

MASTER PLAN

Project Fundamentals

Owner Agency: Arizona State University (ASU)

Owner Number:

Market Sector: Vertical - Hospitality - Sports/Performing Arts Venues, Vertical - Mixed-Use, Vertical - Multifamily - Apartments/Condos, Vertical - Office, Vertical - Retail

Project ID#: 131

Address: University Dr and McClintock Tempe AZ

Project Type: P3

Project Value: \$30B

Project Description: The 19-acre first phase includes 150KSF of office space on the hard corner of Rural and University, a developer has not yet been announced. Additional Developments in this phase include a unique, high-end, select-service hotel, a 500-unit multifamily project, and a small portion of ground-level retail.

The athletic facilities portion will include:

[Wells Fargo Arena Renovation and New Multi-Purpose Hockey Arena:](#) \$200M - \$300M

[Renovation of Sun Devil Stadium](#) - \$268M

Altogether the ASU Facilities District is valued at \$30B.

Project Detailed Description: The Athletic Facilities District is 330 acres of prime real estate located adjacent to ASU and Tempe Town Lake in the center of metropolitan Phoenix. Over the next 20 years it will be transformed to a world-class, mixed-use urban community combined with NCAA-quality athletic fields and facilities. Early plans for ASU facilities

will create what Kearny described as an “athletics village,” which would include softball and soccer stadiums, a tennis center, football practice facilities, and a 3,000-4,500- seat multi-events venue for wrestling, gymnastics and volleyball.

Related Projects

Project ID	Project
379	Sun Devil Stadium Reconstruction Phase III
550	ASU Desert Financial Arena Renovation (Formerly Wells Fargo Arena)
1694	777 Tower at Novus
1695	The Piedmont (formerly Novus Place)
1750	Hyatt Place + Hyatt House Hotel
2554	700 Novus Place
2555	Parcel 3A Mixed-Use Block, Novus
2556	Creative Office Campus 1, Novus
481	ASU Tempe Novus Parking Structure
2677	ASU New Multi-Purpose Hockey Arena
3417	Novus Parcel 3F Multifamily
3434	Novus Parcel 4F, Phase 1 & 2
687	Interdisciplinary Science & Technology Building (ISTB) 7

Project Status

Status: Master Plan

Status Note:

An article dated 07-20-21 was added to the files.

Novus Parcel 3F Multifamily & Parcel 4 F Parking Garage & Office were discussed at the 2/3/21 Tempe Joint Review Committee Study Session and have been added as separate projects.

Status Note Date/Time: 2021-03-01T13:07:07

Previous Status Notes

Note 1 / 4

Note: As of 10/18/19, RFQs for Construction of Street Improvements for the Novus Innovation Corridor have closed and are under review.

Catellus is requesting RFQs for Construction of Street Improvements for the Novus Innovation Corridor until 10/18/19 at 3pm.

As of 9/18/19, Mortenson's Hyatt Place/Hyatt House is the first project within the Novus Innovation Corridor to celebrate "topping out". The urban hotel's concrete roof deck was set in place and is now at peak height.

As of 8/16/19 at 3pm, RFQs for Underground Utility Construction Services for Novus Innovation Corridor have been submitted and are under review.

Catellus is requesting RFQs for Underground Utility Construction Services for Novus Innovation Corridor until 8/16/19 at 3pm.

?As of 5/14/2019, per Catellus:

- We've broken ground on the Hyatt/Hyatt Place hybrid hotel developed by Mortenson on April 23rd ([Project #1750](#)).
- We've broken ground on 777 Tower developed by Ryan Companies on May 2nd ([Project #1694](#)).
- Infrastructure for this phase of development, "Phase 3", began last fall and is ongoing.
- We are working on retail leasing for the ground-floor of these buildings and future parcels.

As of 5/10/19 at 3pm, RFQs for Earthwork, Demolition and Rough Site Improvements at the decommissioned Karsten Golf Course as part of the Novus Innovation Corridor have been submitted and are under review.

Catellus is requesting RFQs for Earthwork, Demolition and Rough Site Improvements at the decommissioned Karsten Golf Course as part of the Novus Innovation Corridor until 5/10/19 at 3pm MST.

As of 4/12/19 at 3pm MST, RFQs for Construction Services for Turn Bay Installation and Other Street Improvements for Novus Innovation Corridor have been submitted and are under review.

Catellus is requesting RFQs for Construction Services for Turn Bay Installation and Other Street Improvements for Novus Innovation Corridor until 4/12/19 at 3pm MST.

Catellus is requesting RFQs for Construction Services for Wet Underground Utilities for Novus Innovation Corridor Phase 3 until 2/22/19 at 3pm MST.

At the 11/7/18 ASU / City of Tempe Joint Review Committee a request was made for a Development Plan Review for a new 8-story hotel containing 259 keys for Hyatt Place + Hyatt House Hotel, located at 727 E. 6th St. This proposed development is within the Novus Innovation Corridor. The project is part of phase 3 of the multifaceted redevelopment strategy for the Novus Innovation Corridor. See Associated Projects tab to go to this project.

Two projects have sprouted from this master plan. An office project at Rural and University, and a mixed-use multifamily and retail project. See Associated Projects tab to go to the projects.

Per Brian Kearney, Catellus, on 9/17/18: No updates yet.

Per Brian Kearney, Catellus, on 7/31/18: Nothing to report at this time.

Per Rummel Construction, on 6/22/18: Rummel was selected for the site work for one of the initial phases (the first neighborhood) of the Novus Innovation Corridor. The expected contract is \$1.5M. Work begins in July.

Per Brian Kearney, Catellus, on 6/20/18: Nothing to report at this time.

Per Brian Kearney, Catellus, on 4/3/18: Nothing to announce yet. Several projects are in the works, however.

Per Brian Kearney with Catellus on 2/23/18:

Not quite ready to announce anything, but getting very close. Feel free to check back in 30 days.

Per Brian Kearney with Catellus on 11/22/17: Nothing specific to report yet. They will have more information available in 30 days

Per Brian Kearney with Catellus on 11/22/17: Nothing specific to report yet. They will have more information available 1st Quarter 2018.

Per Brian Kearney with Catellus Development on 10/17/17:
Still expecting at least first announcement this fall. - As of 11/21/17 we have been attempting to contact Brian with an update.

Per Catellus Development Corp. as of 7/10/2017:
They are working on office, multifamily, retail and hotel projects for the area bounded by University, Rural, Veterans' Parkway and 6 Street. We have not yet announced developers for these projects. We will be making an announcement or two this fall

Each parcel will have it's own Developer/Architect/Contractor.

From the 6/7/17 Press Release:Catellus is in final negotiations with a premier national office developer for this six-story, nearly 160KSF class A office building.

According to John Creer on 5/31/17: Catellus is not the vertical developer on the first 19-acre parcel. ASU's real estate department is in negotiations with two separate developers for that parcel: an office developer and multifamily developer. A Ryan Companies trailer moved on site in April, 2017 to perform 'initial site work and prep for future development' according to Ashley Black, Ryan Companies. A development agreement is expected to be announced Summer 2017.

Date/Time: 2020-04-26T21:53:25

Note 2 / 4

Note:

An article dated 08-11-20 and 07-17-20 was added to the files.

As of 2/26/2020: Construction for new right turn lanes on Rural Road has begun. These improvements will require traffic restrictions but are not planned to close roads to vehicular traffic. 6th Street will be closed for improvements from Packard Drive to Rural Road. The Packard Drive and 6th Street intersection will remain open.

The surrounding roads will remain open to vehicular traffic. Vehicles desiring to access Rio Salado Parkway from the south can either travel University Drive to Rural Road or can utilize 6th Street eastbound to Packard Drive. Vehicles desiring to access Veterans Parkway from the north can utilize Packard Drive to 6th Street or Rural Road to University.

Date/Time: 2020-04-26T21:56:27

Note 3 / 4

Note: As of 8/18/2020: The 777 Tower at Novus and Hyatt Place + Hyatt House Hotel have recently completed this summer.

Date/Time: 2020-08-18T09:50:27

Note 4 / 4

Note:

An article dated 11-17-20 and 11-10-20 was added to the files.

Per Brian Kearney with Catellus on 9/9/20: We are making progress on several projects, but unfortunately I'm not in a position to be able to share information on them yet. It will likely be end of Q1 2021 before we're in a position to do so. Work will be occurring behind the scenes, but it'll take that long before we're ready to discuss them.

Date/Time: 2020-09-09T08:32:46

Project Contacts

Role: Architect
Company: Architekton
Contact: Tom Reilly
Title: Director
Phone: (480) 894-4637
Email: tomreilly@architekton.com

Role: Developer
Company: Catellus
Contact: Brian Kearney
Title: Senior Development Manager
Phone: (602) 370-3252
Email: bkearney@catellus.com

Role: Civil Engineer
Company: HILGARTWILSON
Contact: Ron Hilgart
Title: Founder & Principal
Phone: (602) 490-0535
Email: rhilgart@hilgartwilson.com

Role: Land Owner
Company: Arizona State University (ASU)
Contact: John Creer
Title: Assistant VP
Phone:
Email: john.creer@asu.edu

Role: General Contractor
Company: Rummel Construction
Contact: Bill Matzdorff
Title: Estimator / Project Manager
Phone: (480) 222-9922
Email: bmatzdorff@rummelconstruction.com

Map



Divisions

Divisions: Division 03 - Concrete, Division 04 - Masonry, Division 05 - Metals, Division 06 - Wood Plastics and Composites, Division 07 - Thermal and Moisture Protection, Division 08 - Openings, Division 09 - Finishes, Division 10 - Specialties, Division 11 - Equipment, Division 12 - Furnishings, Division 13 - Special Construction, Division 22 - Plumbing, Division 23 - Heating Ventilating and Air-Conditioning (HVAC), Division 26 - Electrical, Division 27 - Communications, Division 31 - Earthwork, Division 32 - Exterior Improvements, Division 33 - Utilities

Solicitations

Solicitations 1 / 5

Request Type: RFQ

Solicitation Number: Underground Utilities - Wet

Due date and time: 2019-02-22T15:00:00 MST

Request Description: Catellus is requesting RFQs for Construction Services for Installation of Wet Underground Utilities for the Novus Innovation Corridor Phase 3.

Pre-Submittal Conference:

Pre-Submittal Conference Date and address: (, ,)

Notes: [Documents](#)

Solicitations 2 / 5

Request Type: RFQ**Solicitation Number:** Turn Bay Installation**Due date and time:** 2019-04-12T15:00:00 MST**Request Description:** Catellus is requesting RFQs for construction services for turn bay installation and other street improvements for the Novus Innovation Corridor in Tempe.**Pre-Submittal Conference:****Pre-Submittal Conference Date and address:** (, ,)**Notes:** [Documents](#)

Solicitations 3 / 5

Request Type: RFQ**Solicitation Number:** Earthwork, Demolition & Rough Site Improvements**Due date and time:** 2019-05-10T15:00:00 MST**Request Description:** Catellus is requesting RFQs for earthwork, demolition and rough site improvements at the decommissioned Karsten Golf Course as part of the overall Novus Innovation Corridor.**Pre-Submittal Conference:****Pre-Submittal Conference Date and address:** (, ,)**Notes:** [Documents](#)

Per addendum 1, the pre-submittal meeting that was originally scheduled has been canceled. Respondents are to submit any questions via writing to novusbids@catellus.com no later than 2pm MST on April 30th, 2019.

Solicitations 4 / 5

Request Type: RFQ**Solicitation Number:** Underground Utilities - Dry**Due date and time:** 2019-08-16T15:00:00 MST**Request Description:** Catellus is requesting RFQs for Construction Services for Installation of Dry Underground Utilities for the Novus Innovation Corridor.**Pre-Submittal Conference:****Pre-Submittal Conference Date and address:** (, ,)**Notes:**

Solicitations 5 / 5

Request Type: RFQ**Solicitation Number:** Construction of Street Improvements**Due date and time:** 2019-10-18T15:00:00 MST**Request Description:** Catellus is requesting RFQs for Construction of Street Improvements at the Novus Innovation Corridor on ASU's Campus in Tempe. The work consists of installation of street improvements, rough grading, parkway grading, subgrade preparation, curb/gutter/sidewalk, pavers, streetlights, conduit & misc. concrete.**Pre-Submittal Conference:** 1**Pre-Submittal Conference Date and address:** 2019-10-02T10:00:00 (200 E. 5th Street (Tempe Transit Center - Room TBA), Tempe, AZ 85281)**Notes:**