



CITY OF
TUCSON

OFFICE OF THE
CITY MANAGER

Sent via email

January 20, 2015

Larry Hecker, Chair
Pima County Bond Advisory Committee
Pima County
130 W. Congress, 10th Floor
Tucson, AZ 85701-1317

RE: **Performing Arts Center Bond Project**

Dear Mr. Hecker

This letter is in response to questions raised during the January 16, 2015 Pima County Bond Advisory Committee (BAC) meeting regarding the Performing Arts Center. Please distribute this letter to the BAC.

Improvements made with 2004 Pima County Bond funds

Please see the attached summary.

Theft of electrical equipment

A detailed accounting of the stolen equipment is provided below, as well as in the attached “before” and “after” photos, and the related police report, which estimates the value of the equipment at \$1,500.

The existing control of the stage lighting system consisted of plugging each light's corresponding extension cord, connected to the panel on the left, into one of the available outlets on the right (see attached photos). The entire system was antiquated when the facility was closed and, if the wire theft had never happened, it would still be far from meeting current electrical codes. Therefore, if the facility continues to be used as a theater, the entire stage lighting control system will need to be replaced before the building reopens. If the building is to be used for some other purpose, the entire system is not needed.

Water damage

Prior to beginning the 2004 Bond-funded improvements (which were completed in 2008), during a heavy rainfall event, a sump pump that collected runoff (from roof, sidewalks, etc.) failed, and a portion of the basement was flooded. The flooding damaged drywall in an area that had been used for dressing rooms. The pump has been repaired, and re-grading has happened to prevent such an event in the future.

Management and users of the facility

Upon completion of the needed improvements, the City of Tucson intends to issue a contract for the private management of the Performing Arts Center. For example, the City has recently executed a contract for private management of the Tucson Convention Center with a venue management, marketing and development firm. Based on our current experience at the Tucson Convention Center, we believe that multiple users may be able to utilize the Performing Arts Center through proper management. This does not preclude the possibility that one or more long term tenants could use the space.

Over the past several years, a great number of community organizations have indicated interest in leasing the facility for a variety of public uses. In the past few months, the following organizations have toured and indicated interest in the space:

- Arizona Theatre Company
- Borderlands Theater
- Casa Vicente
- Tucson Science Works
- Arizona Western Heritage Foundation

Sincerely,



Kelly Gottschalk
Deputy City Manager

Enclosure: Downtown Performing Arts Center (Cursillo) Status
Performing Arts Center (Cursillo) 2009 electrical theft (photos)
10/9/2009 Police report re: electrical theft

KG/JBM

C: Pima County Bond Advisory Committee Members
Martha Durkin, Interim City Manager
Albert Elias, Assistant City Manager
Fred Gray, Director, Parks and Recreation Department
Nicole Ewing Gavin, Program Director, Office of Integrated Planning
Lynne Birkinbine, Administrator, Office of Integrated Planning



**CITY OF
TUCSON**

**PARKS & RECREATION
DEPARTMENT**

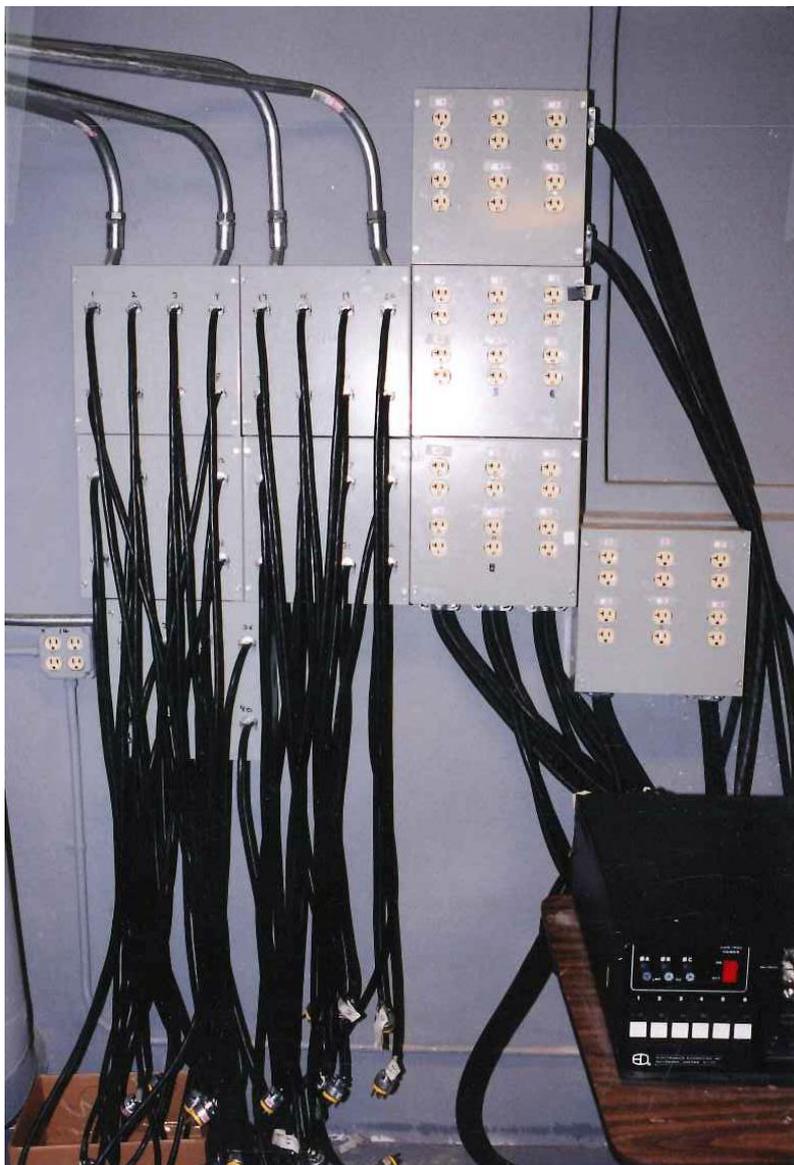
Downtown Performing Arts Center (Cursillo) Status

April 2, 2014

- Constructed in 1921 as the All Saints Catholic Church.
- Between 1933 and 1948 the building went through numerous additions and remodeling resulting in the Spanish Revival Façade visible today.
- The Performing Arts Center is a contributing property in the Armory Park National Register Historic District.
- The building was purchased by the City of Tucson in 1989. The facility's interior was remodeled by the City for use as a performing arts venue and it was used as such until 1999 when the building structure was reviewed and deemed structurally unstable.
- A Historical Architect was hired by the City to conduct a study of the repairs needed to stabilize the structure. Based on the results of this study, plans were produced for stabilization improvements.
- In 2008, using \$682,000 in 2004 Pima County Bond funds, the structure stabilization improvements were implemented. These improvements included:
 - Removal of rubble foundation walls and replacement with steel reinforced concrete.
 - Demolition and reconstruction of the (2) emergency exit vestibules.
 - Replacement of ground level floor including anchoring to the walls to improve lateral stability of the structure.
 - Reinforcement of cracked roof beams.
 - Reinforcement of interior arches.
 - Re-stuccoing building exterior.
- The current estimate for improvements to return the building to current building codes, to comply with ADA regulations, and to function as a performing arts venue is \$1.5 million - \$1.9 million.
- The Performing Arts Center's most immediate need is the replacement of its roof. Roof replacement was designed and planned for in the 2004 Bond-funded improvements but the budget was not adequate for this work.

Performing Arts Center (Cursillo) 2009 electrical theft

Before



After



POLICE REPORT

TUCSON POLICE DEPARTMENT
TUCSON, ARIZONA

VICTIM(S) LAST NAME (OR FIRM NAME)
City Of Tucson

FIRST

MIDDLE

REPORT NO

TPD 0810160349

CONNECT-UP NO

DOES THIS INCIDENT REQUIRE VICTIM REQUEST
OR WAIVER OF RIGHTS? YES

I CHOOSE "upon request" rights in this case.

I WAIVE "upon request" rights in this case.

REQUEST/WAIVER exception per A.R.S. §13-4405(B) and § 8-286(B)

(LAWFUL REPRESENTATIVE IF APPLICABLE) (PLEASE PRINT)

ORIGIN SEX DATE OF BIRTH RESIDENCE OF VICTIM RESIDENCE PHONE

BUSINESS ADDRESS OF VICTIM (OR SCHOOL IF JUVENILE) HOUR OF EMPLOY BUS PHONE OF VICTIM

LOCATION OF INCIDENT (ADDRESS OR S/OCK NO) INJURY DIVISION/BEAT

498 S 6 AV TUCSON, AZ 85701 T5 / 02

DATE OCCURRED TIME OCCURRED DATE REPORTED TIME REPORTED CALL NUMBER

10/9/2008 13:45 10/16/2008 00:00 0349

RELATIONSHIP TO VICTIM PHONE NUMBER IF DIFFERENT FROM VICTIM

REPORTED BY ADDRESS OF REPORTING PERSON PHONE NUMBER

ROMO, AUGIE (520) 664-7609

ADDRESS IF DIFFERENT FROM VICTIM

REPORTING OFFICER PAYROLL NO DATE/TIME INVESTIGATION COMPLETED DIVISION/BEAT

Livingston 44807 10/16/2008 12:53 ODD/02

INCIDENT OR CRIME TYPE WEAPON INFO (FIREARM, KNIFE, ETC)

Larceny All Others

WIRE NOTIFIED? DATE/TIME MAIL NOTIFICATION NEEDED? VERIFIED BY:

PROSECUTE? YES CASE CLEARANCE? N/A FIELD CLOSURE? YES TYPE OF PROPERTY DAMAGE SPECIAL INSTRUCTIONS

FORTIBLE ENTRY POINT OF ENTRY LOCKED? VALUE OF PROPERTY DAMAGE
 METHOD TOOLS USED MAKING ENTRY
 ATTEMPTED FORTIBLE ENTRY

YEAR MAKE MODEL BODY TYPE COLORS TOP BOTTOM LICENSE NUMBER STATE EXP. DATE VIN (VEHICLE IDENTIFICATION NUMBER)

SUSPECT MISSING RUNAWAY ARRESTED OTHER JUVENILE ORIGINAL OFFENSE FOLLOW-UP APPREHENSION INJURY CLASS DETAINED PAPER PARENTAL

NAME RESIDENCE ADDRESS RESIDENCE PHONE ORIGIN SEX DATE OF BIRTH

NICKNAME OR ALIAS DATE OF BIRTH BUSINESS ADDRESS SCHOOL IF JUVENILE BUS PHONE MIRANDA WARNING TIME BY

HGT WGT HAIR EYES COMPLEXION BUILD CLOTHING SOCIAL SECURITY NO

ADDITIONAL CHARGE(S) ON CONTINUATION STATUTE NO STATUTE DESCR CL CITATION NO DRIVERS LICENSE NO STATE APPREHEND LOCATION

BOOKING NUMBER ARRESTED BY PAYROLL NUMBER

YEAR MAKE MODEL BODY TYPE COLORS TOP BOTTOM LICENSE NUMBER STATE EXP. DATE VIN (VEHICLE IDENTIFICATION NUMBER)

SUSPECT MISSING RUNAWAY ARRESTED OTHER JUVENILE ORIGINAL OFFENSE FOLLOW-UP APPREHENSION INJURY CLASS DETAINED PAPER PARENTAL

NAME RESIDENCE ADDRESS RESIDENCE PHONE ORIGIN SEX DATE OF BIRTH

NICKNAME OR ALIAS DATE OF BIRTH BUSINESS ADDRESS SCHOOL IF JUVENILE BUS PHONE MIRANDA WARNING TIME BY

HGT WGT HAIR EYES COMPLEXION BUILD CLOTHING SOCIAL SECURITY NO

ADDITIONAL CHARGE(S) ON CONTINUATION STATUTE NO STATUTE DESCR CL CITATION NO DRIVERS LICENSE NO STATE APPREHEND LOCATION

BOOKING NUMBER ARRESTED BY PAYROLL NUMBER

YEAR MAKE MODEL BODY TYPE COLORS TOP BOTTOM LICENSE NUMBER STATE EXP. DATE VIN (VEHICLE IDENTIFICATION NUMBER)

STOLEN RECOVERED STORED IMPOUNDED EMBEZZLED

SUSPECT YEAR MAKE MODEL BODY TYPE COLORS (TOP/BOT) LICENSE NUMBER STATE YEAR VIN (FRAME NUMBER MOTORCYCLES)

VICTIM ENGINE NUMBER (MOTORCYCLES) LOCATION OF RECOVERY DIVISION DATE AND TIME RECOVERED BY

VEHICLE AVAILABLE FOR RELEASE? KEYS IN VEHICLE? COLUMN CHECKED? PAYMENT DUE? EST VALUE OF VEHICLE RETURNED TO OWNER BY REMOVED BY

IDENTIFYING MARKS DISPOSITION

TWX NOTIFIED? DATE AND TIME BY VERIFIED BY OWNER NOTIFIED? DATE & TIME SIGNATURE OF PERSON REPORTING

FOLLOWUP REQUEST VICTIM WITNESS DISPATCH TIME ARRIVAL TIME CLEAR TIME APPROVING SUPERVISOR

OTHER CHILD PROTECTIVE 10/16/2008 10/16/2008 10/16/2008 6258

(PO 892 76-6-8092 (886) ADULT PROTECTIVE 11:41 11:44 12:53 Manriquez

ADDITIONAL REPORTS SUPPLEMENT FELONY INTERIM JUVENILE ARREST CONTINUATION COLLISION PROPERTY MVA IN RESUME

APPROVED - 10/17/2008

**TUCSON POLICE DEPARTMENT
POLICE REPORT NARRATIVE**

REPORT NO. TPD 0810160349

CONNECT-UP

REPORT NO.

MULTI-PURPOSE CONTINUATION REPORT

PAGE 3 OF 4

FBI CLASSIFICATION

0610/Larceny/All Others

LOCATION OF INCIDENT

408 S 6 AV TUCSON, AZ 85701

NARRATIVE

I responded to the Center for Performing Arts at 408 S 6th Ave in reference to a theft. The building is owned by the City of Tucson and is being renovated by M Anderson Contracting. Augie Romo is the Project Coordinator for the City, and Albert Durazo is the site supervisor for M Anderson. Together they made the report. Some time in the last 2 weeks, electrical cables were cut and taken from the building.

Mr. Durazo is on site during the weekdays, unless he leaves to pick up supplies. There are contract employees working on the building, most working outside. The building has an alarm that is set when Mr. Durazo leaves for the day. There have not been any alarm trips or signs of forced entry for the past few months. When Mr. Durazo leaves the building during working hours, he closes the front doors but does not lock them, so that employees have access. The only recent long absence was from 1345 to 1635 hours on 10/09/08.

The main floor of the building has an entrance lobby area, and west of that is a large room with a stage at one end. The large room has very high ceilings, and a structure holding wiring for stage lights hung from the ceiling. The floor has just been replaced and the room is virtually empty except for a very tall stepladder on a rolling frame. The ladder allows access to the lights and wires. Cables with special 4-prong female receptacles were hanging from the ceiling. About 10 of these cables were cut off and taken.

Over the lobby area is a small second story control and sound room that looks out over the large room. On the north end of the control room is an electrical panel. Forty cables with plugs on the end were cut from the front of the panel. These cables were black, with 3 10-gauge multi-stranded wires inside. They had male plugs with a yellow trim on them. They ranged in length from about 4 feet to 15 feet.

Another part of the electrical panel has about 40 receptacles wired into it. Coming out of the bottom and right side of this panel were 20 more black electrical cables with 3 6-gauge multi-stranded wires inside them. These were also cut off at the electrical panel.

The control room is accessed via an office at the bottom of the stairs. While the office is used to store construction tools, the control room is not. Mr. Durazo only occasionally goes in there. The floor is dusty. There were multiple, fresh footprints in the dust in the area where the cables were taken from. One footprint was about 13-1/4 inches long, with a Vibram-type sole pattern that was

REPORTING OFFICER Livingston	PATROLL NO 44807	DATE 10/16/2008	TIME 12:53	DIVISION ODD	SQUAD/DETAIL 02
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TPD 742 (1-99)

IF ADDITIONAL PAGES ARE REQUIRED, USE A SUPPLEMENTARY CONTINUATION REPORT.

78-0-2742-7

APPROVED - 10/17/2008

**TUCSON POLICE DEPARTMENT
POLICE REPORT NARRATIVE**

REPORT NO. TPD 0810160349

CONNECT-UP
REPORT NO.

MULTI-PURPOSE CONTINUATION REPORT

PAGE 4 OF 4

FILE CLASSIFICATION

0610/Larceny/All Others

LOCATION OF INCIDENT

408 S 6 AV TUCSON, AZ 85701

NARRATIVE

missing part of the pattern on the outer front side of the right foot. This missing part was consistent in each print. The other print was very large, with a wavy cross-line pattern. The Vibram-type print was often over top of the wavy pattern print. I took photographs of each print.

I took photographs of the control room, the electrical panel, and the large room. Mr. Durazo took photographs of one of the female receptacles left hanging from the ceiling in the large room, and I took a photo of the male portion that plugs in as an example.

There were lots of construction tools in the building, and Mr. Durazo said there were even more there last week. None of these appeared to be missing. Mr. Durazo said that he did was not familiar with the lighting equipment so could not be certain what all might be missing. He said a Parks and Recreation employee who is on vacation would be able to provide a complete list. I gave him a Mail In Form to list any other items on.

Mr. Durazo said that he had visited 2 metal recycling centers and asked if they had seen anything like the missing cables. He was told they had not.

NFI

REPORTING OFFICER Livingston	PAYROLL NO. 44807	DATE 10/16/2008	TIME 12:53	DIVISION ODD	BOOK/DETAIL 02
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140 742 (1-92)

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APPROVED - 10/17/2008