

City Hall

Project Number: 20675

Department: PUBLIC WORKS - BUILDINGS

Last Updated: 04/06/2009

Project Manager: Terry Lowe

Contact Number: 623.222.6000

Address/Location: 15984 N. Civic Center Plaza

Project Description:

Design and construction of approximately 150,000 square feet City Hall complex, including a 400 space parking garage on 11 acres located at the intersections of Civic Center Plaza and Statler Plaza at the Surprise Civic Center. Roughly 126,000 square feet of the complex will be occupied by the City of Surprise administration offices and the Mayor and Council Chambers. The remaining 24,000 square feet of space to be utilized by a learning institution. Costs associated with this phase of the City Hall project will include site preparation, the design, and construction of the structures, and all associated furniture, fixtures, and equipment, and information technology.

Schedule Breakdown

Delivery Method: Construction Manager @ Risk (CM@R)

Project Phases	Percent Completed	Original Est Completion	Projected Completion	Procurement Results
Design Procurement	100%	11/01/2005		
Council - Design	100			Architekton - \$5,280,000
Design	100%	07/01/2006	07/01/2006	
Construction Procurement	100%			DL Withers Construction - \$48,200,000
Council - Construction	100	01/01/2007	07/01/2007	
Construction	82%	10/01/2008	06/01/2009	

Budget Breakdown

Funding Source: General Capital, Private Partnership

Budget Notes

Project Budget:	Original:	\$ 53,223,400
	Change:	\$ 9,634,400
	Amended:	\$ 62,857,800
	Total Expended:	\$ 49,853,140

Increase -\$6,143,000 July 06. Increase - \$93,000 Feb 07 for an additional family restroom and up to 18 automatic door operators. Increase - \$114,800 June 07 for additional ADA enhancements to the restrooms and Council Chambers. Increase - \$1,033,600 July 07. Increase - \$250,000 Feb 08 for design to restack departments. Budget transfer increase \$2,000,000 Dec 2008.

Project Update

Current Project Status

March saw the completion of most of the rough construction. Much of the building's finishes, such as flooring, painting, wall covering, and signage, have reached 85% complete. The new Council Chambers began taking shape, with the installation of the dais and drop ceiling. The visitor turnaround/drop off along Civic Center Plaza also began to take shape with the completion of the terra cotta pavement and tree wells. The installation of the interior furniture is approximately 75% complete.

What's Next

April will see the completion of all construction activities and the final installations of the office furniture. The contractor will be running final tests on the building's systems and scheduling final inspections with members of the city's Building Safety and Fire Prevention Divisions necessary to receive the Certificate of Occupancy.

