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# Board of Supervisors Memorandum

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May 15, 2018

## Northwest Pima County Health and Community Services Center

### Background

At the direction of the Board of Supervisors, Pima County has historically sought to consolidate services within its own facilities. The acquisition and operation of such, in general, presents the overall lowest total costs as has been demonstrated on a number of occasions.

On February 13, 2018, I directed staff to explore the feasibility of acquiring Golden Pin Lanes for the purpose of co-locating compatible and synergistic programs that are currently operating in leased facilities throughout the county. The goal is to achieve significant cost savings while improving convenient and coordinated service provision to the public.

This property is located at 1010 West Miracle Mile, includes a main structure of just under 50,000 square feet and a 1,734 square foot commercial building on the site that is currently used for storage. The entire site is 4.67 acres. Located on Miracle Mile between Interstate 10 (I-10) and Oracle Road, the property is in the north-central area of metropolitan Tucson and is an area generally bounded by Prince Road to the North, Grant Road to the South, I-10 to the West and Oracle Road to the East. It is slightly east of a Tucson Police Department Substation (Miracle Mile and Flowing Wells Rd.) It provides easy access to public transportation and is within a few miles of the facilities currently providing programs that will be relocated, ensuring continuity of care and service to current clients and users.

The Golden Pin Lanes property allows the County to locate programs in the same physical space to facilitate a strategic degree of integration. The co-location involves shared space, equipment and parking, and can provide coordinated care between services while increasing the partnership between the providers. Current County programs that are housed in leased and/or inadequate facilities, that may benefit from relocation include the following entities:

The Pima County Health Department has leased a facility on Prince and 1st Avenue for its North Clinic for many years. This 8150 square foot facility, originally designed as retail space, has been optimized for the delivery of limited clinical services to more than 12,586 clients each year. Current services include immunization, breast and cervical cancer screening, family planning, sexually transmitted disease prevention and harm reduction program. Currently, there is no ability to expand the range of offerings or the number of clients served within that space. The current lease ends on June 30, 2019.

The Health Department also operates community nutrition programs out of its Flowing Wells Office on North Old Romero Road. This 3,242 square feet space is made up of three portable/modular units. At that location the County serves 14,820 clients through Women,

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Infants, and Children (WIC)/Food Plus programs, our nutrition education and supplemental assistance to families with food insecurity and nutritional risks.

Pima County Adult Probation operations at the West Office at 3781 North Highway, have outgrown the current facility. This location serves a variety of functions, allowing probation officers to meet with offenders to monitor and provide assistance. This includes a variety of onsite services including domestic violence education sessions, GED services, job readiness training, employment placement assistance, as well as counseling and drug monitoring. This location is also where officers conduct office/administrative meetings to receive restitution fines and fees, execute warrants, serve orders of protection and perform GPS monitoring.

Community Services, Employment and Training (CSET) provides adult and youth workforce programs in various rental properties in Pima County, including the North Commerce Loop site. Proposed services for the new location include the following: One Stop/Az@Work, which provides workshops, employer job-networking events and case management for low-income and low-functioning adults; Assistance to disabled job seekers; Skills training to grant funded job seekers looking to advance their education; and Rental or mortgage assistance, utility assistance and other important programs to eligible Pima County residents.

Additional services that are provided in other locations that could be accommodated in the new Community Service Center include, but are not limited to:

- Public Meeting rooms to provide community service space
- Public Outreach Education programs including Chronic Disease Self-Management, Diabetes Prevention Program, Breastfeeding Support, Food Handler Certification and Car Seat Safety
- Pima Community Access Program and health insurance enrollment assistance
- Vital Records service site
- Prescription Drug disposal site
- Pima Animal Care Center licensing
- Facilities Management Interim and Long-term furniture storage

The appraised value of the property is \$2.2 million, was established before significant recent improvements valued at \$500,000. This cost is partly offset by \$600,000 in annual lease costs that the County could forgo if this facility was part of our inventory. Real Property has been working with the owner and has recommended a purchase price of \$2.85 million. The tentative budget contains an item in the capital improvement program for \$3.3 million for a Northwest Community Service Center.

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Recommendation

I recommend the Board authorize the purchase of the Golden Pins property as the future site of a new integrated Northwest Pima County Community and Health Services Center.

Sincerely,

A handwritten signature in black ink, appearing to read "C.H. Huckelberry". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

C.H. Huckelberry  
County Administrator

CHH/mp – May 4, 2018

c: Jan Leshar, Chief Deputy County Administrator  
Francisco Garcia, Assistant County Administrator for Community and Health  
Services