Re-Use of the Former Federal Building

26 N. MacDonald

January 21, 2010

Today's Study Session:

- **Is there Council interest to:**
  - Direct staff to work with interested stakeholders (including Mesa Historical Society & Az Museum of Natural History) to pursue a concept plan for programming the building's use and developing an updated cost estimate?

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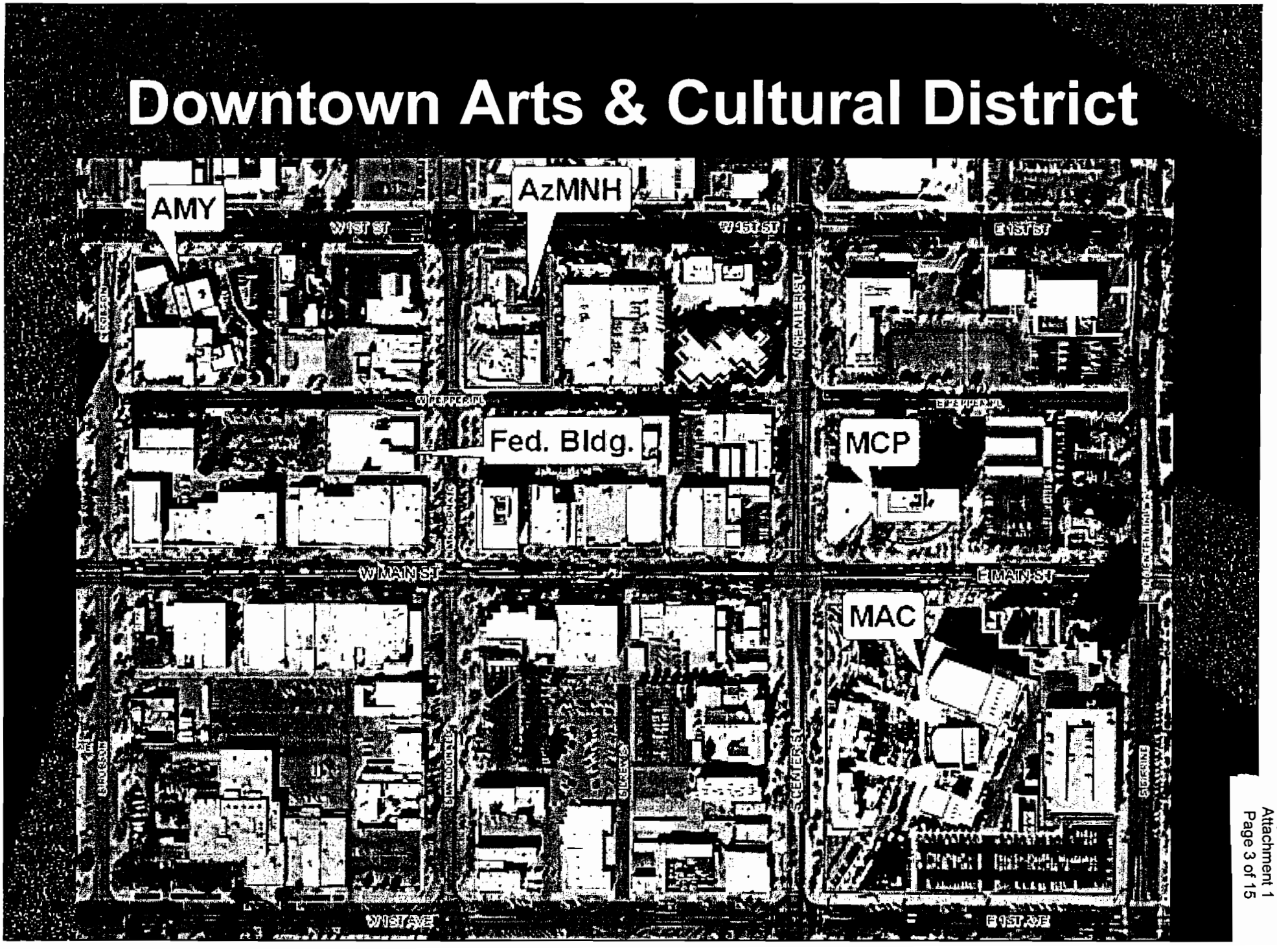
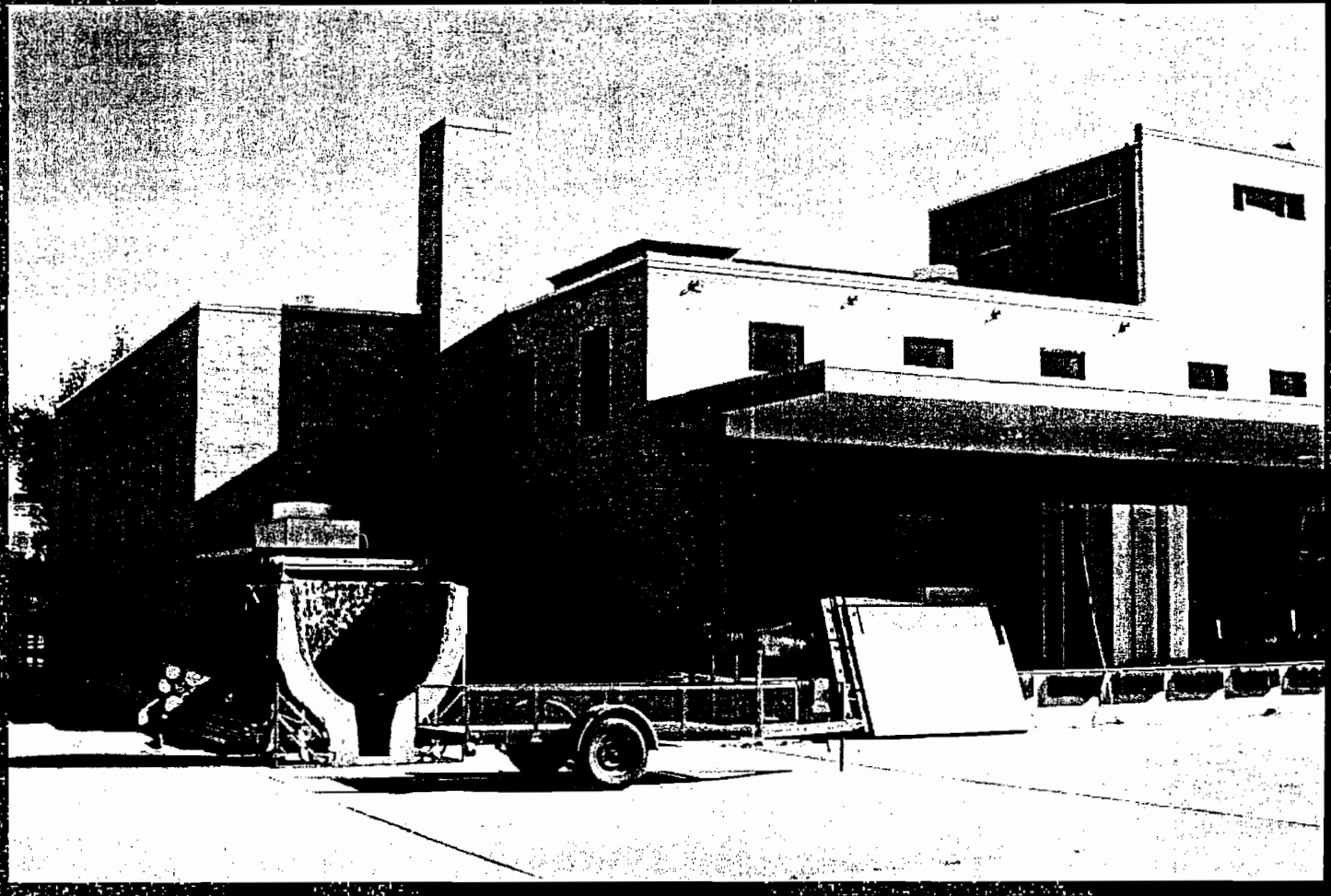
Downtown Arts & Cultural District



East side of building from MacDonald Drive

Northern and West Side of Building



Background

- Originally built in 1936; additions in 1960 and then ADA ramp constructed in 1975.
- Used as Post Office and then various federal offices for operations and storage.
- Eligible for listing on National Register of Historic Places.
  - Before construction, plan review/approval by State Historic Preservation Office.

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Background

- City acquired in 2002.
- Federal Lands to Park Program & detailed application:
  - **Short-term goal:** Archeological exhibition preparation and storage.
  - **Long-term goal:** Part of Downtown Arts & Cultural District; possible partnerships with museums, Historical Society & libraries to provide exhibit preparation and storage and community/public access opportunities.

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2005 Building Analysis

- Documented existing building conditions and provided preliminary cost estimate for short- and long-term goals.
- Building determined structurally sound.
- Historical significance considered.
  - Likely only exterior portions of original construction remain.
- Approx. 12,100 square feet for storage or programmable space.
- 37 parking spaces.

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2005 Building Analysis

- If storage uses only– maintenance repairs $325k.
- If public uses added– additional $930k for renovations and code-related upgrades.
- Total estimate in 2005 approx. $1.25M.

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Investment to Date

- Asbestos was surveyed ($14k) and most removed ($91k) in June 2009.
  - Approximately $5k asbestos removal remains, which includes work around window seals (postponed to avoid boarding) and in the ceiling (postponed to minimize water damage).
- Funded through Cultural Impact Fees.

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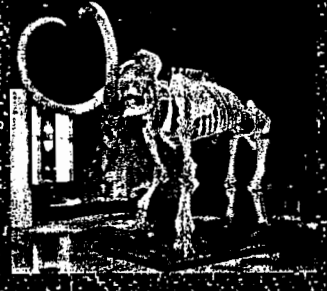
City of Mesa

Arizona Museum of Natural History



- Partner in transfer application.
- Existing tenant– archeological preparation and storage.
- Staff envisions some opportunity for additional educational and public uses.

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Mesa Historical Society

- Another partner in the application.
- **Short-term:** City-MHS collaboration, temporary co-location of *Play Ball* exhibit at AMY, exhibits at existing City facilities.
- **Long-term :** Complimentary facility in downtown that adds to existing Arts & Cultural District.

Council Quality of Life Strategic Initiative

- Continue to support arts and cultural programs, for example, by finding ways to strengthen Mesa's Historical Museum through local partnerships and considering re-use of the former Federal Building.

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Next

- IF there is Council interest, staff will:
  - Retain an outside consultant, estimated $25k and paid for by Cultural Impact Fees.
  - Facilitate a work session with stakeholders to create conceptual programming plan.
  - Create a more detailed cost estimate.
- Bring information back to Council.

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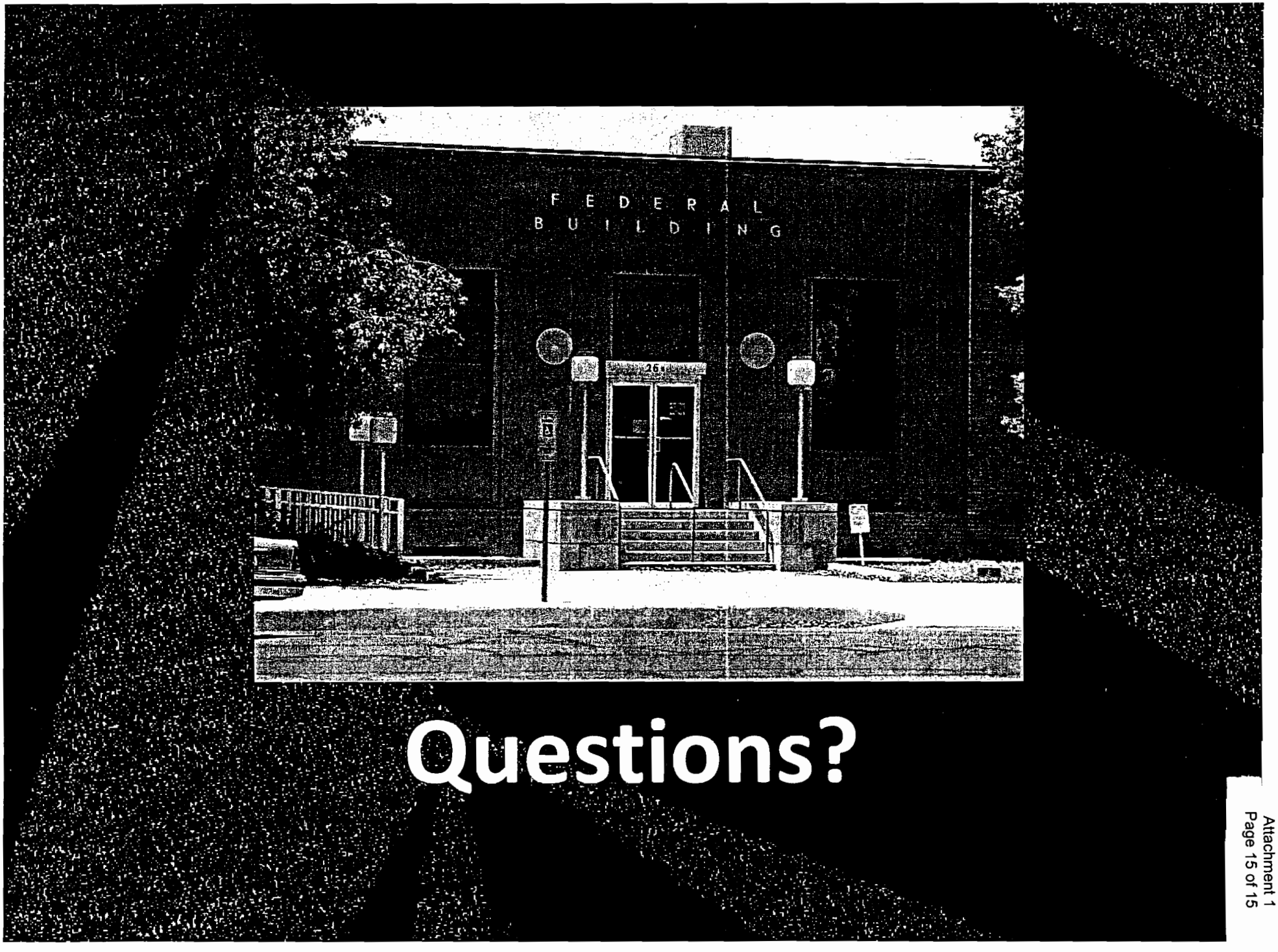
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Questions?