

COMPANIES THAT CARE

In a juncture when business is booming, CRE takes time to give back to the community

By REBECCA L. RHOADES

One of the main objectives of the Arizona Humane Society (AHS) is to take in sick and injured companion animals. Its Second Chance Animal Trauma Hospital, located in Sunnyslope in North Phoenix, is the largest shelter-based trauma center for homeless animals in the Southwest. More than 12,000 furry patients pass through its doors each year.

Across town, on the north side of South Mountain, the organization's

Nina Pulliam Campus for Compassion offers adoptions, a veterinary clinic and business offices. But with more than 17,000 animals being treated, cared for and adopted through AHS annually, there has been a growing need for a larger, more technologically advanced and more publicly accessible facility.

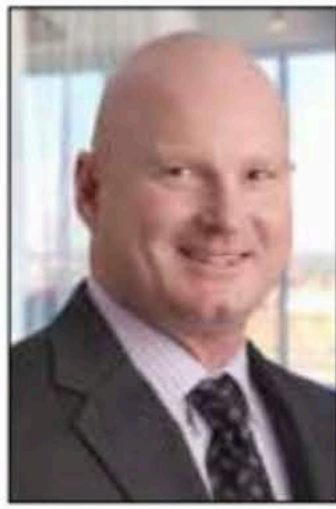
On Nov. 4, AHS broke ground on a project that will change the face of animal welfare in the Valley. The 73,000-square-foot resource and

adoption complex on just under 5.5 acres across from Papago Park will be anchored by a state-of-the-art medical complex and will allow the organization to better serve the Valley's rapidly growing population. But with a price tag of \$46 million, the new building required the generosity of donors to become a reality.

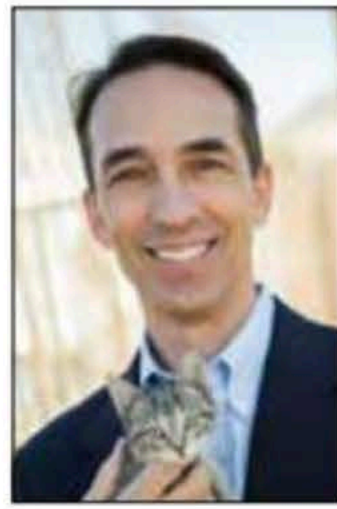
Enter Ryan Companies. The construction firm was introduced to AHS two years ago through the broker

Arizona Humane Society

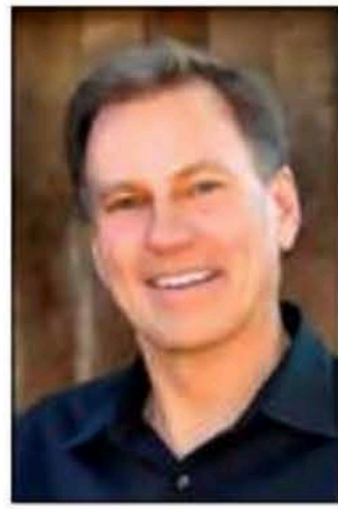




Chuck Carefoot



Steve Hansen



Brad Krause



Tony Mangat



Derrick Nybo

at Lee and Associates who finalized the property deal for the new location. Initially, Ryan Companies provided support and guidance on design and pricing, but its team wanted to do more.

“One of our core values is stewardship,” says Chuck Carefoot, president of the southwest region for Ryan Companies. As part of the RyanGivesBack initiative, staff members are encouraged to use up to 20 hours of work time each year to volunteer. The firm also regularly offers its professional services to area charities. Previous recipients include Childhelp, Make-A-Wish Foundation, Arizona Science Center and St. Vincent de Paul.

As general contractor on the AHS project, Ryan Companies is providing its services at cost, and it is crediting back all of the project fees, reducing the overall costs of the campus by \$1 million.

“We’ve essentially forgone our profit goals to provide this project at cost,”

Carefoot notes. “It is the most sizeable project on which we have made this type of contribution.”

Steve Hansen, president and CEO of AHS, explains the value of this benefaction. “To us, a million-dollar gift is a big deal, and it means a lot to us. But the connection with Ryan Companies is even better. They’re involved in all aspects of development, from working with the architect to value engineering to keeping the project on time and on budget. They’ve really helped us out.

“Their philanthropy goes beyond the waiving of their fees. They sponsor our golf tournament, and they volunteer in our shelter. They’re a really good fit for us,” Hansen continues. “They see why we’re doing what we’re doing, and they’re proud to be a part of it.”

HELPING HANDS

Like Ryan Companies, the folks at Krause Architecture + Interiors believe

in helping their local community. Each year, the company chooses a philanthropic project and provides its services, including architectural design work, construction documentation, administration and more, for no cost. In 2020, Krause teamed with the Boys and Girls Clubs of Greater Scottsdale to create the first of nine planned Makerspaces that focus on science, technology, engineering, arts and mathematics (STEAM).

“We want to give back,” says Brad Krause, president of Krause Architects + Interiors. “A lot of organizations typically can’t afford our services. It’s rewarding to show them that they can have high design and they don’t have to spend a lot of money to get it.” In the past several years, the firm has worked on projects for such area nonprofits as Chrysalis, which is dedicated to preventing domestic violence; UMOM New Day Centers; Teach for America; churches and more.



CRE GIVES

The 1,000-square-foot Makerspace at 22nd Street and Camelback Road is petite, but it packs a lot of kid-friendly educational activities within its tiny footprint, from Lego and drone building for the little ones to 3D printing and videography for the older kids.

In addition to providing its services free-of-charge, the general contractor encouraged all of the engineers, contractors, vendors and suppliers on the project to do the same. The Renaissance Companies provided construction services. Subcontractors provided flooring, lighting, steel and more. A local AV company even donated a projector and screen, a green screen and speakers. This generosity saved the Boys and Girls Club close to \$500,000.

"This is part of our ethos — it's something we want to be and something we want to give back to the community," Krause says. "Just think about what will happen in the community as a result of this project — how many kids it's going to affect."

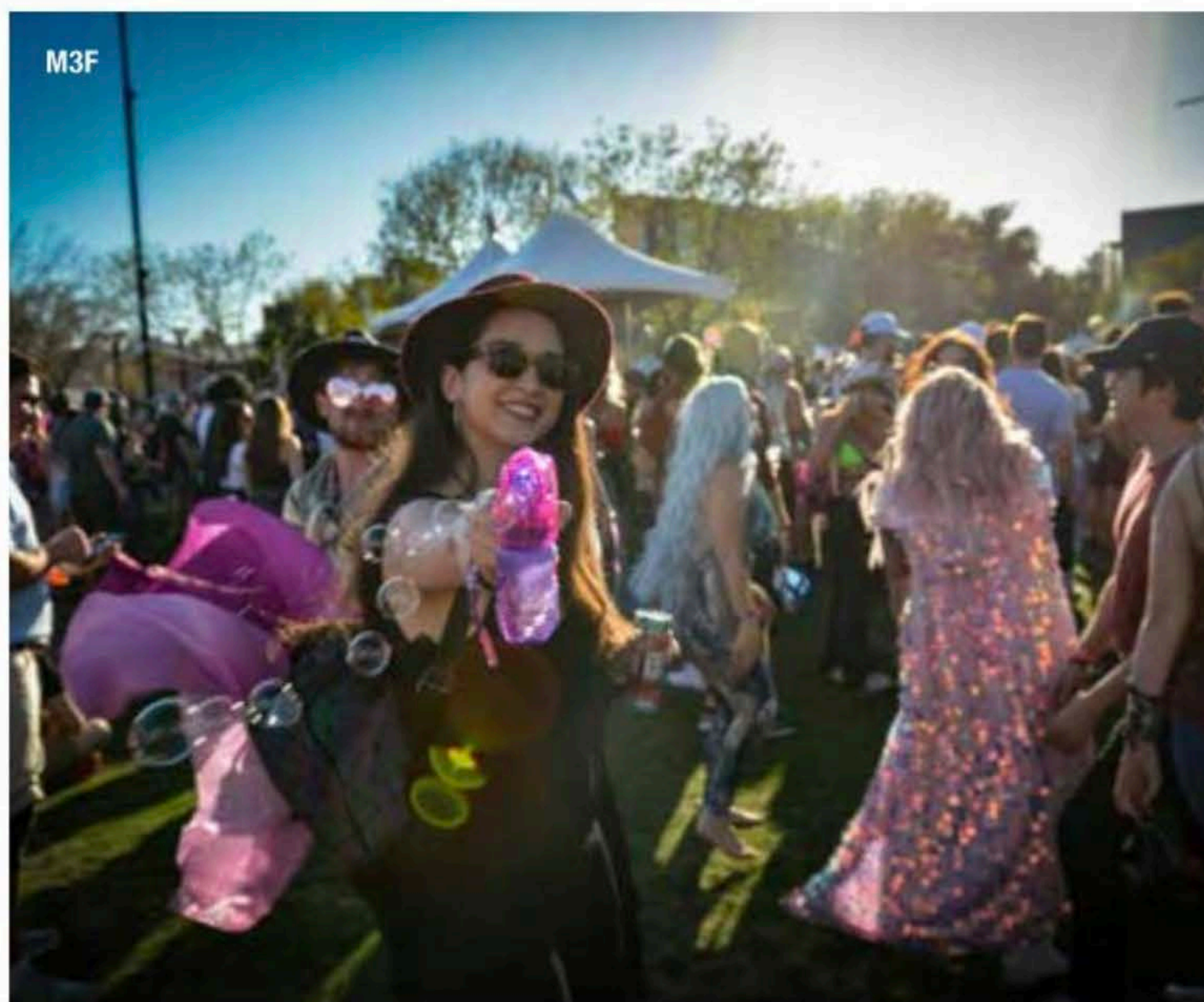
"Whenever we do one of these projects, it's not about benefiting the company, it's about benefiting the community and the people we're around," he continues. "And it's always the No. 1 project that everyone in the office wants to work on, which is kind of fun."

STRENGTHENING COMMUNITIES

The staff at Wespac Construction also participate in an annual companywide charitable project — with a twist. Since 2003, the general contracting and construction management company has presented one of Phoenix's biggest and most star-studded events: the McDowell Mountain Music Festival, now known as M3F.

John Largay, founder and president of Wespac, started the 100% nonprofit festival as a way to give back to the community that made his company a success.

"The festival is probably our best team-building event because everybody participates," says Derrick Nybo, president of Wespac. "It's a lot of work, but it's also a lot of fun. It's not about self-interest or money. It's about giving back and seeing the impact your time can make."



Since its inception, the multi-day festival, which hosts upwards of 25,000 music fans, has donated more than \$3.2 million to dozens of local charities, including Phoenix Children's Hospital, the Leukemia & Lymphoma Society and Habitat for Humanity.

"There's nothing more gratifying than helping someone else in need," Nybo says.

For Tony Mangat, founder of The Mangat Group, a Glendale-based trucking company, doing what's best for the community is a driving force behind his business deals.

In August, Mangat sold a 214-acre property in Buckeye for \$41 million less than the highest bid because he wanted to choose the deal that offered the greatest good for the area and its people. "I'm not a businessman. I'm not a real estate developer by profession. I'm a trucker," he says.

Mangat chose to sell to KORE Power, a lithium-ion battery manufacturer. "The other guys were just investors, and they couldn't tell me what they were going to do with the property. But KORE is going to bring 3,500 tech jobs and 10,000 indirect jobs into the West Valley," he explains. "They're making lithium batteries, so it's not only good for the city, county and state but I think also for the whole country

because we don't have this kind of manufacturing anywhere in the U.S.

"I wanted to do something that I could feel proud of, and bringing this to Arizona where it can affect so many people is a huge deal," he adds.

Next up on Mangat's wish list is the development of a community sports complex in Glendale. "I hope this will give kids something to do and keep them away from drugs," he says. Inspired by his Sikh faith, which follows the principles of "seva," an altruistic practice of service on behalf of and for the betterment of the community, Mangat's dream is that the 35-acre development also will become a place where neighbors can get together and provide meals to those in need.

"Everybody is in this big race right now to make money. My goal is to do something for the community," he says.

For Nybo, the feeling is mutual. "The commercial real estate industry is the busiest I've ever seen it. You can get really caught up in your day-to-day efforts, so it's important to step back and carve out some time to volunteer or donate to charity," he says. "If you don't make that a priority, this business is going to consume you, and you're not going to have any time left for what's important — and that's giving back. ■■■