



MEMORANDUM

Date: October 14, 2014

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

From: C.H. Huckelberry
County Administrator 

Re: **Cost Comparison: Pima Animal Care Center with the Green Valley Hospital**

It has been represented that the proposed Pima Animal Care Center (PACC) is more expensive on a cost per square foot basis than the Green Valley Hospital. Such is incorrect. The developer, Mr. Jim McDowell, provided information indicating the Green Valley Hospital cost \$74 million, not \$52 million as has been reported by some. The Green Valley Hospital is 148,063 square feet, which means the cost of the Green Valley Hospital is approximately \$500 per square foot, which is reasonable for a hospital.

In the analysis of others, PACC is purported to a total cost of \$22,484,000, which is what is indicated in the 2009 cost model. The actual bond amount is not to exceed \$22 million. At the maximum allowable cost for square footage to be improved, PACC costs \$495 per square foot. If the \$4 million inflationary cost is removed, it is likely PACC will cost \$405 per square foot or less.

It should be noted that the cost estimates for PACC are actually just that – estimates. In the competitive construction environment that continues to exist today, it is likely these costs will be lower. The Green Valley Hospital is an actual construction contract cost. Comparing these two facilities and costs in their various states of implementation is like comparing apples to oranges.

It is also important to note that another public facility is being discussed for funding, the Marana Police facility. A total of four different location alternatives have been reviewed, ranging in cost from \$24.8 to \$25.4 million, with a building size of 45,000 square feet. In another document prepared by The Town of Marana, the size of the building was reduced to 40,000 square feet, with a total cost \$22.4 million, or \$560 per square foot.

CHH/anc