

**Department: Sustainability & Conservation: Cultural Resources & Historic Preservation
(City of Tucson)**

Date: March 21, 2014

2015 Bond Election Proposed Projects Template

Bond No. HP-128 Priority: A

Project Name: Performing Arts Center Rehabilitation

Location: 408 South 6th Avenue, Tucson

Scope: Planning, design, construction, and rehabilitation will complete the final phase of development on this historic building and allow it to be utilized for performing arts groups or for other uses. A historical architect consultant was hired in 1999 to conduct a study of needed repairs/rehabilitation, and they prepared construction documents for the work. Pima County 2004 Bond funds of just under \$700,000 were used to fund the most important structural repairs to its foundations. Additional funding is needed for additional improvements to its interior and exterior and to upgrade utilities and mechanical systems in the building to allow the building to be used for public purposes as a performing arts center or for other community events.

Benefits: This red brick building was constructed in 1921 as All Saints Catholic Church, which the community commonly called “The Cursillo.” It is a contributing property in the Armory Park National Register Historic District. Sometime between 1933 and 1948 the building was extensively remodeled to the Spanish Colonial Revival facade that is present today. The City of Tucson purchased it in 1989, and it was remodeled on the interior and used for theatrical performances until 1999, when it was closed. The building remains vacant and unused at present and its rehabilitation will allow it to benefit the neighborhood and the revitalization of downtown Tucson.

Costs: \$1,000,000

Bond Funding: \$1,000,000

Other Funding: None

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: City of Tucson

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities. The estimated increase in annual operating expenditures based on operations and maintenance impacts in the late 1990s is \$250,000. A partnership to operate the facility or a management agreement will be pursued. There may be an increase in annual revenues associated with the operation of this facility. Both expenditures and revenues will need to be adjusted at the time of construction of the improvements and finalization of a management agreement.

Regional Benefits: The Performing Arts Center was home to a number of small performing arts during the 1990s. It has been closed for several years pending the completion of structural repairs.

Rehabilitation work will allow the building to be used as a venue for performing arts groups to provide their valuable services to the community.

Supervisor District of Project Location: District 2 – Ramon Valadez