

PROJECT SHEET

Project Name: Downtown Community Theaters and Historic Cultural Landscape

Location: The proposed project is located in the Entertainment District of downtown Tucson at the Music Hall Theater, the Eckbo Landscape, and the Leo Rich Theater on the campus of the Tucson Convention Center (TCC). The area, which is bound by Congress St. to the north, Cushing St. to the south, Church Ave. to the east, and Granada Ave. to the west is located within Pima County (Districts 2 and 5) and within the City of Tucson (Ward 6).

Scope: Music Hall Theater: Scope of work includes renovation of the existing 75,000 SF theater with seating capacity for 2,289. Renovations would include new fixed seats, house lighting, theatrical sound, lighting, and acoustics, data and power, replacement of HVAC systems, new carpet, paint, interior and exterior signage, new video displays, complete restroom and dressing room renovations, new doors and hardware, IT infrastructure for patrons and events, new sound booth equipment and finishes, new roof, new lobby passenger elevator, ADA renovations, and an environmental assessment and abatement.

Leo Rich Theater: Scope of work includes renovation to the existing 5,500 SF theater entrance and lobby with seating capacity for 511. Renovations of new doors and hardware, interior and exterior paint, windows, additional data and power, PA sound system, lighting and acoustics, finishes and carpet, interior and exterior signage, video displays, ADA renovations, and an environmental assessment and abatement would be limited to the entrance and lobby.

In addition, the entrance and lobby of both theaters would be renovated to address ingress and egress, and how to engage the Eckbo Landscape as programmable and revenue generating space for events.

Eckbo Landscape: This is a historic preservation project that would provide historic rehabilitation to restore and rebuild a mid-twentieth century modern landscape unique to Tucson and Arizona. Renovations would include a restoration of the approximately 5.75 acres which encompasses existing fountains, water features, landscapes, site lighting, site furniture, hardscape, walkways, and finishes. System replacement associated with the landscape including mechanical rooms, mechanical and electrical equipment, irrigation, site lighting for wayfinding and safety as well as accent lighting, and plumbing would be included in the project scope. Renovations would also address the immediate health and safety issues associated with ponding water and empty fountains.

Replacement of security and monitoring system would also be included as a part of the renovations for the Music Hall Theater, the Leo Rich Theater, and the Eckbo Landscape. Renovations to all three facilities will also improve energy and water efficiency thereby reducing operating costs and greenhouse gases

Breakdown of the scope identified above is as follows. Project total includes soft costs and project contingency. Music Hall Theater: \$19M, Leo Rich Theater: \$500K, Eckbo Landscape: \$8.5M, Project Total: \$28M

Benefits: The renovations of the Music Hall Theater, the Leo Rich Theater, and the Eckbo Landscape are a capital improvement to the overall Tucson Convention Center campus with direct and indirect downstream economic benefits. Renovations will improve the overall patron experience and as well as the facilities for the performers. A renewed commitment to the theaters and the shared adjacent historic landscape will increase event booking which will increase ticket sales and generate additional revenue. The increased use of the theaters and the historic community landscape will have a positive economic impact to the adjacent neighborhoods, the overall Tucson community, and the region as a whole. As downtown Tucson icons, the Music Hall Theater, the Leo Rich Theater, and the Eckbo Landscape are vital to the identity of the newly formed Entertainment District, which in turn will strengthen the regional identity. The Urban Land Institute report and the Museum of Contemporary Art also support the project and encourage the activation of the TCC campus.

The Rio Nuevo Multipurpose Facilities District (RN) TCC Arena Renovation project, which is similar in scope to this project, is Phase One of a multi-phased project for the TCC campus. RN has already passed a motion to begin work on a Phase Two renovation of the TCC. They are currently defining the scope and schedule for the additional work.

As the theaters and landscape are renovated, there will be an increase in performances at both facilities, which will bring new patrons of all ages to the TCC campus and downtown Tucson. In addition, new patrons will generate a new and vibrant dynamic to the TCC campus. Neighbors and the community will explore and define new uses for the historic community landscape. The rediscovery of the downtown

PROJECT SHEET

landmark will once again be where people want to dwell and connect with their community. The Music Hall Theater, Leo Rich Theater, and the Eckbo Landscape provide a distinct sense of place and this project will help to revitalize that unique place for Tucson and the region.

The Music Hall Theater, Leo Rich Theater, and the Eckbo Landscape programmatically and functionally complement each other. A combined and organized design effort has the added benefit of lower project soft costs and coordination of events which in turn saves the project money.

Total Cost Estimate: \$28,000,000 (City has contracted with third party professional estimator to provide estimate for scope of work. City will receive complete deliverable by end of January 2015)

Bond Funding: \$28,000,000

Other Funding:

- \$66K by COT and TCC Today since November 2014
- \$8M renovation of the TCC Arena funded by the Rio Nuevo, completed in December 2014
- \$1M renovation of the TCC Arena funded by City of Tucson, completed in December 2014
- \$18M by City of Tucson in TCC facilities, completed in 2012 – 2014
- Existing planning efforts and potential future funding: Philanthropic gifts from TCC Today, Non-Governmental Organization (NGO), Rio Nuevo Multipurpose Facilities District, ULI, University of Arizona - College of Architecture + Planning + Landscape Architecture and the Drachman Institute

Total Cost Estimate by Major Task:

MAJOR TASK	COST	DURATION	NOTES
Land Acquisition	\$0	NA	
Pre-Design / Programming	\$200K	3 - 4 months	Started in Dec. 2014
Design and CA	\$2M	12 – 14 months	
Procurement: CM@Risk	\$150K	2 months	Overlaps with Design
Bidding and Permitting	\$150K	3 – 4 months	
Construction	\$21M	14 – 15 months	Contingent on construction phasing
Project Soft Costs	\$2.5M	NA	
Project Contingency	\$2M	NA	
TOTAL:	\$28M		

Fiscal Year Project Start and Finish Date: TBD

Project Schedule by Major Task: See “Total Cost Estimate by Major Task” above.

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

Operating Jurisdiction: City of Tucson has contracted with SMG – World Wide Entertainment and Convention Venue Management company to operate the facility.

Future Operating and Maintenance Costs: City of Tucson will cover operations and maintenance costs, which are estimated at \$150,000 per year.

Regional Benefits:

- Project will reposition Tucson as a regional destination
- Part of a larger multi-phased project and vision for downtown Tucson
- Streetcar line connection to UA, downtown, and businesses
- Project is pivotal to Downtown success and coordination needs to coincide with other current development such as the El Presidio Park Master Plan and future renovation as outlined in the January 8th Memorial RFQ
- Supports ULI findings to strengthen downtown with a focus on the TCC as an anchor
- Economically aligned with all current development occurring in downtown Tucson
- Integral to the new Entertainment District
- Project compliments the “Stravenue” concept and New Urbanism strategies: Entertainment, Housing, and Cultural districts
- Connection to Pima County’s Loop

Supervisor District of Project Location: Districts 2 and 5