

427.10 Temple of Music & Art

Location: 330 S. Scott Avenue.

Scope: The scope of work for this rehabilitation will include major repairs and replacements for the exterior courtyard, roof, and heating, ventilation, and air conditioning (HVAC) equipment. The original fountain will be restored, the Saltillo tile will be replaced, and a drainage system will be created for the courtyard in order to prevent flooding during rainstorms. The existing HVAC equipment is obsolete, inefficient, and has far exceeded its expected life. The clay tile roofing is loose and missing in areas, and there are frequent leaks requiring repairs. Also, the upper flat roof would be replaced, other areas of the flat roof would be recoated, clay tiles need to be reattached or replaced, and in some areas underlayment would be replaced.

The historic Temple of Music and Art (The Temple) property was acquired by the City of Tucson in 1989, preventing it from being demolished. Once the City acquired the Temple, it proceeded to restore and rehabilitate this historic facility. The Temple has been listed on the National Register of Historic Places since 1976. Upon completion of the renovation in 1990, the City and Arizona Theatre Company (ATC) entered into a long-term management agreement. The building was originally constructed in 1927 and quickly became the arts and cultural gem of the City. The Temple is a 48,000 square-foot building designed by Architect Arthur W. Hawes, who was also the architect of the Pasadena Playhouse in California.

The rehabilitation work to be performed will meet the national standards for the treatment of historic buildings as guided by the Secretary of the Interior's Standards for Rehabilitation. Per these guidelines they will include:

- Installation of new heating, ventilation and A/C equipment and controls (during planning and design, the City will evaluate the cost effectiveness of extending chilled water lines to the facility from Police Headquarters at 270 S. Stone Avenue versus generating cooling on site).
- Replacement of upper flat roof, resealing all flat roofs, and improvement of drainage from eastside roofs.
- Removal and replacement of (or reuse of if salvageable) loose and damaged roof tiles, and replace underlayment as needed.
- Installation of new exterior Saltillo tile (or other to match original tile) in courtyard.
- Restoration of courtyard fountain and improvement of courtyard drainage.

Benefits: Renovating a key performance venue for Downtown Tucson is an important part of the historic fabric of the community and throughout the County. Ensuring the preservation of this historic architectural asset for future generations is a benefit to Tucson and Southern Arizona. No major renovation has taken place since the re-opening of the building in 1990. Rehabilitation of the building will provide an update that will better support current and new uses. In addition, a new HVAC system will benefit patrons and performers. A restored courtyard and fountain will be more inviting and can serve as revenue generating space before and after performances. The restored courtyard can also expand the restaurant with outdoor seating and tables. These capital improvements will also make the operations and maintenance of the Temple more efficient and economical.

Total Cost Estimate: \$900,000

Bond Funding Estimate: \$900,000

Other Funding Estimate: None identified

Total Cost Estimate by Major Task: \$140,000 for planning and design, \$760,000 for construction

Implementation Periods: 1

Project Schedule by Major Task: Roof, fountain, & patio area - planning/design at 3 months, construction at 5 months; HVAC - planning/design at 3 months, construction at 8 months.

Project Manager: City of Tucson

Operator: The Arizona Theater Company

Future Operating and Maintenance Costs: The City currently maintains the facility at an average annual cost of \$178,000, while ATC contributes \$107,000 annually to its upkeep. It is anticipated that operating and maintenance costs will be significantly reduced with this project.

Regional Benefits: Updating this historic building is vital to ensuring it can continue to be successfully used as a performing arts venue and community gathering place. Arizona Theatre Company, now in its 48th season, was designated “The State Theatre” by Governor Rose Mofford in 1999, and has garnered a national reputation for its high level of performances. It is the only member in Arizona of the prestigious League of Resident Theatres (LORT) that includes 73 theatres like Lincoln Center Theater in New York City and Goodman Theatre in Chicago. ATC can attract the actors, designers, and director from around the country because they see the Temple as one of the premiere performance spaces in the nation. ATC has the largest season ticket base in the performing arts throughout the State of Arizona and draws a diverse range of patrons from every zip code in Pima County and every county in Arizona. Not only does ATC perform their regular main stage season at the Temple, but hosts a wide array of community engagement programs, educational opportunities, classes, access initiatives, and new play programs. During 2013, the Temple was booked 194 days of the year. More than 54,000 people attended ATC performances with another 25,000 in attendance at other events held at the Temple.

Numerous studies have shown rehabilitation of historic buildings and cultural landmarks creates more jobs than new construction. This economic driver creates higher wage jobs, increases municipal revenues, supports growth in tourism, increases property values, and spurs revitalization of downtowns and economically depressed areas. Heritage-based economic development helps grow and diversify the local economy, increasing the economic sustainability of the community and its region.

Historic preservation has a number of positive economic impacts that affect more than just the local community. Well-preserved historic buildings are a key feature of livable cities because they contribute to the “quality of place.” This effect of historic preservation on livability supports regional economic development. Particularly, updated historic theatres provide unique entertainment venues that appeal not only to county residents, but also to visitors and businesses who are seeking livable cities that are distinctive from other places in order to attract high-level workers.