

Project Updates



ASU Vista del Sol Student Housing

Owner: American Campus Communities - Austin, TX
Architects: DWL Architects + Planners, Craycroft Price Architects, ikon.5 architects
Location: Apache & Rural Road, Tempe
Size: 850,000 s.f., 500,000 s.f. Parking Garage

hardison/downey/kitchell, a joint venture formed in 2006 between hardison/downey construction and Kitchell Contractors, completed this shell and tenant improvement construction of a mixed-use facility in August 2008. Built specifically for Arizona State University students, the complex includes ten (10) four-story residential buildings; two (2) seven-story residential-over-retail towers; a two-story community center featuring a 45-person surround sound movie theater and state-of-the-art fitness center; and a pool area with the capacity to seat 450 people that includes BBQs, cabanas and a spa. Living units consist of one-, two-, three- and four-bedroom units, all with private baths and a shared central kitchen and living area.

The community center itself, the focal point of this development, features the construction of an extremely high end, state-of-the-art facility. The building includes conference rooms, teleconference rooms, work study areas, executive and leasing offices, lounges, dozens of flat screen TVs, pool and ping pong tables in the game/rec area and a 45-person surround sound theater. Also included is a 10,000 s.f. fitness center with floor-to-ceiling glass walls that overlooks the swimming pool area, which seats 400 people and features cabanas, tanning booths, BBQs, restrooms and showers.

For more information, visit www.hardisondowneykitchell.com



Aerial View of Complex



Pool & Community Center



Retail Area w/ Residential Towers Over Top



Dorm Living Room



Parking Garage & Outdoor Basketball Court



Movie Theater Inside Community Center

*All photographs courtesy of Cooperthwaite Photography

hardison/downey loses a family member



We are sad to announce the January 22nd, 2009 death of Joan Blessington, who was employed by hardison/downey construction from 1989 until her retirement in 2002. Joan passed away at the age of 72 following a long battle with cancer and numerous side effects, none of which she allowed to affect her generous spirit or sense of humor.

Joan was born in Boston, MA and moved to Phoenix 38 years ago. She began her 30-year career in the construction industry by working in the City of Glendale Building Department. She then worked with McCarthy Builders and Kitchell Contractors before finishing her career with hardison/downey. Joan was very active in our community, including playing an active role with the Phoenix Chapter of the National Association of Women in Construction (NAWIC).



Joan was the ultimate team player, always accomplished her work with professionalism and made many friends with her co-workers over the years. She was always quick with a joke or a hilarious story of some misfortune that she had recently suffered through. Despite all she endured, she never complained. She would eat any sweet presented to her, in spite of claiming that she didn't want any. Cookies, cake and muffins would disappear in her presence, but only after she had repeatedly offered to share. The way she enjoyed and appreciated the "little things" was a sign of her genuine humility and made it a pleasure to be around her.

Joan was the first employee to retire from hardison/downey, and when she left it was difficult to envision the company without her. Fortunately for us, she continued to join us for h/dc functions and spent time with many of us outside the company. Joan made the world a better place and she will be greatly missed.

Project Awards



Aramark Rendering

1st bank surprise

bank shell & tenant improvement construction, 3,804 s.f.

owner: Firstbank Holding Company **architect:** Mittelstaedt Cooper & Assoc
location: Greenway & Cotton Lane, Surprise

aramark

restaurant tenant improvement construction, 20,000 s.f.

owner: Aramark **architect:** DWL Architects + Planners
location: ASU Barrett Honors College, Tempe

knoll - seeking LEED® Gold CI Certification

office tenant improvement construction, 5,500 s.f.

owner: Knoll **architect:** Watkins Architect
location: Hayden Ferry, Tempe

new way learning academy

school shell & tenant improvement construction, 6,000 s.f.

owner: New Way Learning Academy **architect:** Sixty First Place Architects
location: 77th Street & McDowell, Scottsdale

Featured Employee

samantha lyman - project manager



Samantha grew up in both Indiana and Kentucky and graduated from the University of Cincinnati with a BS in Design before moving to the Valley in 1992. She worked for an architectural firm and then a construction management company before joining hardison/downey in 2002. Sam has been married to her husband Mike for five years and they have three boys: Ashton, Sheldon and Nicholas. She spends her free time wake boarding, going to the sand dunes and being a baseball mom for her three boys. Sam says the best thing about her job is driving by one of her buildings and hearing her kids talk about how cool it is that "mom built that". Sam has worked on a number of high profile projects at hardison/downey, including The Assistance League of Phoenix, City of Phoenix Agave Branch Library, Sassi Italian Restaurant, SHADE at Desert Ridge Apartments and Verizon's Southwest Regional Headquarters. She is currently working preconstruction on Retreat at 1000 Apache, a student housing project at Arizona State University being built by hardison/downey/kitchell.