

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION**

**Date: March 7, 2013**

**SUBJECT:** Presentation: Project Status Update for Civic Center Remodel Project (CIP # F322)

**SUBMITTING DEPARTMENT:** Town Management

**PREPARED BY:** Kimberly J. Moon, P.E., Capital Projects Coordinator

**AGENDA LOCATION:** Comments/Communications , Consent , Work/Study ,  
New Business , Public Hearing , Second Reading

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**ATTACHMENTS:** none

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**SUMMARY BACKGROUND:**

The Civic Center Remodel Project (CIP #F322) includes both interior and exterior work to finish out the Civic Site. This project is for final build-out of the Civic Center Complex, especially as the Library vacated the Civic Center Building and relocated to its final build-out location previously. The Civic Center Remodel Project is funded by accumulated Development Impact Fee (DIF) Funds for Civic Infrastructure, and is budgeted in the current Fiscal Year in the amount of \$940,000.

Interior Work

Remodel work is almost complete for the interior of the Civic Center Building. A majority of the construction was designed by Stroh Architecture and built by Danson Construction. Phased construction work started on August 22, 2012 and ended on January 11, 2013. Not counting the many various subcontractors that worked for Danson Construction, thirty (30) additional vendors have also provided products, work, or services directly to the Town for this project so far, including furniture reconfigurations, IT Data systems modifications, door security changes, window coverings, electrical changes, heating/cooling changes, etc.

All Departments are now in their new locations.

- Week of September 24<sup>th</sup> - Parks & Recreation Dept moved from 4<sup>th</sup> to 1<sup>st</sup> Floor
- Week of October 22<sup>nd</sup> - Public Works Dept moved from 2<sup>nd</sup> to 3<sup>rd</sup> Floor
- Week of October 22<sup>nd</sup> - Utilities Dept moved from 2<sup>nd</sup> to 3<sup>rd</sup> Floor
- Shortly thereafter - Community Development Dept expanded into vacated areas of 2<sup>nd</sup> Floor
- Week of November 26 - Customer Utility Accounts Division (of the Management Services Dept) moved from 4<sup>th</sup> to 2<sup>nd</sup> Floor
- Week of November 26 - Town Management Dept expanded into vacated areas of 4<sup>th</sup> Floor
- Shortly thereafter - Legal Dept expanded into their new offices on 4<sup>th</sup> Floor
- January 2013 – Danson Construction Contract Work complete
- Beginning of February - Town Clerk expanded into vacated area of 2<sup>nd</sup> Floor
- February 15<sup>th</sup> - Human Resources moved into their new offices on the 4<sup>th</sup> Floor
- February 15<sup>th</sup> - Management Services has some of their workstations reconfigured on the 4<sup>th</sup> Floor

The Parks & Recreation Department is currently located on the 1<sup>st</sup> floor, and will be relocated to their final location on the 3<sup>rd</sup> Floor of the Civic Center, once the space is available. Limited additional remodel work of that space is required.

Other Departments and Divisions did not relocate, but patiently continued normal Town operations and assisted with construction going on around them. Special thanks goes to PV 15 Studios Division, IT Division, Building Permits and Inspections Divisions, Municipal Court, and all Civic Building tenants.

The Facilities Division of the Public Works Department has been instrumental in getting many small interior remodel improvements done directly, such as radio relocations, signage updates, electrical modifications, door locks and scan card changes, and HVAC modifications on the 3<sup>rd</sup> Floor – efficiently and at low cost.

The IT Division of the Management Services Department has also been instrumental in changes to the interior of the Civic Center Building, including rewiring for furniture relocations, wireless provisions on 3<sup>rd</sup> Floor, door scan card security, and data room changes.

Interior work that is still in progress includes: vestibule, conference room furniture, various furniture adjustments, signage changes, door security system modifications, and small work projects such as painting and touchup items.

#### Exterior Work

Stroh Architecture has begun design on the Amphitheater Stage on the Civic Center grounds. Stroh Architecture has created three design concepts for the consideration of the Arts and Culture Commission. The expanded stage will provide for a larger venue, a roof, appropriate electrical power supply, and audio systems (with expansion plug-in options) for performances for improved performance programming through the Parks & Recreation Department.

The “Not So Gentle Tamer” Arizona Centennial Statue is moving forward. The BronzeSmith Gallery, here in Prescott Valley, has the Statue well underway and over \$50,000 of the needed \$87,000 has been raised so far. The statue is to be located on the Civic Center grounds, in similar methods as the Military Services Monument and the Police Statue. In preparation for this artwork to be donated to the Town, Civic Complex site improvements and expansion are planned adjacent to the intersection of Lakeshore Drive and Lake Valley Road. Design Services have been donated for these site improvements by Stroh Architecture valued at \$3,500 and Civiltec Engineering valued at \$3,654. This site work includes sidewalk expansion, modifications to site walls, installation of foundation to support the statue, irrigation, site lighting modifications, street light relocation and installation.

Other plans for exterior work include a water feature from the original Civic Center plans, to be installed on the stepped terrace on the south side of the Civic building. Installation of additional trees has also been part of the planning for exterior improvements.

#### Funding

This project is funded by Development Impact Fees (DIFs). DIFs are one-time charges applied to new residential and commercial construction to alleviate its impact on current public improvements and infrastructure. The intent is to ensure that “growth pays for growth” and that existing residents are not unduly burdened to pay for improvements to accommodate growth. DIFs were first assessed by the Town of Prescott Valley in 1995, and revised in 2003 with recommendation from a citizen’s advisory committee to include Civic fees and other fees. Changes to Arizona Revised Statutes removed the Civic category from eligible DIF categories. In December 2011, the Town’s DIF structure was adjusted and included rescinding the Civic Development Impact Fee. Civic DIF collected to date can only be used on such Civic infrastructures projects as to Remodel the Civic Center, to provide the building’s ultimate build-out plan.

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**OPTION ANALYSIS:** For discussion only.

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**ACTION OPTION:** For discussion only.

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**RECOMMENDATION:** For discussion only.

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**FISCAL ANALYSIS:** The budget for the current fiscal year is shown in the table below:

**Table 1**

Civic Center Building Remodel, CIP # F322		
HTE Code(s): 223-6540-700.72-20 & .74-10		Finance Proj. # CF1001
FISCAL YEAR 2012/2013	Budget FY 12/13:	\$940,000.00
	Expended & Encumbered:	-\$472,431.75
	Balance:	<u><u>\$467,568.25</u></u>
		FISCAL YEAR 2012/2013

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**REVIEWED BY:**

Management Services Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

Town Attorney \_\_\_\_\_

Town Manager \_\_\_\_\_

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**COUNCIL ACTION:**

Approved    Denied    Tabled/Deferred    Assigned to \_\_\_\_\_