

**F**or builders and developers, the frantic construction pace continues. Phoenix, Mesa, Scottsdale, Chandler, Glendale...it doesn't seem to matter where you go, the lots are abuzz with building activity.

We asked several large building companies about projects coming on line. The following is a mere snapshot of the activity moving dirt in the Valley.

# Lowering the Boom Project Update

by Cynthia Scanlon

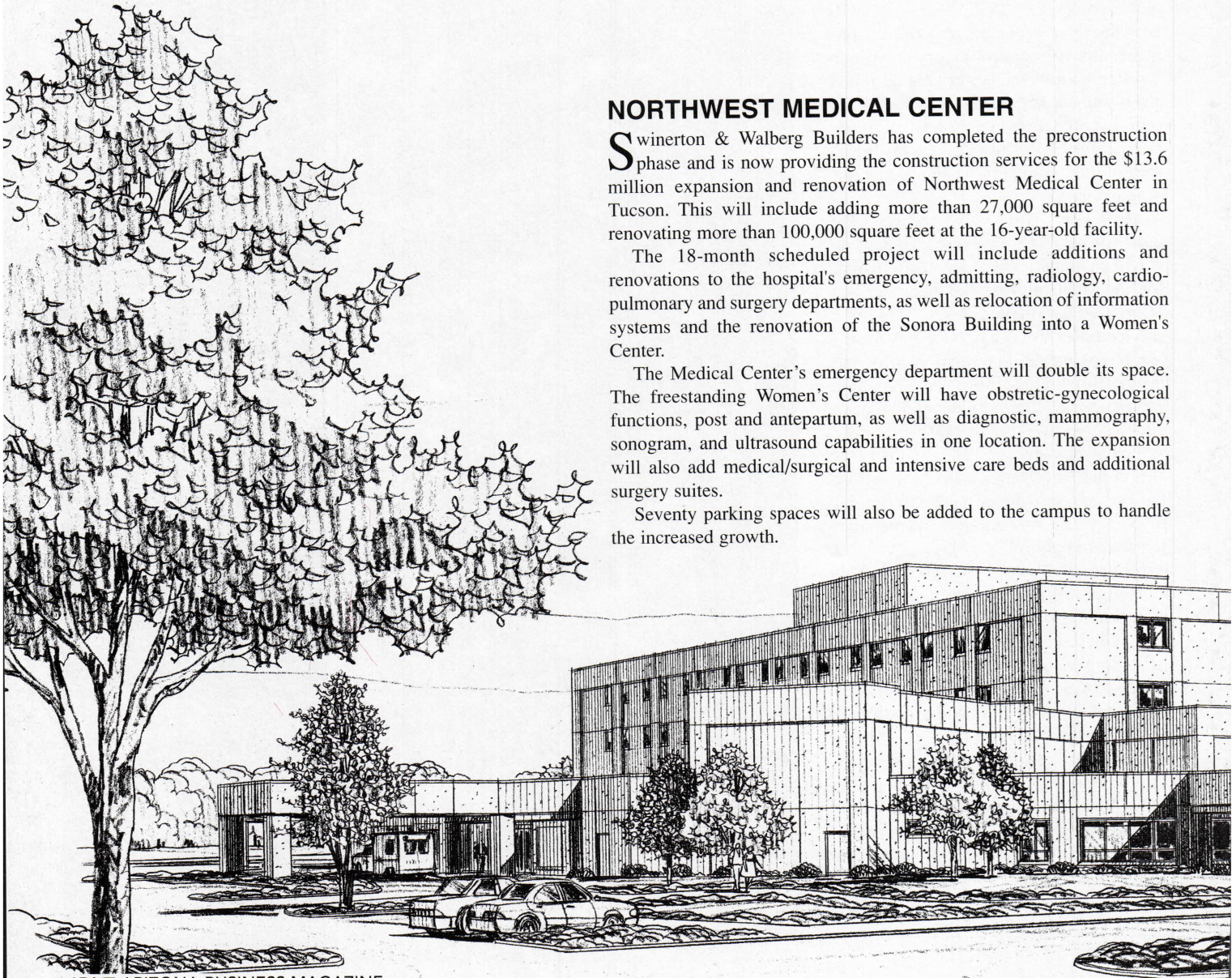
## NORTHWEST MEDICAL CENTER

Swinerton & Walberg Builders has completed the preconstruction phase and is now providing the construction services for the \$13.6 million expansion and renovation of Northwest Medical Center in Tucson. This will include adding more than 27,000 square feet and renovating more than 100,000 square feet at the 16-year-old facility.

The 18-month scheduled project will include additions and renovations to the hospital's emergency, admitting, radiology, cardiopulmonary and surgery departments, as well as relocation of information systems and the renovation of the Sonora Building into a Women's Center.

The Medical Center's emergency department will double its space. The freestanding Women's Center will have obstetric-gynecological functions, post and antepartum, as well as diagnostic, mammography, sonogram, and ultrasound capabilities in one location. The expansion will also add medical/surgical and intensive care beds and additional surgery suites.

Seventy parking spaces will also be added to the campus to handle the increased growth.







NORTH ELEVATION

## THE VILLAGE GAINEY HEALTH CLUB & SPA

This \$10 million project, a three-story health club facility with more than 79,000 square feet, was built by The Weitz Company. It features heated swimming and lap pools, a complete cardio-fitness area with running track, weight room, full-court basketball, racquetball and squash courts, sauna, steam, Jacuzzi, kids club, nursery, gymnasium,

aerobics, ballet, spacious locker rooms, a pro shop and cafe.

This innovative health club and spa will connect through an enclosed walkway to a 10,000-square-foot sports medicine and wellness center operated by Scottsdale Healthcare. The architect on the project was CCBG Architects, Inc.

## UNIVERSITY OF ARIZONA MEMORIAL STUDENT UNION AND BOOKSTORE

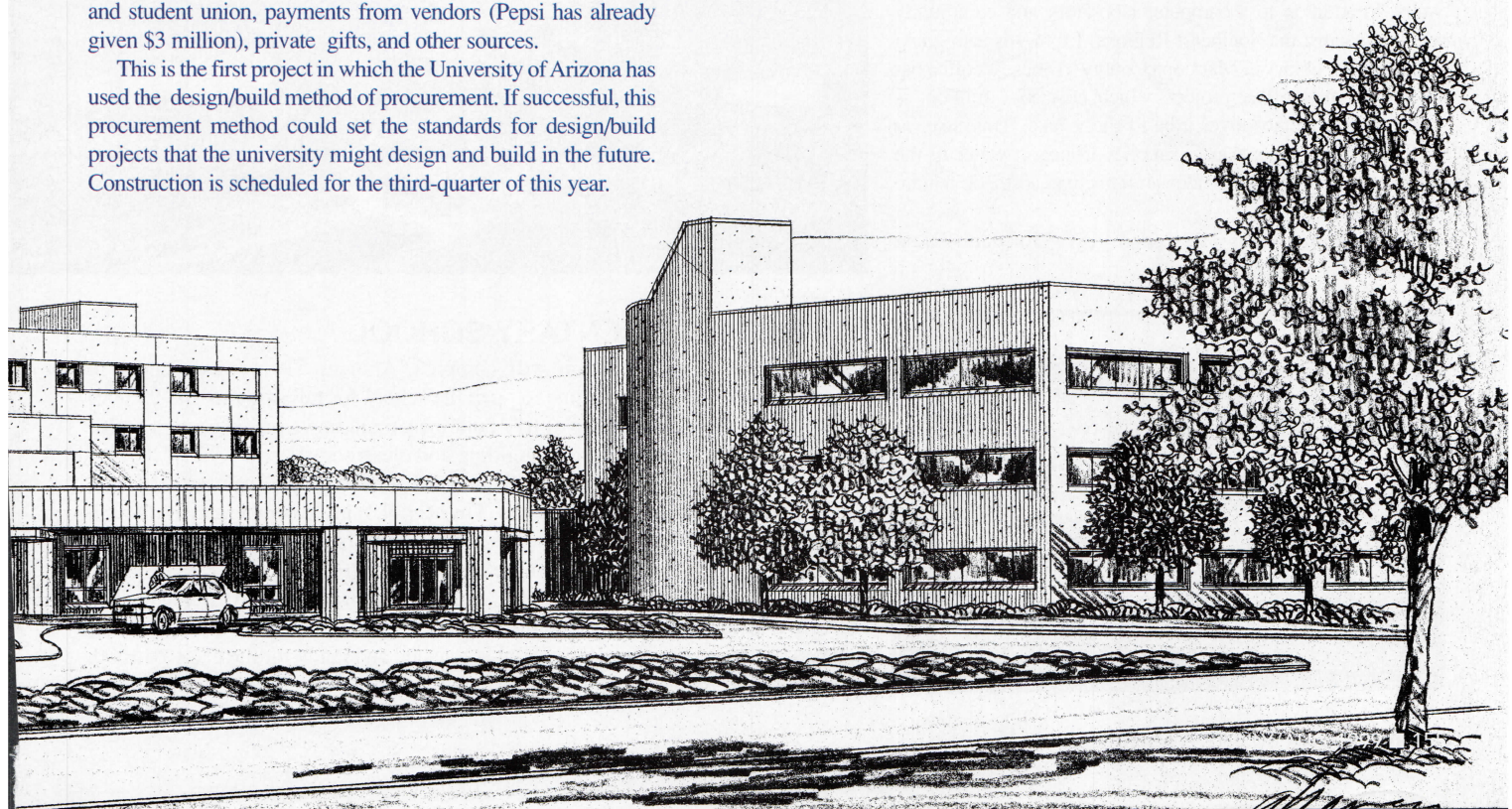
Swinerton & Walberg Builders and MHTN Architects have been selected to design/build the new Student Union/Bookstore project for the University of Arizona. The \$60 million project will include increasing the existing 277,000 square feet of space to 377,000 square feet and recreate the area as the center of campus community life.

One of the most interesting features of this new student union will be an open-air walkway between the east and west sides of the union. The texture and appearance of some of the walls will emulate geological layers typical of Southwestern canyons and will be filled with green plants and the sounds of running water. The curvature of the east wall will replicate the curved hull of the "USS Arizona," sunk at Pearl Harbor in 1941 and the bell of the USS Arizona will be visible to the campus for the first time.

New enlarged dining spaces and shaded terraces with sidewalk seating will be added in addition to new loading docks, replacement of the Gallagher Theater, and the re-creation of the Alumni Heritage Lounge and the USS Arizona Lounge.

The \$60 million will come from revenues from the bookstore and student union, payments from vendors (Pepsi has already given \$3 million), private gifts, and other sources.

This is the first project in which the University of Arizona has used the design/build method of procurement. If successful, this procurement method could set the standards for design/build projects that the university might design and build in the future. Construction is scheduled for the third-quarter of this year.







## DENALI NATIONAL TRUST OFFICE DEVELOPMENTS

Summit Builders Construction Company has been chosen by Scottsdale-based Denali National Trust, Inc., a local real estate investment and operating company, as general contractor of three major office developments in Phoenix. Summit is currently completing construction for Denali's Broadway 101, located on 10 acres at the southwest corner of Broadway and Price Roads at the 101 Loop in Tempe. The two-story, 170,000-square-foot office complex is comprised of two buildings and was built on a fast-track construction schedule. Broadway 101 includes a 70,000-square-foot, single-level subterranean parking structure.

Summit is also currently constructing a three-story, 120,000-square-foot office building located at Northsight at Scottsdale Airpark at the southwest corner of Northsight and Raintree Roads in Scottsdale. The Northsight Financial Center office facility includes a two-story subterranean parking structure encompassing 80,000 square feet.

This summer, Summit will begin construction on Denali's third new office complex, located on a 10.5-acre site at Interstate 17 and Bell Road in northwest Phoenix. The project will include two single-story office buildings.

## GILBERT LIBRARY

The new Southeast Regional Library has opened its doors with a bold, impressive look. D.L. Withers Construction built the 63,600 square foot building on a 125-acre parcel located at 775 N. Greenfield Road in Gilbert. The unique structure is highlighted by a roof with a 650-foot radius that leaves most of the interior open to vaulted ceilings. Library-goers can also view ponds and trails through vast open glass walls. In addition to a computer laboratory and community meeting rooms, the Southeast Regional Library is also going to be the first library in Maricopa County to house a coffee bar on the premises. The project, which cost \$7.1 million, is adjacent to an innovative, urban-fishery lake. This lake, in addition to recreational use, supplies irrigation water to the surrounding park and provides an attractive, aesthetic feature to the grounds.

The library was designed by Hofmann-Dietz Architects of Gilbert.



## ANTHEM ELEMENTARY SCHOOL

D.L. Withers Construction will complete Anthem Elementary School in August of this year, in time to open the school for fall session. The 93,000-square-foot school is made up of five buildings, including a media center, multi-purpose building, administration building and classrooms.

The campus will have two baseball fields, one of which can be used as a soccer field and two basketball courts. The school, built for kindergarten through eighth grades, is constructed with colored metal roofs and is located next to the Anthem Community Center, one mile east of I-17 on Desert Hills Road.

The design/build team of D.L. Withers Construction and architect The Orcutt/Winslow Partnership, combined forces with Del Webb throughout all phases of the project. Once the school is finished and ready for the class of 2000, it will be turned over to the Deer Valley School District to operate and maintain.





## SCOTTSDALE MARRIOTT

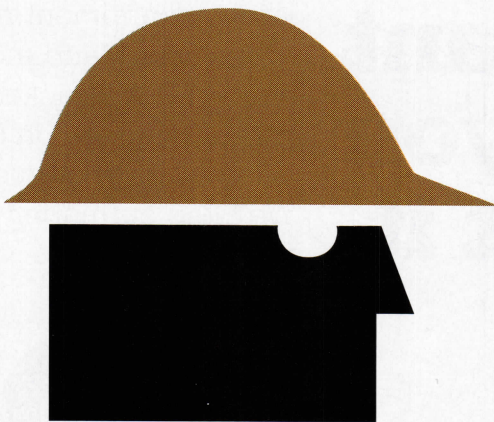
**W**.E. O'Neil Construction Company of Arizona has completed a full service destination resort on the TPC Desert Golf Course in north Scottsdale. The 270,000 square-foot Marriott Suites project includes 263 two-room suites, conference facilities and ballroom situated on 10 acres.

The suites were constructed of load-bearing masonry walls and poured-in-place concrete post tension slabs. The project also includes a two-level precast guest parking garage. The three- and four-story hotel was designed by Cornoyer Hedrick Architects.

W.E. O'Neil Construction Company is also scheduled to complete the three-story, 123-room Hampton Inn and Suites this summer. The hotel includes 77 standard guest rooms and 46 two-room suites.

As part of the unique interior design, which was created by Zenith Design, a 20-foot waterfall cascades within the two-story lobby.

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## PHOENIX NORTHGATE

Layton Southwest has completed Phoenix Northgate and is now undertaking tenant improvement work on the two buildings totalling 144,745 square feet. The buildings were designed by Butler Design Group and feature tilt wall construction with curtain wall, reflective glazing systems, and panelized wood roof.

Building A, which is 99,195 square feet, was constructed "mezzanine ready" with a 25-foot clear height. The design allows the owner or tenants to add a partial or complete second floor structure throughout the building. The mezzanine ready design included beefed up perimeter and column footings and stringer steal columns, which, in addition to supporting the roof structure, are designed to support the second floor mezzanine. The building is also designed to accommodate higher than normal fire sprinkler flows utilizing specialized E.S.F.R. heads, allowing the racking and storage of materials up to 25 feet high.

Layton began tenant improvements in early May for E.F.T.C., a spin-off of Honeywell, which is engaged in the assembly of circuit boards for military and aeronautical applications. Layton expects to have the first phase of TI work completed by August so that 20 percent of E.F.T.C.'s production line will be up and running.

TI improvements will include compressed air, nitrogen gas, de-ionized water, vacuum lines and specific electrical systems particular to E.F.T.C. assembly processes. The combined value of the two shell buildings and the tenant improvements for E.F.T.C. will approach \$7 million.

Craig Bergstrom, left, vice president and Terry Abair, vice president and general manager, are managing partners with Layton Southwest



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