Arizona Department of Health Services
Phoenix, Arizona

CASE STUDY

CHALLENGE

To competitively design and price a development for the State of Arizona that provided for an economical rent basis over a long-term lease, with the right of ownership reverting to the State at the end of the lease term.

STRATEGY

TCC assembled a team of professionals utilizing expertise in areas of design, job costing, value engineering, financing, and legal to create a project that would meet the State's specifications with regard to design and construction. Tax-exempt financing was sought to provide the lowest cost of funds rate to meet the State's need to maintain an economical rent basis through the term of the lease. Displacement of existing surface parking was thoroughly evaluated, and temporary solutions were defined. This was critical to the State as construction took place during the height of their legislative sessions.

RESULTS

Trammell Crow Company was awarded the contract to develop the project, which consisted of a five-story 170,000sf office building and a 1,000 car parking structure. After twelve months of pre-construction design, financial and legal activity, the project broke ground in March 2002 and was completed in July 2003, on time.

ABOUT THE CLIENT

Arizona Department of Health Services is responsible for public health, behavioral health—including the Arizona State Hospital, emergency medical services, the state laboratory, public health data and statistics, vital records, disease control, and licensing and certification of health and child care facilities.

"As then Director of the Department of Administration (ADOA), I was faced with the need to provide more office space on our Capitol Mall. ADOA's projects had tight time frames and loosely defined programs and budgets with which to build high quality, flexible office space….Trammell Crow Company provided the guiding force to the partnership, setting the targets on budget, quality, and functionality. The proposals they submitted were creative and cost effective and their team highly qualified, as demonstrated by a proven track record of successful projects. The State of Arizona is fortunate to have formed a partnership with this excellent company."

J. Elliott Hibbs, Former Director
Arizona Dept of Administration

Quick Facts	
Location:	Phoenix, AZ
Type:	Office
Size:	170,000sf +1,000 stall parking structure
Development Value:	$30,000,000
Project Start:	March 2002
Const Comp:	July 2003
Stabilization:	September 2003
Architect:	Leo A Daly
Contractor:	Joe E. Woods