

**Report and Recommendations on Amending Pima County Bond Ordinances
Pima County Bond Advisory Committee, March 30, 2012**

I. Background

The County is currently implementing several bond programs: the May 20, 1997 General Obligation and Sewer Revenue Bond Program, the November 4, 1997 Highway User Revenue Fund (HURF) Transportation Bond Program, the May 18, 2004 General Obligation and Sewer Revenue Bond Program, and the May 16, 2006 General Obligation Bond Program. Pima County Code Chapter 3.06, the "Truth in Bonding" code, requires that bond ordinances be amended to reflect substantial modifications to bond-funded projects. The code defines what constitutes a "substantial modification," and when an amendment must be adopted in relation to actions of the Board that implement affected projects. The code also requires that amendments to bond ordinances be considered and adopted by the Board at public hearings, after advance public notice, and only after review by the County Bond Advisory Committee.

Recommended amendments to these bond programs include changes to 4 projects from the May 20, 1997 General Obligation and Sewer Revenue Bond Program, 2 projects from the November 4, 1997 Transportation Bond Improvement Program, 3 projects from the May 18, 2004 General Obligation Bond Program, and 1 project from the May 16, 2006 General Obligation Bond Program. The recommended amendments would affect the following projects:

1997 GO and Sewer

CH-29 Canoa Ranch Buildings Rehabilitation
P-36 Santa Cruz River Park, Irvington to Valencia
P-45 Marana Rattlesnake Park (Continental Ranch)
T-23 Various Trail Acquisitions

1997 Transportation

DOT-6 Magee Road, La Canada Drive to Oracle Road
DOT-29 Houghton Road, Golf Links Road to Interstate 10

2004 GO

2.2 New Psychiatric Hospital
4.22 Catalina Community Park
4.30 Eastside Sports Complex and Senior Center Site

2006 GO

Question 3 – Psychiatric Urgent Care Facilities

II. Ordinance Amendment Requirements Per the Truth In Bonding Code

Section 3.06.070 of Pima County's Truth in Bonding Code establishes procedures for making changes to a bond implementation plan ordinance. Recognizing that over time the availability of more detailed design and cost information, and changes in circumstances, often require changes in a bond implementation plan presented to the voters at the time of a bond election, Section 3.06.070 authorizes the Board to amend bond implementation plans to accommodate "substantial modifications" to projects. Substantial modifications are defined as:

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1. An increase or decrease in total actual project costs by 25 percent or more
2. An increase or decrease in actual bond costs by 25 percent or more
3. An increase or decrease in actual other revenues by 25 percent or more
4. A delay in a project construction or implementation schedule of 12 months or more
5. A delay in the scheduled sale of bonds of 24 months or more
6. Any project that is not constructed
7. Any project that is added to those to be constructed
8. Any increase or decrease in the project scope that alters the disclosed project benefits
9. All changes to a bond implementation plan necessitated by only a portion of the proposed bond questions being approved at the special election

The required timing of an amendment varies based on whether the amendment impacts only funding, or other aspects of a project. Pursuant to the Code, the Board of Supervisors can authorize a substantial modification to the funding for a project on a de facto basis by awarding or amending a contract for the project that reflects that change in funding, while at the same time acknowledging that the action will require a future conforming amendment to the bond ordinance. In this situation, the amendment takes place after the Board takes action by awarding a contract. The reason for this is that amendments should not be based on cost estimates, and prior to the awarding of contracts or approval of purchase agreements, cost estimates may vary. For all other types of substantial modifications, an amendment of the bond ordinance is necessary before the modification is implemented.

The County Bond Advisory Committee is tasked with reviewing and making recommendations to the Board of Supervisors regarding all proposed bond ordinance amendments.

III. Recommended Amendments

In order to amend the bond ordinances, the Board will be asked to adopt a separate ordinance for each of the four affected bond programs. The four ordinances are attached to this report, with language that is being deleted shown in the "strike-out format" (~~example~~), while new language that is being added to the ordinances is underlined (example). Note that the titles of projects were originally underlined, and therefore this does not necessarily mean that the titles are changing. In this format, the ordinances only contain those projects that are being amended, and do not reproduce the entirety of each of the three bond ordinances.

In addition, as requested by the Bond Advisory Committee to assist with review of these proposed amendments, attached is a list of each of the bond programs' implementation periods with the associated fiscal years.

A brief description of the recommended ordinance amendments' impact on each project is presented below.

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A. Recommendations for Ordinance Amendments Relative to the 1997 General Obligation Bond and Sewer Revenue Program

CH-29 Canoa Ranch Buildings Rehabilitation

This ordinance amendment would extend the implementation period through fiscal year 2012/2013. While this 1997 bond project is substantially complete, the remaining small balance will be applied to the final phase of rehabilitation and adaptive use of the garage and restroom facility that is now scheduled to begin in April-May 2012 and extend into the next fiscal year 2012-13.

P-36 Santa Cruz River Park, Irvington to Valencia

This ordinance amendment would extend the implementation period through fiscal year 2012/2013 and modify the location limits of the project. The project area has been revised due to privately constructed facilities between Irvington to Drexel. The new project limits will be from Drexel to Valencia. This project area is inclusive of an unprotected Santa Cruz River, multiple unimproved subdivision drainage outlets, utility facilities, and extensive archeological sites. The land is currently owned by the City of Tucson and must be secured for the construction and maintenance of the river park improvements. The linear park improvements are anticipated to be completed by fiscal year 2013.

P-45 Marana Rattlesnake Park (Continental Ranch)

This ordinance amendment would extend the implementation period through fiscal year 2012/2013, amend the scope, and add other funding. The park was completed in fiscal year 2010. Remaining bond funds are proposed for construction of a bridge and a multi-use path required for completion of the Loop along the Santa Cruz River Park. These improvements are scheduled to be complete this fiscal year. The Marana Town Council approved Resolution No. 2011-89 and a related Intergovernmental Agreement in support of these changes and acknowledging that the bond ordinance language would need to be changed to reflect these changes.

T-23 Various Trail Acquisitions

This ordinance amendment would extend the implementation period through fiscal year 2012/2013. The Roger Road Trailhead was not approved for development by the trailhead's neighbors, so the funding is being transferred approximately one mile away to fund the acquisition of a half-mile trail easement from Avenida de Suzenu to the trail that provides access to the Milagrosa Canyon area of the forest. The project is estimated for completion in December 2012.

B. Recommendations for Ordinance Amendments Relative to the 1997 HURF Bond Program

DOT-6 - Magee Road, La Canada Drive to Oracle Road

After voter approval of the Regional Transportation Plan, a note was added to this project stating that this project is now part of a Regional Transportation Authority (RTA) project and that amendments to scope, implementation periods and funding may be necessary in the future. This ordinance amendment would amend the scope of the project to include intersection

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improvements at Oracle and Magee roads, adjust the Other Funding sources to reflect RTA funding, Federal funding and County HURF funding, and revise the implementation period to reflect a project start in calendar year 2013. The total cost of the project would be \$19.5 million. This includes the current project estimated cost of approximately \$17 million plus \$2.5 million of contingency which will be appropriately adjusted after the project bids. Based on a \$17 million cost and a total project length of approximately 1.2 miles, the average cost per mile is \$14.2 million. This is consistent with other current roadway projects in the Pima County region.

DOT-29 - Houghton Road, Golf Links Road to Interstate 10

After voter approval of the Regional Transportation Plan, a note was added to this project stating that this project is now part of a Regional Transportation Authority (RTA) project and that amendments to scope, implementation periods and funding may be necessary in the future. This ordinance amendment would adjust the Other Funding sources to reflect RTA funding, Pima County impact fees, City of Tucson and other funding, and revise the implementation period to reflect the RTA implementation timeline. This project would be constructed in phases through 2021. Construction already started with the Broadway/Houghton intersection. The project costs identified now include the extra 4 miles of improvements identified in the RTA scope. Total project length is now 13 miles with an RTA estimated total cost of \$160.6 million. This is an average cost of \$12.4 million per mile, which is consistent with other current roadway projects in the Pima County region.

C. Recommendations for Ordinance Amendments Relative to the 2004 General Obligation and Sewer Revenue Program

2.2 New Psychiatric Hospital

This project was completed in 2011 along with funding from the 2006 bond election. In 2009 the Bond Advisory Committee and the Board of Supervisors approved an amendment to this project that added the design of a parking garage to serve the Kino campus. However, funding was never expended for this purpose. This ordinance amendment would remove the design of a parking garage from the scope of this project. Design of the parking garage is still needed and is proposed for funding under the 2006 Psychiatric Urgent Care project (see below).

4.22 Catalina Community Park

This ordinance amendment would extend the implementation period through fiscal year 2013/14. The project is on hold due to limited resources for operations and maintenance of the new facility.

4.30 Eastside Sports Complex and Senior Center Site

This project was originally amended in 2007 to develop additional sports complexes at Udall and Lincoln regional parks, as opposed to a single new eastside complex. Those improvements were completed in 2011. On March 6, 2012 the City of Tucson's Mayor and Council approved Resolution 21867 requesting a bond ordinance amendment to permit the use of residual funds from this project to replace outdated lighting at Udall Regional Park. The lights have exceeded their useful life and no longer meet current standards. Without these funds, the City may be required to turn off the lights permanently, thus making those fields unavailable for most youth sports.

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D. Recommendations for Ordinance Amendments Relative to the 2006 General Obligation

Question 3 – Psychiatric Urgent Care Facilities

This project was completed in 2011 and the facility is now known as the Crisis Recovery Center. Approximately \$1 million of bond authorization remains unspent. Construction of the Crisis Recovery Center, Behavioral Health Pavilion and Abrams Public Health Center put a strain on parking needed at the campus. This ordinance amendment would amend the scope of the project to include the design of a parking garage to serve the campus.

May 20, 1997
General Obligation & Sewer

ORDINANCE NUMBER 2012 - ____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY ARIZONA RELATING TO GENERAL OBLIGATION AND SEWER REVENUE BOND PROJECTS AMENDING ORDINANCE NUMBER 1997-35 BOND IMPLEMENTATION PLAN, MAY 20, 1997 SPECIAL ELECTION (AS AMENDED SEPTEMBER 22, 1998 BY ORDINANCE NUMBER 1998-58; AUGUST 20, 2001 BY ORDINANCE NUMBER 2001-111; MARCH 9, 2004 BY ORDINANCE NUMBER 2004-15; OCTOBER 11, 2005 BY ORDINANCE NUMBER 2005-91; APRIL 4, 2006 BY ORDINANCE NUMBER 2006-19; OCTOBER 17, 2006 BY ORDINANCE NUMBER 2006-82; APRIL 10, 2007 BY ORDINANCE NUMBER 2007-32; NOVEMBER 6, 2007 BY ORDINANCE NUMBER 2007-94; APRIL 1, 2008 BY ORDINANCE NUMBER 2008-24; NOVEMBER 18, 2008 BY ORDINANCE NUMBER 2008-107; OCTOBER 6, 2009 BY ORDINANCE NUMBER 2009-90; APRIL 13, 2010 BY ORDINANCE NUMBER 2010-23; OCTOBER 19, 2010 BY ORDINANCE NUMBER 2010-64, APRIL 5, 2011 BY ORDINANCE NUMBER 2011-19, AND OCTOBER 18, 2011 BY ORDINANCE NUMBER 2011-78) FOR THE PURPOSE OF AMENDING IMPLEMENTATION PERIODS FOR CERTAIN BOND PROJECTS, AND AUTHORIZING THE USE OF ADDITIONAL OTHER FUNDS TO FINANCE CERTAIN PROJECTS.

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

WHEREAS, in compliance with Chapter 3.06, the Board of Supervisors adopted Ordinance Number 1997-35, the "Bond Implementation Plan, May 20, 1997 Special Election"; and,

WHEREAS, the Board of Supervisors, on September 22, 1998 enacted Ordinance No. 1998-58, on August 20, 2001 enacted Ordinance Number 2001-111, on March 9, 2004 enacted Ordinance Number 2004-15, on October 11, 2005 enacted Ordinance Number 2005-91, on April 4, 2006 enacted Ordinance Number 2006-19, on October 17, 2006 enacted Ordinance Number 2006-82, on April 10, 2007 by Ordinance No. 2007-32, on November 6, 2007 enacted Ordinance Number 2007-94, on April 1, 2008 by Ordinance No. 2008-24, on November 18, 2008 by Ordinance No. 2008-107, on October 6, 2009 by Ordinance No. 2009-90, on April 13, 2010 by Ordinance No. 2010-23, on October 19, 2010 by Ordinance No. 2010-64, on April 5, 2011 by Ordinance No. 2011-19, and on October 18, 2011 by Ordinance No. 2011-78 amending Ordinance No. 1997-35 in compliance with provisions of Chapter 3.06; and,

WHEREAS, the Board of Supervisors desires to amend Ordinance Number 1997-35 (as previously amended) in compliance with provisions of Chapter 3.06:

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

Ordinance Number 1997-35 (as previously amended) is hereby amended as follows:

30) Project**CH-29 -- Canoa Ranch Buildings Rehabilitation**

Location: Canoa Ranch south of Green Valley
Bond Funding: \$1,500,000
Scope: The historic Canoa Ranch complex, constructed between the 1870s to the 1930s, is listed in ~~may be considered eligible for listing on~~ the National Register of Historic Places and the Arizona State Register of Historic Places as a significant historic site in Pima County. Today, the ranch complex includes 10 to 12 buildings constructed of adobe and wood framing that has deteriorated. Rehabilitation of the buildings will follow preparation of a site management plan for the adaptive reuse of the complex and preparation of stabilization plans and construction documents. Building rehabilitation and restoration will be phased.

Benefit: Accessibility of the Canoa Ranch, which has long been a focal location in the Santa Cruz River valley.

Other Funding: \$0
Implementation Period: 1, 2, 3, 4, 5, 6, 7, 8
Future Operating & Maintenance Costs: To be determined.

36) Project**P-36 -- Santa Cruz River Park, Drexel, Irvington to Valencia**

Location: Santa Cruz River, Drexel, Irvington to Valencia, Southwest Tucson
Bond Funding: \$1,200,000
Scope: Work consists of development of a public linear park extension along the Santa Cruz River, from Drexel, Irvington to Valencia, including bike and walking paths, ramadas, picnic areas, irrigation, landscaping, and parking.

Benefits: Accommodation of the public need for linear park access and facilitation of recreational opportunity.

Other Funding: \$0
Implementation Period: 2, 3, 4, 5, 6, 7, 8
Future Operating & Maintenance Costs: \$50,000 per mile

45) Project**P-45 -- Marana Rattlesnake Park (Continental Ranch)**

Location: Continental Ranch
Bond Funding: \$500,000
Scope: Work consists of development of newly constructed park facilities in the northwest accommodating the Rillito and Continental Ranch areas, including athletic field, playground, ramadas, picnic areas, rest rooms, basketball court, volleyball court, parking, lights, and landscaping.
Design and construct two bridges along the Santa Cruz River and add a multi-use path to the river park.

Benefit: Accommodating the growing recreational needs of the northwest community.

Other Funding: \$85,491 Flood Control Tax Levy
\$114,150 Pima Health System Transition Fund
\$145,000 Marana Funds

Implementation Period: 2, 3, 4, 5, 6, 7, 8

Future Operating & Maintenance Costs: If the site for the park lies within the town limits of Marana, the cost will be paid by the Town of Marana through an intergovernmental agreement with Pima County.

24) Project

Location:
Bond Funding:
Scope:

T-23 -- Various Trail Acquisitions

Various locations identified below

\$1,000,000

T - 23A Trail Acquisitions

Arizona Trail: Acquire 5 miles of trail corridor along Cienega Creek.

Agua Caliente Hill North Trail Access: Acquire a 15-foot corridor from the east end of Roger Road to the Coronado National Forest.

Wild Burro Wash Trail: Acquire 3.5 miles of trial corridor from CAP to Red Hawk development.

Shurban Wash Trail: Acquire 2 miles of trail corridor along Shurban Wash.

Rincon Creek Greenway Trail: Acquire 1 mile of trail corridor from Pantano Wash to Spanish Trail.

T - 23B Trail/Trailhead Developments

Rincon Creek Trail: Develop 3 miles of a 10-foot multi-use trail along the bank of the Rincon Creek from Spanish Trail east to Camino Loma Alta, install signage and fencing as necessary.

Camino Loma Alta Trail: Construct approximately 2 miles of natural surface trail 4 feet wide within the Camino Loma Alta right-of-way from Old Spanish Trail to the southern boundary of Saguaro National Park.

Spanish Trail Right-of-Way Trail: Construct 3 miles of natural surface trail 4 feet wide from Pima County's Rincon Valley District Park site to Camino Loma Alta within the Old Spanish Trail right-of-way.

Anza National Historical Trail: Construct a segment of the Anza Trail on recently granted trail corridor in the Green Valley area, along with a public staging facility and interpretive signage.

Houghton Road Right-of-Way Trail: Construct approximately 2 miles of natural surface multi-use trail 4 feet wide within the Houghton Road right-of-way between Old Spanish Trail and the Pantano Wash.

Colossal Cave Mountain Park Trail System - Phase I: Plan and construct 2.5 miles of recreational trails.

Central Arizona Project Trail - Phase II: Construct approximately 10 miles of natural surface multi-use trail 8 feet wide within the CAP right-of-way.

Ventana Canyon Trailhead: Acquisition of 5,200 feet of access from Ventana Canyon Parking lot to Coronado National Forest boundary.

Benefit: Projection of natural resource areas and provision of links and access to trail systems throughout the community

Other Funding: \$0

Implementation Period: 1, 2, 3, 4, 5, 6, 7, 8

Future Operating & Maintenance Costs: Minimal

AS AMENDED by the Board of Supervisors of Pima County, Arizona, on this ____ day of _____, 2012.

Chairman, Board of Supervisors

Attest:

Reviewed by:

Clerk, Board of Supervisors

County Administrator

Approved as to Form:

Civil Deputy County Attorney

November 4, 1997
HURF

ORDINANCE NUMBER 2012-____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY ARIZONA RELATING TO HIGHWAY USER REVENUE FUND REVENUE BOND PROJECTS AMENDING ORDINANCE NUMBER 1997-80 BOND IMPLEMENTATION PLAN, NOVEMBER 4, 1997 SPECIAL ELECTION (AS AMENDED SEPTEMBER 22, 1998 BY ORDINANCE NO. 1998-59, AUGUST 20, 2001 BY ORDINANCE NO. 2001-112, DECEMBER 14, 2004 BY ORDINANCE NO. 2004-118, OCTOBER 11, 2005 BY ORDINANCE NO. 2005-90, APRIL 4, 2006 BY ORDINANCE NO. 2006-20, OCTOBER 17, 2006 BY ORDINANCE NO. 2006-83, NOVEMBER 6, 2007 BY ORDINANCE NO. 2007-93, APRIL 21, 2009 BY ORDINANCE NO. 2009-39 OCTOBER 6, 2009 BY ORDINANCE NO. 2009-91, APRIL 13, 2010 BY ORDINANCE NO. 2010-22, OCTOBER 19, 2010 BY ORDINANCE NO. 2010-62, APRIL 5, 2011 BY ORDINANCE NO. 2011-20, AND OCTOBER 18, 2011 BY ORDINANCE NO. 2011-77) FOR THE PURPOSE OF REALLOCATING BOND FUNDS, AMENDING THE SCOPE OF CERTAIN PROJECTS, AMENDING IMPLEMENTATION PERIODS FOR CERTAIN BOND PROJECTS AND AUTHORIZING THE USE OF ADDITIONAL OTHER FUNDS TO FINANCE CERTAIN BOND PROJECTS.

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

WHEREAS, in compliance with Chapter 3.06, the Board of Supervisors adopted Ordinance Number 1997-80, the "Transportation Bond Improvement Plan, November 4, 1997 Special Election"; and,

WHEREAS, the Board of Supervisors, on September 22, 1998 enacted Ordinance Number 1998-59 and on August 20, 2001 enacted Ordinance Number 2001-112 and on December 14, 2004 enacted Ordinance Number 2004-118 and on October 11, 2005 enacted Ordinance Number 2005-90 and on April 4, 2006 enacted Ordinance Number 2006-20 and on October 17, 2006 enacted Ordinance Number 2006-83 and on November 6, 2007 enacted Ordinance Number 2007-93 and on April 21, 2009 enacted Ordinance Number 2009-39 and on October 6, 2009 enacted Ordinance Number 2009-91 and on April 13, 2010 enacted Ordinance Number 2010-22 and on October 19, 2010 enacted Ordinance Number 2010-62 and on April 5, 2011 enacted Ordinance number 2011-20 and on October 18, 2011 enacted Ordinance number 2011-77 amending Ordinance Number 1997-80 in compliance with provisions of Chapter 3.06; and,

WHEREAS, the Board of Supervisors desires to amend Ordinance Number 1997-80 (as previously amended) in compliance with provisions of Chapter 3.06:

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

Ordinance Number 1997-80 (as previously amended), is hereby amended as follows:

6) DOT-6 - Magee Road, La Canada Drive to Oracle Road

NOTE: This project is now part of a the Regional Transportation Authority (RTA) project: #12 Magee Road, La Canada Drive to Oracle Road. RTA project scope is to widen to a 4-lane arterial roadway with bike lanes and sidewalks. Project construction to start in RTA Period 2. Amendments to scope, implementation periods, and funding may be necessary in the future.

Location: Unincorporated County

Bond Funding: \$3,750,000

Scope: The project consists of widening Magee Road between La Canada Drive and Oracle Road to a four-lane cross section with a raised landscaped median, multi-use lanes, outside curbs, storm drains, landscaping and pedestrian facilities. This project also includes intersection improvements at Oracle Road. A box culvert will be constructed to carry Pegler Wash under Magee Road and provision will be made for other transverse drainage.

Benefit: The project will reduce congestion and enhance safety along Magee Road. The estimated economic value of the improvements to traffic flow and reductions in accidents are \$26.06 million. The benefit/cost ratio is 4.3:1.

Other Funding: \$5,850,000 Regional Transportation Authority
\$9,800,000 Surface Transportation Program (Federal Funds)
\$ 100,000 County HURF
\$2,250,000 (Impact Fee Funds); Regional Transportation Authority

Implementation Period: ~~3/4/7/8~~ RTA Construction Start: Period 2 Calendar Year 2013

Future Annual Operating & Maintenance Costs: \$18,000

29) DOT-29 - Houghton Road, Golf Links Road to Interstate 10

NOTE: This project is now part of a the Regional Transportation Authority (RTA) project #32 Houghton Road, Tanque Verde to I-10. RTA project scope is to widen to a 4 and 6-lane desert parkway with new bridges, bike lanes, and sidewalks. Amendments to scope, implementation periods, and funding may be necessary in the future.

Location: Tucson and Unincorporated County

Bond Funding: \$20,000,000

Scope: This project is the widening of Houghton Road to a four-lane cross section with multi-use lanes, curbs, storm drains and outside landscaping; the segment between Old Vail Road and Golf Links Road is to have a six-

lane cross section. The limits of this project are changed per memorandum of understanding with the City of Tucson dated May 7, 2004.

Benefit: The project will reduce congestion and enhance safety along Houghton Road.

Other Funding: \$95,342,000 Regional Transportation Authority
\$12,700,000 Pima County Impact Fees
\$18,000,000 City of Tucson
\$14,600,000 Other
City of Tucson; Regional Transportation Authority

Implementation Period: RTA Construction Start: Period 1 (2007-2011) through Period 3 (2017-2021). This project is planned for RTA Implementation Period 1 (2007-2011).

Future Annual Operating & Maintenance Costs: City of Tucson

AS AMENDED by the Board of Supervisors of Pima County, Arizona, on this ____ day of _____, 2012.

Chairman, Board of Supervisors

Attest:

Reviewed by:

Clerk, Board of Supervisors

County Administrator

Approved as to Form:

Civil Deputy County Attorney

May 18, 2004
General Obligation & Sewer

ORDINANCE NUMBER 2012-____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY ARIZONA RELATING TO GENERAL OBLIGATION AND SEWER REVENUE BOND PROJECTS AMENDING ORDINANCE NUMBER 2004-18 BOND IMPLEMENTATION PLAN, MAY 18, 2004 SPECIAL ELECTION (AS AMENDED OCTOBER 11, 2005 BY ORDINANCE NUMBER 2005-92 AND APRIL 4, 2006 BY ORDINANCE NUMBER 2006-21 AND OCTOBER 17, 2006 BY ORDINANCE NUMBER 2006-84 AND APRIL 10, 2007 BY ORDINANCE NUMBER 2007-33 AND NOVEMBER 6, 2007 BY ORDINANCE NUMBER 2007-95 AND APRIL 1, 2008 BY ORDINANCE NUMBER 2008-25 AND NOVEMBER 18, 2008 BY ORDINANCE NUMBER 2008-106 AND APRIL 21, 2009 BY ORDINANCE NUMBER 2009-40 AND OCTOBER 6, 2009 BY ORDINANCE NUMBER 2009-92 AND APRIL 13, 2010 BY ORDINANCE NUMBER 2010-24 AND OCTOBER 19, 2010 BY ORDINANCE NUMBER 2010-63 AND DECEMBER 7, 2010 BY ORDINANCE NUMBER 2010-70 AND APRIL 5, 2011 BY ORDINANCE NUMBER 2011-21 AND OCTOBER 18, 2011 BY ORDINANCE NUMBER 2011-79) FOR THE PURPOSE OF AMENDING THE SCOPE OF CERTAIN PROJECTS, AMENDING IMPLEMENTATION PERIODS FOR CERTAIN BOND PROJECTS, AND AUTHORIZING THE USE OF ADDITIONAL OTHER FUNDS TO FINANCE CERTAIN PROJECTS.

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

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

WHEREAS, the Board of Supervisors, on October 11, 2005 enacted Ordinance Number 2005-92 and on April 4, 2006 enacted Ordinance Number 2006-21 and on October 17, 2006 enacted Ordinance Number 2006-84 and on April 10, 2007 enacted Ordinance Number 2007-33 and on November 6, 2007 enacted Ordinance Number 2007-95 and on April 1, 2008 enacted Ordinance Number 2008-25 and on November 18, 2008 enacted Ordinance Number 2008-106 and on April 21, 2009 enacted Ordinance Number 2009-40 and on October 6, 2009 enacted Ordinance Number 2009-92 and on April 13, 2010 enacted Ordinance Number 2010-24 amending Ordinance Number 2004-18 and on October 19, 2010 enacted Ordinance Number 2010-63 and on December 7, 2010 enacted Ordinance Number 2010-70 and on April 5, 2011 enacted Ordinance Number 2011-21 and on October 18, 2011 enacted Ordinance Number 2011-79 in compliance with provisions of Chapter 3.06; and

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

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

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

2.2 New Psychiatric Hospital

Location: Kino Health Campus, 2800 East Ajo Way, Tucson, Arizona 85713

Scope: In conjunction with bond funding under the 2006 bond ordinance, expand in-patient psychiatric facilities at the hospital facility located on the Kino health campus, currently operated by University Physician's Healthcare as the University Physician's Healthcare Hospital; design, construct and equip an Outpatient Physician Clinic in the unoccupied shell space on the second floor of Herbert K. Abrams Public Health Center located to the east of the hospital facilities; ~~and design a parking garage to serve the Kino campus.~~ This clinic space will be leased to University of Physician's Healthcare / University of Arizona College of Medicine.

Benefits: Currently, UPH provides inpatient psychiatric services in University Physician's Healthcare Hospital on the Kino campus. The majority of the psychiatric inpatient beds are located in wings originally designed as medical/surgical nursing units. A facility specifically designed for psychiatric patients will improve security, operational efficiency and improve treatment opportunities. Expansion of the psychiatric facilities is essential for the Hospital's transition into a full-service general hospital.

Cost: \$12,000,000, with Planning/Design being \$1,266,000, Construction being \$10,597,000, and Other being \$137,000.

Bond Funding: \$12,000,000

Other Funding: None identified at this time

Project Duration: Planning at 9 to 11 months, Design at 14 to 16 months, and Construction at 21 to 24 months.

Implementation Period: 1, 2, 3, 4

Project Management: Pima County Facilities Management

Future Operating and Maintenance Costs: Building operating and maintenance costs are expected to be approximately \$900,000 per year.

4.22 Catalina Community Park

Location: This proposed new park will be located within the Village of Catalina, north of Tucson. A location for this park has not yet been finalized, however, it is possible that some athletic field improvements and the restoration of natural and habitat areas can be located within floodplain on land recently acquired along the Canada del Oro Wash by Pima County's Flood Control District.

Scope: This Phase I of the project proposes the development of a new community park. Improvements may include a baseball and soccer field complex, playground, basketball court, volleyball, field lighting, parking, picnic facilities, ramadas, restroom and landscaping. The development of natural and habitat areas and a corresponding trail system may result in this park's classification being raised to that of a regional park.

Benefits: The rate of community development in this part of Pima County is increasing and the demand for park facilities is great. The development of this new park will enable the agency to meet the recreational and educational demands of a broad cross-section of users. This project will provide benefits for residents residing in the Village of Catalina and within the unincorporated reaches of northern Pima County.

Cost: \$1,760,000, with Administration being \$50,000, Planning and Design being \$120,000, Construction being \$1,455,700, Capital Equipment being \$115,000, and Public Art being \$19,300.

Bond Funding: \$1,000,000

Other Funding: None identified at this time, however, efforts to obtain State and Federal grants will be explored.

Project Duration: Planning/Design at 15 to 25 months and Construction at 12 to 24 months.

Implementation Period: 2, 3, 4, 5

Project Management: Pima County Natural Resources, Parks and Recreation

Future Operating and Maintenance Costs: \$300,154 per year when fully completed.

4.30 Eastside Sports Complex and Senior Center Site

Location: Develop eastside sports complexes at Udall Regional Park and Lincoln Regional Park.

Scope: This project will provide for existing soccer field lighting and the construction of two additional lighted soccer fields with support facilities and associated amenities at Udall Regional Park as well as the construction of a 4-field lighted baseball/softball complex with support facilities and associated amenities at Lincoln Regional Park. Surplus project funding will provide for the replacement of out-dated lighting systems on existing softball and soccer fields.

Benefits: This project will provide facilities in an area of the city with a shortage of sport fields. This project will address the community's need for sport fields as identified in the City of Tucson Parks and Recreation Ten Year Strategic Service Plan.

Cost: \$6,000,000

Bond Funding: \$6,000,000

Other Funding: None identified at this time. The City of Tucson will seek other revenue sources, including Arizona Heritage Funds.

Project Duration: Planning, Design and Procurement Phases will require 10 to 12 months. Construction will require another 10 to 12 months.

Implementation Period: 1, 2, 3, 4

Project Management: The City of Tucson will manage design and construction for the project pursuant to an intergovernmental agreement between the City of Tucson and Pima County, which will be necessary to implement this project.

Future Operating and Maintenance Costs: The City of Tucson will own and operate the completed project. The additional annual operation and maintenance cost for this project is estimated to be \$494,550. This cost will be funded through the City of Tucson Operating Budget - General Fund.

AS AMENDED by the Board of Supervisors of Pima County, Arizona, on this ____ day of _____, 2012.

Chairman, Board of Supervisors

Attest:

Reviewed by:

Clerk, Board of Supervisors

County Administrator

Approved as to Form:

Civil Deputy County Attorney

May 16, 2006
General Obligation

ORDINANCE NUMBER 2012 - ____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA RELATING TO GENERAL OBLIGATION BOND PROJECTS AMENDING ORDINANCE NUMBER 2006-29 BOND IMPLEMENTATION PLAN, MAY 16, 2006 SPECIAL ELECTION (AS AMENDED OCTOBER 6, 2009 BY ORDINANCE NUMBER 2009-93 AND APRIL 5, 2011 BY ORDINANCE NUMBER 2011-22) FOR THE PURPOSE OF AMENDING THE SCOPE AND IMPLEMENTATION PERIODS OF THE PROJECTS.

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

WHEREAS, in compliance with Chapter 3.06, the Board of Supervisors adopted Ordinance Number 2006-29, the "Bond Implementation Plan, May 16, 2006 Special Election"; and,

WHEREAS, the Board of Supervisors, on October 6, 2009 enacted Ordinance Number 2009-93 and on April 5, 2011 enacted Ordinance Number 2011-22 amending Ordinance No. 2006-29 in compliance with provisions of Chapter 3.06; and

WHEREAS, the Board of Supervisors desires to amend Ordinance Number 2006-29 (as previously amended) in compliance with provisions of Chapter 3.06:

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

Ordinance Number 2006-29 (as previously amended) is hereby amended as follows:

A. Question 3 – Psychiatric Urgent Care Facilities

For the purpose of acquiring, developing, improving and equipping psychiatric urgent care facilities for the County, including the acquisition and construction of real and personal property or interests or rights in property for such purpose and paying all expenses properly incidental thereto and to the issuance of such bonds, shall Pima County, Arizona be authorized to issue and sell general obligation bonds of the County in an aggregate principal amount not exceeding \$18,000,000?

Location: Kino Health Campus, 2800 East Ajo Way, Tucson, Arizona 85713

Scope: To construct a psychiatric urgent care center to complement existing and proposed psychiatric facilities on the Kino health campus. The urgent care center will be located in close proximity to University Physicians Hospital at Kino Campus, including the proposed psychiatric inpatient hospital facility. The psychiatric urgent care center will be leased to and operated by the regional behavioral health authority designated in statute by the State to provide publicly funded urgent care and crisis services for Pima County. Surplus funds from the construction of the psychiatric urgent care center will be used to design, construct, and equip needed health clinics and associated labs to be built at the Kino Campus.

Because healthcare projects included in the 2004 and 2006 Bond Questions put a strain on the parking need on campus, the design of a Parking Garage is included in this scope.

Benefits: Development of a psychiatric urgent care center will fill a significant gap in the mental health delivery system in Southern Arizona. It will substantially reduce the number of mental health and/or substance abuse patients currently being seen in local emergency rooms, freeing the emergency rooms to provide emergency medical care. The psychiatric urgent care center would coordinate services with all hospitals in Pima County, not only University Physicians Hospital at Kino Campus. The advantage of being located on the Kino health campus is the proximity to medical services in the event a patient requires more intensive medical evaluation or stabilization of medical emergencies. The development of a psychiatric urgent care center will also benefit law enforcement personnel and other first responders who now often respond to these individuals in crisis, by providing a location to take these individuals and a plan for streamlining the process. Newly constructed health clinics and associated labs will supplement existing inpatient and outpatient services for the betterment of patient care at the Kino Campus.

Cost: \$18,000,000 – including costs to plan, design, bid, construct and equip the new facility.

2006 Bond Funding: \$18,000,000

Other Funding: None identified at this time

Implementation Period: Fiscal Year 2005/06 to Fiscal Year 2012/2013

Project Management: Pima County Facilities Management

Future Operating and Maintenance Costs: Approximately \$1,000,000 per year following occupancy in 2011. O&M costs include utilities, building and site maintenance, housekeeping, and security. O&M cost estimate is based on projected facility size. Responsibility for O&M costs is to be determined by separate agreement with the agency leasing the new facility.

B. Question 4 – Psychiatric Inpatient Hospital Facilities

For the purpose of acquiring, developing, improving and equipping psychiatric inpatient hospital facilities for the County, including the acquisition and construction of real and personal property or interests or rights in property for such purpose and paying all expenses properly incidental thereto and to the issuance of such bonds, shall Pima County, Arizona be authorized to issue and sell general obligation bonds of the County in an aggregate principal amount not exceeding \$36,000,000?

Location: Kino Health Campus, 2800 East Ajo Way, Tucson, Arizona 85713

Scope: To construct an 80 to 100-bed psychiatric inpatient facility and expanded psychiatric emergency department on the Kino health campus. The proposed facility will be part of University Physicians Hospital at Kino Campus and will be constructed adjacent to the existing hospital and within close proximity to the proposed psychiatric urgent care center. The proposed \$36 million in bond funds would be combined with the \$12 million of bond funds authorized in May 2004 for a total of \$48 million.

Because the project will involve the area currently used to land emergency helicopters on the campus, a new Helistop will be designed, constructed and equipped to serve the remodeled Emergency Department (ED) currently designed into the ground floor of this new Psychiatric Hospital. The Helistop will be located in the north soccer field on the Kino campus near the new ED ambulance entrance and will consist of two helicopter landing pads and associated improvements. Surplus funds from the construction of the psychiatric inpatient hospital facilities will be used to design, construct, and equip needed health clinics and associated labs to be built at the Kino Campus.

Because healthcare projects included in the 2004 and 2006 Bond Questions put a strain on the parking need on campus, the design of a Parking Garage is included in this scope.

Benefits: The majority of psychiatric inpatient beds in the University Physicians Hospital at Kino Campus are currently located in areas originally designed as medical/surgical units and are inefficient from an operations and safety standpoint. Medical patients as well as patients with behavioral and substance abuse issues are treated in an emergency department that is too small, causing delays and disruptions in treatment for all patients and jeopardizing patient safety. The proposed psychiatric inpatient hospital and expanded emergency department with space specifically designed for psychiatric patients, will improve security, operational efficiency and treatment opportunities.

A new Helistop will replace the existing helicopter landing site, which is impacted by the project, ensuring safe, essential and convenient air ambulance service to an expanded and enhanced Level 3 Trauma Center. Newly constructed health clinics and associated labs will supplement existing inpatient and outpatient services for the betterment of patient care at the Kino Campus.

Cost: \$48,000,000– including costs to plan, design, bid, construct and equip the new facility.

2006 Bond Funding: \$36,000,000

Other Funding: \$12,000,000 in 2004 General Obligation Bond Authorization

Implementation Period: Fiscal Year 2005/06 to Fiscal Year 2012/2013

Project Management: Pima County Facilities Management

Future Operating and Maintenance Costs: Approximately \$2,500,000 per year following occupancy in 2011. O&M costs include utilities, building and site maintenance, housekeeping, and security. O&M cost estimate is based on projected facility size. Responsibility for O&M costs is to be determined by separate agreement with the agency leasing the new facility.

AS AMENDED by the Board of Supervisors of Pima County, Arizona, on this ____ day of _____, 2012.

Chairman, Board of Supervisors

Attest:

Reviewed by:

Clerk, Board of Supervisors

County Administrator

Approved as to Form:

Civil Deputy County Attorney