

Project Name: Rehabilitation of the Historic Temple of Music and Art

Location: 330 S. Scott Ave.

Scope: This project will begin to rehabilitate the historic Temple of Music and Art (The Temple) ensuring a more safe and energy efficient building for the City of Tucson and Arizona Theatre Company to serve the community. This property was acquired by the City of Tucson in 1989, preventing it from being demolished. Once the City acquired the Temple, it proceeded to restore and rehabilitate this historic facility. The Temple has been listed on the National Register of Historic Places since 1976. Upon completion of the renovation in 1990, the City and Arizona Theatre Company entered into a long-term management agreement and ATC has been the Temple's caretaker ever since.

The building was originally constructed in 1927 and quickly became the arts and cultural gem of the City of Tucson. After the Temple opened, it became the home of the Saturday Morning Music Club, members of who were the driving force behind the Temple's construction. There is a tremendous amount of history in the building with many older Tucson citizens remembering attending events at the Temple or even participating in performances decades ago.

The Temple is a 48,000 square-foot building and the capital improvements that would be funded through the Bond are desperately needed. No major renovation has taken place since the re-opening of the building in 1990. These improvements will make the Temple more attractive and comfortable for audiences, performers, and attendees of community events. Not only will these capital improvements make the operation of the Temple more efficient and economical, but will also preserve this historic structure for future generations.

The Temple has a main theatre which seats 623 people. The acoustics and seating were designed so there really aren't any "bad seats" in the theatre. The building also contains a rehearsal hall, costume shop, green room, dressing rooms and box office, which serves the needs of Arizona Theatre Company and other users of the theatre. The Cabaret Theatre, which is on the second floor, has an approximate seating capacity of 80. Also on the second floor is an art gallery which is curated by Etherton Gallery and shows many of Tucson's artists as well as artists from around the country. Underneath the Cabaret Theatre is the Temple Lounge which contains a bar and a small commercial kitchen. The Lounge offers food service prior to performances, at intermission, at public events and at private rentals.

The Temple was designed by Architect Arthur W. Hawes, who was also the architect of the Pasadena Playhouse in California. There are many similarities between the two buildings. The Spanish Colonial Revival style building with its U-shaped plan creates a courtyard for theatre-goers to enjoy before performances and during intermissions. The courtyard is paved in Mexican Saltillo tile which features the original fountain.

The scope of work for this rehabilitation will include major repairs and replacements for the exterior courtyard, roof, and heating, ventilation, and air conditioning (HVAC) equipment. The original fountain will be restored, the Saltillo tile will be replaced, and a drainage system will be created for the courtyard in order to prevent flooding during rainstorms.

The existing HVAC equipment is obsolete, inefficient, and has far exceeded its expected life. The clay tile roofing is loose and missing in areas, and there are frequent leaks requiring repairs. Also, the upper flat roof needs to be replaced, other areas of the flat roof need to be recoated, clay tiles need to be reattached or replaced, and in some areas underlayment needs to be replaced.

The rehabilitation work to be performed will meet the national standards for the treatment of historic buildings as guided by the Secretary of the Interior's Standards for Rehabilitation. Per these guidelines they will include:

- Install new heating, ventilating and A/C equipment and controls (during planning and design, the City will evaluate the cost effectiveness of extending chilled water lines to the facility from Police Headquarters at 270 S Stone Avenue, versus generating cooling on site)
- Replace upper flat roof
- Remove and replace (or reuse salvageable) loose and damaged roof tiles. Replace underlayment as needed
- Reseal all flat roofs
- Install new exterior Saltillo tile (or other to match original tile) in courtyard
- Improve drainage from courtyard
- Improve drainage from eastside roofs
- Restore courtyard fountain

Benefits: Since its opening in 1927, the Temple has been a key performance venue for Downtown Tucson and is an important part of the historic fabric of our community throughout the County. Downtown Tucson is experiencing a revival with restaurants, art galleries, and other performance venues. It is the historic and cultural heart of Southern Arizona.

The last major investment in preserving and updating the Temple was in 1990. Another major investment is needed for this publicly owned theatre to continue to be viable as a community gathering destination in our community. We need to ensure the preservation of this historic architectural asset for future generations.

Rehabilitation of the building will provide a much-needed update that will better support current uses and allow some new uses. A new HVAC system will make audiences and performers more comfortable, and a restored courtyard and fountain will be more inviting and can serve as usable space before and after performances. The restored courtyard can expand the restaurant with outdoor seating and tables.

Total Cost Estimate: \$900,000

Bond Funding: \$900,000

Other Funding: None identified

Total Cost Estimate by Major Task: \$140,000 for planning and design, \$760,000 for construction

Fiscal Year Project Start and Finish Date: Start 4/1/2016, Finish 8/31/17

Project Schedule by Major Task:

- Roof, fountain, & patio area: planning/design 4/16-7/16, construction 7/16-11/16
- HVAC: planning/design 9/16-12/16, construction 12/16-8/17

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Operating Jurisdiction: The Arizona Theater Company operates and contributes to maintenance of the facility under a management agreement with the City of Tucson.

Future Operating and Maintenance Costs: The City currently maintains the facility at an average annual cost of \$178,000, while ATC contributes \$107,000 annually to its upkeep. It is anticipated that O&M costs will be significantly reduced with this project.

Regional Benefits: Updating this historic building is vital to ensuring it can continue to be successfully used as a performing arts venue and community gathering place. Arizona Theatre Company, now in its 48th season, was designated “The State Theatre” by Governor Rose Mofford in 1999 and has garnered a national reputation for its high level of performances. It is the only member in Arizona of the prestigious League of Resident Theatres (LORT) that include 73 theatres like Lincoln Center Theater in New York City, Guthrie Theater in Minneapolis, Goodman Theatre in Chicago and Old Globe Theatre in San Diego. One of the reasons ATC can attract the actors, designers, and director from around the country is that they see the Temple as one of the premiere performance spaces in the nation. ATC has the largest season ticket base in the performing arts throughout the state of Arizona and draws a diverse range of patrons from every zip code in Pima County and every county in Arizona. Not only does ATC perform their regular mainstage season at the Temple, but hosts a wide array of community engagement programs, educational opportunities, classes, access initiatives, and new play programs.

Not only is the Temple ATC’s home, but the building is a venue for other theatre performances, concerts, art exhibitions, graduation ceremonies, weddings, and special events. During 2013, the Temple was booked 194 days of the year. More than 54,000 people attended ATC performances with another 25,000 in attendance at other events held at the Temple. ATC’s volunteer usher corps has logged more than 5,000 volunteer hours a season. There are also hundreds of additional volunteers who work with the other organizations who use the Temple.

Numerous studies have shown rehabilitation of historic buildings and cultural landmarks creates more jobs than new construction. This economic driver creates higher wage jobs, increases municipal revenues, supports growth in tourism, increases property values, and spurs revitalization of downtowns and economically depressed areas. Heritage-based economic development helps grow and diversify the local economy, increasing the economic sustainability of the community and its region.

Historic preservation has a number of positive economic impacts that affect more than just the local community. Well-preserved historic buildings are a key feature of livable cities because they contribute to the “quality of place.” This effect of historic preservation on livability supports regional economic development. Particularly, updated historic theatres provide unique entertainment venues that appeal not only to county residents, but also to visitors and businesses who are seeking livable cities that are distinctive from other places in order to attract high-level workers.

Supervisor District of Project Location: District 2