



MEMORANDUM

Date: May 13, 2013

To: The Honorable Chairman and Members
Pima County Board of Supervisors

From: Martin Willett 
Chief Deputy County Administrator

Re: **Proposed Purchase of 1505 Apache Park Place**

At its May 7, 2013 meeting the Board postponed action on the recommended purchase of 1505 Apache Park Place pending additional information as to the potential use of space available at the newly constructed public safety communications facility at 3434 East 22nd.

Attached is a memorandum from the Facilities Management Director setting forth the analysis requested by the Board showing that the proposed purchase of warehouse space is a more cost effective, efficient and functional alternative.

MW/dr

Attachment

c: C.H. Huckelberry, County Administrator
Robin Brigode, Clerk of the Board of Supervisors
Reid Spaulding, Director, Facilities Management Department
Captain Paul Wilson, Sheriff's Department
Jan Leshar, Deputy County Administrator for Medical and Health Services



Memorandum

DATE: May 13, 2013

TO: Martin Willett, Chief Deputy County Administrator

FROM: Reid H. Spaulding, RA,
Facilities Management Director

SUBJECT: 1505 Apache Park Place

Below please find baseline information, rationale and the County's future space planning initiatives which support the proposed purchase of 1505 Apache Park Place:

Existing Building and Lease Information:

Location	Use	Sq. Ftg.	Annual lease
1500 Apache Park Pl.	PCSO Mtl. Whse.	8,860	\$96,243 ¹
821 E. 47 th St.	Hlth. Dept. Bio-T Whse.	7,373	\$52,146 ²
2980 E. Ajo Way	Hlth. Dept. Mtl. Whse.	5,642	Cty. owned
		21,875GSF	

Proposed Purchase Information:

Location	Use	Sq. Ftg.	Annual Lease
1505 Apache Park Pl.	PCSO & Hlth. Dept.	20,809GSF ³	4

Funding Request:

Subsequent to an appraisal, the purchase price for the new facility has been negotiated with the Owner and agreed upon as \$1,460,000 inclusive of closing cost.

In addition to moving expenses from the (3) separate locations, minor necessary improvements to the new facility include:

- Extend County fiber optic network to new facility. Fiber is currently directly across the street terminated at existing leased warehouse.
- Construct non-loading fence partition to separate PCSO materials from Health Department

1 Current lease expires 08-31-13

2 Current lease expires 08-31-17, 90 days termination notice required, no termination expenses

3 The proposed facility is 1,066GSF smaller, however, current warehousing layout is inefficient and new facility will allow for higher stacking and more efficient layout.

4 PCSO annual budget shall be reduced accordingly to reflect lease savings while PC Health Department shall "pass-thru" current grant funding to General Fund

- Minor interior remodeling for PCSO office/reception area

Simple Payback:

Based upon the current combined annual lease obligation of \$148,389 exclusive of any future rent escalation clauses, the simple payback on the proposed facility is 9.84 years.

County Space Needs Analysis:

The Board questioned the rationale of the County purchasing additional square footage considering the current vacancy which exists at the PECOC facility located at 3434 E. 22nd.

Per the attached memo from the County Administrator dated May 2, 2013, PCFM has been actively investigating various options to fully utilize any and all vacant space at the PECOC facility created as a result of shift in operational use by both the City of Tucson and the Northwest Fire Consortium. Our current plan is as follows, which I believe offers appropriate long-term use of available space while creating an opportunity to reduce the County's overall square footage:

In order to fully support the critical communication systems housed within PECOC, the facility includes multiple redundant systems including power, HVAC, and connectivity. The facility includes an extensive, secure raised floor environment with ample space for the expansion of networking data systems. The facility's ability to support and sustain a critical data intensive environment is far superior to the County's current aging primary data center located on the 6th floor of the Administration West building. Therefore, I have proposed that we relocate the County's primary data center to PECOC while maintaining the existing 6th floor data center as our backup.

Simultaneous with this transition would be relocating those (28) PCIT personnel supportive of the County's data center to PECOC as well. Such action would essentially vacate the existing 5th floor of Administration West Building. The PECOC facility would then serve OEM, PCSO Dispatch and Training, and PCIT. In addition to these County entities, it is still fully anticipated that Drexel Heights Fire Dispatch, and other fire entities including both public and private first responders locate at the new facility. All such uses are compatible in terms of security needs, redundant supportive infrastructure and present no objectionable or intrusive traffic into the neighborhood.

The new PECOC facility is essentially an office environment with considerable raised flooring. The lighting, interior finishes, door widths and assembled furnishings are not conducive to palletized storage of bulk goods and as such would potentially suffer significant damage from a storage type use. The facility's mechanical system is not designed to operate with little or no loading and would in effect operate very inefficiently without heating or cooling the operating loads which it is designed to serve, i.e., people and associated computing systems. The ceiling heights throughout are standard office heights, again not conducive to bulk storage of rack warehousing. The raised flooring which encompasses a great portion of the facility is not rated or designed to support palletized goods. Finally, while I do not believe that the Health Department's storage needs are location specific, it is my understanding that the Sheriff's material warehouse requires close proximity to the PCSO's current location which includes headquarters, property and evidence, impound yard and PCSO Annex which houses several ancillary functions.

Most importantly, as mentioned previously the vacancy created by the relocation of a portion of PCIT to PECOC essentially frees up 15,000 sq. ft. in the downtown complex. It is our proposal to then relocate PC Flood Control out of the 97 E. Congress Building into the vacated space. PC Flood Control is the singular County department in 97 E. Congress. Once relocated, it would be my recommendation to liquidate the 97 E. Congress Building for redevelopment by the private sector.

The above scenario offers the following summarized benefits:

- Offers superior, reliable environment for County's critical data center needs
- Consumes available space at PECOC with "like" use for original design intent
- Proposed use is highly compatible with surrounding neighborhood
- Offers less than 10 year financial payback eliminating future lease obligations
- Creates needed vacancy for PC Flood Control Department
- Facilitates sale of 97 E. Congress (44,186GSF)
- Net reduction of County space would be 23,377 GSF

Please do hesitate to contact me should you have any questions.

c: Chuck Huckelberry, County Administrator



MEMORANDUM

Date: May 2, 2013

To: Reid Spaulding, Director
Facilities Management

From: C.H. Huckelberry
County Administrator 

Re: **Alternative Occupation Program for the Pima County Emergency Operations Center**

The architectural programming for the Pima County Emergency Operations Center originally assumed fire and police agencies consolidated in one dispatch center. The reality is it will likely be occupied by no more than the Sheriff's Department and a few fire agencies, making the original architectural programming obsolete, requiring a new schedule of users and using previously programmed space for other purposes.

Please reevaluate occupation of this facility such that the space constructed at significant expense to the County can be efficiently and effectively utilized and prepare a use plan for my consideration.

CHH/dph

c: Jan Leshar, Deputy County Administrator for Medical and Health Services
Lionel Bittner, Director, Information Technology
Captain Paul Wilson, Sheriff's Department