

Department: Facilities Management

Date: January 21, 2015

Future Pima County Bond Election Proposed Projects

Project Name: Old Pima County Courthouse Restoration & Repurposing

Location: 115 N. Church Ave.

Scope: The Pima County Old Courthouse is well recognized as the iconic symbol of Pima County. Listed on the National Register of Historic Places, the facility lies at the core of downtown Tucson and is frequented by over one million visitors annually including tourists, architectural preservationists, locals and those residents new to the area. Currently, the building houses the Pima County Justice Courts, Recorder's Office, County Treasurer and County Assessor. Built in 1928, the building has been well maintained over decades of heavy usage, however, the core building systems are no longer viable and are beyond their useful life.

The building is approximately 87,000 gross square feet on three floors plus basement. It is proposed that the **Tucson Museum of Art (TMA)** utilize the ground level of the facility, 25,600 square feet, to house its **Art of the American West collection**, which was donated to TMA and valued at \$800,000. The TMA would also occupy the basement's available 11,500 square feet for exhibit staging and storage. The County has likewise been approached by the **January 8th Memorial Foundation** regarding their interest to partner with the TMA to display and act as curator for both an interior as well as exterior memorial.

The development and use of the second floor 29,000 square feet and third floor 5,000 square feet shall be reviewed and facilities programming of best practices for adaptive reuse of the Old Courthouse be considered. It is currently proposed that the Pima County Board of Supervisors, Clerk of the Board, and County Administrator's Office be relocated to the second and third floors.

The project scope requires a full spectrum of historic preservation construction expertise and craftsmanship. The roof shall be replaced, including dome repairs that will require removing and numbering each tile, repair of the structure and replacement. Exterior stucco and cast stone repairs and painting, sidewalk and arcade repairs are all inclusive. The building interiors shall be abated of any asbestos that may be present and remodeling of all interior spaces for functional use within the historic context. Those interior elements and spaces with significant historical context, such as the main Courtroom, would be restored to their original grandeur and remain available for public viewing and meetings.

Building systems shall be replaced in their totality. Electrical services, panel distribution and wiring shall be replaced. Museum quality lighting systems that provide optimal lighting control and flexibility shall be provided in all museum spaces. Air conditioning systems throughout will be replaced and capable of maintaining fine tolerances for temperature and humidity control as required for fine art exhibits. Elevators shall be upgraded where possible to meet current standards of life safety and ADA accessibility. Development of a basement level access for exhibit delivery and interior placement shall be developed to minimize conflict with the plaza exterior memorial and exhibits.

Benefits: Capitalizing on the rich history and iconic status of the Old Courthouse, it is proposed that the **Tucson Museum of Art (TMA)** utilize the ground level of the facility to house its **Art of the American West collection**. Such a collection displayed in such an historical setting, adjacent to existing Tucson Museum of Art begins to

create a critical mass of cultural amenities in a close walkable proximity including the Leo Rich Theater, Music Hall, and Museum of Contemporary Art (MOCA). The potential to house a specific collection of art which embodies the rich heritage of the American West in a building known throughout the entire Southwest as emblematic of this era represents an appropriate use as well as economic plus for downtown.

The **January 8th Memorial Foundation** wants to partner with the TMA to display and act as curator for both an interior as well as exterior memorial reflecting upon the tragic events of the 2011 shootings. It is proposed that the memorial would include an interior display of the accounts from on-site reporters, summaries of how the local hospital, community, and national leaders responded, biographical memorials to honor those directly involved in the shooting and representative artifacts from the memorial archives including mementos from schools, artists and citizens from around the country. Consistent with U.S. Representative Gifford’s theme of “Congress on the Corner,” the memorial would also include an exterior component on the west side of the Old Courthouse to connect with downtown pedestrian paths and outdoor spaces that would link the memorial components together in a unified concept that celebrates the theme that “Together We Thrive.”

Following the relocation of the Consolidated Justice Courts, Assessor, Treasurer and Recorder, the Old Courthouse will remain the iconic symbol of Southwest Arizona. It is therefore very appropriate that the “seat of government” be housed in such a structure while at the same time attracting locals and visitors as a significant part of their downtown experience. The cultural magnet of housing an art collection ideally suited for this historic building as well as the January 8th Memorial has the opportunity to create an economic benefit to the entire region as well as preserve the buildings rightful place on the National Historic Register.

Total Cost Estimate: \$35,000,000

Bond Funding: \$35,000,000

Other Funding: The January 8th Foundation has committed to an aggressive fund raising campaign based upon the public support of the project as evidenced by both the Pima County Board of Supervisors and Tucson City Council’s supportive resolutions.

Total Cost Estimate by Major Task:

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| Land Acquisition: | \$0 |
| Planning/Design/Management: | \$3,200,000 |
| Construction: | |
| - Exterior Renovation/including dome | |
| - 1 st Floor Renovation | |
| - 2 nd & 3 rd Floors Renovation | |
| - Memorial Plaza | |
| - El Presidio Plaza | |
| Total Construction: | \$31,800,000 |
| Total Project Cost: | <u>\$35,000,000</u> |

Construction costs include interior and exterior renovation of the building, interior museum and office space development, exterior memorial space and plaza improvements.

Fiscal Year Project Start and Finish Date: TBD

Project Schedule by Major Task: Land acquisition at 0 months, planning and design at 9-12 months, construction at 18-24 months.

Project Management Jurisdiction: Pima County

Operating Jurisdiction: Pima County

Future Operating and Maintenance Costs: As is currently the case, Pima County operates, maintains and funds the operating expenses connected to the Old Courthouse. It is anticipated that the operating costs will decrease overall with replacement of new energy efficient mechanical and electrical equipment. Additionally, it is anticipated that the Tucson Museum of Art would occupy the lower level under a long-term Tenant/Landlord Agreement and as such, would be fully responsible for their pro-rata share (per square footage) of all maintenance and operating expenses associated therein. Conservatively, that cost is now estimated at \$7.00psf. It is anticipated that the January 8th Foundation will enter into a sublease agreement with the Tucson Museum for their exhibit area.

Estimated annual operating and maintenance costs:

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| Tucson Museum of Art (pro-rata share) | \$242,200 |
| January 8 th Foundation (pro-rata share) | \$17,500 |
| Pima County facility costs (Utilities & Maintenance): | \$560,000 |

Regional Benefits: This building has long been an iconic symbol for Pima County and is listed on the National Register of Historic Places. The TMA collection of southwest art paired with the January 8th Memorial offer an ideal viewing location in the urban core connected by a walkable pathway to other culturally relevant facilities. Placing the Board of Supervisors and Administration in this building may be appropriate and maintains it as a useful and public centered function.

Supervisor District of Project Location: District 5 - Richard Elias
