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# MEMORANDUM

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Date: December 20, 2017

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

From: C.H. Huckelberry  
County Administrator 

Re: **Pima County Historic Courthouse Update**

Attached is a December 19, 2017 memorandum from the Facilities Management Director regarding progress of reconstruction for the Historic Pima County Courthouse.

As you may know, major interior demolition and exterior repairs have been completed at the Historic Courthouse. We are currently performing major mechanical electrical system upgrades to connect the facility with the existing County Central Plant. This will provide for future energy savings.

The next phase of construction, which will concentrate on the Second and Third Floors, will renovate the historic Dillinger Courtroom, add public spaces and complete tenant improvements for Visit Tucson, the County's Office of Sustainability and Conservation and Attractions and Tourism. We are completing construction documents for this work for bidding in January 2018 with construction beginning in March 2018 and complete for move in by October 2018.

The final phase of construction will include all of the necessary work for the University of Arizona (UA) Mineral Museum, visitors center as well as finalizing of the January 8<sup>th</sup> Memorial construction documents. All construction documents are anticipated to be complete by October 2018. These elements will be bid as a single contract and awarded to one general contractor in January 2019 with Grand Opening for the visitors center, UA Mineral Museum and January 8<sup>th</sup> Memorial in January 2020.

CHH/anc

Attachment

c: Jan Leshar, Chief Deputy County Administrator  
Tom Burke, Deputy County Administrator for Administration  
Lisa Josker, Director, Facilities Management  
Robert Smith, Sr. Associate Vice President for Business Affairs, University of Arizona  
Crystal Kasnoff, Executive Director, Tucson January 8<sup>th</sup> Memorial  
Brent DeRaad, President and CEO, Visit Tucson



MEMORANDUM

FACILITIES MANAGEMENT

Date: December 19, 2017

To: C.H. Huckelberry  
County Administrator

From: Lisa Josker, Director  
Facilities Management

Via: Tom Burke *Tom Burke*  
Deputy County Administrator - Administration

Re: Pima County Historic Courthouse Update

Work continues on Pima County's Historic Courthouse. Due to the age of the building and the many modifications through the years to the Historic Courthouse building since it was originally built in 1929, the current complete project has been divided into three major phases and the work on the first phase is now complete.

The first phase of the project included exterior paint, some structural upgrades, roof replacement and repair and interior demolition. The building exterior project which included replacement of damaged tiles on the dome, roofing over the old "jail exercise area", removal of the clay mission tiles, additional plywood sheathing at the roof tile areas, additional waterproofing and replacement of the existing clay mission tiles and repainting the exterior walls after careful research into the original exterior paint color. Most of the interior demolition is complete which includes all mechanical, electrical, plumbing systems, interior walls and restrooms.

The Infrastructure project is currently underway and scheduled to be complete in March 2018. This work includes upgrades to major mechanical and electrical components such as hydronic piping and electrical feeders. This work will facilitate the connection of this building to the Downtown Central Plant. This part of the project is important because it completes a project within the Facilities Department Energy Plan. At the completion of this project, the central plant connections will create opportunities for energy savings and allow Facilities Management to monitor temperatures within the building. This will be extremely important due to the anticipated increased operating hours of the Visitor Center and the Mineral Museum.

The second construction phase focuses on the exterior building lighting, renovating the 2<sup>nd</sup> floor Dillinger Courtroom, some public spaces and the build-out of the entire 2<sup>nd</sup> and 3<sup>rd</sup> floors for Visit Tucson and Pima County's Office of Sustainability and Conservation and the Office of Attractions and Tourism. The completion of the construction documents for the interior Core & Shell and 2<sup>nd</sup> and 3<sup>rd</sup> Floor Tenant Improvements will advertise for bid in January 2018 and begin construction in March. Construction will be complete in October 2018 so that Visit Tucson and the County departments will occupy the Historic Courthouse in November.

The third phase of construction includes all the work in the basement and 1<sup>st</sup> floor as well as the exterior January 8<sup>th</sup> Memorial and gardens. The UA Mineral Museum will occupy the south half of the 1<sup>st</sup> floor and the entire basement. The design schedules for the Visitor Center, UA Mineral Museum and the January 8<sup>th</sup> Memorial are all anticipated to be complete in October 2018. The contract for construction for all three elements will be awarded to one General Contractor in January 2019. Construction is scheduled to be complete in late summer, with the exhibit fabrication and artifact installation for the UA Mineral Museum and the Visitor Center complete in October. The Grand Opening for the Visitor Center, UA Mineral Museum and January 8<sup>th</sup> Memorial could happen as early as November 2019 but no later than early January 2020.

Solicitations are currently on the street for parties interested in setting up and operating the Pima County Visitor's Center. Responses are due back in January 2018. A selection committee will evaluate the solicitations for contract award in early February 2018.

Lastly, lease agreements with the UA and Visit Tucson are expected to be presented for consideration at the January 16th Board of Supervisors' meeting. Also on the agenda for that meeting, will be the Architectural/Engineering contract for the January 8th Memorial and an amendment to the Historic Courthouse Architectural/Engineering contract to include exhibit design.

LJ/SC/dlm