



MEMORANDUM

Date: August 9, 2018

To: The Honorable Chairman and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator

A handwritten signature in black ink, appearing to be "CHH", is written over the printed name "C.H. Huckelberry".

Re: **Acquisition of Golden Pin Lanes**

At the August 7, 2018 Board of Supervisors meeting, the Board approved an amended acquisition agreement of Golden Pin Lanes. At the time the communication was prepared for the Board, the County had not yet received the complete Phase II Environmental Report. Attached are the laboratory results for the passive soil gas survey conducted at 922 West Miracle Mile which indicate there are no environmental concerns that would warrant any further investigation and also expect to receive the draft report next week. Therefore, the County will proceed with the closing regarding this acquisition.

In addition, during the Board's discussion on this matter, it was indicated that the acquisition price for the facility will be reduced to \$2.7 million, with an anticipated \$4 million of renovation necessary to convert the facility for multiple County tenant use. Therefore, the cost of acquisition and renovation will be approximately \$6.7 million. The annual lease payment savings will be \$867,613. This means it will be 7.7 years or less to repay the capital cost of acquisition and renovation, which is a short timeframe considering some of the department leases were in place for 20 years or more. Hence, this acquisition will lower the taxpayers' cost in a relatively short period of time as well as coordinated public service delivery.

CHH/anc

Attachment

c: Jan Leshar, Chief Deputy County Administrator
Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Tom Burke, Deputy County Administrator for Administration
Lisa Josker, Director, Facilities Management

Table 1

Beacon Environmental Services, Inc.
2203A Commerce Road, Suite 1
Forest Hill, MD 21050 USA

Analysis by EPA Method 8260C

Client Sample ID:	LB180803c	Trip-1	E1	E2	IN	IN-Dup
Project Number:		4304	4304	4304	4304	4304
Lab File ID:	C18080303	C18080305	C18080306	C18080307	C18080315	C18080316
Received Date:		8/3/2018	8/3/2018	8/3/2018	8/3/2018	8/3/2018
Analysis Date:	8/3/2018	8/3/2018	8/3/2018	8/3/2018	8/3/2018	8/3/2018
Analysis Time:	9:50	10:41	11:04	11:26	14:22	14:44
Matrix:			Soil Gas	Soil Gas	Soil Gas	Soil Gas
Units:	ng	ng	ng	ng	ng	ng
COMPOUNDS						
Vinyl Chloride	<10	<10	<10	<10	<10	<10
1,1-Dichloroethene	<10	<10	<10	<10	<10	<10
1,1,2-Trichlorotrifluoroethane (Fr.113)	<25	<25	<25	<25	<25	<25
trans-1,2-Dichloroethene	<10	<10	<10	<10	<10	<10
Methyl-t-butyl ether	<25	<25	<25	<25	<25	<25
1,1-Dichloroethane	<25	<25	<25	<25	<25	<25
cis-1,2-Dichloroethene	<10	<10	<10	<10	<10	<10
Chloroform	<25	<25	<25	<25	<25	<25
1,2-Dichloroethane	<25	<25	<25	<25	<25	<25
1,1,1-Trichloroethane	<25	<25	<25	<25	<25	<25
Carbon Tetrachloride	<25	<25	<25	<25	<25	<25
Benzene	<25	<25	<25	<25	<25	<25
Trichloroethene	<10	<10	<10	<10	<10	8 J
1,4-Dioxane	<25	<25	<25	<25	<25	<25
1,1,2-Trichloroethane	<25	<25	<25	<25	<25	<25
Toluene	<25	<25	<25	<25	<25	<25
1,2-Dibromoethane (EDB)	<25	<25	<25	<25	<25	<25
Tetrachloroethene	<10	<10	45	11	215	198
1,1,1,2-Tetrachloroethane	<25	<25	<25	<25	<25	<25
Chlorobenzene	<25	<25	<25	<25	<25	<25
Ethylbenzene	<25	<25	<25	<25	<25	<25
p & m-Xylene	<25	<25	<25	<25	<25	<25
1,1,2,2-Tetrachloroethane	<25	<25	<25	<25	<25	<25
o-Xylene	<25	<25	<25	<25	<25	<25
1,2,3-Trichloropropane	<25	<25	<25	<25	<25	<25
Isopropylbenzene	<25	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	<25	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	<25	<25	<25	<25	<25	<25
1,3-Dichlorobenzene	<25	<25	<25	<25	<25	<25
1,4-Dichlorobenzene	<25	<25	<25	<25	<25	<25
1,2-Dichlorobenzene	<25	<25	<25	<25	<25	<25
1,2,4-Trichlorobenzene	<25	<25	<25	<25	<25	<25
Naphthalene	<25	<25	<25	<25	<25	<25
1,2,3-Trichlorobenzene	<25	<25	<25	<25	<25	<25
2-Methylnaphthalene	<25	<25	<25	<25	<25	<25
TPH C ₄ -C ₉	<5,000	<5,000	<5,000	<5,000	<5,000	<5,000
TPH C ₁₀ -C ₁₅	<5,000	<5,000	6,903	5,654	<5,000	5,310

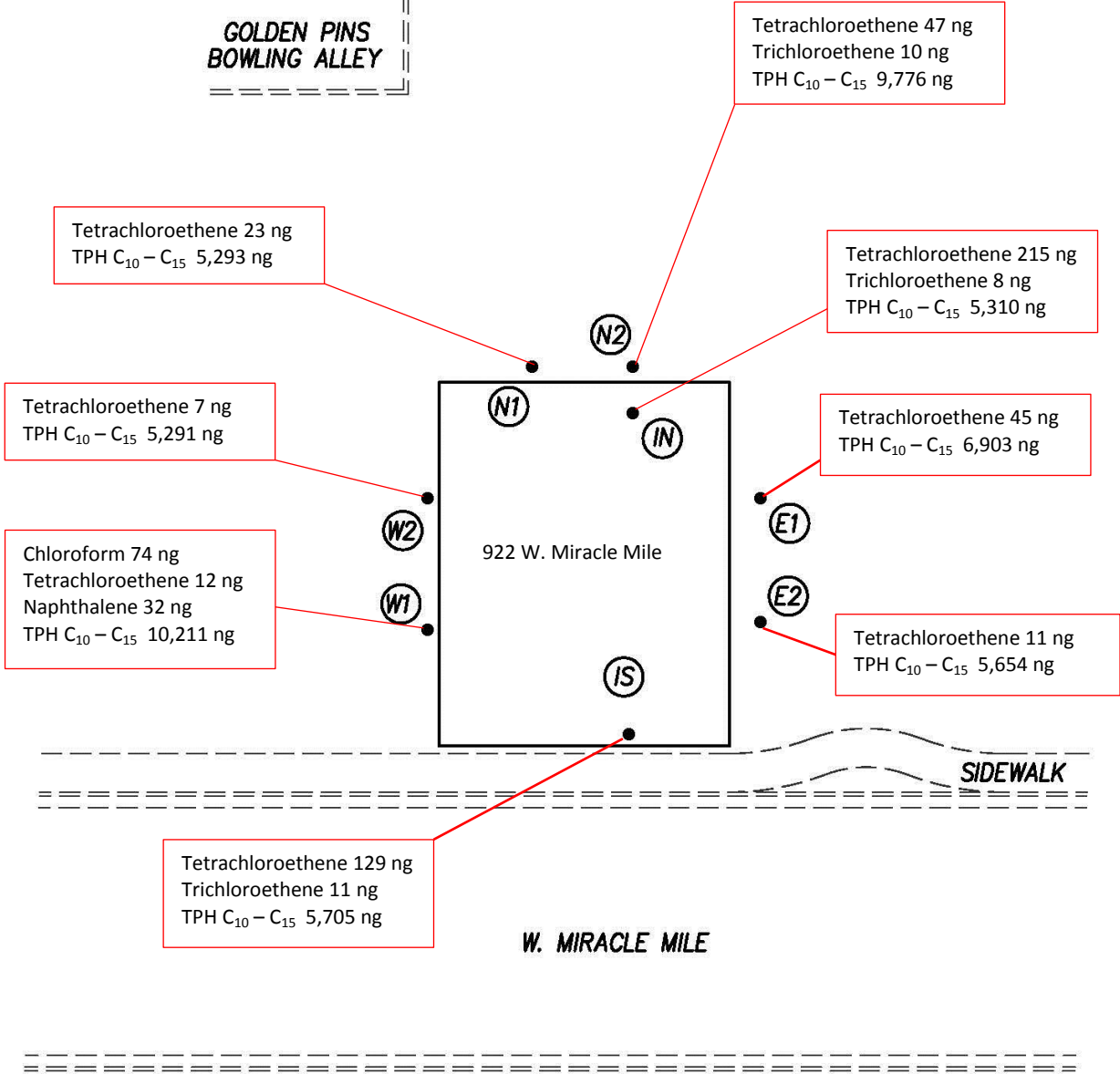
Table 1

Beacon Environmental Services, Inc.
2203A Commerce Road, Suite 1
Forest Hill, MD 21050 USA

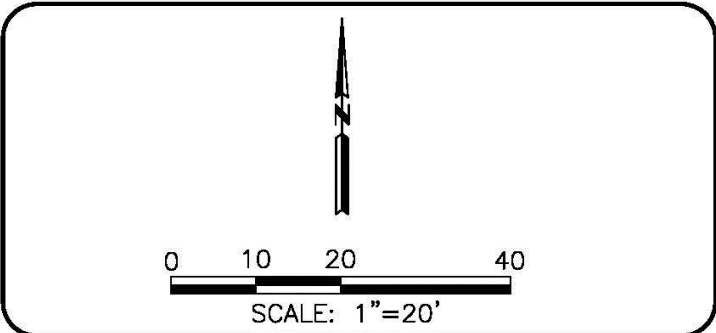
Analysis by EPA Method 8260C

Client Sample ID:	IS	N1	N2	W1	W2
Project Number:	4304	4304	4304	4304	4304
Lab File ID:	C18080310	C18080311	C18080312	C18080308	C18080309
Received Date:	8/3/2018	8/3/2018	8/3/2018	8/3/2018	8/3/2018
Analysis Date:	8/3/2018	8/3/2018	8/3/2018	8/3/2018	8/3/2018
Analysis Time:	12:32	12:54	13:16	11:48	12:10
Matrix:	Soil Gas	Soil Gas	Soil Gas	Soil Gas	Soil Gas
Units:	ng	ng	ng	ng	ng
COMPOUNDS					
Vinyl Chloride	<10	<10	<10	<10	<10
1,1-Dichloroethene	<10	<10	<10	<10	<10
1,1,2-Trichlorotrifluoroethane (Fr.113)	<25	<25	<25	<25	<25
trans-1,2-Dichloroethene	<10	<10	<10	<10	<10
Methyl-t-butyl ether	<25	<25	<25	<25	<25
1,1-Dichloroethane	<25	<25	<25	<25	<25
cis-1,2-Dichloroethene	<10	<10	<10	<10	<10
Chloroform	<25	<25	<25	<25	74
1,2-Dichloroethane	<25	<25	<25	<25	<25
1,1,1-Trichloroethane	<25	<25	<25	<25	<25
Carbon Tetrachloride	<25	<25	<25	<25	<25
Benzene	<25	<25	<25	<25	<25
Trichloroethene	11	<10	10	<10	<10
1,4-Dioxane	<25	<25	<25	<25	<25
1,1,2-Trichloroethane	<25	<25	<25	<25	<25
Toluene	<25	<25	<25	<25	<25
1,2-Dibromoethane (EDB)	<25	<25	<25	<25	<25
Tetrachloroethene	129	23	47	7 J	12
1,1,1,2-Tetrachloroethane	<25	<25	<25	<25	<25
Chlorobenzene	<25	<25	<25	<25	<25
Ethylbenzene	<25	<25	<25	<25	<25
p & m-Xylene	<25	<25	<25	<25	<25
1,1,2,2-Tetrachloroethane	<25	<25	<25	<25	<25
o-Xylene	<25	<25	<25	<25	<25
1,2,3-Trichloropropane	<25	<25	<25	<25	<25
Isopropylbenzene	<25	<25	<25	<25	<25
1,3,5-Trimethylbenzene	<25	<25	<25	<25	<25
1,2,4-Trimethylbenzene	<25	<25	<25	<25	<25
1,3-Dichlorobenzene	<25	<25	<25	<25	<25
1,4-Dichlorobenzene	<25	<25	<25	<25	<25
1,2-Dichlorobenzene	<25	<25	<25	<25	<25
1,2,4-Trichlorobenzene	<25	<25	<25	<25	<25
Naphthalene	<25	<25	<25	<25	32
1,2,3-Trichlorobenzene	<25	<25	<25	<25	<25
2-Methylnaphthalene	<25	<25	<25	<25	<25
TPH C ₄ -C ₉	<5,000	<5,000	<5,000	<5,000	<5,000
TPH C ₁₀ -C ₁₅	5,705	5,293	9,776	5,291	10,211

**GOLDEN PINS
BOWLING ALLEY**



ng = nanograms



eec Engineering and Environmental Consultants, Inc.
555 E. RIVER RD, SUITE 301
TUCSON, ARIZONA 85704

**SOIL GAS SURVEY POINTS
GOLDEN PINS, LLC
922 W. MIRACLE MILE
TUCSON, AZ 85705**

DES: JB	DR: JR	CK: JB	SHT 1 OF 1
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