



PimaCountyCommunityCollegeDistrict

Office of the Chancellor

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July 28, 2022

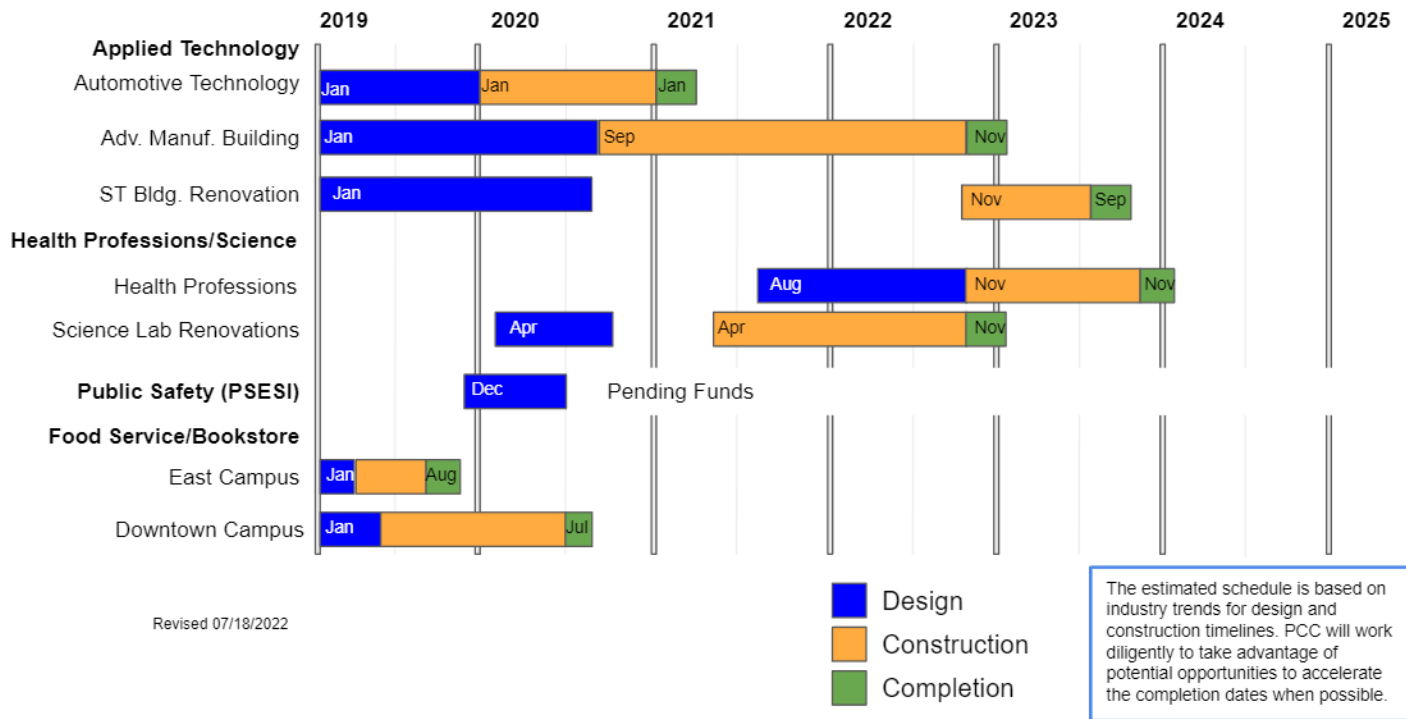
State of Arizona
 Joint Committee on Capital Review
 Richard Stavneak, Director
 Phoenix, Arizona 85007

RE: FY2022 Status Update, Pima County Community College District Revenue Bonds, Series 2019

Dear Mr. Stavneak:

As requested in your letter dated September 25, 2018, Pima County Community College District is pleased to provide this status update to the Joint Committee on Capital Review for projects financed from the 2019 revenue bonds issuance. This update includes the status of each project, the estimated completion dates, and the expenditures through the fiscal year ended June 30, 2022. The College recently completed a mid-cycle review of its ten-year Educational and Facilities Master Plan and will develop recommendations for impacts on the facilities' footprint by December 2022.

Construction Timeline



The following table provides an update on each project, including the construction timeline, as well as the related academic programs, the budget amount, and the revenue bonds expenses as of the fiscal year ended June 30, 2022.

Downtown Campus - Applied Technology

The College completed the space programming study and contracted with architectural firm DLR Group to design the Center of Excellence of Applied Technology at the Downtown Campus in fiscal year 2019. DLR Group completed the design for two new buildings and one building renovation in fiscal year 2020. Expenses for engineering services for the Downtown Campus utilities, easements, and rights-of-way, as well as program space relocations and the addition of modular buildings, are captured under Infrastructure and Campus Site Development below.

The construction of the first new building, the Automotive Technology & Innovation Center, is complete, with only a few minor interior finishes remaining due to IT supply chain delays and security updates. The second new building, the Advanced Manufacturing Building, is 80% finished, with completion scheduled for Fall 2022. Both facilities include technological advancements to support hybrid, distance, and online education. To view the progress of the Advanced Manufacturing Building, please:

- See [this article](#) about progress.
- Watch a [one-minute video](#) showing the construction.

The College will fund the final phase, the Science & Technology Building renovation design. Construction is scheduled to start in late 2022, and the additional work will not be funded by the revenue bonds as previously anticipated.

The College initially expanded the footprint of the Downtown Campus with the purchase of 127 W. Drachman. The proceeds from the revenue bonds funded the purchase of four additional properties, including 333 W. Mabel, 227 W. Drachman, 225 W. Drachman, and 333 W. Drachman, as well as historical assessments of the Drachman properties. The College will fund the adaptive re-use renovation of buildings remaining on the expanded footprint, with design work starting in summer 2022.

Construction Timeline Delays:

Advanced Manufacturing

- Solar array relocation away from the new building site caused delays in agreement review and execution.
- Pima County Wastewater Management delays for relocation of sewer at Mabel Street and permits from Arizona Department of Environmental Quality.
- Unforeseen delay due to circa 1930 cesspool discovered underground during foundation site work.

Science and Technology Building Renovations

- Directly related to the construction delays and occupancy schedule of the new Advanced Manufacturing Building. Relocation to the new building requires a sequential timeline to avoid displacing instruction of current Applied Technology programs during construction.

CAMPUS	PROGRAMS	BUDGETED BOND AMOUNT	PROJECT	ACTUAL EXPENSES
Downtown	Automotive/Transportation	\$13,593,825	New construction: Automotive Technology & Innovation Center - New Building	\$13,491,730
Downtown	Makerspace, CAD, Welding, Machine Tool, Mechatronics, Applied Technology, Contract Education, and Industry/ Business Partner Incubator	\$31,800,000	New construction: Advanced Manufacturing - New Building	\$23,212,647
Downtown	Building & Construction Trades, Workforce Development	\$151,523	Science & Technology Buildings Renovation Design	\$151,523

Downtown	Infrastructure and Campus Site Development	\$836,111	Engineering Services, Program Space Relocations, and Modular Buildings	\$836,111
Downtown	Real Estate Expansion/ Development Opportunities	\$4,625,963	Purchases: Real Estate	\$4,625,963

East Campus and 29th Street Coalition Center - Public Safety and Emergency Services Institute (PSESI)

The College contracted with architectural firm Swaim Associates Ltd. to provide an assessment of the existing East Campus and 29th Street Coalition Center for Public Safety and Emergency Services programs. Swaim completed the space programming study in 2020. The College evaluated its options for this program, and in 2021, it was determined to move the PSESI program from 29th St. to the East Campus. Swaim began the design development in May 2021 for the consolidation of programs at the East Campus. It is anticipated that the College will need to supplement this budget to meet the program’s needs.

Construction Timeline Delays:

PSESI

- In 2021, the mid-cycle review of the Educational and Facilities Master Plan led to the decision to relocate the PSESI program to the East Campus. With the location determined, the design process could begin.
- Design for the Center of Excellence in Public Safety and Security at the new location will require additional coordination of East Campus space programming as existing instructional programs could potentially be displaced.

East and 29th Street Center	Public Safety and Emergency Services Institute (PSESI)	\$5,150,000	Relocation/renovation: EMT program to align with and integrate into PSESI	\$49,277
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West Campus - Health Professions (formerly “Allied Health”)/Science Labs

The College contracted with BWS Architects to provide an assessment of the existing West Campus nursing and science labs and to complete a space programming study. Various options for developing a Health Professions facility were reviewed, including new build and renovation. The College chose to proceed with renovating existing West Campus facilities with reserve funds; additional work on Health Professions will no longer be funded from the revenue bonds.

Construction began on the Science Labs in April 2021, and additional funds from the bond contingency were approved in July 2021 to expand the renovations to include Organic Chemistry. Construction is 60% complete and is expected to finish in Fall 2022.

Construction Timeline Delays:

Science Labs

- The initial estimated construction launch was delayed by COVID-19 closures, which hindered design elements requiring College faculty stakeholder input. IT and faculty were engaged with transitioning instruction to online/hybrid models during the height of the pandemic in the Spring of 2020, with discussions resuming upon the return of Faculty for the Fall 2020 semester. Despite the design delays, the estimated completion was shortened by a month.

West	Health Professions (formerly “Allied Health”)	\$20,032	Expansion/renovation: Establish a Center of Excellence in Health Professions	\$20,032
West	Science Labs	\$7,431,939	Renovations:	\$4,950,957

			Integration of science labs with classrooms in support of the Center of Excellence in Health Professions	
Food Service and Bookstores All work at the East Campus and Downtown Campus is complete, with most of the funds expended at those two campuses. The College and Barnes & Noble will fund any remaining work.				
Multiple	Food Service and Bookstore Renovations	\$500,000	Renovations: Combine vendor service areas and provide a modern, convenient one-stop shop for students	\$500,000
Contingency		\$890,607	Contingency: Material and labor escalation, tariffs, labor shortage, purchase and development of real estate, etc.	
TOTAL REVENUE BONDS PROJECTS:		\$65,000,000	Expenses as of June 30, 2022	\$47,838,240

If additional information is needed, please do not hesitate to contact me or Dr. David Bea, Executive Vice Chancellor for Finance and Administration.

Sincerely,

Lee D. Lambert, Chancellor
Pima County Community College District

Cc: The Honorable Regina Cobb, Chair, JCCR
The Honorable David Gowan, Vice-Chair, JCCR
Ms. Rebecca Perrera, Assistant Director, JCCR
Dr. David Bea, Pima County Community College District