MEMORANDUM

Date: January 3, 2017

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator

Re: **Historic Pima County Courthouse Rehabilitation Project Status**

Attached is a December 30, 2016 memorandum from the Facilities Management Director regarding our Historic Courthouse rehabilitation efforts. As you can see by simple observation, the new roof is approximately 50 percent complete on the Historic Courthouse. All of the window panes are being replaced, since the window frames contain lead-based paint. The exterior Courthouse stucco refinish is well underway, and repair activities are continuing on the dome. In general, there have not been any major surprises.

It is appropriate that a complete renovation is underway to preserve the functional integrity of the Courthouse structure and continue its use as a public building of significant historical status.

We will continue to periodically update the Board regarding the status of this rehabilitation effort.

CHH/anc

Attachment

c: Tom Burke, Deputy County Administrator for Administration
Lisa Josker, Director, Facilities Management

PIMA COUNTY
FACILITIES MANAGEMENT

MEMORANDUM

DATE: December 30, 2016

TO: C.H. Huckelberry, County Administrator

VIA: Tom Burke, Deputy County Administrator

FROM: Lisa Josker, Facilities Management Director

SUBJECT: Old Courthouse Rehabilitation Project Status

The Exterior Rehabilitation and Structural Upgrade work began in early November. In this phase of the work the Old Courts building will undergo extensive repairs and upgrades to the building exterior, including roof, dome, windows and walls.

Prior to starting this exterior work, the building interior, which had undergone numerous renovations over the years, was peeled away in layers to finally reveal the original interior structure. Among the discoveries made was evidence that the Dillinger Courtroom was originally larger than it currently shows. What is surprising is that most of the original intricate woodwork remains and can be restored to near original condition and location.

Some discoveries were not as exciting. Between the interior demolition work and the current exterior work, many conditions have been discovered that had been covered up in layers of "improvements" over the years, many which have affected the building's structural and material integrity. Some conditions are much more serious than others but taken as a whole, it is quite apparent that this iconic building was in dire need of major repairs. It is apparent the work which has been done so far and the discoveries made have come at a critical juncture in this building's life cycle.

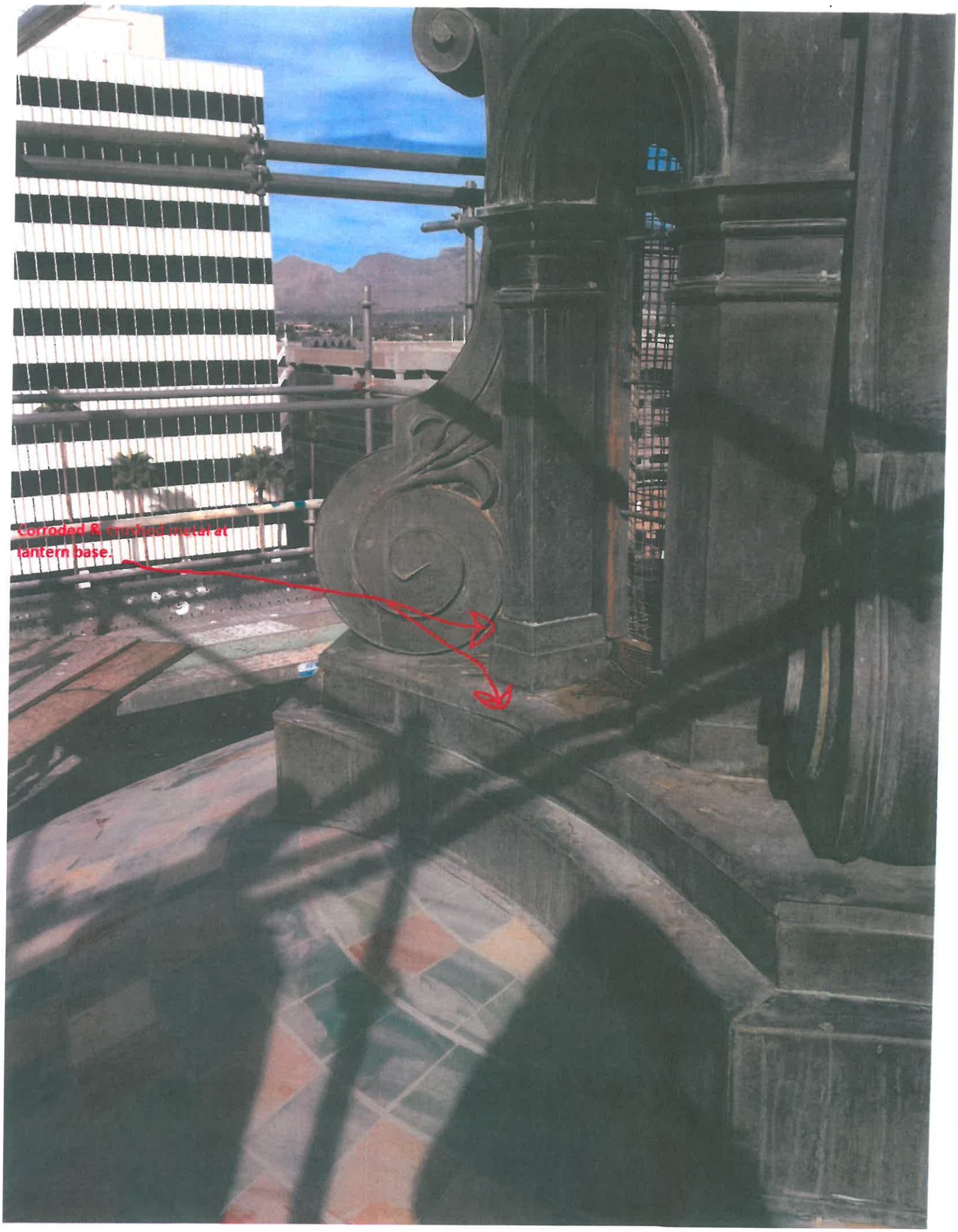
Below are some of the deteriorating conditions recently discovered:

- Roof joists detached from wall support
- Dome – topping coat on approx. 400 SF of south tiled dome section has delaminated requiring removal and replacement of tile in the area
- Dome – hidden structural rebar corroded due to water leaks caused by delamination noted above
- Water leaks once hidden at various locations due to roofing failures. Hidden water leaks have caused stucco delamination, ruined blown-in insulation and interior wall and decorative cornice damage
- Utility tunnels to the Old Courthouse– contain asbestos and requires abatement prior to removal of old piping systems; some water leakage and corrosion of electrical conduits.
- Various corrosion, denting, crushing and solder joint failures at the Copper lantern.

These discoveries and more are a part of the current project improvements and best-method solutions are currently in evaluation discussions by the project team.

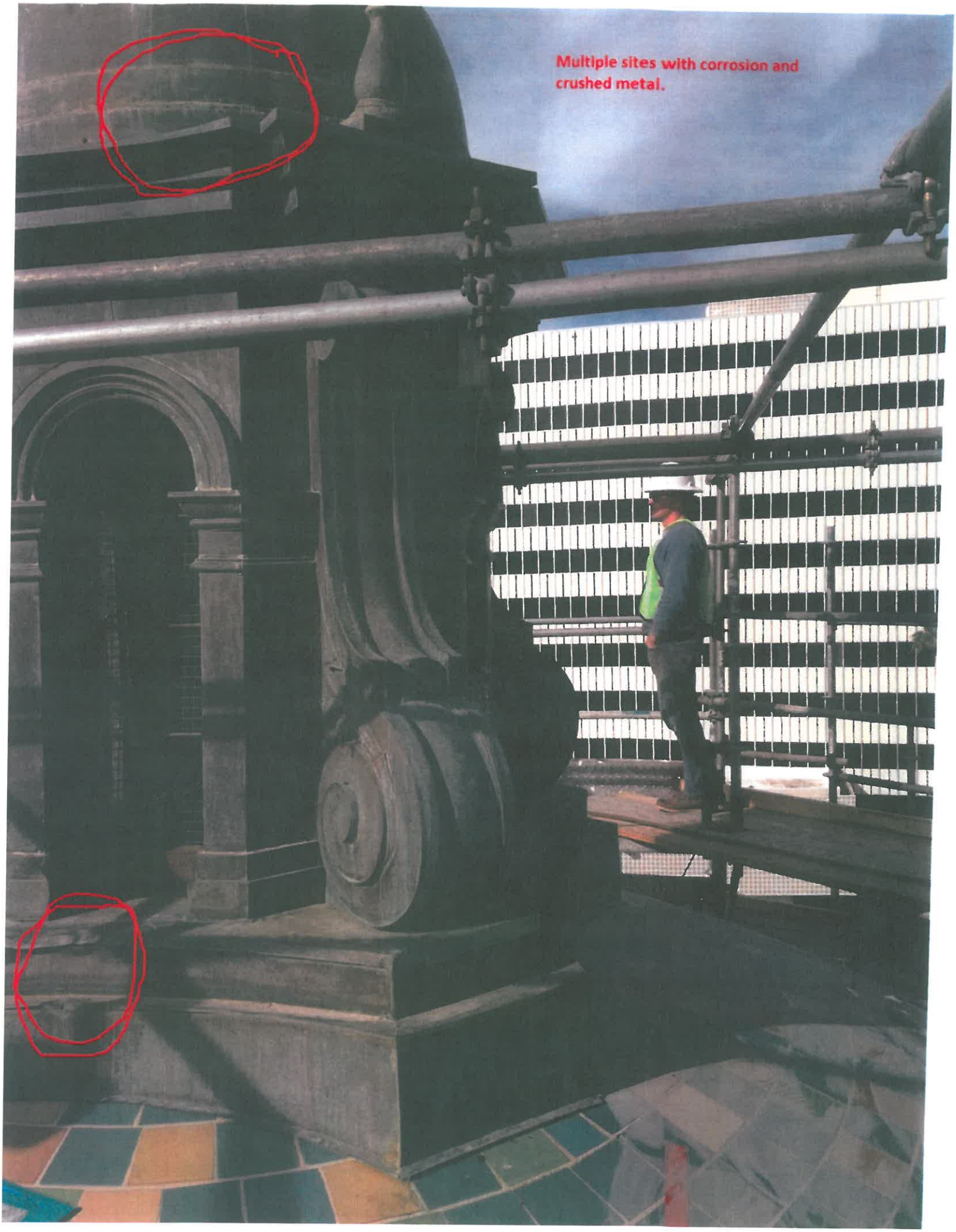
Following are photographs of some conditions:

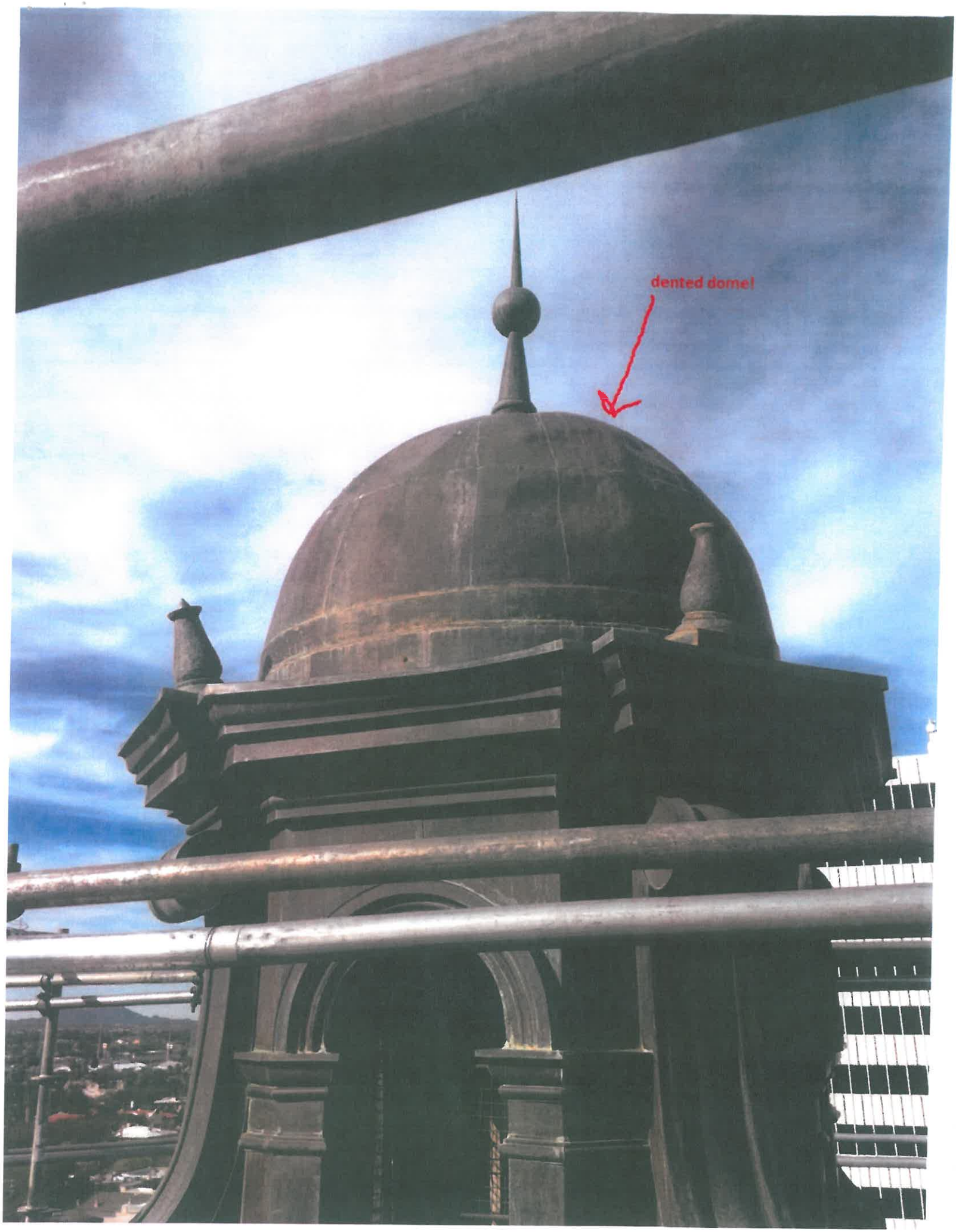
Crushed metal base at
dome lantern.


Corroded & crushed metal at
lantern base.

Delaminated tile at dome
causing water leaks and
corroded rebar.

Detail at dome tile delamination.


Multiple sites with corrosion and crushed metal.


dented dome!