



PIMA COMMUNITY COLLEGE

# DRACHMAN AREA FEASIBILITY REPORT

JULY 26, 2019 | BWS PROJECT NO. 1827

**bws**

ARCHITECTS

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TUCSON, ARIZONA 85701  
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July 26, 2019

**Pima Community College**  
**6680 S. Country Club Road**  
**Tucson, Arizona 85709-1810**  
**Attn: Ernie Federico, Project Manager**

**Re: Drachman Area Feasibility Study**  
**1827.000 2.1**

Dear Ernie,

In November of 2018, Burns Wald-Hopkins Shambach Architects was selected for Architectural Services for a Feasibility Study for the Drachman Area. The project includes three properties located adjacent to the Pima Community College Downtown Campus as follows:

1. Tucson Inn
2. Frontier Inn
3. Copper Cactus Inn

Tucson Inn was the subject of a Feasibility plan prepared by Swaim and Associates in 2018, however this study did not include a detailed historic research and assessment to place the structure in the context of appropriate historic preservation. This study was also to explore the historic significance of the facility in relation to its re use and /or repurposing for PCC's use. The adjacent properties, the Frontier Inn and Copper Cactus Inn were also purchased by PCC. This study includes the physical assessment of those facilities including an architectural, electrical, mechanical and structural preliminary review as well as historic research and assessment to determine the significance and reasonable options to reuse, renovate or re purpose these sites.

We understand the studies for each site used the following as reference and resources:

- PCC 2017-2021 Strategic Plan as approved by the Governing Board on May 10, 2017.
- PCC 2015-2025 Educational Master Plan V2.0
- PCC 2018 Facilities Master Plan prepared by SmithGroup
- State Office of Historic Preservation Guidelines

This report includes the following:

- An assessment of each facility condition and recommendations in the following areas:
  - General Maintenance
  - Structural integrity
  - General Cursory Assessment Electrical/Mechanical systems
  - Code compliance
  - Historic Significance
- Program Development of Possible Uses
- Potential Concepts for Renovation/Reuse for each site.

Included in the Appendix are the complete Miracle Mile Historic Nomination Form, which was prepared to place the district, of which the three properties under consideration are contributing resources, on the National Register of Historic Places. The Nomination includes a list of the contributing resources, many of which are typified by the properties under consideration. These are publicly available documents prepared by others.

We also include a map of the district to clearly show its extents. The Miracle Mile District is also a part of the route included in the Historic Arizona Route 80 designation, which, as noted in the Historic Overview, traversed Southern Arizona.

Finally, included are the SHPO Documentation Process for Historic Structures, with National Park Service Photo Policy. These offer guidelines for formal documentation of a historic resource that may be significantly modified or demolished. This documentation then becomes part of the historic record housed at the SHPO.

Ernie, as discussed, the study does not include a final recommendation but instead a range of options and associated costs. This information is provided for Pima Community College's use in assessing the next steps.

Please let us know if you have questions or concerns. Thank you for the opportunity to work with you and Pima Community College.

Sincerely,  
Burns Wald-Hopkins Shambach Architects

A handwritten signature in black ink, appearing to read "Robin Shambach". The signature is fluid and cursive, with a large initial "R" and "S".

Robin Shambach, AIA  
Principal

## Acknowledgements

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### **OWNER**

#### **Pima Community College**

- Bill Ward, Vice Chancellor, Facilities
- Mike Posey, Director, Plant Operations & Maintenance
- Emie Federico, Facilities Project Manager
- Michael Smith, Fiscal Principal Analyst

### **DESIGN TEAM - ARCHITECT**

#### **BWS Architects**

- Robin Shambach, Principal
- Frank Slingerland, AIA, LEED AP Principal
- Arthur Stables, Associate

### **DESIGN TEAM - CONSULTANTS**

#### **KC Mechanical**

- Ken Cawthorne, PE

#### **TSE Structural Engineering co.**

- James Hart, PE, Structural Engineer

#### **Monrad Engineering**

- Christian Monrad, PE, LEED AP

# 01 **Building Physical Assessments**

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01 | **Tucson Inn**

02 | **Copper Cactus**

03 | **Frontier Inn**

# Building Physical Assessments

## TUCSON INN

A Building Assessment of the Tucson Inn was prepared by Swaim Associates Architects in July, 2018. This report is included here by reference.

In the year that has passed since the original assessment, There has been significant rainfall through both monsoon and winter seasons. Noted water intrusion has only worsened with areas of the porte-cochere threatened, and continuing active leaks on the interior of the structures. The building has also suffered from vagrant intrusion and graffiti. Currently the entire site is fenced off with No Trespassing signs and is under continued monitoring by the Pima College police.

**Ceiling at  
porte-cochere**



**Café with collapsing  
ceiling, mold, wet floor**



The 2 story dwelling unit structures are deemed unsafe to occupy. The walkways and exterior wood are continuing to deteriorate.



March 5, 2019

Ms. Robin Shambach  
BWS Architects  
261 North Court Ave.  
Tucson, AZ 85701

**RE: DRACHMAN AREA STUDY – STRUCTURAL ASSESSMENT**

**Tucson Inn**

The Tucson Inn was constructed in 1953. Date of construction of the Frontier Inn and Copper Cactus Inn is not known but appear to have been built around the same time.

The property consists of 5 buildings generally linked together by an exterior walkway. See attached site plan. The buildings have been condemned, and access to the inside of the buildings was very limited. Building A is a partial 2 story structure with a front drive canopy and appears to have been the original office and restaurant. Building B is a 2-story structure with mechanical space on the ground floor and hotel units on the second floor. The second floor appears to be an addition. Buildings C, D, and E are 2-story structures with hotel units on both floors. All buildings appear to have wood framed roof and floors with masonry bearing walls.

The historic hotel sign appears to be in fair condition, but in need of maintenance. Some signs of surface rusting were observed.

The front drive canopy was mostly covered by ceiling framing. Access to the roof was not provided. Several areas of roof leaks were observed in the canopy ceiling. Due to the extent of the roof leaks we would anticipate there is some water damage to the roof framing structure that will need to be repaired or replaced.

Limited access to the inside of the front area of Building A was provided. Several roof leaks were observed inside Building A. Would anticipate water damage to some of the roof structure that will need to be repaired or replaced.

Access to the inside and second floor of Buildings B, C, D, and E was not provided. Based on observations in Building A, would anticipate similar roof leak issues in these buildings, and anticipate the need to repair or replace roof/floor structure in these areas.

There are signs of dry rot in several locations on the exterior walkways. Repair or replacement of some joists is needed.

There is an existing elevated walkway connecting Building B and Building C. This walkway is in poor condition and needs to be replaced.

Fascia board around the building has dry rot in several locations and needs to be replaced.

The building masonry walls appear to be unreinforced or minimally reinforced. Some minor cracking in the masonry walls was observed but generally the walls appear to be in fair condition. Depending how the buildings are going to be used, and what modifications are made to the existing lateral load systems of the building, lateral load upgrading may be required.

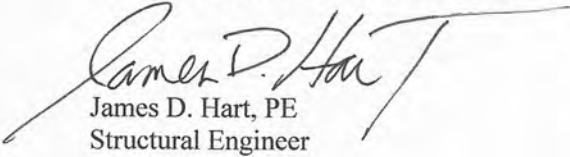
No major settlement issues were observed. Grading around the buildings was generally flat, with some local ponding adjacent to the buildings observed. Drainage around the site should be evaluated.

The second-floor framing could not be observed in any of the buildings. However, if the buildings were to be converted to office type usage, it is highly likely that the floor framing will need to be reinforced to support the code required live loads for office space, which are heavier than the code required live loads for hotel units.

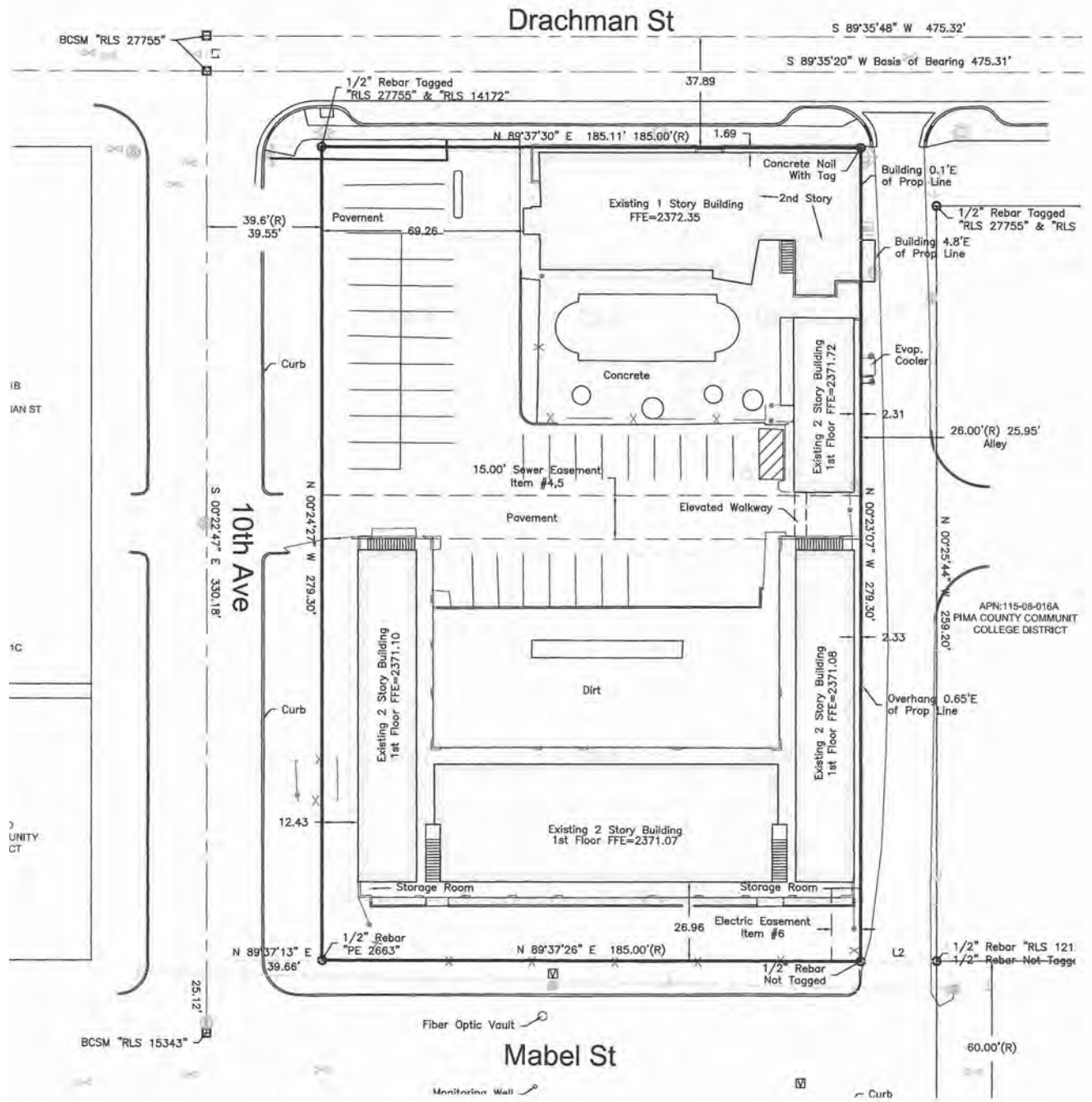
If you have any questions concerning this report please give us a call.

Sincerely,

TURNER STRUCTURAL ENGINEERING COMPANY

  
James D. Hart, PE  
Structural Engineer

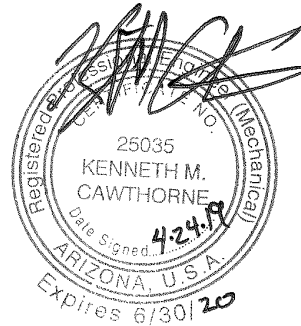




# KC MECHANICAL ENGINEERING, L.L.C.

April 24, 2019

Ms. Robin Shambach, AIA  
Burns Wald-Hopkins Shambach Architects  
261 North Court Ave.  
Tucson, Arizona 85701



Re: PCC Drachman Mechanical Evaluation  
KC Mechanical Project Number 18357

Dear Robin,

The following is a summary of our findings of the existing mechanical systems at the Tucson Inn, Frontier Hotel, and Copper Cactus during a site visit on February 26, 2019:

## **TUCSON INN**

### MECHANICAL

The mechanical system for this facility includes a central plant with a reciprocating water cooled chiller, cooling tower, and boiler located in a mechanical room on the east side. All of this equipment is old and not operational. The mechanical room is much too small to meet the code or manufacturer's requirements for clearances. In addition, this room does not meet the code requirements for a refrigeration machinery room. The system is a 2-pipe system that either provides cooling or heating. The piping is routed from the central plant, underground, to each guest room building. This piping is in poor condition and is uninsulated. The main building and rooms have individual fan coils that were not able to be reviewed. The condition of these fan coils is assumed to be in poor condition. Natural ventilation is provided throughout using operable windows.

### PLUMBING

The plumbing fixtures are in poor condition and need to be replaced. The hot water coiler is located in the central plant mechanical room and is in poor condition with inadequate code and maintenance clearance.

The building has a 2" water meter #21038870 located at the northeast corner and the water pressure is 51-58 psi. No backflow preventer could be found and is required by code and Tucson Water. The cold and hot water piping appears to be routed around the perimeter of the building with branches rising up outside and into the building near the toilet rooms. The size and condition of this piping was not verified, but it is assumed to be in poor condition.

5447 East Fifth Street #112 • Tucson, Arizona 85711 • 520/327-7611

The sewer piping was unable to be verified and no exterior cleanouts were located. It is assumed that this piping is in poor condition.

Natural gas is provided with a gas meter located at the northeast corner of the building and serves the heating and hot water boilers in the central plant. The sizing of this piping was not verified.

In general, all of the mechanical and plumbing systems at these sites are in poor condition and need to be completely replaced.

Sincerely,  
KC Mechanical Engineering, LLC

A handwritten signature in black ink, appearing to read 'K. M. Cawthorne', written in a cursive style.

Kenneth M. Cawthorne, PE

# Tucson Inn - Electrical Observation

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PREPARED BY CHRISTIAN K. MONRAD, P.E. | MONRAD ENGINEERING

The existing lighting, power, and telecom systems throughout the facility are past end of useful life and warrant complete replacement. Electric shock hazards are likely to exist, as are hazardous materials such as fluorescent ballasts containing PCB's.

All buildings require new conduit, wiring, switches and receptacle devices, grounding systems, energy efficient interior and exterior light fixtures and occupancy sensors per IECC 2018, emergency egress lighting systems per IFC 2018, electrical service entrance, electrical distribution and branch circuit breaker panels per NEC 2017, and telecommunications infrastructure commensurate with a modern building facility. Access control and video surveillance systems are also recommend for occupant safety and facility physical security considerations.

Aerial services from Tucson Electric Power, Cox Communications, and Century Link are available on utility poles adjacent to the site and may be readily extended to serve the renovated facilities.

# Building Physical Assessments

## COPPER CACTUS

The Copper Cactus Inn, originally called the El Rancho Motor Hotel, according to the Arizona State Historic Inventory form, was built in 1948. It is Comprised of approximately 11,500 sf in a single story, except for a two story living quarters behind the reception desk, and a taller “feature” tower on the northwest corner of the building. There appear to be 9 or 10 suites, and 9 small single rooms along the back alleys on each wing.

It is a classic roadside motor hotel (motel) – U-shaped building configuration with parking near the street, a row of rooms along each side, a small grassy area and then a pool closing the end of the U. It is vaguely Spanish in style, with arches and low walls, and the tower at one end. It is not in use, and is closed.



The buildings are constructed of brick, which has been painted, a wood roof structure with projecting joist ends (to imply vigas), and clay barrel mission tile roofing. The rooms on either side of the central court have an arcade that runs the full length of each wing, with arched entries, and low walls. There is a tower element at the north end of the west wing. Windows are single-glazed steel casements, typically rectilinear, though those at end walls facing the street are arched. The floors of the exterior arcades are red colored concrete slab on grade, with wood ceilings under the roof. Walls are likely uninsulated, with either plaster or drywall directly applied to the interior side of the brick. Floor consists of carpet in the sleeping area, vinyl sheet in the kitchen, and tile in the bathroom.

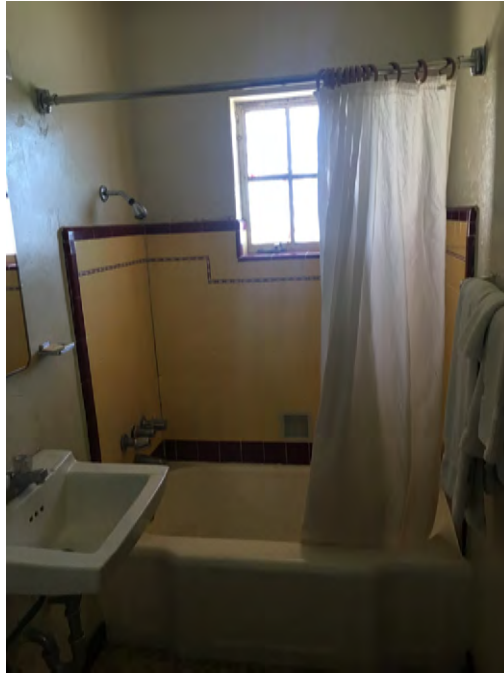
There are two single story buildings, with a 2nd story section over the reception lobby, serving as quarter for the innkeepers. These motels were typically operated by husband and wife owners who would occupy the quarters. There is a small reception lobby with a check-out counter. There are no meeting rooms, or other public spaces at this motel.

The accommodations consist of larger rooms facing the central court that provide a kitchen/eating area with sink, stove, and refrigerator. There is a sleeping area and a bathroom. Between and behind every two of these suites, is a small room with a bathroom that faces the alley behind the hotel, with adjacent parking in the alley. None of the rooms are large – the modern-day queen size beds obstruct entry to the bathrooms in the suite, and the alley facing rooms are very small.

Interior finishes appear to be original, except for the carpet. The bathrooms have a wonderful yellow and dark red tile surround at the tubs.

There are no ADA compliant accommodations, and typically doors throughout are very narrow, and appropriate clearances do not exist.

The original sign has been replaced, though it would be very good to reproduce the original sign if enough documentation could be found to do so. The postcard below shows the original sign, as well as the interiors of the suites.



The structures are in very good condition, with little deterioration of wood elements. Roofing appears to be in good condition. Masonry is in good condition, with little cracking or evidence of settlement. The benefits of continual occupancy and use are apparent in the overall condition of the structures.

In general, the site is very appealing, with nice detailing and a pleasant, intimate scale. With some renovation and replacement of utility systems, and accommodations for ADA requirements, it could be returned to a usable condition.



**TURNER STRUCTURAL  
ENGINEERING COMPANY**

March 5, 2019

Ms. Robin Shambach  
BWS Architects  
261 North Court Ave.  
Tucson, AZ 85701

**RE: DRACHMAN AREA STUDY – STRUCTURAL ASSESSMENT  
Copper Cactus Inn**

The property consists of 2 single story buildings, with one building having a partial second floor. See attached site plan. All buildings appear to have wood framed roof structures with masonry bearing walls. There is a small wood and steel framed canopy on the east side of the east building.

The buildings are in good structural condition but in need of some maintenance. Some minor dry rot of exposed roof framing was observed in some areas

The canopy framing appears to be in fair condition, but in need of some maintenance.

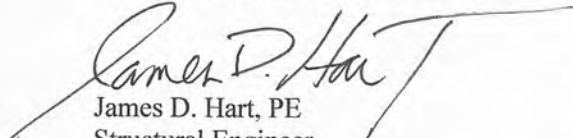
No major settlement issues were observed. Grading around the buildings was generally flat, with some local ponding adjacent to the buildings observed. Drainage around the site should be evaluated.

Depending how the buildings are going to be used, and what modifications are made to the existing lateral load systems of the building, lateral load upgrading may be required.

If you have any questions concerning this report please give us a call.

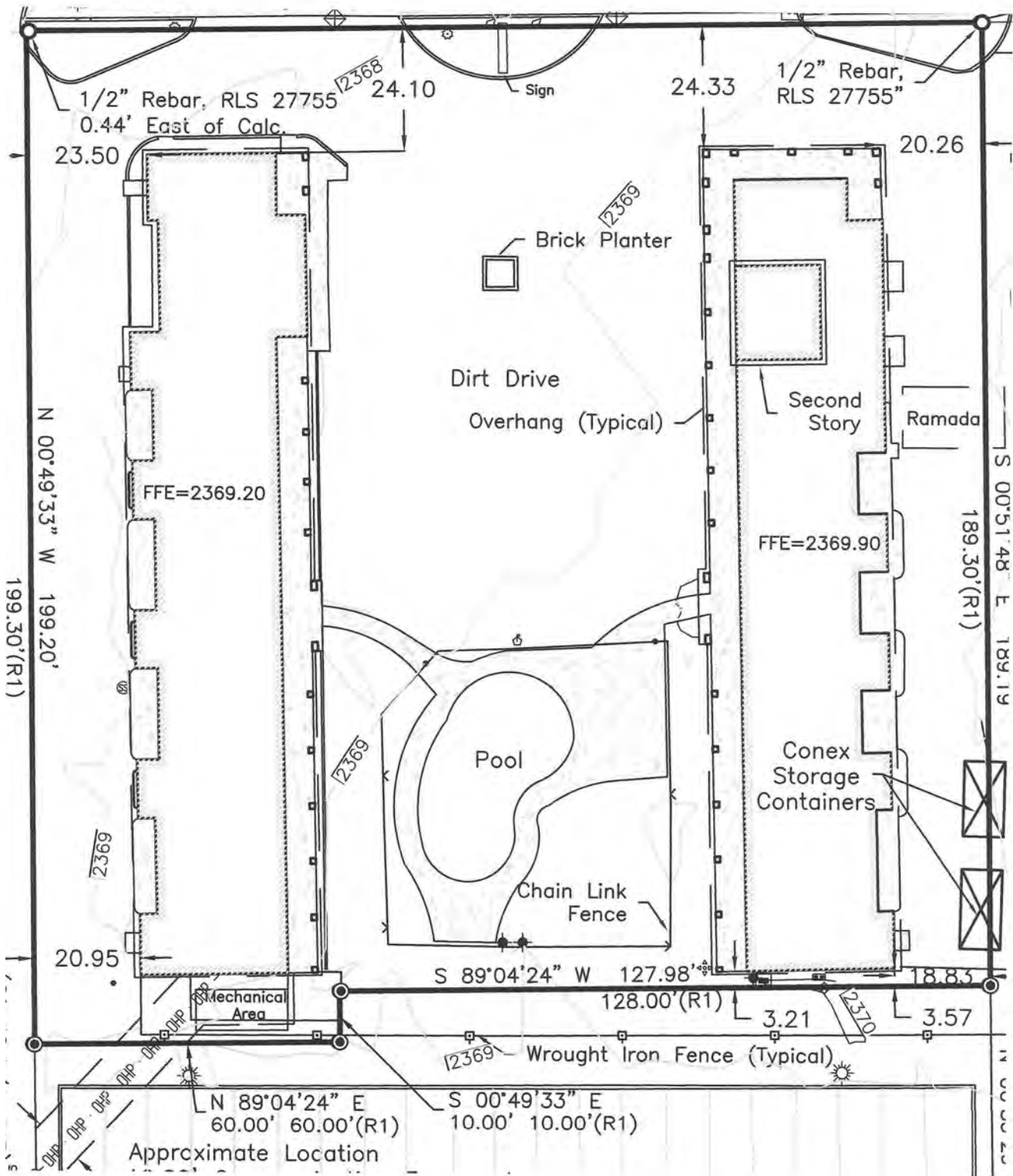
Sincerely,

TURNER STRUCTURAL ENGINEERING COMPANY

  
James D. Hart, PE  
Structural Engineer



**TURNER STRUCTURAL  
ENGINEERING COMPANY**





April 24, 2019

Ms. Robin Shambach, AIA  
Burns Wald-Hopkins Shambach Architects  
261 North Court Ave.  
Tucson, Arizona 85701

Re: PCC Drachman Mechanical Evaluation  
KC Mechanical Project Number 18357

Dear Robin,

The following is a summary of our findings of the existing mechanical systems at the Tucson Inn, Frontier Hotel, and Copper Cactus during a site visit on February 26, 2019:

### **COPPER CACTUS MECHANICAL**

The mechanical system for these buildings included thru-the-wall systems for cooling and operable windows for ventilation. The heating system was not verified, however, it is suspected to be wall furnaces. A wall mounted evaporative cooler was serving the common area. All of the existing mechanical equipment and systems are in poor condition and need to be replaced.

### **PLUMBING**

The existing plumbing fixtures are in poor condition and need to be replaced. Two water heaters are located outside the southwest corner of the building and are in poor condition.

The building has a 5/8" water meter #16079359 and appears to have a 1" backflow preventer and 1" main water line located at the front of the building with a 53-60 psi water pressure. Water is routed underground to each apartment with 2" and 1-1/2" galvanized piping routed outside the building under the eaves. This water meter and service is significantly undersized and needs to be replaced with a minimum 1" water meter and 1-1/2" service and the overhead galvanized piping should be replaced with underground or piping routed within the building.

The sewer piping was unable to be verified and no exterior cleanouts were located. It is assumed that this piping is in poor condition.

Natural gas is provided with a gas meter located on the south side of each building as required by SW Gas to avoid a master gas meter. The sizing of this piping was not verified.

In general, all of the mechanical and plumbing systems at these sites are in poor condition and need to be completely replaced.

Sincerely,  
KC Mechanical Engineering, LLC

A handwritten signature in black ink, appearing to read 'K. Cawthorne', written in a cursive style.

Kenneth M. Cawthorne, PE

## Copper Cactus - Electrical Observation

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PREPARED BY CHRISTIAN K. MONRAD, P.E. | MONRAD ENGINEERING

The existing lighting, power, and telecom systems throughout the facility are past end of useful life and warrant complete replacement. Electric shock hazards are likely to exist, as are hazardous materials such as fluorescent ballasts containing PCB's.

All buildings require new conduit, wiring, switches and receptacle devices, grounding systems, energy efficient interior and exterior light fixtures and occupancy sensors per IECC 2018, emergency egress lighting systems per IFC 2018, electrical service entrance, electrical distribution and branch circuit breaker panels per NEC 2017, and telecommunications infrastructure commensurate with a modern building facility. Access control and video surveillance systems are also recommend for occupant safety and facility physical security considerations.

Aerial services from Tucson Electric Power, Cox Communications, and Century Link are available on utility poles adjacent to the site and may be readily extended to serve the renovated facilities.

# Building Physical Assessments

## FRONTIER INN

The Frontier Motel is a good example of the roadside motor hotel (motel) typical in mid-century America. It consists of single story construction or approximately 11,250 sf. It is a U-shaped site, with 5 individual bungalows along one side, and single rooms on the other, a center landscape area, with single rooms, a lounge/clubhouse and pool closing the end of the U at the south end farthest from the street. The motel is not occupied, and doors have been sealed with wood sheathing, and the site fenced off.

**Bungalows on west end  
with carports between  
Landscape area**



Construction is of red brick, unpainted, with wood roof structure, and clay barrel mission tile roofing. Windows are single-glazed steel casement, and slabs on grade are red concrete. The style is reminiscent of a walkable suburban neighborhood, with added mission tile roofing.

The bungalows along the west side consist of a sitting room, kitchen, bathroom, and sleeping room, intended for long term stay, such as winter visitors. The bungalows have a carport between them, and they show evidence of recent upgrading of wood framing and mission tile roofing, as well as the addition of masonry walls to secure them from the street. Wood fascias on these buildings have also been recently repaired and repainted.

Single rooms consist of a sleeping room and attached bathroom.

At the south end (rear) of the site is a building with single rooms, as well as what appeared to have been a bar/lounge with a large gathering room, fireplace, and several smaller rooms. This is adjacent to the pool. There is also a large brick fireplace by the pool which was likely was for grilling.

The guest reception area and check-in counter is at the northeast corner of the east building, with quarters for the owners behind it.

The buildings are suffering from not being occupied – there is large scale graffiti occurring, but are generally in very good condition, and as previously noted, have evidence of recent ongoing maintenance. The original sign is still in place and Could be renovated to add to the college’s collection of historic neon.

**Original historic sign – two faces joined together at the street end**



The site and buildings could be readily renovated, and systems updated, for a new use. As shown on the postcard below, the motel in its day was quite stylish and appealing, and could be so again.

**Overall site above; pool area with fireplace below**





**TURNER STRUCTURAL  
ENGINEERING COMPANY**

March 5, 2019

Ms. Robin Shambach  
BWS Architects  
261 North Court Ave.  
Tucson, AZ 85701

**RE: DRACHMAN AREA STUDY – STRUCTURAL ASSESSMENT**

**Frontier Inn**

The property consists of 7 single story buildings. See attached site plan. All buildings appear to have wood framed roof structures with masonry bearing walls. There are wood framed covered parking structures between many of the buildings.

The buildings are in good structural condition but in need of some maintenance. Some minor dry rot of exposed roof framing was observed in some areas. There appears to have been a storage addition added to the back side of Building G. The quality of construction of the addition appears poor and should be removed or replaced.

The covered carports between the buildings were recently constructed in 2018. The carport framing is in good structural condition.

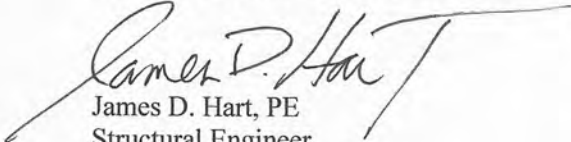
No major settlement issues were observed. Grading around the buildings was generally flat, with some local ponding adjacent to the buildings observed. Drainage around the site should be evaluated.

Depending how the buildings are going to be used, and what modifications are made to the existing lateral load systems of the building, lateral load upgrading may be required.

If you have any questions concerning this report please give us a call.

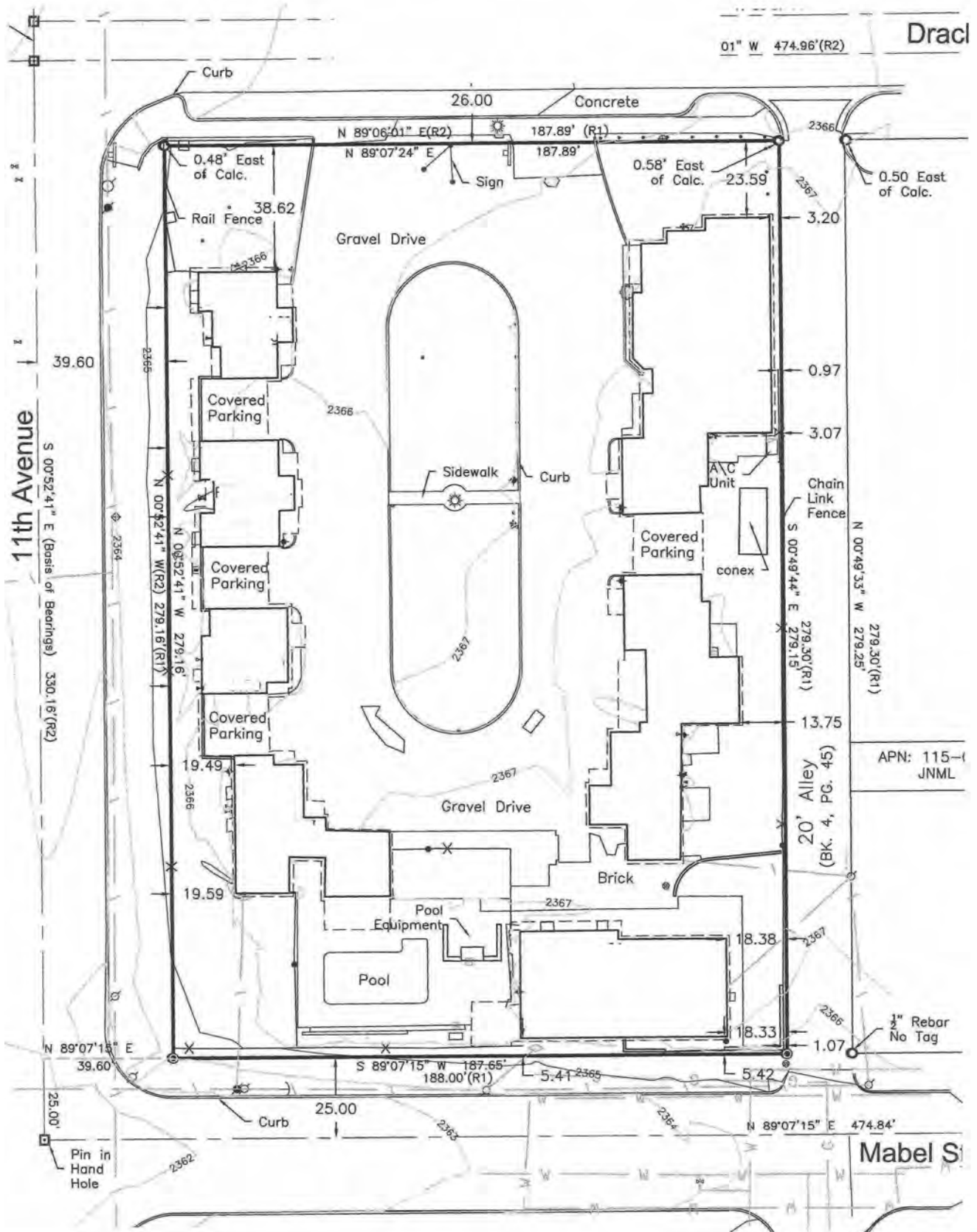
Sincerely,

TURNER STRUCTURAL ENGINEERING COMPANY

  
James D. Hart, PE  
Structural Engineer



**TURNER STRUCTURAL  
ENGINEERING COMPANY**



Drach

01" W 474.96'(R2)

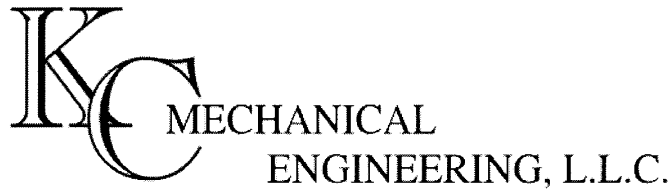
11th Avenue

S 00°52'41" E (Basis of Bearings) 330.18'(R2)

Mabel S

APN: 115-1 JNML

20' Alley (BK. 4, PG. 45)



April 24, 2019

Ms. Robin Shambach, AIA  
Burns Wald-Hopkins Shambach Architects  
261 North Court Ave.  
Tucson, Arizona 85701

Re: PCC Drachman Mechanical Evaluation  
KC Mechanical Project Number 18357

Dear Robin,

The following is a summary of our findings of the existing mechanical systems at the Tucson Inn, Frontier Hotel, and Copper Cactus during a site visit on February 26, 2019:

**FRONTIER HOTEL**  
MECHANICAL

The mechanical system for these buildings included thru-the-wall air conditioning units for cooling, wall furnaces for heating, and operable windows for ventilation. Operable windows or ceiling exhaust fans were provided for the bathroom ventilation. The manager’s residence/office included a split system air conditioning unit with a gas furnace and ducted and underfloor air distribution. The dryer venting is existing, however, the dryers have been removed.

All of these apartment mechanical systems are in poor condition, non-operative, or missing and need to be replaced. The split system unit serving the manager’s residence/office appears to be in fair condition, however, the ductwork is in poor condition and needs to be replaced.

**PLUMBING**

The existing plumbing fixtures are in poor condition and need to be replaced. The water heaters are provided for each building with underground hot water piping routed to the fixtures. One exterior water heater serves the south building, two water heaters located in the laundry room serve the east building, and the water heaters serving the west building were not located. All of these water heaters appear to be in poor condition.

The building has a 2” water meter #210464698, 2” backflow preventer, and 2” main water line located on the west side of the building with 55-62 psi water pressure. Water

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is routed underground to into each apartment. The condition of this piping is likely in poor condition and should be replaced.

The sewer piping was unable to be verified, although it is suspected of being in poor condition. An exterior grade clean-out was found on the southeast corner of the site.

Natural gas is provided with a gas meter located at each building as required by SW Gas to avoid a master meter. Unfortunately, all of the gas piping is underground piping and assumed to be in poor condition.

In general, all of the mechanical and plumbing systems at these sites are in poor condition and need to be completely replaced.

Sincerely,  
KC Mechanical Engineering, LLC

A handwritten signature in black ink, appearing to read 'K. Cawthorne', written in a cursive style.

Kenneth M. Cawthorne, PE

## Frontier Inn - Electrical Observation

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PREPARED BY CHRISTIAN K. MONRAD, P.E. | MONRAD ENGINEERING

The existing lighting, power, and telecom systems throughout the facility are past end of useful life and warrant complete replacement. Electric shock hazards are likely to exist, as are hazardous materials such as fluorescent ballasts containing PCB's.

All buildings require new conduit, wiring, switches and receptacle devices, grounding systems, energy efficient interior and exterior light fixtures and occupancy sensors per IECC 2018, emergency egress lighting systems per IFC 2018, electrical service entrance, electrical distribution and branch circuit breaker panels per NEC 2017, and telecommunications infrastructure commensurate with a modern building facility. Access control and video surveillance systems are also recommend for occupant safety and facility physical security considerations.

Aerial services from Tucson Electric Power, Cox Communications, and Century Link are available on utility poles adjacent to the site and may be readily extended to serve the renovated facilities.

## 02 Historical Context

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01 | Overview

02 | Historic Inventory Forms



# Historical Context

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## MOTOR HOTELS

In the early years of the 20th century, people travelled because they had to, not because they wanted to. Family business (weddings, funerals, etc.), shopping, banking, and other needs caused people to use formally scheduled transportation, like trains, or often arduous and slow means, like horse or wagon. It is said that people went no further than about 12 miles a day because that is how far a horse and wagon could comfortably travel in a day.

The relatively inexpensive Model T Ford was introduced in 1908 at a cost of then \$825 (about \$19,200 in today's dollars, and it revolutionized how US citizens approached travel – cars made it possible to go where ever they chose, just for pleasure. However, early roads with mostly rough dirt, bumpy and poorly maintained. It wasn't until the 1920's that there is enough impetus to begin paving and maintaining roads so they were usable year round.

Early travelers would typically stop and sleep in a field, or by a lake or pond for the night. Soon, options for overnight stay began to be offered in the form of campsites built by municipalities outside of town, you could pull up to, pitch a tent, and heat a can of food on a fire ring. Eventually, other amenities, such as drinking water, and covered shelter began to be provided.

According to McCluskey “Along major routes, such as the famous Route 66 from Chicago to Santa Monica, numerous cabin camps, auto courts, and the like sprang up. Many were basic, but some were furnished and catered to the needs of travelers with restaurants and gas stations.”

The 2nd World War put a hold on most pleasure travel, as consumer goods and building materials were redirected to the war effort. However, some development still continued, with the advancement of the cabin camps, sometimes called tourist courts. Sometimes the buildings were connected in long wings, and laid out in a L or U-shaped manner, facing a center courtyard, which might have grass or plantings. Often, guests could pull right up to the door of the room.

When the war was over, and gas was plentiful, and returning soldiers were eager to travel, motor hotels, were built rapidly. These were the classic pattern described above, open immediately to the street to attract spontaneous stopping, with a large bright sign announcing them, and a small reception room with counter adjacent the entry. Often owned by husband and wife teams, who lived behind or above the reception counter, they proliferated everywhere.

Tucson, which was known for its temperate weather, and its “exotic” western location, saw a lot of such motel construction, with many motels built in the early 1950's, and particularly clustered along the Miracle Mile and Benson Highway. Many of these were family owned, serving overnight stays, and some offering suites to accommodate longer stays, like those of yearly recurring winter visitors. They were often given appealing and exotic names, and were styled in romantic ways – for instance, the El Rancho Motel in a Spanish Revival theme with arches, towers, and mission tile. The names say it all – Monterey Court, The Riviera, Wayward Winds, The Frontier.

Dwight D. Eisenhower signed the Federal Aid Highway Act on June 29, 1956, and again changed how America got around. With the rise of the interstate highway system the local roadways through towns began to be bypassed, and chain hotels, like Howard Johnsons, which had an option to build along the Jersey Turnpike in the 1940's, and with consistent design and performance, inexpensive lodging and food, grew to 1000 locations at its peak in 1970. This and other chains began to build on the interstates, taking business away from the local venues. The chains offered a reliable brand at an inexpensive price, and the little motels often could not compete. The Miracle Mile Nomination identified a Period of Significance for the district of 1920 – 1963, when the era of the motel's reign was severely threatened by the modern interstate.

### **COPPER CACTUS**

The El Rancho Motel (Copper Cactus) was built in 1948 and typifies the roadside motel – U-shaped layout, with parking and landscape area in the center, rooms along both sides, a pool filling out the U at the back, and the reception at the front, with operator quarters above it. It is a Spanish style, of intimate scale, with stucco walls, arched exterior arcades, low walls, accent towers and mission tile roofing. Parking is in the center between the rooms (for suites) and along the back (for single rooms).

### **FRONTIER INN**

The Frontier, built in 1958, is also exemplary of the roadside motel – a U-shaped plan, with bungalow suites, with parking between along one side, single rooms and public rooms, with pool, along the back, and single rooms on the other side of the center court. The reception is at the front, with quarters behind. It has, a very intimate scale of small brick houses, with painted wood trim and steel casement windows.

### **TUCSON INN**

The Tucson Inn, built in 1952, begins to move away from the motel model, and to emulate the appeal and offering of the larger chains – trying to project a big city aura of glamour and sophistication. It has long blank walls facing the street, with a large, ornate, neon sign at a corner entry to the site, as well as lighted wall signage. The center court is surrounded by the structures. The lobby is now a developed space, with appealing décor, and a large check-in counter. Behind it are a public meeting room, as well as a café and bar. There are two story hotel wings. These types of public amenities are absent in the small motels, and signal a shift to attempt to attract more local use, such as Rotary breakfasts, while still appealing to the short term business traveler, to more directly compete with the large chain hotels. It does not seem to be geared toward the long-term winter visitor, like the Frontier, with its separate bungalows, or the El Rancho, with its small suites and room to sit on the arcade outside the room.

The sister hotel to the Tucson Inn, the Flamingo, just up the street, had the design participation of the architect that designed the Tucson Inn, and follows the same model as the Tucson Inn, with a tall neon monument sign, multi-story wings surrounding the central court, and a street-side building with amenity spaces. Along with the Sahara Inn (formerly Tidelands Motor Inn) further up Stone Ave., these three hotels offer an upscale, urban alternative to the intimate appeal of the roadside motels, and seem to be the only examples of these types of lodging that remain.

## **HISTORIC DISTRICT**

In 2017 the Miracle Mile Historic District was formally listed in the National Register of Historic Places. The District celebrates the car driven culture of the district, which is marked by auto-centric services, like gas stations, repair shops, tire shops, cafes and restaurants, and, of course many roadside motels. The District stretches from N. Fairview, east along Miracle Mile to Oracle (formerly Miracle Mile), south to Drachman, east to Stone, and then south to the Stone Underpass. It also includes a bit of Flores St. off Stone, where there is a cluster of motels.

The District is also recognized as part of the Historic US Route 80, designated an historic route by the Arizona Department of Transportation. It was the predecessor to I-10 and wound across southern Arizona, from Douglas all the way to Yuma, before crossing into California. It offered connection to the small towns and cities of Southern Arizona, and served as the main tourist route into Tucson.

The two smaller hotels, the El Rancho and the Frontier, fit well into the iconography of the roadside motor hotel – immediate roadside access, intimate scale, exotic styling, family ownership and operation. Both of these remained in operation until very recently, attesting to the resiliency of the type, even as many others disappeared or were repurposed, i.e. – the Gospel Rescue Mission uses the Wayward Winds as a women’s shelter; the Ghost Ranch Lodge is now senior housing; Monterey Court is an entertainment venue; and some are still in use for their original purpose. This offers a glimpse of possible uses for these two exemplars of an earlier style of lodging.

The Tucson Inn is an example of more upscale, urban hotel – transitioning away from the mom-and-pop motor hotels into something more sophisticated and with appeal to a different audience. In some ways, it does not represent the major ethos of the overarching district, but the next generation of lodging in Tucson.

Please refer to the Appendix for a map of the District.

## **HISTORIC INVENTORY FORMS:**

Historic Inventory Forms are the standard means of initial documentation of a historic element, and are kept on file at the local Historic Preservation office, as well as at the State Historic Preservation Office.

They provide basic information about the property in a concise form, such as date of construction, building materials, existing condition, and what the historic considerations may be. We have included the Historic Inventory Forms for the three properties under consideration for reference purposes. These are publicly available documents prepared by others.

# Historic Property Inventory Form | TUCSON INN

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: **MM005** Survey Area: **Miracle Mile**

Historic Name(s): **Tucson Inn**

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: **143 West Drachman Street**

City or Town: **Tucson**  vicinity County: **Pima** Tax Parcel No. **115080170**

Township: **14S** Range: **13E** Section: **1** Quarter Section: **SW** Acreage: **1.1**

Block: **4** Lot(s): **4** Plat (Addition): **Highland Park Addition** Year of plat (addition): **1923**

UTM reference: Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_ USGS 7.5' quad map: \_\_\_\_\_

Architect: **Anne J. Rysdale**  not determined  known source: **Tucson Daily Citizen**

Builder:  not determined  known source:

Construction Date: **1952**  known  estimated source: **Tucson City Directory**

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

DOMESTIC: **hotel**

Sources: **Tucson City Directory**

PHOTO INFORMATION

Date of photo: **June 2010**

View Direction (looking towards) **southeast**

Negative No.: \_\_\_\_\_





# Historic Property Inventory Form | EL RANCHO MOTOR HOTEL/COPPER CACTUS

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: **MM009** Survey Area: **Miracle Mile**

Historic Name(s): **El Rancho Motor Hotel**

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: **225 West Drachman Street**

City or Town: **Tucson**

vicinity

County: **Pima**

Tax Parcel No. **11508021B**

Township: **14S** Range: **13E** Section: **1** Quarter Section: **SW** Acreage: **.7**

Block: **5** Lot(s): **1** Plat (Addition): **Highland Park Addition** Year of plat (addition): **1923**

UTM reference: Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_ USGS 7.5' quad map: \_\_\_\_\_

Architect:  not determined  known source:

Builder:  not determined  known source:

Construction Date: **1948**  known  estimated source: **Tucson City Directory**

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

**DOMESTIC: hotel**

Sources: **Tucson City Directory**

PHOTO INFORMATION

Date of photo: **June 2010**

View Direction (looking towards)

**southeast**

Negative No.: \_\_\_\_\_





# Historic Property Inventory Form | FRONTIER MOTEL

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: **MM010** Survey Area: **Miracle Mile**

Historic Name(s): **Frontier Motel**

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: **227 West Drachman Street**

City or Town: **Tucson**  vicinity County: **Pima** Tax Parcel No. **115080220**

Township: **14S** Range: **13E** Section: **1** Quarter Section: **SW** Acreage: **1.2**

Block: **5** Lot(s): Plat (Addition): **Highland Park Addition** Year of plat (addition): **1923**

UTM reference: Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_ USGS 7.5' quad map: \_\_\_\_\_

Architect:  not determined  known source:

Builder:  not determined  known source:

Construction Date: **1958**  known  estimated source: **Tucson City Directory**

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

**DOMESTIC: hotel**

Sources: **Tucson City Directory**

PHOTO INFORMATION

Date of photo: **June 2010**

View Direction (looking towards)

**southwest**

Negative No.: \_\_\_\_\_





Documents referred to in this overview include:

Historic Miracle Mile Driving Tour; City of Tucson

History of the Motel; Jim McCluskey

The Invention of the Summer Road Trip; The Wall Street Journal

The Last Howard Johnson's Standing; Architect Magazine

Miracle Mile Historic District National Register of Historic Places Nomination Form; Frontier Consulting Group

The Rise and Fall of the Great American Motel; smithsonianmag.com

The Road Ahead – Interstate Highway System; Caterpillar Tractor

## 03 Development Options

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The following section includes an overview of the existing condition and summary of available area for each site to identify potential needs and align the development of the sites with the PCC mission and Strategic Plan.

Together with representatives of Pima Community College a range of possible uses were developed based on the PCC 2017-1021 Strategic Plan, 2015-2025 Educational Master Plan and the 2018 Facilities Master Plan. These are demonstrated in a Program List and graphic representational areas. The analysis of the facilities included clear structural spans, configuration, available area, condition of space, potential outdoor apace available, street frontage and proximity to the Downtown Campus, including the Applied Technology Center of Excellence.

Two development plans are provided as examples of potential utilization of the facilities that optimize the facilities to support the Mission of Pima Community College while preserving the historic fabric of the area. These developments could include potential public/private relationships. These examples are provided to help provide information and facilitate discussion but a final recommendation was not made at this time.



FRONTIER MOTEL



COPPER CACTUS INN

# PCC DRACHMAN AREA FEASIBILITY STUDY

## HISTORIC BACKGROUND

June 13, 2019

# The Rise and Fall of the Great American Motel

Mom and pop motels once dominated American highways. Now, they're an endangered species



The Wigwam Motel in Holbrook, Arizona, is one of the few remnants of America's mid-20th century motel boom. (Library of Congress)

## PCC DRACHMAN AREA FEASIBILITY STUDY HISTORIC BACKGROUND

June 13, 2019

4/24/2019 The Rise and Fall of the Great American Motel | History | Smithsonian  
Back east, tourist homes provided another alternative to hotels. If you look around in dusty attics or antique shops, you can still find cardboard signs that advertise "Rooms for Tourists." For example, the Tarry-A-White tourist home in Ocean City, Maryland, advertised, "Rooms, Running Water, Bathing From Rooms, Apartments, Modern Conveniences. Special rates April, May, June and after Labor Day."



The Tarry-A-White tourist home in Ocean City, Maryland (Author provided)

Because tourist homes were frequently located in town, they differed from most contemporary motels, which are often found near highways, away from the city center. However, each tourist home was as unique as their owners. In this, they contributed to a central tradition of the American motel: mom and pop ownership.

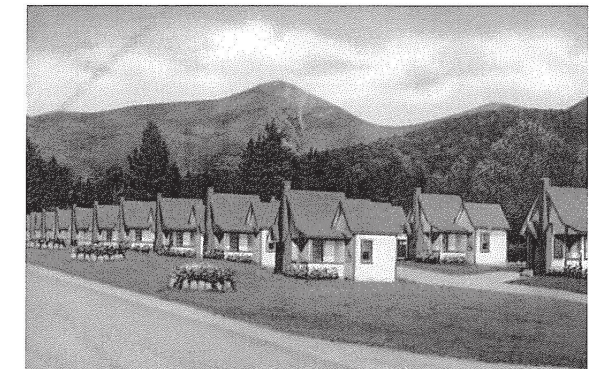
### Fill up your tank and grab a bite to eat

As the Depression wore on, it became profitable to offer more amenities than those available at campsites. Farmers or businessmen would contract with an oil company, put up a gas pump and throw up a few shacks. Some were prefabricated; others were handmade – rickety, but original. In the book "The Motel in America," the authors illustrate the typical visit to a "cabin camp":

"At the U-Smile Cabin Camp...arriving guests signed the registry and then paid their money. A cabin without a mattress rented for one dollar; a mattress for two people cost an extra twenty-five cents, and blankets, sheets, and pillows another fifty cents. The manager rode the running boards to show guests to their cabins. Each guest was given a bucket of water from an outside hydrant, along with a scumle of firewood in the winter."

By the 1930s and '40's, cottage courts (also known as tourist courts) emerged as a classier alternative to dingy cabin camps. Each cottage was standardized along a theme, like "rustic" or "ranch," and most were built around a public lawn. As the English Village East in New Hampshire's White Mountains advertised: "Modern and homelike, these bungalows accommodate thousands of tourists who visit this beauty spot in Franconia Notch."

4/24/2019 The Rise and Fall of the Great American Motel | History | Smithsonian



A postcard depicts The English Village East in New Hampshire (Card Cow)

Unlike downtown hotels, courts were designed to be automobile-friendly. You could park next to your individual room or under a carport. Along with filling stations, restaurants and cafes began to appear at these roadside havens.

The Sanders Court & Cafe in Corbin, Kentucky, advertised "complete accommodations with tile baths, (abundance of hot water), carpeted floors, 'Perfect Sleeper' beds, air conditioned, steam heated, radio in every room, open all year, serving excellent food." And yes, that food included the fried chicken developed by Harland Sanders, the Kentucky colonel of KFC fame.

### The rise of the motel

During the 1930s and '40's, individual cabin camp and cottage court owners, known as "courtiers," dominated the roadside haven trade (with the exception of Lee Torrance and his fledgling Alamo Courts chain).

For a time, courtiers lived one version of the American Dream: home and business combined under the same roof. Then, during World War II, almost everything road trip-related was rationed, with tires, gasoline and leisure time at a premium. But many troops traveling across the country to be deployed overseas saw parts of America that they would later want to revisit upon their return.

After the war, President Dwight D. Eisenhower, frustrated by the difficulty of moving tanks across the country, promoted a plan that mimicked the German autobahn: the Federal Interstate Highway System. But the first of these four-lane highways would take over a decade to build. Until then, families took to whatever highways were available – cruising over rolling roads that followed the curves and undulations of the countryside. Whenever it suited them, they could easily pull off to visit small towns and landmarks.

At night, they found motor courts – no longer isolated cottages, but fully integrated buildings under a single roof – lit by neon and designed with flair. They would soon be referred to as "motels," a name coined by the owner of the Milestone Mo-Tel (an abbreviation of "motor hotel") in San Luis Obispo, California.

While motel rooms were plain and functional, the facades took advantage of regional styles (and, occasionally, stereotypes). Owners employed stucco, adobe, stone, brick – whatever was handy – to attract guests.

With families swarming to and from the rest stops that multiplied along the highways of postwar America, many of the owners settled in for a life's work.



**PCC DRACHMAN AREA FEASIBILITY STUDY**  
AERIAL (COLOR)

June 13, 2019



**PCC DRACHMAN AREA FEASIBILITY STUDY**  
AERIAL (BLACK & WHITE)

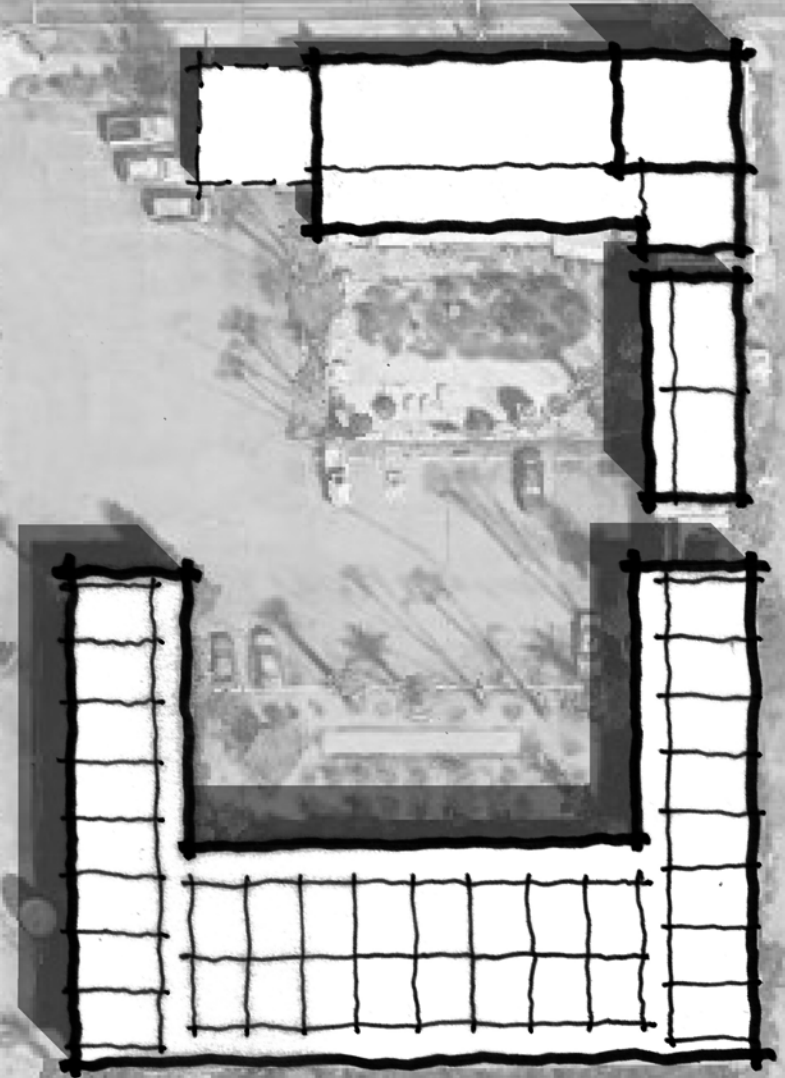
June 13, 2019



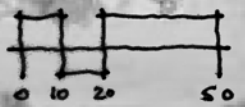
FRONTIER MOTEL



COPPER CACTUS INN



TUCSON INN



# PCC DRACHMAN AREA FEASIBILITY STUDY

## EXISTING CONDITIONS

June 13, 2019

**FRONTIER MOTEL**  
**SMALL DETACHED BUILDINGS**  
 (RELATIVELY GOOD CONDITION)

- OFFICE SPACE
- FACULTY OFFICES
- SMALL PCC DEPARTMENTS
- SHOPS
- GUEST ACCOMMODATIONS
- STUDENT HOUSING

**COPPER CACTUS INN**  
**SMALL ATTACHED SPACES /**  
**COMPACT BUILDING**  
 (RELATIVELY GOOD CONDITION)

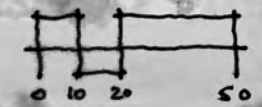
- HOTEL
- GUEST ACCOMMODATIONS
- STUDENT HOUSING
- FACULTY OFFICES

**TUCSON INN**  
**DETACHED MEDIUM SPAN BUILDING**  
 (POOR CONDITION)

- OUTREACH CENTER
- RESTAURANT
- SUPPORT FOR SMALL PCC DEPTS
- FACULTY OFFICES

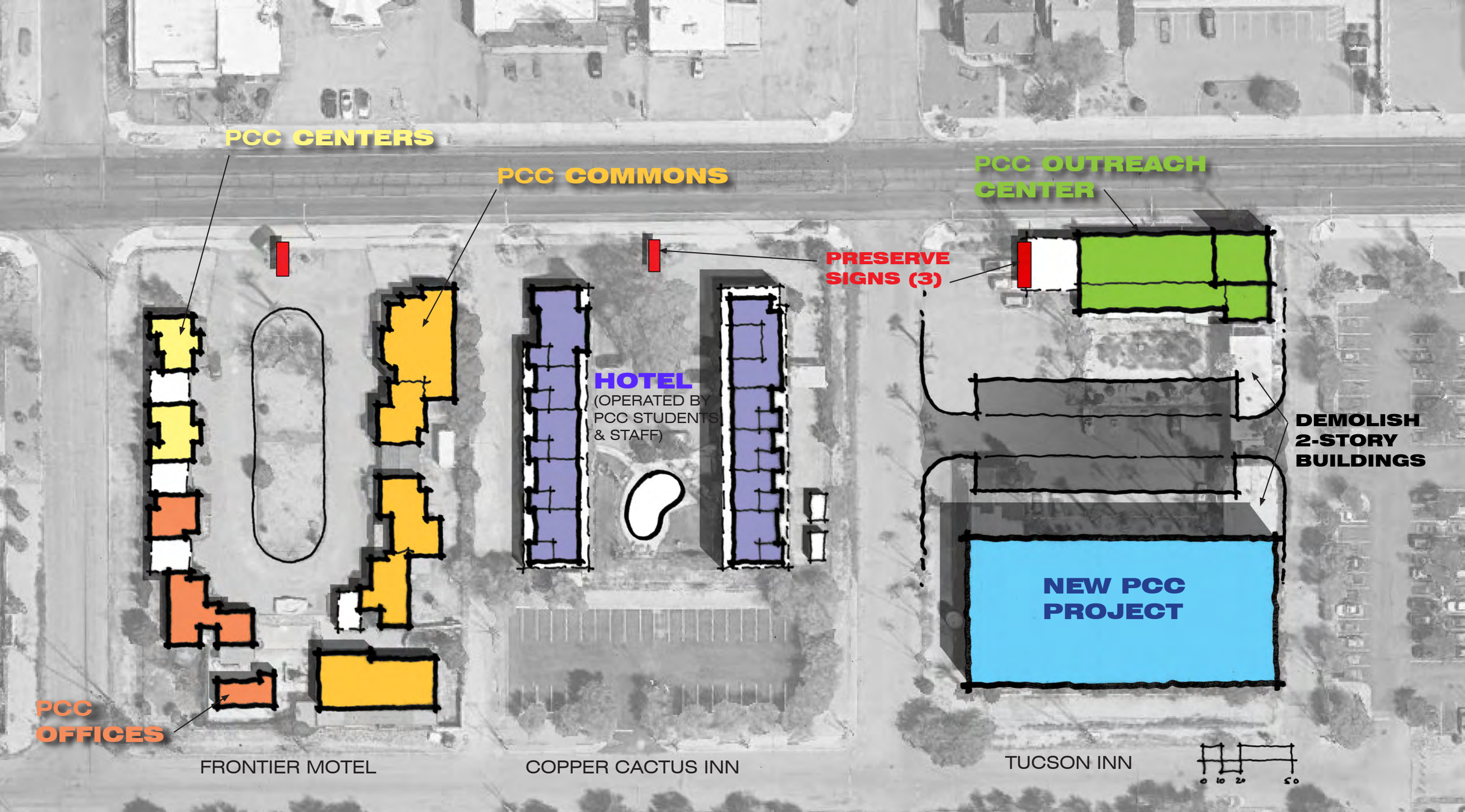
**2-STORY, BEARING WALL,**  
**SMALL COMPARTMENT STRUCTURE**  
 (EXTREMELY POOR CONDITION -  
 CURRENTLY CONDEMNED)

- NO RECOMMENDED USES



**PCC DRACHMAN AREA FEASIBILITY STUDY**  
 CHARACTERISTICS, CONDITIONS & POTENTIAL USES

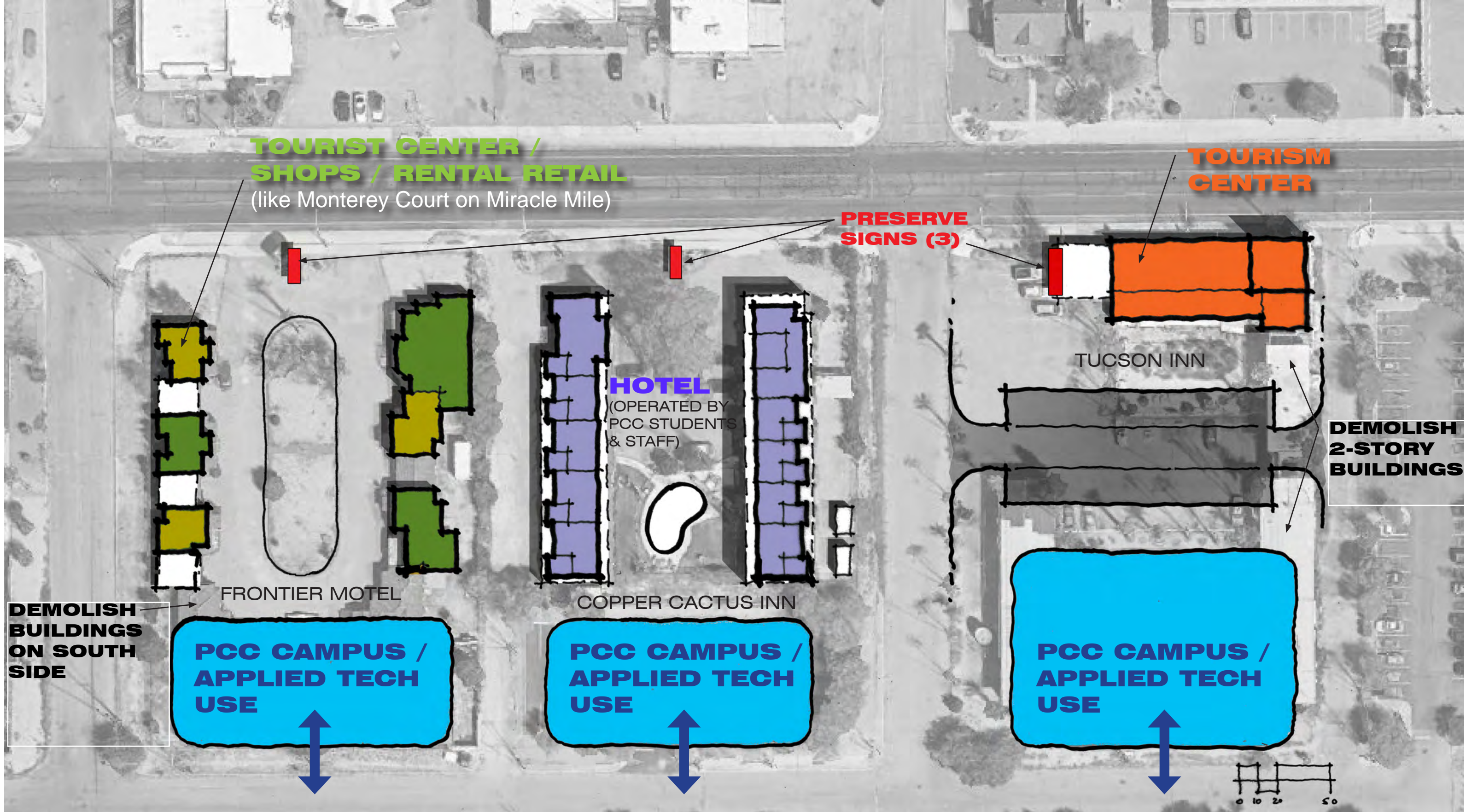
June 13, 2019



# PCC DRACHMAN AREA FEASIBILITY STUDY

## SITE DEVELOPMENT **EXAMPLE 1**

June 13, 2019  
BWS ARCHITECTS



# PCC DRACHMAN AREA FEASIBILITY STUDY

## SITE DEVELOPMENT EXAMPLE 2

June 13, 2019

# 04 **Conceptual Budget**

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01 | **Overview**

02 | **Tucson Inn**

03 | **Copper Cactus**

04 | **Frontier Inn**

# Conceptual Budget - Overview

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Pima Community College  
Drachman Area Feasibility Study  
BWS Project No. 1827.000

## SUMMARY OF BUDGET COSTS

See more detailed cost model sheets for each property

### CONSTRUCTION MODEL COST – Tucson Inn (escalated from Concord estimate)

	SF		
Renovation	34940		
	<hr/>		
	34940		
Renovate areas A, A1, A2 and demolish remaining (lobby, meeting, café, bar)		\$	3,549,000
Demolish all buildings and site		\$	1,016,000
Renovate all buildings and site		\$	8,321,510

---

### CONSTRUCTION MODEL COST – Copper Cactus

	SF		
Renovation	11500		
	<hr/>		
Renovate for hotel use		\$	2,904,502
Demolish all buildings and site		\$	362,000

---

### CONSTRUCTION MODEL COST – Frontier

	SF		
Renovation	11250		
	<hr/>		
Renovate for office use		\$	2,679,524
Demolish all buildings and Site		\$	203,000

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This opinion of cost assumes that the project will be competitively bid to at least 3 general contractors, with similar coverage to subcontractors.

Cost does not include design fees, permitting costs, quality control or special inspections costs. Fitup for the motel (Copper Cactus) included.

It assumes that work will be performed during normal business hours, and that Contractor will have full control of the site during the work.

This is an opinion of cost, prepared with reference to standard references for cost, and as an opinion, may differ from actual bidding prices.

It also reflects a design contingency due to the conceptual stage of documentation, as well as escalation for two years.

# Conceptual Budget - Tucson Inn

Pima Community College  
 Drachman Area Feasibility Study  
 BWS Project No. 1827.000

## CONSTRUCTION MODEL COST – Tucson Inn - Renovate A, A1, A2 (lobby, meeting, cafe, bar) - demolish remaining

	<i>Square Feet</i>
Renovation	9,982
	<hr/> 9,982
Site	12500
Parking	14400

ELEMENT OF WORK	UNIT	UNIT COST	QUANTITY	SUBTOTAL
<b>A. SUBSTRUCTURE</b>				
<b>B. SHELL</b>				\$145,370.00
<b>C. INTERIORS</b>				\$628,524.00
<b>D. SERVICES</b>				
<b>E. HVAC/Plumb/FS</b>				\$309,060.00
<b>F. Electrical</b>				\$299,505.00
<b>G. EQUIP, FURNISHING</b>				
<b>H. BLDG SITEWORK</b>				\$1,025,963.00
<b>SUBTOTAL</b>				\$2,408,422.00
	Design Contingency @ 25%			\$341,202.00
	GC General Conditions @ 15%			\$200,000.00
	GC Overhead and Profit @ 8%			\$204,721.00
	Construction Tax @ 5.8%			\$182,611.00
	Bonds and Insurance @ 3%			\$75,064.00
	Escalation - 3 years @ 3.5%/year			\$256,830.50
<b>CONSTRUCTION SUBTOTAL</b>				\$3,549,000.00
Demolish bldgs, site				\$ 0
<b>CONSTRUCTION TOTAL</b>				\$ 3,549,000.00
SF Cost				\$355.00

# Conceptual Budget - Copper Cactus

Pima Community College  
 Drachman Area Feasibility Study  
 BWS Project No. 1827.000

## CONSTRUCTION MODEL COST – Copper Cactus (El Rancho)

	<i>Square Feet</i>
Renovation	11500
	<hr/> 11500
Site	25400
Parking	14400

	ELEMENT OF WORK	UNIT	UNIT COST	QUANTITY	SUBTOTAL
<b>A.</b>	<b>SUBSTRUCTURE</b>				
<b>B.</b>	<b>SHELL</b>				\$375,300.00
<b>C.</b>	<b>INTERIORS</b>				\$448,350.00
<b>D.</b>	<b>SERVICES</b>				
<b>E.</b>	<b>HVAC/Plumb/FS</b>				\$425,500.00
<b>F.</b>	<b>Electrical</b>				\$282,000.00
<b>G.</b>	<b>EQUIP, FURNISHING</b>				
<b>H.</b>	<b>BLDG SITEWORK</b>				\$181,000.00
	<b>SUBTOTAL</b>				\$1,712,150.00
	Design Contingency @ 25%				\$428,037.50
	GC General Conditions @ 15%				\$256,822.50
	GC Overhead and Profit @ 8%				\$136,972.00
	Construction Tax @ 5.8%				\$99,304.70
	Bonds and Insurance @ 3%				\$51,364.50
	Escalation - 2 years @ 3.5%/year				\$119,850.50
	<b>CONSTRUCTION SUBTOTAL</b>				\$2,804,501.70
	Demolish bldgs, site			\$	100,000
	<b>CONSTRUCTION TOTAL</b>			\$	2,904,502
	SF Cost				\$252.57

# Conceptual Budget - Frontier Inn

Pima Community College  
 Drachman Area Feasibility Study  
 BWS Project No. 1827.000

## CONSTRUCTION MODEL COST – Frontier Motel

	<i>Square Feet</i>
Renovation	11250
	11250
Site	12536
Parking	26128

ELEMENT OF WORK	UNIT	UNIT COST	QUANTITY	SUBTOTAL
<b>A. SUBSTRUCTURE</b>				
<b>B. SHELL</b>				\$245,300.00
<b>C. INTERIORS</b>				\$420,700.00
<b>D. SERVICES</b>				
<b>E. HVAC/Plumb/FS</b>				\$362,500.00
<b>F. Electrical</b>				\$322,500.00
<b>G. EQUIP, FURNISHING</b>				
<b>H. BLDG SITEWORK</b>				\$223,801.00
<b>SUBTOTAL</b>				\$1,574,801.00
	Design Contingency @ 25%			\$393,700.25
	GC General Conditions @ 15%			\$236,220.15
	GC Overhead and Profit @ 8%			\$125,984.08
	Construction Tax @ 5.8%			\$91,338.46
	Bonds and Insurance @ 3%			\$47,244.03
	Escalation - 2 years @ 3.5%/year			\$110,236.07
<b>CONSTRUCTION SUBTOTAL</b>				\$2,579,524.04
Demolish bldgs, site				\$ 100,000
<b>CONSTRUCTION TOTAL</b>				\$ 2,679,524
SF Cost				\$238.18

## **Conclusion**

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**This study does not include a final recommendation but instead a range of options and associated costs. This information is provided for Pima Community College's use in assessing the next steps.**

**For questions, concerns or additional information contact Facilities Operations and Construction, Pima Community College (520) 206-2610.**

# 05 **Appendix** Not included - Available on Request

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01 | **Miracle Mile Historic District Nomination Form**

02 | **Map of District**

03 | **Historic Arizona Route 80 Designation**

04 | **SHPO Documentation Process for Historic Structures**

05 | **National Park Service Photo Policy**



PIMA COMMUNITY COLLEGE – DOWNTOWN CAMPUS

# MOTEL SITE OPTIONS

FEBRUARY 12TH, 2021

# OVERVIEW

Pima Community College has recently purchased motels along Drachman Street along the northern edge of the Downtown Campus in Tucson. What functions or College programs the motels could be used for has not been determined by the College. Two studies have been conducted to assess the condition of the motels and to provide estimates of costs for restoration of the buildings. Swaim Associates LTD completed a report titled Building Assessment Tucson Inn dated June 15, 2016 which concentrated solely on the Tucson Inn. After purchase of the Copper Cactus Inn and Frontier Inn, BWS Architects completed a report titled Drachman Area Feasibility Report dated July 26, 2019. DLR Group was asked to review those reports and validate if they deemed the reports accurate by doing their own assessment of the properties. DLR Group was asked to update construction costs estimates for restoration of the motels. We were also asked to update a construction cost estimate to demolish the motels and construct a parking lot. Additionally, DLR Group was asked to explore how new construction could fit on the site and the costs of that construction. The cost estimates are for construction only and do not include furnishings, equipment, permitting fees and professional consultant fees. All designs were completed without knowing what functions or programs would go into the buildings. We have provided the College with five options listed below. Refer to the images after the narrative.

## OPTION 1:

- Demolish all the motels except the motel signs
- Build a new parking lot.

## OPTION 2:

- Restore all the motels in entirety modifying them for new uses for the College.

## OPTION 3:

- Restore the Copper Cactus and Fronter Inn Motels entirely and modify them for new uses for the College.
- Restore the Tucson Inn's Lobby and Café modifying them for College use.
- Demolish remainder of the Tucson Inn, two story portions containing the rooms.
- Build a new parking lot in the area of the demolished portion of the Tucson Inn.
- Restore the existing parking lot south of the Copper Cactus Motel.

## OPTION 4:

- Restore the Copper Cactus and Frontier Inn Motels entirely and modify them for new uses for the College.
- Restore the Tucson Inn's Lobby and Café modifying them for College use.
- Demolish remainder of the Tucson Inn.
- Build a new Academic Building in the area of the demolished portion of the Tucson Inn and where the existing Copper Cactus Motel parking lot was.

## OPTION 5:

- Restore the Copper Cactus and Fronter Inn Motels entirely and modify them for new uses for the College.
- Restore the Tucson Inn's Lobby and Café modifying them for College use.
- Demolish remainder of the Tucson Inn.
- Build a new parking structure in the area of the demolished portion of the Tucson Inn and extending into the existing parking east of the motel properties.
- Build a second parking structure where the existing Copper Cactus Motel parking lot was.
- Build an academic/office building partially on the Tucson Inn site and on the existing parking lot east of the Tucson Inn site.

## TUCSON INN BUILDING CONDITION ASSESSMENT:

Access to the Tucson Inn was limited to the building lobby, Café and meeting room. The remainder of the building could only be viewed from the exterior. The building remains condemned by the City of Tucson. The Tucson Inn is in similar condition as was reported in the Swaim building assessment and as reported in the BWS feasibility report. Since those reports were written hazardous material abatement has been completed. Asbestos containing materials, lead paint and materials showing mold growth.

Access to the roof was not possible and so the condition of the roofing was not assessed. Leaks in the existing roof are assumed to remain. Additional mold abatement may be necessary and would need to be reviewed once access to the building is possible.

The building was constructed in 1952 and is nearing 70 years old. The building has set empty for some time without regular maintenance. Due to this major restoration efforts will be necessary. Multiple deficiencies were noted in the Swaim and BSW reports. These same deficiencies were noted by DLR Group and will need to be addressed in the restoration of the buildings.

- The poolside cocktail lounge "...appears to have been enclosed with substandard construction methods." <sup>i</sup>
- Where observable the walls are not insulated.
- Where observable the roof is not insulated.
- Windows are steel frame, single pane providing little thermal resistance.
- Though not accessed, given the age of the building and the number of leaks the built-up roofing would need replacement. This likely could not be done without damage to the roof sheathing.
- The second level wood walkway connecting the buildings "...is in poor condition with bowed and missing structural members in multiple areas" <sup>ii</sup> Dry rot and joist bearing issues of the walkway were noted by Schneider and Associates who stated joist replacement would be necessary. <sup>iii</sup>
- It appears the building masonry is not reinforced. This would likely require addition of reinforcing after a full evaluation was completed.
- The mechanical and electrical systems for the building have reached their life expectancy.
- All are in poor condition and in need of replacement. <sup>iv</sup>

The BWS Feasibility Study identified the same deficiencies as was listed in the Swaim Assessment. No additional deficiencies were identified.

## BUILDING RESTORATION

### COPPER CACTUS INN BUILDING CONDITION ASSESSMENT:

The Copper Cactus Inn was constructed in 1948 making it over 70 years old. This building was in use up until the time the College purchased the property. As such the building has been maintained and is in good condition for a building of that age. We could not access the building interior. Observations made in this report are done from the exterior by DLR Group and by referencing the BWS Architects Feasibility Study. Observations made are listed below:

- The buildings, clay tile roof is in good condition. Clay tile is a long-lasting roof and appears to need little in the way of restoration.
- They building walls are sound. No cracking was observed.
- The concrete walks were in good condition with few cracks observed.
- Some minor dry rot of the exposed roof framing was observed in some areas. <sup>v</sup>
- The mechanical and plumbing systems have reached their life expectancy and are in poor condition and need replacement. <sup>vi</sup>
- The electrical systems have reached their life expectancy and are in poor condition and need replacement. <sup>vii</sup>

### FRONTIER INN BUILDING CONDITION ASSESSMENT:

The Frontier Inn was constructed in 1958 and is 59 years old. The motel is a mix of 5 individual bungalows one side and single rooms on the other. There is a carport between the bungalows. At one point the carports were closed from street side of property by a short wall of the same brick material as the buildings. In some locations those walls have been damaged and knocked down. The buildings are in good condition and could be easily renovated. Observations made are listed below and are similar to the Copper Cactus Inn:

- The buildings, clay tile roof is in good condition. Clay tile is a long-lasting roof and appears to need little in the way of restoration.
- They building walls are sound. No cracking was observed.
- The concrete walks were in good condition with few cracks observed.
- Some minor dry rot of the exposed roof framing was observed in some areas. <sup>vii</sup>
- A storage addition of poor construction was added to the back of one building. <sup>ix</sup>
- The mechanical and plumbing systems have reached their life expectancy and are in poor condition and need replacement. <sup>x</sup>
- The electrical systems have reached their life expectancy and are in poor condition and need replacement. <sup>xi</sup>

### TUCSON INN:

To make the building usable, disregarding use changes the following will be required:

- Because the poolside enclosure was not part of the original building and per reports is of substandard construction it may be best to remove it and not rebuild. Should the College want to maintain it further investigation would be needed to determine what mitigation would be needed to bring the enclosure up to current industry standards.
- Exterior walls should be insulated to meet current energy standards and codes. The International Energy Conservation Code (IECC), 2018 requires R13 insulation with an additional R5 continuous insulation. This can be achieved by furring out the interior of exterior walls with metal studs set off the existing masonry wall allowing for the layer of continuous insulation.
- R38 insulation should be added within the attic space or below the roof sheathing. R25 continuous insulation could be used instead if installed above the roof deck.
- The existing steel windows would not meet the current IECC and should be replaced with thermally broken frames with insulated glass. To keep in historic context the existing window muntins should be mimicked.
- As noted, the roof was not accessible. We are certain the existing roof, given its age, should be removed, and replaced with new. The tear-off of the existing roof likely will damage the sheathing below which would also need replacement.
- The fascia of the two-story portion of the building has degraded and will need to be replaced.
- The second level walkway should be replaced, and any structural issues addressed at that time.
- The existing bearing masonry bearing walls will require further investigation but likely will need to have reinforcing added.  
An elevator will be needed to allow access to the second level rooms.
- There is a change of level in the Café which may need to be addressed depending on the function of the area.
- Replace existing finishes.
- Replace asphalt paving.
- Remove pool.

## COPPER CACTUS INN:

Given the condition of the Copper Cactus Inn the amount of restoration work is not as extensive. To make the building usable, disregarding use changes the following will be required:

- Exterior walls should be insulated to meet current energy standards and codes. This would be done the same as is described for the Tucson Inn.
- Add R38 insulation to roof attics. Because the tile roofing is in good condition it would not be feasible to add insulation above the roof deck.
- The existing steel windows would not meet the current IECC and should be replaced with thermally broken frames with insulated glass. To keep in historic context the existing window muntins should be mimicked.
- Replace existing exposed structure where dry rot has occurred.
- Depending on the final use of the building finishes will need to be restored or replaced.

## FRONTIER INN:

Building conditions at the Frontier Inn are like those at the Copper Cactus Inn. Work needed to make the Inn usable are the same as the Copper Cactus and are so are not repeated here.

## GENERAL FOR ALL BUILDINGS:

The following systems should be added to the buildings appropriate for the final determined use:

- Replace mechanical and electrical systems. The type of replacement mechanical system has not been determined at this time.
- Add automatic fire suppression system.
- Add fire alarm system.
- Add data.
- Add audio visual systems.
- A survey of the buildings for accessibility will need to be done and corrected or added as needed.
- Update the landscape and irrigation system.

## REFERENCES:

- Edward T. Marley, Swaim Architects, Building Assessment Tucson Inn, June 15, 2016, page 4
- Marley, Swaim Architects, Building Assessment Tucson Inn, page 5
- Marley, Swaim Architects, Building Assessment Tucson Inn, page 6
- Marley, Swaim Architects, Building Assessment Tucson Inn, pages 11, 12
- Robin Shambach, BWS Architects, Drachman Area Feasibility Report, July 26, 2019, page 11
- Shambach, BWS Architects, Kenneth Cawthorne, PE, KC Mechanical, Drachman Area Feasibility Report, page 13
- Shambach, BWS Architects, Christian Monrad, PE, Monrad Engineering, Drachman Area Feasibility Report, page 15
- Shambach, BWS Architects, James D. Hart, PE, Turner Structural Engineering Company, Drachman Area Feasibility Report, page 18
- Shambach, BWS Architects, James D. Hart, PE, Drachman Area Feasibility Report, page 18
- Shambach, BWS Architects, Kenneth Cawthorne, PE, Drachman Area Feasibility Report, page 20
- Shambach, BWS Architects, Christian Monrad, PE, Drachman Area Feasibility Report, page 15



# EXISTING CAMPUS HOTEL PROPERTIES



# OPTIONS

## OPTION 1:

- Demolish all Motels
- Building Parking Lot
- Cost \$2,400,000



# OPTIONS

## OPTION 2:

- Renovate all Motels including 2 story portion of Tucson Inn
- Cost \$13,600,000



# OPTIONS

## OPTION 3:

- Restore Frontier and Copper Cactus Inns.
- Restore Tucson Inn Café.
- Build parking lot at location of demolished portion of Tucson Inn.
- Cost \$8,300,000



# OPTIONS



**New Academic Building**  
(135,000sf)

## **OPTION 4:**

- Restore the Frontier and Copper Cactus Inns
- Restore Tucson Inn Café.
- Demolish two story portion of Tucson Inn.
- New three-story building
- Cost \$49,000,000

# OPTIONS



## OPTION 5:

- Restore Frontier and Copper Cactus Inns
- Restore Tucson Inn Café
- Demolish two story portion of Tucson Inn
- Build Welcome Center
- Building parking structure.
- Cost \$18,800,000

# FUTURE POSSIBILITIES



# FUTURE POSSIBILITIES



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