



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

☐ Award ☐ Contract ☒ Grant

Requested Board Meeting Date: June 22, 2021

* = Mandatory, information must be provided

or Procurement Director Award ☐

***Contractor/Vendor Name/Grantor (DBA):**

The Bert W. Martin Foundation

***Project Title/Description:**

Restoration of Manning Sr House & Initial Phase of the new Canoa Ranch Campground

***Purpose:**

Additional infrastructure and facility improvements to the Historic Canoa Ranch Heritage area for a cafe, gallery rooms, indoor/outdoor public spaces and a new campground in the Equestrian/Outdoor activity area.

***Procurement Method:**

By accepting this award, the BOS authorize the NRPR Director to execute award documents.

***Program Goals/Predicted Outcomes:**

Begin restoration of Manning Sr House (Bldg 101) to include a cafe, gallery rooms for interpretive displays and public meeting spaces and to begin construction of a campground facility with fully improved sites complete with electric service, water, wastewater disposal and showers along with unimproved rustic campsites.

***Public Benefit:**

Restoration and Repurposing of Manning Sr House will offer guests a variety of dining experiences both indoor and outdoor, educational experiences in the gallery rooms with interpretive displays and public gathering spaces with iconic views of the Santa Rita Mountains. Canoa Ranch will continue to be a place of the heart "Querencia" as described by the families of Canoa and continue its tradition as the social hub of the Santa Cruz Valley for residents and tourists. When complete, the Canoa Campground will enhance the recreational experience by providing up to 30 improved campsites and 15 unimproved rustic campsites. The campground will accommodate a variety of users and charge a range of fees for the amenities provided, resulting in a revenue stream for Canoa Ranch.

***Metrics Available to Measure Performance:**

None

***Retroactive:**

No

Bill Approved 6/7/21 JS
Revised 5/2020

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e.,15-123): _____
Commencement Date: _____ Termination Date: _____ Prior Contract Number (Synergen/CMS): _____
☐ Expense Amount: \$* _____ ☐ Revenue Amount: \$ _____

***Funding Source(s) required:**

Funding from General Fund? ☐ Yes ☐ No If Yes \$ _____ % _____

Contract is fully or partially funded with Federal Funds? ☐ Yes ☐ No

If Yes, is the Contract to a vendor or subrecipient? _____

Were insurance or indemnity clauses modified? ☐ Yes ☐ No

If Yes, attach Risk's approval.

Vendor is using a Social Security Number? ☐ Yes ☐ No

If Yes, attach the required form per Administrative Procedure 22-10.

Amendment / Revised Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e.,15-123): _____
Amendment No.: _____ AMS Version No.: _____
Commencement Date: _____ New Termination Date: _____
Prior Contract No. (Synergen/CMS): _____
☐ Expense or ☐ Revenue ☐ Increase ☐ Decrease Amount This Amendment: \$ _____

Is there revenue included? ☐ Yes ☐ No If Yes \$ _____

***Funding Source(s) required:**

Funding from General Fund? ☐ Yes ☐ No If Yes \$ _____ % _____

Grant/Amendment Information (for grants acceptance and awards) ☒ Award ☐ Amendment

Document Type: GTAW Department Code: PR Grant Number (i.e.,15-123): 21*166
Commencement Date: 7/01/2021 Termination Date: 6/30/2022 Amendment Number: _____
☐ Match Amount: \$ _____ ☒ Revenue Amount: \$ 100,000.00

***All Funding Source(s) required:**

*Match funding from General Fund? ☐ Yes ☒ No If Yes \$ _____ % _____

*Match funding from other sources? ☐ Yes ☒ No If Yes \$ _____ % _____

***Funding Source:** _____

*If Federal funds are received, is funding coming directly from the Federal government or passed through other organization(s)?

N/A

Contact: Robert Padilla

Department: Natural Resources, Parks and Recreation

Telephone: 520-724-5235

Department Director Signature/Date: _____

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: _____

(Required for Board Agenda/Addendum Items)

BERT W. MARTIN FOUNDATION

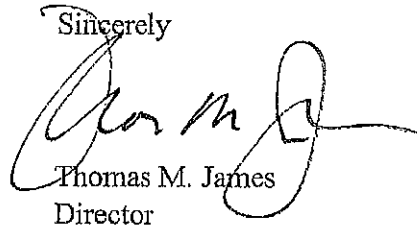
May 26, 2021

Pima County Natural Resources, Parks and Recreation
Mr. Robert Padilla, Deputy Director
3500 W. River Road
Tucson, AZ 85741

On behalf of the Board of Directors of the Bert W. Martin Foundation, we are pleased to enclose our check in the amount of \$100,000.00 representing a grant for the purpose(s) described and agreed to under the terms of the 2021 Grant Agreement between your organization and The Bert W. Martin Foundation.

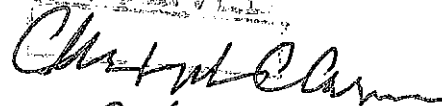
Kindly acknowledge receipt of the enclosed check by signing and dating the enclosed copy of this letter and returning it to the undersigned in the envelope provided.

Sincerely



Thomas M. James
Director

TMJ:me
Enclosure
cc: Martin Foundation Board

RECEIVED

06/02/21
C. CAWEIN
DIRECTOR



Northern Trust

The Northern Trust Company 50 South La Salle Street, Chicago, Illinois 60603 (312) 630-6000

T 8519136

2-15
710

MARTIN FOUNDATION BERT W.

May 26, 2021

** One Hundred Thousand and 00/100 Dollars **

Pay \$***100,000.00

To The
Order Of

PIMA COENY NATURAL RESOURCES, PARKS AND
RECREATION

The Northern Trust Company
Not Individually but Solely in
its Representative Capacity

505847012356739015DS587

⑈8519136⑈ ⑈071000152⑈ 0030132123⑈

Authorized Signature



2500 West River Road
Tucson, AZ 85741
Phone 520.724.5000
Fax 520.724.5070
www.pima.gov/nrpr

January 29, 2019

The Bert W. Martin Foundation
Att'n: Ms. Dana Warden- Sutherland, Director
205 De Anza Blvd, #126
San Mateo, CA 94402

Subject: Proposal for Grant Funding 2019 - Historic Canoa Ranch Visitor Orientation Building and Story Center Restoration

Dear Ms. Warden-Sutherland and Board of Directors:

The Historic Canoa Ranch site is a unique facility in the portfolio of parks managed by the Pima County Natural Resources, Parks and Recreation Department (NRPR). The site, which encompasses 4800 acres, was purchased by Pima County from a Developer in 2001 using voter-approved bond funds at a cost of approximately \$2 million. Canoa Ranch lies within the Santa Cruz River Valley along the historic Anza Trail that is the location of the route taken by Juan Bautista de Anza during his 1200 mile journey from Sonora, New Spain (Mexico) to San Francisco in 1775. That original trail route is being restored by Pima County not only for historic interest but also as a regularly-used hiking and equestrian trail. The Canoa Ranch property included several campsites for the original expedition of de Anza.

Since the time of acquisition, the Historic Canoa Ranch site has been undergoing a series of projects primarily designed to preserve and restore the historic character of the Heritage area of the site which includes adobe ranch structures, walls and associated facilities. This Heritage area includes the majority of historic structures that formed the primary management compound for the ranch. Many of those structures were initially built in the mid-1900s when the site became a haven for ranching in southwest Arizona but had deteriorated until such time as Pima County acquired the ranch.

Community interest in the Historic Canoa Ranch site is high, especially locally in the Green Valley area which is an active retirement community. Restoration activities at the site have been proceeding slowly through the years since acquisition, often focusing on simply trying to stabilize the historic structures to the extent possible to prevent further degradation. If and when additional funding becomes available, select historic facilities at the Canoa Ranch site are fully restored. Several buildings at the historic hacienda (Heritage Area, as defined in the Canoa Ranch Master Plan) have been fully restored utilizing voter-approved bond funds. Limited restoration has continued very slowly after available bond funds were exhausted. Much more work is required in the future to fully restore the

Heritage Area at Canoa Ranch and NRPR is presently only provided funding to maintain the present status of the site, plus adding limited restoration projects to create a continuously evolving experience for visitors each time they visit the site.

Individuals from the community, including descendants of families who once occupied the ranch, often donate their personal historic artifacts that help to tell the story of site activities from various time periods of occupation of the ranch. These artifacts together form a picture of the historic story, not only of ranching activities at the site, but of the development of the Santa Cruz Valley and the southwest. The Heritage Area is presently open by NRPR to the public for historic and cultural tours, several days per week for public viewing, using staff and volunteer docents to lead them on a trip through the past and into the present activities at Canoa Ranch. Additionally, NRPR regularly schedules two annual events at the site, the Heritage Days event in the spring and the Anza Days event in the fall, which celebrate the various cultures that have utilized the ranch over the course of history. More private parties and other fundraising events are being planned as infrastructure improvements are completed at the site.

Although the Heritage Area has been the main focus of the restoration activities conducted at the site to date and remains popular with residents, visitors, and history buffs to the site due to its historic elements, it encompasses a rather small portion of the site. The remainder of the 4800-acre Canoa Ranch site has also been evolving as a Natural Resource Park. Recognizing this, NRPR regularly schedules nighttime "Stargazing" events at the site, partnering with local observatories, as well as "Birding" tours of the area, partnering with the Audubon Society, given the diversity of birds that frequent the area. A few picnic tables have been added at the site and many members of the community visit the site to enjoy the solitude of the site and to commune with nature. Visitation for all purposes on the few days per week that the Canoa Ranch site was formally open was estimated at approximately 2,000 to 3,000 in 2017.

Related to and in furtherance of the on-going Pima County goal of Canoa Ranch site restoration, NRPR has worked closely with the Pima County Regional Flood Control District to develop a plan for a Cienega as well as a restoration project focusing on approximately 30 acres of historic farm fields located at the ranch to the east of the Heritage Area. Those fields and the proposed Cienega area have become invaded by weeds and other non-native vegetation over the years of non-use. Therefore, environmental restoration of these areas with native vegetation is consistent with the overall site restoration objectives. In conjunction with these restoration projects, it was deemed necessary to develop a water source and storage reservoir for irrigation of the proposed restoration area. Therefore, because the site Master Plan included restoration of the former Canoa Lake as a historically significant element, NRPR and the Regional Flood Control District elected to join forces to advance the restoration of the lake.

The process of Canoa Lake restoration was initiated in 2016 when improvements to the groundwater supply well at the site were completed by NRPR. Subsequent to those improvements, additional enhancements to the wellhead and installation of a water supply line from the wellsite to the dry Canoa Lake bed were completed in 2017. Finally, late in 2017, the dry lake bed which had been dry since the early 1980s, was reconstructed to reduce the size of the lake footprint from the previous 6 acres to approximately 2.5 acres in order to reduce surface area and evaporation. A polymeric material was mixed into the soil bed to reduce infiltration and therefore reduce the amount of groundwater needed to keep the reconfigured lake filled with water. Pumping to the lake was initiated on December 6, 2017

and the lake was filled to capacity on January 3, 2018. Periodic pumping continues to replace water lost due to evaporation and to overflow the lake via a constructed spillway which feeds water to the proposed Cienega area.

This critical infrastructure portion of the Canoa Lake restoration was effectively completed utilizing approximately \$750,000 in public funding. Pima County NRPR applied for and received a Grant from the Bert W. Martin Foundation in 2018 to complete the development of select amenities around Canoa Lake and those amenities, including 800 plants, benches, four shade ramada structures with picnic tables, and a circumferential pathway were completed during 2018 as reported to you in December 2018. A formal dedication of the restored Canoa Lake was celebrated in October 2018 at our annual Anza Days event where we also honored your Foundation for its generous contribution to the project in partnership with Pima County NRPR.

The restoration of the Canoa Lake dramatically enhanced the visitor experience and aesthetics of the Historic Canoa Ranch site. Coupled with the installation of an automatic gate at the entrance to the Historic Canoa Ranch site, which is programmed to open during daylight hours 7 days per week, the site has rapidly become a birdwatchers paradise, currently rated the second highest birding site in the County and has dramatically increased visitation to the site. Annual site visitation has exploded from an estimated 3,000 in 2017 to over 20,000 since completion of the pond. Additional County-funded environmental restoration improvements to the former farm fields and the cienega as mentioned above are coming in 2019 and will further increase wildlife habitat, species diversity, and site visitation.

The Requested Project

NRPR hopes to institute additional infrastructure and facility improvements to the Heritage area in 2019. The most critical improvement which is being planned is the development of a Visitor Orientation and Story Center for the Heritage Area. Although the initial vision for the Orientation Center was to build a new structure at the site, the development of the building was contingent upon receipt of voter-approved bond funds. When that bond funding did not materialize as envisioned in November 2015, a modified approach to developing a Visitor Center was conceived. Instead of a newly constructed, modern Orientation Center, one of the existing historic structures within the footprint of the Heritage site was determined to be a logical location for this Center based on its location, desired visitor flow, and conformance to the facility Master Plan.

The historic Tradesman's House (also known as Building 106), lies roughly at the geographic center of the Heritage area of Historic Canoa Ranch as shown in the attached **Exhibit 1**. The exterior of the historic structure as well as portions of the interior of the structure were stabilized several years after County acquisition of the ranch, although further restoration and use of the building has not occurred over the past decade due to the lack of funding. The current condition of the structure, interior and exterior, as well as the courtyard area, is illustrated in the attached **Exhibits 2 through 8**.

Our request from the Bert W. Martin Foundation for 2019 is to partner with Pima County NRPR to complete the restoration of this structure and enhance the outdoor courtyard space for development of a Visitor Center and Orientation facility. Our current estimate to restore this facility and develop an enhanced seating area in the courtyard is approximately \$250,000. **Therefore, we are respectfully**

requesting consideration of an investment of half of the restoration costs, or \$125,000, by the Bert W. Martin Foundation to partner with NRPR in restoring the former "Tradesman's House" and converting it into a new Visitor Orientation and Story Center for the Canoa Ranch Heritage area. NRPR is making a firm commitment for the remaining \$125,000 that would be required to complete restoration to the Tradesman's House. That amount of funding has already been reserved as a project within our 2019/2020 Parks Renewal Fund budget.

The former Tradesman's House is an approximate 1124 square foot house situated in a location at the 4800 acre ranch where general visitor flow to the Heritage area of Canoa Ranch would be directed to create a Welcome and Orientation center and provide pertinent information to visitors about the site and its colorful history. As illustrated in **Exhibit 1**, visitors to the ranch will be directed towards the newly restored facility from the western gate adjacent to Building 106 rather than as currently done thru a ramada on the northern side of the Heritage area complex. This visitor flow to the ranch was the original vision of the developers of the site Master Plan. Parking for Heritage area visitors would be to the west of this entrance and a drop-off area for visitors requiring special accommodation would be directly outside of this entrance gate.

Visitors to the Canoa Ranch Heritage area will pass through this newly restored Visitor Orientation and Story Center where admission charges or donations would be collected as appropriate and visitors will be oriented to activities and programs occurring within the Heritage area and at other portions of the ranch. Although the former Tradesman's House is small (approximately 1124 square feet), it will create a warm and inviting atmosphere, as well as the historical perspective, for those visiting the ranch. The specific internal building layout, although not determined yet, will likely consist of an entrance vestibule, plus several rooms where visitors will be guided through the stories of the history of Canoa Ranch, and will be able to obtain literature educating them about the site, as well as orienting themselves to the remaining buildings at the ranch and their currently emplaced exhibits. Additionally, it is anticipated that this facility may contain a small souvenir shop and/or snack bar. Although the focus of the Orientation center will be to summarize the history of the ranch and capture a synopsis of stories associated with that history, the evolving environmental restoration and environmental education component of the ranch will also be presented in the Visitor Orientation center.

Complementing the restoration and conversion of the Tradesman's House into a Visitor Orientation center will be the development of the outdoor courtyard at the Tradesman's House where native vegetation from the area, likely raised by the NRPR Native Plant Nursery, will be planted and benches and picnic tables installed. Larger native shade trees may also be purchased from a reputable local native plant nursery and installed at the site if the project budget allows to advance the creation of a larger shade tree canopy in portions of this courtyard. This will allow visitors to sit and acquaint themselves to the literature obtained in the Orientation Center while enjoying the typically mild Arizona weather. The plan for staffing this Orientation center will consist of either paid NRPR site staff or volunteer docents.

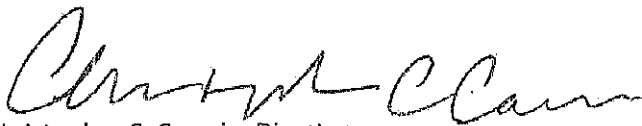
We believe that this proposed project to continue the rehabilitation of the Historic Canoa Ranch site by advancing the restoration of the former Tradesman's House into a new site gateway is the next step in the logical progression for Historic Canoa Ranch site restoration and will continue to generate much interest in the site as it develops. With sufficient funding provided by the Bert W. Martin Foundation, in partnership with Pima County NRPR, we would anticipate beginning this project this summer and

completing the improvements before the end of the calendar year. This will allow our returning winter visitors to re-acquaint themselves to a new and improved Historic Canoa Ranch by passing through a new, yet historically significant gateway facility to the ranch.

We believe that the Historic Canoa Ranch site is destined to continue its evolution into one of the greatest combination Cultural and Natural Resource sites in all of southern Arizona. It will serve both the needs of the Green Valley area as well as attracting tourists to the site, and will be used annually by tens of thousands of visitors as a place to enhance their knowledge of the history of the southwest, enjoy a hike or horseback ride around the lake or on the adjacent Anza Trail, bird-watch or view wildlife, enjoy a picnic, or just simply relax in a peaceful park setting while viewing the adjacent Santa Rita Mountains.

We greatly appreciate your consideration to further partner with Pima County NRPR on this incredibly important project in the on-going restoration and enhancement of the Historic Canoa Ranch site by participating in the development of the Visitor Orientation and Story Center for the site.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Christopher C. Cawein', written in a cursive style.



Christopher C. Cawein, Director

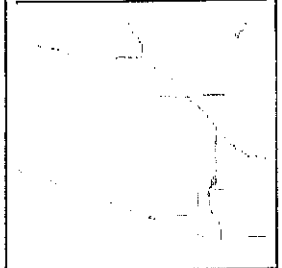
Attachments

Historic Canoa Ranch – Heritage Area Entrance

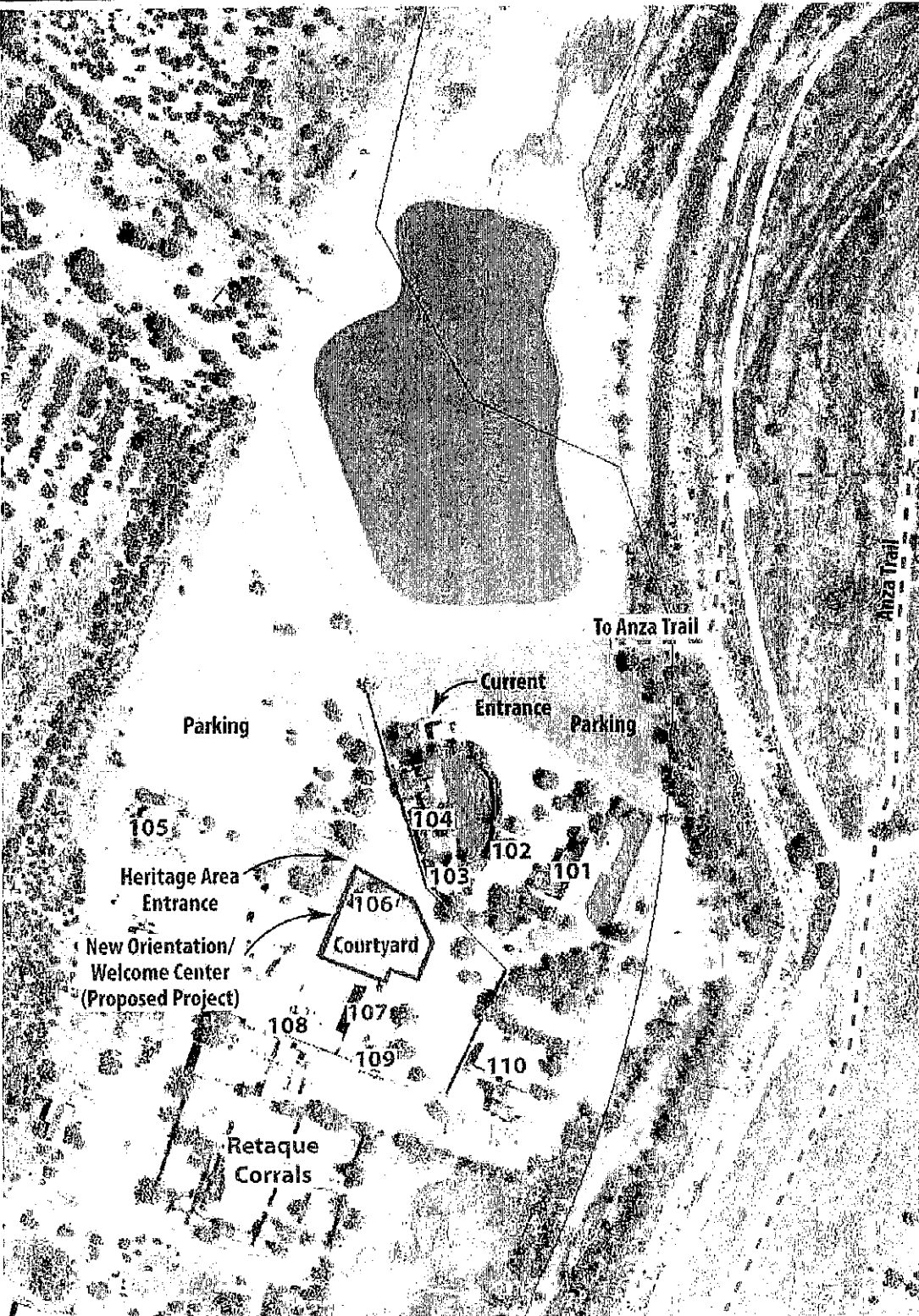
Legend

- 101 – Manning Sr. House
- 102 – Restrooms
- 103 – Guest House
- 104 – Manning Jr./ Schnauffer House
- 105 – Caretaker's House
- 106 – Tradesman's House
- 107 – Grain Room, Forge, Tack Room
- 108 – Implement Shed
- 109 – Grijalva House
- 110 – Foreman's House

-  Item A: New Orientation/ Welcome Center
-  Item B: Courtyard Restoration



1/29/2019



400.0

0

200.00

Feet



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.