BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 17, 2016

Title: Pima Air & Space Museum Aircraft Restoration Hangar Canopy Improvement Project

Introduction/Background:

The Pima Air & Space Museum (PASM) is planning a facilities improvement project focused on the Museum's Aircraft Restoration Hangar. The planned canopy style roof structure is intended to aid in the timely preparation and refurbishment of large aircraft outdoors for museum display by providing shade coverage over the majority of the hangar wash pad apron.

Discussion:

In addition to providing shade and protection from the weather, this roof will also further augment the facility's Storm Water Pollution Prevention Plan's (SWPPP) current best management practices by further diverting and controlling the flow of storm water away from the restoration facility.

A further benefit to this project is the inclusion of a roof-mounted fall restraint system to supplement the mobile systems already in use by employees, thereby freeing up resources to be used in other locations. Lighting improvements will also permit work shifts in the evenings or early hours when the weather is hot, reducing the risk of heat stress to staff and volunteers. The project will also enable them to upgrade and expand the existing fire suppression system at this building.

Conclusion:

A new upgrade to the Aircraft Restoration Hangar will allow the Museum to upgrade its SWPPP current best management practices as well as adding lighting improvements and enable an upgrade to the existing fire suppression system. They will also be able to continue its restoration projects well into the evening and early mornings during the hot weather seasons. The project cost is budgeted at $1,650,000 but when completed will be valued well over $2,000,000. The improvements will be constructed with donor funding at no cost to Pima County in its design, construction, operation and maintenance.

Recommendation:

Pursuant to the management agreement staff recommends approving the addition of this new year-round work facility designed, built and paid for by PASM with no additional cost to Pima County or their visitors.

Fiscal Impact:

PASM staff believe this new facility improvement will be a revenue generator as new and repeat visitors to the Museum will be able to see newly restored aircraft exhibits.

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒ All

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒ All

Department: ED&T Telephone: 724-7356

Department Director Signature/Date: Thomas R. Moulton 4/25/2016

Deputy County Administrator Signature/Date: [illegible] 4/28/2016

County Administrator Signature/Date: [illegible] 4/27/16

PIMA COUNTY
ECONOMIC DEVELOPMENT & TOURISM

MEMORANDUM

TO: C.H. HUCKELBERRY
County Administrator

FROM: TOM MOULTON TM
Director - Attractions and Tourism

DATE: April 22, 2016

RE: Arizona Aerospace Foundation – Pima Air and Space
Canopy Restoration Wash Pad Improvement Project

Sometime ago in order to accommodate the restoration of museum aircraft, while capturing potential contaminants at Pima Air and Space, the Arizona Aerospace foundation built, at considerable cost, a wash pad, permitted by ADEQ, in front of their restoration facility.

In order to upgrade the facility to allow more production from the site, the Foundation has determine that a significant canopy over the wash pad, along with a lighting package, was in order. Following through on this renovation concept, the Foundation has presented for Pima County's approval, the request for approval, along with significant backup, to complete this project sometime during the summer of 2016 entirely funded by the Foundation, without utilizing any public funds. Those documents are attached and we are preparing the full packet to send to you and the Board of Supervisors for approval.

According to our process, Pima County Facilities, through Gary Campbell, has reviewed the project and has recommended to move forward pending Pima County Development Services review, permitting and contractual approvals.

PIMA COUNTY
FACILITIES MANAGEMENT
150 WEST CONGRESS, 3rd FLOOR
TUCSON, ARIZONA 85701

LISA JOSKER, DIRECTOR

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

April 22, 2016

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

RE: Proposed Construction – Restoration Hangar Canopy Addition
Pima Air and Space Museum, Tucson, Arizona

Dear Mr. Moulton,

Pima County Facilities Management Department (FMD) has reviewed the submittal of the proposed construction for the Restoration Hangar Canopy Addition as submitted by Acorn & Associates. 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 scope of work for the hangar canopy addition is beyond that as permitted by the museums 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,

Gary A. Campbell, R.A.
Deputy Director

C: Lisa Josker, FMD Director
Yves Khawam, Phd., PC Chief Building Official

PIMA AIR & SPACE MUSEUM

April 12, 2016
Pima County Board of Supervisors
5th floor, 130 W Congress St,
Tucson, AZ 85701

Chairman

Vice Chairman

Treasurer

Secretary

Trustees

Military Advisor

xecutive Director

Dear Supervisors,

This letter is in support of planning materials relating to a planned facilities improvement at the Pima Air & Space Museum.

The Pima Air & Space Museum is planning to undergo facilities improvement project focused on the museum's Aircraft Restoration Hangar. The project is fully funded. The planned roof structure is intended to aid in the timely preparation and refurbishment of large aircraft outdoors for static museum display by providing shade coverage over the majority of the hangar wash pad apron. In addition to providing shade and protection from the weather, this roof will also further augment the facility's Storm Water Pollution Prevention Plan's (SWPPP) current best management practices by further diverting and controlling the flow of storm water away from the restoration facility.

A further benefit to this program is the inclusion of a roof-mounted fall restraint system to supplement the mobile systems already in use by employees, thereby freeing up resources to be used other locations. Lighting improvements will also permit work shifts to occur in the evenings or early hours when the weather is hot, thus reducing the risk of heat stress to staff and volunteers. Lastly, the project will enable us to upgrade and expand the existing fire suppression system at this building.

We hope that you will approve this project and thank you for your significant and ongoing support of our museum.

Sincerely,

Scott Marchand, M.Phil.
Executive Director,
Arizona Aerospace Foundation

ACORN ASSOCIATES ARCHITECTURE, LTD

Kim Acorn, AIA
Bart Stockton
Rob Smith

April 19, 2016

Mr. Tom Moulton
Director of Economic Development and Tourism
33 North Stone Avenue
Suite 830
Tucson, Arizona 85701

VIA HAND DELIVERY

Re: Pima Air & Space Museum
Restoration Hangar Canopy Addition

Dear Mr. Moulton:

Attached is our transmittal of project documents for the Pima Air & Space Museum's proposed construction of a Canopy Addition to the Restoration Hangar Wash Pad.

Mr. Scott Marchand, Executive Director of the Pima Air & space Museum, has requested this transmittal to you in order to allow approval by the Board of Supervisors in May 2016. A June 2016 construction commencement is anticipated.

We have estimated the probable cost of this project as follows:

1.	Concrete Caisson Foundations	144,000.00
2.	Steel Cantilever Truss Support	680,000.00
3.	Steel Roof Trusses	280,000.00
4.	Purlins, Side Wall & Roof Panels	260,000.00
5.	Automatic Fire Sprinkler System	130,000.00
6.	Under Canopy Lighting	76,000.00
7.	OSHA Rated Fall Protection System	80,000.00
	Subtotal	$1,650,000.00

3151 E. Broadway Blvd., Suite 1050 Tucson, Arizona 85711 520 - 881 - 0731 Fax 881 - 0995 e-mail info@acornarchitecture.com

A.	Project Contingency	165,000.00
B.	Architect/Engineer Fee; 5%	90,000.00
C.	General Contractor OH&P; 10%	181,500.00
D.	Construction Tax; 5%	100,000.00
	Total Estimated Cost	$2,186,500.00

Thank you for assistance in moving this project forward on behalf on the Museum.

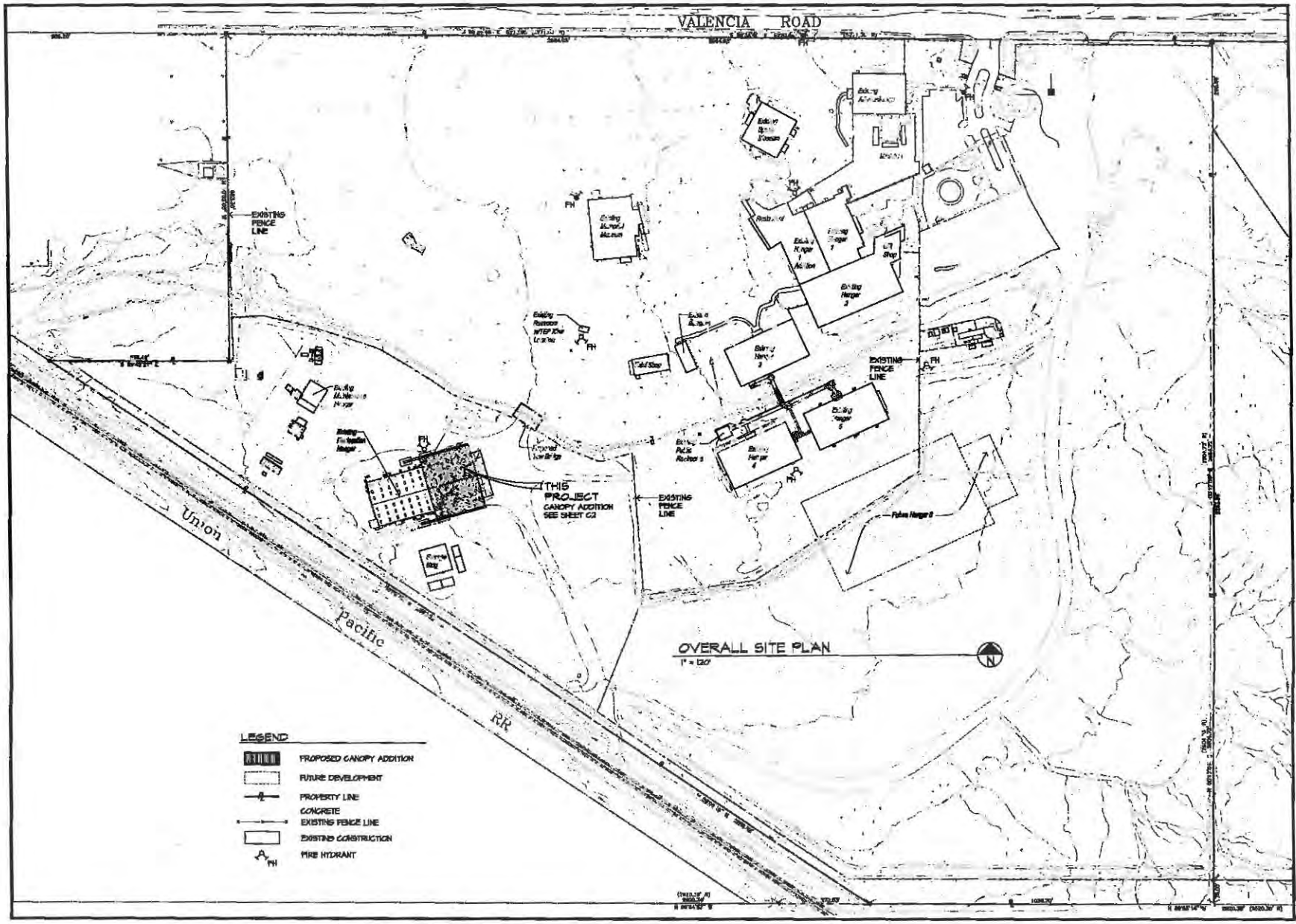
Sincerely,
Acorn Associates Architecture, LTD.

Kim B. Acorn, AIA
President

Expires 3/31/2017

E Copy to: Mr. Scott Marchand, Executive Director, Pima Air & Space Museum

Attachments: 4.12.16 PASM Letter
Design Development A&E Documents
Color Rendering of Facility



RESTORATION HANGAR
CANOPY ADDITION
Pima Air & Space Museum

OVERALL SITE PLAN

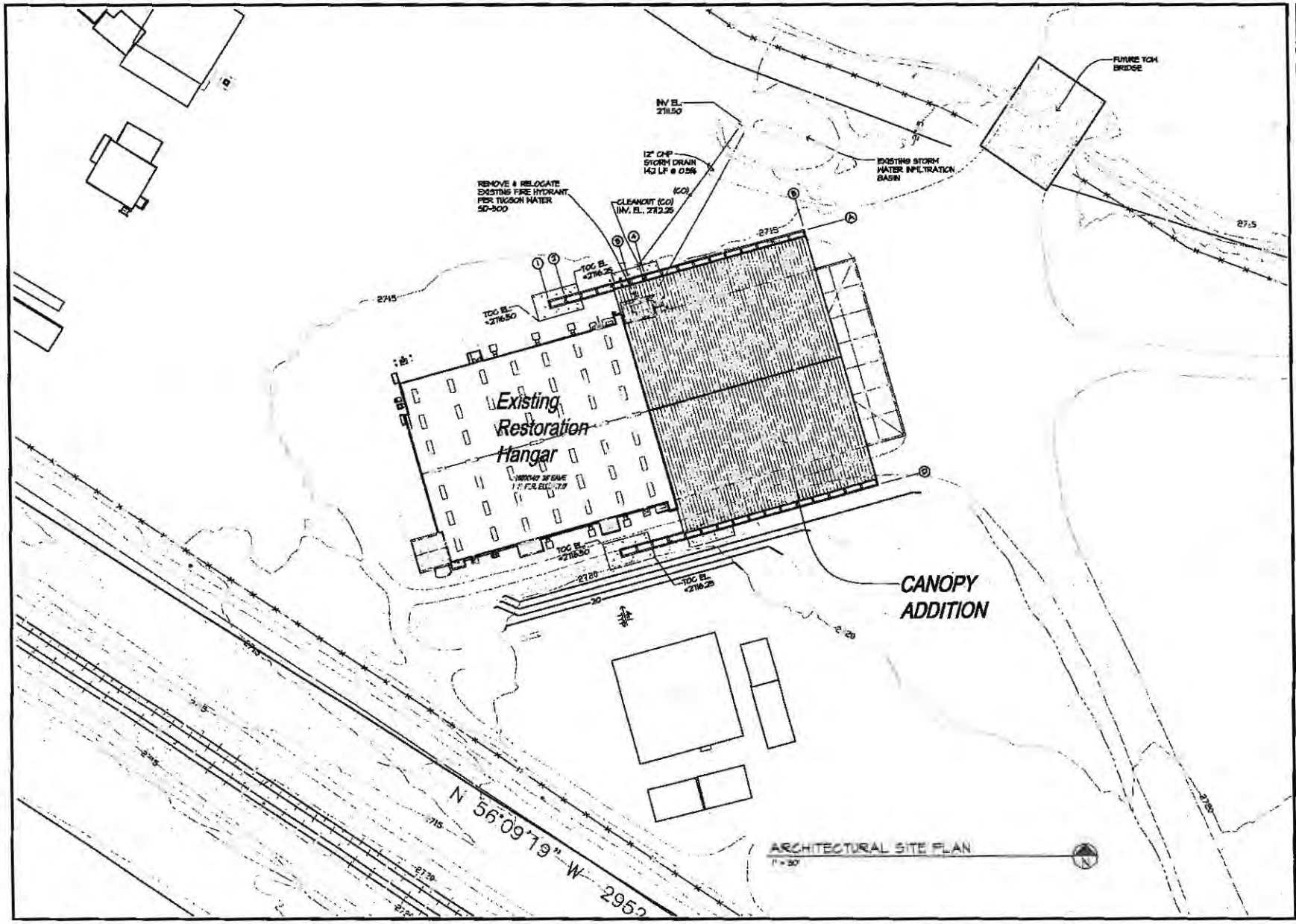
ACORN ASSOCIATES ARCHITECTURE, LTD.
4400 E. BROADWAY, SUITE 814, TUCSON, AZ 85711
520-881-0371 Fax 520-881-0377 www.acornassociates.com

EXPIRES 3/31/2017

JOB NO. 16004
ISSUE DATE APR 2016
REVISIONS

DRAWN BY BR
CHECKED BY TBS

SHEET NO. C1



RESTORATION HANGAR
CANOPY ADDITION
Pima Air & Space Museum

ARCHITECTURAL SITE PLAN

ACORN ASSOCIATES ARCHITECTURE LTD.
4400 E. BROADWAY, SUITE 200, TUCSON, AZ 85711
520-11071 Fax 520-571-1003 www.acornarchitecture.com

DATE 1/31/2017
JOB NO. 16C04
ISSUE DATE APR. 2016
REVISIONS

DRAWN BY RR
CHECKED BY PDS

SHEET NO. C2