



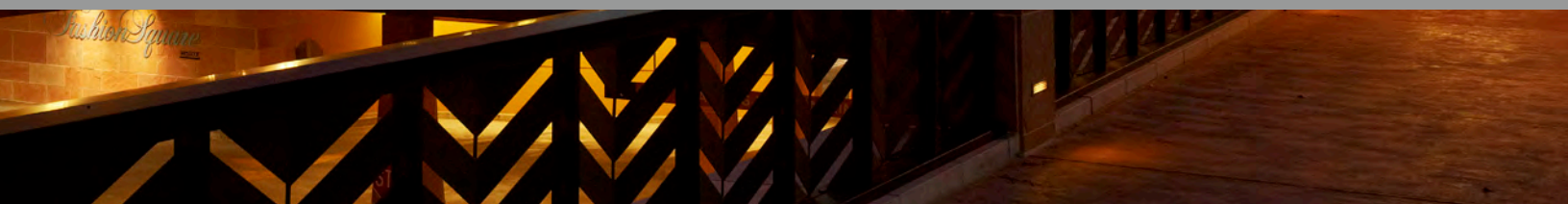
TOGETHER, BUILDING VALUE EVERY DAY.

PROJECT PROFILE

SCOTTSDALE FASHION SQUARE



 www.kitchell.com



Since it was built in 1961, Kitchell has been the go-to contractor at Scottsdale Fashion Square.



The 32.2 acre site, formerly farm fields, had been utilized as rodeo grounds by the Scottsdale Jaycees in the late 1950s. In 1960, the area was cleared and graded for the construction of the original Scottsdale Fashion Square.

Topping two million square feet of retail space, it the largest shopping mall in the Southwest and one of the top 10 most profitable malls in the country. Scottsdale Fashion Square is a destination, a rich experience evocative of the great Scottsdale resort hotels.





1961/\$5,000,000: Kitchell builds 3-story open-air structure on the Northeast corner of Scottsdale and Camelback roads.



1974/\$2,000,000: Anchored by department store Goldwater's and supermarket AJ Bayless, early financial success leads to an expansion of the westside of the mall in 1974, including the addition of a second floor, which nearly doubles the square-footage of the mall. This expansion also adds an additional department store, Diamond's, to the northern section of the mall.



1988/\$38,355,000: Kitchell encloses the mall and adds two levels. More than 1 million square feet of parking, underground and street, are created. Existing buildings are renovated or demolished. A new 149,000 SF Citibank building and 4,000 SF central plant are built. The mall stays open for business for anchors Goldwaters and Dillards and the entire mall is available to shoppers for seven small retailers that refuse to vacate during construction. The North Parking Structure features two levels of underground parking which requires enormous excavation very close to a Days Inn Motel which remains open, as well.



1991/\$29,694,000: A 591,560 SF addition and renovation are conducted including a 100-store retail bridge linking two distinct areas. Installation of unique, all glass retractable roof over Palm Court. Creation of new 1,300-car, 250,000 SF parking structure.



1998/\$48,900,000: Major addition includes 150 new shops, realignment of Marshall Way, relocation of Arcadia Water Company facilities without shutting off water, street/utility upgrades, new garage space for 3,555 cars, preparation of the Nordstrom pad, relocation of central escalators, and a two-story retail and vehicular bridge across Camelback Road, one of Scottsdale's busiest thoroughfares. Kitchell tied the new retail connection into the existing first, second and third floor mall entry without shutting down any stores or restaurants.



2003/\$3,215,000: Interior renovation including food court tile and new paint and light fixtures throughout the mall. Also, update of site utilities and sewer lift station that now supports all food court tenants.



2005/\$1,500,000: Renovation of the Porte Cochere.



2009/\$76,100,000: Demolition of existing department store (Robinson May) and parking garages. new post-tension, 270,000 SF, 474 space underground parking structure and 200,000SF of new covered mall space; 62,000 SF Barney's New York department store shell. Existing 1200 pair of phone lines and existing sewer lines run are rerouted prior to basement excavation and kept in service throughout construction. Active phone lines service tenants, emergency phones to existing elevators and phones to on-site emergency services. Renovate existing power plant with new chillers to support mall expansion; install West end escalators. Reroute sewer lines from the existing mall and reroute water, fire and power lines around the site during construction while remains operational. Close proximity to residential communities means strict adherence to City of Scottsdale code.

An Enduring Relationship

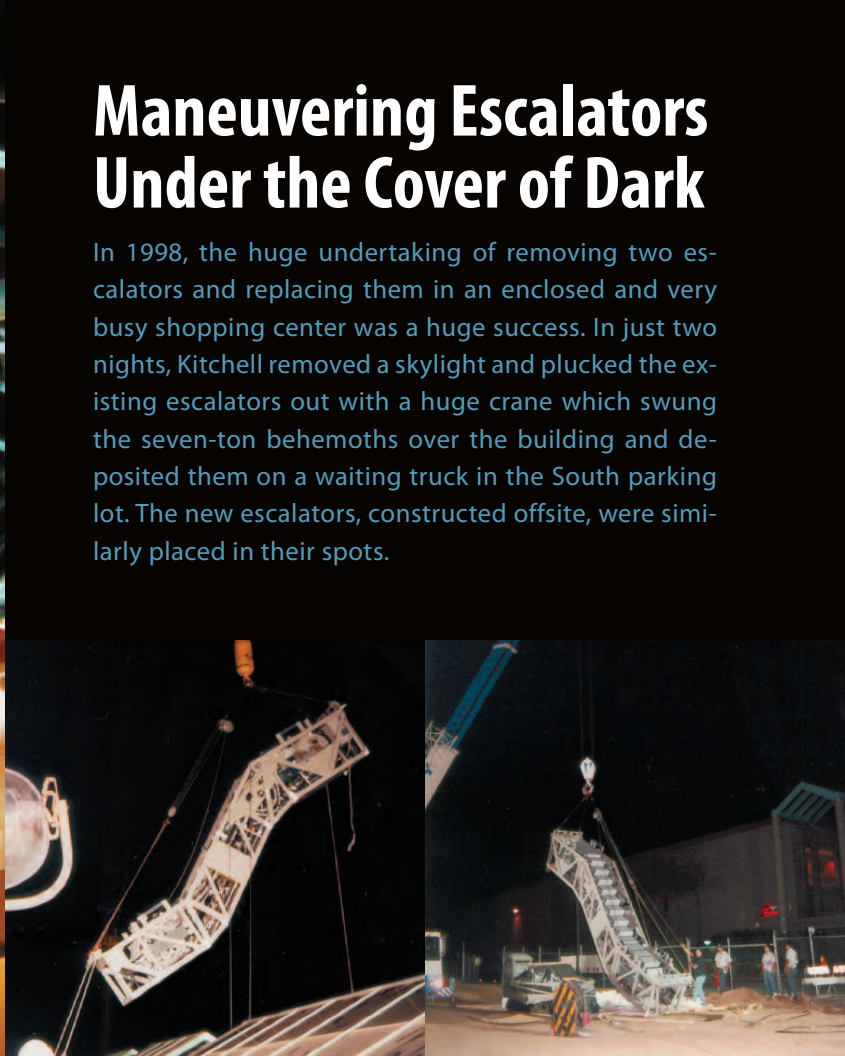
A Bridge Over Camelback Road

Connecting two buildings with a bridge over the busiest street in Scottsdale, and doing so in just 18 months, required precise phasing and a hyper vigilant focus on safety. In addition to redirecting traffic (but never closing the street) Kitchell installed giant net to ensure no debris hit the ground or automobile.



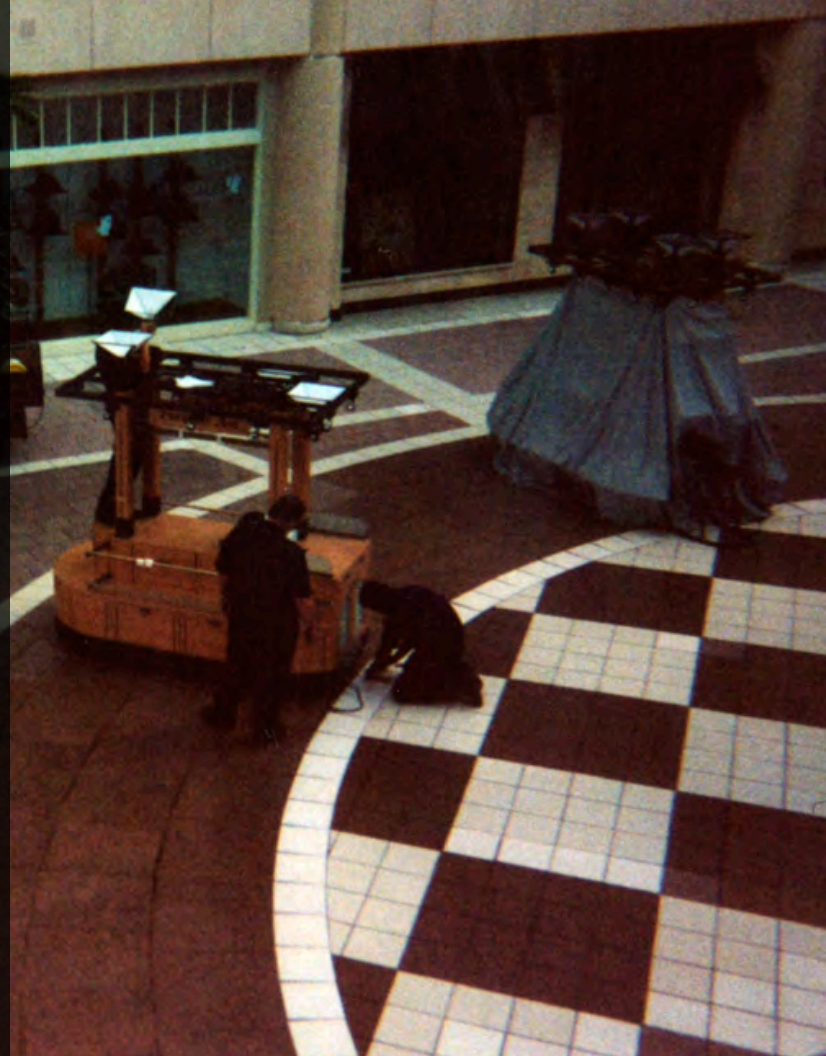
Maneuvering Escalators Under the Cover of Dark

In 1998, the huge undertaking of removing two escalators and replacing them in an enclosed and very busy shopping center was a huge success. In just two nights, Kitchell removed a skylight and plucked the existing escalators out with a huge crane which swung the seven-ton behemoths over the building and deposited them on a waiting truck in the South parking lot. The new escalators, constructed offsite, were similarly placed in their spots.



Pulling the Tile Out From Under

Replacing a massive tiled floor without disrupting day-to-day operations of 120 onsite retailers and or hampering shopping trips of some of the country's most inveterate shoppers required precise phasing and planning. And many nocturnally-inclined trade workers. Even though flooring extended from common space into tenant spaces, there were no complaints from stores and zero safety issues. Matching stone to stone used earlier was an exciting challenge – samples were sourced from quarries all over the world, including Italy, Pakistan and Israel.



Home in Time for Thanksgiving Dinner

In 2009, it was time to replace the aging central plant. The challenge was how to switch over the power to the new plant in a building bustling with activity 363 days a year in time without disrupting business for the all-important Black Friday. Fortunately, because Kitchell knew every nuance and nook and crack of this retail center, it was able to meticulously plan the construction and phasing of the turnover. With a temporary plant providing power and working around the clock the month prior to prep the turnover, the Kitchell team took advantage of the Thanksgiving day mall closure and with almost 100 workers onsite was able to get the new plant up and running without a hiccup. Workers made it home in time for Thanksgiving dinner.



“

Kitchell did an amazing job on one of the most difficult construction projects we have ever faced. They perform wonderfully under tremendous pressures and time constraints.

—Steve Helm

Assistant Vice President, Property Management at Macerich



A New Public Face

The renovation and expansion of Scottsdale Fashion Square centers around a planning solution which turns the mall outward and brings it physically closer to Old Town Scottsdale:

- *By orienting the store fronts outward, the design created a very extroverted public face rather than an introverted island in a sea of parking. The shopping center and department store are brought all the way out to the sidewalk, engaging the pedestrian through lighting and window displays.*
- *A pedestrian connection engages old town Scottsdale. Planned development of a road running north/south directed toward old town Scottsdale which in Phase II will provide a true physical link to downtown.*

With the extraordinary draw of its desert lifestyle, Scottsdale has become both a major tourist destination and a high growth region. The design recognizes that attraction, capturing the quality of a five-star “desert” resort hotel in a retail setting:

- *Courts and seating groups are designed with comfortable, over-sized furnishings and quality floor coverings more often associated with richly appointed hotel lobbies than typical mall courts.*
- *Provided a main entrance porte cochere that is a distinctive arrival statement reminiscent of a grand resort hotel.*

Current Tenants Include:

Barneys New York

Dillard's

Macy's

Neiman Marcus

Nordstrom

Crate & Barrel

Forever 21

H&M

Armani Exchange

Microsoft Store

Grand Lux Cafe

Godiva Chocolatier

Häagen-Dazs

Harkins Theatres

Kona Grill

Modern Steak

Paradise Bakery

Yard House

Z'Tejas





TOGETHER, BUILDING VALUE EVERY DAY.

We know shopping.

During the past decade, we successfully built more than five million square feet of retail space, both as a developer of community and neighborhood shopping centers and as a builder of large regional malls and lifestyle centers. In the competitive world of retail, schedules drive the project and tenants drive schedules. We make sure from the beginning of a project that we understand and meet the unique tenant and scheduling issues of each project. In fact, we've established some methods for accelerating project delivery. Our proven methods also can enhance marketability and promote coordination with mall management, permitting, and approval agencies and tenant contractors.

ARIZONA: 602.264.4411 | CALIFORNIA: 858.947.5144