

## **427.5 Old Pima County Courthouse Restoration, January 8<sup>th</sup> Memorial & Museum Space**

**Location:** 115 N. Church Ave, Tucson.

**Scope:** The Old Pima County 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. 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 encompassing three floors, plus a basement. This project involves the January 8<sup>th</sup> Memorial Foundation and repurposing this historic structure for public museum use or related activities. The January 8<sup>th</sup> Memorial Foundation will utilize a portion of the first floor to display and act as curator for both an interior as well as exterior memorial. The remaining space of the first and second floors will be utilized for museum display purposes, or for other compatible museum uses. The development and use of the third floor as well as the historic dome will be reviewed, and best practices for adaptive reuse of the Old Courthouse will be considered.

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

Building systems will be replaced in their totality. Electrical services, panel distribution and wiring will be replaced. Museum quality lighting systems that provide optimal lighting control and flexibility will be provided in all museum spaces. Air conditioning systems throughout will be replaced with systems capable of maintaining fine tolerances for temperature and humidity control as required for fine art exhibits. Elevators will be upgraded where possible to meet current standards of life safety and ADA accessibility.

**Benefits:** Use as a museum and memorial is an appropriate way to revitalize the rich history and iconic status of the Old Courthouse. Museum exhibits displayed in such an historical setting, adjacent to the Tucson Museum of Art, will begin to create a critical mass of cultural amenities in walkable proximity including the Leo Rich Theater, Music Hall, and Museum of Contemporary Art (MOCA).

The January 8<sup>th</sup> Memorial Foundation's role would be to develop an interior as well as exterior memorial reflecting upon the tragic events of the 2011 shootings. 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."

The Old Courthouse will remain the iconic symbol of Southwest Arizona. The cultural magnet of housing museum collections 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:** \$25,000,000

**Bond Funding Estimate:** \$25,000,000

**Other Funding Estimate:** 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:** Planning and design at \$2,200,000; Construction, to include interior and exterior renovation of the building including the dome, interior museum and office space development, exterior memorial space and plaza improvements, is estimated at \$22,800,000.

**Implementation Periods:** 1, 3, 4

**Project Schedule by Major Task:** Planning and design at 9-12 months, construction at 18-24 months.

**Project Manager:** Pima County (Project requested January 8<sup>th</sup> Memorial Foundation)

**Operator:** Pima County

**Future Operating and Maintenance Costs:** As is currently the case, Pima County operates, maintains and funds expenses connected to the Old Courthouse. There will be no net increase in operating and maintenance costs to the County, and it is anticipated that these costs will decrease overall with replacement of new energy efficient mechanical and electrical equipment. Additionally, it is anticipated that the January 8<sup>th</sup> Memorial Foundation and other potential museum uses would occupy the building under a long-term Tenant/Landlord Agreement with the County 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 \$7.00 per square foot.

**Regional Benefits:** This building has long been an iconic symbol for Pima County and is listed on the National Register of Historic Places. The January 8th Memorial and potential museum uses offer an ideal viewing location in the urban core connected by pathway to other culturally relevant facilities.