

ATTACHMENT 1

**Bond Implementation Plan
May 18, 2004 Special Election**

ORDINANCE NO. 2004 - 18

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA
ADOPTING THE BOND IMPLEMENTATION PLAN FOR THE
MAY 18, 2004 SPECIAL BOND ELECTION.**

TABLE OF CONTENTS

I. <u>Purpose</u>	1
II. <u>Secondary Property Tax Impact and Wastewater Management Fee Impact of Issuing New General Obligation and Revenue Bond Debt</u>	1
A. <u>General Obligation Bond Debt Service</u>	2
1. <u>Secondary Property Tax Rate Not to Exceed \$0.8150 per \$100 Assessed Value</u>	2
2. <u>Management of Debt and Secondary Property Taxes</u>	3
a. <u>Debt Service on Existing General Obligation Bonds</u>	3
b. <u>Municipal Bond Market Interest Rates</u>	4
c. <u>Growth in Secondary Assessed Value of All Property in Pima County</u>	4
3. <u>Scheduling of Sales of General Obligation Bonds Approved at the May 18, 2004 Special Bond Election</u>	5
4. <u>Cost Implications of Selling General Obligation Bonds Approved by Voters at the May 18, 2004 Bond Election</u>	6
B. <u>Sewer Revenue Bond Debt</u>	8
C. <u>Bonds Also Paid Back by New Residents</u>	10
D. <u>Cost Estimates, Bond Funding, and Other Funding</u>	10
III. <u>General Schedule of Implementation of the County's 2004 Bond Project Development</u>	13
A. <u>Schedule of Bond Sales</u>	13
B. <u>Capital Programming</u>	13
C. <u>Funding Competition from Large Projects</u>	15
D. <u>Coordinating Implementation Among Several Jurisdictions</u>	15
E. <u>Funding New Annual Operating and Maintenance Costs</u>	15
IV. <u>Intergovernmental Coordination and Cooperation</u>	16
A. <u>General Intergovernmental Agreement Requirement Relating to Design, Construction and Equipping of County Bond Projects by Other Jurisdictions</u> ..	16
B. <u>No Modification of Jurisdictional Bond Projects Unless Requested by Jurisdiction</u> ..	18

V. <u>Future County General Obligation Bond Capacity</u> <u>if All Bond Questions are Approved</u>	18
VI. <u>Arbitrage Compliance Required</u>	19
VII. <u>Specific Project Description, Scope of Work, and Location by Question and Project</u>	20
A. <u>Question No. 1 - Sonoran Desert Open Space and Habitat Protection;</u> <u>Preventing Urban Encroachment of Davis-Monthan Air Force Base</u>	21
1. <u>Basic Acquisition Guidelines</u>	21
a. <u>Acquisition Amount</u>	21
b. <u>Estimated Acquisition Costs</u>	21
c. <u>Condemnation Prohibited</u>	21
d. <u>Independent Review</u>	21
e. <u>Habitat Protection by Conservation Easement</u>	21
f. <u>Conservation in Perpetuity</u>	22
g. <u>Habitat Protection and Community Open Space Allocation</u>	22
h. <u>Federal, State and Private Contributions</u>	22
i. <u>State Trust Land Reform</u>	22
j. <u>Davis-Monthan Related Acquisition</u>	22
k. <u>Wildlife and Game Management</u>	22
2. <u>General Categories of Open Space and Habitat Protection</u>	23
3. <u>Funding of Open Space Categories</u>	23
a. <u>Matching Funds</u>	24
b. <u>Habitat Protection Project Area Allocation</u>	24
c. <u>Conservation Easements and Development Rights</u>	24
d. <u>Priority Acquisitions</u>	25
4. <u>State Trust Land Reform</u>	25
5. <u>Accountability and Transparency</u>	25
6. <u>Rights of Property Owners</u>	25
7. <u>Property Acquisition Process</u>	26
8. <u>Specific Project Description, Scope of Work, and Location by Project</u>	26
a. <u>Community Open Space Parcels</u>	26
1.1 Tucson Mountain Park-Sweetwater Preserve	27
1.2 Tucson Mountain Park-Camino de Oeste	28
1.3 Tucson Mountain Park-Dos Picos	28
1.4 Tortolita Mountain Park - Arizona Preserve Initiative	29
1.5a Tucson Mountain Park-Robles Pass Arizona Preserve Initiative	29
1.5b Tucson Mountain Park-Trails End Arizona Preserve Initiative	30
1.6 Catalina Conservation Easements	31
1.7 Canoa Ranch	31
1.8 Tucson Mountain Park-Los Morteros	32
1.9 Tortolita Mountain Park - Carpenter Ranch	33
1.10 Tortolita Mountain Park - East Biological Corridor Arizona Preserve Initiative	33
1.11 Catalina State Park Expansion - Arizona Preserve Initiative	34
1.12 Colossal Cave Mountain Park Expansion	34
1.13 Tucson Mountain Park-Painted Hills	35
1.14 Tucson Mountain Park-South Corridor	36

b.	<u>Urban Open Spaces Requested by Jurisdictions</u>	36
	<u>City of Tucson Priorities</u>	36
	1.15 Agua Caliente	36
	1.16 36th Street Corridor	37
	1.17 Habitat at 36th and Kino	38
	<u>Town of Oro Valley Priorities</u>	38
	1.18 Kelly Ranch	38
	<u>Town of Sahuarita Priorities</u>	39
	1.19 Santa Cruz River Open Space and Environmental Protection	39
c.	<u>Urban Open Spaces to Prevent Encroachment on</u>	
	<u>Davis-Monthan Air Force Base</u>	40
	1.20 Urban Open Spaces to Prevent Encroachment	
	on Davis-Monthan Air Force Base	40
d.	<u>Habitat Protection Priorities</u>	41
	1.21 Southeast Project Area	42
	1.22 Santa Cruz Basin Project Area	43
	1.23 Altar Valley Project Area	44
	1.24 Avra Valley Project Area	44
	1.25 Tortolita Mountains Project Area	45
	1.26 Tucson Basin Project Area	46
	1.27 San Pedro Project Area	47
B.	<u>Question No. 2 - Public Health and Community Facilities</u>	48
1.	<u>Specific Project Description, Scope of Work, and Location</u>	49
a.	<u>Public Health Facilities</u>	49
	2.1 Kino Public Health Center	49
	2.2 New Psychiatric Hospital	49
	2.3 Teresa Lee Health Clinic	50
b.	<u>Other Public Facilities</u>	51
	2.4 Animal Care Center	51
	2.5 Roy Place Commercial Building Restoration	52
	2.6 Green Valley Performing Arts Center Phase 2	53
	2.7 Mt. Lemmon Community Center	54
	2.8 Amado Food Bank Kitchen	55
c.	<u>Neighborhood and Housing Reinvestment</u>	55
	2.9 Pima County Neighborhood Reinvestment Projects	57
	2.10 Neighborhood Reinvestment Affordable Housing Programs	58
d.	<u>Ina Road Tire Relocation</u>	59
	2.11 Ina Road Tire Facility Relocation	59
e.	<u>County-Owned Museums</u>	60
	2.12 Arizona Sonora Desert Museum - Auditorium	60
	2.13 Arizona Sonora Desert Museum - Gray Water	60
	2.14 Pima Air and Space Museum - Hangar #1 Center	61
C.	<u>Question No. 3 - Public Safety and Justice Facilities</u>	63
1.	<u>Specific Project Description, Scope of Work, and Location</u>	63
	3.1 Pima County Regional Public Safety Communications System	63
	3.2 New Pima County Justice Court/City of Tucson	
	Municipal Court Complex	69
	3.3 Rehabilitation of Old Courthouse	71

3.4	Corrections Jail Security Project	72
3.5	Interagency Victim Advocacy Center	73
3.6	Juvenile Court Build-Out	75
D.	<u>Question No. 4 - Parks and Recreational Facilities</u>	76
1.	<u>Specific Project Description, Scope of Work, and Location</u>	78
a.	<u>Cultural/Historic Resources Bond Program</u>	78
4.1	Empirita Ranch Buildings Rehabilitation	78
4.2	Canoa Ranch Buildings Rehabilitation	79
4.3	Juan Bautista de Anza National Historic Trail	80
4.4	Fort Lowell Acquisition and San Pedro Chapel	81
4.5	Helvetia Townsite Acquisition	81
4.6	Steam Pump Ranch Rehabilitation	82
4.7	Binghampton Historic Buildings Rehabilitation	83
4.8	Marana Mound Community Site	84
4.9	Dakota Wash Site Acquisition	85
4.10	Coyote Mountains Sites Acquisition	86
4.11	Honey Bee Village Site Acquisition	87
4.12	Performing Arts Center Rehabilitation	87
4.13	Valencia Site Preservation	88
4.14	Los Morteros Preservation	89
4.15	Pantano Townsite Preservation	90
4.16	Ajo Curley School Art Institute	91
4.17	Dunbar School	92
b.	<u>Pima County Parks</u>	93
4.18	Flowing Wells Community Center	93
4.19	Southeast Regional Park/Shooting Range	94
4.20	Lighting of Existing and New Sports Fields	95
4.21	Curtis Park - Flowing Wells East	96
4.22	Catalina Community Park	97
4.23	Dan Felix Memorial Park	97
4.24	Brandi Fenton Memorial Riverbend Park at Binghampton Historic District	98
4.25	George Mehl Family Memorial Park	99
4.26	Rillito Race Track	100
4.27	Kino Public Sports Field Lighting	101
4.28	Feliz Paseos Universal Access Park	101
4.29	Picture Rocks Pool	102
c.	<u>City of Tucson Parks</u>	103
4.30	Eastside Sports Complex and Senior Center Site	103
4.31	Northside Community Park	104
4.32	Southeast Community Park	105
4.33	Houghton Greenway	106
4.34	Julian Wash Linear Park	107
4.35	Arroyo Chico Wash Improvements	108
4.36	Atturbury Wash Sanctuary Land Acquisition and Expansion	108
4.37	Pantano River Park	109
4.38	Rio Vista Natural Resource Park	110

In summary, it is the first time in history that there is a convergence of need at a time when technology is prepared to meet that need. A regional communications system will create an opportunity for agencies to work closely together for a common goal. It will provide effective interoperable voice communications to public safety workers so that they may provide improved services. It will eliminate duplication of effort and eliminate increased costs to taxpayers. It will provide all public safety workers with a communications network that will improve their safety and access to resources. It will dramatically improve the safety of all citizens in Pima County.

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.

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 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.

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

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.

3.3 Rehabilitation of Old Courthouse

Location: Pima County Courthouse; 115 North Church, Tucson, Arizona 85701

Scope: Following relocation of Consolidated Justice Court to a new facility downtown, rehabilitate and remodel the historic Old Courthouse to correct building deficiencies and provide additional office space for the Pima County Assessor, Recorder, Treasurer and other departments.

Benefits: Space vacated by Justice Court is be remodeled to provide office space of County departments to relieve overcrowding and consolidate departmental operations. Currently the Assessor is located in four different locations downtown and the Recorder in two. In spite of this, many staff from all three departments still work in overcrowded conditions. This project will consolidate Assessor and Recorder functions, relieve overcrowded conditions and provide better access for the public. The offices of the Assessor, Recorder and Treasurer

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.

Costs: \$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
Total Cost	\$91,000,000		
		\$ 6,447,000	
Total A/E and CM		\$ 3,000,000	
Land		\$66,020,000	
Construction		\$ 6,083,000	
Other		\$ 9,450,000	
Inflation			

Bond Funding: \$76,000,000