

F. ANN RODRIGUEZ, RECORDER

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**ORDINANCE NO. 2011-21**

**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) 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 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:

C. 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. The combined Justice Court and Municipal Court Complex will ultimately provide up to 420,000 square feet accommodating up to 46 courtrooms.~~ 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 common courtrooms, 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.~~

After preliminary planning, this project has been designed as two project phases. Phase I will include the design and construction of the core and shell for a 257,000 square foot seven-story building (seven stories at or above grade with one partial mezzanine level) serving the current and future needs of both the City of Tucson Municipal Court and Pima County Justice Court. The facility includes a stand alone Central Plant building. This phase will complete the bond project.

Phase II will not be a part of the 2004 GO Bond Project and is dependent on future funding sources. This phase include future tenant improvements for the Court Tower which will build-out the entire 257,000 square feet to accommodate 30 court rooms, holding cells, customer service areas, administrative areas, archival storage, judicial chambers and all Court ancillary improvements required to meet the operational needs of the Court. The building will be expandable to provide an additional 12 to 16 courtrooms along with Court related support spaces.

Construction of this project will also require design and construction of a parking garage, with upwards of 1,500 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.

**Costs:** ~~\$98,500,000~~ ~~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	\$ <del>2,947,000</del>	\$ <del>3,500,000</del>	
Construction	\$ <del>28,400,000</del>	\$ <del>35,000,000</del>	\$ <del>2,620,000</del>
Land Cost			\$ <del>3,000,000</del>
FF&E	\$ <del>1,765,000</del>	\$ <del>1,000,000</del>	
Other Costs	\$ <del>942,000</del>	\$ <del>1,428,000</del>	\$ <del>948,000</del>
Inflation	\$ <del>4,230,000</del>	\$ <del>4,800,000</del>	\$ <del>420,000</del>
Subtotal	\$ <del>38,284,000</del>	\$ <del>45,728,000</del>	\$ <del>6,988,000</del>
<b><del>Total Cost</del></b>	<b>\$ <del>91,000,000</del></b>		

Total A/E and CM	\$17,073,000	<del>6,447,000</del>
Land	\$ 4,785,000	<del>3,000,000</del>
Cultural Resources /Archeology	\$16,807,000	
Construction	\$51,388,000	<del>66,020,000</del>
Administration/Other	\$ 3,597,000	<del>6,083,000</del>
Contingency/Inflation	\$ 4,850,000	<del>9,450,000</del>
<u>Total</u>	<u>\$98,500,000</u>	

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

**Other Funding:** ~~\$22,500,000~~ ~~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~~ 36 to 48 months, Land Acquisition at 12 to 18 months, and Construction at 36 to 48 months.

**Implementation Period:** 1, 2, 3, 4, 5, 6

**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.

D. Question No. 4 - Parks and Recreational Facilities

**4.2 Canoa Ranch Buildings Rehabilitation**

**Location:** South of Green Valley and east of Interstate-19, in unincorporated Pima County.

**Scope:** Adaptive use planning and rehabilitation of the main residences within the historic Canoa Ranch, owned by Pima County.

**Benefits:** Canoa Ranch is a place exceptionally rich in the heritage of Pima County. Due to the presence of a seep or spring, there is evidence of 2,000 years of occupation from the early Archaic and Hohokam periods to the historic Piman, Spanish Colonial, Mexican, and American Territorial periods. The name La Canoa dates to 1775, and refers to a log trough. Today we know it by its land grant designation - San Ignacio de la Canoa. The ranch today includes 12 buildings (20,000 square feet) in two compounds of homes, workshops, stables, corrals, outbuildings, and walls, constructed of adobe that merge Sonoran and Southwestern ranch styles. In 1997, voters approved Bond CH-29 for Canoa Ranch. These funds have been used to stabilize and brace buildings, repair roofs, limit weathering, conduct archival research, prepare flood analyses and concepts for flood walls, and nominate Canoa to the National Register of Historic Places. Work is now underway to design flood walls, prepare building condition assessment reports, and prepare construction documents for two buildings for a caretaker and office. Flood wall construction must be completed as soon as possible. The residential adobe buildings have suffered significantly from years of neglect and are badly deteriorated. Rehabilitation and adaptive use of the Canoa Ranch complex can restore this ranch to a unique showplace to celebrate our diverse heritage, traditions, and rural landscape to be enjoyed by all Pima County residents and visitors for many more generations.

**Costs:** \$2,700,000, with Planning/Design being \$517,000, Construction being \$2,157,000, and Other being \$26,000.

**Bond Funding:** \$2,700,000

**Other Funding:** None identified at this time

**Project Duration:** Planning at 9 to 12 months, Design at 15 to 20 months, and Construction at 15 to 30 months.

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

**Project Management:** Pima County Cultural Resources and Historic Preservation Office/Pima County Facilities Management/Pima County Natural Resources, Parks and Recreation

**Future Operating and Maintenance Costs:** \$190,419 for the first year, and \$128,719 per year thereafter.

#### **4.3 Juan Bautista de Anza National Historic Trail**

**Location:** Segments along approximately 70 miles on the west bank of the Santa Cruz River, including segments inside the Towns of Marana and Sahuarita, the City of Tucson, and unincorporated Pima County.

**Scope:** This project will acquire land for the trail, construct new segments of the trail, provide additional access to the trail, and commemorate three Anza Expedition campsite locations; Llano Grande in Sahuarita, Tuquison in Tucson, and Oit Pars near Marana. Trail segments and trail access nodes will be designed and constructed. Campsite commemoration will include acquisition at Llano Grande, dedication of City of Tucson land at Tuquison, and dedication of Pima County land at Oit Pars. Public Interpretation of the Anza Expedition will be achieved at the campsites through educational signage and other aids. This project will continue the work started with a 1997 bond project, CH-30, that began the planning, acquisition, improvement, and public education process for the Juan Bautista de Anza National Historic Trail.

**Benefits:** The acquisition and interpretation of trail segments and locations to commemorate the 1775 Anza Expedition is part of the County-approved Master Plan for the Anza Trail. This project will provide trail users the experience of trail segments and campsites designed and constructed to convey historic authenticity. Acquisition of a parcel near Sahuarita and dedication of the Tucson and County parcels are critical to ensure that these campsites and trail segments are commemorated and the land is not put to other uses. This project will provide residents of Pima County and visitors with additional access and use of trail segments along the Santa Cruz River Valley, while enhancing heritage education and recreation opportunities for the public. Specific portions of these bond funds have been earmarked for residents in Marana and Sahuarita.

**Costs:** ~~\$3,797,271 3,750,000, with Planning/Design being \$398,000, Construction being \$2,797,271 2,750,000, Land acquisition being \$570,000, and Other being \$32,000.~~

**Bond Funding:** \$3,750,000

**Other Funding:** Arizona State Heritage Grant (\$47,271) ~~None identified at this time.~~

**Project Duration:** Planning at 18 to 24 months, Design at 15 to 25 months, Land acquisition at 5 to 12 months, and Construction at 15 to 30 months.

**Implementation Period:** 1, 2, 3, 4, 5, 6

**Project Management:** Pima County Cultural Resources and Historic Preservation Office and Pima County Natural Resources, Parks and Recreation through intergovernmental agreements with the Towns of Marana and Sahuarita.

**Future Operating and Maintenance Costs:** \$314,124 per year.

#### **4.4 Fort Lowell Acquisition and San Pedro Chapel**

**Location:** City of Tucson, North Craycroft Road and East Fort Lowell Road

**Scope:** Purchase 5.2 acres on five parcels containing the historic Fort Lowell Officers' Quarters, stabilization and assistance with San Pedro Chapel complex rehabilitation.

**Benefits:** Fort Lowell was a supply base for the United States Army "Apache Campaigns" between 1873 and 1891. The garrison's primary roles were to escort wagon trains, protect settlers, guard supplies, patrol the border and conduct military actions against the Western and Chiricahua Apache. Following the abandonment of the fort in 1891, settlers moved in and the fort became known as "El Fuerte." The first San Pedro Chapel was built before 1920, but was later destroyed in a windstorm. The current San Pedro Chapel, built in 1932, is now in need of rehabilitation to allow community use. Much of Fort Lowell is now a City of Tucson park. Adjacent to the park, however, are other historic buildings, including Officers' Quarters, the San Pedro Chapel, its adobe house, and others. The Adkins-Steel property has on it several of the Officers' Quarters, some of which are intact and still in use, but in dire need of stabilization and rehabilitation. Acquisition of the Adkins-Steel property will bring into public ownership significant historic buildings of the old Fort Lowell for restoration and inclusion in the City Park. In addition, the rehabilitation of San Pedro Chapel and its adobe house will ensure its preservation and adaptive use. Both efforts will be enduring investments in Pima County's history and culture that will benefit all residents of Pima County and visitors.

**Costs:** \$3,000,000, with Planning/Design being \$160,000, Construction being \$500,000, Land acquisition being \$2,318,000, and Other being \$22,000.

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

**Other Funding:** None identified at this time

**Project Duration:** Planning at 11 to 18 months, Design at 13 to 18 months, Construction at 9 to 18 months, and Land acquisition at 13 to 20 months.

**Implementation Period:** 1, 2, 3, 4, 5, 6

**Project Management:** Pima County Cultural Resources and Historic Preservation Office and Pima County Natural Resources, Parks and Recreation through an intergovernmental agreement with the City of Tucson.

**Future Operating and Maintenance Costs:** None

#### **4.6 Steam Pump Ranch Rehabilitation**

**Location:** West of Oracle Road in Oro Valley, near Cañada del Oro Wash, in the Town of Oro Valley.

**Scope:** Acquire acreage and rehabilitate the historic Canada del Oro Steam Pump Ranch - the founding site of the Oro Valley community.

**Benefits:** George Pusch and John Zellweger arrived in Tucson in 1874. Shortly thereafter they purchased part of the old Cañada del Oro Ranch. They registered the PZ brand and put in a steam pump from which the ranch got its name. Gradually, the ranch expanded to include land along the San Pedro River between Mammoth and Winkleman. Steam Pump Ranch located on the road to Camp Grant, now Oracle Road, was a stopover place for travelers in the 19th Century between the San Pedro and Santa Cruz valleys. Author Harold Bell Wright was a frequent visitor. The 1874 ranch house is well preserved but now threatened. This is a unique historic property in Oro Valley, and it has been well-documented through contemporary accounts and photographs as well as oral histories. The property is currently in private ownership and rezoning for commercial development has been proposed to Oro Valley. If the ranch is conveyed to the Town of Oro Valley, the Bond project will rehabilitate this historic ranch house for modern use. Preserving and restoring this property will provide Oro Valley with its "foundation site," and enable public access to experience this important historic place from Oro Valley's frontier era past.

**Costs:** \$4,997,807

**Bond Funding:** \$4,997,807 (additional funding reallocated from Naranja Town Site Park 4.43)

**Other Funding:** None identified at this time

**Project Duration:** Planning at 11 to 15 months, Design at 15 to 25 months, Construction at 12 to 24 months, and Land acquisition at 12 to 18 months.

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

**Project Management:** The Town of Oro Valley will negotiate with the property owner and acquire the property with County bond funds, pursuant to an intergovernmental agreement between Pima County and the Town.

**Future Operating and Maintenance Costs:** Undetermined at this time.

#### **4.8 Marana Mound Community Site**

**Location:** The portion of the Marana Mound Community located largely west of the CAP Canal and east of Interstate 10.

**Scope:** Purchase of prehistoric archaeological sites, most notably the Marana Platform Mound site that is the major site within the Marana Mound community, all of which is threatened by development.

**Benefits:** This project will preserve and protect extremely significant Hohokam archaeological sites from impending development. The Marana Mound Community consists of several large Hohokam village sites dating from AD 1150 to 1300, a late period of Hohokam occupation and land use, that covers more than 50 square miles. This community represents the height of population and organizational complexity in the area. Sites in the Marana Mound Community have a wide functional range: a platform mound ceremonial and residential center, walled adobe residential compounds, hillside terrace sites, and a variety of agricultural fields and features that include extensive rock pile fields used for agave production and a six mile long canal from Los Morteros. This acquisition is focused on the platform mound ceremonial center, which is located primarily on State Trust lands and partly on private lands in an area of rapid urban growth. The State lands are designated for commercial development. This project will benefit all residents of Pima County and visitors.

**Costs:** \$50,000

**Bond Funding:** \$50,000

**Other Funding:** None identified at this time

**Project Duration:** Planning at 12 to 18 months and Land acquisition at 27 to 36 months.

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

**Project Management:** Pima County Cultural Resources and Historic Preservation Office and Pima County Natural Resources, Parks and Recreation through an intergovernmental agreement with the Town of Marana.

**Future Operating and Maintenance Costs:** None

#### **4.15 Pantano Townsite Preservation**

**Location:** Unincorporated Pima County, Cienega Valley, north bank of the Cienega Creek.

**Scope:** Inventory and map the historic features, prepare a preservation plan, and place interpretive signage for the Pantano Townsite for public education.

**Benefits:** In 1997, voters approved the bond project (CA-34) to acquire the Pantano Townsite, which the Southern Pacific Railroad community occupied from 1887 to 1955, after abandoning

the first Pantano Townsite across Cienega Creek due to devastating floods in 1887. Once an important rail stop and water site for steam locomotives, Pantano was like many of these railroad towns that were abandoned when diesel engines were adopted in the 1950s. Their story merits being told, and Pantano provides that opportunity. Purchase of 33 acres encompassing the second Pantano townsite was completed in 2000 to ensure the townsite is protected for the future and to add this property to the Cienega Creek Natural Preserve. Funding now is needed to inventory, map and interpret the townsite so that it can be utilized for public outreach, education, and heritage tourism. The Pantano townsite is currently being visited by the public, railroad buffs and hikers. Bond funding will provide for interpretation, thereby enhancing educational and recreational experiences for all Pima County citizens, students, and visitors.

**Cost:** \$50,000, with Planning/Design being \$15,000, Construction being \$31,000, and Other being \$4,000.

**Bond Funding:** \$50,000

**Other Funding:** None identified at this time

**Project Duration:** Planning at 14 to 20 months, Design at 12 to 18 months, and Construction at 9 to 18 months.

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

**Project Management:** Pima County Cultural Resources and Historic Preservation Office/Pima County Natural Resources, Parks, and Recreation Department.

**Future Operating and Maintenance Costs:** \$41,400

**b. Pima County Parks**

**4.19 Southeast Regional Park/Shooting Range**

**Location:** 11300 South Houghton Road. The site is owned by Pima County.

**Scope:** This Phase II project includes numerous improvements at Pima County's Southeast Regional Park's shooting range. Scope items may include the construction of a trap and skeet shotgun sports shooting area, an archery range, additional improvements to the pistol and rifle range, an instruction range, and support facilities. The park's concept plan has been approved by the Pima County Parks and Recreation Commission.

**Benefits:** The rate of community development and corresponding interests in shooting sports is greater than the number and quality of recreational shooting facilities that are available. The development of this facility will result in the enhanced use of the Phase I pistol and rifle range, and increase Pima County's ability to provide firearms training and hunter safety to shooting enthusiasts. Additional benefits may include the provision of a facility that will attract enthusiasts, thereby reducing "wildcat" shooting in the region. It is also the intent of this project to site this facility in an area of our community that will minimize conflicts between shooters, residences and businesses.

Additionally, Pima County is investigating the possibility of purchasing the Desert Trails Shooting range facility, located at the northeast corner of Kolb and Valencia Roads. Estimates

for the acquisition of the facility, site improvements, and remediation costs are expected to be approximately \$1,000,000.

**Cost:** \$3,500,000, with Administration being \$87,500, Planning being \$210,000, Design being \$420,000, Construction being \$1,523,725, Acquisition being \$1,000,000, Capital Equipment being \$225,000, and Public Art being \$33,775.

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

**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 24 months and Construction at 14 to 30 months.

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

**Project Management:** Pima County Natural Resources, Parks and Recreation, and Pima County Facilities Management.

**Future Operating and Maintenance Costs:** \$435,185 per year when fully developed.

c. **City of Tucson Parks**

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.

**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.

#### **4.31 Northside Community Center**

**Location:** This project will be located on the City of Tucson's north side and will serve an area of the community with a shortage of park facilities as defined in the City of Tucson Parks and Recreation Strategic Service Plan 2013.

**Scope:** This project includes the design and construction of a new Community Center to serve north side residents. The design of the community center will be determined through a public participation process. The new facility will be developed on land purchased by the County, pursuant to Project 4.26, which is part of the Rillito Racetrack/Park.

**Benefits:** This project will provide recreational facilities for residents living in an area of the City of Tucson with a shortage of parks and recreational facilities. This project will address the community's need for parks and recreational facilities as identified in the City of Tucson Parks and Recreation Strategic Service Plan 2013.

**Cost:** \$5,500,000, with Planning/Design being \$800,000, Construction being \$4,200,000, and Other being \$500,000.

**Bond Funding:** \$5,500,000

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

**Project Duration:** Planning, Design and Procurement Phases will require 13 to 15 months. Construction will require another 15 to 18 months.

**Implementation Period:** 1, 2, 3, 4, 5, 6

**Project Management:** The City of Tucson will manage the project, pursuant to an intergovernmental agreement with 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 \$220,000. This cost will be funded through the City of Tucson Operating Budget - General Fund.

#### **4.32 Southeast Community Park**

**Location:** Based on early planning efforts, this project is anticipated to be located in the vicinity of Esmond Station and adjacent to a new Vail School District high school in southeast Tucson.

**Scope:** This project is the land acquisition and development of a Community Park to serve the expanding southeast area of the community. The design of the park will be determined through a public participation process and in accordance with Community Park standards.

**Benefits:** Tucson is experiencing explosive growth in the Houghton Corridor area. This area has a shortage of parks and recreation facilities as identified in the City of Tucson Parks and

Recreation Strategic Service Plan 2013. The proposed project site will provide the opportunity to partner with the Vail School District to develop joint use facilities for use by the public and the new high school. This collaborative effort will maximize resources to the benefit of the community served. This project will address the community's need for parks and recreational facilities as identified in the City of Tucson Parks and Recreation Strategic Service Plan 2013.

**Cost:** \$6,000,000, with Planning/Design being \$300,000, Construction being \$1,500,000, Land acquisition being \$4,000,000, and Other being \$200,000.

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

**Other Funding:** None identified at this time. The City of Tucson will pursue other funding, including the Arizona Heritage Fund and Vail School District.

**Project Duration:** Land Acquisition Phase will require 10 to 12 months. Planning, Design and Procurement Phases will require 10 to 12 months. Construction will require another 10 to 12 months. To minimize the impact of increasing land cost, the Land Acquisition Phase of this project should be scheduled at the start of the bond program.

**Implementation Period:** 1, 2, 3, 4, 5, 6

**Project Management:** The City of Tucson will manage the project, pursuant to intergovernmental agreements between the City of Tucson and Pima County and between the City of Tucson and Vail School District.

**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 \$469,200. This cost will be funded through the City of Tucson Operating Budget - General Fund.

#### **4.33 Houghton Greenway**

**Location:** This project is located along the east side of Houghton Road from Tanque Verde Road to Interstate 10.

**Scope:** This project is the acquisition and development of additional segments of the Houghton Greenway based on the City/County Divided Urban Pathway Standard, as determined by available funding.

**Benefits:** The acquisition and development of the Greenway will address the community's need for recreation and exercise opportunities, alternate modes of transportation, and enhanced connectivity. The project will continue development of the urban pathway system as defined in the City of Tucson Parks and Recreation Strategic Plan 2013 and the Eastern Pima County Trails System Masterplan. 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:** \$1,400,000, with Planning/Design being \$150,000, Construction being \$750,000, Land acquisition being \$400,000, and Other being \$100,000.

**Bond Funding:** \$1,400,000

**Other Funding:** None identified at this time. The City of Tucson will seek other funding, including Federal Transportation Enhancement Grants and private developer contributions. Pima County will lend such support as it can to City of Tucson in securing other funding.

**Project Duration:** Land acquisition Phase will require 10 to 12 months. Planning, Design and Procurement Phases will require 10 to 12 months. Construction will require another 10 to 12 months. To minimize the impact of increasing land cost, the Land Acquisition Phase of this project should be scheduled at the start of the bond program.

**Implementation Period:** 1, 2, 3, 4, 5, 6

**Project Management:** The City of Tucson will manage the project, pursuant to an intergovernmental agreement between the City of Tucson and Pima County. Pima County staff will provide technical assistance and support.

**e. Town of Sahuarita Parks**

**E. Question No. 5 - River Parks and Flood Control Improvements**

**1. Specific Project Description, Scope of Work, and Location**

**c. Tribal Drainage Improvements**

**5.4 Tohono O'odham Nation Drainage Improvements**

**Location:** Town of Sells, Tohono O'odham Nation

**Scope:** Construction of a storm drain to collect runoff from the outflow of the Indian Oasis Elementary School and convey the flow underneath the Sells Youth Recreation Center and drain into catch basins adjacent to the Sells Wash. The Tohono O'odham Nation is funding and constructing the Sells Youth Center and Park, and the Oasis Elementary School, which is part of the Arizona Public School District, has received State School Deficiency Funding to correct flooding in classrooms. However, neither the Youth Center funding nor the School funding is sufficient to address the proposed storm drain.

**Benefits:** Provides improvements necessary for the Sells Community Center and Oasis School for regional recreational and community services for the Tohono O'odham Nation. Local benefits include correction of flooding to prevent health problems and protect the investment in youth and educational facilities.

**Cost:** \$1,500,000, with Administration being \$5,000, Construction being \$1,310,000, Design being \$100,000, Planning being \$20,000, Public Art being \$15,000, and Utility Relocation being \$50,000.

**Bond Funding:** \$1,500,000

**Other Funding:** None identified at this time

**Project Duration:** The Youth Center and School improvements are currently in design with Construction anticipated to begin in fiscal year 2004 and completed in fiscal year 2005. Planning has been completed, Design is at 6 months, Utility Relocation is at 6 months (concurrent with Construction), Construction is at 18 months, and Public Art is at 6 months (concurrent with Construction).

**Implementation Period:** 1, 2, 3, 4, 5, 6

**Project Management:** Sells District Tohono O'odham Nation, pursuant to an intergovernmental agreement between the Nation and Pima County.

**Future Operating and Maintenance Costs:** Estimated at \$1,500 annually, which will be funded by the Tohono O'odham Nation.

### **5.9 Santa Cruz River in the Vicinity of Continental Ranch**

**Location:** Santa Cruz River, Yuma Mine Wash to El Rio Neighborhood Park

**Scope:** The Town of Marana is developing plans for bank protection on the west bank of this segment of the Santa Cruz River between the Yuma Mine Wash and Cortaro Road as part of the development of a regional park that was authorized in Pima County's 1997 General Obligation Bond election. The project includes the construction of a soil cement underpass at Cortaro Road. The County is providing bond funding and flood control funds for the park and bank protection, respectively. The Town of Marana is securing all right-of-ways for this project.

The Town of Marana is also working with the Arizona Department of Transportation (ADOT) to construct a paved pathway following the eastern boundary of the Continental Ranch community along the western top of bank and low flow bank of the Santa Cruz River beginning at the Yuma Mine Wash, south of Cortaro Road and ending north of the proposed Cortaro Mesquite Bosque project, at El Rio Neighborhood Park, a total of approximately 4.1 miles. ADOT will provide \$998,000 of the total estimated project cost of \$2,400,000 for the Marana Shared Use Project. Plans for the northern 2.7 miles of the path are completed and construction is nearing completion. The Town is continuing to develop the southern 1.4 miles of the project. The project includes paving of the underpass ramp at Cortaro Road, landscaping and irrigation along the pathways, two pedestrian bridges, and three informational kiosks. This proposal includes the construction costs for the bank protection, the cost of developing a landscaped linear park and shared use path alongside the bank protection that would connect with the existing Marana Shared Use Path at the El Rio Neighborhood Park. The project will also include two parking nodes with ramadas.

**Benefits:** This project will benefit the Town of Marana and the Continental Ranch community as it will further protect the existing Cortaro Road Bridge, the commercial development, the proposed Rattlesnake Park and the Wheeler Taft Abbett Library south of the bridges from flood and erosion damage. The project will also provide continuation of the Juan Bautista de Anza National Historic Trail, the Pima County linear river park and trail systems, and provides alternative modes of transportation along the Santa Cruz River.

**Cost:** ~~\$5,740,067~~ 6,020,000, with Administration being \$250,000, Construction being \$5,100,000, Design being \$500,000 and Public Art being \$170,000.

**Bond Funding:** \$4,000,000

**Other Funding:** Bank Protection Fees (\$83,244), Funds from Tucson Water (\$33,489), Flood Control Tax Levy (\$1,623,334). ~~State and Marana funding to supplement bond funds.~~

**Project Duration:** Bank Protection: Design Completion at 3 to 6 months and Construction at 6 to 9 months.

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

**Project Management:** The Town of Marana will manage design and construction, pursuant to an intergovernmental agreement between the Flood Control District and the Town.

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

F. Question No. 6 - Sewer System Revenue Bonds

a. Rehabilitation and Repair

6.1 Roger Road Wastewater Treatment Plant (WWTP) Infrastructure and Environmental Improvements

**Location:** Sweetwater Drive West of Interstate-10 near the Santa Cruz River

**Scope:** Portions of the Roger Road WWTP site have been in service since the early 1950s. The plant has been expanded and improved a number of times. Staff and consultant evaluations indicate that older elements of the plant are in need of either significant rehabilitation and/or replacement to maintain the existing capacity of the plant and to meet water quality permit requirements. Plant process modifications and environmental upgrades have also been recommended.

Specific project tasks will include:

**Additional Odor Control Facilities:** This project includes design and construction of additional onsite and interceptor sewer scrubbers, changes to the current biotower mechanical process systems, improvements to the quality of gas generated onsite, and covering of primary clarifier units, which will reduce odor production at the facility. The project also includes preliminary design and investigation of the need for supplementary items such as covering additional onsite unit processes and replacement of biotower media. Total cost of these improvements is estimated to be \$4,500,000.

**Electrical Upgrade:** Existing electrical equipment, such as transformers and switchgear, is old and cannot effectively be used to power current computer-controlled processes. The system is subject to high power surges which may result in damaged equipment and may be hazardous to personnel. High spikes in electrical power result in equipment failure and excessive maintenance. This project will reconstruct the main electrical service, upgrade/replace existing switching equipment, replace defective feeder lines, and maximize the production of the backup power system. Worker safety will be improved and equipment repairs/maintenance will be reduced. Both design and construction funding are included in this three phase project. The total cost is estimated to be \$4,719,000.

**Biosolids Facility Upgrade:** The existing six digesters (oldest 53 years) are aging and in need of rehabilitation and/or replacement. All viable options will be evaluated during the planning/preliminary design stage to select the most cost-effective and "good neighbor"

approach to the treatment of the biosolids. Estimated cost: \$7,093,000 (planning, design and initial phase construction.)

**Thickener Replacement:** The existing gravity thickeners are not adequate to handle the thickening process during the plant turnover period, which occurs every year, and their structural degradation is extensive. New thickeners will be constructed to replace the existing gravity thickeners, thereby improving odor control, worker safety, restoring plant capacity, and reducing costs of operation and maintenance. This project includes facility design, as well as construction. Total cost is estimated to be \$2,132,000.

**Overflow Basins:** The existing facility has inadequate storage for temporary stormwater detention and no alternative for temporary storage of untreated wastewater flows in the event of an unforeseen equipment failure. This project will allow containment of plant emergency overflow in the event of a process failure or mechanical failure. The project consists of concrete lined collection basins which could be used for emergency overflow, stormwater detention, or as a drying bed and/or to allow shutdown of the existing drying beds for rehabilitation. Total cost is estimated to be \$1,556,000 which includes design and construction of the new facilities.

**Benefits:** The Roger Road WWTP provides for treatment of approximately 60 percent of the total metropolitan area wastewater. Because of this, it is important to keep the facility in good operating condition. This allows the Wastewater Management Department to continue to provide safe, effective wastewater treatment in compliance with Federal and State environmental laws and provide increased odor control.

**Cost:** ~~\$19,844,744~~ ~~19,557,718~~, with Planning being \$153,116, Design being \$2,672,598, and Construction being \$16,732,004.

**Bond Funding:** \$19,557,718

**Other Funding:** System Development Funds (\$65,255), RWRD Obligations (\$221,771) ~~None identified at this time~~

**Project Duration:** A typical component schedule is as follows - All project tasks will be sequenced so that the Roger Road WWTP can be kept in operation during rehabilitation, with Planning at 1 to 5 months, Design at 14 to 16 months, and Construction at 15 to 18 months.

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

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

**Future Operating and Maintenance Costs:** These projects will reduce the maintenance expenses by \$35,000 per year allowing for increased maintenance for the remainder of the plant. The costs are paid for from Wastewater Management's budget, which is funded by user fees.

## **6.6 Marana Regional Airport Sewer Connection**

**Location:** Town of Marana from the airport located on Avra Valley Road to Sanders Road and the Santa Cruz River.

**Scope:** Design and construct a sanitary sewerage conveyance system to serve the Marana Airport and vicinity. The conveyance system is conceptually planned to consist of a gravity

outfall sewer from the Marana airport west to Sanders Road, then north to a pump station on the south bank of the Santa Cruz River. Sewage would be pumped from there, through a pressure line to an existing gravity sewer serving the Honea Heights Area.

**Benefits:** Will assist the economic development program planned for the airport and its adjacent area.

**Cost:** ~~\$2,800,000, with Administration being \$56,000, Planning being \$100,000, Design being \$444,000, and Construction being \$2,200,000.~~

**Bond Funding:** \$393,345

**Other Funding:** \$187 System Development Funds ~~None identified at this time~~

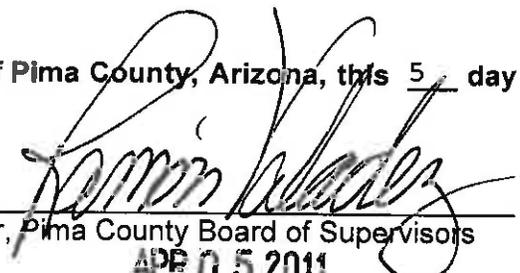
**Project Duration:** Design at 12 to 18 months and Construction at 15 to 30 months.

**Implementation Period:** Retired On-Hold

**Project Management:** Pima County Wastewater Management Department, in close consultation with the Town of Marana.

**Future Operating and Maintenance Costs:** In the first year after construction, the line is structurally under warranty. The operating and maintenance costs thereafter are approximately \$2,000 per mile per year, or \$6,000 for the entire 3-mile reach. The costs are paid from Wastewater Management's budget, which is funded by user fees.

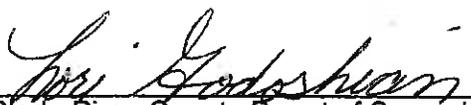
AS AMENDED by the Board of Supervisors of Pima County, Arizona, this 5 day  
of April, 2011.

  
Chair, Pima County Board of Supervisors

Reviewed by:

APR 05 2011

Attest:

  
Clerk, Pima County Board of Supervisors

  
Pima County Administrator

Approved as to Form:

3/23/11

  
Civil Deputy County Attorney  
**REGINA NASSEN**