





Deputy City Manager's Office Memorandum

DATE: September 23, 2009

TO: Mayor and Council

FROM: Ken Reedy, Deputy City Manager 

THROUGH: Pam Kavanaugh, Assistant City Manager 

SUBJECT: Update for the Glendale Municipal Courthouse Project

We wanted to provide you with an update on the Glendale Municipal Courthouse Project. Glendale Engineering and other staff have been working cooperatively with the Design Build Team of Dick and Fritsche Design Group (DFDG) and D. L. Withers. The project has been cooperatively delayed in order to make sure the city has the funding to complete the project before proceeding with the next phases of construction. The agreement will allow the completion of the underground aspects of the project and then close up the site until additional funds will allow continuation of the project.

Status of the onsite work

The underground parking (basement) and the first floor slab over the underground parking have been completed and sealed-up. All of the on-site utilities have been completed and the site has been graded to leave a neat and tidy vacant lot appearance that can easily be maintained by the contractor and the City.

The utility easement for Salt River Project to bring electrical service to the site is scheduled for Council approval on September 22nd. After it is approved SRP will complete their work. It will take a couple weeks to complete. The SRP work was to relocate their existing cabinets on Glendale Avenue to 47th Avenue and place the infrastructure for a future transformer for the new Courthouse.

The record drawings (as built drawings) for the work completed will be finalized after the SRP work is done. This will be used to document precisely what was completed in case the project is delayed beyond the current agreement of April 2010. The documentation will allow restarting the project with lower risk of damaging any of the work already completed.

The revised plat needs to be completed and submitted to Planning. Minor revisions are being made to the plat.

DFDG, the Court staff and International Facilities Group (IFG) are working on finalizing the Furniture Fixtures & Equipment package. It still requires a couple more meetings with Court staff in order to finalize, but should be complete by mid October 2009.

D.L. Withers will hold the Guaranteed Maximum Price (GMP) until December 31st and the contract will remain open until April 2010 unless an additional extension is negotiated. D.L. Withers does have the option to revise the GMP after Dec. 31st for extended General Conditions, and increased material and labor costs if applicable.

Construction will resume when the economy allows and a revised budget is approved by City Council. The site has been cleaned up and fenced for protection of the property while the city waits for the funding for the remaining work that will complete the project.