



**Bob Hardison**  
**Pat Downey**

## Tenant Improvement Division Looks Forward to Strong Fourth Quarter

The tenant improvement division at hardison/downey construction continues to be a top player in the Valley. Veteran Project Managers Danielle Bryant and Conrad Muhleman continue their work with the company, and with the addition of Project Managers Will Banning and Woody Collins, the h/dc TI forecast looks stronger than ever. The company has been awarded a number of exciting tenant improvements for the remainder of 2006 and into 2007. Some of the high profile work to be done this year and into the next include 24 different office, retail and restaurant projects at the Scottsdale Waterfront for Spring Creek Development, additional phases at the data center for GoDaddy Software, some exciting opportunities with Athletes' Performance Institute and continued lab and classroom work for Arizona State University. With the amount of construction going on in the Valley right now, we're very excited to be a part of some impressive tenant improvement work.

### Project Updates



#### Broadway 101 Commerce Park

Owner: Broadway 101 Venture, LLC  
Developer: Lincoln Property Company  
Architect: Butler Design Group  
Location: Broadway & Dobson, Mesa  
Size: 404,000 s.f. 6 buildings



Shell construction of a six-building office, retail, manufacturing and warehouse/distribution complex located at Broadway and Dobson at the old Motorola site. Buildings are single-story, tilt-up construction.



#### Cotton Center Buildings 10 & 11

Owner: Douglas Allred Company  
Architect: Balmer Architectural Group  
Location: 48th Street & Broadway, Phoenix  
Size: 113,040 s.f. 2 buildings



This project includes the shell construction of two buildings, featuring a 27' clear height, high performance insulated reflective glass and steel roof structures. In addition, all structural provisions are in place for a future second floor mezzanine in each building. Parking is 5 per 1,000 and dock high loading is available.



#### Jones, Skelton & Hochuli

Owner: Phoenix Plaza PT, LLC  
Architect: Phoenix Design One  
Location: Central & Thomas, Phoenix  
Size: 5,420 s.f. 3 floors



Three-floor Class A expansion of a law firm in Phoenix. Construction is phased and in an occupied space during normal business hours. Project includes mostly wood finishes, three new conference rooms, an expanded breakroom, new law offices and new paralegal and secretarial work areas.

## Company News

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### hardison/downey given national award for assistance league of phoenix project

On May 15th, hardison/downey construction was given the 2006 National Operation School Bell Award by the Assistance League. This national award is given to honor those who, through significant financial or other support, have had a direct, powerful and positive effect on Operation School Bell in a chapter's community.

Judy Mullin, National President of the Assistance League, says, "The (Phoenix) chapter is indebted to your company for the beautifully renovated, child-friendly building that now houses Operation School Bell. You saved the chapter hundreds of thousands of dollars in construction costs and provided a building of which all members are proud." She goes on to state, "We are further impressed that after the construction was completed, you agreed to continue the association by serving as a community advisor and by allowing your employees to help dress children at Operation School Bell several mornings a month. You are truly a great friend to Assistance League of Phoenix and to the children they serve."

For more information on Operation School Bell or the Assistance League, please visit [www.assistanceleague.org](http://www.assistanceleague.org).

## Project Awards

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#### 4360 e brown road office building

office shell construction, 17,367 s.f.

**owner:** Butte RKM **architect:** City Spaces

location: Greenfield & Brown Road, Mesa

#### rio west business park phase III

office shell construction, 102,290 s.f. 2 buildings

**owner:** SunCor Development Company **architect:** Patrick Hayes Architects

location: Rio Salado & Priest Drive, Tempe

#### the mix

retail tenant improvement, 11,828 s.f.

**owner:** Spring Creek Development **architect:** Allen + Philp Architects

location: Scottsdale Waterfront

#### thistle landing

office tenant improvement, 30,000 s.f.

**owner:** Phone Jockey Investors, LLC **architect:** Arcturis & Engle Design

location: 48th Street & Thistle Landing Drive, Phoenix

## Featured Employee

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### glen mccune - project superintendent

Glen was born and raised in the Bay Area and moved to the Valley in 1980. He joined hardison/downey in 1997, and has since become one of the company's most seasoned superintendents. Glen has worked on a number of high profile projects at h/dc, including Progressive Insurance, Capital Group Companies, DHL Worldwide Express and Caremark. Glen's family includes his wife, Paula, and two children. His son, Cameron, is 17 and a senior at Shadow Mountain High School. His daughter, Dani, is 20, and a senior at Arizona State. For all you Suns fans out there, Dani has been on the Suns Dance Team since the 2005-2006 season. Glen was diagnosed with non-Hodgkins lymphoma in April 2004 and, following a series of successful chemotherapy treatments, has had no recurrence of the cancer for two years. He continues to get preventative treatments every six months. Despite Glen's illness, he continues to show up for work every day and maintains a great outlook on life.