

# The Flagstaff Aquaplex



## Construction Information



**June 30, 2007**



**September 1, 2007**

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The Flagstaff Aquaplex is a 51,441 square foot recreation center with an indoor pool, multipurpose gym, fitness area and aerobics room, community rooms, and administrative offices. For this project, the City has a CM@R contract in place for \$13,685,797. The notice to proceed (NTP) date for this project was: April 27, 2007.

**GENERAL CONTRACTOR:**  
**Haydon Building Corp**

**SUBS:**  
Arizona Steel Fabrication  
Kendall Masonry  
Waddell Concrete  
Boyer Metal (Mechanical)  
Roper Plumbing  
Dollar Construction (Wood Framing)

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## **Contractor**



Haydon Building Corp is your general contractor for building and heavy highway construction. We provide general contracting, construction management, program management, construction management at risk (CM at Risk), design/build and self-performed horizontal construction services. Haydon serves state, county, municipal,

government, education and a wide variety of private clients. Our building industries include: community services, recreation, commercial, office, retail, industrial, education, and automotive/aviation. Heavy civil industries include: roadways, underground utilities, sewer, water, concrete, structural concrete, bridge construction, grading, paving, earthwork and site development.

Over the past 16 years our team of professionals has grown to 250. Thanks to excellent repeat business, our annual revenues have steadily increased to \$210 million, making us one of the largest general contractors in Arizona.

### **The Haydon Building Corp Aquaplex Team**



**Fritz Behrhorst, Director Preconstruction**

Fritz Behrhorst, LEED AP, *Director of Pre-Construction*, got his start in construction as a teenager, sweeping, working labor jobs and pounding nails for local builders in his hometown of Winfield, Kansas. He worked his way through college at Kansas State University, working construction jobs and as a contractor for several home additions. Fritz received a degree in Construction Science in 1983, loaded his 1977 Dodge Charger, and drove to west to Arizona for a new career where it was warm. He has been at Haydon for 14 years, advancing from one of its first employees as an estimator to the position of Vice President of Pre-Construction. To Fritz, the best part of being the Pre-Construction Director on this project is working closely with creative and dedicated people and helping them realize their dreams. He appreciates the dedication of Flagstaff's staff and their commitment to bring a top tier facility to the city. The biggest challenge on this project is working within the budget to meet all of the programmatic goals of the city and deliver a truly special facility. Once construction is complete, Fritz is most excited to see the gallery area and the indoor aquatics area.



**Darrell Malin, PM and Cub Carter, Sr PM**

K.T. “Cub” Carter, *Sr. Project Manager*, has directed Haydon Building Corp’s team during the design and pre-construction phases of this project and now oversees the entire building process. Cub graduated from ASU’s Del E. Webb School of Construction in 1980 and has worked in the commercial construction industry for 27 years - 14 of those years have been with Haydon. He has managed many construction projects throughout the state, including 3 in Flagstaff, and enjoys getting out of the big city and building in areas where the pace of life is “sensible” and the people are enjoyable to work with. What Cub enjoys most about this project is being part of the entire design process, seeing the Owner’s vision evolve, then constructing and delivering a long awaited facility for the citizens of Flagstaff. Cub has managed several parks and recreational facilities and states “Parks and Rec folks are fun to work with. They are very energetic and excited about their projects and why not? Their job is to manage play!”

Darrell Malin, *Project Manager*, has worked for Haydon Building Corp for over 6 years. He is a graduate of ASU's Del E. Webb School of Construction and has been an Arizona resident for the last 15 years. His extensive construction experience includes parks and city recreation centers, both new and renovation hospital construction, retail building and site development, high-end custom commercial and residential buildings and schools. Darrell is excited to work on such a positive and skilled team with the City of Flagstaff. The most challenging part of the project for him is the complexity of combining so many functions into one project and working under a tight schedule and weather conditions that keep you on your toes.



**Harry Reidel, Asst. Superintendent and Steve Talbot, Superintendent**

Steve Talbot, *Project Superintendent*, has been in the commercial construction industry for 20 years. His career, which started in Boston, expanded to Florida and is now across the country in sunny Arizona. Steve had been working in the Phoenix Valley for 5 years when he was offered the opportunity by Haydon Building Corp to come build the Aquaplex in Flagstaff, and after careful consideration he decided a break from the desert heat and a project of this complexity would be a nice change. What Steve enjoys most about his job is watching the progress as the building comes out of the ground and then turning it over to its owner complete and on time. The part of the project that he is most excited to see constructed is the leisure pool with 2 body slides – “It will be a first in my career!”

Harry Riedel, *Project Superintendent*, moved to Arizona from Denver when he was 17. In 1968 he became an apprentice carpenter with the United Brotherhood of Carpenters Phoenix Union Local #906, serving that role for 23 years until 1991. He has worked in the construction industry for 37 years - 27 of which have been in commercial construction, and 10 of which have been in residential. His experience includes construction at Frank Lloyd Wright's Taliesin project. As a superintendent educated in the “old school” methodology, Harry takes great pride in making sure that all of his construction projects are built to the highest standards and on a professional level. The part of this project that he enjoys the most is building the interior of the facility – “It's the frosting on the cake to me.”

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## Owner's Representative



Gary Robertson is serving as the projects Owner's Representative for the Aquaplex project. Robertson Builders focuses on planning and construction assisting clients with high-profile, institutional and public construction projects.



**Gary Robertson, Owner's Representative Robertson Builders**

Gary Robertson, of Robertson Builders, is serving the City as the Owner's Representative for the Aquaplex project. Beginning his career as a carpenter, Gary earned his degree in Construction Management (CM) from Va. Tech. Since graduation he has provided CM services for major projects in five states across the country and for the U.S. State Department in Darfur, Africa. Gary's 38 years of construction experience has included power plants, manufacturing facilities, astronomical research facilities, public, institutional, and municipal facilities. After moving to Flagstaff in 1986, Gary served NAU for 14 years in various Capital Planning and Director level positions. Since 2000, Robertson Builders has represented owners for the construction of the Coconino Community College campus, Coconino County Courthouse Renovation, USGS Building 6, the Discovery Channel Telescope project, NAU McKay Village Residence Complex and the City Fire Station Relocation Program. Additionally, they are Arizona licensed General Contractors. Gary believes that the project team assembled by the City for this project is one of the most capable he has worked with. He says, "This facility will be a landmark in Flagstaff and provide a tremendous asset for our community". Gary was also a part of the project team

that completed the addition and renovations for the Thorpe Park Community and Senior Center.

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## City of Flagstaff Aquaplex Project Management



**Kathleen Viskocil, Senior Project Manager City of Flagstaff**

Kathleen (Hildebrand) Viskocil, PE grew up here in Flagstaff and is proud to serve her fellow citizens as the Senior Project Manager for the City of Flagstaff. A chemistry graduate from Cal Poly San Luis Obispo with a Masters in Civil/Environmental Engineering from the University of Colorado in Boulder, Kathleen began her professional career in Colorado. She has more than 15 years experience with private sector work in project management, civil design, and environmental engineering. She spent the last four years focusing on construction management for the Capital Improvements Section. Kathleen's City projects of note include the design and construction of "The Basin" BMX park and the design and construction of additions and renovations to the Thorpe Park Community and Senior Center. Kathleen has been the project manager for the Aquaplex since 2005. Kathleen reports that the best thing about the Aquaplex project is the enthusiastic support received from the Council and community throughout the project. She notes "It is a pleasure to be part of a team that includes committed and knowledgeable City staff members, nationally recognized architects, and regionally recognized contractors".



## **Barker Rinker Seocat, Architects**

Designing places where people work, learn, play and visit has been the driving passion of Barker Rinker Seocat Architecture since its early beginnings more than thirty years ago. With ten principals, six senior associates and a total firm of 32, our mission and commitments are the same today as they were then. By putting the client's needs first and remaining true to architectural excellence, BRS has become a national leader in innovative design and has assisted more than 130 communities across the country.

With more than 150 centers in their portfolio, Barker Rinker Seocat Architecture has been recognized nationally as a leader in the strategic planning, master planning, programming, and design of community recreation center.

## **Aquaplex Architecture Team**

Duane Crawmer, AIA

As a Design Principal and Project Manager, Duane Crawmer has been responsible for the design of many small and large scale recreation center projects. His strength is in managing complicated projects with tight budgets and time lines. Duane's background as both a designer and a builder gives him a breadth of experience and understanding of construction systems and practices.

Caitlan (Katie) Barnes, Senior Associate

Katie first came to work for us in 1997 as a young architectural intern. Her design talent, leadership, communication, and organizational skills were recognized as very special and she soon rose to Senior Associate. She managed several significant projects before she decided in 2001 to try her hand at high-end residential projects with a small firm in Boulder.

Katie returned to BRS in 2005, excited by the challenges that the larger public project offer and to the interactive culture that she came to miss in the small practice.

Douglass G. Whiteaker, Principal

As Principal-in-Charge in Water Technology, Inc. Doug Whiteaker has 33 years experience in the aquatic industry. He is dedicated to the planning, design, engineering and construction of aquatic facilities throughout the United States and internationally. Mr.

Whiteaker leads projects of great diversity in size, scope and function including colleges and universities, athletic and fitness centers, YMCA's, hospital based wellness centers, water parks and family aquatic centers. Prior to working with Water Technology, Inc., Mr. Whiteaker was the Director of Aquatic Design Firm Partner with an international architecture firm for 10 years, and the President of a Pool Construction company from 1972-1993.

Daniel D. Lamers, Project Manager

Daniel Lamers has been with Water Technology, Inc. since 2001 working on different aspects of project development including AutoCAD, project and mechanical design. As a project manager, Daniel coordinates with clients, architects and consultants from the schematic design stages through construction, facilitating a smooth overall project progress.

Joe Roderick, Design Manager, Project Designer

Joel Roderick joined Water Technology, Inc. in 1998 with over three years experience working on world class university and water park projects, which include Goodwill Games Pool, University of Puerto Rico, Indiana University, Middlebury College, Nike Work Headquarters, Denver University and Santa Fe, New Mexico. His high level of creativity and design expertise partnered with advanced knowledge of the latest, cutting-edge technology have been a great contribution to the Design Department at Water Technology, Inc.

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## Architect Site Representative



Johnson Walzer Associates is a Flagstaff based architectural firm. JWA has been providing architectural services in Northern Arizona since 1985. Recent local projects have included the Thorpe Park Community and Senior Center, The Wells Fargo Bank on South Milton and the North Country Community Health Care Center on Fourth Street and the Coconino County Courthouse renovation and addition. Local projects currently under construction include the Northern Arizona Science, Technology and Clean Energy Center, and four new car dealerships at the City's Automall-Bob Sellers Toyota, Flagstaff Honda, Peak Mazda and Saturn of Flagstaff.



**Tim Whiteside, JWA, Local Project Architect**

Tim Whiteside is a partner in the firm. He led the team's site selection and citizen involvement program, which provided the combined multigenerational center and aquatics center on the current site. He has 28 years of experience, 14 of which have been here in Flagstaff. Tim was the primary designer and architect's field rep for the addition and renovations for the Thorpe Park Community and Senior Center.