



## **Request for Proposal**

**RFQ-003376**

**Redevelopment of Parking Lot  
Adjacent to North Market**

**December 5, 2016**

**ONE ORIGINAL AND NINE ADDITIONAL  
PRINTED COPIES, AND ONE PDF COPY OF  
THIS BID MUST BE SUBMITTED**

Bidder submitting this Bid should check the appropriate box.

This is: ☐ The Original

This is: ☒ One of the Copies



# Request for Proposal

**City of Columbus, Ohio**  
Department of Development  
Economic Development Division  
150 S. Front St., Suite 220  
Columbus, Ohio 43215  
614/645-0824

**RFQ-003376 – Redevelopment of Parking Lot Adjacent To North Market**  
(Solicitation No.) / (Item)

**DEPARTMENT OF DEVELOPMENT**  
(Department)

**ECONOMIC DEVELOPMENT DIVISION**  
(Division)

## Bid Opening Date and Time

**Economic Development Division – Monday, November 21, 2016 – 4:00 P.M. (local time)**

Sealed proposals will be received by the City of Columbus, Department of Development,  
Economic Development Division, 150 S. Front St., Suite 220, Columbus, Ohio 43215,  
until this date and time, and then will be publicly opened and read.

Proposals received after the opening time will be returned to the bidder unopened.

The City will not be responsible for late mail or other deliveries.

**NOTE: FAILURE TO RETURN THIS BID PROPOSAL INTACT MAY BE CAUSE FOR REJECTION.**

## Bid Proposal Submitted By:

Pizzuti Development LLC/The Pizzuti Companies

### Company Name/DBA

629 North High Street, Suite 500

### Street Address

Columbus,

Ohio

43215

### City

### State

### Zip

31-1766922

**(YES) / NO (circle one)**

pkatzenmeyer@pizzuti.com

### Federal I.D. No.

### Contract Compliance No. and Expiration Date

### E-Mail Address

Patrick Katzenmeyer

614-280-4048

614-280-5000

### Contact Person

### Phone No.

### Fax No.

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December 5, 2016

Ashley Senn  
City of Columbus  
Department of Development  
150 S. Front Street, Suite 220  
Columbus, OH 43215

RE: Request for Development Proposals

Dear City of Columbus and North Market Development Authority:

The Pizzuti Companies is pleased to present this response to redevelop the North Market's surface parking lot.

The foundation of our proposal is a collaborative approach that includes all major stakeholders, and not only the North Market and adjacent parking lot, but the North Market District as a whole.

This project will define the heart of the North Market District, will serve as a catalyst for future development in the area, and will set the tone for the quality of those future developments.

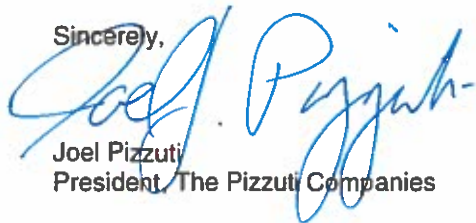
At the intersection of several neighborhoods and landmark institutions, our collaborative approach to planning and inclusive partnerships with neighboring landowners will create connectivity in every direction. We envision a gateway to the Convention Center to the east, a seamless transition into Goodale Park and the Short North to the north, and if executed properly, further economic development to follow along and behind Park Street to the west.

As neighbors of the North Market, both in terms of our company's office two blocks to the north, and our investment in the historic Carlile Building for over 20 years, the North Market District is more than just another project... it's a neighborhood we care about deeply, and it's our home. With over 40 years of experience as a private developer, and over a decade of experience as an owner's representative for various governments and non-profits, projects like this are what we do best.

I have memories of going to the North Market on the weekends, as a child with my parents, to pick up Hungarian sausage and veal bratwurst for dinner that night. On a personal and emotional level, I believe this is an important development opportunity for our city. Important because it is a key step in our city moving forward, but also important to make sure we retain the memories and the history that has made the North Market great.

The attached proposal details our team's relevant experience, project approach, and vision. We look forward to the opportunity to discuss further with you.

Sincerely,



Joel Pizzuti  
President, The Pizzuti Companies

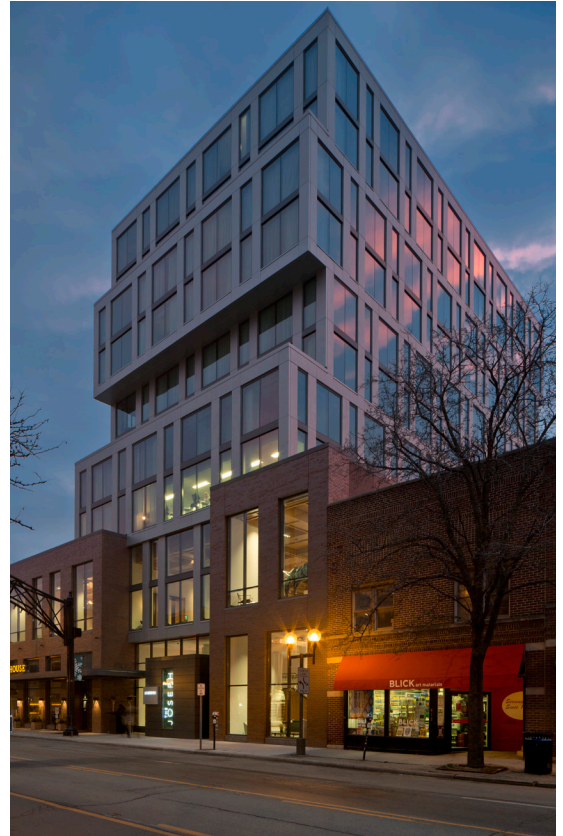
# Redevelopment Proposal

## Background Summary/Team and Experience

### The Pizzuti Companies - Project Developer

For over 40 years, The Pizzuti Companies have offered the highest standards of performance and quality, making us one of the nation's most respected commercial real estate development firms. Formed in 1976 in Columbus by Ronald A. Pizzuti, the organization features a team of professionals whose primary goal is to provide the most efficient, cost-effective real estate and development solutions to meet each client's unique goals and objectives.

Headquartered just blocks from the North Market, The Pizzuti Companies represent decades of experience in all aspects of the development process for projects of varying size and scope. Our team includes professionals with extensive experience in areas such as: LEED/sustainability, architecture, construction management, planning, commercial development, sales and brokerage, and project management. We believe these Pizzuti team members possess the skills and abilities necessary to successfully deliver a North Market redevelopment project that exceeds the expectations of the City of Columbus, the North Market Development Authority (NMDA) and the over 1 million visitors who walk through the Market's doors each year.



*Le Meridien Columbus, The Joseph*

Pizzuti's extensive award-winning project list includes mixed-use developments; multi-family residential offerings; Class-A build-to-suit corporate offices and headquarters; hotels, banquet and meeting facilities; master-planned distribution and manufacturing parks; medical facilities; and numerous public facilities including libraries, courthouses and athletic facilities.

As experienced planners and project managers, Pizzuti associates understand the development process and the interaction between project owners, design professionals and contractors. We are proactive in our management approach and take the steps necessary to minimize the factors that impact project budget, schedule and delivery.

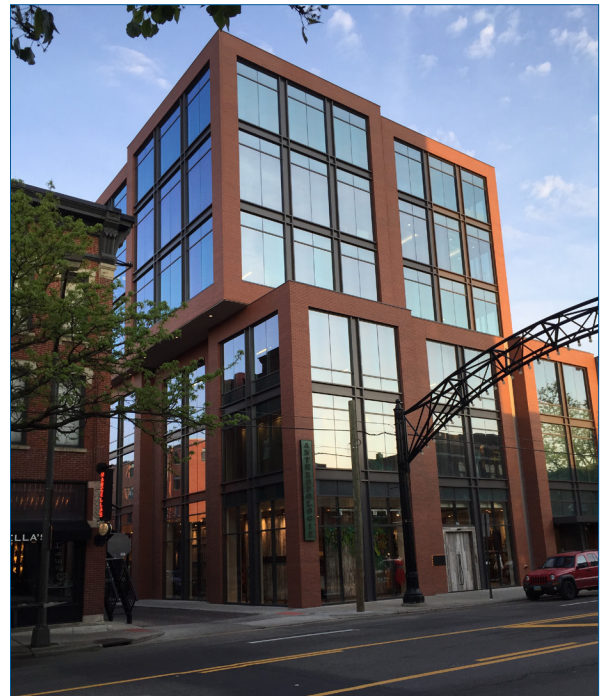
The Pizzuti team knows how to work with public and private entities, how to collect input from diverse groups, how to prioritize and how to build consensus. Developing a strong, creative, sustainable plan and delivering a development project that meets a community's needs is a rewarding aspect of our work.

Pizzuti associates have the capacity to begin work on the North Market redevelopment immediately. Our project team will be led by President and COO Joel Pizzuti and Executive Vice President Mike Chivini as well as Executive Vice President Jim Russell, Senior Vice President of Construction Ronn Stewart, Vice President of Development Dan Gore, and Director of Development Patrick Katzenmeyer with support provided by additional Pizzuti associates as needed.

Pizzuti has extensive experience in urban development, including The Joseph mixed-use project in the Short North that includes the 135-room Le Meridien Columbus, The Joseph hotel; the six-story Joseph Class A office building, the Pizzuti Collection art exhibition space and a structured parking garage; the recently renovated Carlile Building on North High Street just east of the North Market; and Broadway Station, a 120-unit multi-family residential project currently under construction in Grove City's historic Town Center.

### **Project for Public Spaces - Project Planner**

Since 1987, Project for Public Spaces (PPS) has provided assistance to public market projects in more than 200 cities and towns in both the U.S. and internationally. The goal of their technical assistance program is to transfer market skills to participating market sponsors, managers, and community development officials. These projects engage local stakeholders in a collaborative visioning process, as well as provide concrete technical assistance on market design and operational issues.



*The Offices at The Joseph*

The PPS markets team is well-versed in performing site analyses, including how to combine markets with multiple uses; market design and layout; merchandising and marketing; parking, loading and servicing issues; and developing management, operational and leasing structures. In addition, PPS conducts economic and market studies, as well as feasibility and product mix analyses for public markets.

In 1995, PPS co-published with the Urban Land Institute (ULI) the definitive work on developing and improving public markets, *Public Markets and Community Revitalization*. PPS have been building on that work with new tools and research ever since. PPS has also sponsored nine international conferences on public markets, with the most recent conference held in Barcelona, Spain in 2015. In addition to these publications and conferences, PPS also holds its popular “How to Create Successful Markets” in New York City, training hundreds of public market sponsors, practitioners, and developers in the details of bringing a project from concept to opening day, and creating a sustainable, economically viable public market in the process.

In recent years, PPS has also played a role in shaping both public and private funding for public markets. Notably, their work in 2002-2008 with the Ford and W.K. Kellogg Foundations generated over \$3 million dollars for advancing farmers markets and public markets as a community development strategy.

Another hallmark of PPS's public market experience is an ability to negotiate and forge successful partnerships to enable existing markets to mature to the next level of success. They are experienced in to conducting broad-based public workshops on market development, engaging wide varieties of stakeholders. They help develop new partnerships between community development organizations, public health agencies and government entities. Overall, PPS encourages diverse sets of stakeholders to work together towards common goals.



The PPS North Market team will include Vice President Kelly Verel; Executive Vice President Stephen Davies; Senior Director of Public Markets David O'Neil; and Larry Lund, principal for Real Estate Planning Group.

The PPS team has worked with a wide range of public markets, including the West Side Market and Market District in Cleveland; the NewBo City Market in Cedar Rapids, IA; the public market in Madison, WI; Eastern Market in Detroit; Boston Public Market in Boston; and the Flint Farmers Market in Flint, MI.

### **Arquitectonica - Design Architect**

Based in Miami and with offices in New York, Los Angeles, and eight international offices in Europe, the Middle East, Southeast Asia and South America, Arquitectonica is a major presence on the world architectural stage. Founded in 1977, the firm received critical and popular attention and acclaim almost from its inception, thanks to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Principals Bernardo Fort-Brescia and Laurinda Spear have continued exploring and pushing the limits of their innovative use of geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. Today their practice includes architects, landscape architects, planners, interior designers and industrial designers and spans the globe, with projects in 58 countries on five continents. Over the years, Arquitectonica has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions.

Arquitectonica is known as one of the pioneers of globalization in the architecture profession. Well-known projects by the firm include Pizzuti's Joseph mixed-use development in the Short North and the Miranova high-rise condominium and office building on the southern edge of Downtown Columbus, the Franklin County Courthouse in Columbus, the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the U.S. Embassy in Lima, the Infinity towers in San Francisco, the Hilton Americas in Houston, the Philips Arena in Atlanta and the AmericanAirlines Arena in Miami.



*Miranova*

Arquitectonica associates assigned to the North Market redevelopment project include Bernardo Fort-Brescia, FAIA; Samuel M. Luckino, AIA, LEED AP; Alejandro Gonzalez, AIA, LEED AP; and Robert Aitcheson, AIA, LEED AP.

### **Lupton Rausch Architecture + Interior Design - Architect of Record**

Founded in 1990 and located in the Brewery District in Columbus, Lupton Rausch Architecture + Interior Design is an established full-service architectural and interior design firm. Lupton Rausch has established



itself in the central Ohio market as a firm committed to technical expertise and design excellence. Composed of a group of highly talented and innovative individuals, they have consistently proven the reputable value of their service by providing creative, responsible design solutions that support the long-range business strategies of their clients.

Lupton Rausch approaches a project with the simple philosophy that the best possible design, technical and management team should be made available to their clients. These professionals will remain consistent from the project inception through its completion. A principal of the firm provides overall project direction to ensure compliance with the client's objectives of budget, schedule and design direction, while a project manager is responsible for the day-to-day activities of the project.



*The Offices at The Joseph*

Notable Lupton Rausch projects include serving as Architect of Record for Pizzuti's multi-tenant Joseph office building in the Short North and designing mixed-use developments in the Arena District, Grandview and the Short North.

Lupton Rausch associates assigned to the North Market redevelopment include James F. Samuelson, design architect/project manager; Gary Rausch, vice president; and David Goth, design architect.

### **PRIME AE Group - Engineer of Record**

Prime AE Group provides a full range of services in architecture and engineering, construction management and inspection, transportation, and water resources.

In the past 23 years, PRIME has performed numerous projects for a variety of City of Columbus Departments, including Public Service, Public Utilities, Transportation, Finance and Management, Recreation and Parks, Engineering and Construction, Sewerage and Drainage, and Water.

PRIME is a City of Columbus Certified Asian Minority Business. As a Columbus-based firm, PRIME is thoroughly familiar with the City of Columbus and has completed many projects for the City and other public and private sector clients in Central Ohio. One hundred percent of the work for City of Columbus projects will be performed locally out of PRIME's Columbus, Ohio office.

PRIME's extensive project list includes University Area Waterline Improvements in Columbus; the City of Columbus Grove Road building renovation; the Alum Creek Stormwater Mitigation and Remediation project in Columbus; and the new Franklin County Public Safety Center in west Columbus.

PRIME associates assigned to the North Market project include Sutha Vallipuram, PE, LEED AP BD+C - Civil Engineer; William Boggs, PE - Civil Engineer; Les Bowes - Civil Engineer; Thomas Truscott, PE - Structural Engineer; and Carl Flettrich, PE - Structural Engineer.

**Corna Kokosing - Construction Manager**

Corna Kokosing is a leading construction firm headquartered in Columbus. With more than 60 years of experience, Corna Kokosing has constructed or renewed many landmark urban buildings in Columbus, including the Columbus Museum of Art, the Franklin County Hall of Justice, the Greater Columbus Convention Center, and the Ohio, Palace and Southern theaters.

The Corna Kokosing team of 200 full-time employees utilizes estimating and cost control practices that are of the highest standard in the industry. They provide up-front and realistic cost estimates and work diligently to maintain those costs while involving all other parties during each step of the construction process.

Corna Kokosing associates assigned to the North Market redevelopment project include Tom Simko, project executive; Mike Girouard, preconstruction manager; and Mike Mouser, superintendent.

**Lawhon & Associates - Environmental, Archeological and Cultural Consultant**

Lawhon & Associates (L&A) provides full-service environmental and engineering consulting services to solve environmental issues for the public and private sectors. The company was established in 1985 in Columbus, Ohio and owes its success to a continuing policy of providing sound environmental technical solutions through the personal direction of the principals and staff. Over the last 30 years, their services have grown to include hazardous building material consulting; environmental site investigations and remediation; ecological and wetland services; cultural and historic resources evaluations; indoor environmental quality studies; and NEPA compliance. L&A is a licensed engineering company with offices in Columbus (headquarters), Cleveland and Dayton, Ohio.

L&A has provided environmental consulting services to the City of Columbus, specifically the Department of Development, Department of Finance and Management, Department of Public Safety, Department of Public Utilities and Department of Recreation and Parks, in support of more than 35 capital improvement projects. These projects have involved site selection/development, building demolition/renovation, infrastructure improvements, roadway construction/rehabilitation and trail development. They are certified as a Female Business Enterprise with the City and hold a current Contract Compliance Certification.

For this project, L&A will provide environmental and cultural resource consulting services to the Pizzuti team. The task leaders assigned to this project – Justin Zink, RPA and Trevor Berger, CP – have experience investigating archaeological remains and hazardous materials in the Short North and for the City of Columbus, including Southerly Wastewater Treatment plant expansion, the Hamilton Road Phase B connector, North Parking Garage construction and Central Outpost Renovation. Additionally, Justin has direct knowledge of the North Cemetery, having worked the sewer project referenced in the SHPO letter and a subsequent fiber optic line installation that encountered human remains. Both individuals are also well versed in the regulatory requirements for their respective disciplines and maintain strong relationships with the agencies that may be consulted.

Additional information about Pizzuti and our project team members is included in the appendix to this submittal.

## Inclusion Plan

The Pizzuti Companies understand the challenges that many minority- and women-owned firms experience in trying to build their businesses and successfully secure contracts in a very competitive environment. In fact, as part of our work with other public entities, we have assisted our clients in drafting plans for inclusion and helping to meet aspirational goals established for their projects.

Traditionally, outreach and inclusion programs have been focused on public construction projects to meet the challenges in the bidding and construction process that have resulted in a lack of participation by both Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs).

At Pizzuti, however, we realize that it is not just the responsibility of the public sector to promote and advance opportunities for MBE/WBE owned firms. As an industry, we need to do what we can to help build capacity within the marketplace to meet the demand for qualified labor and bring a more competitive environment to the bid and award process.

The Pizzuti Companies believes inclusion must be planned for at the very beginning of the development process. We also realize that real inclusion is difficult to achieve and will require thoughtful measures and often extra effort that can get at the root issues which prevent inclusion – at least in the building design and construction process. We have significant knowledge and involvement working with local construction trades, MBE/WBE firms and local governments to ensure our projects promote a high level of diversity.

We will work with the City of Columbus to develop a meaningful and targeted program to engage community business enterprises in contracting opportunities. Our goal is to foster the development of MBE and WBE firms through purchasing goods, professional services and construction-related labor and materials. The MBE firms that work on our team will have substantial roles that will not only benefit the project, but also provide the firms with an opportunity to advance their expertise in projects such as this.

Our approach with the North Market project is to work on two fronts on increasing inclusion and diversity for the project. These include the following focus areas:

1. Team composition and key services
2. Increasing sub-contracting opportunities in construction

**Team Composition** - The Pizzuti team includes two firms providing key services to the project. One firm is an Asian Minority Business Enterprise and the other is a Women Business Enterprise.

- **PRIME AE Group** will serve as the Engineer of Record, providing both civil and structural engineering services on the project.
- **Lawhon and Associates** will provide environmental, archeological and cultural services related to the site and project.

**Sub-Contracting Opportunities** - In addition to the composition of our core team, we are committed to providing opportunities for MBE, WBE and veteran-owned firms to bid on a variety of work for the project through our construction partner on the project. Because of our work on public projects we have

developed a list of such disadvantaged firms to provide information related to the project scope and schedule on potential bid opportunities.

We are fully committed to maximizing economic opportunities for those firms that are qualified and can meet the project requirements for price and schedule and feel that real capacity for MBE and WBE firms comes from working and networking with private sector developers and contractors.

## Description of Proposed Development

### *The North Market District Vision*

Given the location and transformative potential of this project, the first step must be to look at the neighborhood as a whole – how do we capitalize on the success and momentum of the North Market, and turn it into a launch pad for the revitalization and improvements throughout the North Market District? It involves partnerships and collaboration with nearby landowners, and examining ways to build connectivity with the surrounding areas in each direction. We envision a gateway to the Convention Center to the east, and greater connectivity between the District and both Goodale Park to the north and the Arena District to the south.

In order to help frame the **North Market District**, and to provide more visual connection to High Street, we have proactively sought exclusive support from a number of key landowners immediately adjacent to the market. These buildings along High and Vine streets would be combined with our current building – The Carlile – to create this strong connection to the Market. If executed properly, we also see further opportunities for economic development to occur along and behind Park Street to the west.

### *The Vision*

Our vision of the North Market District is one that actively combines food with place. Starting with the increase in offerings in the Market itself, the vision should spread to adjacent developments and include opportunities for new restaurants, new concepts and new activities all centered around food. From shopping for fresh produce to visiting a new pop-up café, the North Market District can serve as a food magnet for the community.

Long known as a food test market, the City of Columbus has the opportunity to create an environment that offers test kitchens for new restaurateurs to challenge their skills or offer new dining concepts or test laboratories to push the limits of food science. We also believe having state-of-the-art spaces to encourage cooking classes and demonstrations or even the return of a studio kitchen to host traveling chefs or to originate new or syndicated programming should be included in the vision.



*The Carlile Building*



Identifying, improving and programming public spaces within the project area (and the overall North Market District) will provide the synergy to attract visitors and patrons to the neighborhood. We should explore ways of improving the entry points into the building. Vestibules could provide relief when it's cold during the winter and hot in the summer when the doors are constantly opened and closed. And they can add an attractive architectural element to the building.

We believe this vision is one that will serve Columbus well. In fact a new tenant to the North Market District family located in the Carlile building brings a European flare to the area. With the opening of MMELO, a new concept for confections has come to Columbus that feeds into this broader Market vision. MMELO's approach is built upon a "no junk" policy: nothing refined, no unhealthy fats – just whole foods meticulously chosen for their contribution to making food taste good. All of MMELO's recipes are developed and designed around the owner's first love - flavor.

"Restaurantentrepreneurs" like MMELLO can help shape the North Market District and add to the success of the entire project area.



*MMELO at the Carlile Building*

To advance this vision, we are fortunate to include Project for Public Spaces (PPS) as an exclusive partner on this opportunity – their collaborative, community-based process for creating and upgrading public spaces makes them an outstanding partner for the City of Columbus and the North Market. As one of the premier public space and place-making consultancies in the world, PPS has extensive experience in turning great spaces into something truly special. Public markets are a PPS specialty, as they have worked on over 200 such markets across the world – including previous work with our own North Market here in Columbus. They complement how Pizzuti, and we believe city leadership, views the potential impact of this project on our neighborhood and our city – so much greater than the sum of its parts, it's a catalyst for downtown growth, convention attraction, and civic pride.

The City of Columbus, North Market Management, PPS, and the Pizzuti team will work together to develop a comprehensive plan for the improvements to the North Market and the District as a whole. If selected for the project, one of the initial activities will be the completion of an analysis of the North Market by PPS. This effort will provide recommendations on design, layout, public areas, connections, and ways to combine the Market with multiple uses and new programming opportunities to increase the economic impact for the neighborhood, the city, and current and future vendors.

#### *The Preliminary North Market Program*

While it is premature to present a full program prior to PPS completing their analyses, we understand that as part of the selection process a general idea of our vision of the project is important to the selection committee. In order to provide this preliminary program we have outlined a series of uses that are based on initial conversations with a number of interested parties, recommendations given during public meetings and surveys, and previous market studies Pizzuti has conducted in the area.

Generally, we believe potential development of the site could include the following spaces:

- An expansion of the North Market of approximately 10,000 square feet.
- Renovation of the existing Market, with a focus on the second floor.
- A 175-unit, 18-story residential tower on the north end of the existing parking lot.
- A 100,000-square-foot, 10-story office tower on the south end of the existing lot.
- A 475-space parking garage under the office and residential towers, providing parking for the Market, residents and office employees.
- Creative connectivity between the new structure and the existing/expanded Market, with either a rooftop garden or “four-season” arcade, increasing available space for farmers markets or outdoor/indoor events.
- 8,000 square feet of retail space running along the ground floor of the office tower. Included in this retail space could be the location of a “Columbus Business Café” that could be operated by the City to provide support services to start-ups and emerging businesses.
- The return of Vine Street to a two-way street; Spruce Street as a more pedestrian friendly boulevard, to further increase space for farmers markets/events.



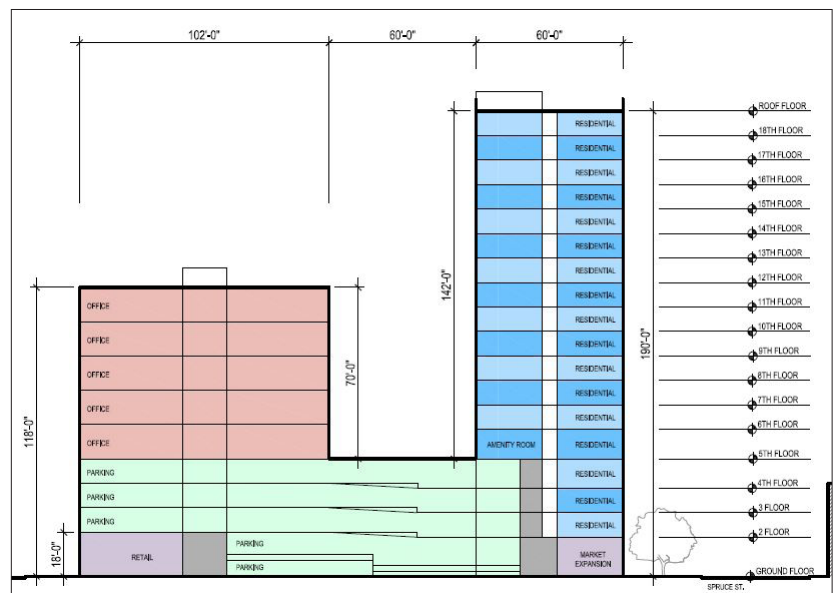




The site layouts and massing sketches included in this response are initial examples showing how the above program could fit into the site as a complement to the Market. Throughout the public meetings and responses to the surveys conducted by the city, a common theme has been a desire to see additional green space – we couldn't agree more. While these sketches are simply an example showing fit, extensive landscaping and other public connections would certainly be a part of the project.

As part of this response we have included some general massing plans to demonstrate how the preliminary program fits into the North Market neighborhood. The submitted version demonstrates an approach that separates the uses built above a retail-wrapped parking structure.

This allows for better ingress/egress and will help manage the co-mingling of office visitors and residents into the area. We also believe this approach works to spread the density in a manner that complements the existing structures.



It should be noted that we believe a traffic impact analysis will be necessary to fully understand the patterns in and out of the proposed garage and how traffic around the market and neighborhood is distributed. We understand the development of tight, urban sites and are careful to ensure existing roadways and utilities are not overburdened.



Aesthetically, we believe components to all aspects of the project – the expanded market, the office, the residential building and the parking garage – have to work in concert with the surroundings. A combination of brick, glass and other material types found in the neighborhood will be incorporated into a unique design that is the hallmark of Pizzuti developments.

Understanding how a mixed-use project interacts and fits within a public market setting is critical to both the success of the Market but also in creating a vibrant, open and exciting addition to the project area. Our team's approach is driven by introducing architecture that becomes a significant contributor to the community.

Below is a representation of how the site plan and massing described and pictured above could evolve. As stated in our approach, the collaborative process using input from all partners is essential to the success of this project. As that process progresses, the site plan, massings, and renderings will become more specific and tangible. At this point, this is just one example of many possible directions in which this process may lead us.



## Economic Benefits

The project described in this proposal represents a total development cost of over \$100 million, including both hard and soft costs.

- This represents a direct creation of 369 FTE construction-related jobs.
  - In our experience, we find that construction-related spending has a ripple effect of at least three times direct construction spending.
- We have structured the involvement of our team to maximize local workforce participation.
  - Total construction labor expenditures will be approximately \$40 million.
  - Soft cost labor spend will be approximately \$20 million.
- The apartment building would house 225 - 300 residents, depending on the final unit mix (determined after a market study).

The expansion of the North Market and the adjacent private development as currently proposed will have a significant financial impact on the City of Columbus in both employment, wages, income taxes collected and property taxes generated. The following estimates are based on an average number of employees, average wages for Central Ohio, the City's current income tax rate (2.5%) and the 2016 tax year for property tax. Keep in mind the property taxes included below DO NOT account for any abatement or redirection of increment that may be applied to the project.

Use Type	Estimated # of Jobs (FTE)	Estimated Annual Payroll	Annual City Income Tax Collections (approximate)
Office	333	\$ 18,670,000	\$ 466,750
Retail/Expanded Mkt.	40	\$ 1,360,000	\$ 34,000
Apartments/Garage	11	\$ 468,500	\$ 11,712
<b>TOTALS</b>	<b>384</b>	<b>\$20,498,500</b>	<b>\$ 512,462</b>
	<i>Investment Value</i>	<i>Tax Value</i>	<i>Est. Annual Tax</i>
Property Tax	\$70,000,000	\$24,000,000	\$1,979,575 per year

## Community Impact

We believe the North Market is a key anchor in creating an environment that attracts residents, local workers and visitors to the area. Anyone who fails to offer a strategy to build upon the history and opportunity to feature the Market does not understand the importance of this community asset to the City.

To that end the Pizzuti team is proposing an approach that builds upon a partnership with the City, the Market and our development team to meet three key goals:

1. To provide a sustainable long-term financial program for the North Market.
2. To appropriately expand the physical space, to improve the products and offerings (including programming).
3. To provide a private development option that fits into the North Market neighborhood and that provides a positive impact to the Market and its neighbors – including both financially and in the attraction of new patrons.

To meet these goals, all parties will have to evaluate and gauge how a final deal structure comes together. Specifically we believe the positive impact to the community will be felt across numerous measurements addressed below.

### *Long-Term Financial Structure*

The Pizzuti team proposes to work to establish (and formalize) a true partnership with the Market and City using the value of the real estate and the parking revenue as a starting point. It is our belief that based on a successful development adjacent to the Market, the positive – and sustainable cash flow – will allow us to address this hurdle. Our initial thoughts are to use the capitalized value of the current parking revenue to establish a baseline for the Market's interest in the overall project. At a minimum we expect that the Market will continue to capture an annual return equal to the existing revenue stream.

The more successful the project the more cash flow is available to the Market.

### *North Market Expanded Services and Operations*

As noted in this response, the inclusion of Project for Public Spaces allows us to work with a public market expert to assist in understanding how best to improve and expand both offerings and programming for the North Market. This thoughtful approach includes how best to connect the Market to the existing neighborhoods and how to better define a true North Market District that anchors the area. For purposes of this response there are several ideas that we will continue to evaluate.

- An expansion of the Market – depicted in our preliminary plan as 10,000 additional square feet – increasing the total number of stalls/vendors available.
- Several stalls constructed as “incubators,” in which vendors will have a time-limited lease in a stall built in such a way that it can be quickly turned around for a new use.
- Creative use of the outdoor space to allow for larger farmers markets, outdoor dining, small events, etc.
- Increasing availability of produce with a focus specifically on increasing the number of “Fresh” vendors. One of the concepts we wish to advance would be to work with area restaurateurs to purchase fresh produce from curated vendors that will provide cost-competitive fresh produce to both the commercial and residential users. By creating opportunities for a “fresh produce” co-op among local restaurateurs better pricing and product variety can be offered. We believe this it would also create more “casual collisions” between Chefs and clients as shopping occurred and add to the North Market experience.
- A re-imagining of the existing upstairs space focused on added flexibility to encourage a number of new uses:
  - Attractive and comfortable public spaces to encourage customers to spend additional time/dollars in the North Market; improvements to lighting, seating, finishes, etc.
  - Commissary kitchen
  - A kitchen-based television studio





- “Cookbook Exchange” wall
- Upgrades to the balcony area to create a “flex-space” better suited for community events like flea markets, craft shows, etc.
- Improved pedestrian connections to the Market. We see the Market as the epicenter that with improved connections, can draw visitors and patrons on foot. Safe, attractive and well-lit corridors should be considered.



We'll also propose several quality-of-life and design upgrades to make doing business in the Market easier for all current and future vendors.

These are based on our teams past experiences working in the market, conversations we've had with current vendors, and a review of the survey results:

- Improvements to the entry points into the building – vestibules, for example – to help with the ambient temperatures during winter and summer months.
- Improve vertical circulation while creating a character defining architectural element: A glass elevator with 360-degree views in the center of the market, or a decorative grand staircase, for example.
- Examine ways to bring more natural light into the center of the Market in some visually interesting way.
- Examine ways to better integrate seating with vendors.
- Improve vendor signage – bigger, bolder, more interesting.
- Additional cold and dry storage capacity for all vendors.
- Additional office space for vendor use when performing administrative tasks.
- Additional meeting spaces, including smaller conference rooms available outside of the reservation system.

#### *North Market Under Construction – Vendor Operations & Visitor Experience*

The project will be divided into two distinct construction phases – demolition and development of the parking lot (Phase I), and improvements to/expansion of the North Market (a much shorter Phase II). Minimizing the disruption to both customer experience and vendor operations is paramount to maintaining a healthy North Market, both during construction and once the project is complete.

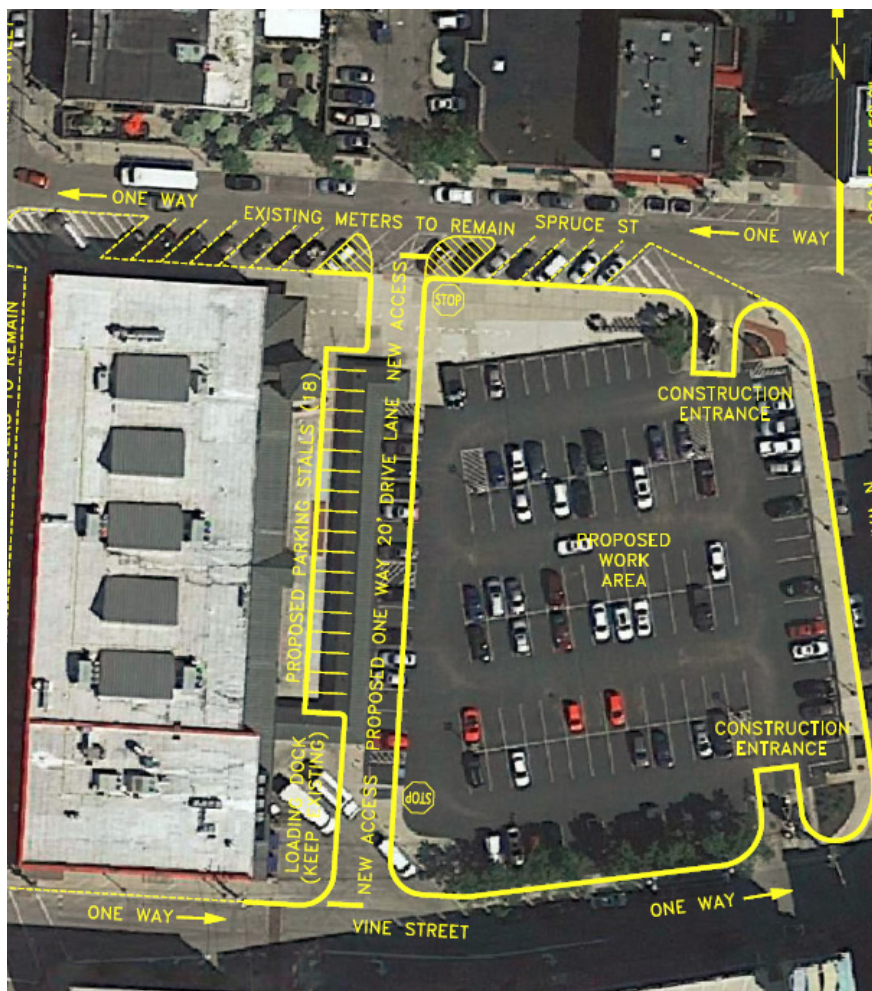
Our team members have worked with or alongside several Market vendors in the past, and given the Market's proximity to our office, you'll find Pizzuti employees there every day of the week. We recognize that the Market is not simply one large operation, but a collection of small, family-owned businesses – and the Market is their livelihood. Any disruption to their business is income they'll never get back, and it is with this mindset that we will develop the construction schedule, down to the smallest detail.

We've attended all public meetings, and have met with several vendors individually to further understand their concerns. While significantly more detail will be provided as we continue to meet with interested parties and begin planning the schedule, we have already begun to tackle some of the largest issues.

During Phase I, all entrances to the Market will remain open. This is critical in minimizing impact to vendors during the project construction. We also realize that the biggest risk to vendors is the disruption of the removal of the 138 parking spaces in the surface lot currently serving the Market. We've addressed this in two ways:

1. We will propose to add a new temporary on-site parking lot between the Market and the construction site with 18 parking spaces, which will be free to market customers. This is designed to allow for more of the shorter-term users of the Market. These spaces would support quick turnover and perhaps be limited to 30 minutes or less. The diagram at right (and in the Appendix) plots these spaces and maps the traffic flow around the Market during construction. Note that the metered spaces on Front and Spruce will remain in operation during construction, as well as the existing loading dock serving the Market.

2. We've partnered with Hamilton Parker, the owner of the surface lots West of Park Street, to also provide additional parking as close as possible to the Market whenever the new lot is full. These spaces could also be "validated" for reduced pricing to Market customers. Although customers will have to walk slightly further from their car to the Market, we hope the reduced price will help make up for the inconvenience.



During the improvements being made to the Market in Phase II, the parking garage developed in Phase I will be available for Market customers. Because of potential impacts to the connection between the current facility and expansion, the east entrance may be closed for brief periods of time.

The improvements made during Phase II will be performed in a manner that limits disruptions to normal Market business hours. Work performed within the Market will be done in the evenings with extreme care taken to prevent dust or debris from entering the Market stalls. We view a closure of the Market during normal business hours as unacceptable, and will work with our partners to craft a strategy and align schedules to prevent this from happening.

The ambiance for Market customers is also critical – we don't want them to feel like they're eating lunch or buying groceries in a construction site. In addition to minimizing disturbances during Phase II, we'll take every step possible to diminish the sounds and sights coming from the construction area in Phase I. We will limit the loudest parts of construction to slower Market hours, apply a unique fence scrim to the construction fence surrounding the site, and provide the project information signs mentioned below, in addition to working with the City, North Market, and the community. The customers won't forget that it's a construction site, but we hope to turn their lunchtime conversations toward excitement about the new project, rather than annoyance due to the work being performed.

#### *North Market Under Construction – Communication with Vendors and Customers*

With a project like this, a steady flow of information to all interested parties, especially the vendors, is key. Our process will be to build upon the efforts of the City in engaging the public to this point. We fully recognize that a constant flow of information to and from the vendors and the public will be vital to insuring Market operations remain as strong as ever throughout the process.

Prior to the start of Phase I, and running through the completion of Phase II, Pizzuti will set up regular meetings with all vendors to review the schedule, inform everyone of our progress, and discuss what they can expect during the next steps in the project.

We'll also set up an open, direct line of communication between the vendors and our Director of Development so that they're always able to reach out with any questions or concerns. While members of our team will regularly be on site, we will also have our Director of Development working out of the North Market one day a week. We believe having a scheduled presence on site will be good for both our relationship with Market management and vendors, and our ability to manage the process.

For Market customers, we will work with the North Market staff to create large, well-designed signs to be placed throughout the site, highlighting the new things to come. We want the Market customers to be excited about their visit, and even more excited at the future of both the Market and the neighborhood. The signs will include specifics on the Market expansion, renderings of the new development, statistics about the economic impact, and photos and information creating a link from the early days of the North Market all the way through to its exciting future.

#### *Historic Preservation and Site Conditions*

The team members for this project were strategically chosen not only for their experience on projects of this scale, their creative minds, and attention to detail, but also for their experience working with historically significant structures and sites. The Pizzuti Companies has also completed the adaptive re-use of buildings of architectural significance in close proximity to the Market. This includes the redevelopment of the Carlile building across the street and the former UCT building along Goodale Park that now houses the Pizzuti Collection. Additionally Pizzuti is working with the Columbus Metropolitan Housing Authority (CMHA) and Heritage Ohio on the redevelopment of the historic former Columbus fire station in Franklinton.



Corna Kokosing has led renovations and expansions on several landmark buildings in Columbus, including the Ohio, Palace, and Southern theaters, and the Columbus Museum of Art. Lupton Rausch has worked on numerous adaptive re-use of historic buildings such as the 570 Lofts in Columbus and also designing new buildings within more historic neighborhoods that fit into the fabric of the buildings around them such as the Hills Market on Grant Avenue.

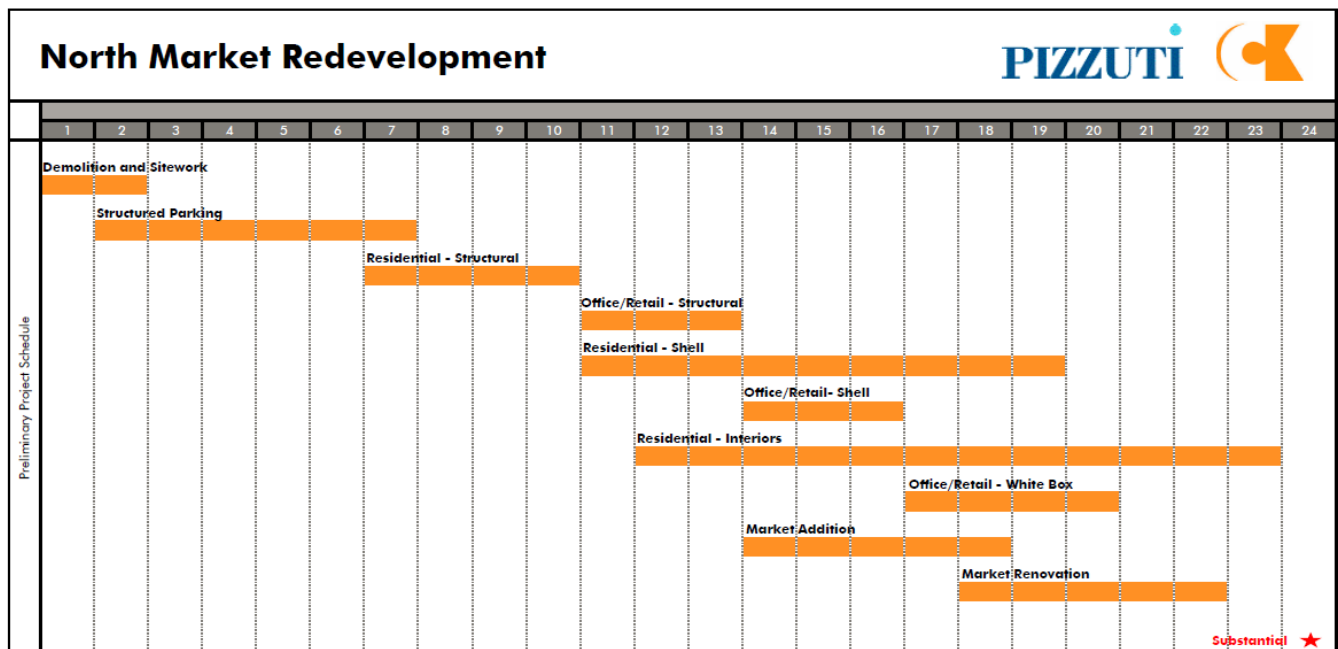
Lawhon & Associates, with over 30 years of experience in environmental and cultural resource consulting, will provide the technical expertise to assist with any issues that may arise at the site. L&A's team members on this project have direct experience with the North Cemetery, having worked on the sewer project referenced by the State Historic Preservation Office, as well as a subsequent fiber optic line installation that encountered human remains.

#### *Additional Community Impacts*

The Pizzuti Companies believe when completed, the North Market project will provide an anchor to the formal designation of the North Market District that provides great opportunities for people to live, work, visit, shop and relax in an environment that is safe, attractive, fun, and authentic. Working in partnership with the City, the Market leadership, vendors and the local community, this project will provide a positive boost to the area specifically and generally to the entire City of Columbus.

### Development Schedule

The schedule below represents an estimated timeline to complete the project described earlier in this proposal. Again, it would be premature to present a full schedule prior to completing the approach we've discussed. The final schedule, regardless of the final project, will be planned down to the day with a focus on minimizing or eliminating any negative impacts to Market operations and customer experience.





## Financials

As previously stated, establishing a true partnership with the Market and City will allow all parties to recognize the financial benefits of a long-term sustainable development. Our plan would allow the Market to continue to realize the benefits from parking revenue by sharing in the income of the newly created parking garage. Additionally, as final programming is identified after further discussions with the Market combined with input from our identified partners, benefits to the Market are expected to exceed its current state. Such benefits could include (but are not limited to) increased traffic to the Market as a result of the new development, improvements to the existing Market space and additional financial participation in the income produced from the project.

Pizzuti has considerable experience in supplementing our project funding by identifying public funding sources or opportunities to creatively finance these improvements. This includes experience with Tax Increment Financing (TIF), revolving or direct loan funds (public), CDBG dollars, direct capital improvement plan dollars, the use of Special Improvement District assessments, dollars redirected through New Community Authorities, state EPA clean-up program dollars and other similar tools. We understand that every political jurisdiction has its own programs, requirements and restrictions for these funds and we will work to identify and fully vet all available options.

Examples of Pizzuti's current experience in meeting the challenge of financing complex and transformational projects include: The Joseph hotel and office development in Columbus, Ohio; the development of new apartments in the Town Center of Grove City, Ohio; the Heathrow International Business Center in Orlando, Florida; Miranova Place in Columbus, Ohio; a downtown office campus for Whirlpool in Benton Harbor, Michigan; the 500-acre CreekSide Industrial Center in Obetz, Ohio; the 800-acre Pinnacle Business Center in Chicago; and the Kent State University Hotel and Conference Center in Kent, Ohio, which was developed in a public-private partnership with the Kent State University Foundation.

These are examples of large-scale complex developments that required significant capitalization and were tailored to meet the needs of each specific community.

Pizzuti maintains key relationships with local, regional and national banks, all of which can be provided as references. In addition to construction and development lenders, Pizzuti is acutely aware of the requirements of permanent lenders and has been 100 percent successful at delivering product that is financeable in the capital markets. This includes office, industrial, mixed-use, hospitality, retail, residential, public use, and institutional properties. Pizzuti's projects are highly desired by lenders and investors alike.

In addition to debt, Pizzuti is accustomed to raising the requisite equity for proper capitalization. Pizzuti's own equity, along with that of its private and institutional partners, compete for competitive investment returns and always target the highest quality investment opportunities.

Pizzuti presently has equity relationships with Nationwide Insurance, Heitman (Chicago), USAA Insurance (San Antonio) and American National Insurance Company (Galveston, Texas). Pizzuti also has successfully negotiated and executed numerous development agreements with various municipalities and/or development agencies.

The outcome of these development agreements has resulted in improved award-winning real estate developments, higher tax bases and new infrastructure contributing high-quality modern improvements to the developed areas. Pizzuti presently manages a real estate portfolio approaching \$400 million and has multiple projects currently under development. Pizzuti, both on its own or in partnership, has provided equity and secured the debt and is developing these projects as the Managing Member. Loans to finance acquisition and development costs have been procured from major lenders throughout the country, including Wells Fargo Bank, Heitman, Huntington National Bank, Fifth Third Bank, US Bank, The Park National Bank, The Private Bank, Associated Bank, S&T Bank and Bank of America.

Pizzuti has a demonstrated track record of investing its own equity and raising equity from institutional partners. Our record as a borrower is impeccable and we bring a variety of lending relationships to the project that will compete for the loans and ultimately provide our team with the market's most competitive cost of debt.

## References

### City of Grove City

Chuck Boso, City Administrator  
4035 Broadway  
Grove City, OH 43123

cboso@grovecityohio.gov  
614-277-300

Pizzuti has played a key role in the redevelopment of Grove City's historic Town Center, serving as Owner's Representative for the recently opened Grove City Library and developing Broadway Station, a 120-unit multifamily project currently under construction.

### City of Orlando

Brooke Bonnett, Director of Economic Development  
400 South Orange Avenue, 6th Floor  
Orlando, FL 32801

brooke.bonnett@cityoforlando.net  
407-246-2719

Pizzuti successfully delivered The Sevens, a new, nine-story mixed-use apartment building in downtown Orlando. The project, which was completed in June 2016, includes 333 apartment units, 8,000 square feet of ground-floor retail and integrated, covered parking.

### Whirlpool Corporation

Lee Utke, Senior Director – Global Corporate Real Estate  
Administrative Center  
2000 M-63  
Benton Harbor, MI 49022

Lee\_R\_Utke@whirlpool.com  
269-923-7250

Whirlpool engaged Pizzuti to complete more than a dozen separate projects, ranging from the company's North American Headquarters in Benton Harbor, Michigan, to regional distribution centers at locations throughout the country, to a redevelopment plan for Whirlpool-owned properties in Cleveland, Tennessee.



# Ronald A. Pizzuti

Chairman and CEO



## Experience

Ron founded The Pizzuti Companies in 1976 in Columbus, Ohio. As CEO, he oversees all aspects of the companies' operations in Columbus, Chicago and Orlando. Ron's planning, guidance and vision have provided the foundation for linking the disciplines of commercial real estate development within The Pizzuti Companies.

He has built an organization of highly motivated and exceptionally qualified professionals. Assembling the right team has been the key to every project's success, from new project development to the renovation, leasing and management of existing properties.

Under Ron's guidance, Pizzuti Solutions LLC was founded in 2005. The Pizzuti Solutions team specializes in public-private partnerships, and provides economic development, planning, feasibility and owner's representative services to public agencies, municipalities, counties and sports franchises.

Ron has instilled his organizational philosophy of team excellence throughout every level of the organization. His vision and business acumen have established Pizzuti as one of the fastest-growing and most sought-after real estate firms in the country.

Ron is a past chairman of the Ohio Cultural Facilities Commission and a current trustee of the Wexner Center Foundation. He is a past chair of the boards of the Columbus Museum of Art and the Columbus Symphony Orchestra, and is now a trustee for life of both organizations. Ron is a past trustee of the Columbus College of Art and Design and Site Santa Fe, and serves on the Drawing Committee of the Whitney Museum of American Art. He is also the past chair of the board at Kent State University.

## Professional Affiliations

Central Florida Partnership  
Executive Committee

Columbus Board of Realtors

Governor, NAIOP Research  
Foundation

NAIOP Central Florida and Central  
Ohio chapters

Urban Land Institute (ULI)  
Central Florida and Columbus  
chapters

Trustee of the Madison Square Park  
Conservatory in New York

## Education

Kent State University — Bachelor of  
Science, Business Administration

# Joel Pizzuti

President & Chief Operating Officer



## Experience

Joel Pizzuti has served as President and Chief Operating Officer of The Pizzuti Companies since 2006. Joel oversees all day-to-day operations of the company and guides development activity for the business, across build-to-suit, office, industrial, residential, healthcare, hospitality and mixed-use categories.

Joel has been instrumental in leading Pizzuti's development efforts for a wide range of projects, including the 800-acre Pinnacle Business Center in suburban Chicago; the 350-acre SouthPark Business Center in suburban Columbus, Ohio; and The Joseph, a mixed-use development that includes a boutique hotel, office/retail building, structured parking and art exhibition space in the Short North arts district in downtown Columbus.

In addition, Joel led the effort to establish Pizzuti Solutions, LLC ("Pizzuti Solutions"), a division of The Pizzuti Companies dedicated to public/private partnerships. Under Joel's leadership, Pizzuti Solutions served in an owner's representative role for construction of a new 325,000-square-foot LEED Gold county courthouse in Columbus, Ohio. Pizzuti is currently providing owner's representative services for the Columbus Metropolitan Library's 2020 Building Plan, a \$120 million effort to relocate six branch libraries and expand and renovate four others, including the downtown Main Library.

Joel's entrepreneurial vision enables him to play a pivotal role in the creation of strategic plans for future growth. Responsible for exploring new business opportunities throughout the United States, Joel cultivates and establishes strong working relationships and strategic partnerships with prospective clients and capital partners across the nation.

## Professional Affiliations

National Association of Industrial and Office Properties (NAIOP)

Central Ohio Chapter, NAIOP

Urban Land Institute (ULI)

Council of Logistics Management (CLM)

Young Presidents Organization (YPO)

National, Ohio and Columbus Association of Realtors

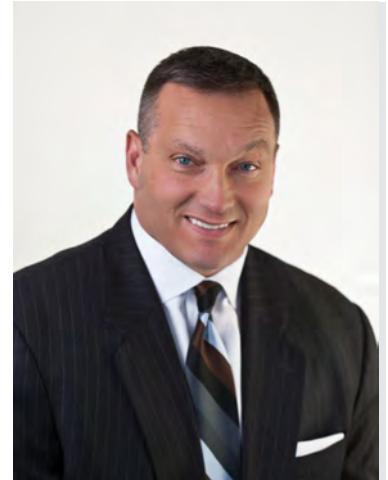
Greater Columbus Chamber of Commerce

## Education

Vanderbilt University – Bachelor of Science

# Michael Chivini

Executive Vice President



## Experience

Michael manages Pizzuti's development group, and oversees the company's development operations in Chicago, Columbus, Orlando, and Nashville. With over 25 years of real estate experience Michael has coordinated the development and/or negotiation of more than 14 million square feet of industrial space, 1.6 million square feet of office space, 900,000 square feet of retail space, and several hotel and large residential projects on the behalf of organizations such as The Pizzuti Companies, Nationwide Realty, Heitman, ORIX Real Estate Equities, Rubloff, and CALPERS.

Ongoing and recently completed projects include:

- 900-acre mixed-use business park in suburban Chicago
- 298-unit apartment tower in downtown Chicago
- 333-unit apartment project in downtown Orlando
- 85-acre industrial park in suburban Chicago
- A mixed-use project in Columbus which includes a 135-room Starwood Le Meridien hotel, 60,000 square feet of Class A office, and a 313-car parking structure

## Professional Affiliations

Licensed Illinois Managing Real Estate Broker

Society of Industrial and Office Realtors (SIOR)

Association of Industrial Real Estate

## Education

University of Illinois, Urbana/  
Champaign - Bachelor of Science,  
Real Estate

# James S. Russell

Executive Vice President



## Experience

As Executive Vice President of The Pizzuti Companies, Jim provides strategic oversight of the firm's real estate development, consulting and construction activities at its headquarters in Columbus, Ohio and regional offices in Orlando, Florida and Chicago, Illinois.

Jim joined Pizzuti in 1997 with nearly a decade of experience working in the public sector. He was instrumental in the 2005 establishment of Pizzuti Solutions, the firm's public/private development and consulting division, which has provided management and development services for large-scale projects such as a new county courthouse in downtown Columbus, Ohio; a new city hall facility in Las Vegas, Nevada; and the Columbus Metropolitan Library's Vision 2020 program, which includes the renovation or replacement of nearly a dozen CML branch libraries.

Jim also leads The Pizzuti Companies' strategic initiatives and coordinates corporate communications and business development activities.

Jim was awarded the designation as a Certified Economic Developer in 1996 by the International Economic Development Council (IEDC).

## Executive Education Experience

Adjunct Faculty Member  
The Ohio State University, Knowlton School of Architecture

Instructor  
IEDC, Real Estate, Redevelopment and Community Planning - Various locations throughout the United States and Canada

## Professional Affiliations

International Economic Development Council (IEDC)

National Association of Industrial and Office Properties (NAIOP)

American Planning Association

Florida Redevelopment Association

Ohio Planning Association (OPA)

Ohio Economic Development Association

American Jail Association

American Library Association

Member, Neighborhood School Development Partnership - Columbus Board of Education

## Education

The Ohio State University - Bachelor of Arts, Political Science

Economic Development Institute (EDI) - University of Oklahoma



# Daniel L. Gore

Vice President - Development



## Experience

As Vice President of Development for the Pizzuti Companies, Dan supports the feasibility analysis, planning, implementation and monitoring of development projects from inception to completion. His responsibilities include design development, budgeting, pro-forma analysis, and entitlement processing.

Dan has more than 20 years of experience delivering award-winning, on-time and cost-effective design and development initiatives. Over the past 10 years, Daniel has led development and repositioning of over \$400 million in residential and mixed-use real estate. His project list includes a \$151 million adaptive re-use of a high-rise residential tower in downtown Chicago; the rehab and renovation of over 1,600 residential units; the development of a mixed-use, mid-rise apartment building in downtown Detroit; master plans for the City of Grove City and numerous mixed-use and multi-family housing developments; and has contributed to the urban design guidelines on five Main Street Projects throughout the Midwest.

Daniel's projects have won numerous awards for Development, Architecture and Urban Design including NAHB Multifamily Pillars of the Industry Awards Finalist for Best High-Rise Apartment, Masonry Institute Honor Awards and AIA Honors Award for Urban Design, Buildings and Interiors.

Daniel periodically serves as a guest Design Critic and has established academic affiliations with the Ohio State University, the University of Michigan - College of Architecture and Urban Design, the University of Detroit - School of Architecture and the College for Creative Studies.

## Professional Affiliations

Urban Land Institute (ULI)

Urban Design Network

Apartment Professional Network

Licensed Architect, State of Michigan

Licensed Real Estate Salesperson,  
State of Michigan

## Education

Master of Architecture, College of  
Architecture and Urban Planning,  
University of Michigan

Bachelor of Science Architecture,  
University of Michigan

Pre-Architecture, Liberal Arts  
Curriculum, Kalamazoo College

# Ronn Stewart

Senior Vice President - Construction



## Experience

Ronn brings more than 20 years of industry experience in mechanical engineering, architecture, commercial lending and real estate development to his role as Pizzuti's Senior Vice President of Construction.

He has been involved in all phases of development and construction, including site identification, project design, financial feasibility, market analysis, due diligence, governmental approvals, selection/management of third-party consultants and management of the construction budget, schedule and personnel.

As Senior Vice President of Construction, Ronn manages all aspects of Pizzuti's construction activities including the establishment of policies, procedures and department goals. He also contributes to the advancement of major vertical projects (i.e. hotel, multi-family and office) and industrial projects in each of Pizzuti's markets.

Prior to joining Pizzuti, Ronn worked for an Indianapolis-based commercial real estate development firm where he oversaw the design and construction of the company's high-rise projects.

## Professional Affiliations

Urban Land Institute (ULI)

International Council of Shopping Centers (ICSC)

Congress for New Urbanism (CNU)

Clemson University Alumni Association

ACE Mentor Program, Board of Directors

Builders Association of Greater Indianapolis

Indiana Construction Roundtable

## Education

Master of Science, Real Estate Development - Clemson University

Bachelor of Science, Finance - Franklin University

Architecture - The Ohio State University

# Patrick Katzenmeyer

Director of Development



## Experience

Patrick brings a wide range of private- and public-sector experience to his role as Pizzuti's Director of Development.

Prior to joining Pizzuti, Patrick served as Development Director and Scoop Shops Director for a Central Ohio-based ice cream chain, leading the development of more than a dozen new retail shops in seven states.

Patrick has extensive experience managing due diligence, architects, engineers, permit expeditors and general contractors throughout the development process.

He also has expertise in lease negotiation, market analysis and program development.

In addition, Patrick served as Special Assistant for Economic Development in the Ohio Governor's Office, where he led economic development and job creation efforts. Among his responsibilities was the administration of the \$30 million Job Ready Sites Grant Program, working with Developers to jump-start major new projects throughout the state.

## Education

Ohio State University - MBA, emphasis on Strategy, Finance and the Global Economy

Ohio University - Bachelor of Arts, Finance and Economics

## Volunteer Activities

Wild Goose Creative Board

# William J. Brennan

Executive Vice President/CFO



## Experience

As Executive Vice President and Chief Financial Officer, Bill oversees all of Pizzuti's financial activities, including cultivating capital markets partners. Bill also oversees both the property and asset management functions of the firm.

A member of Pizzuti's senior executive team, Bill brings a wealth of experience in the real estate investment and banking fields. He is responsible for structuring debt and equity investments in Pizzuti's projects, working with both private and public sources including pensions, insurance companies, endowments, Tax Increment Financing, and federal and state tax credits. He also chairs the Investment Committee and actively engages in lease negotiations within the Pizzuti portfolio.

Prior to joining Pizzuti, Bill was managing director and senior vice president for a major Ohio-based financial institution, where he managed the investment origination and portfolio management teams for the bank's real estate funds. In this capacity, Bill structured JV and preferred equity investments, along with mezzanine and senior participating debt.

In addition, he served in other investment-related positions at the bank as well as real estate organizations in Florida and Oregon.

## Professional Affiliations

ULI/NAIOP - Speaker and Panelist

Midwest Real Estate Journal  
Regional Roundtable - Speaker/  
Panelist

University of Florida, Center for Real  
Estate Studies - Guest Speaker

JOIN: A Center for Involvement -  
past member and board of directors  
officer

## Education

Wake Forest University, Babcock  
Graduate School of Management  
Master of Business Administration

University of Notre Dame - Bachelor  
of Arts, Communications and  
Government

# Scott B. West

Executive Vice President and General Counsel



## Experience

Scott West joined The Pizzuti Companies in January of 1999. He brings a broad range of talent and experience to his role as Executive Vice President and General Counsel. Responsible for all transactional matters, Scott is a vital part of acquisitions, sales, joint ventures, leaseholdings and financings. He is also in charge of coordinating outside counsel engaged by Pizzuti. Scott also oversees the Human Resources and Information Technology departments and is in charge of insurance matters for The Pizzuti Companies.

Before coming to The Pizzuti Companies, Scott was a partner at Squire, Sanders & Dempsey in its Columbus office. He has extensive experience in general business matters and entity formations, as well as in transactional representation and all aspects of real estate development. Scott graduated from The Ohio State University College of Law, with honors, in June 1982, and was admitted to the practice of law in Ohio in November that same year.

## Professional Affiliations

Admitted to Practice of Law in Ohio  
in November, 1982

Ohio State Bar Association

Columbus Bar Association

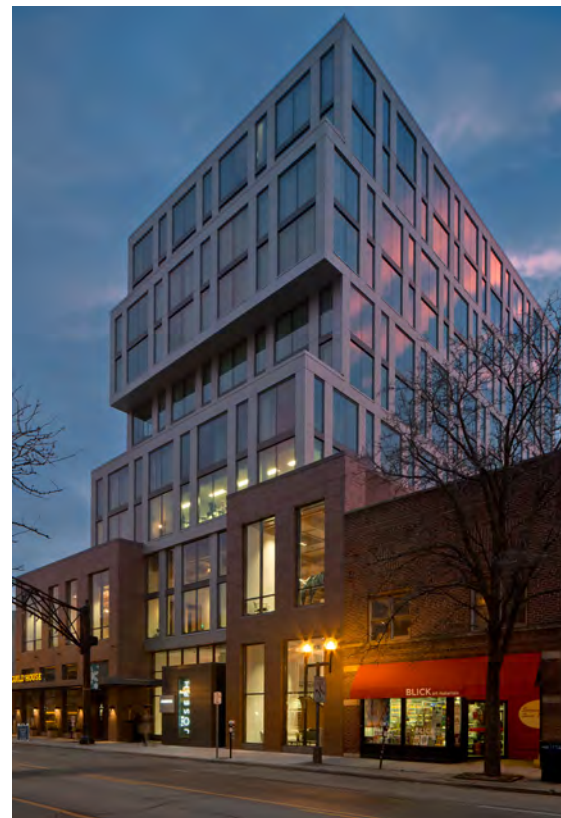
National Association of Industrial and  
Office Properties (NAIOP)

## Education

Miami University - Bachelor of  
Science in Business, Magna Cum  
Laude

The Ohio State University College of  
Law, with honors





# Downtown Mixed-Use Development

Columbus, Ohio

## Project Description

Pizzuti has developed The Joseph, an exciting mixed-use project in the Short North, downtown Columbus' vibrant arts and entertainment district.

The project includes a 135-room Le Meridien boutique hotel, a 60,000-square-foot office building with retail space that includes a two-level Anthropologie store, a 313-space structured parking garage, and gallery space in a renovated office building fronting Goodale Park to house the world-renowned Pizzuti Collection.

The Le Meridien Columbus, The Joseph hotel, located on the east side of High Street, features original Ohio art in each of its guest rooms, and is the city's first true boutique hotel. Conference space, spa suites, a signature restaurant, bar and lounge are among the hotel's many amenities.

The Pizzuti Collection gallery space opened to the public in September 2013; the remaining project components were completed in early 2015.

## Overview

### LOCATION

Columbus, Ohio

### OWNER INFORMATION

The Pizzuti Companies  
Michael A. Chivini  
Executive Vice President

### PROJECT VALUE

\$70 million total project value

### ARCHITECT

Arquitectonica

### PROJECT TIMELINE

Completed early 2015



# Carlile Building

Columbus, Ohio

## Project Description

The Carlile building represents the successful transformation of a blighted furniture warehouse into a 34,000-square foot mixed-use development combining dining, nightlife and office in the heart of the Short North, one of the burgeoning entertainment and residential areas in downtown Columbus.

In the Spring of 2015, Pizzuti renovated the Carlile, a restoration project that included a full re-work of the lobby, updated mechanical systems, restoration of the 1890s-era brick and plaster, and new restrooms on each floor.

The Carlile Building was constructed in the late 1800s as home to Carlile's Furniture, which closed in the mid-1970s after 97 years in business. Subsequent building uses included a health and fitness club prior to Pizzuti's initial remodeling of the building in 1996.

## Overview

### LOCATION

Columbus, Ohio

### PROJECT VALUE

\$4 million

### ARCHITECT

Glavan Feher

### CONSTRUCTION MANAGEMENT

The Pizzuti Companies

### PROJECT TIMELINE

1996-present





# Miranova Corporate Office and Condos

Columbus, Ohio

## Project Description

Urban mixed-use project including the development of a high-rise condominium project and a 240,000-square-foot high-rise Class A office building in downtown Columbus.

Pizzuti worked closely with the State of Ohio under its brownfield legislation to clean the site. Public improvements included the vacation of streets, bridge demolition, street and utility installation, and levee enhancements.

Office and the residential components include separate parking structures. Office amenities include: retail space; 24-hour staffed security; workout facility with basketball court and private locker rooms; M, Cameron Mitchell's signature restaurant; Miranova Cafe; complimentary Downtown shuttle service.

This project represents a variety of architects and development interests.

## Overview

### LOCATION

Two Miranova Place  
Columbus, Ohio

### PROJECT VALUE

\$200 million

### ARCHITECT

Arquitectonica

### PROJECT TIMELINE

1999 - 2001



# West Loop Residential High-Rise

Chicago, Illinois

## Project Description

Pizzuti is moving forward with plans for a 26-story, 297-unit apartment building in Chicago's West Loop.

The building, with a mix of studio, one- and two-bedroom units, will include 4,000 square feet of retail space, 157 parking spaces, a pool, fitness center, 20,000 square feet of greenspace, and 10,000 square feet of indoor amenity space.

The project, located near the University of Illinois at Chicago and the Rush University Medical Center, is currently moving through the city zoning approval process.

Construction is expected to begin in early 2017.

## Overview

### LOCATION

West Van Buren Street  
Chicago, IL

### OWNER CONTACT

The Pizzuti Companies  
Michael A. Chivini  
Executive Vice President

Bob Baziuk  
Vice President

### PROJECT VALUE

\$150 million

### ARCHITECT

Arquitectonica

### PROJECT TIMELINE

Construction expected 2017





# The Joseph Nashville

Nashville, Tennessee

## Project Description

Pizzuti is developing The Joseph, Nashville, a 303-room hotel in downtown Nashville. The hotel, a Starwood Luxury Collection property, will be constructed on a 0.75-acre site in the city's highly desired SoBro area.

The hotel will be located at the corner of Korean Veterans Boulevard and Fourth Avenue South, near the Music City Center convention facility.

The project will feature a strong focus on design, art, music and food to create a unique guest experience. Banquet and meeting facilities, a structured parking garage, restaurant, bar and spa areas are also planned.

## Overview

### LOCATION

Nashville, Tennessee

### PROJECT VALUE

Approximately \$170 million

### OWNER INFORMATION

The Pizzuti Companies  
Dan Gore  
Vice President

### ARCHITECT

Arquitectonica/ESG

### PROJECT TIMELINE

Construction to begin third quarter  
2016

## Project for Public Spaces Public Market Program

Since 1987, Project for Public Spaces (PPS) has provided assistance to public market projects in more than 200 cities and towns in both the U.S. and internationally. The goal of our technical assistance program is to transfer market skills to participating market sponsors, managers, and community development officials. These projects typically engage local stakeholders in a collaborative visioning process, as well as provide concrete technical assistance on market design and operational issues.

The PPS markets team is well-versed in and highly capable of performing site analyses, including how to combine markets with multiple uses; market design and layout; market and economic analyses and product mix determinations; merchandising and marketing; parking, loading and servicing issues; and developing management, operational and leasing structures. In addition, PPS conducts economic and market studies, as well as feasibility analysis for public markets.

In 1995, PPS co-published with the Urban Land Institute (ULI) the definitive work on developing and improving public markets, *Public Markets and Community Revitalization*. PPS have been building on that work with new tools and research ever since. PPS has also sponsored nine international conferences on public markets, with the ninth conference held in Barcelona, Spain in 2015. In addition to these publications and conferences, PPS also holds its popular “How to Create Successful Markets” in New York City, training hundreds of public market sponsors, practitioners, and developers in the details of bringing a project from concept to opening day, and creating a sustainable, economically viable public market in the process.

In recent years, PPS has also played a role in shaping both public and private funding for public markets. Notably, our work in 2002 -2008 with the Ford and W.K. Kellogg Foundations generated over \$3 million dollars for advancing farmers markets and public markets as a community development strategy.

Another hallmark of PPS’ public market experience is our ability to negotiate and forge successful partnerships to enable existing markets to mature to the next level of success. We are experienced in to conducting broad-based public workshops on market development, engaging wide varieties of stakeholders. We help develop new partnerships between community development organizations, public health agencies and government entities. Overall, PPS encourages diverse sets of stakeholders to work together towards common goals.



# Kelly Verel

## VICE PRESIDENT

Phone: (212) 620-5660 x331

Email: [kverel@pps.org](mailto:kverel@pps.org)

Kelly Verel joined PPS's Public Markets program in 2006 to administer a \$3 million grant program jointly funded by the W. K. Kellogg and Ford Foundations to provide technical assistance to over 40 national farmers markets. She is the project manager for all projects related to the planning, design and development of public markets; overseeing and acting as the client's main contact on economic feasibility studies, merchandise plans, vendor and customer surveys, public workshops, business planning and marketing tactics.

Kelly coordinates and develops content for all of PPS's public markets education and training programs including the biannual "How to Create Successful Markets" course in New York for public market operators. She also organizes the International Public Markets Conference, which brings together over 250 of the world's leading market organizers - San Francisco, CA (2009) and Cleveland, OH (2012).

Throughout her career at PPS, Kelly has continued to research strategies, provide technical assistance, write, edit and present findings to assist public market operators in attracting and meeting the needs of underserved communities, including a \$100,000 study funded through the Robert Wood Johnson Foundation. She coordinates partnerships with the USDA, Fair Food Network, Farmers Market Coalition, Wholesome Wave and the Wallace Center at Winrock International and is a member of the Farmers Market Consortium, a USDA-led group of the nation's leading funders and policy makers for farmers markets.

Prior to working at PPS, Kelly was an apprentice farmer and sold produce at a semiweekly farmers market in Boston, MA. She was on the administrative team at Greenmarket, one of the country's largest farmers market networks, where she handled media relations, in-market events and promotions, assisted in market assignments and worked with local community organizations to benefit over 40 New York City farmers markets. Since 2008, she has been a member of Greenmarket's Farmer Community Advisory Committee, providing guidance to the market's staff on rules and regulations, development and promotions. With her hands-on experience, Kelly brings a strong understanding of both the vendor and management side of public markets.

## EDUCATION

M.S. Communications Studies, Boston University, Boston, MA (2002)

B.A. Religious Studies, College of the Holy Cross, Worcester, MA (1997)





# Larry Lund

PRINCIPAL, REAL ESTATE PLANNING GROUP, CHICAGO, IL

Phone: (312) 751-1250

Email: [Larry@REPG-Lund.com](mailto:Larry@REPG-Lund.com)

Larry Lund is Principal of Real Estate Planning Group, a Chicago-based company he formed in 1990 after previously working with U.S. Equities Realty Inc. and Rubloff – then the largest commercial real estate company in Chicago with offices nationwide. Mr. Lund's expertise is in the application of market analysis for conceptual real estate planning and he has broad experience in all forms of urban retailing today.

Mr. Lund has worked with Project for Public Spaces, Inc. since the mid-1980s. He is one of the founding participants in PPS's Public Market program and has continued focusing on market and economic studies for developing public markets. Larry has worked with over 40 public markets throughout the country from startups, to repositioning, to ongoing customer monitoring. He has been conducting biennial customer surveys since 2003 at Reading Terminal Market in Philadelphia. Recent market projects include feasibility studies for the Boston Market District, Boston Public Market, Cedar Rapids' NewBo City Market, Moore Street Market in Brooklyn, and Flint Farmers Market.

In 1995, he was a contributing author to the book *Public Markets and Community Revitalization* published by the Urban Land Institute and Project for Public Spaces, Inc., writing the chapter on market research.

Mr. Lund has been a speaker at all six PPS International Public Market Conferences: New Orleans (1991), Philadelphia (1996), Vancouver (1998), New York City (2002), Washington, DC (2005), and San Francisco (2009).

Larry is also a member of the National Association of Produce Market Managers and has spoken at several of their conferences including: St. Louis (2001), San Francisco (2007), and Dallas (2010).

Larry also is a perennial lecturer on market research at many Chicago-area universities, and he teaches continuing education classes in market research techniques.

Mr. Lund has served as International President of Lambda Alpha International, the honorary society for the advancement of land economics and is a fellow in that organization. He is a former president of Friends of Downtown (Chicago), and a former president of The Cliff Dwellers – a 100-year-old arts club in Chicago. He is a member of the prestigious Realty Club of Chicago, which is over 100 years old and limits its membership to 60 members. Larry currently teaches a graduate course in market analysis at the Real Estate Center at DePaul University.

## EDUCATION

Carthage College, BA; Graduate Studies, Roosevelt University



# Stephen Davies

EXECUTIVE VICE PRESIDENT

Phone: (212) 620-5660 X 308

Email: [sdavies@pps.org](mailto:sdavies@pps.org)

Stephen (Steve) Davies, Executive Vice President of Project for Public Spaces, has a broad background in architecture, urban design and user research and is a member of PPS's senior leadership team. Since joining PPS in 1978, Mr. Davies has directed close to 500 major projects located throughout the world. He current leads PPS's public market program but has broad expertise in all of PPS's program areas, including downtown urban design and management, transportation, and multi-use development projects.

Building on his extensive project experience, Steve has been instrumental in creating and shaping key programs at PPS over his tenure. Beginning in 1987, Steve helped found PPS's public market program, which focuses on making markets more sustainable and community-centered. Through this work, he has provided assistance to dozens of communities starting new markets and expanding existing ones – from small towns to major cities. Projects include Detroit's Eastern Market, West Side Market district in Cleveland, a new public market and district for Boston, NewBo City Market in Cedar Rapids, and a relocation plan for the Flint Farmers Market, and a repositioning plan for Halifax Seaport Farmers Market. He is currently working with the Kresge and W.K. Kellogg Foundations on a program to rebuild Detroit neighborhoods around markets and local food stores. With support from the Ford Foundation and the W.K. Kellogg Foundation from 2005 to 2008, Steve oversaw a \$3 million, 3-year grant program to enhance the impacts of public markets on communities. Finally, he has directed eight International Public Market conferences, most recently in Cleveland (2012).

Until 2003, Steve led the development of PPS's transportation program, completing an extensive research program on transit and livable communities, and expanding this into a broad-based transportation program, which included PPS's first Context Sensitive Solutions training program. PPS has since trained thousands of transportation professionals, and five state DOT's in CSS. Steve has co-authored and written many books and articles, including Public Markets and Community Revitalization, Managing Downtown Public Spaces and The Role of Transit in Creating Livable Metropolitan Communities.

From 1993 to 2009, Steve developed and managed PPS's work in Eastern Europe, beginning with an innovative Placemaking program in the Czech Republic, supported by the Rockefeller Brothers Fund (RBF), to revitalize public spaces in historic town centers. Today, this program is part of the Czech Environmental Partnership Foundation. Following the work in the Czech Republic, he expanded this work to Serbia, Kosovo and Montenegro.

Among the many downtown projects he has directed are downtown master plans for Orlando, FL; Worcester, MA; Springfield, MA; and San Bernardino, CA; design improvement plans for streetscapes, plazas, central squares, and transit malls in Rochester, NY; Salt Lake City, UT; and New Haven, CT; and comprehensive downtown management plans for both large cities and small towns, including Hartford, CT; Pittsfield, MA; and Hoboken, Madison and Morristown, NJ. Steve has also directed PPS's downtown mixed-use development projects, including a master plan for the Orlando City Hall, built through an innovative public-private partnership.

## EDUCATION

Williams College, Bachelor of Arts in Art and Environmental Studies

University of California, Berkeley, Masters in Architecture



# David O'Neil

## SENIOR DIRECTOR, PUBLIC MARKETS

Phone: 215.482.5130

Email: davidkoneil@verizon.net

David O'Neil is widely recognized as one of the nation's foremost experts in the management and development of public markets and rebuilding local economies. He is the former General Manager of the Reading Terminal Market in Philadelphia, where he directed the overall market revitalization for ten years.

After Reading Terminal Market, he traveled the ancient trade routes of Asia, studying markets in cities and remote areas, walking over a thousand miles. For nearly 15 years, he has worked with PPS to provide technical assistance with regard to development and operation of public markets and farmers markets. He has been a consultant to over two hundred historic and new market projects in the United States, Canada, New Zealand, Africa and Europe, ranging from small neighborhood farmers markets to major public market halls and market districts.

He is an experienced trainer in market operations and development. He was an instructor for the Neighborhood Reinvestment Corporation, teaching a course in market development, and co-instructs PPS's training course, "How to Create Successful Markets."

One of the key elements in any market venture is working with would-be entrepreneurs to develop small-scale businesses that work in markets. He has worked successfully with many vendors and farmers who had no previous entrepreneurial experience.

Mr. O'Neil was a contributing writer and advisor to the PPS/Urban Land Institute book "Public Markets and Community Revitalization" published in 1994. He completed "Reading Terminal Market, An Illustrated History" published by Camino Press in 2003. He has the world's largest collection of market documents and photographs and has lent or donated parts of his collection to museums, periodicals, authors and TV programs.

For PPS, he has co-directed six consecutive International Public Market Conferences: Philadelphia (1996); Pike Place Market in Seattle, WA and Granville Island Market in Vancouver, BC (1998); New York (2002); Washington DC (2005); San Francisco (2009) and Cleveland (2012). Conferences in 2002 and 2005 were both sponsored by the Ford Foundation and the W.K. Kellogg Foundation.

Recent projects include markets in: Halifax, Baltimore, Boston, Anchorage, Brooklyn, Charleston, Flint, Detroit, Kingston (Ontario), Cleveland, and Trenton.

## EDUCATION

University of Pennsylvania, Bachelor of Arts, 1977



Left: The Boston Public Market | Right: Vendors and Customers at the Boston Public Market (credits: Matt Conti, [www.mattconti.com](http://www.mattconti.com))

# Boston Public Market

Boston, MA (2011)

Client

Massachusetts Department of  
Agricultural Resources (MDAR)

## Challenge

The Massachusetts Department of Agricultural Resources (MDAR) retained PPS to create an implementation guide for planning and operating a year-round public market in a MA Department of Transportation building adjacent to Boston's historic Haymarket. The Commonwealth's goals for the public market were that it would serve as an anchor destination along the Rose Kennedy Greenway and support and showcase products from regional producers, in turn fostering the local economy.

## Process

Under leadership from MDAR, PPS worked with a task force consisting of a number of government agencies and stakeholders to conduct research and develop a business plan for the market. PPS conducted a focus group and online surveys to analyze the market's potential consumer needs and preferences while also determining its sales potential. PPS also reached out to regional farmers, fishermen, bakers, and specialty food producers through interviews, online surveys, a regional direct marketing conference, vendor open house, and site tour in order to determine interest. In addition, PPS prepared a conceptual design for the market and developed an implementation plan that included recommendations for the market's management structure, layout, operation benchmarks, and budget.

## Outcomes

On July 30, 2015 the Boston Public Market opened with 37 vendors under management by the Boston Public Market Association. The market, the first of its kind nationally, exclusively features products grown, raised, caught or produced in New England.





Left: Entrance to Eastern Market Right: Rendered view of the flower shed and outdoor gathering space.

# Eastern Market

Detroit, MI (2000 - 2007)

Client  
City of Detroit

## Challenge

The historic Eastern Market, a sprawling market district of open air sheds and adjacent food retail and wholesale businesses, is one of the largest public markets in the country. The City of Detroit contracted with PPS to develop an action plan for the revitalization of this historic civic institution.

## Process

PPS developed a detailed operations analysis and conducted surveys and focus groups of shoppers, non-shoppers, and market businesses. Based on this assessment, we recommended a new non-profit organizational structure and a capital improvement plan for the market district to sustain the market's energy into the 21st Century. PPS also helped to oversee a design master plan, calling for broadening Eastern Market as a place for local farm products and the construction of an educational center and a new shed to create a concentrated flower center. In 2007, PPS developed a comprehensive outreach program to foster closer links between the newly established non-profit Eastern Market Corporation and the Detroit community. The focus included: increasing and diversifying the retail customer base; more effectively serving low-income populations; retaining and attracting farmers; promoting awareness of locally grown food and healthy lifestyles; creating a gathering place; and strengthening links with wholesalers and buyers. In 2012, PPS began a new project of cooperation with Eastern Market Corporation to support the development of a neighborhood market network in Detroit, funded by the W.K. Kellogg Foundation.

## Outcomes

Since the Eastern Market Corporation has taken managerial control of the market district, three historic market sheds have been renovated. The retail market is now open on Saturdays, Sundays and Tuesdays. All of the markets have attracted new businesses, as well as more shoppers. Overall sales are up, and investments and improvements are ongoing in the surrounding district.







Left: Recommended site of the future public market | Right: PPS site plan for indoor and outdoor market activity

# Business Plan for Madison's Public Market

Madison, WI (2013 - 2015)

Client  
City of Madison

## Challenge

Madison, Wisconsin is a national leader in citywide support of local food through an extensive neighborhood network of farmers markets (including the largest in the country), strong membership in Community Supported Agriculture (CSA) programs, farm-to-table restaurants, a burgeoning wholesale local food hub, a shared-use kitchen and thriving food cooperatives. Building on these efforts, Madison has long sought a permanent home for local food – a public market. In October 2013 the city and its Local Food Committee (LFC), retained PPS to complete a three-phased process culminating in an achievable business plan for a new public market.

## Process

PPS's three-phased process was based on an analysis of the three elements of a successful public market – products, people and place. The first phase determined the feasibility of and concept for a permanent public market and included surveys and focus groups with potential vendors and customers, as well as interviews with regional food systems professionals. In Phase Two we reviewed three potential neighborhood-based sites and recommended one based on its sales potential, vendor preferences, the availability of real estate, and the potential to create a market district and an extraordinary public space. Finally, in Phase Three, PPS facilitated a Placemaking workshop at the recommended site and worked with a local architect to develop three design/layout options for the site along with a cost estimate for each. Throughout the entire process we worked with city staff to engage residents in a rigorous public engagement process through a series of meetings and workshops.

## Outcomes

PPS delivered a final business plan to the City of Madison that was the result of extensive research, analysis and design efforts combined with our multi-decade experience and knowledge of public market management and operational requirements. Upon approval from the City's Common Council, the City will use this business plan to set up a Transition Team who will move the project forward from concept into reality.





Left: A view of the Rotary Hall and outdoor market area. Right: NewBo City Market drawing large crowds during opening weekend.

# NewBo City Market Feasibility Study

Cedar Rapids, IA (2009-2010)

## Client

Cedar Rapids City Market, Inc.

## Challenge

In 2008 Cedar Rapids was hit with a massive flood that devastated 10 square miles of the city's downtown. After the disaster, a group of concerned citizens retained PPS to help create a new public market to bring life back to the city's core with the hope that it might become a regional destination.

## Process

PPS conducted an in-depth analysis of the local food supply and buying power and used detailed site-selection criteria to recommend the best place for the market. PPS also facilitated a well-attended vendor informational meeting and conducted a survey to gather feedback from potential vendors and customers. From this feedback, PPS produced a program of uses and activities ensuring year-round activity sustained by community buy-in. The plan for the new market consisted of several complementary elements, including a central Market House and a Market Yard with activities, because indoor markets often perform better with a flexible, well-programmed outdoor space. Plans for the public market also included strategies to keep it open throughout the year, such as on-site production for a bakery and coffee roaster as well as restaurants, wholesale distributors, and a commercial kitchen.

## Outcomes

The year-round public market opened in October 2012 at the site of a former warehouse and is the cornerstone of the flood-impacted NewBo neighborhood. The centerpiece of this \$4.25 million project is the Rotary Hall which features over 20 permanent tenants, space for temporary food and high-end craft vendors, an event space, commercial kitchen and a soon to be completed distribution space. Rounding out the public market, following PPS' recommendations, is an outdoor area with room for over 150 seasonal vendors and other activities. The silver lining in an otherwise disaster, the NewBo City Market has created a central meeting place for downtown Cedar Rapids and has already started the revitalization of its neighborhood.





Left: The West Side Market and Market Square Park. Right: The Ohio City Farm and view of downtown Cleveland

# West Side Market and Market District

Cleveland, OH  
(2009-2012)

Client  
Ohio City, Inc.

## Challenge

Celebrating its centennial in 2013, the West Side Market, with over 100 food vendors, is a Cleveland institution attracting over a million people annually. However, the market has been in great need of capital reinvestment and there was little connection and synergy between the market and its surrounding Ohio City district.

## Process

In 2009, Project for Public Spaces (PPS) facilitated a workshop of stakeholders from the West Side Market and Ohio City to conceptualize the creation of a Market District that would better connect the draw and activities of the market and the surrounding area. Over the next four years, PPS conducted surveys for market customers and businesses, both in the market and in the district; analyzed the current budget and management practices for the market; provided assistance in the design of Market Square Park; and identified opportunities for collaboration between Ohio City, Inc. (OCI), the community development corporation for the neighborhood, and the City of Cleveland, which operates the West Side Market. In September, 2012, in partnership with OCI and the City of Cleveland, PPS hosted its 8th International Public Markets Conference in Cleveland, bringing to the City some 250 market professional and advocates as part of a yearlong centennial celebration.

## Outcomes

Between 2011 and 2013, over \$50 million in private and public investment has taken place in the Market District. Ohio City has taken off as a Market District with restaurants, evening entertainment, and a new brewery. With 25 new businesses opening since 2010, the district is re-emerging with a merchant class of artisans including farmers, brewers, bakers, butchers, artists, chefs, retailers, and neighborhood service providers. The commercial vacancy rate in the Market District has dropped from 28% to 4%. Opened in 2010, the Ohio City Farm fills a six acre vacant site two blocks from the market and provides urban farmers (many of them refugees) with low-cost land, shared facilities and technical assistance.

Based in Miami and with offices in New York, Los Angeles, and 8 international offices in Europe, the Middle East, Southeast Asia and South America, Arquitectonica is a major presence on the world architectural stage. Founded in 1977, the firm received critical and popular attention and acclaim almost from its inception, thanks to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Principals Bernardo Fort-Brescia and Laurinda Spear have continued exploring and pushing the limits of their innovative use of geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. Today their practice includes architects, landscape architects, planners, interior designers and industrial designers and spans the globe, with projects in 58 countries on five continents. Over the years, Arquitectonica has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions.

Arquitectonica is known as one of the pioneers of globalization in the architecture profession. Well-known projects by the firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the US Embassy in Lima, the Infinity towers in San Francisco, the Hilton Americas in Houston, the Philips Arena in Atlanta and the American Airlines Arena in Miami.



## **Bernardo Fort-Brescia, FAIA**

### DESIGN PRINCIPAL

Bernardo Fort-Brescia will serve as Design Principal for the North Market Development Project. His leadership will set the design and planning direction for the project and the ultimate design concept that is carried out through construction. While he is most instrumental in the early phases of our work, assisting in securing entitlements, conducting milestone presentations and assisting the design team in translating concepts into the contract documents, he is available to our clients and our design team throughout the project to ensure coherence and proper execution of the design through construction.

### EDUCATION

Master of Architecture  
Harvard University, 1975

Bachelor of Architecture and Urban Planning  
Princeton University, 1973

### PROFESSIONAL REGISTRATIONS

Registered Architect  
Certified by the National Council of Architectural Registration Boards (NCARB)

### PROFESSIONAL ORGANIZATIONS

American Institute of Architects, Fellow  
Visiting Professor, University of Miami, 1975, 1977, 1993-1994  
Visiting Professor, Harvard University, 1994  
Visiting Professor, Florida International University, 2004  
Society of American Registered Architects

### RELEVANT PROJECT EXPERIENCE (SELECT LISTING)

#### **Brickell CityCentre**, Miami, Florida

9.5 million SF mixed-use development comprised of 7 towers including 725,000 SF of retail, 1 million SF of office, 1,400 residential units, a 265 key and 120-key hotel, 90 serviced apartments and parking for 5,000 cars.

#### **The Short North Development**, Columbus, Ohio

315,000 SF development containing a 55,000 Class-A office building, a 105,000 SF hotel with 135 keys, an art gallery, 315 space structured parking and ground floor retail.

#### **JLL Center**, Pittsburgh, Pennsylvania

427,000 SF development with 126,000 SF of office space, a 115,000 SF hotel with 176 keys, 30,000 SF of ground floor retail and a 320-car parking garage.

#### **Avalon Chrystie Place**, New York, New York

480,000 SF mixed-use development with 708 rental units market-rate units and 177 affordable units. The project contains 200,000 SF of retail space with a grocery store on the ground floor.

#### **MiMA + Yotel Hotel**, New York, New York

1,003,963 SF, 59-story residential tower that houses 614 rental units and 149 condominium units. All 763 units share 30,000 SF of amenities, including a health club with swimming pool and terrace. The adjacent 19-story hotel sits atop a 5 story retail podium and has over 600 rooms. LEED Certified.

#### **606 West 57th Street**, New York, New York

1,000-unit, 1,000,000 SF residential building with an amenities suite containing a health club, bike parking, garden terrace, observation deck, a pool and parking in 45 stories. LEED Certified.

#### **The Ellipse**, Jersey City, New Jersey

426,000 SF 40-story luxury residential building with 380 residential units located directly on the Jersey City waterfront. Part of a 600-acre development.

## **Samuel M. Luckino, AIA, LEED AP**

### PROJECT DIRECTOR

Samuel Luckino will serve as Project Director for the North Market Development Project. His role is to assist the Design Principal in executing a design that meets the highest standards of our firm as well as the vision of our clients. He is the initial point of contact for administering the contract, establishing the proper team within Arquitectonica and amongst the consultants, and acts as proxy to the Design Principal throughout the production and construction process to ensure the design intent is properly implemented. As the project advances into detailed production and on into construction, he will assist the PMs in resolving detailing challenges and serves as a QA leader for the design team.

### EDUCATION

Master of Architecture, Ohio State University, 2002

Bachelor of Science, Architecture, Ohio State University, 2000

### PROFESSIONAL REGISTRATIONS

Registered Architect

LEED Accredited Professional

National Council of Architectural Registration Boards

### PROFESSIONAL ORGANIZATIONS

American Institute of Architects

The US Green Building Council

National Council of Architectural Registration Board

CTBUH, City Representative, New York City

Urban Land Institute

### RELEVANT PROJECT EXPERIENCE (SELECT LISTING)

#### **The Short North Development**, Columbus, Ohio

315,000 SF development containing a 55,000 Class-A office building, a 105,000 SF hotel with 135 keys, an art gallery, 315 space structured parking and ground floor retail.

#### **JLL Center**, Pittsburgh, Pennsylvania

427,000 SF development with 126,000 SF of office space, a 115,000 SF hotel with 176 keys, 30,000 SF of ground floor retail and a 320-car parking garage.

#### **Hudson Lights**, Fort Lee, New Jersey

1,410,000 SF master plan mixed-use development with 175,000 SF of retail space, 475 residential units and a 175-key hotel. The development sits on an 8-acre portion of a 15-acre redevelopment area.

#### **Queens West Residential Development Master Plan**, NY, NY

2,900,000 SF master plan with 6 apartment towers, all designed by Arquitectonica. The total development includes 3,000 apartments and 184 condo units with ground floor retail and 13.5 acres of parks. LEED Certified.

#### **MiMA + Yotel Hotel**, New York, New York

1,003,963 SF, 59-story residential tower that houses 614 rental units and 149 condominium units. All 763 units share 30,000 SF of amenities, including a health club with swimming pool and terrace. The adjacent 19-story hotel sits atop a 5 story retail podium and has over 600 rooms. LEED Certified.

#### **606 West 57th Street**, New York, New York

1,000-unit, 1,000,000 SF residential building with an amenities suite containing a health club, bike parking, garden terrace, observation deck, a pool and parking in 45 stories. LEED Certified.

#### **The Ellipse**, Jersey City, New Jersey

426,000 SF 40-story luxury residential building with 380 residential units located directly on the Jersey City waterfront. Includes above-ground parking and a landscaped roof covering parking.

## Alejandro Gonzalez, AIA, LEED AP

### PROJECT DESIGNER

For the North Market Development Project, Alejandro will serve as the Project Designer. During his 15 year professional career, Mr. Gonzalez has worked as a Project Architect, Designer and Project Manager, responsible for all phases of project development, from code research and schematic design to on-site construction administration. He has worked on many building types throughout the world including large scale mixed-use developments, luxury residential towers, hotels, corporate headquarters and office buildings, retail/entertainment centers and various types of public assembly buildings.

### EDUCATION

Master of Architecture  
Columbia University, 2002

Bachelor of Architecture  
University of Florida, 1999

### PROFESSIONAL REGISTRATIONS

Registered Architect  
LEED Accredited Professional  
National Council of Architectural Registration Boards

### PROFESSIONAL ORGANIZATIONS

American Institute of Architects

### RELEVANT PROJECT EXPERIENCE (SELECT LISTING)

#### **Brickell CityCentre**, Miami, Florida

9.5 million SF mixed-use development comprised of 7 towers including 725,000 SF of retail, 1 million SF of office, 1,400 residential units, a 265 key and 120-key hotel, 90 serviced apartments and parking for 5,000 cars.

#### **The Short North Development**, Columbus, Ohio

315,000 SF development containing a 55,000 Class-A office building, a 105,000 SF hotel with 135 keys, an art gallery, 315 space structured parking and ground floor retail.

#### **JLL Center**, Pittsburgh, Pennsylvania

427,000 SF development with 126,000 SF of office space, a 115,000 SF hotel with 176 keys, 30,000 SF of ground floor retail and a 320-car parking garage.

#### **Icon Brickell Residences & W Hotel**, Miami, Florida

4,534,830 SF development with 1,754 residential units, 105 resort rooms across 9 floors; 28,000 SF of amenities for residents and hotel guests, F&B, and parking.

#### **The Cosmopolitan Resort & Residences**, Las Vegas, Nevada

6,656,000 SF development with 3,016 residential units and hotel rooms, retail, casino, F&B, and parking.

#### **Capital at Brickell Mixed-Use**, Miami, Florida

3,124,000 SF development with 1,506 residential units and hotel rooms, office, retail, F&B, and parking

#### **Whirlpool Headquarters**, Benton Harbor, Michigan

300,000 SF mixed-use development with 227,000 SF of office space, retail, and hotel; 30,915 SF of lobby/amenities/service; surface parking.

#### **One Miami and Related Group Corporate Headquarters**, Miami, Florida

1,128,000 SF development with 896 residential units, four-story corporate headquarters building, F&B, 12-story parking garage.

## Robert Aitcheson, AIA, LEED AP

### PROJECT MANAGER

Robert Aitcheson will serve as the Project Manager for the Carlyle South Project. Robert will be the team leader and main point of contact for Arquitectonica from Concept through CDs, delegating staff and monitoring submission requirements and deadlines. He will advise our team by tracking the project's compliance with the stated program, schedule and regulatory compliance. Robert ensures continuity of representation for our team from inception to completion. During the DD phase, Robert will begin working hand in hand with the Production Project Manager to implement the elevated level of detail required in our documentation and coordination and will hand off his role as main point of contact and team leader by the beginning of CA to our Production PM, at which point he will assist the Production PM in ensuring RFI's, submittals and shop drawings meet the design intent as conceived in the concept design phase, and as approved by the local design review board.

### EDUCATION

Master of Architecture  
University of Waterloo, 2005

Bachelor of Environmental Studies  
University of Waterloo, 2001

### PROFESSIONAL REGISTRATIONS

Registered Architect  
LEED Accredited Professional

### RELEVANT PROJECT EXPERIENCE (SELECT LISTING)

#### **The Short North Development**, Columbus, Ohio

315,000 SF development containing a 55,000 Class-A office building, a 105,000 SF hotel with 135 keys, an art gallery, 315 space structured parking and ground floor retail.

#### **Carlyle South**, Alexandria, Virginia

Feasibility study for a 380,000 SF residential high-rise apartment building with 370 units, Class-A lobby, services and amenities, 278 above-grade parking spaces, and a 22,000 SF landscaped plaza deck.

#### **Queens West Residential Development Master Plan**, NY, NY

2,900,000 SF master plan with 6 apartment towers, all designed by Arquitectonica. The total development includes 3,000 apartments and 184 condo units with ground floor retail and 13.5 acres of parks. LEED Certified.

#### **MiMA + Yotel Hotel**, New York, New York

1,003,963 SF, 59-story residential tower that houses 614 rental units and 149 condominium units. All 763 units share 30,000 SF of amenities, including a health club with swimming pool and terrace. The adjacent 19-story hotel sits atop a 5 story retail podium and has over 600 rooms. LEED Certified.

#### **Van Buren**, Chicago, Illinois

350,000 SF, 32-story residential project with 255 apartments and 9,000 SF of retail on the ground floor. The project includes 195 above-grade parking stalls with green space and a pool deck on the roof.

#### **The Joseph**, Luxury Collection Hotel, Nashville, Tennessee

Adjacent to the Nashville Convention Center and the Country Music Hall of Fame, this 447,000 SF boutique convention hotel includes 300 guest rooms, ballroom and meeting space, food & beverage venues, and structured parking.



# THE SHORT NORTH MIXED-USE DEVELOPMENT

Columbus, Ohio, USA

## TYPE

Mixed Use, Hospitality, Office, Retail, Cultural

## SIZE

315,000 SF (29,264 SM)

## SERVICES

Design Architect, Landscape Architecture

## DESCRIPTION

This mixed-use development is situated in an historic arts district just north of Columbus' CBD known as the Short North. It provides the first Class-A office building, the first luxury boutique hotel, and the first world-renowned private art collection in the Short North area.

On the east side of High Street, The Joseph Hotel is comprised of 11 stories and 105,000 SF (9,755 SM) with 135-keys (including spa suites), 7,000 SF (650 SM) of banquet and meeting facilities, a fitness center and a ground floor restaurant and bar that will spill out onto the sidewalk. On the west side of High Street is a 55,000 SF (5,130 SM), 6-story Class-A office building with ground floor retail/restaurant as well as a retail gallery. The existing historically significant United Commercial Travelers (UCT) Building will be renovated and adapted into a 26,000 SF (2,415 SM) facility that will house a rotating exhibit of the Pizzuti Collection, a private art collection that ranks among the world's top 200 collections.

Immediately adjacent to and connected to the office building is a 315-space structured parking garage which supports both the functions of this development as well as the surrounding community. With its narrow brick-covered historic streets, the Short North area has excessive demand for additional parking to support local businesses.





# BRICKELL CITY CENTRE

Miami, Florida, USA

## TYPE

Mixed Use, Office, Residential, Hospitality, Retail, Transit

## SIZE

9,500,000 SF (883,000 SM) - all phases

## DESCRIPTION

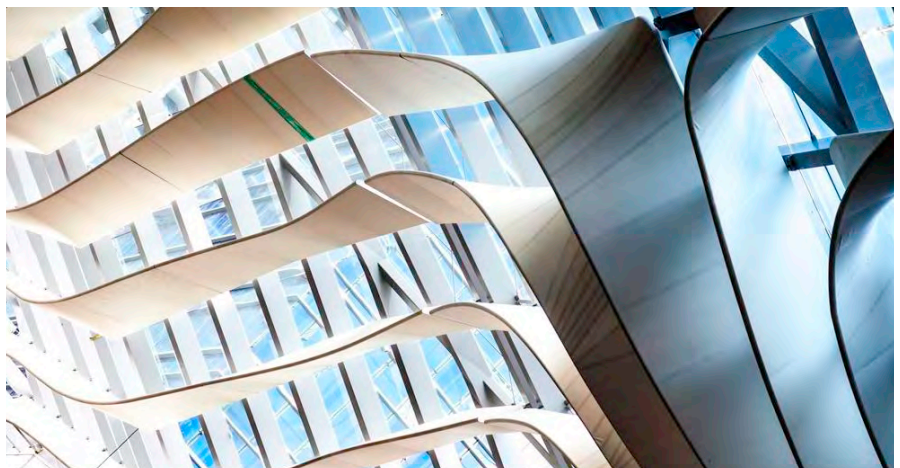
Arquitectonica designed the master plan, architecture, and landscape for this mixed-use development comprised of 7 towers including what will become the tallest building in Florida.

This 9.5 million square foot development includes 725,000 square feet of retail and entertainment, nearly 1,000,000 square feet of office, 1,400 residential units, a 265-key hotel, a 120-key hotel, 89 serviced apartments and underground parking.

Phase 1 residential, office and hotel are open, the Phase 1 retail mall opens November 2016. Arquitectonica designed Brickell City Centre to meet both LEED-Neighborhood sustainability standards and LEED accreditation of the development's individual buildings.

The development features the environmentally sophisticated and innovative CLIMATE RIBBON™, a 150,000-square foot (13,940 m<sup>2</sup>) elevated artistic masterpiece of steel, fabric and glass that protects visitors from inclement weather, captures sea breezes to regulate air flow and temperature, collects rainwater for reuse, and allows visitors to enjoy natural light in an open air experience.

This transit-oriented development is connected directly to the adjacent Eighth Street Metromover train station, as well as several bus transfer hubs in Miami-Dade Transit system. The Metromover station was redesigned by Arquitectonica to be fully integrated into the development.



**ARQUITECTONICA**



# JLL CENTER

Pittsburgh, Pennsylvania, USA

## TYPE

Mixed Use, Office, Hospitality, Retail

## SIZE

427,000 SF

## SERVICES

Design Architect, Architect of Record

## DESCRIPTION

JLL Center is a high-rise located just east of the historic Market Square in Downtown Pittsburgh, PA. The site is a collection of several contiguous mid-block parcels. The project contains 126,000 SF of office space, a 115,000 SF hotel with 176-keys, 30,000 SF of retail, and a 320-car parking garage. The development was recently completed and is in the process of obtaining LEED Silver Certification.



**ARQUITECTONICA**

## LUPTON RAUSCH ARCHITECTURE + INTERIOR DESIGN

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430 SOUTH FRONT STREET COLUMBUS, OHIO 43215

### PRINCIPALS

Allan S. Lupton, AIA, President  
Gary A. Rausch, NCARB, Vice President  
David M. Goth, NCARB, Principal  
James A. Rudy, Principal  
James F. Samuelson, Principal

### FIRM HISTORY

Founded in 1990 and located in the Brewery District in Columbus, Ohio, Lupton Rausch Architecture + Interior Design is an established full-service Architectural and Interior Design firm. Lupton Rausch Architecture + Interior Design has established itself in the central Ohio market as a firm committed to technical expertise and design excellence. Composed of a group of highly talented and innovative individuals, we have consistently proven the reputable value of our service by providing creative, responsible design solutions that support the long-range business strategies of our clients.

Our firm approaches a project with the simple philosophy that the best possible design, technical and management team should be made available to our clients. These professionals will remain consistent from the project inception through its completion. A principal of the firm provides overall project direction to ensure compliance with the client's objectives of budget, schedule and design direction, while a project manager is responsible for the day-to-day activities of the project.

We use computer technologies which are at the forefront of our industry, creating design concepts and developing projects through construction documentation, including visualization tools which allow clients a full understanding of their project. We have the necessary technical expertise to fully collaborate with consultants, trade partners and manufacturing entities.



SERVICES

Programming

The operational and physical requirements of a facility are defined by functional and space programming. Lupton Rausch Architecture + Interior Design works closely with a client during this phase to gather information about ideas, images, philosophy and culture, as well as details about how the particular organization operates. It is our philosophy that anything that affects the design, schedule and cost of a project will be known at the conclusion of the programming stage. Significant data may include employment and productivity forecasts, work or activity flow analyses, traffic patterns, workplace standards and specific task requirements. An accurate and detailed programming phase results in cost efficient space concepts and encourages an environment that responds to the needs of its users.

Site Analysis

Comprehensive planning services include site/zoning analysis, master planning and development guidelines. To develop an optimum plan, Lupton Rausch Architecture + Interior Design provides concept alternatives which maximize opportunities while minimizing constraints of the facility or site. Land use, transportation, utility, economic and environmental issues are studied from a macro, as well as a micro perspective. Staff also can facilitate required zoning approvals by working closely with the client as well as community groups and municipalities.

Architectural

The architectural staff has in-depth experience serving clients with municipal, corporate, health care and educational facilities. Architectural services are comprehensive in scope, ranging from conceptual design through construction administration and post-occupancy evaluation. At Lupton Rausch Architecture + Interior Design, principals provide management, design and technical overview of all services provided to clients.

Interior Design

Interior design capabilities include a full range of services from pre-lease work through design and implementation. Lupton Rausch Architecture + Interior Design has worked with clients on program development, space standard analysis, space planning, building and/or workletter analysis, design conceptualization and development, contract documents, bidding and contract administration, as well as furniture specification and procurement assistance. Additional capabilities include workstation analysis, facility management and three-dimensional design utilizing BIM.

SERVICES

Construction Administration

Construction administration services focus on monitoring all aspects of construction and representing the Owner from the initial notice to proceed to final inspection and occupancy. The Project Manager, augmented by the project design team, focus on schedule progress, quality control, monitoring of shop drawings and conformance to contract documents, and financial assessment of the project. Lupton Rausch Architecture + Interior Design's staff use a particular methodology for keeping the Owner informed during this critical phase. Field services may include periodic site visits or full-time, on-site project representation. The intensity of field services is determined by the project schedule, type of construction contract, complexity of the project, and the Owner's needs.

## LUPTON RAUSCH ARCHITECTURE + INTERIOR DESIGN

430 SOUTH FRONT STREET COLUMBUS, OHIO 43215

### CLIENTS

Fairfield County District Libraries	The Ohio State University
Dublin Arts Council	Nationwide Realty Investors
The City of Dublin, Ohio	R.O.I. Realty Corporation
The City of Vandalia, Ohio	Eclipse Real Estate Group
The City of Hilliard, Ohio	The Daimler Group
The City of Grove City, Ohio	Scioto Country Club
The City of Upper Arlington	Muirfield Golf Course
The City of Canton, Ohio	Medallion Country Club
JPMorgan Chase & Company	Cameron Mitchell Restaurant Group
Huntington National Bank	Champagne Bank
Chemical Mortgage Company	The Ohio Business Roundtable
Nationwide Insurance	CD 101.1
Edwards Development Company	St. James Lutheran Church
Georgetown Development	Columbus Speech and Hearing
Pizzuti Development	Office of the Inspector General
Gibby's Restaurant Group	- Columbus, Ohio
Celebrity Ventures	Multicon Construction
Federated Department Stores	Ohio Equities, Inc.
Time Warner Communications	Contrak Corporation
The Salvation Army	Long & Wilcox, Inc.
Mount Carmel Medical Center	Express, Inc.
Chamber of Commerce	The New Albany Company
- Columbus, Ohio	Denison University
Fitch, Inc.	Capital University
Design Central	Manly Deas Kochalski
Commercial Vehicle Group	Rourke & Blumenthal
	Scientific Expert Analysis

POSITION	Principal, Lupton Rausch Architecture + Interior Design Design Architect/ Project Manager
EDUCATION	Master of Architecture The Ohio State University, 1986  Bachelor of Science in Architecture The Ohio State University, 1984
REGISTRATION	Registered Professional Architect State of Ohio, 1988 (#8876)
EXPERIENCE	<p>Jim has been practicing architecture for over 28 years; he joined Lupton Rausch Architects as a Project Manager in 1992. His experience in Design, Planning and Construction has solidified the firm's commitment to excellence in Architecture. Jim has been fundamental to the success of many commercial, interior, and residential projects. He has been the Project Designer responsible for projects for <b>major clients</b> including:</p> <ul style="list-style-type: none"><li>• Nationwide Realty Investors/ Nationwide</li><li>• Huntington National Bank</li><li>• The Pizzuti Companies</li><li>• The Ohio State University.</li></ul> <p>With a thorough and comprehensive understanding of the Design Process, Jim's <b>primary expertise</b> lays in:</p> <ul style="list-style-type: none"><li>• Design of complex multi-phased, mixed-use projects</li><li>• Planning and design of corporate, speculative, and medical office facilities</li><li>• Interior design and management of office portfolios</li><li>• Design of condominiums and custom homes</li><li>• Thorough knowledge and application of Building Code Compliance Measures</li></ul> <p>His continuous involvement from project inception through construction ensures a comprehensive implementation of a client's needs, and delivering a successful project.</p>



POSITION Principal, Lupton Rausch Architects  
Design Architect  
Project Manager

EDUCATION Master of Architecture  
The Ohio State University, 1986  
  
Bachelor of Science in Architecture  
The Ohio State University, 1984

REGISTRATION Registered Professional Architect  
State of Ohio, 1988 (#8830)  
State of Indiana, 1993 (#AR19400001)  
State of Florida, 2013 (#AR95659)  
State of South Carolina, 2014 (#8942)  
State of Kentucky, 2015 (#7495)  
NCARB Certified, 1993 (#61101)

EXPERIENCE David has been with Lupton Rausch Architects since 1991.  
His experience varies from the role of Principal/Design Architect to Project Manager, providing the critical balance between design considerations, technical constructability issues, budget constraints and schedules.  
A continuity of involvement from project conceptualization through all phases of construction has become his primary method of understanding a particular client's needs, and delivering a quality end product.

**Experience** includes the following:

- Coordinating complex, multi-faceted new construction/renovation of large scale commercial properties
- Planning and design for corporate interiors
- Education facilities and worship facilities
- Speculative large scale urban projects
- Design and detailing of custom residential properties

RECENT PROJECTS

- Scientific Expert Analysis – Corp Headquarters + Research Facility  
completed: 2016 cost: \$14,800,000 size: 108,000 sq. ft.
- 711 North High – Mid-Rise Urban Mixed Use Building  
Anticipated completion: 2017 cost: \$22,000,000 size: 162,000 sq. ft.
- Greene Crossing – Housing Complex – Urban Redevelopment  
completed: 2015 cost: \$29,000,000 size: 432,000 sq. ft.
- Express – Columbus Corporate Headquarters Renovation  
completed: 2012 cost: \$13,800,000 size: 175,000 sq. ft.
- Express – NYC Design Studio Renovation  
completed : 2014 cost: \$6,800,000 size: 60,000 sq. ft.
- 570 Lofts – Historic Warehouse Renovation  
completed : 2012 cost: \$5,800,000 size: 40,000 sq. ft.

POSITION      Vice President, Lupton Rausch Architecture + Interior Design

EDUCATION      Bachelor of Science in Architecture  
The Ohio State University, 1975

REGISTRATION      Registered Professional Architect  
State of Ohio, 1985 (#6939)  
NCARB Certified, 1991 (#41,819)

EXPERIENCE      Gary has been practicing architecture for over 40 years, and throughout his career has gained valuable experience on a multitude of project types in the commercial market. He has been the Project Manager responsible for projects for **major clients** such as:

- Nationwide Realty Investors
- Huntington National Bank
- Huntington Mortgage Company
- Chase Manhattan Mortgage Corporation/JP Morgan Chase
- Federated Department Stores
- Time Warner Communications
- Chemical Bank/Chemical Mortgage Company
- The Ohio State University.

With a thorough and comprehensive understanding of the Design Process, Gary is responsible for the Project Management, coordination and control of all of the disciplines involved in a given project. His **primary expertise** lays is in the following phases of a project:

- Construction Detailing and Documentation
- Specifications
- Bidding
- Construction Administration

Gary's design sensitivity enables him to work closely with the client and project team throughout all phases, in order to **assure the design integrity of the completed project.**

Gary coordinates our in-house and consultant design team to ensure that project schedules and budgets are met, closely monitoring cost estimates throughout the Design Process. His experience in production, specifications writing and the preparation of bidding documents and understanding of the construction process are critical to the quality control that Lupton Rausch expects on each of its projects.



The Joseph Office Building features efficient, modern and flexible workspaces that reflect the vibrancy of the surrounding Short North District. The first dedicated office building within the district to offer Class A office space in the heart of Columbus' Short North District, the building was completed by Lupton Rausch in collaboration with Arquitectonica's New York office. In addition to the core and shell, Lupton Rausch completed office interiors for CampusParc and Klarna within the building.



## THE JOSEPH MULTI-TENANT OFFICE BUILDING

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The Joseph Multi-Tenant Office Building  
629 North High Street  
Columbus, Ohio

completed: 2014  
size: 66,000 sqft - 6 Stories  
cost: \$ 8,250,000 - Core & Shell  
client: Pizzuti Companies







## **PRIME AE Group, Inc.**

Connecting. Creating. Conserving. Community.

PRIME AE Group, Inc. (PRIME) provides a full range of services in architecture and engineering, construction management and inspection, transportation, and water resources. The firm's philosophy of Connecting, Creating, Conserving, and Community forms the foundation for delivering high-quality, on-time, cost-effective solutions.

PRIME currently has more than 370 professionals in 13 offices. PRIME's staff includes Professional Engineers, Registered Architects, Construction Inspectors, and LEED Accredited Professionals. These professionals average 20 years of experience in their respective disciplines.

PRIME's professionals have the capacity to start working on Day One. The firm has assembled a staff of first-rate, well-experienced professionals. Many of them are senior level engineers and architects who have worked previously for nationally known and recognized A/E firms. PRIME has the capability to manage multiple projects in various stages of completion.

PRIME Engineering & Architecture, Inc. was established in Franklin County, Ohio in 1992. However, PRIME AE Group, Inc., which was established in 2007, acquired all assets of PRIME Engineering & Architecture in 2012.

In the past 23 years, PRIME has performed numerous projects for a variety of City of Columbus Departments, including Public Service, Public Utilities, Transportation, Finance and Management, Recreation and Parks, Engineering and Construction, Sewerage and Drainage, and Water.

PRIME is a City of Columbus Certified Asian Minority Business. As a Columbus-based firm, PRIME is thoroughly familiar with the City of Columbus and has completed many projects for the City and other public and private sector clients in Central Ohio. One hundred percent of the work for City of Columbus projects will be performed locally out of PRIME's Columbus, Ohio office.

### **PRIME AE Group, Inc.**

**CCCN: 26-0546656 (expiration date: 10/30/2017)**

8415 Pulsar Place

Suite 300

Columbus, Ohio 43240

Phone: 614.839.0250

Fax: 614.839.0251

Website: [www.primeeng.com](http://www.primeeng.com)

## **Sutha Vallipuram, PE, LEED AP BD+C - Civil Engineer**

**Years with PRIME:** 16

**Total Years of Experience:** 25

**Education:** BS/Civil Engineering/1991

**Registrations:** Professional Engineer - OH, MD

**Certifications:** LEED AP BD+C

Mr. Vallipuram has 25 years of experience in the design and management of a wide variety of water, wastewater, civil, structural, and roadway projects for local, state, and national entities. He has successfully designed, managed, and coordinated many large and complex engineering projects. He has performed extensive intergovernmental liaison activities in resolving technical and permit issues. Mr. Vallipuram is currently overseeing civil and structural design for the Franklin County Correctional Facility. He is also experienced in environmentally friendly pavement and drainage design techniques.

## **William "Bill" Boggs, PE - Civil Engineer**

**Years with PRIME:** 10

**Total Years of Experience:** 18

**Education:** BS/Environmental Engineering Technology/1998

**Registrations:** Professional Engineer - OH, GA

Mr. Boggs has more than 18 years of experience with municipal, commercial, and industrial storm, sanitary, and water system analysis and design. He specializes in storm drainage system, green infrastructure, utility design and coordination, erosion and sediment control including BMP design, site design, preparation and coordination of permit application, and cost estimating. His responsibilities include design of drainage tributary areas, preparation of drainage maps, locating existing field tiles, analysis of storm drainage systems, drainage calculations, and design of storm drainage and BMPs. Mr. Boggs is also responsible for the design of existing utilities, identifying utility conflicts, and coordinating work with public and private entities.

## **Lew Bowes - Civil Engineer**

**Years with PRIME:** 1

**Total Years of Experience:** 33

**Education:** BS/Civil Engineering/1983

Mr. Bowes is a senior civil designer with 33 years of experience in utility service layout and design, stormwater modeling, retention/detention water quality, and SWPPP applications. He is also experienced with roadway projects, basin design, and replacements of water, sanitary, and storm sewer systems. He manages the development of construction drawings, design reports, and applications as submitted for approvals.

## **Thomas Truscott, PE - Structural Engineer**

**Years with PRIME:** 1

**Total Years of Experience:** 40

**Education:** BS/Civil Engineering/1973

**Registrations:** Professional Engineer - OH, VA

Mr. Truscott has over 40 years of experience in the design and management of a variety of engineering projects, including water and wastewater treatment plants, hurricane protection structures, and coal

preparation plants. His designs have included the use of structural steel, reinforced concrete, concrete masonry units, prestressed concrete, light-weight steel, and timber. Mr. Truscott was the lead structural engineer in New Orleans for the design and development of flood walls, flood gates, pump stations, and other hurricane protection structures for the U.S. Army Corps of Engineers (USACE).

### **Carl Flettrich, PE - Structural Engineer**

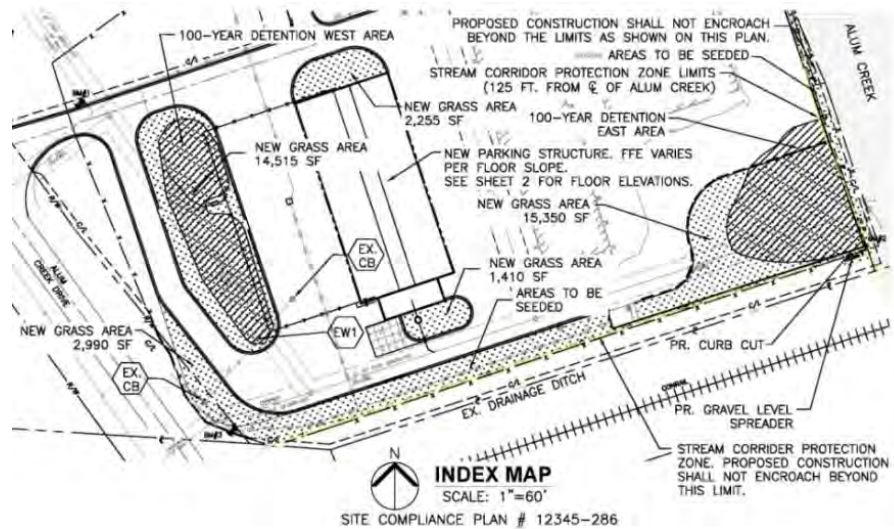
**Years with PRIME:** 4

**Total Years of Experience:** 43

**Education:** BS/Civil Engineering/1973

**Registrations:** Professional Engineer - LA, MS

Mr. Flettrich has more than 43 years of experience in structural and civil design, as well as project and program management. He has worked with numerous federal, state, and local clients. His experience includes bridges, ports and marine projects, wastewater treatment facilities, pump stations and drainage facilities, water towers, railroad facilities, schools, fire stations, streets and roadways, drainage improvements, roadway master plans, and master drainage plans.

**Owner/Client**

City of Columbus, Department of  
Public Service, Division of Refuse  
Collection

Andrew Bobay  
614.645.8405  
avbobay@columbus.gov

**Completion Date**

Professional Services: 2013  
Construction: N/A

**Related Services**

Project Management  
Civil  
Water/Wastewater

**Related Markets**

State & Municipal

## Alum Creek Stormwater Mitigation and Remediation Columbus, Ohio

The Alum Creek Stormwater Mitigation and Remediation Project consists of demolishing the existing trash pulverizer building and constructing a new, 16,500-square-foot, cantilevered parking shelter for the City of Columbus refuse collection vehicles at the Alum Creek Refuse Station in Columbus, Ohio.

The project was divided into two phases. Phase 1 consists of the demolition and removal of the existing pulverizer, pavements, associated utilities, and construction of vegetated areas in place. Phase 2 consists of the construction of the parking shed, a new truck wash facility, new utilities, and establishment of vegetated areas. The project area, when completely constructed, will result in a zero net increase in impervious surfaces, and an increase in the usable pervious area for stormwater treatment.

PRIME AE Group, Inc. (PRIME) coordinated and submitted the site plan compliance documents to the City of Columbus. These documents were submitted to and reviewed by the City Zoning Department for compliance with City ordinances and design guidelines. The compliance documents included a site plan, stormwater management plan (CC plan), stormwater management report, water service plan, and easement documents. PRIME also coordinated with the City of Columbus for the demolition permits for Phase 1.

PRIME prepared a Stormwater Management Plan according to the City of Columbus Stormwater Drainage Manual for approval by the City. The Plan included runoff hydrographs for the 1-year, 5-year, 10-year, 25-year, 50-year, and 100-year storm events. The Plan also calculated the critical storm runoff flows and provided for control of runoff to the 1-year pre-developed flow rate. The NRCS (SCS) Curve Number Method was employed to calculate the stormwater runoff volume using the Hydraflow program for modeling stormwater events. Water quality treatment volume was found and BMPs designed to treat the volume based on City standards, using a detention pond and vegetated areas. PRIME also



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prepared NOI and PTI documents and submitted them to the Ohio EPA for approval.



**Owner/Client**

City of Columbus, Department  
of Finance and Management  
Steve Alvarez  
614.645.8679  
sealvarez@columbus.gov

**Completion Dates**

Professional Services: 2016  
Construction: Ongoing

**Size**

273,500 SF

**Cost Estimate**

\$22.12M

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**Related Services**

Project Management  
Architecture  
Civil  
Structural  
Roofing Consultation  
Construction Administration

**Related Markets**

State & Municipal

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## Groves Road Building Renovation Columbus, Ohio

PRIME AE Group, Inc. (PRIME) completed architectural and engineering design services for the renovation of an existing 210,000-square-foot warehouse at Groves Road to meet the operational needs of the City of Columbus, Ohio. The renovation includes improvements to the building envelope, site, structural, building systems, ADA compliance, and sustainability design. The project was recently awarded for construction.

As part of the renovation, PRIME provided design to improve the 26-acre site. Site improvements include parking lots, three dry extended detention basins, a rain garden, and green spaces. Stormwater Best Management Practices (BMPs) were designed per the City of Columbus Stormwater Drainage Manual. PRIME investigated many feasible Green Infrastructure (GI) and Low Impact Development (LID) options for the site. The goal of the project was to use infiltration of runoff into groundwater as the primary means of stormwater control. As a result, 90% of the 100-year storm event volume is treated and contained on site.

PRIME coordinated and submitted the site plan compliance documents to the City's Zoning Department for review and approval. The compliance documents included a site plan, Storm Water Management and Sanitary

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Sewer Plan (CC Plan), stormwater management report, water service plan, and easement documents. PRIME also prepared Notice of Intent (NOI) and Permit to Install (PTI) documents and submitted them to the Ohio Environmental Protection Agency (EPA) for approval.



**Owner/Client**  
City of Columbus  
Brian Haemmerle, PE  
614.645.0856  
bmhaemmerle@columbus.gov

**Completion Dates**  
Professional Services: 2008  
Construction: 2009

**Cost Estimate**  
\$2.7M

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**Related Services**  
Project Management  
Civil  
Utility Design

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## University Area Waterline Improvements (CIP 690236) Columbus, Ohio

PRIME AE Group, Inc. (PRIME) designed approximately 10,000 linear feet of 6-inch and 8-inch ductile iron water lines in the University Area in Columbus, Ohio. Waterline design included the following streets:

- North High Street between 13th Avenue and Lane Avenue
- East Blake Avenue between Findley Avenue and Pomeroy Place
- East Duncan Street between Findley Avenue and Adams Street
- Adams Street between East Duncan Street and Arcadia Avenue
- Clinton Street between Medary Avenue and Deming Avenue
- Wilcox Street between North High Street and East Avenue
- Maynard Avenue between Indianola Avenue and Indiana Avenue
- East Como Avenue between Reis Avenue and Azelda Avenue
- East Longview Avenue, Audubon Road, and Wainwright Road
- Milton Avenue between North Broadway Street and Dunedin Road
- Milton Avenue between Winthrop Road and Amazon Place

The project consisted of the relocation of 25 water service taps to residents along Tompkins Street and North Street to existing 6-inch and 8-inch waterlines, while abandoning the existing 2-inch waterlines. The remainder of the project consisted of 125 linear feet of 6-inch waterline and 110 linear feet of 8-inch waterline along Kenny Road between Tremont Road and Bricker Boulevard. This segment also included relocation of existing water service taps and abandonment of existing waterlines no longer in use.

PRIME oversaw all phases of the design process including surveying, utility location, coordination with proposed and ongoing construction projects in the areas of the project, quantity estimating, and maintenance of traffic. To minimize disturbance to existing pavements, water service taps in residential areas were designed to be installed using trenchless technology, coring under existing surfaces.

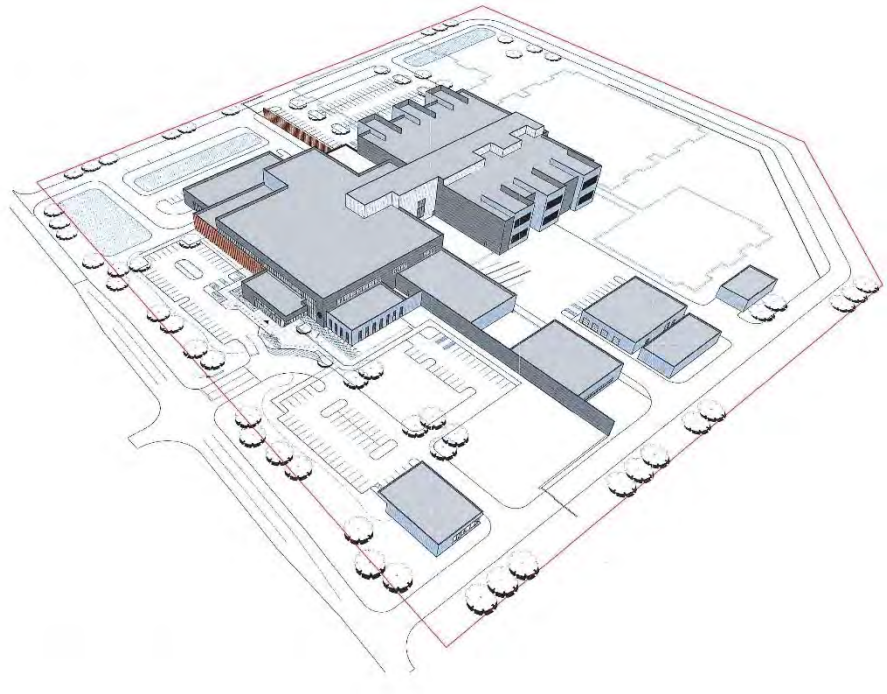
PRIME designed the waterlines to minimize existing right of way disturbance and prevent the City from having to acquire additional rights of way. The waterlines were designed to meet EPA standards for horizontal and vertical clearances from existing and proposed sewer lines.

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PRIME followed the City of Columbus Construction and Material Specifications, 2002, and CADD standards in preparing the project drawings. PRIME was also responsible for insuring that all relocated water service taps were verified through Water Department records and field investigations.



**Owner/Client**  
Franklin County

**Completion Dates**  
Professional Services: Ongoing  
Construction: N/A

**Size**  
355,000 SF

**Related Services**  
Structural  
Civil

## Franklin County Correctional Facility Columbus, Ohio

PRIME AE Group, Inc. (PRIME) is providing structural and civil design services for a new, state-of-the-art, modern correctional facility located in west Columbus, Ohio. The facility is scheduled to house 2,800 detainees at full build-out with an approximate building area of 355,000 square feet. PRIME completed the Phase 1 schematic design for civil, site planning, utilities, and widening of a public street during the project. PRIME is also providing full structural design of the buildings. The site is designed to comply with LEED Gold standards at a minimum.

The site is located on a 23-acre agricultural site. The civil site design encompassed cut and fill earthwork of almost 36,000 cubic yards, installation of water, sanitary sewer, storm sewers, parking, and circulation. The stormwater management required surface detention and treatment of 135,018 cubic feet of rainfall runoff. Stormwater control is maintained using control structures with orifices to slow the offsite runoff to predetermined rates. The site design component included over 250 parking spaces for staff and visitors, parking for a new Video Visitation Center, delivery truck maneuvering and dock loading, and a perimeter road around the facility to provide emergency vehicle access.

The civil design also incorporated a widening of Fisher Road to accommodate three new site entries, additional turn lanes for traffic flow, and widening of the existing road to provide space for the turning lanes. All civil site components met or exceeded the City of Columbus zoning codes for building setback, parking, and landscaping.

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PRIME's structural involvement in the project will include design of the main building and supporting building, including maintenance, generator, cooling tower, video visit, and sally port. The main building will facilitate administrative, lobby, booking, staff support, healthcare services, food service, staff dining, and inmate housing. The main building superstructure will consist of a two-story framework composed of reinforced cast-in-place concrete beams and columns arranged in a uniform grid pattern. Each story of the building will measure approximately 24 feet in height to accommodate stacked steel modular jail cells. The total structure height of main building will be approximately 50 feet. The two floor levels will be composed of both a concrete slab-on-grade and an elevated concrete floor slab. The foundation for the main building will consist of concrete caissons founded on the bedrock.

Each support building will consist of a one-story framework composed of structural steel beams and columns. The floor levels will be a reinforced concrete slabs-on-grade. The foundations will be founded on bedrock.

The exterior wall façade of all buildings will be composed of matching precast concrete panels.





## Lodi Library Renovation and Roof Replacement Lodi, Ohio

### Owner/Client

Medina County District Library  
Carole Kowell  
330.722.6235, x2902  
kowell@mcdl.info

### Completion Dates

Professional Services: 2013  
Construction: 2013

### Size:

14,805 SF

### Cost Estimate

\$1.5M

### Client Commendation

"I wanted to express my appreciation for your work on the project. It wasn't an easy assignment...[PRIME] rose to the challenge, designing for us a library that is drawing nothing but raves from all who visit...Your highly qualified, responsive professional staff was a pleasure to work with. Congratulations to you and the other members of your organization on your exceptional performance and a successful reconstruction of the Lodi Library." - Carole Kowell, Director, Medina County District Library

### Related Services

Project Management  
Architecture  
Structural  
Construction Administration

The seven-year-old Lodi Library in Lodi, Ohio was condemned by the county building official since its heavy timber framing had curled and cracked so badly that it crushed windows and other finishes.

PRIME AE Group, Inc. (PRIME) provided architectural and structural services for the library. The initial work involved an assessment of all 185 timbers to determine the species of wood, grade, and code compliance. Since very little of the timber met the building code, all timbers were replaced with wood-clad steel shapes. This required the demolition and rebuilding of approximately one-third of the building, including major portions of the existing metal roof.

PRIME worked with the Owner to take extraordinary steps to expedite the construction and to provide detailing which allows the replacement roof portions to blend seamlessly into the existing remaining roof.

The finishes, windows, and roof area had to be replaced as well. Although the primary problem was structural, most of the work was architectural.

PRIME completed design and construction administration services within a very aggressive schedule. Final construction costs were within 1% of the design cost estimate.





# THE CORNA KOKOSING DIFFERENCE

## Built for any Task

- Our aggregate **bonding capacity** exceeds \$1.5 billion, which means we have the financial resources to complete projects of any size
- We own **\$300 million** in construction equipment
- **Safety** is paramount
- **60 years** of experience
- **200** full time employees
- Commitment to **sustainability**
- Commitment to **lean practices**

## Commitment to Columbus

We are headquartered in Columbus, Ohio - a city that we are proud to have 'built' for many years. We have constructed or renewed many of the landmark buildings in the area including the Columbus Commons, Columbus Museum of Art, Convention Center, Franklin County Hall of Justice, Greek Orthodox Church and the Ohio, Palace and Southern Theatres. We are invested in Columbus and our relationships will provide benefit to this project.

### COLS LANDMARKS FOUNDATION JAMES B. RECCHIE DESIGN AWARD

- 2016 Columbus Museum of Art
- 2015 Cristo Rey Columbus High School
- 1985 Ohio Theatre Galbreath Pavilion

### COLUMBUS DOWNTOWN COMMISSION HARRISON SMITH AWARD

- 2016 Columbus Museum of Art
- 2015 Cristo Rey Columbus High School
- 2012 Columbus Commons

## Advanced Pre-Construction

Our **Estimating and Cost Control** practices are of the highest standard in the industry. We provide up-front and realistic cost estimates and work diligently to maintain these costs while involving all other parties during every step of the construction process:



Our vast technology toolkit includes a number of 3D modeling tools which enable enhanced coordination in pre-construction and ensure precise model accuracy.



## Self-Perform Trades

Our **capability to self-perform** is a benefit to our clients. It saves time & cost while improving safety and quality on every project. We self-perform carpentry, concrete, drywall/acoustical ceilings, rigging & millwright, selective demolition, and steel erection.



# SELECT RELEVANT EXPERIENCE



**GREATER COLUMBUS CONVENTION CENTER** - \$125M, 1,300,000 SF renovation and 100,000 SF expansion to give the Convention Center a fresh, modern look. Work includes updates to ballrooms, exhibit halls, meeting rooms, restrooms, public spaces, and food service areas.



**NATIONWIDE CHILDREN'S HOSPITAL FACULTY OFFICE BUILDING** \$33M, 163,000 SF, six-stories plus two levels below ground. Mixed-use office and retail space. Extremely tight site at the corner of Livingston and Parsons with little to no laydown area.



**COLUMBUS COMMONS** - Demolition of City Center Mall and construction of a 9-acre public park located in the heart of downtown Columbus. The park sits on top of an existing garage which remained open throughout the entire project



# PROVEN TEAM

The professionals on our team all have experience with mixed use projects. They **understand working in and around active urban environments**. They know how to safely manage tight sites that are continually surrounded and how to gain confidence and approvals from multiple user groups and/or stakeholders.



**Tom Simko**  
Project Executive

26 Years  
of Experience

Education: Bachelor of Science in Civil Engineering, University of Pittsburgh

## **Greater Columbus Convention Center**

\$125M, 1,300,000 SF renovation and 100,000 SF expansion to give the Convention Center a fresh, modern look. Work includes updates to ballrooms, exhibit halls, meeting rooms, restrooms, public spaces, and food service areas.

## **Scioto Peninsula Garage and Park**

Construction of a \$34M underground parking garage structure with a world class park above to serve as a hub to development in the Scioto Peninsula and Franklinton.

## **Ohio University Student Housing**

\$110M, 914 bed mixed use living-learning complex includes four four-story residential buildings, a learning complex, significant utility and infrastructure improvements and a new parking lot.



**Mike Girouard**  
Preconstruction  
Manager

19 Years  
of Experience

Education: Bachelor of Science in Mechanical Engineering, Boston University

## **Greater Columbus Convention Center**

\$125M, 1,300,000 SF renovation and 100,000 SF expansion to give the Convention Center a fresh, modern look. Work includes updates to ballrooms, exhibit halls, meeting rooms, restrooms, public spaces, and food service areas.

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## **Ohio University Student Housing**

\$110M, 914 bed mixed use living-learning complex includes four four-story residential buildings, a learning complex, significant utility and infrastructure improvements and a new parking lot.



**Mike Mouser**  
Superintendant

36 Years  
of Experience

Education: FMI leadership training, safety, customer relations and management training and continuing education

## **Edwards Communities Podium**

Turn-key structural concrete package for a mixed-use development. Unique features include post-tension cable reinforcement, elevated deck shoring system, storm vault and a pool deck.

## **Ohio University Student Housing**

\$110M, 914 bed mixed use living-learning complex includes four four-story residential buildings, a learning complex, significant utility and infrastructure improvements and a new parking lot.

## **JP Morgan Chase Headquarters\***

Oversaw subcontractor work and QA/QC on 3.5 million SF of concrete slab buildings and parking garages (two phases). Originally built for Bank One Corporate Headquarters.

*\*Project completed for previous employer*



“The key to CK’s highly successful project management is its phased approach as well as the leadership of its Project Executive, Thomas Simko. The overall direction provided by Tom to the project’s preconstruction and operations teams has been critically important to the project’s overall success.”

- Don Brown, Executive Director, Franklin County Convention Facilities Authority





Lawhon & Associates, Inc. (L&A) provides full-service environmental and engineering consulting services to solve environmental issues for the public and private sectors. The company was established in 1985 in Columbus, Ohio and owes its success to a continuing policy of providing sound environmental technical solutions through the personal direction of the principals and staff. Over the last 30 years, our services have grown to include hazardous building material consulting; environmental site investigations and remediation; ecological and wetland services; cultural and historic resources evaluations; indoor environmental quality studies; and NEPA compliance. L&A is a licensed engineering company (#03-0125) in the State of Ohio, with offices in Columbus (headquarters), Cleveland and Dayton, Ohio.

Our firm has provided environmental consulting services to the City of Columbus, specifically the Department of Development, Department of Finance and Management, Department of Public Safety, Department of Public Utilities and Department of Recreation and Parks, in support of more than 35 capital improvement projects. These projects have involved site selection/development, building demolition/renovation, infrastructure improvements, roadway construction/rehabilitation and trail development. We are certified as a Female Business Enterprise with the City and hold a current Contract Compliance Certification (#31-1153141).

For this project, L&A will provide environmental and cultural resource consulting services to the Pizzuti team. The task leaders assigned to this project – Justin Zink, RPA and Trevor Berger, CP – have experience investigating archaeological remains and hazardous materials in the Short North and for the City of Columbus, including Southerly Wastewater Treatment plant expansion, the Hamilton Road Phase B connector, North Parking Garage construction and Central Outpost Renovation. Additionally, Justin has direct knowledge of the North Cemetery, having worked the sewer project referenced in the SHPO letter and a subsequent fiber optic line installation that encountered human remains. Both individuals are also well versed in the regulatory requirements for their respective disciplines and maintain strong relationships with the agencies that may be consulted.





## Justin P. Zink, RPA

SR. PRINCIPAL INVESTIGATOR, ARCHAEOLOGY

Mr. Zink joined L&A in 2013 as a Principal Investigator and is responsible for leading L&A's cultural resource management practice. He has more than 13 years of experience completing Phase I, Phase II, and Phase III archaeological investigations throughout Ohio, Michigan, Kentucky, West Virginia, Pennsylvania, Indiana, Virginia, New Jersey, Maryland, and South Carolina. Justin meets the Secretary of the Interior's Standards for a Licensed Professional and is prequalified by the Ohio Department of Transportation in the field of Archaeology. He is also a Registered Professional Archaeologist (RPA). His experience in the field includes supervision of crews, shovel testing, unit excavation, soil description, feature excavation, artifact analysis, handling of human remains, mapping, GPS data collection, and field photography. Justin's lab experience includes artifact curation by Ohio Historic Preservation Office standards, historic and prehistoric artifact identification and analysis, artifact photography, archival research, cartography, and report writing and compilation. He has authored/coauthored over 400 CRM publications during his career and assisted in the excavation and/or report preparation for over 1,000 CRM publications.

### HIGHLIGHTED EXPERIENCE

#### **Fiber Optic Line Installation, Confidential Client (Franklin County, Ohio).**

*Archaeologist.* During the installation of a fiber optic line under a section of Vine Street directly adjacent to the North Market, human remains were identified within the trench wall. Responded to the site within 24 hours to exhume these remains and assess excavated area for other potential cultural impacts.

#### **Hamilton Road Phase B (S-Curve), City of Columbus/ODOT (Franklin County, Ohio).**

*Principal Investigator.* Completed a Phase I archaeology survey of the proposed project corridor, which identified six new archaeological sites. One of these - 3FRA3002 - could not be avoided and, based on the artifacts recovered, required a fast-track Phase II Investigation. Determined all data had been recovered from the site, with SHPO concurrence, and the project could proceed without further delay.

#### **The Scholar House Development, The Model Group (Campbell County, Kentucky).**

*Principal Investigator.* Completed Phase II archaeology investigation of the South Block, located in a dense urban area, to define site boundaries and evaluate NRHP significance of several previously identified sites. Prepared and implemented an Avoidance and Preservation Plan, which included archaeological monitoring during construction, protective coverings for identified cultural features, deed restrictions to establish a Restricted Archaeological Zone, and a National Park-style outdoor educational exhibit, that received Kentucky Heritage Council concurrence.

#### **Buckeye Lake Dam Improvements, Ohio Department of Natural Resources (Licking County, Ohio).**

*Principal Investigator.* Completed literature review and Phase I archaeology survey along the 4.1 mile dam. Leading investigation, curation and preservation planning activities for the canal era coal barge identified during construction of the stability berm. Also overseeing history/architecture evaluations of the NRHP-eligible Buckeye Lake district.



### EXPERIENCE:

13 Years

### EDUCATION:

BA, Anthropology, Ohio University

MA, Anthropology, The Ohio State University

### CERTIFICATIONS:

Registered Professional Archaeologist

### EXPERTISE:

Literature and Records Reviews

Phase I, II, and III Archaeological Investigations

Artifact Analysis and Curation

Agency Coordination



## Trevor Berger, CP

SR. ENVIRONMENTAL SCIENTIST

Mr. Berger has 17 years of experience in the management of hazardous materials issues, including Phase I and II Environmental Site Assessments, development of site specific health and safety requirements, fieldwork and reporting. Projects have encompassed ODOT ESA Screenings, ASTM and VAP Phase I Environmental Site Assessments, Ohio EPA Voluntary Action Program Phase II Property Assessments, non-VAP Phase II projects, hazardous material storage facilities, Bureau of Underground Storage Tank Regulations closure requirements and state and federal EPA cleanup programs. Mr. Berger has developed scopes, specifications and prepared written proposals for these investigations including evaluation of existing site conditions, determination of sampling locations and field procedures, laboratory analysis, hazardous material disposal and remedial actions. He also coordinates, provides oversight and completes field activities for soil, surface water and groundwater projects including management of site subcontractors. Mr. Berger is a Certified Professional, a LEED Accredited Professional and maintains his Hazardous Waste Operations and Emergency Response 40 hour training.

### HIGHLIGHTED EXPERIENCE

**Front and Long Street Parking Garage, City of Columbus (Franklin County, Ohio).**

*Project Manager.* Completed Phase I ESA of the northwest corner of Front and Long Street. Based on historic use of property, completed a Phase II investigation to further characterize soils slated for removal. Provided on-site inspection and sampling associated with waste characterization, UST removal, petroleum contaminated soils/water and asbestos-containing materials during construction.

**965 and 987 North High Street, WC Partners/Borror Properties (Franklin County, Ohio).** *Environmental Scientist.* Conducted a Phase I ESA of the commercial sites prior to redevelopment, which identified filling stations, auto repair/service stations, dry cleaners and mortuaries on these and adjacent properties. Conducted a Phase II site investigation of 965 North High to evaluate the impact of this historic use on the subsurface through soil, soil gas and groundwater sampling.

**North Residential District Transformation, The Ohio State University (Columbus, Ohio).** *Environmental Scientist.* Performed fast-track Phase II Site Investigation of 11 areas of concern in anticipation of the \$400M residential housing redevelopment project. Managed all field activities, which included a geophysical survey using GPR and EM Terrain Conductivity Profiling and the advancement of 42 soil borings. Identified 6 USTs to be removed/remediated as part of the construction project and provided recommendations for PCS note for four areas.

**South Compound Tank Removal, Franklin County Board of Developmental Disabilities (Columbus, Ohio).** *Project Manager.* Developed the specifications for complete closure of the fueling systems at the South Compound location. Worked with FCBDD through the bid process and assisted in the evaluation of bids and contractor selection. Completed the project oversight, sampling and closure reporting for the project.



### EXPERIENCE:

17 Years

### EDUCATION:

B.S., Food, Agricultural and Biological Engineering, The Ohio State University

### CERTIFICATIONS:

VAP Certified Professional  
LEED Accredited Professional

### EXPERTISE:

Phase I Environmental Site Assessments  
Phase II Site Investigations  
UST Management  
Remedial Action Design/Implementation



# North High Street Parking Garage

CITY OF COLUMBUS

Lawhon & Associates, Inc. (L&A) was contracted to perform a Phase I Environmental Site Assessment (ESA) of the proposed site of the North High Street Parking Garage prior to its construction. As part of this effort, L&A reviewed and analyzed available property records and historical photographs for current and past uses. Federal, state, and local lists of hazardous waste sites were reviewed to determine if the properties were listed or if any neighboring sites with the potential to impact the sites were listed. City, county & state agencies were contacted for records of problems associated with the sites. Detailed field investigations were also performed to determine if there were any adverse environmental conditions present and to identify any hazardous materials that may be present. At the completion of the Phase I ESA, L&A recommended additional investigation to assess the subsurface for potential environmental impacts due to the historic use of the property as part of a manufactured gas plant, as well as other current and historic uses within the surrounding area.

To evaluate the recognized environmental concerns identified during the Phase I ESA, L&A performed a limited Phase II site investigation. The scope of work included the completion of sixteen (16) soil borings, in four quadrants of the site, for the collection of soil samples to evaluate subsurface impacts and determine handling and disposal requirements for excavated soils. L&A's investigation identified areas of petroleum contamination in the area of the historic gas holder and defined the requirements for disposal of excavated material from the site.

During excavation activities at the site it was discovered that the 19th century gasometer structure remained partially intact and L&A was tasked with assisting the project team during the excavation process. This included additional sampling to further evaluate disposal requirements for the soils surrounding the structure, the brick and other gasometer construction materials, and storm water collected from within the gasometer. L&A also assisted the project team with the sampling and coordinated removal of piping discovered on the site which was covered in an asbestos-containing insulation. All activities at the site were coordinated on a short turnaround with the project team to ensure the project schedule continued to progress as quickly as possible.



## CONTACT:

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614.645.4822

## PERIOD OF PERFORMANCE:

2015-2016



# The Scholar House Housing and Park Development

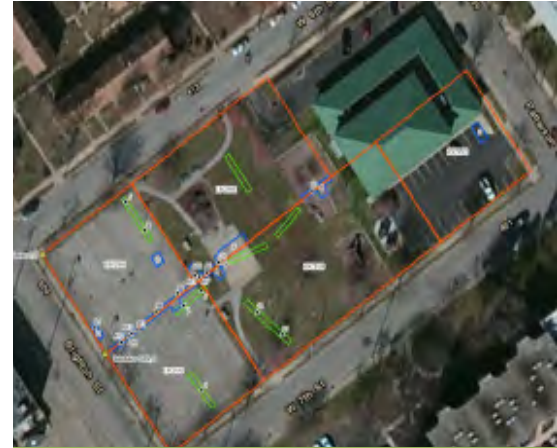
THE MODEL GROUP

The Scholar House is a proposed housing and park development located on three urban lots in Newport, Kentucky. During a Phase I Survey performed at the onset of the project, to meet requirements of the National Environmental Policy Act and Section 106 of the National Historic Preservation Act, three previously undocumented sites were recorded and deemed potentially eligible for inclusion in the National Register of Historic Places (NRHP) under Criterion D. The Kentucky Heritage Council (KHC) recommended these sites be avoided or subjected to Phase II archaeological investigations.

L&A was awarded the prime contract to complete the Phase II investigation of the Scholar House South Block to further define archaeological site boundaries and evaluate NRHP significance for two of the sites identified. This investigation involved archival research to establish a more detailed history of the lots and targeted excavation of mechanical trenches to identify subsurface features. We were also tasked with performing a Phase I archaeology survey of an adjacent parking lot.

Twenty five (25) cultural features - including foundations, privies, brick walkways, brick features that may be bakery ovens, and other historical period archaeological features associated with the nineteenth and early twentieth century occupation - were identified in the Area of Potential Effect (APE). These findings allowed L&A to refine the horizontal site boundaries of the two previously recorded archaeological sites, which were determined to have been part of a complex urban neighborhood occupied by German, Russian and Jewish immigrants and eligible for the NRHP. Three additional previously unrecorded sites were identified and evaluated during the Phase II, one of which was determined to have the potential to provide further significant archaeological information about this neighborhood and therefore also potentially eligible for the NRHP.

Through consultation with KHC, it was determined that a preservation in place strategy would be employed for the project. L&A developed and implemented an Avoidance and Preservation Plan, which included archaeological monitoring during construction, protective coverings for identified cultural features, deed restrictions to establish a Restricted Archaeological Zone and a National Park style outdoor educational exhibit.



## CONTACT:

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Project Manager  
The Model Group  
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513.559.5844

## PERIOD OF PERFORMANCE:

2013 - 2015





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