MEMORANDUM

Date: June 9, 2021

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

From: C.H. Huckelberry
       County Administrator

Re: Various Administration-East Building Improvement Projects

Background

The Pima County Administration-East (ADE) Building, 130 W. Congress, was built more than 50 years ago as part of the City of Tucson’s massive downtown redevelopment project, known as the Pueblo Center Redevelopment Project of the Urban Renewal Plan, in the late 1960s. The ADE Building is one of several government buildings constructed in the Downtown Tucson area at that time. The interior structures and exterior façade of the ADE Building are outdated and have gradually begun to deteriorate, resulting in significant safety concerns and expensive, temporary repairs over the years. The ADE Building is now at the point of necessary, extensive restoration.

The Facilities Management Department has a total of seven ongoing and upcoming major construction projects—demolition and abatement, tenant improvements, façade improvements and interior renovations—to update, extend life and significantly improve energy-savings of the ADE Building. The schedules of these various projects overlap each other and will require significant coordination of various construction activities, furniture installations and staff moves coordinated by Facilities Management. In addition to intimate coordination, these seven projects will require intermittent work in various building locations. The Façade Improvements Project and schedule determine the start and completion dates of all other projects in the ADE Building. See Attachment A, Building 130, 7-in-1 Construction Projects: Abatement, 130 Façade Upgrades, Interior Renovations, Stairwell Refurbishment, Elevator Upgrades.

The construction and move schedules of these projects are tentative dates and subject to change, depending on weather, construction and other exigent conditions affecting the schedule. The construction industry continues to experience increased labor and materials shortages. The contractors’ lack of access to both material and labor resources due to competition are currently contributing to significant project delays. These construction conditions may impact Facilities Management’s schedule for these projects. Throughout the course of the ADE Building projects, the Board of Supervisors will be provided schedule updates.

The Facilities Management project team will work closely with department contacts to ensure the timely sharing and clarifying of project information, updates and temporary move dates.
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The seven ongoing and upcoming projects are described below:

- **Project 1—Façade Improvement Project**

The ADE Building has significant façade deterioration in its window wall and concrete panels. One major, highly complex construction project—façade improvements—will impact all floors and have an influence on staff’s temporary moves. Facilities Management has developed a four-phased approach. Each phase encompasses the entire window wall façade of all 11 floors—Phase 1 west façade, Phase 2 north façade, Phase 3 east façade, and Phase 4 south façade. This improvement project also influences schedules of the remaining six projects. See Attachment B, Preliminary Building 130 W. Congress Façade Improvement Project.

Employees seated adjacent to the exterior wall construction areas will be temporarily relocated within their departments or at the Public Works Building, 201 N. Stone, 2nd Floor until the construction activities adjacent to their work areas are complete. Temporarily relocating employees to ADE Building vacant floors is not an option because the floors have no available heating, air conditioning, lights or electricity.

The façade work on each floor, which updates the existing window walls to today’s standards for high rise buildings and increased energy savings, includes the following activities:

- Removal of the existing single-pane window wall systems, which date back to the original construction of the building, and replacing them with a new double-pane glass curtain wall systems that look similar to existing window walls;
- Removal and replacement of existing joint seals at all concrete panel joints;
- Application of a water repellent sealer to the pre-cast concrete façade; and
- Removal of localized and minor exterior asbestos.

The façade improvement project is estimated to begin in November 2021 with the west façade and end in spring 2023 with the south façade. This interior and exterior work is heavily dependent upon satisfactory weather conditions.

The tentative façade construction schedule is summarized below.

<table>
<thead>
<tr>
<th>Phase</th>
<th>Start Date</th>
<th>End Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1 – West Façade</td>
<td>November 2021 – February 2022</td>
<td></td>
</tr>
<tr>
<td>Phase 2 – North Façade</td>
<td>February 2022 – June/July 2022</td>
<td></td>
</tr>
<tr>
<td>Phase 3 – East Façade</td>
<td>June/July 2022 – November 2022</td>
<td></td>
</tr>
<tr>
<td>Phase 4 – South Façade</td>
<td>November 2022 – April 2023</td>
<td></td>
</tr>
</tbody>
</table>
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- **Project 2—Floor 1, Board of Supervisors Hearing Room**

The Board of Supervisors Hearing Room requires structural improvements to the steel frame that supports the north window wall system above the Hearing Room building addition. This work is to prepare for the Phase 2 Façade Improvements to the north window wall system. These improvements require work above the dais which necessitates the temporary removal of affected audio and visual equipment.

The nature of the structural improvements requires the Hearing Room to be unavailable on June 23, 2021 through August 13, 2021. The Hearing Room meetings and activities have been cancelled through August 13, 2021. A determination of the need for additional cancellations can be made as the Hearing Room project progresses.

The structural improvements in the Hearing Room will be completed before the Phase 1 Façade Improvement (west window wall) project begins. The Hearing Room availability is likely to be affected again next year by the Phase 2 Façade Improvements (north window wall system) tentatively scheduled in February 2022 through June/July 2022. The Hearing Room may not be available for meetings and other activities during the Phase 2 Façade Improvements to the north window wall due to the scaffolding, construction crane activities and significant safety concerns.

Phases 3 and 4 (east and south window wall) will impact the Clerk of the Board’s Office and entries into the 1st Floor of the ADE Building. Facilities Management staff will coordinate this project and staff’s temporary moves with the Clerk. Appropriate signage will be posted at the entrances and exits of the ADE Building during these improvements.

Below is a summary of the structural improvements and façade tentative schedules.

<table>
<thead>
<tr>
<th>Board Hearing Room Structural Improvements Start/End (Preparation work for Phase 2 Improvements)</th>
<th>June 2021 – August 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1 Façade Improvements West Window Wall (No impact to Hearing Room)</td>
<td>November 2021 – February 2022</td>
</tr>
<tr>
<td>Phase 2 Façade Improvements North Window Wall (May impact Hearing Room)</td>
<td>February 2022 – June/July 2022</td>
</tr>
<tr>
<td>Phase 3 Façade Improvements East Window Wall (Impacts Clerk of the Board’s Office)</td>
<td>June/July 2022 – November 2022</td>
</tr>
<tr>
<td>Phase 4 Façade Improvements South Window Wall (Impacts Clerk of the Board’s Office)</td>
<td>November 2022 – April 2023</td>
</tr>
</tbody>
</table>
• **Project 3—Floor 5 Demolition and Abatement**

The 5th Floor demolition and abatement work is scheduled for July 2021 through October 2021. After the demolition and abatement are complete, the floor will remain empty. There are no current plans to move a department onto this floor. Tenant improvements will occur at a later date.

The summary of the tentative schedule is listed below.

<table>
<thead>
<tr>
<th>Demolition and Abatement Start/End</th>
<th>July 2021 – October 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Build-out</td>
<td>To be determined</td>
</tr>
<tr>
<td>Phases 1–4 Façade Improvements</td>
<td>November 2021 – April 2023</td>
</tr>
</tbody>
</table>

• **Project 4—Floor 10 Demolition, Abatement and Build-out**

The County Administration’s 10th Floor staff moved to the Pima County Historic Courthouse, 2nd Floor on June 2. After the 10th Floor is completely vacant, the tentative schedule for demolition and abatement is October 2021 through January 2022. At this time, construction build-out of the 10th Floor is tentatively scheduled to begin in January 2023 and completed in fall 2023.

If County Administration returns to the 10th Floor, the move-in of furniture and staff is tentatively scheduled after build-out completion.

Below is a summary of this tentative schedule.

<table>
<thead>
<tr>
<th>Demolition and Abatement Start/End</th>
<th>October 2021 – January 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phases 1–4 Façade Improvements</td>
<td>November 2021 – April 2023</td>
</tr>
<tr>
<td>10th Floor Construction Build-Out</td>
<td>January 2023 – September 2023</td>
</tr>
<tr>
<td>Furniture and Staff Move-in</td>
<td>To be determined</td>
</tr>
</tbody>
</table>

• **Project 5—Floor 11 Build-out**

The design concept for this floor is nearly complete. The construction build-out is tentatively scheduled to begin in January 2023 and completed in fall 2023.

Facilities Management will need approval of the design concept and guidance on whether or not the Board of Supervisors plans to return to the 11th floor.
The 11th Floor will be impacted by all four phases of the Façade Improvement Project. Construction build-out, furniture installation and Board move-ins on this floor will be coordinated with the façade project based on the decisions confirmed for the 11th floor.

The tentative schedule for these projects (design, construction, move-in) is listed below.

<table>
<thead>
<tr>
<th>Phases 1–4 Façade Improvements Start/End</th>
<th>November 2021 – April 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Build-out Construction</td>
<td>January 2023 – September 2023</td>
</tr>
<tr>
<td>Furniture and Board Move-in to 11th Floor</td>
<td>To be determined</td>
</tr>
</tbody>
</table>

- **Project 6–Stairwell Refurbishment**

The two stairwells in the ADE Building will be refurbished, which includes floor, rail and wall upgrades. The upgrades include delineating exit pathways, improving lighting, and meeting accessibility and fire safety code requirements. This project will tentatively begin in summer 2023 and be complete in fall 2023.

- **Project 7–Elevator Modernization and Refurbishment**

The equipment for all four elevators will be upgraded to provide new technology (including touchless digital controls), improve safety and update interior finishes. The pre-planning statement of work will begin in July 2021. At this time, the project is tentatively scheduled to be complete in summer 2023.

**Summary**

Facilities Management has invested considerable time planning to successfully complete these multiple construction and improvement projects in the ADE Building. The Board will be kept informed throughout this ADE Building restoration project. The Board of Supervisors will need to provide a decision by September 21, 2021 on whether or not the Board would like to relocate onto the ADE 11th Floor. In order to stay on schedule with these multiple projects, this date has been determined to be a milestone decision date.

CHH/mp

Attachments

c: Jan Lesher, Chief Deputy County Administrator
Bldg 130, 7-in-1 Construction Projects: Abatement, 130 Façade Upgrades, Interior Renovations, Stairwell Refurbishment, Elevator Upgrade

<table>
<thead>
<tr>
<th>ID</th>
<th>Task Name</th>
<th>Start</th>
<th>Finish</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
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<tbody>
<tr>
<td>1</td>
<td>Internal PCFM Stakeholder Meeting Kickoff</td>
<td>6/4</td>
<td>6/7</td>
<td>6/14</td>
<td>6/7</td>
<td>6/14</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>130 Stakeholders Meetings Start - Regular Cadence- Firs 1-9</td>
<td>5/3</td>
<td>6/11</td>
<td>70 days</td>
<td>10/11</td>
<td>1/17</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>130 Residents- Start Recurring Information Meetings. Collaborate on Move Plan and anticipated GC schedule for Renovation</td>
<td>5/27</td>
<td>9/21</td>
<td>11/1</td>
<td>11/1</td>
<td>1/23</td>
<td>9/29</td>
</tr>
<tr>
<td>4</td>
<td>11th Floor Demo and Abatement</td>
<td>7/6</td>
<td>10/11</td>
<td></td>
<td>70 days</td>
<td>6/24</td>
<td>108 days</td>
</tr>
<tr>
<td>5</td>
<td>5th Floor Demo and Abatement</td>
<td>10/12</td>
<td>1/17</td>
<td></td>
<td></td>
<td>11/22</td>
<td>4/11</td>
</tr>
<tr>
<td>6</td>
<td>10th Floor Demo and Abatement</td>
<td>2/14</td>
<td>6/24</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
<tr>
<td>7</td>
<td>2nd Floor Build-Out</td>
<td>2/14</td>
<td>6/24</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
<tr>
<td>8</td>
<td>Response Req from BOS on their destination</td>
<td>3/6</td>
<td>7/10</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
<tr>
<td>9</td>
<td>11th Floor Build-Out - Construction only</td>
<td>3/6</td>
<td>7/10</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
<tr>
<td>10</td>
<td>10th Floor Build Out - Construction only</td>
<td>3/6</td>
<td>7/10</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
<tr>
<td>11</td>
<td>130 Façade Construction Project GMP/SubContract Setup/BOS approval Mobilize/ Materials</td>
<td>3/6</td>
<td>7/10</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
<tr>
<td>12</td>
<td>Steel Work - BOS Meeting Room Work North Façade/ Demo/Install/ Rpr Finishes</td>
<td>3/6</td>
<td>7/10</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
<tr>
<td>13</td>
<td>Ph 1 West Façade Construction/BOS Hearing Rm - Lloyd/Kovach</td>
<td>3/6</td>
<td>7/10</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
<tr>
<td>14</td>
<td>Ph 2 North Façade Construction- Lloyd /Kovach/Abatement</td>
<td>3/6</td>
<td>7/10</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
<tr>
<td>15</td>
<td>Ph 3 East Façade Construction- Lloyd /Kovach/Abatement</td>
<td>3/6</td>
<td>7/10</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
<tr>
<td>16</td>
<td>Ph 4 South Façade Construction - Lloyd /Kovach/Abatement</td>
<td>3/6</td>
<td>7/10</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
<tr>
<td>17</td>
<td>Stairwell Refurbishment</td>
<td>3/6</td>
<td>7/10</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
<tr>
<td>18</td>
<td>Elevator Replacement</td>
<td>3/6</td>
<td>7/10</td>
<td></td>
<td></td>
<td>11/23</td>
<td>7/5</td>
</tr>
</tbody>
</table>

Project: mspj11
Date: Tue 6/8/21

**Bldg 130, 7-in-1 Construction Projects: Abatement, 130 Façade Upgrades, Interior Renovations, Stairwell Refurbishment, Elevator Upgrade**

<table>
<thead>
<tr>
<th>Task</th>
<th>Project Summary</th>
<th>Inactive Milestone</th>
<th>Manual Summary Rollup</th>
<th>Deadline</th>
<th>Progress</th>
<th>Manual Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>Split</td>
<td>External Tasks</td>
<td>Inactive Summary</td>
<td>Manual Summary</td>
<td></td>
<td></td>
<td>Manual Progress</td>
</tr>
<tr>
<td>Milestone</td>
<td>External Milestone</td>
<td>Manual Task</td>
<td>Start-only</td>
<td></td>
<td></td>
<td>Manual Progress</td>
</tr>
<tr>
<td>Summary</td>
<td>Inactive Task</td>
<td>Duration-only</td>
<td>Finish-only</td>
<td></td>
<td></td>
<td>Manual Progress</td>
</tr>
</tbody>
</table>
Preliminary Building 130 W. Congress Façade Improvement Project

Project Overview

Pima County Facility Management is moving forward on a major project to renovate the facade of building 130. The work consists of replacing, the existing window wall system that dates to the original construction, with a new glass curtain wall which will look like similar to the original but updated with modern standards for high rise buildings. As part of this improvement, the exterior face of the pre-cast wall panels will be treated with a water repellant sealer and new joint sealant to prevent water intrusion into the building. This work will be performed one entire face at a time, beginning with the West façade, and requires occupants adjacent to the curtain wall to either move to an alternate work space in their department, or to a temporary work space setup by Facilities at 201 N. Stone, 2nd floor. Coordination with department representatives is important to ensure timely sharing of information and clarity on updates regarding move dates. The schedule for each face of the building is tentatively setup as follows;
PRELIMINARY PLANS

130 FIRST FLOOR
Project Manager – Nick Cajero x42399
Construction Manager – Nate Riggle x43097
Customer Contact/s – Julie Castaneda x48007
Customer Contact/s - Melissa Manriquez x48413

*Dates information is approximate and subject to update due to weather or impact of existing conditions.

Phase 2 North Facade
Move Period
02/22-06/22*
18 weeks

Phase 3 East Facade
Move Period
06/22-11/22*
23 weeks

Phase 1 West Facade
Move Period
11/21-02/22*
11 weeks

Phase 4 South Facade
Move Period
11/22-04/23*
18 weeks

Areas of Work
Overhead work requires temporary relocation of employees impacted by this boundary

Areas of Work
Overhead work requires temporary relocation of employees impacted by this boundary

Phase 3 East Facade
Move Period
06/22-11/22*
23 weeks

Phase 1 West Facade
Move Period
11/21-02/22*
11 weeks

Phase 2 North Facade
Move Period
02/22-06/22*
18 weeks

Phase 4 South Facade
Move Period
11/22-04/23*
18 weeks
130 SECOND FLOOR

Project Manager – Nick Cajero x42399
Construction Manager – Nate Riggle x43097
Customer Contact/s – Mark Evans /Communication – x43334
Customer Contact/s - Vanessa Mariles /Communication – X43312
Customer Contact/s - Wendy Petersen /Justice Reform – x48849
Customer Contact/s - Kate Vesely /Justice Reform – x43062

*Dates information is approximate and subject to update due to weather or impact of existing conditions.
Phase 1 West Facade
Move Period
11/21-02/22*
11 weeks

Phase 2 North Facade
Move Period
02/22-06/22*
18 weeks

Phase 3 East Facade
Move Period
06/22-11/22*
23 weeks

Phase 4 South Facade
Move Period
11/22-04/23*
18 weeks

Area of Work
8’ deep work zone with physical barrier floor to deck.
Relocate affected employees

130 THIRD FLOOR
Project Manager – Nick Cajero x42399
Construction Manager – Nate Riggle x43097
Customer Contact/s - Regina Kelly x46679
Customer Contact/s - Alicia Montoya x44004
*Date information is approximate and subject to update due to weather or impact of existing conditions.
Phase 1 West Facade
Move Period
11/21-02/22*
11 weeks

Phase 2 North Facade
Move Period
02/22-06/22*
18 weeks

Phase 3 East Facade
Move Period
06/22-11/22*
23 weeks

Phase 4 South Facade
Move Period
11/22-04/23*
18 weeks

130 FOURTH FLOOR
Project Manager – Nick Cajero x42399
Construction Manager – Nate Riggle x43097
Customer Contact/s – Regina Kelly x46679
Customer Contact/s – Alicia Montoya x44004
*Date information is approximate and subject to update due to weather or impact of existing conditions.
PRELIMINARY PLANS

Phase 2 North Facade
Move Period
02/22-06/22*
18 weeks

Area of Work
Coordinate window façade replacement with interior renovation contractor. Establish 8’ boundary wall

Phase 1 West Facade
Move Period
11/21-02/22*
11 weeks

Phase 3 East Facade
Move Period
06/22-11/22*
23 weeks

Phase 4 South Facade
Move Period
11/22-04/23*
18 weeks

130 FIFTH FLOOR
Project Manager – Nick Cajero x42399
Construction Manager – Nate Riggle x43097
Customer Contact/s – – Under construction. Coordinate w/ GC
*Date information is approximate and subject to update due to weather or impact of existing conditions.
130 SIXTH FLOOR
Project Manager – Nick Cajero x42399
Construction Manager – Nate Riggle x43097
Customer Contact/s – Michelle Campagne x48410
Customer Contact/s – Stella Montiel x49756
*Date information is approximate and subject to update due to
weather or impact of existing conditions.

Phase 1 West Facade
Move Period
11/21-02/22*
11 weeks

Phase 2 North Facade
Move Period
02/22-06/22*
18 weeks

Phase 3 East Facade
Move Period
06/22-11/22*
23 weeks

Phase 4 South Facade
Move Period
11/22-04/23*
18 weeks

Area of Work
8’ deep work zone with
physical barrier floor to deck.
Relocate affected employees

PRELIMINARY PLANS
**PRELIMINARY PLANS**

**Phase 2 North Facade**
Move Period
02/22-06/22*
18 weeks

**Phase 1 West Facade**
Move Period
11/21-02/22*
11 weeks

**Phase 3 East Facade**
Move Period
06/22-11/22*
23 weeks

**Phase 4 South Facade**
Move Period
11/22-04/23*
18 weeks

**Area of Work**
8' deep work zone with physical barrier floor to deck. Relocate affected employees

**130 SEVENTH FLOOR**
Project Manager – Nick Cajero x42399
Construction Manager – Nate Riggle x43097
Customer Contact/s – Michelle Campagne x48410
Customer Contact/s – Stella Montiel x49756

*Date information is approximate and subject to update due to weather or impact of existing conditions.*
130 EIGHTH FLOOR

Project Manager – Nick Cajero x42399
Construction Manager – Nate Riggle x43097
Customer Contact/s – Michelle Campagne x48410
Customer Contact/s – Stella Montiel x49756

*Date information is approximate and subject to update due to weather or impact of existing conditions.

PRELIMINARY PLANS

Phase 1 West Facade
Move Period
11/21-02/22*
11 weeks

Phase 2 North Facade
Move Period
02/22-06/22*
18 weeks

Phase 3 East Facade
Move Period
06/22-11/22*
23 weeks

Phase 4 South Facade
Move Period
11/22-04/23*
18 weeks

Area of Work
8’ deep work zone with physical barrier floor to deck. Relocate affected employees
Phase 1 West Facade
Move Period
11/21-02/22*
11 weeks

Phase 2 North Facade
Move Period
02/22-06/22*
18 weeks

Phase 3 East Facade
Move Period
06/22-11/22*
23 weeks

Phase 4 South Facade
Move Period
11/22-04/23*
18 weeks

Area of Work
8’ deep work zone with physical barrier floor to deck. Relocate affected employees

*Date information is approximate and subject to update due to weather or impact of existing conditions.