

project updates



Rancho Solano Ventura Campus

owner Meritas
architect Ayers Saint Gross
location Loop 101 & Via de Ventura | Scottsdale
size 82,000 SF

Tenant improvement buildout of a middle / high school private academy in an existing two-story building on Salt River Pima-Maricopa Indian Community land in Scottsdale. All new interior improvements for this science and technology focused school include classrooms, laboratories (chemistry, biology, anatomy, 3D art lab), dining facility, staff offices and lobby / gathering space. The building systems are exposed, giving a more modern and industrial feel, while providing white noise and 'live' acoustic spaces. Students are encouraged to discuss and collaborate in the open, common areas and the 'main street' between classrooms. The site around the existing building was also renovated to include a new exterior plaza for school drop off.



NAU Hilltop Townhomes

owner American Campus Communities
architect Todd & Associates
location Northern Arizona University | Flagstaff
size 233,907 SF
dwelling units 144
student beds 576

New construction of a student apartment community that includes nine four-story wood-frame apartment buildings, a standalone single-story community center and a three-level / 381-space parking garage with 103 additional surface parking spots. The residential buildings include 144 units and 576 beds in stacked two-story townhome units featuring four private bedrooms with three bathrooms, shared living areas and full kitchens. The 11,865 SF community center features a game / video lounge, fitness center, mail and computer / business center and management and leasing offices. Also included in the project is a pavilion with a public gathering area. This facility was designed for sustainable construction on par with a LEED® Silver level.



h/dc Employee Making a Difference in the Community



Long-time hardison/downey employee, Annie Mittelstaedt, is working to make a difference in the Phoenix community. In late 2009, she and four of her friends launched Growing Together: A Giving Garden. Located on the SW corner of 2nd Street & Glendale, this formerly vacant plot of land has been turned into a thriving and charitable garden.

For the first two years, the garden survived on a few donations, but mostly from the hard work of Annie, her friends and a lot of volunteers. Then in the fall of 2012, they started the Adopt-A-Bed program. For \$100 / season (twice per year), a donor adopts a 10'x12' plot in the garden, which grows numerous kinds of fruits, vegetables, beans and potatoes. Over the length of the season, the plot owner agrees to donate 90% of the harvest, with the option of keeping the other 10%, though most owners thus far have donated 100%. In the inaugural fall 2012 season, there were 12 plot owners; the spring 2013 season saw a jump to 23.

Food is harvested on the first and third Saturday of every month, as well as the second and fourth Tuesday. Beneficiaries of the garden include a foster home with 13 kids under the age of 12, the food pantry at Living Streams Non-Denominational Church (which feeds 1,000 people / month) and the Phoenix Rescue Mission. The garden also receives all landscaping materials, compost and mulch as donations from area businesses. To date, the garden has donated more than 3,400 pounds of organic produce.

For more information on the Growing Together garden, please visit www.growingtogether-phx.org. You can also email Annie for more information at amittelstaedt@hardisondowney.com.

project awards



Southwest Center for HIV/AIDS

922 Place Renovations

student housing renovation | 2,500 SF

owner: American Campus Communities **architect:** DWL Architects + Planners

location: Apache & Rural | Tempe

ASU WP Carey Freshii Store

retail construction | 1,039 SF

owner: Ararmark **architect:** DWL Architects + Planners

location: ASU Main Campus | Tempe

Southwest Center for HIV/AIDS

multi-tenant adaptive reuse construction | 60,000 SF

land owner: City of Phoenix **operator:** Southwest Center for HIV/AIDS, Inc.

architect: Holly Street Studio

location: Central & Portland | Phoenix

featured employee



10 Things You Don't Know About....Sean Cavanaugh | superintendent

1. I recently lost 30 pounds in six weeks (thank you, FitKIK!).
2. My 18-year old son, Travis, leaves for his Mormon mission on July 31st to Melbourne, Australia. His team, Queen Creek High, won the state football championship this year, and he has a football scholarship to NAU when he returns.
3. My 14-year old son, Colby, is an incoming freshman at Queen Creek High and plays football, basketball, volleyball and was the junior high East Valley high jump champ this past year.
4. My 13-year old daughter, McKenna, is my princess and a volleyball player.
5. In what seems like another lifetime, I worked for 15 years at Motorola in Environmental Compliance and Project Management.
6. My second home is a third-world cantina - JJ's in Rocky Point, Mexico.
7. I was born in Philadelphia...so my favorite football team is the Eagles.
8. I'm 100% Irish - my mother's maiden name is O'Kelly.
9. My favorite cocktail is a Moscow Mule.
10. A kid at heart, I still play hacky sack with my friends.