

RIVULON DEVELOPMENT TO DOUBLE GILBERT'S OFFICE

It's a bold move to double the office space in Arizona's fifth largest city with a single development. But the \$750 million, 250-acre mixed-use Rivulon development located at the corner of Gilbert Road and Arizona State Route 202 plans to achieve this goal for the City of Gilbert and create a new Valley employment hub in the process.

The business district will include approximately 3 million square feet (sf) of Class A office, 500,000 sf of retail, and hotels. The project hopes to add 6,500 high-wage jobs by attracting companies in targeted sectors, including technology, biomedical, health care, and aerospace.

Rivulon is designed with a holistic view of the site, ensuring a cohesive flow, compatibility of uses and sensitivity to the sustainability of resources by its developer, Nationwide Realty Investors. Nationwide has a proven track record in developing large, complex mixed-use projects such as Gainey Ranch Corporate Center in Scottsdale.

There will be opportunities for highly visible retail with landscaped views along a planned water feature to serve residents, tenants, and neighboring areas. Traditional retail opportunities and boutique spaces will be available along with an assortment of restaurants including quick serve, casual, and formal dining options.

The project has had several challenging aspects. "Owner timelines were demanding and the project was located in both Gilbert and Chandler city jurisdictions," Brandon Byrne, General



Manager of Construction for DCS Contracting, says. "We also reduced the impact to the public by scheduling offsite improvements after the holidays for the nearby car dealerships and retail outlets."

One of the most important aspects of the development is the attention to detail for the landscaping. "The landscape architect has sourced palm trees for the project in California," Byrne says. The project includes a large roundabout that took extensive design and review after construction had started with the Project Engineer EPS Group and the City of Gilbert.

To build the project at the rate required by the project owner, DCS Contracting and the EPS Group have had

to react quickly to solve unforeseen problems while construction is ongoing. "This work includes a sewer system re-design from Gilbert Road along Rivulon Boulevard and changes to the SRP, Cox, and SW Gas utility design to accommodate the ongoing roadway widening activities," Byrne says. "This has all had to take place while maintaining site access to DCS and the two general contractors for construction and fire access."

Top: DCS finish crew (l-r): Operator Roberto Palacios, Blade Operator Dan Henderson, Supervisor Eleverio Maldonado, and Scraper Operator David Lynch.

Below: Finish Blade Operator Dan Henderson makes his final ABC passes before paving.



Images courtesy of ACC