



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 2, 2016

Title: Pima County Fairgrounds/ Southwestern Fair Commission Capital Improvement Projects FY 2016-17

Introduction/Background:

The management agreement between the Southwestern Fair Commission, operators of the Pima County Fairground and Pima County, outlines all net income must be used in the maintenance and improvement of the fairgrounds. At the June 9, 2016 Board meeting the Southwestern Fair Commission approved capital improvement projects of the 2016-2017 FY budget, the projects proposed are for the upgrade and re-development of the existing Old Pueblo Hall Project 1, see attached, and for Project 2, the upgrade and re-development of the existing Pima RV Park. see attached.

Discussion:

Per the Management Agreement approved February 6, 2007 it states "Manager may not make any improvements, additions, or changes to the fairgrounds "the Alterations" involving an expenditure of more than \$25,000, without first obtaining the written consent of the County Administrator or his designee (if the cost of the alteration is between \$25,001 and \$100,000) the written consent of the County Board of Supervisors. The combined alteration/improvement amount is estimated to be Project #1, \$560,000 and Project #2 \$400,000, totaling \$960,000.

Conclusion:

Therefore the Southwestern Fair Commission is requesting consent from the Board of Supervisors for the combined alterations/improvements of \$960,000 at no cost to Pima County.

Recommendation:

The Attractions and Tourism Department recommends the approval of the BOS for the alterations/improvements.

Fiscal Impact:

Projects will be funded by the Southwestern Fair Commission Budget for FY 2016-17.

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒ All

Department: Attractions & Tourism

Telephone: (520) 724-7355

Department Director Signature/Date:

Thomas R. Moulton 7/18/16

Deputy County Administrator Signature/Date:

J. Kier 7/20/16

County Administrator Signature/Date:

C. R. Mulberry 7/20/16

SOUTHWESTERN FAIR COMMISSION

PROJECT #1

OLD PUEBLO HALL ALTERATIONS/IMPROVEMENTS

SOUTHWESTERN Fair Commission, INC.

(A Non-Profit Corporation)

Presents the Pima County Fair

June 21, 2016

Tom Moulton
Director, Economic Development and Tourism
33 N. Stone Avenue, Suite 830
Tucson, AZ 85701

Dear Mr. Moulton:

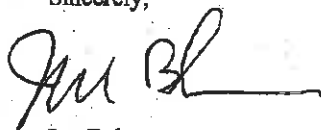
Per the Management Agreement approved February 6, 2007, page 5 section 7 Alterations, 7.1 Approval Required, it states that "Manager may not make any improvements, additions, or changes to the fairgrounds (the "Alterations") involving an expenditure of more than \$25,000 ("Maximum Expenditure Amount"), without first obtaining the written consent of the County Administrator or his designee (if the cost of the Alterations is between \$25,001 and \$100,000) or the written consent of the County's Board of Supervisors (if the cost of the Alterations is more than \$100,000)."

At the June 9, 2016 Board meeting the Southwestern Fair Commission approved a capital improvement project for the fiscal year 2016-2017 budget, the project purpose is for the upgrade and re-development of the existing Old Pueblo building. Currently, the 61,000 square foot building is not insulated, does not have heat or air condition and is unable to be divided into several usable spaces. The scope of the project includes insulating the entire building, heating the entire building, renovating approximately 20,000 square feet to include air conditioning, installing moving dividers to break up the new area into four usable spaces with professional meeting room features including sound system, finished ceiling and walls, and new restrooms attached to the south end of the building. The benefits of the project are to upgrade the infrastructure, provide for climate controlled space to be used year round, provide ADA compliant rest rooms that are accessible from inside or outside of the building and to provide meeting space to attract more events. The newly designed and improved Old Pueblo Hall will be used during the annual fair as well as special events throughout the year.

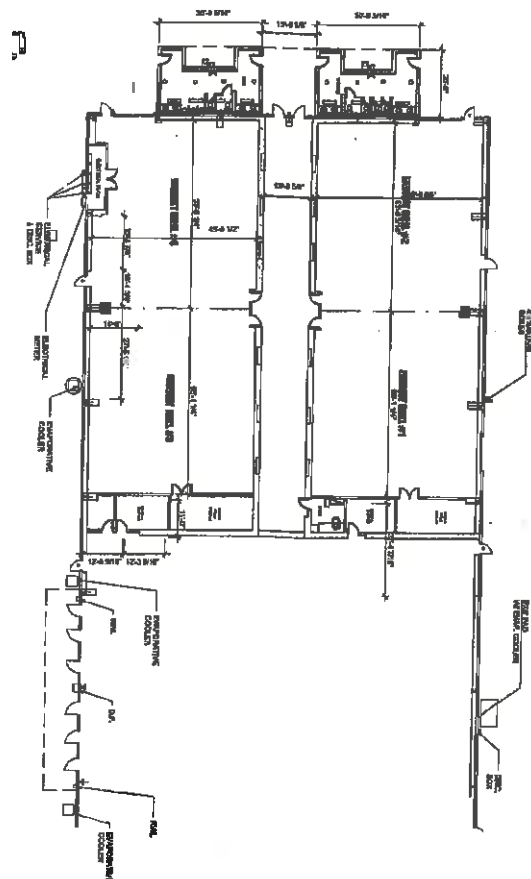
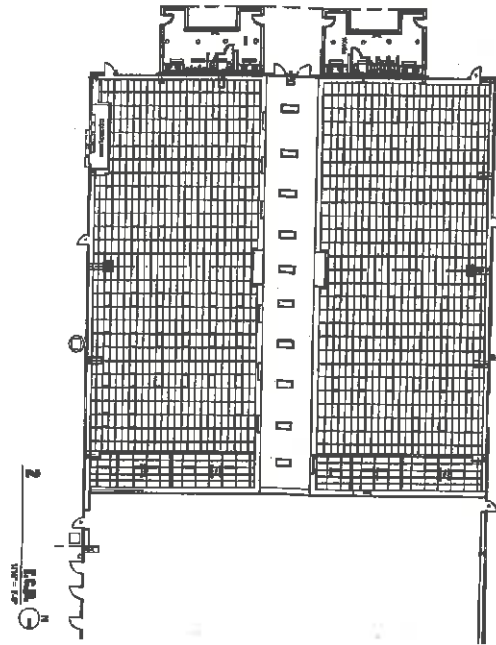
This letter is being sent as per the requirement set forth in the Management Agreement. The final cost for this project is estimated to be \$560,000. This project is consistent with the Pima County Fairgrounds Master Plan adopted in 2011. Attached is the preliminary architectural design for your review. SWFC will obtain all necessary approvals, permits and pay any fees, construction and maintenance costs.

Thank you for your assistance and please feel free to contact me if you should have any questions regarding this matter.

Sincerely,



Jon Baker
Executive Director



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This drawing is an instrument of service. It is the property of
Walthamilton and may not be reproduced without their
permission or the use of their name.

BUILDING PERMIT	2016
REPAIRS	2016
REPAIRS	2016
REPAIRS	2016

SOUTHWESTERN FAIR COMMISSION

PROJECT #2

PIMA RV PARK

ALTERATIONS/IMPROVEMENTS

SOUTHWESTERN FAIR COMMISSION, INC.

(A Non-Profit Corporation)

Presents the Pima County Fair

June 21, 2016

Tom Moulton
Director, Economic Development and Tourism
33 N. Stone Avenue, Suite 830
Tucson, AZ 85701

Dear Mr. Moulton:

Per the Management Agreement approved February 6, 2007, page 5 section 7 Alterations, 7.1 Approval Required, it states that "Manager may not make any improvements, additions, or changes to the fairgrounds (the "Alterations") involving an expenditure of more than \$25,000 ("Maximum Expenditure Amount"), without first obtaining the written consent of the County Administrator or his designee (if the cost of the Alterations is between \$25,001 and \$100,000) or the written consent of the County's Board of Supervisors (if the cost of the Alterations is more than \$100,000)."

At the June 9, 2016 Board meeting the Southwestern Fair Commission approved a capital improvement project for the fiscal year 2016-2017 budget, the project purpose is for the upgrade and re-development of the existing Pima RV Park. The scope of the project includes 100 full hook up RV spaces, a new RV Office equipped with showers, laundry & restrooms. The benefits of the project are to upgrade the infrastructure, widen RV spaces, provide better amenities to fairground and RV Park users and improve the drainage, dust control & roads in the RV Park. The newly designed and improved RV Park and restrooms will be used during the annual fair as well as special events held throughout the year.

This letter is being sent as per the requirement set forth in the Management Agreement. The final cost for this project is estimated to be \$400,000. This project is consistent with the Pima County Fairgrounds Master Plan adopted in 2011. Attached is the preliminary architectural design for your review. SWFC will obtain all necessary approvals, permits and pay any fees, construction and maintenance costs.

Thank you for your assistance and please feel free to contact me if you should have any questions regarding this matter.

Sincerely,



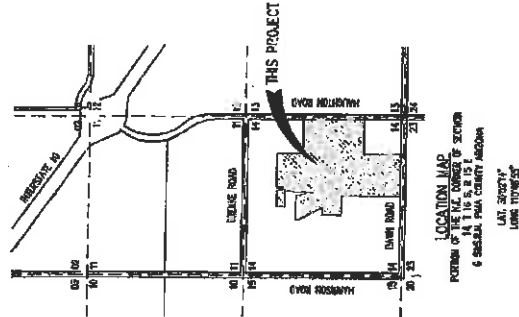
Jon Baker
Executive Director

PIMA COUNTY FAIRGROUNDS

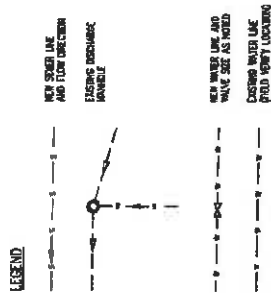
4H

R.V. PARK REHABILITATION

PIMA COUNTY, ARIZONA



PAGE NO.	SITE SURVEY CONTROL POINTS			
	NOTES	DATE	DESCRIPTION	REMARKS
1	1-1-10	10/1/10	1-1-10	1-1-10
2	2-1-10	10/1/10	2-1-10	2-1-10
3	3-1-10	10/1/10	3-1-10	3-1-10
4	4-1-10	10/1/10	4-1-10	4-1-10
5	5-1-10	10/1/10	5-1-10	5-1-10
6	6-1-10	10/1/10	6-1-10	6-1-10
7	7-1-10	10/1/10	7-1-10	7-1-10
8	8-1-10	10/1/10	8-1-10	8-1-10
9	9-1-10	10/1/10	9-1-10	9-1-10
10	10-1-10	10/1/10	10-1-10	10-1-10



- GENERAL NOTES**
1. THE SURVEY CONTROL POINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000.
 2. THE SURVEY CONTROL POINTS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000. THE SURVEY CONTROL POINTS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000.
 3. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000. THE PIPES SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000.
 4. THE SURVEY CONTROL POINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000. THE SURVEY CONTROL POINTS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000.
 5. THE SURVEY CONTROL POINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000. THE SURVEY CONTROL POINTS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000.
 6. THE SURVEY CONTROL POINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000. THE SURVEY CONTROL POINTS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000.
 7. THE SURVEY CONTROL POINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000. THE SURVEY CONTROL POINTS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000.
 8. THE SURVEY CONTROL POINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000. THE SURVEY CONTROL POINTS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE APP. REAS. EFFECTIVE NOVEMBER 1, 2000.

OWNER

THE PIMA COMMISSION
1000 S. AGUATE ROAD
TUCSON, ARIZONA 85701
AUTH. DIST. 0000000000
MANAGEMENT NUMBER
PIMA COUNTY, ARIZONA
PIMA COUNTY, ARIZONA



SITE PLAN -- 4H LOT
1" = 40'

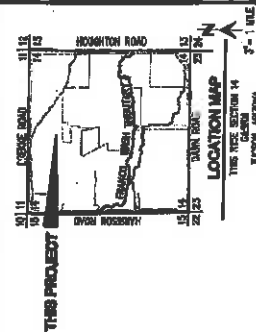


PIMA COUNTY FAIRGROUNDS
4H LOT
1000 S. AGUATE ROAD
PIMA COUNTY, ARIZONA

DATE: 10/1/10
BY: [Signature]
SCALE: 1" = 40'

[illegible]

PIMA COUNTY CDS MATRONS



WEBB

NOTE: ALL EXISTING WATER AND ELECTRIC HOODLIPS IN THIS AREA TO BE REMOVED.

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 PRIVATE TRAINING PLAN AND DETAILS

ENGINEERING
P.O. BOX 1498 TUCSON, ARIZONA 85702
(602) 390-7923
STANLEY@TUCSON.AT&T

**PRIVATE PAVING AND GRADING PLAN
FOR
PIMA COUNTY FAIRGROUNDS**

**For more information
CALL 1-800-722-5348**

PROJECT ADDRESS:
11300 S. HOLYTRON ROAD
TUCSON, ARIZONA 85747

OWNER/DEVELOPER
PIMA COUNTY ENVIRONMENTAL
PLANNING DEPARTMENT
MAINTENANCE MANAGER
SOUTHWEST FARM COMMISSION
11300 S. HOLLISTON RD.
MOSCOW, MT 59304 406/334-6547

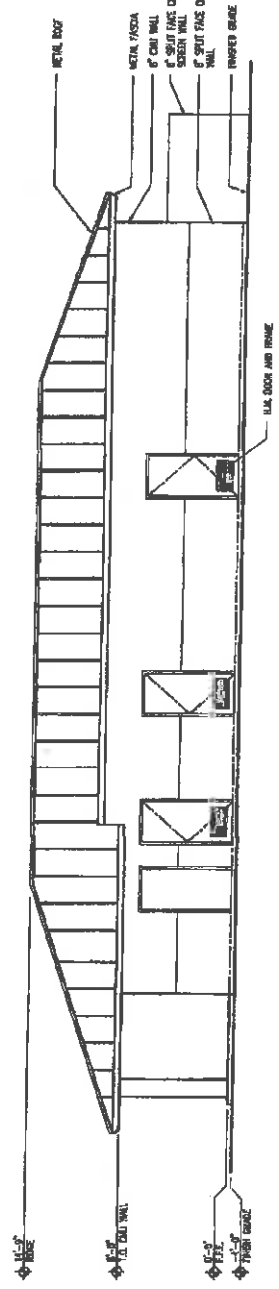
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SEC 14-40-25

EARTHWORK QUANTITIES:
CUT- 500 CY.
FILL- 1500 CY.

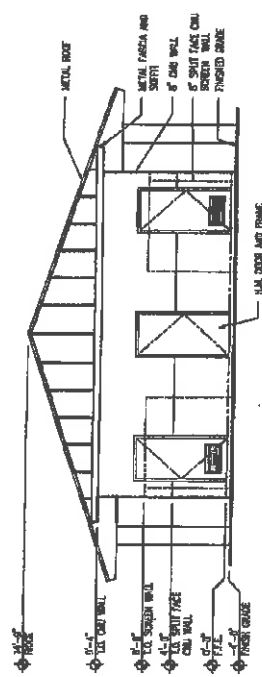
DATE	05/19/2010	1	CF
NAME BY	J.R.O.	DATE	05/19/2010
ISSUED BY	J.A.S.	DATE	05/19/2010

1

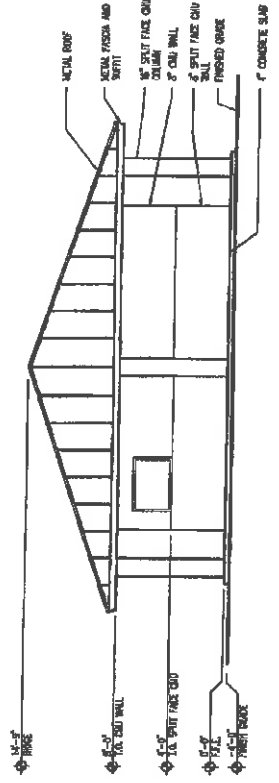
REVISION	DATE	APPROVED



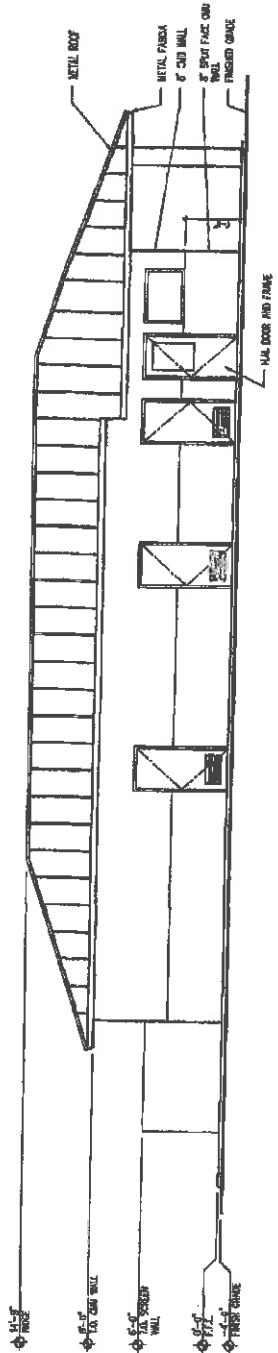
SIDE ELEVATION
SCALE 1/4\"/>



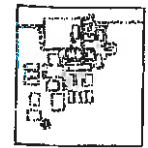
END ELEVATION
SCALE 1/4\"/>



END ELEVATION
SCALE 1/4\"/>



SIDE ELEVATION
SCALE 1/4\"/>

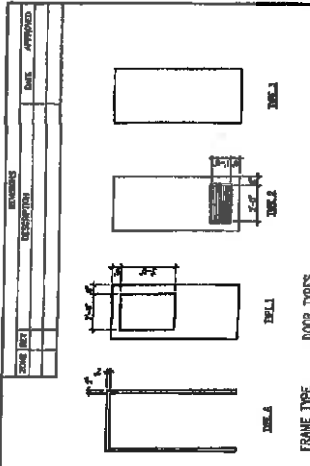


PIMA COUNTY FAIRGROUNDS
4th FV LOT
8000 S. HAZARD ROAD
PIMA COUNTY, ARIZONA

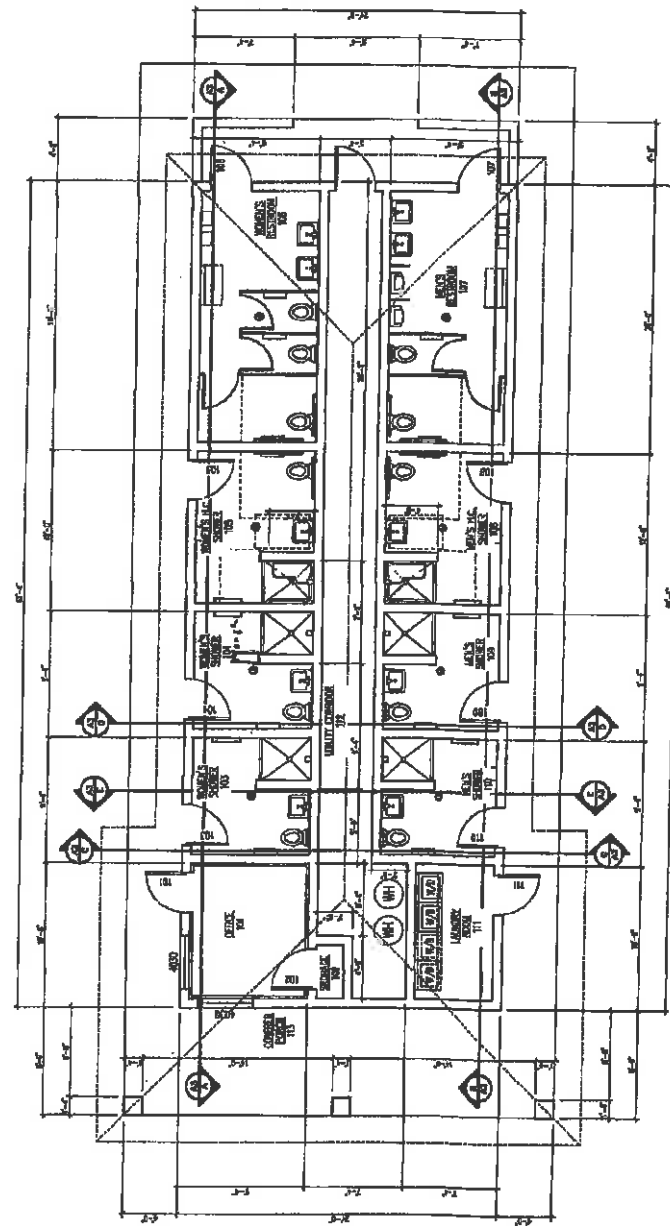
SCALE	AS SHOWN	DATE	08-20-10	SHEET	001
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ROOM FINISH SCHEDULE														
NO.	NAME	FLOOR		WALL		CEILING		DOOR		WINDOW		FLOOR		NOTES
		FIN.	FIN.	FIN.	FIN.	FIN.	FIN.	FIN.	FIN.	FIN.	FIN.	FIN.	FIN.	
101	CEILING	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	CE	
102	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
103	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
104	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
105	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
106	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
107	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
108	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
109	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
110	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
111	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
112	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
113	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
114	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
115	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
116	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
117	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
118	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
119	WALL	W	W	W	W	W	W	W	W	W	W	W	W	
120	WALL	W	W	W	W	W	W	W	W	W	W	W	W	

DOOR AND FRAME SCHEDULE											
DOOR						FRAME		HARDWARE			NOTES
NO.	SIZE	TYPE	MAX.	FINISH	TYPE	MAT.	ICAD	JAMB	SILL	FINISH	
101	2'-0" x 7'-0" x 1/2"	1	100	100	A	100	100	100	100	100	
102	2'-0" x 7'-0" x 3/4"	2	100	100	A	100	100	100	100	100	
103	2'-0" x 7'-0" x 1"	3	100	100	A	100	100	100	100	100	
104	2'-0" x 7'-0" x 1 1/4"	4	100	100	A	100	100	100	100	100	
105	2'-0" x 7'-0" x 1 1/2"	5	100	100	A	100	100	100	100	100	
106	2'-0" x 7'-0" x 2"	6	100	100	A	100	100	100	100	100	
107	2'-0" x 7'-0" x 2 1/4"	7	100	100	A	100	100	100	100	100	
108	2'-0" x 7'-0" x 2 1/2"	8	100	100	A	100	100	100	100	100	
109	2'-0" x 7'-0" x 3"	9	100	100	A	100	100	100	100	100	
110	2'-0" x 7'-0" x 3 1/4"	10	100	100	A	100	100	100	100	100	
111	2'-0" x 7'-0" x 3 1/2"	11	100	100	A	100	100	100	100	100	
112	2'-0" x 7'-0" x 4"	12	100	100	A	100	100	100	100	100	
113	2'-0" x 7'-0" x 4 1/4"	13	100	100	A	100	100	100	100	100	
114	2'-0" x 7'-0" x 4 1/2"	14	100	100	A	100	100	100	100	100	
115	2'-0" x 7'-0" x 5"	15	100	100	A	100	100	100	100	100	
116	2'-0" x 7'-0" x 5 1/4"	16	100	100	A	100	100	100	100	100	
117	2'-0" x 7'-0" x 5 1/2"	17	100	100	A	100	100	100	100	100	
118	2'-0" x 7'-0" x 6"	18	100	100	A	100	100	100	100	100	
119	2'-0" x 7'-0" x 6 1/4"	19	100	100	A	100	100	100	100	100	
120	2'-0" x 7'-0" x 6 1/2"	20	100	100	A	100	100	100	100	100	



DOOR SCHEDULE KEY NOTES:
 100 - HOLLOW CORE
 101 - 1 1/2" x 1 1/2" x 1 1/2"
 102 - 1 1/2" x 1 1/2" x 1 1/2"
 103 - 1 1/2" x 1 1/2" x 1 1/2"
 104 - 1 1/2" x 1 1/2" x 1 1/2"
 105 - 1 1/2" x 1 1/2" x 1 1/2"
 106 - 1 1/2" x 1 1/2" x 1 1/2"
 107 - 1 1/2" x 1 1/2" x 1 1/2"
 108 - 1 1/2" x 1 1/2" x 1 1/2"
 109 - 1 1/2" x 1 1/2" x 1 1/2"
 110 - 1 1/2" x 1 1/2" x 1 1/2"
 111 - 1 1/2" x 1 1/2" x 1 1/2"
 112 - 1 1/2" x 1 1/2" x 1 1/2"
 113 - 1 1/2" x 1 1/2" x 1 1/2"
 114 - 1 1/2" x 1 1/2" x 1 1/2"
 115 - 1 1/2" x 1 1/2" x 1 1/2"
 116 - 1 1/2" x 1 1/2" x 1 1/2"
 117 - 1 1/2" x 1 1/2" x 1 1/2"
 118 - 1 1/2" x 1 1/2" x 1 1/2"
 119 - 1 1/2" x 1 1/2" x 1 1/2"
 120 - 1 1/2" x 1 1/2" x 1 1/2"



PIMA COUNTY FARFORDS
 41 N. LOT
 1500 S. HENDERSON ROAD
 PIMA COUNTY, ARIZONA

LAUNDRY / RESTROOM / SHOWER BUILDING
 SCALE 1/4" = 1'-0"

DATE: 10/10/2018
 TIME: 10:10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]