

Statement of Qualifications

7328 E Stetson Dr.
Scottsdale, AZ 85251

ARDEBILI
Engineering

Let's Engineer the Future Together.





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Let's Engineer
the Future
Together.





What we do:

At Ardebili Engineering, we provide tailored Mechanical, Electrical, and Plumbing (MEP) consulting services to meet the specific needs of each project. Our comprehensive offerings span mechanical, plumbing, and electrical engineering across the U.S., serving a variety of sectors, including commercial, healthcare, hospitality, data centers, and more. We focus on delivering customized solutions that align with your project requirements for exceptional results.

How we do it:

Our methodology involves listening, learning, planning, designing, and delivering efficient, cost-effective solutions tailored to each project's unique priorities. We consider quality, cost, lifespan, maintenance, and energy efficiency for a holistic approach. What sets us apart is our hands-on leadership, actively involved throughout the project lifecycle, ensuring we exceed client expectations with excellence and integrity.



Engineering successful relationships

Our mission:

At **Ardebili Engineering**, we are on a mission to revolutionize engineering services. Our commitment to proactive deadline management ensures that your project stays on track, delivering results with precision timing.

Our genuine interdisciplinary collaboration means that every aspect of your project is seamlessly integrated, maximizing efficiency and quality.

We don't just follow processes; we set new standards, by adhering to proven methodologies that guarantee success from start to finish.

Our relentless pursuit of excellence drives us to exceed your expectations, providing high quality, coordinated solutions that elevate efficiency, reliability, and client satisfaction to unparalleled heights.

Partner with us and experience the future of engineering excellence today.

02

03

Ardebili
Three
Uniques

We are a process driven company.

Our experienced project managers and engineers excel in adapting to changing time frames without compromising the quality of our work.

We consistently meet deadlines, while upholding the highest standards in our drawings and deliverables.





We have True MEP Collaboration

At Ardebili Engineering our Mechanical and Plumbing Engineers collaborate seamlessly with our Electrical Engineers throughout the project.

This integrated approach ensures coordination, efficiency, and the delivery of superior end products to our clients.

We manage deadlines without compromising quality.

We are dedicated to ensuring the success of every project, from initial concept to final completion.

Our proven processes guarantee efficiency, reliability, and consistent outcomes providing our clients with an exceptionally streamlined experience for every project.



Ardebili's Proven Process

Our team prides itself on our structured approach, efficiently managing each project from beginning to end.

04

01

Project Acquisition

Account Management team will initiate the project setup.

- Gather scope of work to draft proposals and modify accordingly.
- Assist in pricing and contract matters.
- Post contract approval initiate project set up.
- Send out welcome emails connecting the client to the assigned project managers.

02

Project Management

Project Managers lead the team of drafters and designers ensuring client satisfaction and project delivery in a timely manner.

- Manage MEP requirements.
- Communicate with clients on deadlines and scope of work.
- Leading designers to complete deliverables on time.
- Engineers perform quality check pre submittal.
- Provide construction documents & deliverables.

03

Invoicing

Our finance team ensures a smooth and transparent payment process throughout and upon completion of the project. We prioritize organization and clarity in all our financial interactions.

- Manage initial payment, progress invoices, and final invoices.
- Ensure timely payment and efficiently close out projects.



CORE VALUES

What we stand for.

Dedicated to excel.

Ardebili is a forward thinking engineering firm. We view challenges and changes, not as obstacles but as opportunities to grow and excel – individually and as a team.



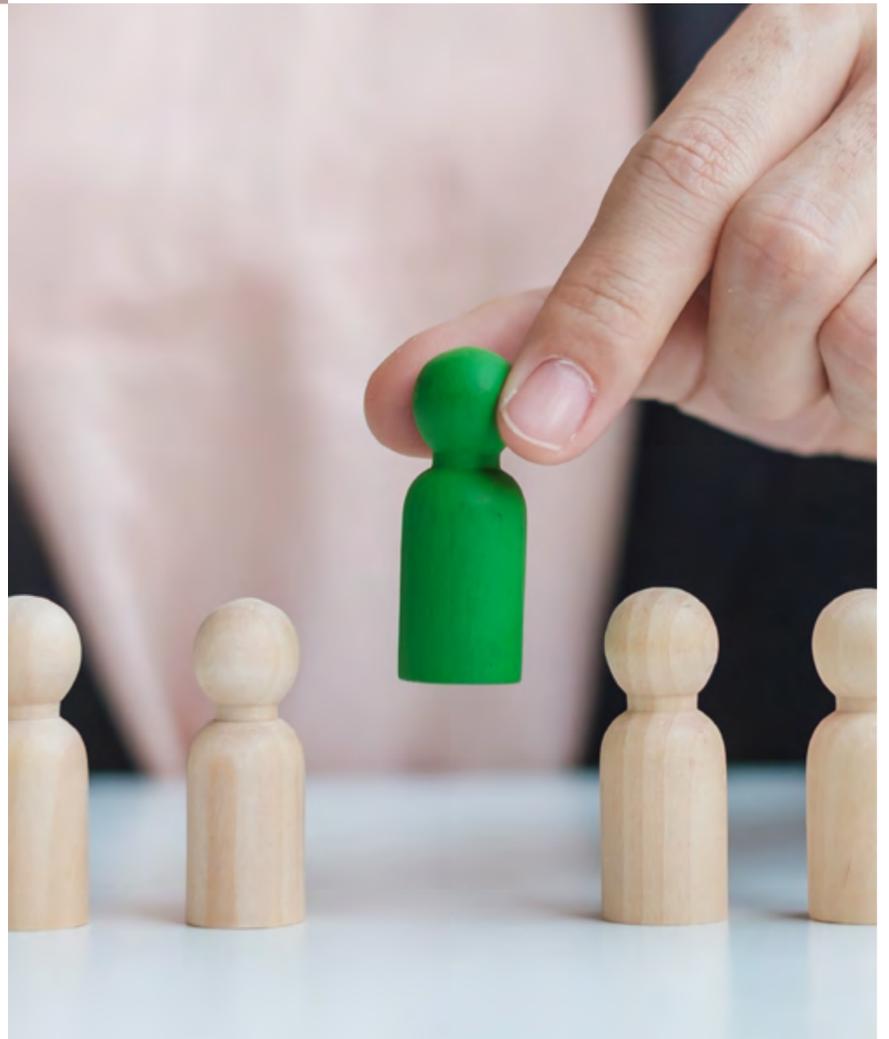
Do it with care.

We work like family. We show compassion for each other during all challenges, work-related or personal. We also care deeply about our clients, and we go above and beyond to make sure their needs are met.

Everyone's a leader.

Regardless of job title, we're all leaders and take ownership of our actions.

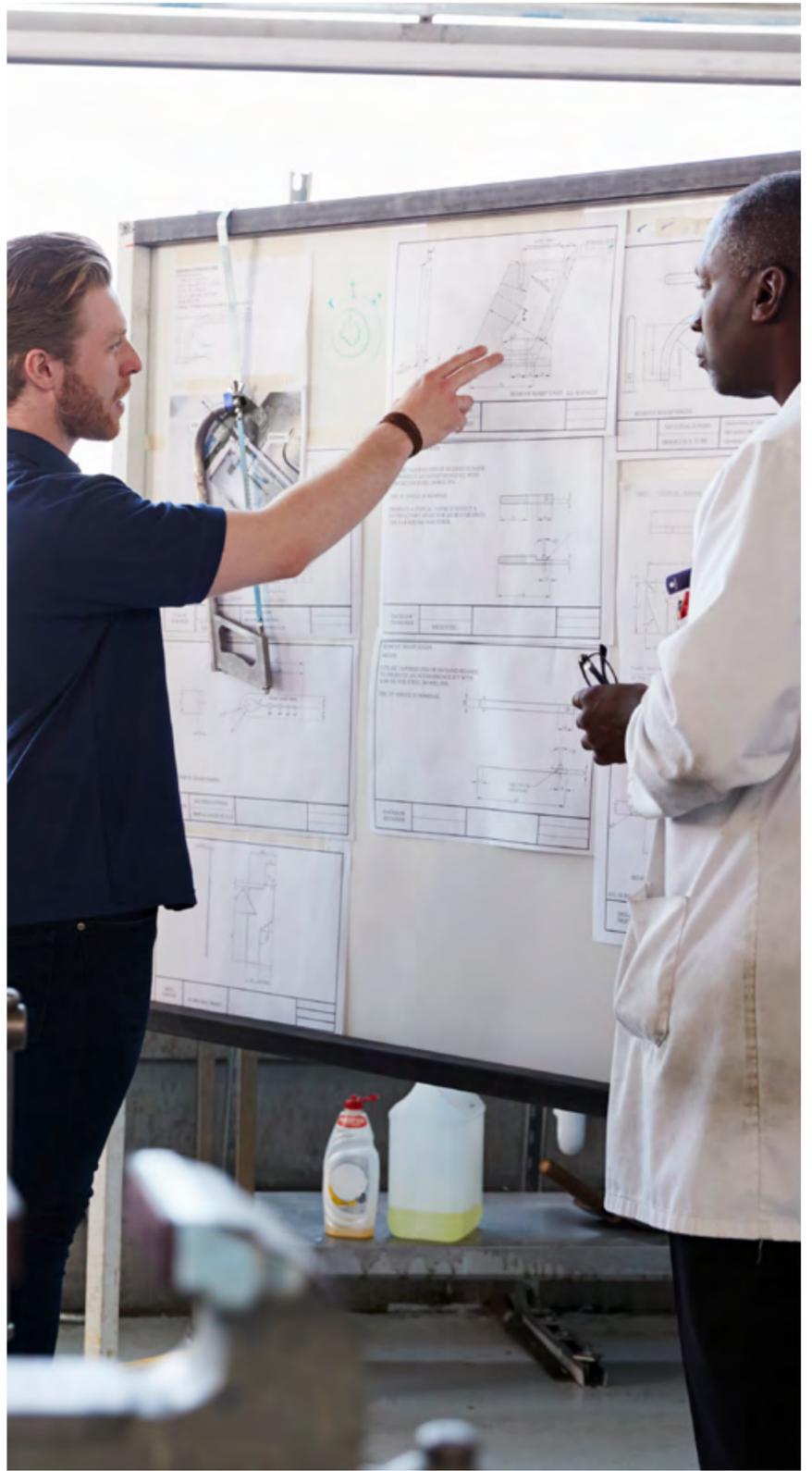
Whether it's leading a team, project, meeting, or a task, everyone on this team has the opportunity to advance.



Strength through humility.

This is a no ego zone. We leave our pride at the door, we're humble in our approach and we're always ready to learn.

Regardless of title, we always listen to our peers, their ideas and their unique perspective.



There is always a solution.

Our job is to provide solutions, and that's not just limited to our projects.

We work as one team and take initiative to ensure that no problem is left unresolved.

Areas of expertise.

MECHANICAL



- Ventilation & Indoor Air Quality
- Chilled & Heated Water Systems
- Heating & Cooling Load Calculations
- Kitchen Exhaust Systems
- Central Plant System Design
- Site Evaluation
- Space Pressurization Control
- Humidity & Dehumidification Control
- Temperature Control and Specifications
- Under Floor Air Distribution
- Heating, Ventilation & Air Conditioning (HVAC) Distribution



PLUMBING



- Isometric Diagrams
- Compressed Air Systems
- Storm Water Drain Systems
- Natural Gas & Propane Piping Design
- Domestic Water & Waste Piping Design
- Medical Gas Piping Systems
- Sustainable Plumbing Design
- Booster Pump Systems



ELECTRICAL



- Interior & Exterior Lighting Analysis
- Lighting Systems & Control Design
- Emergency Egress Calculations
- Energy Code Compliance Evaluation
- Interior & Exterior Lighting Design
- Lighting Design Review
- Solar System Design
- Power System Design & Distribution
- Hazardous Classifications
- Clean Room Applications
- Emergency & Standby Power Generation
- Existing Systems Evaluation
- Electrical Equipment System Design
- Motors & Motor Control Centers
- Load Calculations
- Fault Current & Short Circuit Calculations
- Power Upgrade

SPECIALTY



- Industrial Processing
- Fire Protection Reports
- Design Specific Water & Hydration Irrigation
- Process Piping
- Co-Generation & Energy Recovery Systems
- Multi-Tier Cultivation Design
- Hydronic Heating Systems
- Greenhouse Infrastructure & Outdoor Agriculture
- Process Flow In Throughput For Extraction Specific Equipment & Designs
- Water Conservation & Reclamation
- Control System Infrastructure
- Cold Storage Rooms, Walk In Coolers
- Secondary Containment
- Ventilation Systems
- Co2 Delivery Systems

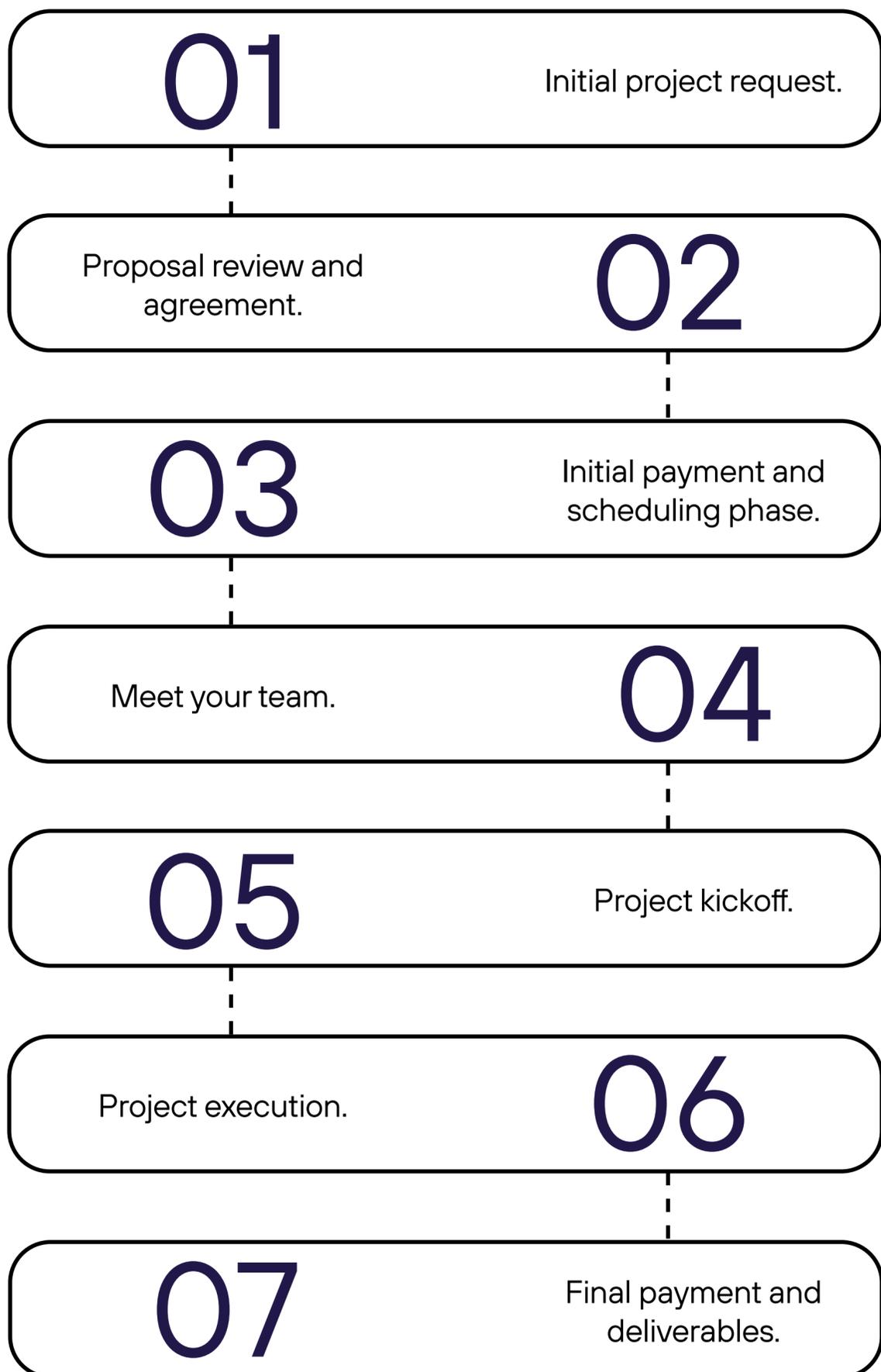


Project design & delivery step by step.

Our team takes immense pride in our methodical approach, ensuring the seamless execution of every project from inception to completion.

Throughout the entire project lifecycle, you will have direct and transparent communication with our Project Managers, Account Managers, Director of Finance, and Director of Operations.

What is the typical client experience?



Get to know our Leadership Team.



OMID ARDEBILI

C.E.O, Principal

Omid Ardebili has been in the Electrical Engineering Design Industry for over 18 years. His experience in working in an array of sectors has equipped him with solving any challenge throughout the design process.

He has worked on a diverse range of projects, from large-scale ground-up facilities to complex renovations and developments.

His expertise is in design build and value engineering with a focus on providing constructable solutions in a cost-effective way.



TATIANA RAMIREZ

C.O.O.

Tatiana Ramirez, who has several years of engineering experience, excels in team development at Ardebili. She's a true integrator, bridging disciplines and fostering efficiency by streamlining processes.

Her commitment to excellence drives her to continually challenge herself and her team to achieve greatness in communication and professional development.

She holds a bachelor's degree in Engineering with a focus on Electrical Systems from Arizona State University.



MATHEW FABROS

Director of Business
Development

Matthew Fabros is a dynamic and detail-oriented professional with a passion for collaborating with clients to address their engineering challenges. With a focus on timeliness, organization, and adept multitasking, he ensures all client requirements are not only met but surpassed, while upholding the highest standards of service quality.

Committed to fostering enduring client connections, Matthew prioritizes transparent communication, dependable relationships, and adaptable solutions to continually enhance client satisfaction and drive business growth.



FAISAL HALIS

Mechanical P.E.

Faisal is a licensed professional Mechanical Engineer experienced in the design of heating, ventilation, air conditioning and plumbing systems. His experience covers a variety of projects and market sectors, including multi-family, hospitality, hotel, commercial office, healthcare, government, industrial, retail and restaurant projects.

Faisal directs the production of Mechanical and Plumbing drawings, while providing interdisciplinary coordination. He takes pride and great care in the quality, accuracy and delivery of construction documents, specifications, shop drawings & RFIs.



PATRICK CRONAN

Electrical P.E.

Patrick is a registered professional engineer who brings more than 8 years of experience to the Ardebili Engineering team. He provides design solutions to complex projects, and prides himself on delivering quality results. He enjoys the complexities and challenges that project design entails.

Patrick has vast experience in a multitude of sectors including but not limited to restaurants, healthcare, multifamily, retail, and industrial facilities.

Our fields of experience.



AGRICULTURAL



AIRPORTS



ASSISTED LIVING



AUTOMOTIVE



BOWLING ALLEY



BREWERY RESTAURANTS



CARWASH



CHILDCARE



CHURCH



CLEANROOM



COFFEE SHOP



DATA CENTER



DISTRIBUTION CENTER



FITNESS GYM



GROCERY



HAZARDOUS



HEALTHCARE CENTER



HIGH RISE OFFICES



HOSPITAL



HOTEL MOTEL



JUSTICE



LAB



MULTI-FAMILY



MIXED-USE



MODULAR OFFICE



OFFICE



NATIONAL CHAIN ACCOUNT



PUBLIC SCHOOL K-12



PUBLIC WORK



PRIVATE EDUCATION



RESIDENTIAL



RESORT



RETAIL



SALON BARBERSHOP



SHELL BUILDING



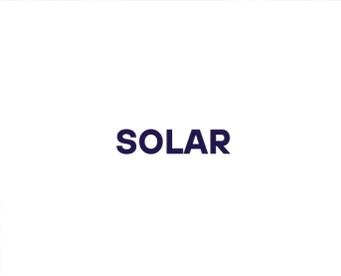
SOLAR



SPA



SPRUNG STRUCTURES



SPORTS FACILITY



SURGERY CENTER



UNIVERSITY/ COLLEGE



VET PET RESORT DOG KENNEL



WAREHOUSE



WINERY



Experience - Agriculture

OUR QUALIFICATIONS:

Ardebili Engineering has been providing full-service mechanical, plumbing, and electrical engineering for the agricultural industry across the United States for more than eight years.

Our team specializes in the design of a wide range of facilities, including greenhouses, processing plants, and agricultural storage facilities.

We have worked on projects ranging from small modular units to large-scale warehouses. Our designs prioritize safety and efficiency, specially in areas involving the storage and processing of potentially hazardous materials such as fertilizers and pesticides.

Having successfully completed more than 300 cultivation related projects, our team is passionate about staying on top of design trends in this industry. We will continue to tailor our engineering designs to accommodate your project requirements.



Select Projects



Our client was granted a license to cultivate cannabis with the stipulation their facility had to be fully operational and ready for state inspection in only one year. Ardebili Engineering met the rapid schedule delivering value-engineered construction documents for this facility.

The team provided budget-friendly designs without sacrificing the agricultural viability of the built environment. Our recommendations on design helped provide low air leakage rates and minimal heat loss. For this project a variable refrigerant flow (VRF) system was utilized considering safety and accessibility. Our design demonstrated that upgraded equipment packages provide energy savings over time, ultimately allowing the owner to benefit from local power company kickback on equipment costs.

CULTIVATION FACILITY
St. Louis, MO

Quick Description:
20,000 SF TI

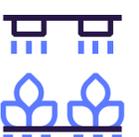


The Ardebili team was tasked with providing mechanical, plumbing, electrical engineering documents for a large cannabis cultivation facility in Phoenix. The 78,490 SF space once housed a factory with an existing chilled water plant which serviced the entire building.

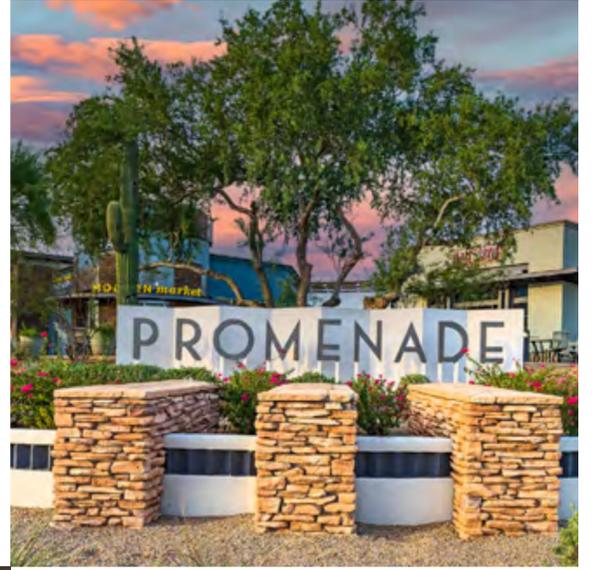
The existing systems were not capable of supporting cannabis growth and needed an upgrade. Because the operator was cost-sensitive, we provided the space with packaged rooftop unit systems supported by variable refrigerant flow (VRF) in areas in the facility that are multi-level.

PROJECT CULTIVATION
Phoenix, AZ

Quick Description:
78,490 SF TI



Experience - Corporate Office



- 24/7 In-Touch Offices, Mesa, AZ.
- Anasazi Plaza, Phoenix, AZ.
- Arizona Water Company, Phoenix, AZ.
- Chasse Building Team, Tempe, AZ.
- Control Tower Small Arms, US Army.
- Ideas Collide, Scottsdale, AZ.
- Indwell Custom Cabinetry, Phoenix, AZ.

- JDM Countertops, Phoenix, AZ.
- Nelipak Office Space, Cranston, RI.
- Scottsdale Promenade, Scottsdale AZ.
- Spinato's Fine Foods Production Line, Tempe, AZ.
- Surgenex Regenerative Medicine Headquarters, Scottsdale, AZ.
- WTPC Office, Tempe, AZ.



Experience - Education



- Aces Phoenix. 12,008 SF, Phoenix AZ.
Description: Electrical Engineering for an Addition to an existing building.
- American Leadership Academy West Foothills. Approx. 56,000 SF, Waddell, AZ.
Description: MPE Services for Ground up 2 story theater.
Mechanical Plumbing in Revit electrical in Autocad.
- American Leadership Academy Sierra Vista. 38,031 SF, Sierra Vista, AZ.
Description: MPE Services for Ground up school 2 Classroom Buildings,
one multi purpose Building, and a Field House.
- Bullhead City School. 3,215 SF, Bullhead City, AZ.
Description: MPE Services for ground up school.
- CAS High School. 6,200 SF, Douglas, AZ.
Description: MPE Services for removing an old building and building
the addition in it's place.
- Crit. 38,455 SF, Parker, AZ.
Description: MPE Services for ground up school.
- Phoenix Country Day School. 11,211 SF, Paradise Valley, AZ.
Description: MPE Services for renovation and expansion project.



Experience - Hazardous



- Exterior Hazardous Material Storage Building. 3,000 SF, Snowflake, AZ.
Description: Building holds several hazardous materials used in the client's growing and extraction processes.
- Salt River Materials Laboratory. 10,000 SF, Clarkdale, AZ.
Description: Laboratory.
- Triumvirate Integrated Waste Management Facility. 48,000 SF, Casa Grande, AZ.
Description: Hazardous waste building that includes corrosive liquids, processing, segregated container storage, acids, bases, neutrals, flammable liquids and solids and heavy metal soils/liquids with metal areas.
- Ultra Health TI. 5,000 SF - Tenant Improvement, Scottsdale, AZ.
Description: Testing Lab



Experience - Industrial/Warehouse



- AirComm Industrial Office, 31K SF, Tempe, AZ.
- Bobs Furniture, 88K SF, Tucson, AZ.
- Bram Flooring Warehouse, AZ, 14K SF.
- Cabinetry Warehouse TI, 52K SF.
- Dalewood Warehouse, 20K SF.
- Deer Valley Warehouse, 16K SF, Phoenix, AZ.
- Fountain Hills TI, 9K SF.
- Law Tigers Warehouse, 11K SF.
- Manufacturing Facility, 51K SF.
- National Gypsum, 531K SF.
- Nelipack Healthcare Packaging, Phoenix, AZ.
- Portal Warehouse, 27K SF, Tempe, AZ.
- Power Office and Warehouse, 21K SF.
- Seafood Warehouse Addition, 6K SF.
- Setna IO, 11K SF, Tempe, AZ.
- Solar Warehouse, 125K SF.
- Sports Center, 50K SF, Lake Forest, CA.
- Tacoma Seattle Box Company, 100K SF.
- True Spec Golf Warehouse, 14K SF.
- Warehouse TI, 11K SF, Thunderbird & 32nd.



Experience - Medical & Dental



- ABHS Behavioral Health Center, McNary, AZ
- Agave Pediatrics, Goodyear, AZ
- Aurora Behavioral Health Center, Tempe, AZ
- Dr. Bryan Tran, DDS, Phoenix, AZ
- Dr. Ptak Medical Office, Scottsdale, AZ
- Every Smile Dental, Mesa, AZ
- Honor Health Thompson Peak, Scottsdale, AZ
- Honor Health Gastroenterology Offices, Phoenix, AZ
- Honor Health Primary & Urgent Care Facility, 38K SF, Scottsdale, AZ
- Honor Health Primary Care Sleep Center, Scottsdale, AZ
- Honor Health Primary Care, Scottsdale Rd, Scottsdale, AZ
- Honor Health Primary Care, Tempe, AZ
- Honor Health TPK Primary Care, Scottsdale, AZ
- Next Care, Gilbert, AZ
- Premier Orthodontics Union Hills, Phoenix, AZ
- Walman Eye Center, Phoenix, AZ
- West Valley Pediatric, Buckeye, AZ
- VA Hospital, multiple projects
- Surgery Center, 25K SF



Select Projects



Ardebili Engineering provided mechanical, plumbing, and electrical engineering for a new 25,000 SF surgery center. The three-story surgery center posed a number of challenges to the design and engineering teams as there were many limitations to the site. Our engineers could not place equipment on the roof because of screening and building height limitations, and were also unable to place equipment on the ground due to site limitations.

The team was tasked with identifying systems that would comply with code, provide the needs of a surgery center, but that was also physically installable.

The team worked closely with the civil engineers and the architect to provide a cost-effective design of the project and modeled the HVAC system to be constructible while still meeting the unique performance requirements of a surgery center.

SURGERY CENTER
Prescott, AZ

Quick Description:
[25,000 SF Ground Up Surgery Center](#)



For the VA Hospital in Fresno, California, Ardebili Engineering provided modern engineering upgrades to the CT scan, MRI, and associated support rooms. Complying with the requirements of the VA Hospital was a challenge for both the general contractor and the engineering teams, but ultimately, individuals from both groups partnered together successfully.

VA personnel and contractors joined the Ardebili team on-site to survey existing conditions. Their goal was to set up the job for success by identifying which systems in the aged building could be reused, demolished, or upgraded to serve the space. Ardebili was later commissioned for additional projects.

Ardebili was later commissioned for additional projects. We also were able to assist in the emergency conversion of a hospital general patient ward into a negative isolation COVID ward.

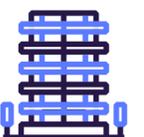
**VA HOSPITAL
MULTIPLE PROJECTS**
Fresno, CA

Quick Description:
[CT Scan and MRI replacement projects](#)



Experience - Mixed Use

- 12 High, 69K SF, Phoenix, AZ.
- 32nd Street North, 20K SF, Phoenix, AZ.
- 75 on 2nd Apartments, 71K SF, Phoenix, AZ.
- BLUE at Eastline Village, 180K SF, Tempe, AZ.
- Cooley Station 24, 402K SF, Gilbert, AZ.
- Espire Sports Center, 62K SF, Prescott Valley, AZ.
- Mixed Use TI, 71K SF, San Diego, CA.
- Museum Square Buildings, 349K SF, Scottsdale, AZ.
- Parkview Mixed-Use, 25K SF, Scottsdale, AZ.
- Sienna Garden, 18K SF, Glendale, AZ.
- Store 637, 27K SF, Kingman, AZ.
- Sunshine Acres, 17K SF, Mesa, AZ.
- The Artisan, 84K SF, Scottsdale, AZ.
- The Clayton, 215K SF, Scottsdale, AZ.



Select Projects



For Cooley Station 22, we delivered Mechanical, Plumbing, and Electrical (MEP) Engineering services for a 140,500-square-foot residential community. This project features a 4-story main building with 80 units, along with 3-story garage buildings that include 24 units above them. The community offers 61 one-bedroom units at 820 square feet each and 43 two-bedroom units at 1,270 square feet each.

At Cooley Station 24, our MEP expertise supported a 402,500-square-foot mixed-use development. This project includes two 4-story residential buildings and a third building with 35,000 square feet of ground-floor commercial space and 4 stories of residential units above. The development features 156 one-bedroom units and 114 two-bedroom units, alongside 3-story garage buildings. Our engineering solutions ensured efficient infrastructure across both residential and commercial spaces.

COOLEY STATION 22 & 24
Gilbert, AZ

Quick Description:

[140,500 sf residential community](#)
[and 402,500 sf mixed-use development](#)



We developed Mechanical, Plumbing, and Electrical (MEP) Engineering construction documents for a ground-up project featuring two buildings with 81 residential units. The North Building is 64,373 square feet with 51 units, while the South Building is 40,152 square feet, housing 30 units and 4,440 square feet of retail/office space.

The development includes three levels of underground parking—one public and two private. Additionally, the North Building has a rooftop pool with deck drainage, and a fitness center is integrated into the project. Our MEP solutions ensured efficiency and functionality across all components of the development.

ARTISIAN SCOTTSDALE
Scottsdale, AZ

Quick Description:

[64,373 sf \(North Building\), 40,152 sf \(South Building\)](#)
[and 82,215 SF \(Below-Grade Parking\)](#)



Blue at Eastline Village is a proposed four-story mixed-use development featuring 187 residential units and 4,000 square feet of commercial space. The units, ranging from 700 to 1,700 square feet, include 123 one-bedroom, 47 two-bedroom, and 17 three-bedroom apartments. Nine live-work units with 275 to 345 square feet of office space will front Apache Boulevard and Smith Road.

Amenities include a 6,000-square-foot resort-style area with a pool, spa, and lounge, a 2,600-square-foot gym/yoga studio, a 1,600-square-foot gaming space, a 2,000-square-foot courtyard, and a 4,000-square-foot dog park. The project will provide 220 parking spaces and 184 bicycle spots.

BLUE AT EASTLINE VILLAGE
Tempe, AZ

Quick Description:

Commercial Space: 6,790 sf, Residential Units: 224,400 sf and Amenities: 20,000 sf



The second phase of the Campbell Commons expansion involves adding parking to the east and constructing a new 18,500 sq. ft. mixed-use building. This new development will feature spaces for restaurants, retail services, and commercial offices.

The building's design incorporates an internal courtyard, providing a dining area and shaded space for office users. Additionally, the northern exterior will feature dense landscaping, creating a buffer for nearby residential properties and extending retail space for tenants.

CAMPBELL COMMONS
Phoenix, AZ

Quick Description:

18,500 sf mixed-use building

Experience - Modular



- Alvarado Street Beer Garden – Monterey, CA
- Amado 1 & 2 - Ethanol Pod – No address listed
- Bailey's Cafe – Saratoga Springs, NY
- Beachwood Brewery – California
- Burbank Restrooms – Burbank, CA
- Casa Grande - RV Boat Storage – Casa Grande, AZ
- Commercial Fish Fillet – Crescent City, CA
- County of Orange Offices – California
- Cresco Lab – Indiantown, FL
- Delta Academy Classrooms – Nevada
- Eddies – San Luis, AZ
- Human Services Campus – Phoenix, AZ
- Hydroponic Solutions – Phoenix, AZ
- Isolation Shelter Containers – Yakama Nation/Toppenish, WA
- Kern Community College – Bakersfield, CA
- Konstantin CO₂ Lab – Mount Clemens, MI
- Linked Equipment Warehouse Addition – Phoenix, AZ
- Magnolia Science Academy – San Diego, CA
- Mathy's Car Lot – Modesto, CA
- MedMen FL Extraction Laboratory – Eutis, Lake County, FL
- Mohave Boat and RV Storage Unit – White Hills, AZ
- MSG Burbank - Guard Shack – Burbank, CA
- Phoenix Navigation Center – Phoenix, AZ
- Puma Store – Monterey, CA
- Smokey Joe's Hot Dogs – Peoria, AZ
- Stockton Transitional Housing – Stockton, CA
- SW Rail Museum – California
- Three Canyons Kitchen – Tucson, AZ
- VA Mather Office – California
- Vallejo Homeless Shelter Restrooms – Vallejo, CA
- Veg Room – Uxbridge, MA
- Wall Company Storage – Mesa, AZ

Experience - Multi-Family & Hotels



- 77 on the Park, 49K SF - Scottsdale, AZ.
- 7th St Multi-Family, 37K SF - Phoenix, AZ.
- Apache Rock Apartments, 31,530 SF - Tempe, AZ
- Aspire Elite Phoenix Fairway Greens Apartments, 170K SF - Phoenix, AZ.
- Bungalows, 28,520 SF - Phoenix, AZ.
- Cibola Vista Resort & Spa, 34K SF - Peoria, AZ.
- Crown Point Apartments, 125K SF - Prescott Valley, AZ.
- Gallery Park Dual Brand Hotel, 112K SF - Mesa, AZ.
- Glendale W Apartments, 46K SF - Glendale, AZ.
- Hampton Inn & Suites, 63K SF - Indio, CA.
- Hampton Inn & Suites, 79K SF - Lake Tahoe, CA.
- Holiday Inn Express, 54K SF - Gresham, OR.
- Home2 Suite & Tru by Hilton, 111K SF - Madison, WI.
- Legacy Hotel, 59K SF - Phoenix, AZ.
- Museum Square Apartments, 88K SF - Scottsdale, AZ.
- Railyard Lofts, 33,050 SF - Flagstaff, AZ
- Redwood Apartments, 80K SF - Sonoma County, CA.
- Springhill Suites, 65K SF - Vancouver, WA.
- Tru Hotel, 45K SF - Barstow, CA.
- Sedona Lofts, 196,163 SF - Sedona, AZ
- Willeta, 31,200 SF - Phoenix, AZ.



Select Projects



HILTON EXPANSION
Chandler, AZ

We provided Mechanical, Plumbing, and Electrical (MEP) engineering construction documents for a 44,736-square-foot, 4-story, 69-key addition to an existing hotel at 150 S. Arizona Ave., Chandler, AZ. The project includes an 11,337-square-foot 1st floor featuring tenant spaces and a meeting area, with the 2nd to 4th floors adding 33,399 square feet of guest accommodations.

Our design was developed in REVIT for precise coordination with architectural and structural elements. Exclusions included utilities coordination, power upgrades, and city submittals. We limited submittal reviews to two per item, with any additional reviews addressed through an Additional Services Authorization (ASA). Coordination with the owner, architect, and other consultants ensured seamless integration of specified equipment.

Quick Description:

11,337 sf 1st floor featuring tenant spaces and 2nd to 4th floors adding 33,399 sf of guest accommodations



CAMBRIA
Colorado Springs, CO

Ardebili Engineering is delivering the Mechanical, Plumbing, and Electrical engineering construction documents for a new 107-key, 55,272 SF ground-up hotel. The project includes a fully equipped kitchen, a bar, and a rooftop bar, catering to guest amenities and services. The design features VRF systems, mini-splits, fan coils, and a Dedicated Outdoor Air System (DOAS), along with linear diffusers for precise climate control throughout the building.

Plumbing systems are designed to support both high and low-pressure gas needs, with hot water provided at 120°F and 140°F for various applications. The electrical design incorporates touchscreen lighting controls, backup power solutions, and adherence to the local electrical company's requirements. This comprehensive approach ensures a modern, efficient, and comfortable environment for both guests and operators.

Quick Description:

55,272 sf ground-up hotel



MANZANA
Phoenix, AZ

MANZANA is a 12-story, 151,927 sq ft mixed-use development in Phoenix's vibrant Roosevelt Row Arts District. Rising 144 ft, it seamlessly blends retail, Class A office spaces, and upscale residential living under one roof. The ground floor offers 10,196 sq ft of retail space, activating the downtown streetscape.

Starting on the 6th floor, 98 luxury units feature exclusive amenities, including a spa, elevated pool, and rooftop cooking areas. Sustainability is central to MANZANA's design, with green roofs, vertical gardens, energy-efficient glass, and locally sourced materials.

With its dynamic façade and rooftop entertainment hub, MANZANA reflects Phoenix's cultural resurgence while setting new standards for sustainability and innovation.

Quick Description:

A 12-story, 151,927 sq ft mixed-use development combining retail, office space, and upscale living



MUSEUM SQUARE APARTMENTS
Scottsdale, AZ

Museum Square is a transformative mixed-use development set to rise in Old Town Scottsdale, just south of Main Street between Second Street and Marshall Way along Goldwater Boulevard. The project will feature a 13-story hotel with 190 rooms, a restaurant, and a six-foot spire, reaching a total height of 150 feet.

The development also includes three condominium buildings with 254 units, ranging from 135 to 149 feet in height, and a 92-unit apartment building standing 75 feet tall. Designed to enhance community engagement, the project will offer a 40,000 sq ft multiuse park and plaza near the hotel, as well as a public garden along Goldwater Boulevard.

Museum Square aims to reinvigorate the area by attracting more visitors and supporting nearby cultural institutions such as the Stagebrush Theater, Scottsdale Museum of the West, and Scottsdale Artists' School.

Quick Description:

Mixed-use development featuring a 13-story hotel, 254 condos, 92 apartments, a 40,000 sq ft park, and a public garden.

Experience - National Accounts



- 7-Eleven
- Arby's
- ATL Wings
- Biggby Coffee
- Blue Sushi
- Buffalo Wild Wings
- California Fish Grill
- Capriottis
- Carl's Jr
- Circle K
- Chuck E Cheese
- Church's Chicken
- Coffee Bean & Tea Leaf
- Cold Stone Creamery
- Cookie Plug
- Dickey's BBQ
- Dunkin'
- Fatburger
- Filberto's

- Grabba Greens
- Great American Bagel
- Habit Burger
- Jack in the Box
- Jet's Pizza
- Jimmy Johns
- Moe's Southwest Grill
- Nektar Juice Bar
- Ono Hawaiian BBQ
- Parlor Donut's
- Peter Piper Pizza Express
- Popeye's
- Salad & Go
- Scooters
- Starbucks
- Twisted Sugar
- Whataburger



Experience - Restaurant & Entertainment



- Alamo DraftHouse, Tempe, AZ
- Angie's Lobster, Multiple Locations, AZ
- Aramark, Multiple Projects, AZ
- Barrio Queen, Phoenix, AZ
- Barros Pizza Multiple Locations, AZ
- Bourbon and Bones, Multiple Locations
- Chick-fil-A, Tempe, AZ
- Chula's Seafood, Scottsdale, AZ
- Cold Beer & Cheeseburgers, Multiple AZ
- Copper Blues Comedy Club, Oxnard, CA
- Crab & Mermaid, Scottsdale, AZ
- Edley's BBQ, Multiple Locations, TN
- Elote Cafe, Sedona, AZ
- Fate Brewing, Scottsdale, AZ
- Goldwater Brewery, Scottsdale, AZ
- Humble Pie, Scottsdale, AZ
- Macayo's Mexican Table, Multiple Locations
- Merkin Vineyards, Cottonwood, AZ
- Modern Round, Peoria, AZ
- Ojos Locos, Multiple Locations
- Over Easy, Multiple Locations, AZ
- Pei Wei, Memorial Union ASU, Tempe, AZ
- Roll'em Up Taquitos, Multiple Locations, AZ
- Sorso Wine Room, Scottsdale, AZ
- Starbucks, ASU Campus Locations, AZ
- Thai Chili To Go, Maricopa, AZ
- The Clayton House, Scottsdale, AZ
- US Eggs, Scottsdale, AZ
- Zipps Sports Grill, Phoenix, AZ



Our team delivered detailed plumbing and electrical engineering construction documents for a 5,500 sf restaurant tenant improvement project in Phoenix, AZ.

For The Mexicano, we provided comprehensive services that focused on creating an efficient and high-quality integration of systems within the new restaurant space. Our approach ensured that the plumbing and electrical infrastructure was precisely tailored to the specific needs of the restaurant, optimizing functionality and supporting the overall design vision.

With a commitment to excellence, we meticulously planned every aspect of the engineering process, resulting in a seamless and effective solution that supports the dynamic environment of The Mexicano.

THE MEXICANO
4801 E Cactus Rd

Quick Description:
5,500 sf restaurant



We provided comprehensive Mechanical, Plumbing, and Electrical (MEP) Engineering construction documents for a significant tenant improvement project involving at.

For the Kembara Restaurant, located within the JW Marriott Phoenix Desert Ridge Resort & Spa, our team developed specialized MEP solutions aimed at transforming both the interior and exterior areas.

Our approach focused on enhancing the functionality and aesthetic appeal of the space, ensuring that the upgraded infrastructure would significantly elevate the dining experience. By delivering meticulously planned engineering solutions, we played a key role in revitalizing the restaurant, aligning the design with the luxurious environment of the resort and spa.

KEMBARA RESTAURANT
Inside JW Marriot

Quick Description:
7,600 sf restaurant space
and a 2,600 sf exterior patio





We developed Mechanical, Plumbing, and Electrical (MEP) Engineering construction documents for the tenant improvement of a 4,000 sf shell building, transforming it into Oliver's Restaurant.

This project involved reimagining a 1960s Polynesian-style structure to accommodate a modern dining experience while preserving its historic charm.

Our team delivered bespoke MEP engineering services that focused on creatively integrating essential ductwork and systems. This integration ensured optimal airflow and functionality, particularly in the restaurant's distinctive bar area. By skillfully balancing modern engineering requirements with the building's unique architectural features, we enhanced both the operational efficiency and the overall atmosphere of Oliver's Restaurant.

OLIVER'S
Scottsdale, AZ

Quick Description:
[4,000 sf shell building](#)



We provided Mechanical, Plumbing, and Electrical (MEP) Engineering construction documents for the tenant improvement of a 785 sf patio area within an existing restaurant. Although the project encompassed a relatively small footprint, it presented unique challenges in integrating effective ventilation and HVAC systems.

For Bourbon and Bones, our team developed a tailored solution that involved installing a split system to address the constraints of limited ceiling height. This careful planning ensured that the patio renovation delivered a comfortable and well-ventilated environment, enhancing the outdoor dining experience.

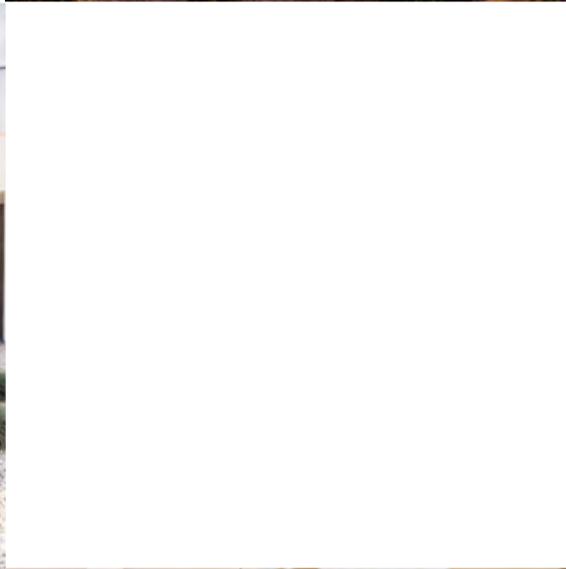
Our expertise in optimizing MEP systems for confined spaces allowed us to meet the project's requirements while maintaining high standards of performance and comfort.

BOURBON AND BONES
Scottsdale, AZ

Quick Description:
[785 sf patio area](#)



Experience - Residential



- Lot 212 Estancia 6,100 SF.
- Lot 4 Cantabrica 10,600 SF.
- Lot 195 Estancia 5,500 SF.
- Plaza Lofts 3,300 SF.
- 91st Place Casita 3,000 SF.
- Campbell Residence 5,700 SF.
- Lot 8 - Cantabrica 12,700 SF.
- Ford Residence 10,500 SF.
- Webster Residence 5,500 SF.
- Lot 1 Cantabrica 11,700 SF.
- Lot 264 Estancia 8,500 SF.
- Dr Askari Residence 8,000 SF.
- Garrett Family House 7,000 SF.
- Deley Residence 6,500 SF.

- 8436 N Golf Drive 11,131 SF.
- Gala Residence Additions 7,675 SF.
- Ripp's Residence Remodel 2,900 SF.
- Carefree Ranch Residence 5,764 SF.
- Residential Remodel 2,850 SF.
- The Berry Cabin 4,200 SF.
- Jomax Residence 12,000 SF.
- Lot 136 Whisper Rock 5,600 SF.
- Lot 5 Cochise Geronimo Village 5,000 SF.
- Lot 30 Estancia 6,300 SF.
- Lot 60 Estancia 6,700 SF.
- Lots 14 & 15 Esperanza 10,000 SF.



Experience - Storage Facilities



- 19th Ave Storage, 144K SF
- 365 Storage Mesquite, TX 136K SF
- Assured 360 Storage, Ft. Worth 139K SF
- Bear Valley Storage, 114K SF
- Black Canyon Self Storage, 100K SF
- Blue Cloud Storage, 241K SF
- Capital Storage, CA 199K SF
- CubeSmart Self Storage, CA 63K SF
- El Mirage Storage, Surprise AZ 141K SF
- Falcon Storage Condos, 161K SF
- Figueroa Street Self Storage, 103K SF
- Foothills Storage, 133K SF
- Haltom Storage, Haltom TX 133K SF
- Indian School Storage, AZ 179K SF
- Irvington 19 Storage, 133K SF
- JDA Long Beach Storage
- Liberty Self Storage, 170K SF
- Marana RV Storage, AZ 205K SF
- Marana Storage, AZ 200K SF

- Miles Road Self Storage, 126K SF
- NoHo Storage, 150K SF
- Platinum Storage, Citrus & Bethany 222K SF
- Platinum Storage, Balch Springs 106K
- Platinum Storage, Metro Parkway 185K SF
- Rockwall Storage, 147K SF
- Royce City RV and Semi Storage, 206K SF
- RV and Boat Storage Yard, 186K SF
- Self Storage, Lubbock TX 144K SF
- Self Storage, Vista CA 180K SF
- Silver Creek Self-Storage, 98K SF
- Storage 365, 19th & Southern 136K SF
- Storage 365, Honeycutt 150K SF
- Storage 365, Sweetwater 145K SF
- U-haul, Power Ranch 129K SF

Select Projects



PRINCESS STORAGE
Scottsdale, AZ

Ardebili Engineering completed mechanical, plumbing, and electrical engineering for a new 100,000+ SF storage facility. The two-story building plus two basements posed a number of challenges to the design and engineering teams.

Our engineers were limited on where equipment could be placed on the floorplan due to height restrictions of the building. The team was tasked with identifying system location that would comply with code, provide the needs of heating and cooling, and was also able to be physically installed. The team worked closely with the client to provide different options for the design of the project and modeled the HVAC system to be constructible while still meeting the client's specific requirements for the design.

Quick Description:
100,000+ SF GROUND UP



FIGUEROA STORAGE
Los Angeles, CA

Ardebili Engineering completed mechanical, plumbing, and electrical engineering designs for Figueroa Street Self Storage in Los Angeles, CA, a fully conditioned, six-story, 100,000+ SF storage facility with offices on the lower level. The five story building plus a basement posed a number of challenges to the team as there was a limitation to the drainage design on site.

Our engineers had to design a system with the ability to drain the site into a lift station system inside the building to ensure the site would not flood.

The team worked closely with the civil engineers and the architect to provide a cost-effective design for the project, and modeled the system to be constructible while still meeting the city specific requirement for the design.

Quick Description:
100,000+ SF GROUND UP

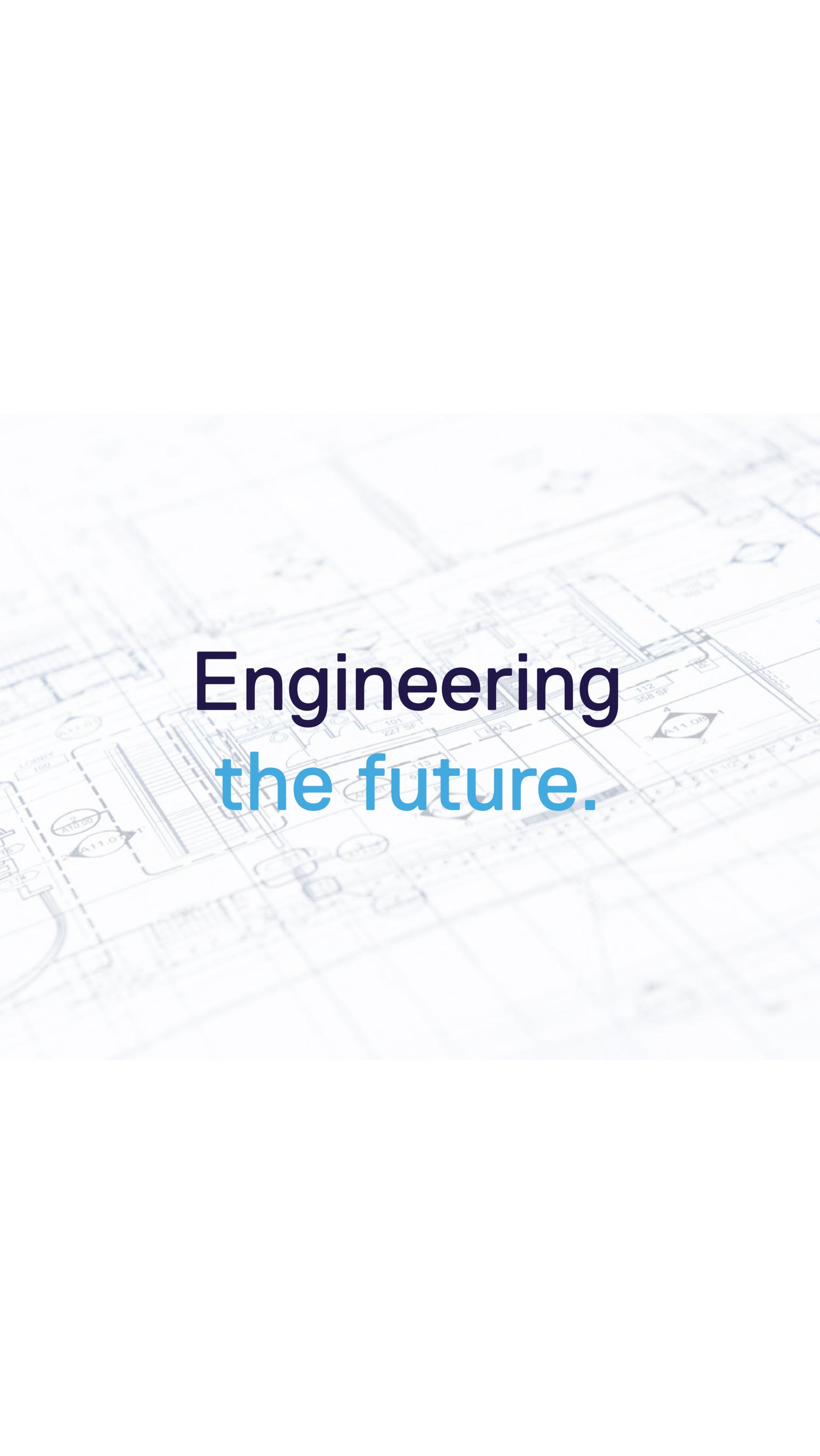


Experience - Worship & Public Works

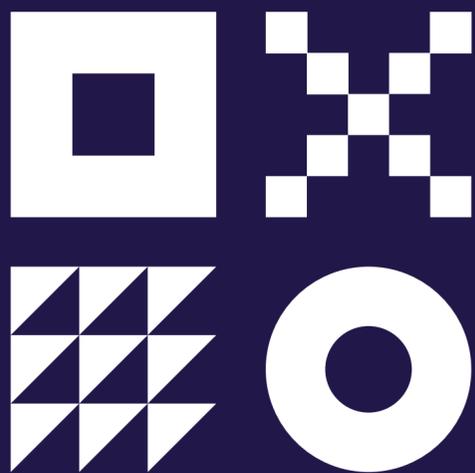


- Awaken Life Church, 8,400 SF - Phoenix, AZ.
- AZ Game & Fish Bubbling Ponds, Phase 1 & 2, Cornville, AZ.
- AZ Game & Fish, Horseshoe Ranch Storage Facility, Cordes Lake, AZ.
- AZ Game & Fish, Lake Havasu Law Enforcement Aid Station, Lake Havasu, AZ.
- AZ Game & Fish, Standard House, Lake Havasu, AZ.
- Bay Hills Church, 23,400 SF - Richmond, CA.
- Grace Fellowship Church, 12,805 SF - Peoria, AZ.
- Grace Fellowship Church, Riverside, CA.
- Harvest Bible Church, Mohave Valley, AZ.
- Islamic Center, 13,600 SF - Gilbert, AZ.
- Phoenix Memorial Park, New Mausoleum, Phoenix, AZ.
- Salt River Assembly of God, Peoria, AZ.
- Tabor Church, Riverside, CA.
- United Islamic Center of AZ, 2,450 SF - Glendale, AZ.
- US / Canada Export Building Renovation, Champlain, NY.
- Valley Life Church, Phoenix, AZ.
- Vietnamese Fellowship Hall, Phoenix, AZ.



The background is a detailed architectural floor plan or blueprint, rendered in a light blue and grey color scheme. It shows various rooms, corridors, and structural elements with technical annotations. Some visible labels include 'LOBBY 100', '110 64 SF', '101 227 SF', '112 358 SF', and 'A11.0B'. The drawing is slightly blurred, creating a sense of depth and focus on the overlaid text.

**Engineering
the future.**



Let's Engineer the future together.

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