

TOMBSTONE

HISTORIC CITY HALL RENOVATION PROJECT



THE BUILDING TOO TOUGH TO DIE

PROJECT TEAM

- **SEAGO Project Managers:** Bonnie Williams & Keith Dennis
- **Architect:** David Shambach
- **City of Tombstone Project Manager:** Michael “Mac” McMillan
- **City of Tombstone Mayor:** Dustin “Dusty” Escapule
- **Contractor:** Grail Construction LLC, Tim Smith
- **City of Tombstone Marshal:** Robert “Bob” Randall

HISTORY!

- **Year Built:** 1882 - 1883
- **Architect:** Frank Walker
- **Contractor:** William M. Constable
- **Cost:** \$11,490
- **National Historic Registry Designation:** 1972
- **Abandoned:** 2005

City of Tombstone awards \$11,490.00 contract to low-bidder, Wm. A. Constable, to erect the City Hall building and jail of brick and stone, upon Lot 7, Block 17, on or before January 23, 1883.

A bond of \$22,500.00 was required by Mayor John Carr from Constable, as contractor-Bondsman,

L. W. Blinn.....	\$4000.00	James Brophy.....	3000.00
J. O. Dunbar.....	5000.00	Philip Morse.....	5000.00
G. E. Frederick....	2000.00	A. J. Fetter.....	1000.00
Robt. Eccleston....	2500.00		

Tombstone, August 31st 1889.

City of Tombstone to Lucas Mansour,
Marshall Tregasus & C. T. Thomas 197
to laying rock foundation & adobe wall
in rear of City Hall

Labor of Mason 4 1/2 days	\$23.00.
" " Helper 5 "	11.50.
460 new Adobs	7.95.
Lime	7.95.
Sand	6.00.
Hauling Lime from kiln	2.00.
4 loads Rock	5.75.
5 " Adobas	8.50.

\$72.65

~~3.50~~

~~69.15~~

10.80

\$61.95

~~per cent off~~

15 per cent off Cash



CITY HALL



Tombstone ariz



Tombstone City Hall circa 1927



1937



1940's



1970





Corner Stone



Murals



Wall Sketches



Main Stair



2nd Floor

PROJECT GOALS

- Provide infrastructure for low to moderate income communities
- Restore & preserve valuable historic resource
- Reduce maintenance costs
- Mitigate hazardous material
- Maximize available funds
- Re-establish the HCH as a Tombstone City asset
- Provide improved facilities for the Marshal's Office

CHALLENGES

- Money & funding
- Extent of deterioration
- Current life safety regulations
- BEES!
- Historic preservation
- Money AGAIN!

FUNDING SOURCES

- ADOH Community Block Grant
- City of Tombstone Restoration Commission
- Public Donations
- City Funding Sources
- Brownfields Grant / ADEQ - Hazardous Materials Mitigation
- Tombstone Chamber of Commerce, Members

PROJECT PROCESS 1

- Determine need & approximate budget
- Determine available funding sources
- Preparation / application
- Submit application to ADOH
- State review
- Grant awarded
- Select design / architectural team

PROJECT PROCESS 2

- Project evaluation & program
- Design, engineering & documentation
- Obtain building permits
- Bid construction
- Construction process
- Grant closeout & documentation

LESSONS LEARNED

- Establish a realistic budget
- Strategize project funding
- Be Patient
- Enlist & engage qualified professionals
- Encourage community outreach and support

RESULTS

- Restored facades
- New windows
- Hazardous material removed
- New Marshal's offices
- Americans with Disabilities Acts (ADA) improvements



DAVID E SHAMBAUGH
 ARCHITECT, INC.
 281 N. Court Avenue
 Tucson, AZ 85701
 p. 520.535.2810
 f. 520.824.9474
 www.shambach.com

HISTORIC TOMBSTONE CITY HALL RENOVATION PROJECT



HISTORIC TOMBSTONE CITY HALL RENOVATION
 315 EAST FREMONT ST
 TOMBSTONE, AZ 86688

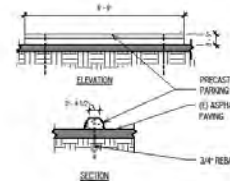
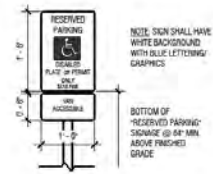
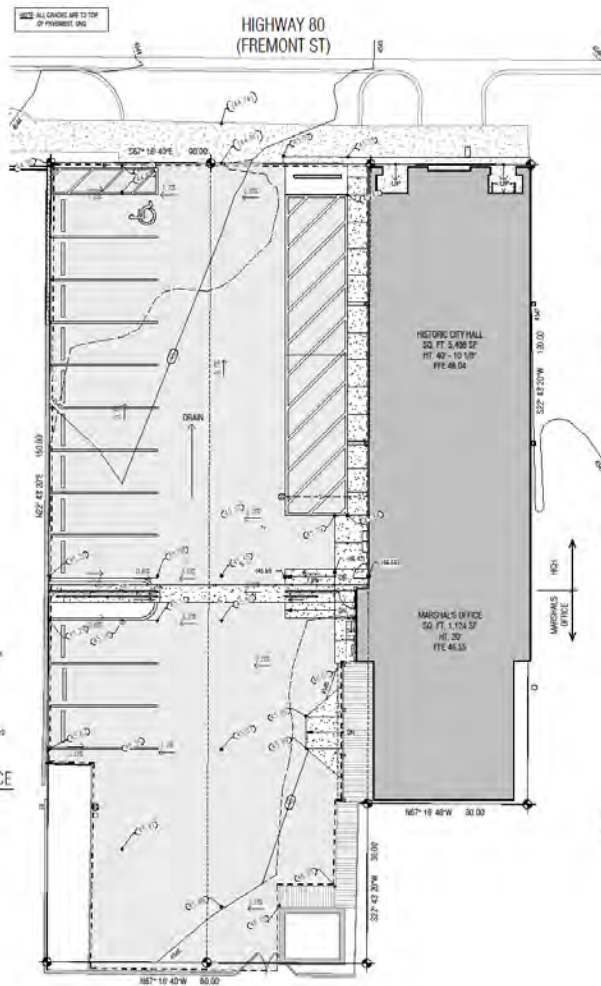
100%
 CONSTRUCTION
 DOCUMENTS



DRAWN BY:
 CG
 DATE:
 09/23/2016
 PROJECT NO:
 15-007

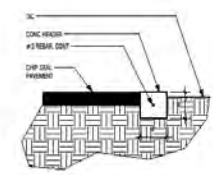
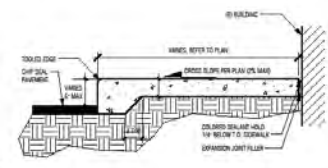
COVER SHEET

G1.0
 SHEET 1 OF 41



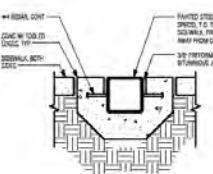
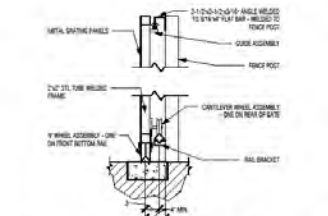
4 ACCESSIBLE PARKING SIGNAGE DETAIL
1" = 1'-0"

1 PARKING BUMPER DETAIL
1/2" = 1'-0"



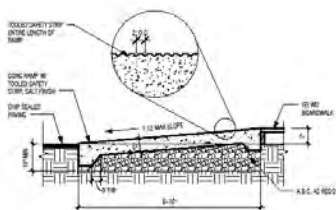
5 MODIFIED CONCRETE SIDEWALK
1" = 1'-0"

2 CONC HEADER
1/2" = 1'-0"

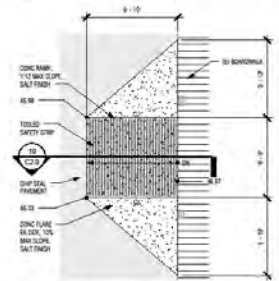


6 DRIVEWAY ROLLING GATE DETAIL
1" = 1'-0"

3 SIDEWALK SCUPPER
1" = 1'-0"



10 SITE RAMP DETAIL @ (E) MARSHAL'S OFFICE
1/2" = 1'-0"



9 RAMP TO (E) MARSHAL'S OFFICE
1/8" = 1'-0"

8 GRADING PLAN
1" = 10'-0"

7 FENCE & ROLLING GATE ELEV
1/8" = 1'-0"



DESA
DAVID E. SHAMMACH
ARCHITECT INC.
261 N. Coast Avenue
Tucson, AZ 85701
p. 520.566.2610
f. 520.834.9474
www.deshach.com

HISTORIC TOMBSTONE CITY HALL RENOVATION
315 EAST FREMONT ST
TOMBSTONE, AZ 85638

100%
CONSTRUCTION
DOCUMENTS



DRAWN BY:
CG
DATE:
09/23/2016
PROJECT NO:
15-007
PAVING & GRADING
PLAN & TYPICAL
SITE DETAILS
C2.0
SHEET 7 OF 41

GENERAL NOTES

- A. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- B. PROVIDE 3/8" CEMENT BOARD OVER EXISTING SUBFLOOR AT FIRST FLOOR. REFER TO SPECIFICATIONS.
- C. PROVIDE 2" PLYWOOD SHEATHING OVER EXISTING SUBFLOOR AT SECOND FLOOR. REFER TO STRUCTURAL DRAWINGS.
- D. DWG TO EXTEND A MIN OF 8" ABOVE CEILING OR TO BOTTOM SIDE OF JOIST UNLESS NOTED OTHERWISE.

ADD ALTERNATE KEYNOTES

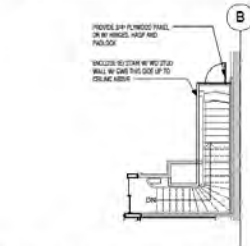
1. ADD ALTERNATE NO. 1. INCLUDE ALL FINISH, GRADING & SITE WORK.
2. ADD ALTERNATE NO. 2. INCLUDE OFF SITE FIRE LINE EXTENSION ON PERMIT BY CITY.
3. ADD ALTERNATE NO. 3. INCLUDE ON SITE FIRE LINE EXTENSION, REFER ROOM, FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM.
4. ADD ALTERNATE NO. 4. INCLUDE MAIN ENTRY STAIR RENOVATION AND STABILIZATION.
5. ADD ALTERNATE NO. 5. INCLUDES COMPLETE CONSTRUCTION OF SECOND FLOOR, SUBFLOORING, WINDOWS, EXPOSED STAIR AND ENCLOSURE, MAIN ENTRY STAIR RENOVATION AND STABILIZATION, PLUMBING STUB OUTS AND ELECTRICAL SUBPANEL TO BE INCLUDED IN BASE BID.
6. ADD ALTERNATE NO. 6. INCLUDES ALL SECOND FLOOR EXTERIOR WINDOWS.
7. ADD ALTERNATE NO. 7. INCLUDES ALL FACIAS RENOVATION, REPAIRING OF ALL EXTERIOR BRICK AND REPOINTING OF BRICK AS REQ'D. REFER TO SPECS.
8. ADD ALTERNATE NO. 8. INCLUDES ASPHALT SHINGLE ROOF OVER UNDERLAMENT AND EXISTING SUBSTRATE.
9. ADD ALTERNATE NO. 9. INCLUDES TEMPORARY BARRED AT EXISTING MAIN STAIRS AND PLYWOOD DOOR AND HARDWARE.

FLOOR PLAN KEYNOTES

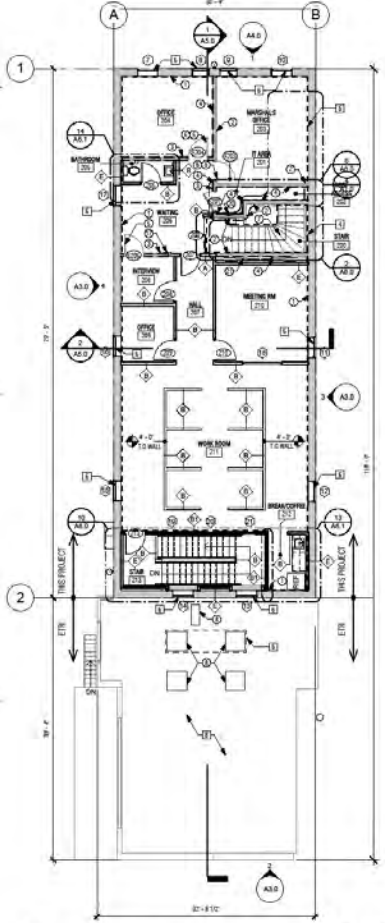
1. PATCH & REPAIR ALL (E) PLASTER OR EXT MAS WALL AS REQ'D TO MATCH (E). REFER TO SPECS.
2. PATCH & REPAIR ALL (E) PLASTER OR LATH AS REQ'D. REFER TO SPECS.
3. 5/8" GWB OR (E) W/ STUDS, BOTH SIDES. ALIGN GWB W/ ADJACENT FINISH WHERE OCCURS.
4. 5/8" GWB OR (E) W/ STUDS ON SIDE INDICATED. ALIGN GWB W/ ADJACENT FINISH WHERE OCCURS.
5. REPAIR (E) OR AS REQ'D. PAINT TO MATCH NEW GWS.
6. REPLACE TRANSLUM LITE. REFER TO DOOR SCHED.
7. REPAIR OR REPLACE (E) STAIR TREADS AND RISERS AS REQUIRED. FINISH AND APPLY VINYL FLEASERS PER SPECS.
8. NEW MECH EQUIPMENT. REFER TO MECH DWGS.
9. ADA COMPLIANT 55 LEVEL DRINKING FOUNTAIN. REFER TO PLUMB DWGS.
10. NEW MOP SINK. REFER TO PLUMB DWGS. PROVIDE FRP PANEL ON WALL UP TO 4'-0" AFF.
11. REINFORCE (E) DR AND FRAME TO REVERSE DOOR SWING AS SHOWN. REPAIR AND PAINT DOOR AND FRAME AS REQ'D PER SPECS. REPLACE TRANSLUM LITE. REFER TO DR SCHED.
12. (E) DOORS TO BE SECURED SHUT. REPAIR AS REQ'D AND PAINTED PER SPECS.
13. AAC STEM WALL AND FOUNDATION PER STRUC DWGS.
14. INFILL (E) STAIR OPL. REFER TO STRUC DWGS.
15. INFILL OPENING REQUIRED FOR CONSTRUCTION OF NEW STEM WALL AND FOOTING. REFER TO STRUC DWGS.
16. (E) SATE DOOR TO REMAIN.
17. RECESSED FIRE EXTINGUISHER CABINET.
18. 4'-0" x 4'-0" x 3/4" PLYWOOD FOR PHONE BOARD.
19. DEMARC BOX W/ 2" CONDUIT. REFER TO ELEC DWGS.
20. RECESSED SUBPANEL. REFER TO ELEC DWGS.
21. MECHANICAL CHARGE.
22. CONCRETE FOUNDATION PER STRUC DWGS.
23. ELECTRICAL SERVICE. REFER TO ELEC DWGS.
24. W/ COLUMN. REFER TO STRUC.

WALL SCHEDULE

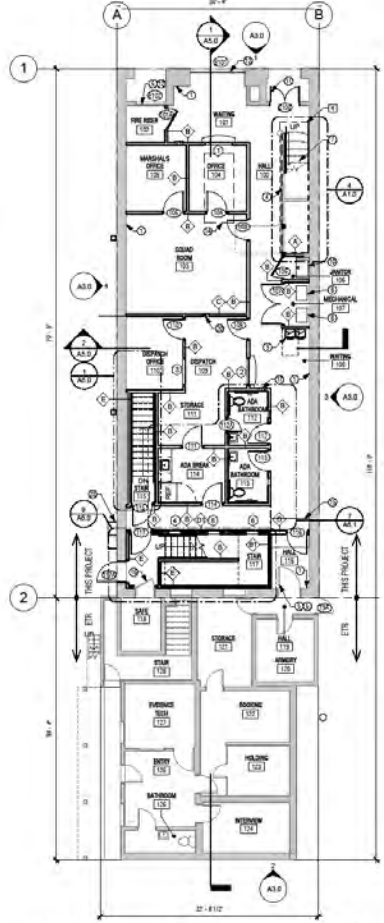
TYPE MARK	DESCRIPTION
A	INFILL PARTITION: 2x4 W/ STUD AT 16" O.C. WITH 5/8" GWB EA SIDE. MATCH (E) WALL THICKNESS.
B	TYP INT PARTITION: 2x4 W/ STUD AT 16" O.C. WITH 5/8" GWB EA SIDE.
B1	1 HOUR FIRE RATED EXF ENCLOSURE: 2x4 W/ STUD AT 16" O.C. WITH 5/8" TYPE 'X' GWB EA SIDE & 3/2" FOL FACED GLASS FIBER BATT. REFER TO ULSI FOR ORIENTATION & SAILING. FIRE PARTITION ASSEMBLY SHALL EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF DECK ABOVE.
C	INT PARTITION: 2x4 W/ STUD FRAME WALL AT 16" O.C. WITH 5/8" GWB EA SIDE.
D	SHEAR WALL: 2x6 W/ STUD AT 16" O.C. WITH 1/2" PLYWOOD SHEATHING BOTH SIDES PER STRUCTURAL DRAWINGS AND 5/8" GWB EA SIDE.
D1	SHEAR WALL & 1 HOUR FIRE RATED EXF ENCLOSURE: 2x4 W/ STUD AT 16" O.C. WITH 1/2" PLYWOOD SHEATHING BOTH SIDES PER STRUCTURAL DRAWINGS AND 5/8" TYPE 'X' GWB EA SIDE WITH 5/8" FOL FACED GLASS FIBER BATT. REFER TO UL U44 FOR ORIENTATION AND SAILING. FIRE PARTITION ASSEMBLY SHALL EXTEND TO THE UNDERSIDE OF THE FLOOR DECK ABOVE.
E	FLOORING: 2x4 W/ STUDS @ 16" O.C. W/ 3/8" GWB ONE SIDE.



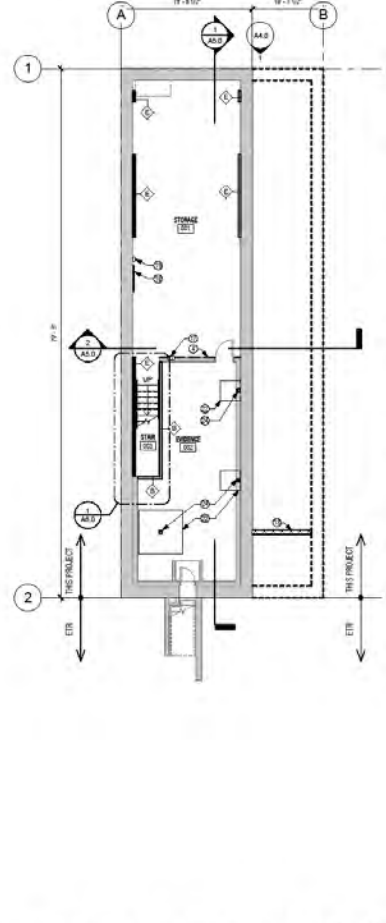
4 ADD ALTERNATE NO 9 PLAN
1/8" = 1'-0"



3 SECOND FLOOR PLAN
1/8" = 1'-0"



2 GROUND FLOOR PLAN
1/8" = 1'-0"



1 BASEMENT FLOOR PLAN
1/8" = 1'-0"



DAVID S. SHAMMACH
ARCHITECT INC.
261 N. Court Avenue
Tucson, AZ 85719
P. 520.536.2610
F. 520.834.9474
www.shammach.com

HISTORIC TOMBSTONE CITY HALL RENOVATION
315 EAST FREMONT ST
TOMBSTONE, AZ 85638

100%
CONSTRUCTION
DOCUMENTS



DRAWN BY:
CG
DATE:
09/23/2016
PROJECT NO:
15-007

FLOOR PLANS

A1.0
SHEET 8 OF 41

□ ELEVATION KEYNOTES

- 1 SEAL ALL EXPOSED BRICK, REFER TO SPECS
- 2 DOWNSPOUT EXTENSION, CONNECT TO (E) DOWNSPOUT ABOVE AND SEWER/BAK SCUPPER BELOW, REFER TO SITE PLAN
- 3 REMOVE ENGAGED CONCRETE COLLARS, PATCH REPAIR BRICK BEHIND AS REDS, REFER TO SPECS
- 5 PATCH AND REPAIR HOLES AT BRICK WALL, REFER TO SPECS
- 6 NEW STEEL REINFORCEMENT PLATES, REFER TO STRUCTURAL DRAWINGS
- 7 REPOINT BRICK AS NEEDED IN THIS AREA, REFER TO SPECS
- 8 EXISTING STEEL REINFORCEMENT PLATES, REFER TO STRUCTURAL DRAWINGS
- 9 STEEL LINTEL AT NEW OPENING, REFER TO STRUCTURAL DRAWINGS
- 10 REPLACE WOOD FINIAL, PAINT TO MATCH (E) W/O FINIALS, TYP U/N/O, REFER TO SPECS
- 11 REPAIR CHIPPED PLASTER AS REDS, PAINT TO MATCH (E), TYPICAL U/N/O, REFER TO SPECS

□ ELEVATION KEYNOTES

- 12 REPAIR (E) WOOD CORNICE AND CORBELS AS REDS, REPLACE MISSING PIECES, PAINT TO MATCH (E), TYP U/N/O, REFER TO SPECS
- 13 REPAIR (E) W/O REDMENT AS REDS, REPLACE MISSING PIECES, PAINT TO MATCH (E) TYP U/N/O, REFER TO SPECS
- 14 REPAIR (E) W/O BRAS AS REDS, PAINT TO MATCH (E), REFER TO SPECS
- 15 REPAIR WOOD FINIAL AS REDS, PAINT TO MATCH (E), TYP U/N/O, REFER TO SPECS
- 16 REPAIR CITY HALL SIGN AND ADDRESS NUMBERS AS REDS, PAINT TO MATCH (E), TYPICAL U/N/O, REFER TO SPECS
- 17 PAINT "TOMBSTONE" ON FACE OF BUILDING TO MATCH EXISTING, REFER TO SPECS
- 18 (E) BELL TOWER AND BELL TO REMAIN
- 19 (E) DOWNSPOUT TO REMAIN

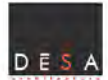
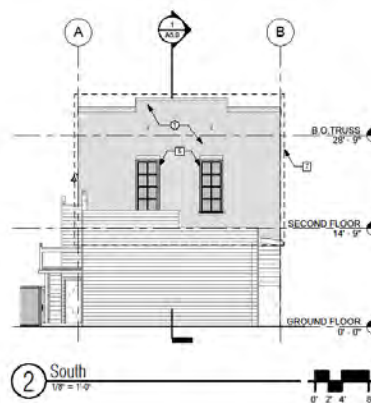
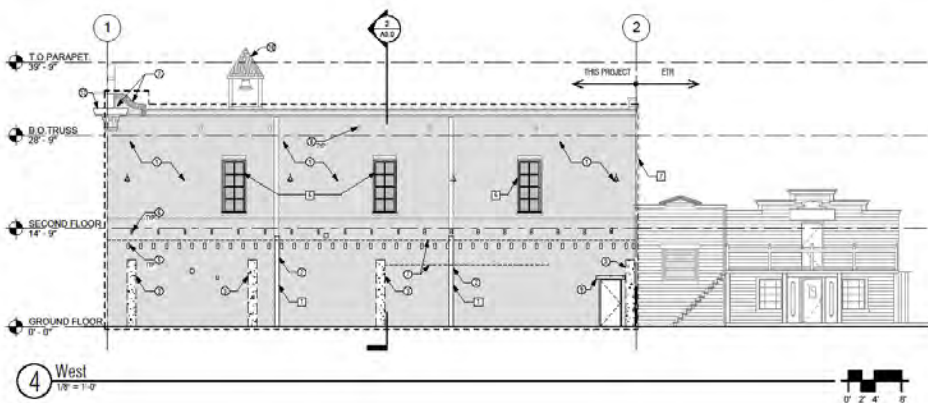
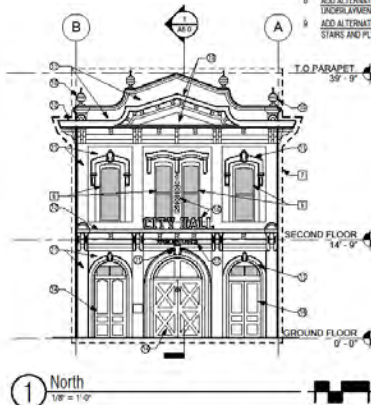
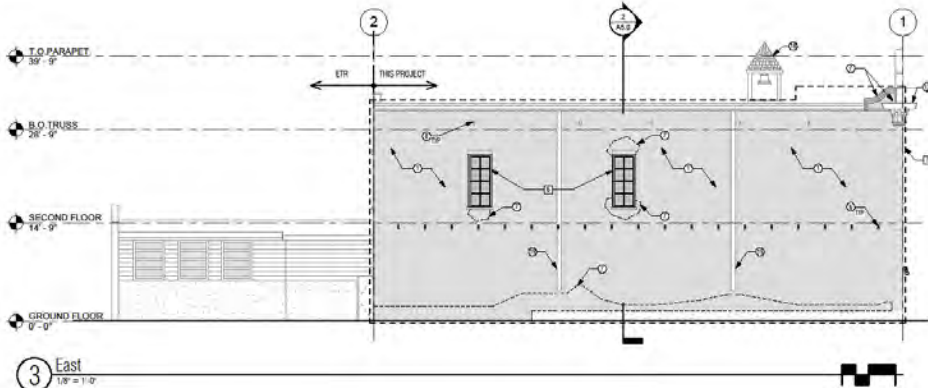
GENERAL NOTES

A. DRAWINGS DO NOT REFLECT ALL AREAS OF BRICKWORK. CONTRACTOR TO VERIFY ADDITIONAL AREAS OF BRICKWORK INCLUDING PATCH, REPAIR AND REPOINTING.

B. CONTRACTOR SHALL RESTORE EXISTING FEATURES BY REPAIRING THE ELEMENT. IF REPAIR IS NOT POSSIBLE, CONTRACTOR SHOULD REPLACE IN KIND, REFER TO SPECIFICATIONS.

□ ADD ALTERNATE KEYNOTES

- 1 ADD ALTERNATE NO. 1 INCLUDE ALL PAVING, GRADING & SITE WORK
- 2 ADD ALTERNATE NO. 2 INCLUDE OFF SITE FIRE LINE EXTENSION ON FREMONT ST
- 3 ADD ALTERNATE NO. 3 INCLUDE ON SITE FIRE LINE EXTENSION, RISER ROOM, FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM
- 4 ADD ALTERNATE NO. 4 INCLUDE MAIN ENTRY STAIR RENOVATION AND STABILIZATION
- 5 ADD ALTERNATE NO. 5 INCLUDES COMPLETE CONSTRUCTION OF SECOND FLOOR, SUBLOADING, WINDOWING, GIBBS'S STAIR AND ENCLOSURE, MAIN ENTRY STAIR RENOVATION AND STABILIZATION, PLUMBING STUB OUTS AND ELECTRICAL SUBPANEL TO BE INCLUDED IN BASE BID
- 6 ADD ALTERNATE NO. 6 INCLUDES ALL SECOND FLOOR EXTERIOR WINDOWS
- 7 ADD ALTERNATE NO. 7 INCLUDES ALL FACADE RENOVATION, RESEALING OF ALL EXTERIOR BRICK AND REPOINTING OF BRICK AS REDS, REFER TO SPECS
- 8 ADD ALTERNATE NO. 8 INCLUDES ASPHALT SHINGLE ROOF OVER TRUSS LAYOUT AND EXISTING SUBSTRATE
- 9 ADD ALTERNATE NO. 9 INCLUDES TEMPORARY BARRIER AT EXISTING MAIN STAIRS AND PLYWOOD DOOR AND HARDWARE



DAVID L SHAMMACH
ARCHITECT INC.
261 N. Coast Avenue
Tucson, AZ 85701
p. 520.535.2610
f. 520.824.9474
www.shammach.com

HISTORIC TOMBSTONE CITY HALL RENOVATION
315 EAST FREMONT ST
TOMBSTONE, AZ 85638

100%
CONSTRUCTION
DOCUMENTS



DRAWN BY:
CG
DATE:
09/23/2016
PROJECT NO:
15-007

EXTERIOR
ELEVATIONS

A3.0
SHEET 14 OF 41



8 CORNICE AND CORBELS NORTHEAST
NOT TO SCALE



5 FINIAL
NOT TO SCALE



1 PEDIMENT
NOT TO SCALE



9 CORNICE AND CORBELS EAST
NOT TO SCALE



2 CORNICE AND CORBELS NORTHWEST
NOT TO SCALE



10 WINDOW DETAILS
NOT TO SCALE



3 INTERMEDIATE CORNICE AND CORBELS NORTHWEST
NOT TO SCALE



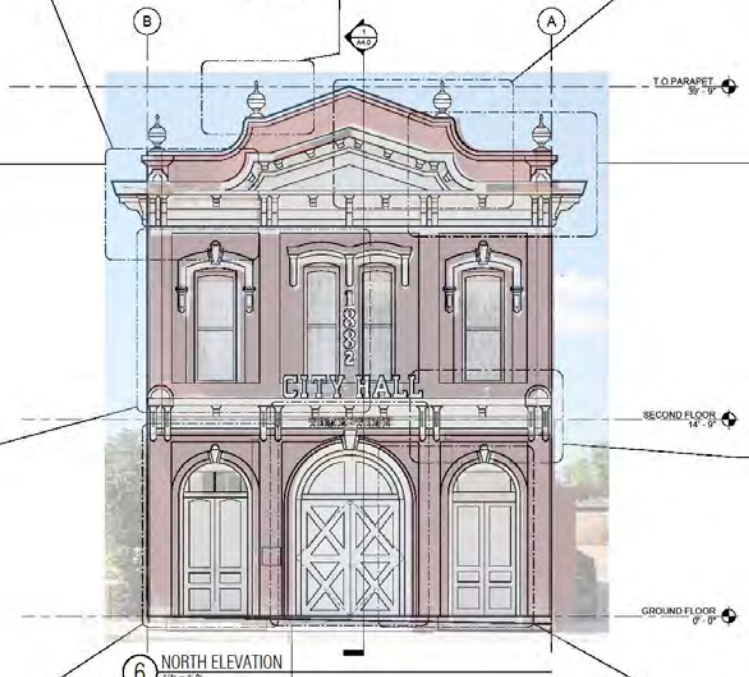
11 NORTHEAST DOORS
NOT TO SCALE



7 CENTER DOORS
NOT TO SCALE



4 NORTHWEST DOORS
NOT TO SCALE



6 NORTH ELEVATION
1/4" = 1'-0"

D E S A
architects
DAVID E SHAMBACH
ARCHITECT, INC.
281 N. Court Avenue
Tombstone, AZ 85701
p. 520.565.3910
f. 520.854.8474
www.shambach.com

HISTORIC TOMBSTONE CITY HALL RENOVATION PROJECT
315 EAST FREMONT ST
TOMBSTONE, AZ 85638

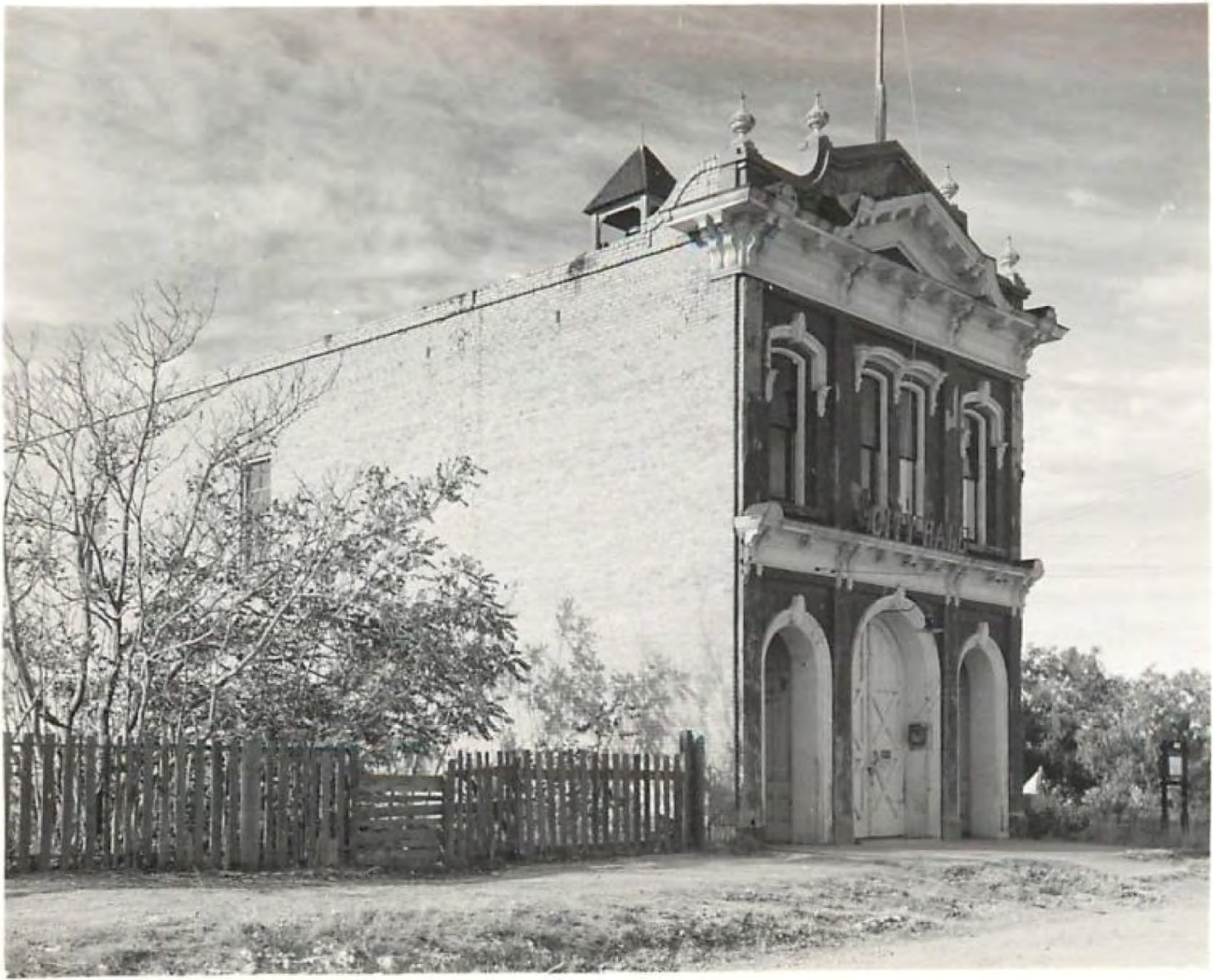
100%
CONSTRUCTION
DOCUMENTS



DRAWN BY
BSS
DATE:
09/23/2016
PROJECT NO:
15-007

FACADE
RENOVATION

A4.0
SHEET 15 OF 41



The Old
CITY
HALL

TOMBSTONE
ARIZONA

X405



Distributed by
Lallegard Specy. Co.
Tucson, Ariz.



Facade | Before



Street View | Before





Window | Before



Facade | During

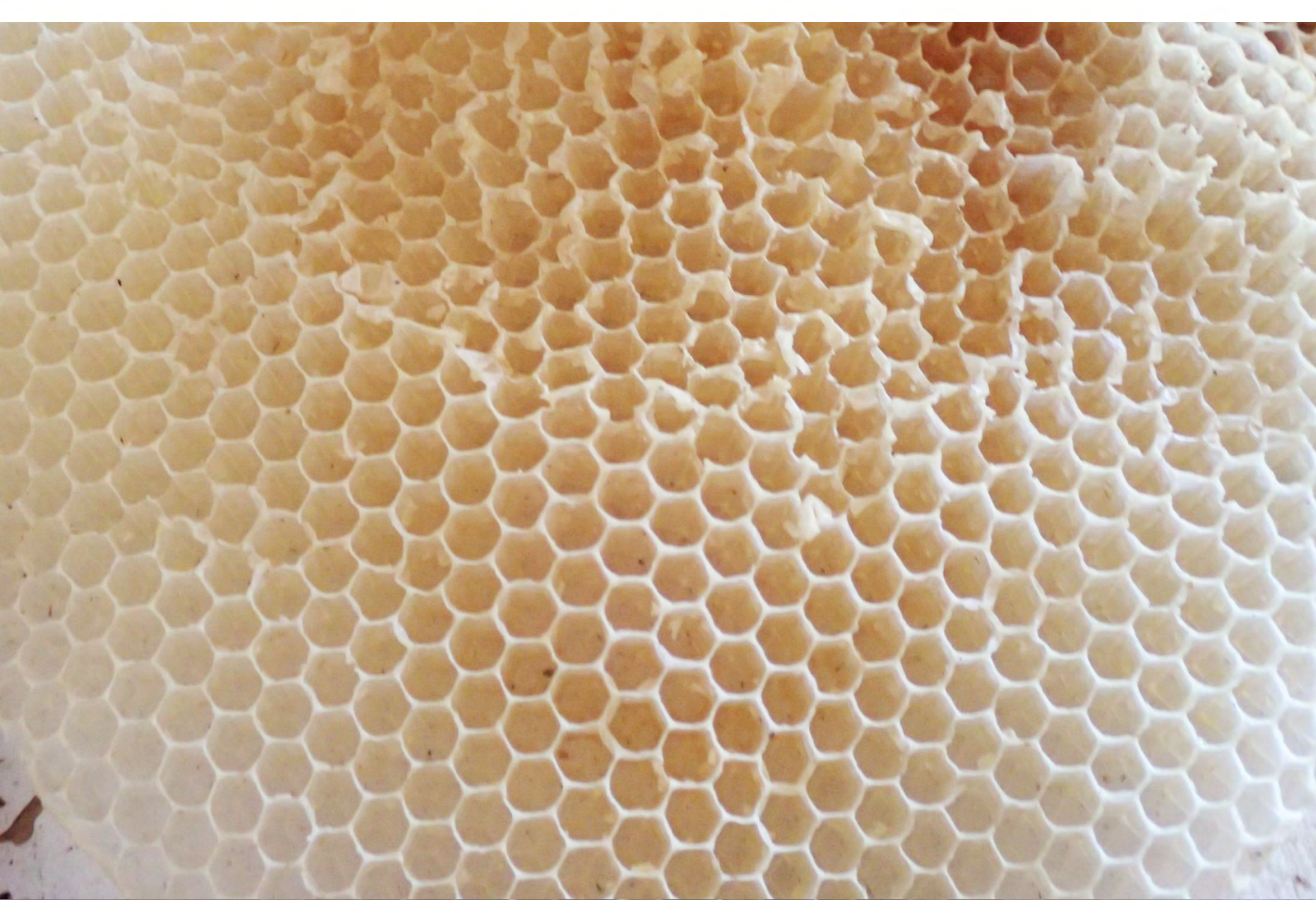




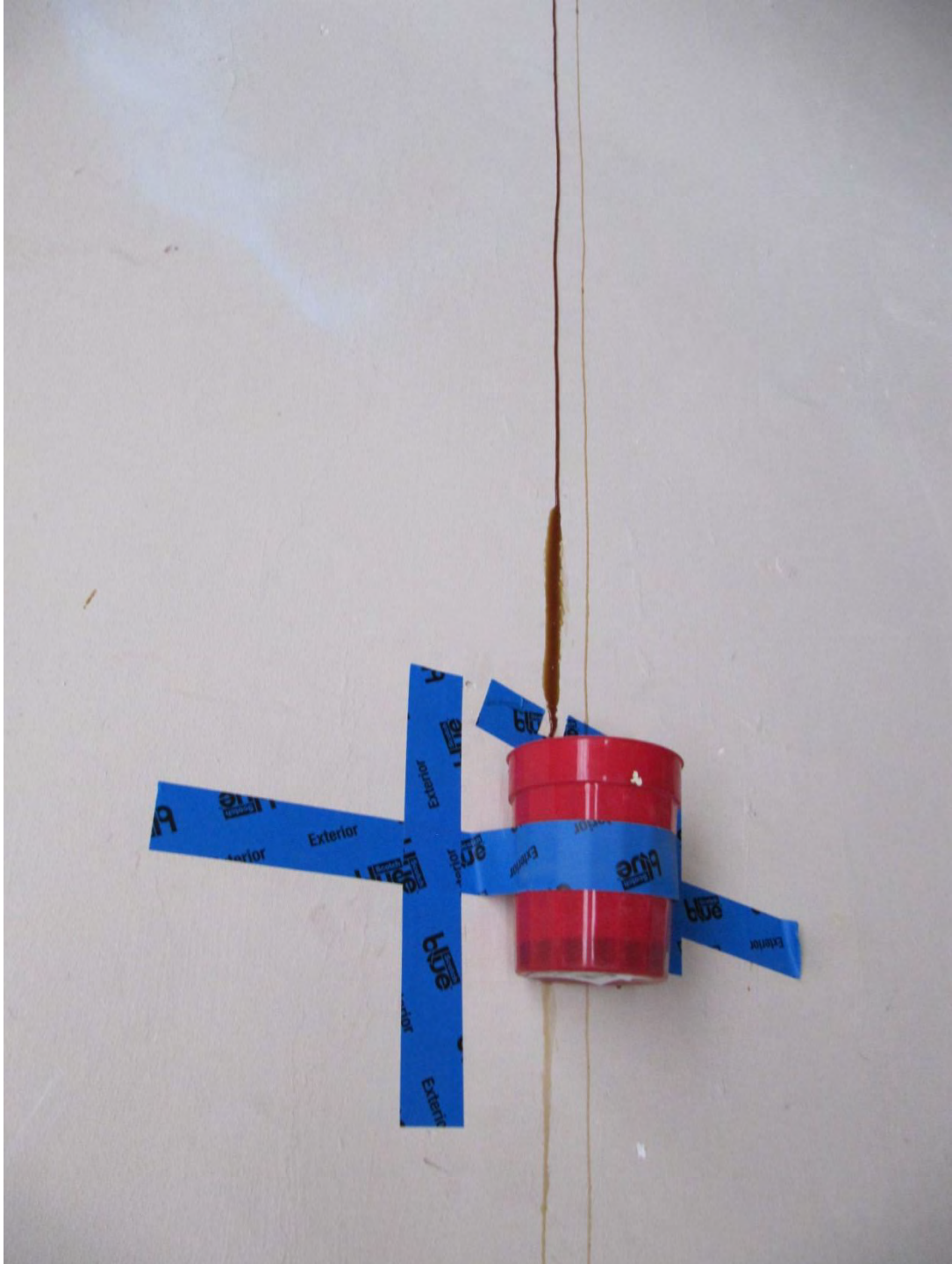


Framing | During





Honeycomb | During





Interior | During





Facade | After



Street View | After



Window | After





Portal Detail | After







QUESTIONS & ANSWERS

THANK YOU FOR YOUR INTEREST!