



MEMORANDUM

Date: August 22, 2016

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

From: C.H. Huckelberry
County Administrator

A handwritten signature in black ink, appearing to read "CHH", is written over the printed name "C.H. Huckelberry".

Re: **Update on Old Courthouse Rehabilitation and Repurposing**

On March 31, 2016 I sent the Board a memorandum regarding activities underway to rehabilitate and repurpose the Pima County Old Courthouse starting with funds remaining after completion of the Public Service Center; funds originally intended in the 2004 bond issue for such a purpose. Today's memorandum provides more details regarding the recent notice from Facilities Management that the Old Courthouse courtyard will be closed for several month dues to interior demolition and exterior renovations.

This will be the first major rehabilitation of the historic courthouse in 88 years.

Interior Demolition and Asbestos Abatement

Regarding the interior of the Old Courthouse, asbestos abatement is now complete and the final phase of the interior demolition is scheduled to start August 22 and be complete October 31. This includes removing walls and ceilings, as well as all plumbing, mechanical and electrical equipment. Due to this construction, access to the facility and grounds will be limited. The south breezeway will remain open during this phase of construction. The cost of this phase of work is approximately \$300,000.

Exterior Rehabilitation

Attached to the March 31 memorandum was a report from the architectural firm Poster Frost Mirto, which assessed the essential structural, electrical, mechanical and other rehabilitation and modernization improvements and system replacements necessary to support adaptive reuse of this historic courthouse. Since then, Poster Frost Mirto has completed drawings for external building rehabilitation, to include repair of the dome, roofing, cast stone, tile, exterior walls, windows and doors. Drawings and specs will go out for a limited competition bid to Pima County's Historic Preservation Job Order Contactors on Friday. Bids will be due on September 13. Approval of the contactor will be on the Board's October 18 agenda for consideration. If approved, the construction notice to proceed should occur the end of October or first week of November. The present cost estimate of this work is \$2.7 million.

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Selection of Architect and Engineer Team for Design of Tenant Improvements, (including Electrical, Mechanical and Plumbing)

The selection committee is currently reviewing responses to the solicitation for qualifications (SOQs). After the SOQs are reviewed and scored the committee will select two to four firms for the interview process. The interviews are tentatively scheduled for the end of August. Once selected, Facilities Management will negotiate a fee with the design team. Once the fee is negotiated the Board will be asked to approve the team and fee. The goal is to get this on the agenda for the October 18 Board meeting so that the design team can be under contract the first of November as well.

The major cost for this phase of the work is in electrical, mechanical and plumbing system replacements, now estimated to cost as much as \$6.1 million. At this time, there is no estimate for the cost of the tenant improvements, but a cost estimate will be an outcome of the design phase.

Western National Parks Association and Visit Tucson

James Cook, Executive Director of the Western National Parks Association (WNPA), and Brent DeRaad, President and CEO of Visit Tucson, remain actively engaged in this rehabilitation and repurposing effort and keenly interested in operating the Regional Visitor Center and relocating offices to the upper floors. Visit Tucson's Visitor Center has been temporarily relocated from the La Placita complex to the University of Arizona's Visitor Center until the Old Courthouse improvements are complete. WNPA has been engaging other possible tenants that could be a part of the Visitor Center experience, as has the County. Lease discussions should begin shortly.

CHH/dr

c: Tom Burke, Deputy County Administrator for Administration
John Bernal, Deputy County Administrator for Public Works
Nanette Slusser, Assistant County Administrator for Public Works Policy
Linda Mayro, Director, Sustainability and Conservation
Lisa Josker, Director, Facilities Management
Nicole Fyffe, Executive Assistant to the County Administrator
Diana Durazo, Special Staff Assistant to the County Administrator