and households in the Sahuarita and southern Tucson (including South Nogales Highway south of Tucson Airport) area. In three years of service, food pantry operations have rapidly outgrown the host facility’s available space. A facility of 4,000-6,000 sq. ft would allow service growth to meet projected needs. Up to 2,000 sq. ft space could be allocated to other community agencies with whom the Sahuarita Food Bank is establishing collaborative partnerships for their establishment of satellite offices. We are currently working with Poster Frost Mirto, architects, of Tucson to define the architectural and engineering work necessary for the project and hope to work with the Eller School of Management, University of Arizona, to refine the needs assessments previously accomplished.

Costs: ext. \$900,000 (\$150/sq ft.)

Bond Funding: \$300,000

Other Funding: (List other funding by type and amount, or “None identified at this time”.)

Funding procured as of April 24th, 2013: None.

Grant proposals outstanding:

Pima County CDBG - \$88,000 for walk-in reefer (March 2013). Currently a stand-alone project that would be included within the building structure.

Grant proposals planned:

- Freeport-McMoRan Copper & Gold Foundation (May 2013). Approximately \$8,000 (final cost TBD) to fund architectural & engineering analysis (Poster Frost Mirto, Architects, of Tucson) and needs-assessment analysis (proposed: Eller School of Management, University of Arizona)
- Freeport-McMoRan Copper & Gold Foundation (May 2014). \$500,000 for facility construction.
- Green Valley County White Elephant, Inc. (July 2013). \$100,000 for facility construction.

Fiscal Year Project Start and Finish Date: (Provide estimated Fiscal Year for project start and finish date.)
Dependent upon receipt of funding, initiation of construction is planned for FY2015 (winter CY2014-15) with completion no later than FY2016 (fall CY2015).

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.)
Sahuarita Planning Department; Pima County

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount. If O&M will be paid by other jurisdiction, include the jurisdiction.)

Estimated O&M is \$400/month (electricity, water, minor maintenance). The Sahuarita Food Bank will seek outside funding for operating expenses; in part through transfers from other organizations utilizing the facility.

Regional Benefits: (If project has regional benefits, it will help to justify it as a future bond project.)
Anticipated benefits will be accrued primarily by residents of southern Pima County. The current, and projected, operating area of the Sahuarita Food Bank is Sahuarita and southern Tucson, including the South Nogales Highway corridor. This facility will provide satellite offices for other community organizations, thereby increasing their areas of activity.

Supervisor District of Project Location:

If the facility is located on property belonging to the Good Shepherd church at 17750 S. La Cañada Drive, Sahuarita, it will be located at the juncture of districts Two, Three and Four. Clientele of the Sahuarita Food Bank come predominately from District Two.

Future Pima County Bond Election Proposed Projects Template

Project Name: Tucson Children's Museum, Inc., dba Children's Museum Tucson

Location: Carnegie Library, downtown Tucson

Scope:

Funding will be used for the remodel and construction of an expanded Children's Museum Tucson. The expanded facility will allow the Museum to double program space which includes galleries with interactive exhibits, space for school tours and Early Childhood Education programs. The additional space will provide opportunities for expanded specialty programming such as community events, cultural festivals and summer camp. There will also be outdoor exhibits, public program space and food service options all of which are necessary as the Museum has seen explosive growth in attendance: 15% in the last calendar year and a 52% increase in attendance from five years ago. The added space will allow the Museum to better serve the needs of the community by expanding collaborative relationships and educational programming while strategically introducing exhibits in the areas of Early Childhood Education, Science, Technology, Engineering and Mathematics.

Benefits:

The Children's Museum Tucson (CMT) is a nonprofit 501(c) (3) organization providing fun, play based, interactive, hands-on learning experiences for children and their families. Focused on providing age appropriate development and learning opportunities for children through the power of play, the Children's Museum Tucson has been in operation at its current location in the City's old Carnegie Library building since 1991. With respect to the expanded Museum, benefits to residents of Pima County include:

- **Local Community**
 - **Education** - An expanded facility will create significantly greater opportunities for the Museum to expand the educational benefits to the community – all of which are critical to creating a 21st century work force.
 - **Early Childhood Education**
 - school readiness programming for pre-schooled aged children.
 - physical fitness fun for kids under 5.
 - pre-k school readiness tours for area pre-schools and daycare centers.
 - **Adventure Learning School Tours** (field trips) for kids in elementary school.
 - **Science, Technology, Engineering & Mathematics (STEM).**
 - New STEM based exhibits (and associated school tours).
 - Expanded STEM programming such as our Science Sundays programming where STEM based activities are offered every Sunday during the summer – along with reduced admission to the Museum to provide accessibility regardless of economic means.
 - **More Arts & Culture** – Improved and expanded exhibits that provide our communities' children with exposure to a diverse and well-rounded curriculum focused on arts and culture.

- Community Events – The Museum will feature even more of our renowned community events that focus on critical topics such as literacy, science, health and wellness.
 - Collaboration. An expanded facility will allow the Children’s Museum Tucson to expand the types and frequency of collaborations we already do with fellow non-profit organizations in Pima County. With community space, the Museum can be a hub of family focused collaborative events and programming.
 - Quality of life. An improved Children’s Museum will add to the quality of life in our community for families with children.
- Tourism
 - An expanded Children’s Museum will allow the Museum to nearly double in size that will offer new hands-on, educational and interactive exhibits that will make the Museum more attractive as a destination for tourists visiting Tucson and Southern Arizona.
 - A new facility will likely feature a gift shop and food service outlet that are leased out to for-profit entities that would collect sales tax.
 - Greater attendance at the Museum will yield more visitors to downtown Tucson and which will have a positive impact on sales for area restaurants, shops as well as visitation to other attractions in the area.

A revitalized and expanded children’s museum will remain accessible to the residents of Pima County with a downtown location with proximity to major roads, access to parking and a wide variety of food and retail shopping opportunities. The new facility will also be fully accessibility to individuals with disabilities.

An expanded Children’s Museum Tucson is necessary to continue serving the needs of our growing community for the next 25 years. Furthermore the Museum will be an effective educational and developmental resource where children and their families can learn, grow and discover in a family focused and educational environment.

Costs: \$6,000,000.00

Bond Funding: \$6,000,000.00

Other Funding: Private Sector

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Tucson Children’s Museum will be pay costs.

Regional Benefits:

Regional Benefits: CMT's geographic focus is Southern Arizona, primarily Pima County, where 80% of visitors reside. Thirty-seven percent of all on-site school group participants are from low-income families and more than forty percent of general admissions are from low-income areas. Through grants provided for the purpose, CMT admits a limited number of school groups free of charge when 50% or more of their students qualify for reduced or free lunch programs under Federal guidelines. Statistics regarding ethnicity are recorded for school and community group participants. Forty-eight percent of our group visitors are Hispanic, 42% are Caucasian, 4.5% African American, 3.5% American Indian and 2% Asian. 80% of visitors will be from Pima County.

Supervisor District of Project Location: District 5 – Richard Elias

Department: Facilities Management
Date: December 18, 2013

FM 109

Future Pima County Bond Election Proposed Projects

Project Name: COLD WAR HANGAR and THEATER at PIMA AIR & SPACE MUSEUM

Location: 6000 E. Valencia Road, Tucson, Az. 85756

Scope:

Construct a 120,000 square foot display hangar at the Pima Air and Space Museum for the purpose of displaying aircraft and artifacts related to the Cold War period of world history (1946-1991). The most significant aircraft to be included are a Convair B-36J, one of only four left in existence and the oldest surviving B-52 bomber. Between sixteen and twenty other historic aircraft in the museum's collection will also be accommodated in the building. In addition, a themed educational exhibit will be designed to encompass both the displayed aircraft and additional artifacts, photographs, and graphic material related to the Cold War. The project will also include the construction of a 200-seat theater within the Cold War Hanger.

Benefits:

This will be the largest capital improvement ever undertaken at the Pima Air & Space Museum and it will change the face of the museum. With the construction of this new hangar, the museum will cross the threshold where it will have more aircraft on display indoors than outdoors. Therefore, the hangar, together with the 200-seat theater, will enhance the museum's stature as an educational institution while preserving important historic artifacts for future residents and visitors to Southern Arizona. The museum forecasts that the project will create the opportunity for the museum to achieve a 10% increase in attendance and revenue.

Costs: \$14 Million

Bond Funding: \$10 Million

Other Funding: Arizona Aerospace Foundation-Pima Air & Space Museum: \$4 Million

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: O&M will be covered by the Pima Air and Space Museum.

Regional Benefits:

Approximately 19% of the museum's current visitors come from outside of the United States, 53% come from the United States outside of Arizona, and 14% come from Arizona outside of Pima County. This project will help to encourage new and repeat visitors to the Pima Air and Space Museum and the Titan Missile Museum both from the local community and from around the world. The history of the Cold War period is a significant part of the State of Arizona Social Studies curriculum. This building and its displays will have educational benefit to teachers presenting this history to their students throughout Arizona.

Supervisor District of Project Location: District 2 – Ramon Valadez

Department: Facilities Management
Date: January 27, 2014

FM 79

2014 Bond Election Proposed Projects Template

Project Name: Colossal Cave Mountain Park Improvements

Location: 16721 E Old Spanish Trail, Vail, AZ

Scope:

The scope of improvements proposed include electrical updates to the cave interior lighting systems, air condition and fireproof the Ranch Headquarters House, upgrade restrooms at Posta Quemada (both Men's and Women's), lighting of parking lots, Administration Building and barbecue area, and replacement of two restrooms at the Colossal Cave Entrance.

Benefits:

Colossal Cave has been in continuous operation on a shoestring budget for decades. This one-of-a-kind natural resource can never be duplicated. Infrastructure and safety is paramount to continue its operation and availability to the general public. These projects will assist in the modernization of this precious resource and help increase visitor appreciation, thereby increasing the number of visitors for a sustainable existence.

Costs: \$535,000

Bond Funding: \$535,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: O&M will be covered by the site.

Regional Benefits: This upgrade of the facility will enhance its regional tourist appeal, bring the facility into ADA compliance on the restrooms, increase safety inside the cave and allow nighttime operation to increase revenue.

Supervisor District of Project Location: District 4 – Ray Carroll

Department: Natural Resources Parks and Recreation
Revised: January 27, 2014

Future Pima County Bond Election Proposed Projects

PR266

Project Name: Pima County Southeast Regional Park (Fairgrounds) - Equestrian Racing Facility

Location: Located southeast of Tucson on Pima County property, Southeast Regional Park – Pima County Fairgrounds-Houghton Road and Dawn Road, south of I-10.

Scope: This project proposes the phased development of a 5/8 mile horse racing track, clubhouse facility and adjacent supportive facilities.

Benefits: The development of this facility would greatly increase regional interest in horse racing to Pima County year round, while providing enhanced economic growth and meeting the needs of an expanding community. The project location is greatly benefited by its proximity to Interstate 10.

Costs: \$6,500,000

Bond Funding: \$6,500,000

Other Funding: TBD

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: TBD

Regional Benefits: The project would provide an outstanding horse racing facility which would bring in competitors and spectators from around the country as well as spark international interests.

Supervisor District of Project Location: District 4 – Ray Carroll

Future Pima County Bond Election Proposed Projects

Project Name: County Fairgrounds Building & Infrastructure Improvements

Location: Pima County Fairgrounds/Southeast Regional Park

Scope:

The Pima County Fair had record breaking attendance for the past several years. Fair attendance has increased from approximately 150,000 to approximately 300,000 people in the past 10 years. Attendance at interim events such as Music Festivals, RV Rallies, Horse Shows and other activities at the fairgrounds and Southeast Regional Park have also have increased significantly. In the Board approved Master Plan developed by Southwest Fair Commission and Populous, there are several building improvements identified for upgrade and new infrastructure development. Renovation of these buildings will include more bathrooms, insulation, heating and cooling. These improvements will accommodate record crowds during the fair and larger attendance at interim events. In addition, building expansion will include a new administration office, an event entry facility, new livestock arena stalls and heating and cooling that does not currently exist. Building improvements will allow for increased usage and rental during summer and winter, resulting in new business and a positive local economic impact. Projects within this request are as follows:

- Redevelopment of Old Pueblo Hall including bathrooms, climate control, flooring, infrastructure
- Redevelopment of Thurber Hall including bathrooms, climate control, flooring, infrastructure
- Redevelopment of equestrian facility offices including stalls, bathrooms, climate control, flooring, infrastructure
- New administration offices, new Main Event Entry including landscaped entry and fencing,

Benefits:

- Since most fairgrounds buildings do not currently have A/C or heat, building use would expand into summer/winter months potentially increasing revenues by an additional 25%, strengthening the local economy.
- Provide restroom facilities for exhibit halls to address health and safety
- Provide water, internal sewer and electric service upgrades and expansion to meet the increasing demand of the Fairground facilities by fairgrounds and SERP users
- 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
- Provide air conditioning and heat in buildings that currently only have evaporative coolers
- The Fairgrounds site has been designated as a Mass Reception Area by the Pima County Office of Emergency Management and Homeland Security

Costs: \$3.75million. The cost estimate was developed by Populous as an element of the Master Plan

Bond Funding: \$3.75million

Funding: The Southwestern Fair Commission budgets and completes approximately \$400,000-\$500,000 in capital improvement projects at the fairgrounds each year. \$600,000 is the estimated contribution from SWFC capital improvement dedicated for this project.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: O&M will be covered by the SWFC who manage the site

Regional Benefits: Improved buildings with climate control features will drive more users and provide increased economic impact to Pima County.

Supervisor District of Project Location: District 4 – Ray Carroll

Department: Economic Development & Tourism

Date: January 6, 2014

Future Pima County Bond Election Proposed Projects

Project Name: County RV Park & Infrastructure Improvements

Location: Pima County Fairgrounds/Southeast Regional Park (SERP)

Scope:

The RV Park within the fairgrounds provides necessary services for events that require overnight stays such as the Fair, Music Festivals, Horse Shows, RV Rallies and other special events. In the Board approved Master Plan developed by Southwest Fair Commission and Populous, there are several infrastructure and RV Park improvements that were identified for upgrade as well as new infrastructure development. Improvements made will include roads and parking, traffic flow, additional bathrooms, showers, RV sites, drainage and infrastructure. Improved facilities will provide for increasing attendance and capacity with new and enhanced services which will benefit the events listed above as well as the Southeast Regional Park. Additionally, with these improvements SWFC will attract new business and promote growth of existing business all to the benefit of the fairgrounds, Southeast Regional Park, local businesses and the community at large. Projects within this request are as follows:

- Redevelopment of Thurber RV Park sites, infrastructure, new RV Building with amenities (restrooms, showers, laundry)
- Redevelopment of perimeter RV Parks, infrastructure, new RV Building with amenities, new RV Park, infrastructure, new RV Building with amenities
- Secondary infrastructure between RV Parks and Primary sources

Benefits:

- The Pima County Fair has nearly doubled in size and participation in the past 10 years. This has resulted in more vendors, participants and growth in the staff and other employees demanding RV spaces for the entire month of April. Interim event use has also increased over this time frame. Currently the fairgrounds has approximately 300 RV Sites with hookups, the demand has driven the required number needed at various times during the year to approximately 600 RV spaces or more. Currently this demand is either not met or dry camp spaces with no hookups are utilized. It can reasonably be expected that demand for more RV hookups will increase with market growth.
- Provide necessary additional waste water treatment connections for existing & new RV Park hook ups and RV Park support facilities
- Provide for improved traffic ingress & egress within the fairgrounds
- Provide new & upgraded bathrooms and showers with primary lines for water, sewer and electric service to meet the increasing demand of the Fairgrounds facilities, events and Southeast Regional Park users
- Increased and improved RV sites will allow for revenue enhancement from the annual fair, horse shows, RV rallies and other special events
- The Fairgrounds site has been designated as a Mass Reception Area by the Pima County Office of Emergency Management and Homeland Security. These infrastructure improvements will make the site safer and better prepared

Costs: \$3.2 million. The cost estimate was developed by Populous as an element of the Master Plan

Bond Funding: \$3.2 million

Funding: The Southwestern Fair Commission budgets and completes approximately \$400,000-\$500,000 in capital improvement projects at the fairgrounds each year. A portion of SWFC capital improvement money will be dedicated on an annual basis toward the completion of this project. The estimated total contribution from SWFC for this project is \$600,000.00

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: O&M will be covered by the Southwestern Fair Commission (SWFC) who manages the facility

Regional Benefits: Project will benefit all Pima County residents and visitors. The additional RV spaces and improvements will provide accommodations for more large scale events to Pima County that will drive economic benefits.

Supervisor District of Project Location: District 4 – Ray Carroll

Future Bond Election Proposed Projects Template

Project Name: ART OF THE AMERICAN WEST – Tucson Art Museum

Location: North Wing of the Pima County Courthouse

Scope:

The stated mission of the Tucson Museum of Art and Historic Block is to connect art to life – inspiring discovery, creativity, and cultural understanding through meaningful, engaging experiences.

The Tucson Museum of Art has been involved in a series of design charrettes addressing the question, “What can the museum do to best preserve and exhibit its rapidly growing art collections – especially in the area of the **ART OF THE AMERICAN WEST?**” While this document represents an attempt to address this question, if approved these plans will bring southern Arizona and our surrounding region one step closer to the establishment of a world-class art museum that will serve along side the Arizona-Sonora Desert Museum and the Pima Air Museum as a major tourist/resident attraction and destination.

In its effort to articulate a vision of its **ART OF THE AMERICAN WEST** collection, Tucson Museum of Art Board of Trustees and staff met formally en-bloc, and informally in smaller groups. These discussions proved energetic and inclusive. Members participated with enthusiasm and imagination—even when circumstances demanded “back to the drawing board” revisions and improvisation. Throughout the discussions there truly has been a palpable effort to achieve the extraordinary. Within loose bounds, discussions tended toward free form, stream-of-creative-consciousness; and could be more fully understood as one long, ongoing, and extended dialogue.

In the planning discussions, an established goal was to build upon the museum as “a living, breathing place” – a gathering place for residents and a destination attraction for visitors. In fact, the word “museum” fails to describe this expanded vision. The design effort focused on the concept of a “cultural plaza” – a campus that embraces, and in turn is embraced, by every member of our culturally rich and diverse region. As envisioned, the museum of the future is less a place dedicated to archiving dusty objects on shelves, and more a dynamic and interactive experience dedicated to making the artistic legacy of one of Arizona’s leading art collections come alive in the fertile imagination of schoolchildren; bringing art and beauty into the lives of our citizens; and imbuing a sense of common humanity and dignity between the institution’s widely diverse audiences.

This plan underscores the determination of many generations in making the Tucson Museum of Art a firm and absolute part of the public realm—an ennobling and joyful civic centerpiece, a structure that at its best tries to join the most compelling lessons of architecture with the most serious lessons of art. **When the museum can be an architectural monument as well as a respectful repository for art and history, it becomes a civic point of pride, an entity that is celebrated by all.** The museum is not the monastery or the library of our age—but it is surely, more and more, the public square of our time and a gathering place for our coming together.

Benefits:

This project will preserve in perpetuity the community's **ART OF THE AMERICAN WEST** collection, as well as celebrating the unique and historically significant architecture of the Pima County Courthouse by providing enrichment and educational opportunities about our western and Native American history, both for visitors today and generations to come.

Today the Tucson Museum of Art's mission has never been more challenging or consequential. By creating unparalleled opportunities for aesthetic engagement and inquiry through the presentation and education of the museum's **ART OF THE AMERICAN WEST** collection, the museum has become a community gateway for the understanding of our rich cultural heritage. The proposed permanent display of the museum's **ART OF THE AMERICAN WEST** collection symbolizes the joining of established historical art movements with that of experimental, dynamic, and progressive explorations. At its core, the Tucson Museum of Art is first and foremost an educational institution that values the aesthetic experience as a dynamic way of understanding what it is to be human. By telling the story of the art of the Southwest, and the impact it has had on the development of our state, it secures a major part of Arizona history for generations to come.

Costs:

Total Project Renovation/Construction Cost: \$10.5 million

Total Museum Restricted Operating Endowment Goal: \$10 million

The museum's current annual operating budget is \$3.2 million; the proposed expansion will increase this budget by approximately \$500,000. The organization is fiscally responsible and has operated in the black for 17 years.

Bond Funding:

\$5 million

Other Funding: The Tucson Museum of Art will seek funding support from **private foundations** (e.g. Kresge Foundation; Ford Foundation; Getty Foundation; etc.), **governmental organizations** (e.g. National Endowment for the Arts, National Endowment for the Humanities, National Trust for Historic Preservation; etc.), as well as **individual donors**. Funding amounts are TBD.

The museum is committed to raising \$10 million for a restricted operating endowment to offset the incremental increase of \$500,000 to its operating budget.

Fiscal Year Project Start and Finish Date:

If the Tucson Museum of Art's proposed renovation project receives approval, the institution will immediately begin producing the detailed architectural drawings required for renovation (FY 2007).

The dates listed below are provided as an estimated project timeline.

- Program Plan Approved and Construction Funds Secured *On-going*
- Conceptual/Schematic Design: *Four Months*
- Approvals: *One Month*
- Construction Documents: *Four Months*
- Permits: *One Month*
- Construction: *Twelve Months*

TOTAL ESTIMATED PROJECT TIME: 22 Months

Project Management Jurisdiction: Uncertain

Future Operating and Maintenance Costs: The north wing of the Pima County Courthouse is approximately 18,500 square feet. Conservatively, at \$5 per square foot for O&M, the museum's annual budget impact would be \$92,500. The museum will cover these additional operating and maintenance expenses, and it is not anticipated that the O&M will be paid by another jurisdiction.

The Tucson Museum of Art recognizes that additional staff will be required to properly support curatorial, exhibit design, security, and environmental services functions in the courthouse addition. Corresponding budgets and job rationales are detailed in this document. The expansion will increase the museum's annual operating budget. To offset this incremental increase, the museum is committed to raise \$10 million for a restricted operating endowment. In order to keep current and future operations in line, the museum will carefully evaluate and plan investments and budget expenses to ensure a consistent positive annual fund balance.

Regional Benefits: This proposal is for the creation of a major southern Arizona attraction – but an attraction that is geared to the entire State of Arizona and its visitors. In its 83 year history, the Tucson Museum of Art has established a loyal support base of thousands of well-educated residents living primarily in Pima County (e.g. the Foothills and Green Valley). In addition to supporting arts and culture as part of the high standard of living we all enjoy, these people are VOTERS, and their participation could genuinely help in passing the upcoming Bond Election.

On a project such as the Pima County Courthouse expansion, community involvement is crucial and public input a necessity. Diverse perspectives are extremely valuable in these initial planning stages. The Tucson Museum of Art is the *community's* art museum and archives, and the inclusion of unique concepts and ideas can only enrich the museum experience. This input forms a basis for developing varying themes and interpretive materials for telling the story of the museum's **ART OF THE AMERICAN WEST** collection and linking its significance to Arizona. If the project is approved, the museum will create a community-based ad-hoc committee and facilitate public forums and presentations on the Pima County Courthouse expansion to garner fresh ideas and support.

The possibility of building a showplace for Arizona-based history and art that intellectually rivals other major cultural institutions is at hand. The concept does not need to exceed other museums in scale or scope in order to be successful. But, with careful attention to purpose and mission, commitment of resources and talent, and dedication to using the tools available in this 21st century, the planning committee can begin to look at the rich history and art of our region through contemporary eyes. With the thoughtful presentation of these extraordinary western and Native American art collections, the museum has the opportunity to move our community into a new era of dialogue and celebration of the great Southwest.

Supervisor District of Project Location:
Richard Elias – District 5

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure

Department: Facilities Management

Date: April 22, 2013

2014 Bond Election Proposed Projects Template

Project Name: Stravenue/Wilde Way Urban Development Project

Location: An urban pedestrian promenade with cultural amenities extending from the existing Tucson Museum of Art (TMA) south to W. Cushing Street.

Scope: To capitalize upon and enhance the existing pedestrian cultural corridor which already exists via the Downtown Stravenue, an urban planning connector route unique to Tucson. Significant cultural points of interest along this existing downtown connective route would include multiple works by the world renowned architect William Wilde such as the Tucson Art Museum (TMA) and the Museum of Contemporary Art, a newly renovated and re-purposed historic Pima County Old Courthouse housing a new Western Heritage art collection, the Mayan-inspired Charles Clement sculpture and fountain complex, an existing promenade of inviting fountains designed by Garrett Eckbo, arguably the most important U.S. landscape designer of the 20th century, a new University of Arizona Museum to house their extensive photography and art collection, the Leo Rich Theatre, Symphony Hall and the Tucson Convention Center.

The key elements which require necessary public investment to fully capitalize upon this rich, existing fabric include renovation and re-purposing of the Pima County Old Courthouse, restoration and enhancement of the existing fountains, artwork and landscaping serving as the pedestrian connector, and design and construction of a new 125,000 square foot museum to house the University's extensive photography and art collections.

With the planned relocation of the County Recorder, Treasurer and Assessor to the new Downtown Court Complex, the historic Pima County Old Courthouse will consequently be vacant and primed for much needed renovation. The proposed scope of remodeling includes the complete renovation of the upper floors to house the Pima County Board of Supervisors, Clerk of the Board offices, and County Administrator's Office. The entire Plaza level is proposed as a logical and appropriate expansion of the Tucson Museum of Art to house its **Art of the American West** collections of Western and Native American Art. Along with the existing adjacent museum, such a facility would serve as the northern "gateway" to the 5+ acre "cultural campus" connected by the previously referenced Stravenue.

The Stravenue itself is primarily the pedestrian connector linking the existing and proposed new amenities. Highlighted by Garrett Eckbo's creative interpretive recreation of Sabino Canyon, the existing fountains offer an incredible opportunity to provide a refreshing and festive backdrop to the "spaces in-between" which connect cultural points of interest. Over time, the fountains and supporting infrastructure have fallen into disrepair and are now in need of rejuvenation.

Finally, the University of Arizona Center for Creative Photography (CCP) along with the University's Museum of Art (UAMA) collectively offer an extensive world-class component to this proposed downtown cultural center. Housing over 90,000 works by 2,000 photographers including Ansel Adams and Edward Weston, the CCP is also a repository for archival collections, manuscripts, rare books and other reference materials about the history and study of photography around the world. Likewise, UAMA has more than 6,000 objects, the core of which is rare art from Europe and the United States. Six collections include paintings, drawings and sculpture ranging from the 14th century through the present including the 26-panel altarpiece of the Cathedral of Ciudad Rodrigo, Spain, and works from the Great Depression and modern artists such as Jackson Pollock and Mark Rothko. It is proposed

that a new museum facility estimated at 125,000 square feet contiguous to similar facilities would create and urban cultural core unmatched in the Southwest.

Benefits: Arts and culture organizations created a total economic impact approaching \$88 million in Pima County in fiscal 2010 (*see* Arts and Economic Prosperity IV, 2012, American for the Arts). The importance of these visitor contributions is well noted in Pima County’s recent economic development plan. Locating and enhancing these facilities downtown, in easily-identified locations close to parking and immediate streetcar access, and more closely aligned with other, existing cultural and convention attractions, should be an essential component of a comprehensive regional economic development strategy. The relocation of the Administration and the Board of Supervisors situates them in this historic and hallmark building. The Old Courthouse has long been a symbol for the community and it is an appropriate use as the “seat of government”. The Old Courthouse (Pima County Courthouse) is listed on the National Register of Historic Places and should be maintained as the iconic building it is.

Costs: \$100,000,000

Bond Funding: \$99,600,000

Other Funding: The Tucson Museum of Art and University of Arizona will both seek funding support from private foundations (e.g. Kresge Foundation; Ford Foundation; Getty Foundation; etc.), governmental organizations (e.g. National Endowment for the Arts, National Endowment for the Humanities, National Trust for the Historic Preservation; etc.), as well as individual donors.

Fiscal Year Project Start and Finish Date: FY 2015 - 2018

Project Management Jurisdiction: Pima County Facilities Management & Economic Development & Tourism

Future Operating and Maintenance Costs: Undetermined. To be jointly shared by Pima County, TMA, UAMA, and CCP

Regional Benefits: This proposal is for the creation of a major southern Arizona attraction geared to the entire State of Arizona and its visitors. This business creation function, potentially shared between UA, TMA and Pima County, will be a transformational investment in retaining and expanding Tucson’s creative class. This shared vision would then facilitate additional economic development collaborations downtown which might better position the community as an innovation hub.

Supervisor District of Project Location: District 5; Hon. Richard Elias



2014 Pima County Bond Election Proposed Project Application

Date: July 15, 2013

Department:

Project Name: January 8 Memorial

Location: The historic Pima County Courthouse and nearby outdoor spaces

Scope: The January 8 Memorial Foundation proposes to create a memorial for the January 8, 2011 shootings that critically wounded Congresswoman Gabrielle Giffords, killed six individuals, and wounded 13 others at a "Congress on your Corner" event in Pima County. The memorial will reflect on the historic significance of the event while celebrating Tucson's response to an act of local democracy interrupted.

The shooting took place at a Safeway store, and temporary vigil sites were formed at the store's entry, the University Medical Center front lawn, and at the Congresswoman's office. Although these three sites were important spiritual places for our community's gathering and healing, the planning for a permanent memorial site is focused on a location at the heart of our community and our local government - in downtown Tucson.

The memorial vision is to incorporate outdoor spaces into a master plan that creates places for quiet reflection and remembrance, gathering spaces dedicated to "democracy in action", and landscaped open space design elements with public art inspired by the spirit of the three January 2011 vigil sites.

Planning for the interior portions of the memorial would likely include community meeting rooms and exhibits to tell the January 8 story. The exhibits could periodically be updated to include: accounts from the on-site responders; summaries of how hospital, community, and national leaders responded; biographical memorials to honor those directly involved in the shooting; and representative artifacts from the memorial archives such as mementos from schools, hospitals, artists, and citizens from around the country.

The memorial would also provide on-line access to the archives and resource materials through partners to include digital files and videos that would become important tools for other communities responding to similar events, educational resources for schools, and research materials.

It is important for the vision of the memorial to connect to existing downtown pedestrian paths and outdoor spaces that will link the memorial components together in a unified concept that celebrates the theme that "Together we thrive". At the completion of the memorial development, visitors will be able to experience the January 8 story within the rich Tucson historical context.

Benefits: The January 8 permanent memorial has long been anticipated and expected by Arizona's citizens. The completion of the memorial will demonstrate to communities around the world how Tucson was able to work together to achieve a common community vision. The tragedy will be remembered, but it will also commemorate the victims, their families, first responders, medical personnel, community organizations, government leaders, and the citizens of Pima County.

As demonstrated at other memorials around the country, the January 8 Memorial will attract many visitors to remember what happened at Congresswoman Giffords' "Congress on Your Corner." The completed memorial will also commemorate Tucson's "Together we thrive" spirit. The memorial also has the potential to realize a long overdue vision for a significant part of downtown: to knit together our region's significant historical, cultural, and community institutions in a meaningful and accessible manner that will enrich the experiences for each of the components of the memorial experience.

Costs: \$10,000,000

Bond Funding: \$10,000,000

Other Funding: None identified at this time. Potential funding sources include private local and national foundations, local and national corporate sponsors, federal appropriation, and individual donors.

Fiscal Year Project start date: TBD

Project Management Jurisdiction: Depending upon the final locations, the jurisdiction would likely include Pima County and City of Tucson facilities and parks departments.

Future Operating and Maintenance Costs: We are currently in discussions with several entities to develop a sustainable partnership to operate and maintain the memorial components.

Regional Benefit: The memorial will be a regional and state benefit that will provide inspiration to visitors, educational resources for schools and researchers, and response tools for communities dealing with similar tragedies. Examples of potential regional economic impact include the following annual visitation statistics from other significant national memorial sites:

- *The 9/11 United Flight 93 National Memorial in rural southwestern Pennsylvania in 2012: **317.926** (Source: National Parks Service)*
- *The Oklahoma City National Memorial in 2011: **350.000** (Source: National Park Service 4/10/2011)*
- *The Vietnam Veterans Memorial in 2012: **4,424.407** (Source: National Park Service)*
- *The National Sept. 11 Memorial and Museum at the World Trade Center in its first year of operations in 2012: **4,500.000** (Source: David B. Caruso and David Porter, Associated Press, 9/9/2012)*

Supervisor District of Project Location: District 5, Supervisor Richard Elias

Department: Facilities Management

Date: December 5, 2013

2014 Bond Election Proposed Projects Template

Project Name: Old Pima County Courthouse Restoration & Repurposing

Location: 115 N. Church Ave.

Scope: The Pima County Old Courthouse is well recognized as the iconic symbol of Pima County. Listed on the National Register of Historic Places, the facility lies at the core of downtown Tucson and is frequented by over one million visitors annually including tourists, architectural preservationists, locals and those residents new to the area. Currently, the building houses the Pima County Justice Courts, Recorder's Office, County Treasurer and County Assessor. Built in 1928, the building has been well maintained over decades of heavy usage, however, the core building systems are no longer viable and are beyond their useful life. Such systems include HVAC, electrical, plumbing, roofing, vertical circulation, insulation, life safety, and ADA accessibility. In addition, the structure requires a limited degree of environmental remediation for asbestos containing building materials. In order to conduct such intrusive system replacements and remediation, the building must be totally vacated for an extended period of time. Fortunately, all of the existing tenants listed above will be relocating to the currently under construction Pima County Public Service Building in fiscal year 14/15.

The scope of this project bond request is to capture that vacancy, restore this iconic, grand building to its full potential and ensure its symbolism as the heart of Pima County for decades to come. Fittingly, it is proposed that the Pima County Board of Supervisors, Clerk of the Board, and County Administrator's Office be relocated to the second and third floors of the building complete with modern security provisions, communication technology and energy-saving facility systems. Those interior elements and spaces with significant historical context such as the main Courtroom would be restored to their original grandeur and remain available for public viewing and meetings.

The County functions listed above, will essentially consume the available square footage on the second and third floors, leaving the ground level and basement available for other civic related use. Capitalizing on the rich history and iconic status of the Old Courthouse, it is proposed that the **Tucson Museum of Art (TMA)** utilize the ground level of the facility to house its **Art of the American West collection**. Such a collection displayed in such an historical setting, adjacent to existing Tucson Museum of Art begins to create a critical mass of cultural amenities in a close walkable proximity including the Leo Rich Theater, Music Hall, and Museum of Contemporary Art (MOCA). The potential to house a specific collection of art which embodies the rich heritage of the American West in a building known throughout the entire Southwest as emblematic of this era represents an appropriate use as well as economic plus for downtown.

Lastly, the County has been approached by the **January 8th Memorial Foundation** regarding their interest to partner with the TMA to display and act as curator for both an interior as well as exterior memorial reflecting upon the tragic events of the 2011 shootings. It is proposed that the memorial would include an interior display of the accounts from on-site reporters, summaries of how the local hospital, community, and national leaders responded, biographical memorials to honor those directly involved in the shooting and representative artifacts from the memorial archives including mementos from schools, artists and citizens from around the country. Consistent with U.S. Representative Gifford's theme of "Congress on the Corner," the memorial would also include an exterior component on the west side of the Old Courthouse to connect with downtown pedestrian paths and outdoor spaces that would link the memorial components together in a unified concept that celebrates the theme that "Together We Thrive."

Benefits: Following the relocation of the Consolidated Justice Courts, Assessor, Treasurer and Recorder, the Old Courthouse will remain the iconic symbol of Southwest Arizona. It is therefore very appropriate that the “seat of government” be housed in such a structure while at the same time attracting locals and visitors as a significant part of their downtown experience. The cultural magnet of housing an art collection ideally suited for this historic building as well as the January 8th Memorial has the opportunity to create an economic benefit to the entire region as well as preserve the buildings rightful place on the National Historic Register.

Costs: \$35,000,000

Bond Funding: \$35,000,000

Other Funding: The January 8th Foundation has committed to an aggressive fund raising effort in calendar year 2014 based upon the public support of the project as evidenced by both the Pima County Board of Supervisors and Tucson City Council’s supportive resolutions.

Fiscal Year Project Start and Finish Date: 2016 - 2017

Project Management Jurisdiction: Pima County Facilities Management

Future Operating and Maintenance Costs: As is currently the case, Pima County operates, maintains and funds the operating expenses connected to the Old Courthouse. It is anticipated that the Tucson Museum of Art would occupy the lower level under a long-term Tenant/Landlord Agreement and as such, would be fully responsible for their pro-rata share (per square footage) of all maintenance and operating expenses associated therein. Conservatively, that cost is now estimated at \$7.00psf.

Regional Benefits: This building has long been an iconic symbol for Pima County and is listed on the National Register of Historic Places. Placing the Board of Supervisors and Administration in this building is appropriate and maintains it as a useful and public centered function. The TMA collection of southwest art paired with the January 8th Memorial offer an ideal viewing location in the urban core connected by a walkable pathway to other culturally relevant facilities.

Supervisor District of Project Location: District 5; Hon. Richard Elias

Department:
Date: January 10, 2014

Future Pima County Bond Election Proposed Project

Project Name: Arizona-Sonora Desert Museum - Exhibits and Facility Expansion

Location: Arizona-Sonora Desert Museum 2012 N. Kinney Rd., Tucson, AZ 85743

Scope: New exhibits and experiences, including:

- Exhibits
 - **COAST TO CANYONS: JOURNEY OF THE JAGUAR** (working title) – The project is comprised of multiple distinct pieces, each one of which is an attraction in and of itself. Covering an area of ~1.5 acres, the experience will include dozens of species of plant and animal life, each playing a significant role in telling the story of the southern portion of mainland Sonoran Desert. The story follows a jaguar from the coast of the Sea of Cortez to the Sierra Madre Occidental through multiple life zones. Each zone has a flagship species (including jaguar, American crocodile, and Mexican wolf) and a unique landscape that will be interpreted. Water and its importance to the desert will be incorporated into the story as we follow it from the top of the mountains to the Sea of Cortez. In addition to amazing plant and animal life, interpretive experiences, children’s play spaces, and new climate-controlled zones, we will incorporate a variety of revenue generating experiences and facilities, which will help sustain the operations of this habitat-immersion complex.
- Experiences
 - **DESERT LOOP TRAIL DOME** – Themed indoor nature play & learning experience presented from an “Alice in Wonderland” perspective, wherein children will feel like they are the size of rodents as they explore this play space, modeled after a packrat nest. Sections will be designed to suit different age levels where they learn about the life of a packrat and the inhabitants of the packrat’s home. Food service and seating area will be included to provide revenue to help sustain the play space.

Benefits:

With an international reputation as a pioneer in regional natural history interpretation, the Desert Museum draws visitors from around the world (and recently listed by TripAdvisor as the #9 museum in the world). The aforementioned projects will allow the Museum to develop new cutting edge exhibits and experiences that will help maintain the Museum’s stellar reputation and increase its power to draw new audiences and attract more visitors to Tucson. In addition, they will lead to:

- Broader range of immersive experiences for Museum visitors
- Improved and more interactive exhibits
- Extended visitor stay & motivate visitors to become members (especially those who live in Pima County)
- Deepen visitor understanding of the Sonoran Desert Region
- Opportunities for increased revenue
- Increased indoor space, which is advantageous during inclement weather

Costs: Total capital costs estimated at \$12,262,000

- *Desert Loop Trail Dome* \$1,600,000
- *Coast to Canyons: Journey of the Jaguar* \$10,662,000

Bond Funding: \$9,662,000

Other Funding: \$2,600,000

ASDM already has a pledge of \$2,000,000 toward the jaguar exhibit, along with over \$600,000 in infrastructure investments for a concrete indoor space (dome), utilities & climate control for the space, as well as artificial rockwork façade to blend it into the landscape. The Museum will seek other contributions to help sustain projects, and will be responsible for all operations and maintenance costs, which are estimated to be \$12.5 million over the course of the lifetime of these exhibits.

Fiscal Year Project Start and Finish Date: Projects will be done in series, beginning with the dome in mid-to-late 2016. Projected completion date for all projects would be 2020. Sequence/priority is planned as follows:

1. Desert Loop Trail Dome – Interpretive Play Space
2. Coast to Canyons: Journey of the Jaguar

Project Management Jurisdiction: Arizona-Sonora Desert Museum. ASDM plans to develop, manage, and bid these projects as the Museum did with the Warden Oasis Theater (outside of County procurement system).

Future Operating and Maintenance Costs:

ASDM will be responsible for O&M costs. These include staffing and deferred maintenance costs estimated at over \$12.5 million.

Regional Benefits:

These projects are examples of the Museum’s continuing effort to display and interpret the unique aspects of our region and engage the visiting public about the biodiversity and iconic plants and animals of this area. The comprehensiveness and hands-on aspects of these proposed projects should encourage visitors to Tucson to not only spend more time at the Desert Museum, but also lengthen their stay while in Tucson. It is our belief that by offering these greatly enriched experiences to those who choose to travel to southern Arizona, we will positively impact economic development through tourism, as well as created a better educated citizenry and stewards of this great region.

Supervisor District of Project Location: District 3 – Sharon Bronson

Department/Organization: Facilities

Date: Feb 5, 2014

Future Pima County Bond Election Proposed Projects

Project Name: Old Tucson Expansion by Arizona Sonora Western Heritage Foundation (ASWHF)

Location: Old Tucson 201 S. Kinney Road, Tucson AZ 85735 (a Pima County Leased Property)

Scope: ASWHF will construct themed exhibit structures and infrastructure that will transition a portion of Old Tucson from a family themed Western Town to an Arizona Sonoran Western Heritage Culture Center. The exhibit additions will require the construction of 13,000 square feet of temperature controlled appropriately themed buildings and outdoor design elements for seasonal interpretive educational programs. This is an all inclusive proposal for design and construction of buildings, fixtures and exterior elements. Additionally existing County-owned buildings will be modified to meet the requirements of the new educational programs that will be implemented. These include structures 1, 4, 17, 27 and 64 which are shown on the Old Tucson Site Plan.

Benefits:

There will be both educational and economic development benefits. Geotourism incorporates the concept of sustainable tourism—that destinations should remain unspoiled for future generations—while allowing for ways to protect a place's character. Geotourism also takes a principle from its ecotourism cousin,—that tourism revenue should promote conservation—and extends it to culture and history as well, that is, all distinctive assets of a place. Old Tucson will become a complementary attraction to the Arizona Sonoran Desert Museum and a sustainable educational resource for the people of Pima County. Attendance at Old Tucson is projected to increase by 38% (over 60,000) when these projects are implemented. Old Tucson will employ an additional 25 FTE persons locally and provide approximately \$1,200,000 in funding for content specific programs at the University of Arizona and other local businesses. New building construction and refurbishment of existing structures will employ an additional 75 FTE.

Costs: \$8M

Bond Funding: \$6M

Other Funding: \$2M match funding that will be used for design and development of programs for the cultural park. The funding will come from capital campaigns and grants.

Fiscal Year Project Start and Finish Date: Start 2015/2016 – End 2017/2018

Project Management Jurisdiction: ASWHF wish to develop, manage, and bid this project with the oversight of Pima County Facilities and Economic Development and Tourism Departments.

Future Operating and Maintenance Costs: It is expected that the O & M will be approx. \$150,000 per year and ASWHF will be responsible for the costs.

Regional Benefits: There is no multi-cultural attraction in Southern Arizona. Old Tucson is an ideal educational backdrop for authentic experiences and exhibits that showcase Southern Arizona which would include the Native American, Mexican, African American, Chinese and European's that pioneered Southern Arizona.

Supervisor District of Project Location: District 3 – Sharon Bronson and District 5 – Richard Elias

Department: Natural Resources, Parks and Recreation

Date: REVISED DATE

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Future Pima County Bond Election Proposed Project

Project Name: Canoa Ranch New Museum/Orientation Center and Other Improvements

Location: Approximately 45 miles south of Tucson off I-19 at Canoa Ranch exit and on east side of highway.

Scope: This project would continue implementation of the 2007 Master Plan for the County-owned Raul M. Grijalva Canoa Ranch Conservation Park, with the goal of opening more of the historic ranch to the public on a regular basis and telling the cultural and historical story of people and events that shaped its history. The project includes 1) a new 20,000 square foot museum/orientation center/gift shop building with a conference/event center, 2) restoration of portions of the historic canal, pond, and irrigation system, 3) rehabilitation of historic structures and all necessary infrastructure, design and environmental studies.

Benefits: The Canoa Ranch complex is exceptionally important for its historic as well as natural resources. A comprehensive master plan has been adopted to guide the phased development of the site into a major interpretive and historic destination for the public along the I-19 corridor. This renovation will upgrade the facility to a level that will allow the public to safely and appropriately enjoy and use the site as a part of the County park system. This site would become a major tourism attraction to local and regional visitors as a heritage education center and would be a cornerstone element of the Santa Cruz Valley historic site system. Phases I through IV have already been completed.

Costs: \$18,000,000

Bond Funding: \$18,000,000

Other Funding:

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Annual O&M costs for the historic park are estimated at approximately \$873,000/year, which will come from the general fund.

Regional Benefits: This project will add to the historic and tourism programming available in Pima and Santa Cruz counties.

Supervisor District of Project Location: District 4 – Ray Carroll

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
February 4, 2014

Future Pima County Bond Election Proposed Project

Project Name: REID PARK ZOO HIPPO EXHIBIT

PR6

Location: This project is located at 3400 East Zoo Court, which is within the incorporated jurisdiction of the City of Tucson, Ward 6, however, this is an attraction that draws over 500,000 visitors from the entire County/region.

Scope: In accordance with the zoo's master plan updated in June 2013, this project involves the design and construction of a new hippo exhibit including animal holding structures, outdoor exhibit areas, containment fencing, multiple public viewing areas, water feature including underwater viewing, and water treatment facility.

Benefits: This project will address the community's need for special recreational facilities and as identified by the Zoo Master Plan and the City of Tucson Parks and Recreation Ten Year Strategic Service Plan.

Costs: \$ 7,500,000

Bond Funding: \$3,750,000

Other Funding: Reid Park Zoological Society capital fundraising campaign.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities. The estimated increase in annual operating expenditures based on current projections is \$310,000. There is also an estimated increase in revenues of \$350,000. Both expenditure and revenue estimates will need to be adjusted at the time of actual construction.

Regional Benefits: Reid Park Zoo is a unique and highly popular regional facility that attracts residents and visitors alike. Expanding the zoo will enhance this regional facility which attracts over 500,000 visitors each year.

Supervisor District of Project Location: District 2, Ramon Valadez

Department: Pima County
Date: 2/10/14

Future Pima County Bond Election Proposed Project

Project Name: Regional Visitors Center

Location: West side of Santa Cruz River off the streetcar route

Scope: Creating a Tumamoc Hill Regional Visitors Center along the Santa Cruz River near Tumamoc Hill will require land acquisition, planning, design, and construction of a facility and related infrastructure that will showcase our region's many natural, cultural, and science based attractions. Tumamoc Hill, rising above the Santa Cruz River near the "birthplace of Tucson," is one of Pima County's most beautiful and historic landmarks, dating to some of the earliest time of human occupation in the valley, and containing the longest scientifically monitored natural resource facility – the Carnegie Desert Laboratory started in 1903. With Tumamoc Hill as the backdrop for this regional visitor center, developing a this center adjacent to the Santa Cruz River will provide the opportunity to showcase all other attractions in the Santa Cruz Valley and southern Arizona and provide visitors and residents a one-stop point of access to information about educational opportunities, activities, and information related to these destinations.

Benefits: Development of a regional visitor center sited on the Santa Cruz River near Tumamoc Hill will help to advance our efforts to enhance economic development in our community by revitalizing tourism in our region.

- Will become the central hub for public outreach, education, and tourism for the entire region;
- High visitation will benefit local restaurants and hotels;
- Will provide a central location to market, coordinate and direct visitors/ residents to area attractions;
- High traffic will encourage future investments and reinvestment in the West side;
- Is consistent with and complements the City of Tucson's vision to create Tucson Origins Heritage Park that includes re-creation of the San Agustin Mission Convento and Mission Gardens.

Costs: \$10 million

Bond Funding: \$10 million

Other Funding: None identified at this time

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction:

Pima County in collaboration with other partners such as the University of Arizona, City of Tucson, Visit Tucson and others

Future Operating and Maintenance Costs: Will be funded by Visit Tucson

Regional Benefits: Will coalesce, promote and showcase the vast assortment of natural, cultural, scientific, and other attractions throughout Pima County and southern Arizona.

Supervisor District of Project Location: District 5 – Supervisor Richard Elias
