

On Tap

Starting 1999 with big projects

by Cynthia Scanlon

It's apparent that the Phoenix metropolitan Valley continues to attract large numbers of people who want to live in a state that offers so many varied things to see and do. With this kind of population influx, it is no surprise that construction has kept pace. With 1999 showing no signs of slowing in both the private and public sector, many of the Valley's largest and most active

contractors are busy putting their mark all over the city and state.

During the coming year, you may find yourself driving by large construction sites or visiting areas where building is taking place and wondering what the project will be when finished. Here is a sampling of some of the projects that will be going up throughout 1999:

D.L. Withers

Superstition Skyline High School

In May 1999, the Mesa Unified School District No. 4 will be adding a new school to its roster. The Superstition Skyline High School will be built by D.L. Withers Construction at a cost of \$30.24 million.

When finished, the high school will have nine buildings, two of which are two stories, and total almost 300,000 square feet. Of note, the school will have 57,000 square feet of canopies. The school has numerous sports fields including two baseball fields, two soccer fields, a football field, track and field facilities and a grandstand. In addition, the school will have three concession stands, eight tennis courts, eight racquetball courts and four outdoor basketball courts.

Rounding out the project, the high school will also have an auditorium with seating for 1,100 people. Architect for the project is EMM/SHW Group in Mesa.



Johnson Carlier United Beverage

The Papago Industrial Park, located at 44th Avenue and McKinley, will be getting a new tenant in the form of United Beverage, one of the largest wholesalers of distilled spirits and wine. Johnson Carlier will be undertaking the \$9.9 million project, which will include 250,000 square feet of office space; wine, beer and liquor storage; and a warehouse.

The project will sit on a 40-acre site. The office complex will be a cut above what one would expect in a beverage warehouse including the addition of venetian plaster. The exterior windows will contain enclosed remote automated venetian blinds, raja slate stone flooring and natural granite stone window sills and countertops.

Keeping liquor stored at specific temperatures is important, so the liquor areas will include a 40,000-square-foot, temperature-controlled wine storage room and a 2,000-square-foot keg room.

An automated conveyor system will route orders from wine, keg, and liquor storage rooms to 13 truck bays for distribution. The architect on the project is Deutsch & Associates.





Sundt Construction, Inc.
Sunland Regional Headquarters for State Farm Insurance Companies

Sundt Construction, Inc. will be busy next year building the new regional headquarters for the Sunland Region of the State Farm Insurance Companies in the Fountainhead Corporate Park in Tempe. Thinking about an insurance office building might evoke a few yawns. But the project Sundt has agreed to build is anything but dull. As general contractor of the project, Sundt will build four office buildings totaling 325,000 square feet and two parking structures totaling more than 488,000 square feet, with room for more than 1,500 cars.

This small city of an office complex will also have a warehouse/storage facility totaling 42,000 square feet. Sundt will be responsible for the associated site development as well. Construction will be situated on 21 acres and cost an estimated \$33.5 million when completed.

Construction on the project is expected to be finished around the fourth quarter of 1999.

McCarthy

The Heritage Tradition at Sun City West

McCarthy has been selected as construction manager for The Heritage Tradition residential retirement center in Sun City West. Located on a 11.1 acre site, the 397,700-square-foot, four-story facility will have 228 independent living units under one roof.

Scheduled to begin construction in spring 1999, the \$28.6 million project has a 16-month timeline.

The facility's rental units will range in size from 800 square feet to 1,500 square feet and will include one or two bedrooms, living room, full kitchen, den, one or two bathrooms and balcony or patio. The exterior of the units will be finished in stucco with tile roofs to give a traditional Southwest look to the residential community. Parking for golf carts and automobiles will be available.

The entire structure will be in the design of a figure eight with a courtyard built into each circle of the "eight." One courtyard will include a swimming pool and spa and the other will feature a garden. The facility will offer a full-service dining room, health club, billiards room, craft room, beauty shop, library and computer and learning centers. Future plans include adding an assisted living wing. Architect for the project is Todd & Associates Inc.

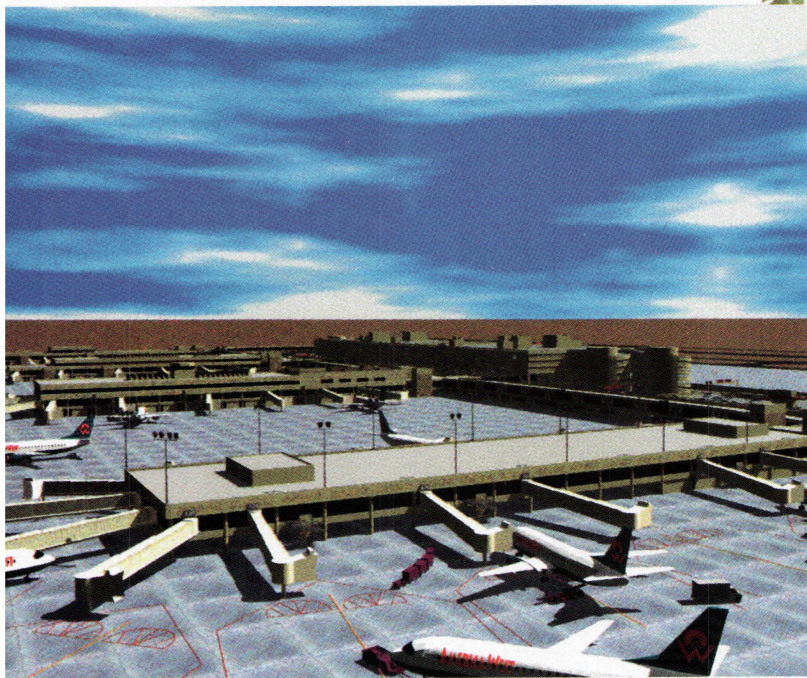


Huber, Hunt & Nichols, Inc.
Phoenix Sky Harbor Airport's Terminal 4 Expansion

Once again, if you take a stroll through Phoenix Sky Harbor Airport's Terminal 4 Concourse, you will see the dust flying as Huber, Hunt & Nichols expands the Level Two Concourse building with a one-level transfer and passenger bridge. The seeming ongoing construction is part of a continual effort to maintain customer satisfaction in navigating the busy concourse area.

Huber, Hunt & Nichols plans to construct the bridge out of the west end of the existing terminal structure. The undertaking of this latest operation is large in scope. The \$29 million project, which was begun in October 1998, will encompass more than 179,000 square feet and is expected to be completed in late September 1999.

In keeping with the desired service expected by Sky Harbor customers, the contractor will embark on the construction plan with as little disruption to the airport as possible. Once finished, the new bridge should make a nice addition to what is already a state-of-the-art transportation facility. The architect for the project is DWL Architects & Planners, Inc.



**Kitchell Contractors
Heard Museum Education Expansion**

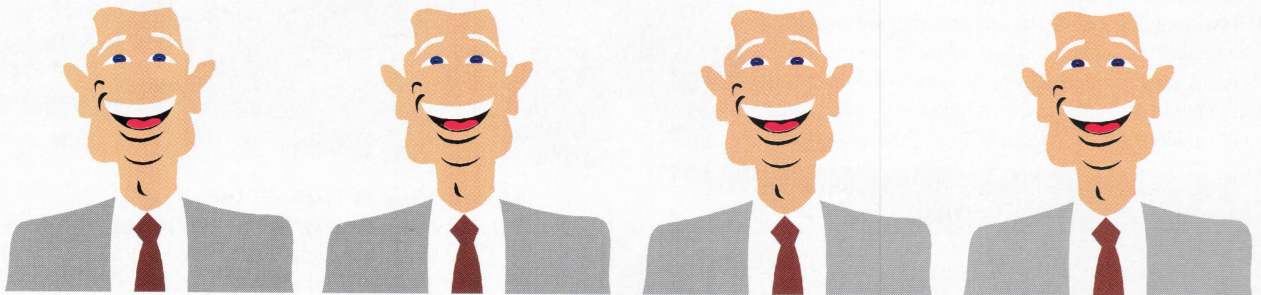
Kitchell Contractors will be busy in 1999 with the Heard Museum Education Expansion. Since the mid-1980s, annual attendance at the museum has more than doubled with nearly 400 schools in 20 states utilizing the museum as a resource for curriculum material about Native American heritage.

With only one small classroom and a multi-purpose auditorium at present, the Heard Museum will expand its facilities, including its antiquated physical plant to move itself into the new century. The \$18.1 million project will add 50,000 square feet of additional space and 18,000 square feet of renovated space in the existing building.

The expansion will add a much-needed gallery to the internationally acclaimed museum. Once complete, the Heard Museum will be 130,000 square feet with nearly double the public spaces.

The expansion will encompass a museum shop and bookstore, a 400-seat multi-purpose auditorium, and an education pavilion with classrooms. The funding for the project has come from corporate donations, competitive grants and private gifts. The museum will remain open during the entire construction phase, which is expected to be completed early in 1999.

Architects for the project are Langdon Wilson Architecture with architect John Douglas.



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**TGI/Target General, Inc.
Coconino County Jail Facility and Cesar
Chavez High School**

To help address Arizona's growing prison population, TGI/Target General, Inc. was awarded a \$15 million contract from Coconino County to construct the new 150,000-square-foot Coconino County Jail Facility located in Flagstaff.

A tunnel-form casting system will be used for the construction of the cell areas, each of which are cast-in-place concrete. The facility, which was designed by Durrant Architects, is due to be complete in October 1999.

TGI/Target General, Inc. was also recently awarded a \$40 million contract from the Phoenix Union High School District to build the new Cesar Chavez High School located at 39th Avenue and Baseline Road in Phoenix. The project was designed by BPLW Architects & Engineers and will include unique architectural features such as a large recessed sundial in an outdoor amphitheater setting, locker rooms that are located underneath the bleachers in the stadium and a high-tech performing arts center.

The project is approximately 368,000 square feet and construction is scheduled to be completed in July 1999.

AB

Cynthia Scanlon is a Tempe free-lance writer.

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