



BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

Requested Board Meeting Date: August 6, 2013

ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:

Pima Air and Space Museum (PASM) is seeking authority to construct new restrooms and operation shop at the PASM property. Pima County agreement with PASM calls for Board approval of any alterations project over \$100,000.

(see attached for complete details)

CONTRACT NUMBER (If applicable):

12 000 000 000 000 000244-1

STAFF RECOMMENDATION(S):

Staff has reviewed, and recommends the requested project plans, subject to BOS approval.

CORPORATE HEADQUARTERS: _____

CLERK OF BOARD USE ONLY: BOS MTG. _____

ITEM NO. _____

PIMA COUNTY COST: \$0.00 and/or REVENUE TO PIMA COUNTY: \$ 0.00

FUNDING SOURCE(S): Private Funds
(i.e. General Fund, State Grant Fund, Federal Fund, Stadium D. Fund, etc.)

Advertised Public Hearing:

		YES	XX	NO
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Board of Supervisors District:

1		2		3		4		5		All	XX
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IMPACT:

IF APPROVED:

The Pima Air & Space Museum will begin construction on the new restrooms and operations shop, to be able to better serve the residents of Pima County.

IF DENIED:

The Pima Air & Space Museum will not be able to begin construction of the new restrooms and operations shop.

DEPARTMENT NAME: Economic Development & Tourism

CONTACT PERSON: Tom Moulton TELEPHONE NO.: 243-7355



THE ARIZONA AEROSPACE FOUNDATION

Board of Trustees

June 26, 2013

Chairman
Count Ferdinand von Galen

Tom Moulton, Director
Pima County Economic Development and Tourism
33 North Stone Avenue, Suite 830
Tucson, AZ 85701

Vice Chairman
Boyd P. Drachman

Treasurer
George E. Henderson

Re: Proposed Construction of New Restrooms and a new Operations Shop at the
Pima Air & Space Museum

Secretary
Sandra C. Maxfield

Dear Tom:

Trustees
Gary L. Abrams
Kim Acorn
Rick Barrett
Chanda S. Budhabhatti, FAeSI
Graham E. Dorland
William J. Fishkind, M.D.
Lt. Gen. Robert B. Johnston
USMC (Ret)
Thomas M. Murphy
Michael Rusing
Peter H. Smith
Michael A. Stilb
John Tallichet
Maj. Gen. Russell L. Violett
USAF (Ret)
Bert Zaccaria

The Arizona Aerospace Foundation is requesting Pima County's approval of our plans to install new restrooms in Hangar 1 near Admissions and to build a new Operations Shop near the rear of the museum's property behind the Restoration Hangar.

The Admissions Restroom Project will add men's and women's restrooms to Hangar 1 in what was formerly the old grill. Not only will they serve our daily visitors, but their location makes them extremely beneficial for our catered events guests. As you can see by the attached drawing and Keynotes, these restrooms will incorporate waterless urinals and lavatories with battery operated motion sensor faucets and soap dispensers. Also, with seven stalls, the women's restroom will be the largest women's restroom on the property. We estimate that this project will cost approximately \$179,000, including architect and engineering fees.

Military Advisor
Col. Kevin E. Blanchard
USAF

The new Operations Shop will provide a consolidated storage and work area for the facility maintenance staff. The building will be 4,800 square feet and encompass a workshop, storage, office and a combination break and training room. This project will make the facilities staff more efficient and it will also improve the appearance of the museum grounds by moving their work area and storage to the back of the property. We estimate that this project will cost \$375,000, including architect and engineering fees.

AMARG Advisor
Col. Robert Lepper
USAF

Executive Director
Yvonne C. Morris

Preliminary drawings, including a site plan, are attached. No public monies will be used for this project. The Foundation has retained the firm Gromatzky Dupree & Associates Southwest LLC (GDA) to provide the engineering services for this project. Better Built Builders will complete the work (Better Built Builders completed the build out of the kitchen area in Flight Grill during the Hangar 1 Expansion Project and constructed the fence improvements we made this past year to the perimeter and screen fences).

This project is part of the Foundation's larger plan to continue to improve the visitor experience at both of our museums. We began with the Count Ferdinand von Galen Education and Research Center at the Titan Missile Museum in 2003 and continued

A Non-profit Organization

PIMA AIR & SPACE MUSEUM – TUCSON
6000 E. Valencia Rd., Tucson, AZ 85756
Phone: (520) 574-0462 / Fax: (520) 574-9238
www.pimaair.org

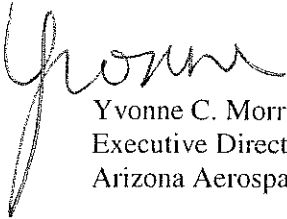
TITAN MISSILE MUSEUM – SAHUARITA
1580 W. Duval Mine Rd., Green Valley, AZ 85614
Phone: (520) 625-7736 / Fax: (520) 625-9845
www.titanmissilemuseum.org

03/28/13

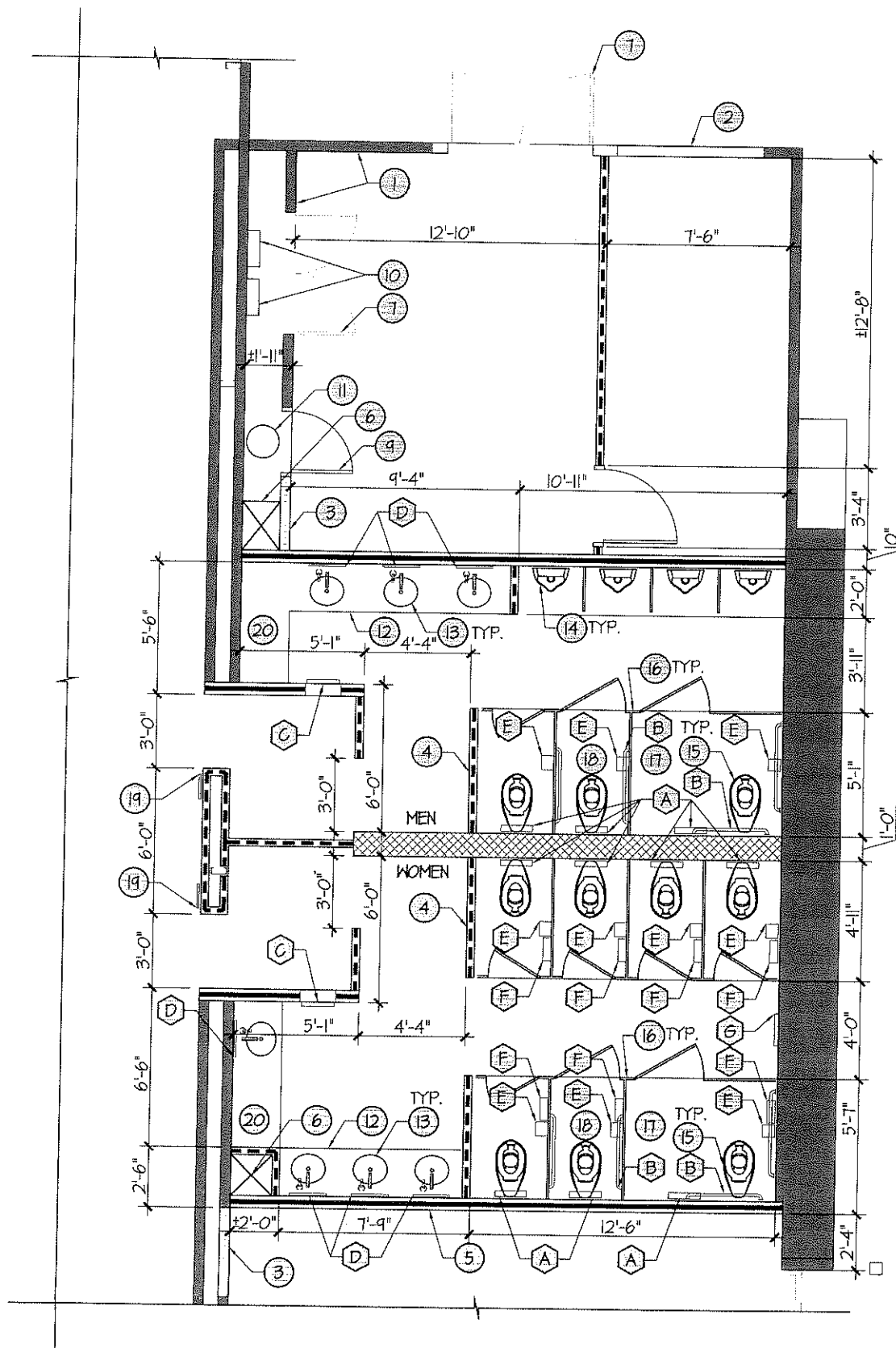
with the Spirit of Freedom Hangar (with assistance from a Pima County bond) in 2007 and the Flight Central Hangar and Flight Grill Restaurant in 2010 at the Pima Air & Space Museum. The Foundation is committed to continuing to move both of our museums forward and to maximize the investments the Foundation and Pima County have made in these premier leased properties.

Please let me know if Pima County approves these projects. If you need more information please do not hesitate to contact me. As always, we appreciate Pima County's support.

Best Regards,

A handwritten signature in cursive script, appearing to read 'Yvonne'.

Yvonne C. Morris
Executive Director
Arizona Aerospace Foundation



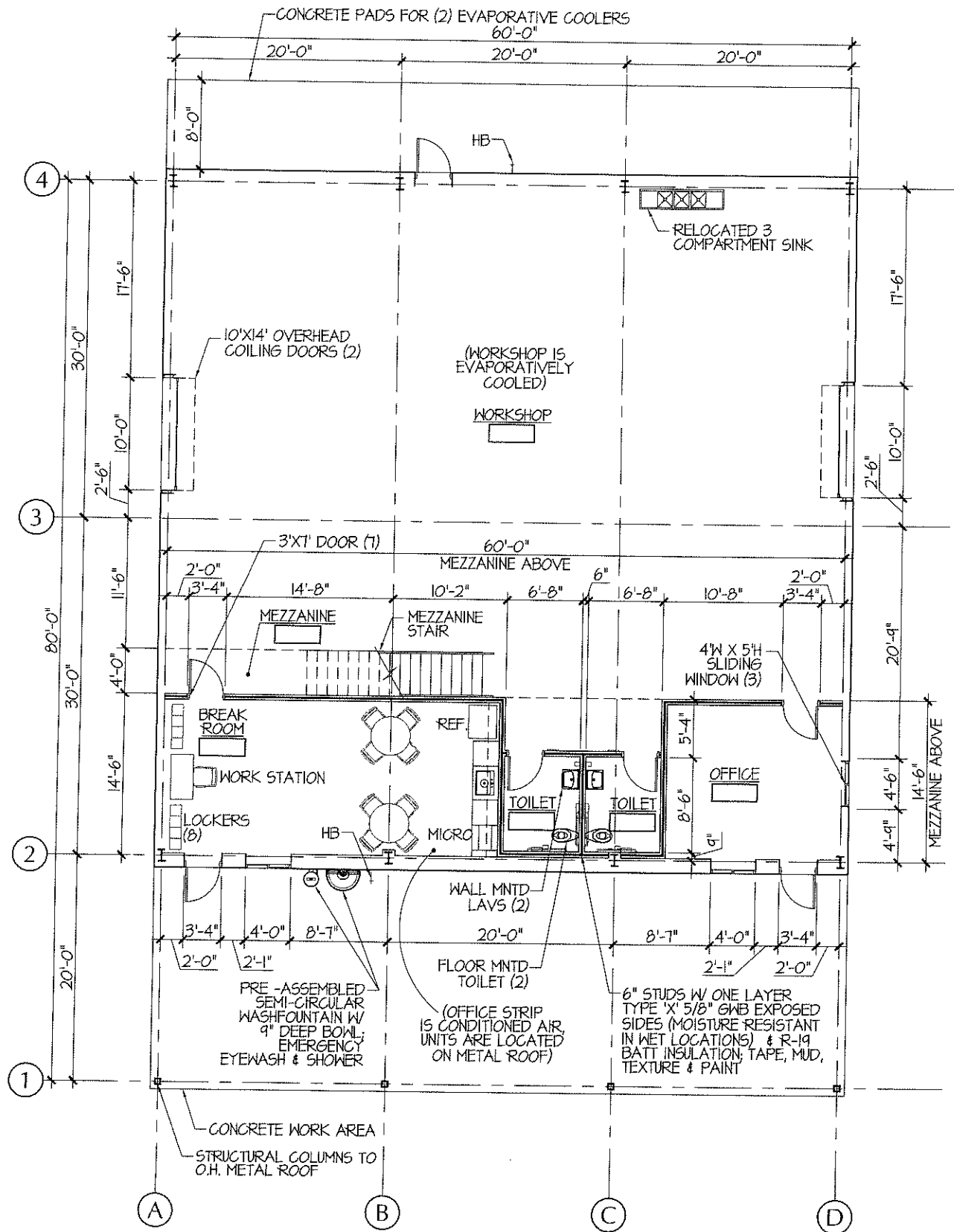
KEYNOTES

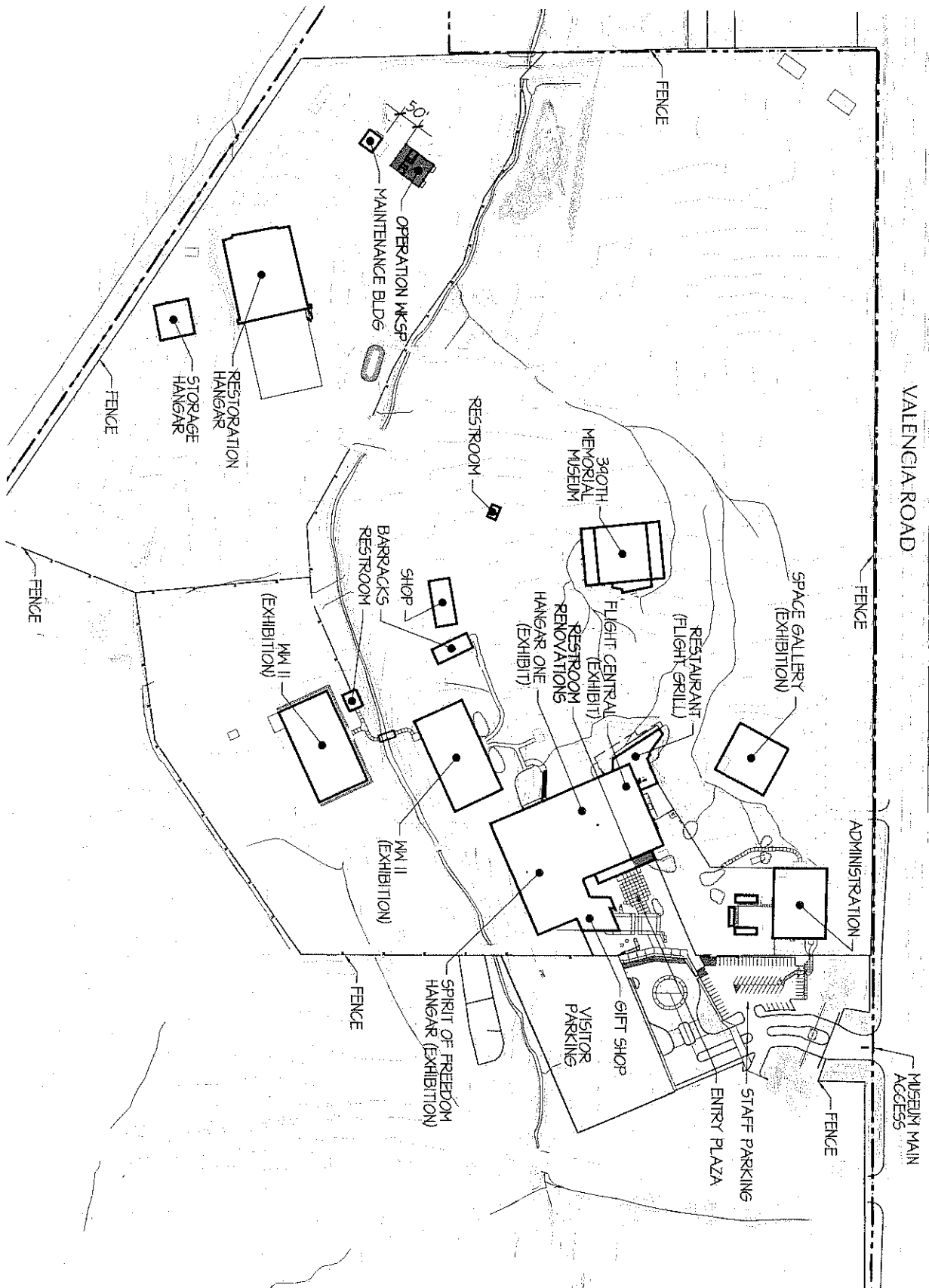
1. EXISTING WALL TO REMAIN: REUSE SALVAGED BATT INSULATION AT EXTERIOR WALLS; PROVIDE NEW GWB - MUD, TAPE, & TEXTURE
2. NEW INFILL WALL: MATCH EXISTING EXTERIOR WALL
3. NEW INFILL WALL PER LINE TYPE: MTL STUDS TO MATCH EXISTING, PROVIDE NEW GWB - MUD, TAPE, & TEXTURE
4. NEW WALL PER LINE TYPE: 3-5/8", 25 GA. MTL STUDS @ 24" O.C. W/ ONE LAYER TYPE 'X' 5/8" GWB EACH SIDE (MOISTURE RESISTANT IN WET LOCATIONS); TAPE, MUD, TEXTURE & PAINT
5. NEW WALL PER LINE TYPE: 6", 25 GA. MTL STUDS @ 24" O.C. W/ ONE LAYER TYPE 'X' 5/8" GWB EACH SIDE (MOISTURE RESISTANT IN WET LOCATIONS) & R-19 BATT INSULATION; TAPE, MUD, TEXTURE & PAINT
6. NEW STRUCTURAL SUPPORT - TBD
7. EXISTING DOOR TO REMAIN
8. NOT USED
9. NEW 2'6"x7'0" DOOR
10. EXISTING ELECTRIC PANELS TO REMAIN
11. NEW WATER HEATER LOCATION
12. NEW SOLID SURFACE COUNTER TOP W/ PLAM PIPE PROTECTION PANEL BELOW
13. NEW RIMLESS LAVATORIES W/ BATTERY OPERATED MOTION SENSOR FAUCET & SOAP DISPENSER
14. NEW WATERLESS URINALS
15. NEW FLOOR MOUNTED TOILETS
16. NEW TOILET PARTITIONS
17. WHEEL CHAIR ACCESSIBLE STALL
18. AMBULATORY STALL
19. NEW ADA COMPLIANT SIGNAGE
20. BABY CHANGING COUNTER

TOILET ROOM ACCESSORIES

THE FOLLOWING ARE PRELIMINARY ACCESSORIES:

- A. SURFACE-MOUNTED TOILET SEAT COVER DISPENSER: BOBRICK B-4221.
- B. STAINLESS STEEL GRAB BAR: BOBRICK B-5806 X 36", B-5806 X 18", B-5806 X 42" - SATIN FINISH.
- C. SEMI-RECESSED AUTOMATED PAPER TOWEL DISPENSER, AND WASTE RECEPTACLE.
- D. MIRROR
- E. SURFACE-MOUNTED MULT-ROLL TOILET TISSUE DISPENSER: BOBRICK B-4288.
- F. SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL: BOBRICK B-270.
- G. RECESSED NAPKIN/ TAMPON VENDOR: BOBRICK B-4706







REID H. SPAULDING, Director

PH: (520) 724-3703 FAX: (520) 724-3900

July 1, 2013

Tom Moulton, Director
Pima County Economic Development and Tourism Department
33 N. Stone, Suite 800
Tucson, Arizona 85701

RE: Proposed Construction of New Restrooms and a new Operations Shop at the
Pima Air and Space Museum, Tucson, Arizona

Dear Mr. Moulton,

Pima County Facilities Management Department (FMD) has reviewed the submittal of the proposed construction of new restrooms in hangar number 1 and a new operations shop as submitted by Gromatzky Dupree & Associates Southwest LLC. FMD approves the proposed improvements as presented in the documents. The building drawings and keynotes appear to be consistent with the intended use of museum property.

The restroom remodeling and shop building addition are outside of the scope permitted by the museum's registered plant and shall be submitted to Pima County Development Services for building permits and inspections.

Please do not hesitate to contact Facilities Management with any questions regarding this approval.

Respectfully,

A handwritten signature in black ink, appearing to read "Gary A. Campbell".

Gary A. Campbell, R.A., Manager
Asset Management & Planning Division

C: Reid Spaulding, R.A., FMD Director
Yves Khawam, Phd., PC Chief Building Official