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**ORDINANCE NO. 2010-63**

**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) 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 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 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:

Question No. 2 - Public Health and Community Facilities

**2.5 Roy Place Commercial Building Restoration**

**Location:** Present location of County-owned building at the southeast corner of Stone Avenue and Pennington Street in downtown Tucson

**Scope:** Restore the exterior facade of the Roy Place commercial building as originally designed and constructed and upgrade for future use.

**Benefits:** This building was designed by Tucson architect Roy Place in 1929 and constructed in 1930 for a Montgomery Ward department store. Its original Spanish Colonial Revival design was similar to the 1929 Pima County Courthouse also designed by Roy Place. Mr. Place established his office in the prominent second floor "tower" of this building. During Tucson's rapid expansion as a commercial center in the 1920s, buildings expressed a variety of styles - Spanish Colonial Revival, Neo-Classical, Art Deco, and others. However, beginning in the 1950s, most of Tucson's commercial buildings were modernized by removing the ornate detailing of the original design or covering over the original facades with other materials. The Roy Place Commercial Building, which has been used as a Walgreens Pharmacy since 1957, had its facade covered as well, ironically by Place's son Lew. At present, a building condition assessment report and research of the original design drawings are underway in preparation for future work proposed by this bond. Restoration of this commercial building to its original appearance for continued commercial use is consistent with the City of Tucson's Rio Nuevo plans for the revitalization of downtown Tucson and will revitalize this important cultural asset in the downtown area. This property is owned by Pima County, located within the City of Tucson, and houses County agencies providing Countywide services.

**Cost:** ~~\$800,000~~ \$953,105, with Planning/Design being \$76,000, Construction being \$722,000, and Other being \$2,000.

**Bond Funding:** \$800,000

**Other Funding:** ~~None identified at this time~~ Facilities Renewal Fund \$153,105

**Project Duration:** Planning at 6 to 9 months, Design at 14 to 18 months, and Construction at 13 to 24 months.

**Implementation Period:** 1, 2, 3, 4

**Project Management:** Pima County Facilities Management/Pima County Cultural Resources and Historic Preservation Office

**Future Operating and Maintenance Costs:** This project will restore the exterior facade, which will require little or no annual maintenance costs.

Question No. 3 - Public Safety and Justice Facilities

**3.2 New Pima County Justice Court/City of Tucson Municipal Court Complex**

**Location:** East side of Stone Avenue, between Council Street and Toole Avenue. Pima County owns the southeast corner of Council and Stone. The City of Tucson owns the

northeast corner of Council and Stone. The southeast corner of Toole and Stone will be acquired.

The project also includes work impacting the existing Superior Courts Building located at 110 W. Congress Street and the County Administration Building located at 150 W. Congress Street.

**Scope:** Design, construct and co-locate a new Pima County Justice Court and City of Tucson Municipal Court. The Pima County Justice Court building will consist of 165,000 square feet and provide for a minimum of 16 courtrooms, as well as office space for departments supporting the courts such as the Constables and the County Public Defender and Legal Defender. The City of Tucson Municipal Court will consist of 172,000 square feet and provide for a minimum of 22 courtrooms, as well as office space for departments supporting the courts such as the City Prosecutor and City Public Defender. By co-locating the Justice Court and Municipal Court, Pima County and the City of Tucson can design, construct and operate shared spaces, functions and activities, such as central plant, mechanical and electric spaces; a building entrance lobby; security screening stations; jury assembly space; public restrooms; and cafeteria (if included). There are several options for co-locating the two courts, such as a shared building, or two adjoined buildings, etc. Final planning concept and building form will be determined during planning and design.

~~Construction of this project will also require design and construction of a parking garage, with upwards of 1500 spaces. The parking garage will be designed and constructed in conjunction with the courts, but construction and operation of the garage will be funded through parking fee revenues.~~

Demolish the 8th floor of the Superior Courts Building and re-construct, with new courtrooms and associated spaces including judge's chambers, court reporter's space, jury deliberation rooms and a prisoner holding area. Demolish and abate the 1st floor of the Administration Building and construct office space on 1st and 2nd floors for Adult Probation and Pretrial Services Departments, and move those departments from the Superior Court to this new location.

**Benefits:** Pima County Justice Courts is now located in three separate facilities downtown: the Old Courthouse, the Legal Services Building, and leased facilities. The existing facilities are too small for current and projected volumes of work; being located in three facilities is very inefficient; public security is difficult to assure at the Old Courthouse; and the volume of activity is inappropriate for the Old Courthouse. This project will house the Consolidated Pima County Justice Court, which provides services to all residents in eastern Pima County and several law enforcement agencies.

The City Municipal Court Building was constructed approximately 40 years ago as a parking garage. It was converted in the early 1980's for court and office use. It is inadequate from the standpoint of space, design and age. The adjacent parking garage serving Municipal Court has been closed due to structural problems, reducing available parking for judges, staff and potentially adversely impacting prisoner transport to court should the structure have to be torn down.

City Court and Justice Court are operating in structures that are inadequate due to the lack of space as well as design. The two facilities are located several blocks from each other. There is significant confusion by the public as to which court they need to report. The safety and convenience of the public will be better served by a facility in which both courts are co-located.

A new court facility will provide improved physical security for Justice Courts not possible in their current location. A new facility will also provide additional space to relieve court overcrowding and to consolidate Justice Court functions from three locations to one. There is the potential for cost savings by sharing of space or functions commonly used by each court.

The relocation of Adult Probation and Pretrial Services Departments from the 8th floor of the Superior Court Building to the 1st and 2nd floors of the Administration Building, and the associated remodeling to both facilities, will create additional courtroom space needed to accommodate the court's case load.

**Cost:** \$91,000,000 (assumes inflation factor of 2.5 percent per year through the mid-year of construction; does not include cost of the parking garage)

	<u>Pima County Justice Court</u>	<u>Tucson Municipal Court</u>	<u>Shared Functions</u>
A/E and CM Costs	\$ 2,947,000	\$ 3,500,000	
Construction	\$28,400,000	\$35,000,000	\$2,620,000
Land Cost			\$3,000,000
FF&E	\$ 1,765,000	\$ 1,000,000	
Other Costs	\$ 942,000	\$ 1,428,000	\$ 948,000
Inflation	<u>\$ 4,230,000</u>	<u>\$ 4,800,000</u>	<u>\$ 420,000</u>
Subtotal	\$38,284,000	\$45,728,000	\$6,988,000
 <b>Total Cost</b>	 <b>\$91,000,000</b>		
Total A/E and CM		\$ 6,447,000	
Land		\$ 3,000,000	
Construction		\$66,020,000	
Other		\$ 6,083,000	
Inflation		\$ 9,450,000	

**Bond Funding:** \$76,000,000

**Other Funding:** \$15,000,000 - The Pima County Bond Advisory Committee reduced their recommendation for bond funding for the Tucson Municipal Court from \$45 million to \$41 million. The Committee assumed that the sale of the residual value of the City's current assets in the Municipal Court would yield \$4 million that could be invested into this project. Pima County and the City of Tucson will consult closely through planning and design of this facility. If additional funding cannot be realized, either the project will need to be re-scoped to fit available bond funding or completed in phases, as additional funding becomes available. These are issues that both jurisdictions will mutually decide.

**Project Duration:** Planning/Design at 24 to 36 months, Land Acquisition at 12 to 18 months, and Construction at 36 to 48 months.

**Implementation Period:** 1, 2, 3, 4, 5

**Project Management:** Pima County and the City of Tucson will execute an intergovernmental agreement to set forth the joint duties and responsibilities of each jurisdiction for finance, design, and construction of the Joint Justice Court/Municipal Court. Pursuant to this intergovernmental agreement, Pima County and the City will create a County/City Project management Team, consisting of the respective Court Administrators and each jurisdiction's Facilities Management Director. The Project Management Team will develop a request for proposals to select a third-party professional project manager for project development and implementation, including management of design and construction contracts for the court facilities and parking garage. Procurement of design and construction will be managed by Pima County and contracts will be awarded by the Board of Supervisors.

**Future Operating and Maintenance Costs:** Pima County and the City of Tucson will execute intergovernmental agreements setting forth joint duties and responsibilities for management of and proportionate shares of annual operating and maintenance costs and for management of the parking garage.

### **3.5 Interagency Victim Advocacy Center**

**Location:** On approximately 3 acres on Ajo Way, east of Pima County Juvenile Court Center.

**Scope:** Construct an Interagency Advocacy Center on County-owned property. The center will be built in phases with Phase One specializing in services focused on children. This facility will house various agencies and community partners responsible for victim response, investigation, and litigation, including human service providers, victim advocates, medical personnel, law enforcement and prosecuting attorneys. The concept for the Center has been developed by the Pima County InterAgency Council (IAC), a collaboration of over 20 local victims' service providers founded in 1998. The Center will be open 7 days per week and 24 hours per day.

The Council completed a master plan for the full facility, which envisions a multi-level building of approximately 113,000 square feet. Because of funding constraints, the Center will be constructed in phases. Phase One will construct the "core facility" of approximately 21,000 square feet specializing in services for children, at an estimated total cost of \$6 million. The 3-acre parcel of land is necessary to construct Phase One with some potential for expansion. However, more adjacent land will be necessary to complete a full buildout to 113,000 square feet. Phase One is the project to be addressed by this 2004 Pima County bond project. Phase One is intended to provide space for staff of 51 people, from the Sheriff's Department, Pima County Attorney's Office, Victim Witness, Tucson Police Department, Child Protective Services, and several social service agencies. \$340,000 will be used in conjunction with the 2004 Project 3.2 Joint Justice/Municipal Court Complex to fund the relocation of office space for Adult Probation and Pretrial Services.

As additional funding is secured, the remainder of the Center will be constructed.

**Benefits:** This facility will be a victim-friendly building specifically designed to minimize trauma and foster rapid and integrated multi-disciplinary responses. The proposed advocacy services center will co-locate the community partners responsible for response, investigation and litigation in a victim-friendly setting that is both physically and psychologically safe for clients and their families. This approach will reduce further trauma and improve victim treatment. Case processing will be streamlined which will increase efficiency and decrease costs. Coordinated multi-disciplinary responses will improve effectiveness, maximize limited human resources and decrease the average duration of investigations. Finally, more perpetrators will

be held accountable as prosecution and conviction rates increase, thereby increasing public safety. The facility will house multiple agencies, including Pima County, the City of Tucson, the State of Arizona, and various community victim services agencies.

**Costs:** \$6,000,000

**Bond Funding:** \$6,000,000

**Other Funding:** \$0

**Project Duration:** Planning and Design at 24 to 36 months and Construction at 24 to 36 months.

**Implementation Period:** 1, 2, 3, 4, 5

**Project Management:** Pima County Facilities Management will manage design and construction, with close coordination with the Pima County Interagency Council.

**Future Operating and Maintenance Costs:** Building costs at approximately \$120,000 per year, excluding staffing costs.

Question No. 4 - Parks and Recreational Facilities

**4.37 Pantano River Park**

**Location:** This project is located along the east bank of the Pantano River from ~~22nd Street to Michael Perry Park~~ Kenyon Drive to Sellarole Road, just south of Golf Links Road.

**Scope:** This project is the design and construction of a major segment of the Pantano River Park on the east bank of the Pantano Wash. The design will provide for trail development and incorporate a commemorative tree-planting area in partnership with Trees for Tucson, and a children's memorial garden. The project is being developed in two phases. Phase One extends from Kenyon Drive to Michael Perry Park. Phase Two extends the project length from Michael Perry Park to Sellarole Road.

**Benefits:** This project is the result of a community-driven planning effort, which resulted in a Concept Plan to develop this segment of the river park. The project is a coordinated effort between the City of Tucson, Pima County and Trees for Tucson and will benefit the users of the river park system. This project will address the community's need for enhanced trails, connectivity and continued development of the urban pathway system, as identified in the City of Tucson Parks and Recreation Strategic Service Plan 2013 and the Eastern Pima County Trails System Masterplan. Open space, trails and natural resource parks are important elements of the voter-approved City of Tucson General Plan.

**Cost:** ~~\$3,550,000, with Planning/Design being \$405,000, Construction being \$2,875,000, and Other being \$270,000.~~  
\$4,233,175 Phase One  
\$533,000 Phase Two

**Bond Funding:** \$3,500,000

**Other Funding:** ~~\$50,000~~ \$65,000 (Phase One) from the City of Tucson; \$1,200,000 RTA;  
\$1,175 Other

**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:** Pima County will manage the project, pursuant to an intergovernmental agreement between the City of Tucson and Pima County.

**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 \$15,000. This cost will be funded through the City of Tucson Operating Budget - General Fund. Volunteers will be utilized to help maintain the park.

## Question No. 5 - River Parks and Flood Control Improvements

### 5.8 Rillito River Linear Park Completion

**Location:** Rillito River, Alvernon Way to Craycroft Boulevard

**Scope:** In 1996, the Army Corps of Engineers (ACOE) and Pima County Flood Control District completed soil cement bank protection along the Rillito River from Alvernon Way to Craycroft Road. In 2000, the ACOE and Flood Control District completed the paved pathway on the north bank, a decomposed granite pathway on the south bank, pedestrian bridges over the major washes, installation of an irrigation supply system, and provided landscape improvements. The ACOE and Flood Control District are currently working on developing an environmental restoration project called the Swan Wetlands Project. This project would include parking nodes at the end of Columbus Boulevard on the south bank. Parking on the north bank at Craycroft Road is being undertaken through the Rio Antiguo Project. This project will enhance and effectively complete the linear park. In addition, access to the linear park system would be provided at Mehl Park.

**Benefits:** This project will provide enhanced vegetation along the south bank between Columbus Boulevard and Swan Road and between the Alamo Wash and St. Gregory High School. Pima County wants to provide additional planting and landscaping to match and extend the scenic experience and quality of the existing River Park system between La Cholla and Campbell Avenue. This project will benefit the community at large, as it protects and provides continuation of the Pima County linear river park and trail systems, and provides alternative modes of transportation along the Rillito River.

**Costs:** ~~\$4,750,000~~ \$5,421,947, with Planning being \$128,431 with Administration being \$100,000, Construction being ~~\$3,212,500~~ \$3,858,463, Design being ~~\$575,000~~ \$784,409, Public Art being ~~\$87,500~~ \$69,239, Utility Relocation being ~~\$75,000~~ \$4,205, and Land acquisition being ~~\$700,000~~ \$577,200.

**Bond Funding:** \$3,000,000

**Other Funding:** ~~\$1,750,000~~ \$2,421,947 Flood Control Tax Levy

**Project Duration:** Planning at 24 to 36 months, Design at 24 to 36 months, and Construction at 48 to 60 months.

**Implementation Period:** 1, 2, 3, 4, 5

**Project Management:** Pima County Flood Control District

**Future Operating and Maintenance Costs:** Pima County Natural Resources, Parks and Recreation, with annual maintenance costs of \$72,250 per mile when completed.

Question No. 6 - Sewer System Revenue Bonds

**6.7 Ina Road WPCF-Denitrification**

**Location:** Ina Road at Interstate-10/Roger Road on Sweetwater Drive

**Scope:** The project will ~~provide the~~ funded initial planning and initial design for the implementation of the Regional Optimization Master Plan (ROMP).

**Benefits:** The ROMP objectives are: 1) developing the optimal treatment process and plan to comply with regulatory requirements to reduce nitrogen concentrations in effluent discharged from the wastewater treatment facilities; 2) master plan for foreseeable regulatory requirements; 3) determining the long-term capacity needs of the County metropolitan treatment facilities, conveyance system and outlying growth areas; 4) developing a long-term plan for treatment, handling and reuse of system bio-solids and bio-gas that is produced by the treatment process; 5) developing a detailed implementation schedule to meet regulatory implementation deadlines and the optimization master plan; 6) and developing a financial plan to support the systems regulatory and other needs for the next 15 years.

**Cost:** ~~\$17,000,000, with Administration being \$340,000, Planning being \$50,000, Design being \$1,950,000, and Construction being \$14,660,000.~~ \$35,382,470

**Bond Funding:** \$17,000,000

**Other Funding:** ~~None identified at this time~~ \$18,382,470 System Development Funds and RWRD Obligations

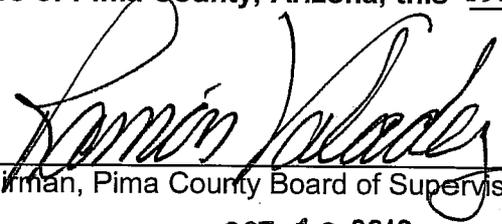
**Project Duration:** ~~Planning at 3 to 6 months, Design at 18 to 30 months, and Construction at 34 to 48 months.~~

**Implementation Period:** 3, 4, 5, 6

**Project Management:** Pima County Wastewater Management Department

**Future Operating and Maintenance Costs:** The future operating and maintenance costs are paid from Wastewater Management's budget, which is funded by user fees.

AS AMENDED by the Board of Supervisors of Pima County, Arizona, this 19th day of October, 2010.

  
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Chairman, Pima County Board of Supervisors

Reviewed by: OCT 19 2010

  
\_\_\_\_\_  
Pima County Administrator

Attest:

  
\_\_\_\_\_  
Clerk, Pima County Board of Supervisors

Approved as to Form:

  
\_\_\_\_\_  
Civil Deputy County Attorney

FORM 04754