Response to Request for Expression of Interest

Tompkins County Old Library Property

Tompkins County New York

March 14, 2014

Proposal from

DPI Consultants, LLC

65 Windsor Street

Rochester, New York 14605

607-279-2118

Section One:

Executive Summary

This proposal is for the purchase of the former Old Library Property at Court and Cayuga Streets in Ithaca, NY for the development of seventy-six (76) for-sale, owner occupied home units and eight (8) for-rent apartments.

The homes will be of various sizes and costs to meet the housing demands of median to high income home buyers, filling a dire shortage of housing options for these groups as identified in the 2011 Danter Report. On-site, underground parking will be provided for all homeowners and renters.

The project is designed for compatibility with its neighboring buildings, i.e., a modern building within the context of a Historic District. Following the guidelines for new construction within the District, our goal is for our project to be complimentary without attempting to mimic a historic building. Robert DiPaola, as DPI Consultants, LLC has been in construction his entire career. He is proud to have been instrumental in the planning and execution of many notable buildings and projects in the Ithaca area including three projects within the DeWitt Park Historic District. His deep experience in construction planning and project budgets has made his transition to a Developer a natural progression. DPI's Windsor Gate single family home project in downtown Rochester was a resounding success. The opportunity to bring unique building methodologies to this project to create seventy-six new single family for-sale homes makes this a very unique proposal.

The construction methodologies/technologies to be used to construct this project are revolutionary and have never been used in Ithaca before. They will result in a construction duration approximately one-half of what traditional building methods can deliver. The benefit to the neighborhood will be far less noise and disturbances during the shortened construction phase and a huge decrease in its carbon footprint.

The project will have significant and positive economic benefits to the County, City, School District and local businesses by returning this property to the tax rolls and bringing eighty-four households of median and above incomes to downtown Ithaca.

This project will help the City achieve its goal of increasing the housing density downtown. The opportunities for collaborations and partnerships with neighboring organizations are many via shared use of the amenities which the project will contain. This unique project will maximize the benefits/opportunities that the old library property presents.

Section 2:

Detailed narrative description of proposal addressing all of the selection criteria and description of how project is intended to be financed.

Criteria 1: Energy Efficiency and Carbon Footprint

The construction of this project will employ a unique patented construction methodology which will result in a 40% reduction in the time needed to build the project. This savings in time also translates into a similar reduction in energy consumption both onsite and for the energy and for the hoisting required by the workforce and material suppliers getting to and from the jobsite. The need for propane fired temporary heat during construction will be similarly reduced. An important benefit to the neighborhood accruing from the shortened construction phase will be the reduced negative impacts of the construction process: noise, fumes, traffic disturbance, etc. Even though we will have a plan in place to mitigate each of these impacts the mitigation requirement will be 40% less!

Our proposed underground parking system will eliminate vehicle exhaust emissions during car parking and retrieval which will greatly reduce this project's carbon footprint once occupied. It will offer maximum parking density which will optimize use of the project's footprint. It will also eliminate the need to ventilate the below ground parking levels since there will be no fumes to exhaust.

Each home will have:

- A high efficiency air conditioning system which will provide individual thermostatic control of each room's thermostatic set point, to optimize comfort and energy use
- A high efficiency combination boiler/hot water maker which will provide on-demand hot water for domestic use and for the in-floor radiant heating system
- A programmable environment control system accessible from a smartphone or other similar device
- Energy Star appliances: Refrigerator, Range, Dishwasher, Clothes Washer/Dryer

The buildings will have:

- LED lighting throughout common and private spaces
- Elevators that will generate electric power during their use cycles and return it to the building for use within the common areas
- A location that encourages walkability versus auto travel for many local destinations, thus eliminating many drive miles and the associated energy consumption and pollution
- Building-wide energy management system to monitor and control all common energy usage to maximize efficiency
- Landscaped roofs which will reduce heat gain on upper floors as well as provide esthetic element for the occupants and passersby

The existing building will be demolished and its materials will, to the greatest extent possible, be reused and or recycled in lieu of landfilling them. The project's density conserves land and maximizes infrastructure services to the homes versus the same number of ground based homes.

Criteria 2: Quality of overall program and conceptual design, including its compatibility with the surrounding historic neighborhood

The design of two buildings versus one of equivalent size, eliminates a monolithic feel, reduces the massing on the site, creates/allows see-through spaces, pathways for light penetration to the project and to the neighborhood and provides sightlines of the park and local cityscape. The landscaped interior courtyard space will provide a park-like area which will be a visual resource to be shared with all passersby. The courtyard will provide a visual extension of the DeWitt Park greenspace.

The concept design of the project's exterior skin, shown later in this proposal, has been developed after a study of the key features of the most significant buildings within the DeWitt Historic District. As this is a concept plan, we expect to further refine the design and choice of materials and colors to assure this modern building's compatibility within this unique historic district.

The fit-out to be provided for the interior of each home will be of high quality yet be customizable to each Owner's requirements.

Our design solution for the parking and storage of over 100 resident vehicles respects the visual sensitivities within the Historic District. As the parking will be underground it will not impact the existing view-scapes of the District.

The Sagan Planet Walk monument (Saturn) will be maintained in its current location, protected during the demolition and construction phases.

Criteria 3: Responsiveness to Community Needs

The Danter Report identified a severe shortage of for sale housing units in the City of Ithaca at multiple price points. This project will create seventy-six (76) for-sale single family homes ranging in price from median to high end.

This project will contribute to the City's goal of increasing density of the downtown area with the contingent benefit of maximizing the efficiency of the urban footprint.

Walkability to Ithaca's core cultural center and other City amenities will be a key feature of this project. Walkability is identified as a key desirable feature in the re-urbanization of America.

Outreach efforts will be made to promote the project to the local contracting community, labor pool and suppliers to maximize participation from these groups.

We have already begun to actively seek partnerships with local agencies and institutes to create collaborative programs for our residents and the populations of those agencies, to share the Project's planned resources (fitness rooms, meeting rooms, etc.). We will actively promote a "Villages" approach to bringing many community services and resources to our residents thus capitalizing on the project's density as a win-win for the homeowners and service providers/vendors.

This Project will incorporate two different and revolutionary building methodologies never used in Ithaca before. Each will bring benefits during the construction phase and for the long term benefit of the homeowners.

The project will provide multiple sized/priced for-sale units which will help satisfy the shortage of for-sale housing identified in the Danter Report, including median priced home units. This plan encourages and promotes ownership from a diverse range of income and ages making for a vibrancy rarely found in other developments.

Criteria 4: Positive economic/tax base impact

This project will transform this tax exempt property into seventy-six (76) single family homes and 8 rental units. Collectively, it is anticipated the total assessed value of this project will approximate thirty-five million dollars ($35,000,000.00).

Based on the above, the anticipated yearly tax revenue, by taxing jurisdiction, will be:

County: Two hundred thirty-eight thousand dollars ($238,000.00) @ $6.80/thousand of assessed value

City: Four hundred fifty-seven thousand dollars ($457,000.00) @ $13.08/thousand of assessed value

School District: Five hundred ninety-three thousand two hundred fifty dollars ($593,250.00) @ $16.95/thousand of assessed value

Annual Total (all Jurisdictions): One million two hundred eighty-nine thousand fifty dollars ($1,289.050.00)

It is Important to note that the primary demographic of potential buyers for this project are people whose children have grown and left home. Thus, there will be minimal impact/burden to the resources of the Ithaca City School District, despite the annual tax revenue it will receive.

The project will create eighty (80) construction jobs and pour millions of construction dollars into the local economy.

The same demographics' buying power will provide a positive benefit to downtown merchants, farm markets, restaurants, theaters, etc.

Criteria 5: Capability of the developer or development team to undertake, finance, and manage the project.

The team assembled for the design, financing, construction and management of this unique project has the requisite experience and skills to successfully execute its every phase. Team members, individually and corporately, have extensive experience ranging from projects within the DeWitt Park Historic District to signature/iconic international projects. We see this as an incredible opportunity to create the largest for sale residential project in Ithaca's history and have assembled the "A" team to create a signature project using cutting edge, patented construction techniques which will add innumerable benefits to the project.

**Team Members include:

DPI Consultants, LLC--Developer

Humphreys & Partners Urban Architecture--Design

Thornton Tomasetti--Structural Engineering

AECOS Ltd--Structural Integrator and Parking System

TBA--Local Architectural Consultant

Tompkins Trust Co.--Financing

Harter Secrest Emery--Legal

Fabbroni Associates—Surveyor

Sumware, P.C./Bob Stundtner

**Resumes are located in the Appendix

Criteria 6: Demonstrated Market feasibility of the proposed program

The report titled, "A Downtown Housing Strategy in the City of Ithaca, New York" by the Danter Company, LLC, dated October 20, 2011, was commissioned by The Downtown Ithaca Alliance. It clearly identifies deficiencies on the supply side of the for-sale owner occupied housing market, at several price ranges, in downtown Ithaca. Since its publication date the situation has not improved and the for-sale owner occupied market continues to be underserved. This undertaking will be organized as a condominium project. It will provide a much needed inventory of these sought after units, at multiple price points, to help fill the supply side. We will provide seventy-six single family, for-sale, owner-occupied home units within the median to high end price range. Each home will have one onsite underground parking space.

We are more than confident of the success of this project. Indeed, the City's building height restriction for this neighborhood is the only thing restricting us from providing more homes for sale.

Section 3:

Timeline for development starting in 2nd quarter 2015

Construction schedule follows on next page.

Section 4:

Indication whether proposal is for purchase or lease and will alternative be considered.

This proposal is only for the purchase of the Tompkins County Old Library building and property. The proposed redevelopment into for-sale homes does not lend itself to a lease arrangement and therefore will not be considered.

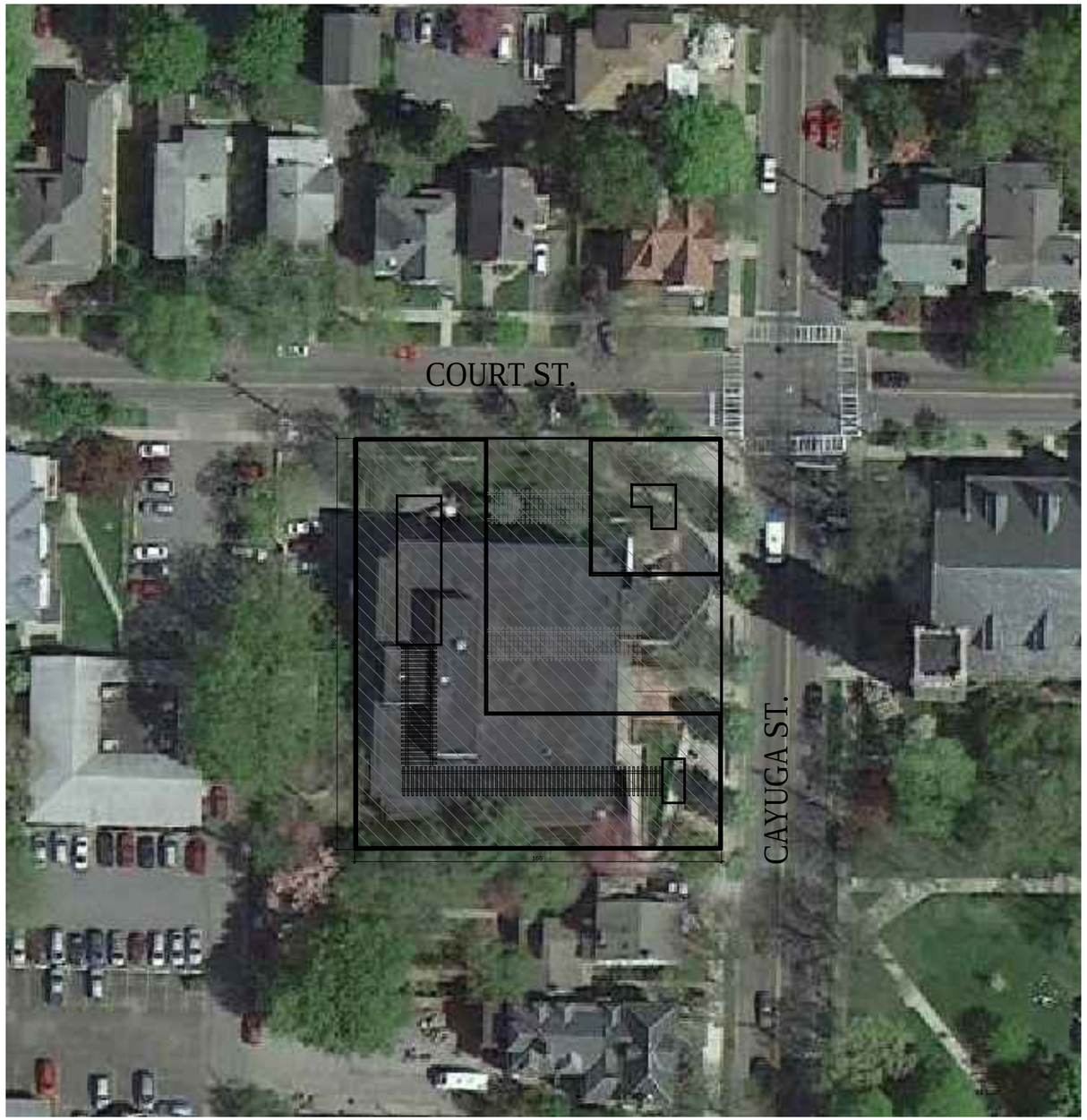
Section 5:

Preliminary sketch plan and preliminary concept elevation drawings or photo representation of intended project.

Concept plans follow on next nine (9) pages.

Also, within the appendices are nine (9) ledger size plans.

As this is a concept plan, the exterior style, materials, and/or colors may be further refined to yield a building that will be a perfect fit within the Historic District.



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DIPAOLO DEVELOPMENT

6/3/2014
HPA #14088

TABULATIONS

SITE AREA:	30,874 SF				
BUILDING FOOTPRINT:	21,435 SF				
FAR:	0.6943				
TOTAL UNIT	86	UNITS	975.05 SF	AVE	
UNIT A 1BD	67	UNITS			
UNIT B 2BD	19	UNITS			
PARKING REQUIRED: (1 PER UNIT)	86	SPACES			
PARKING PROVIDED:	92	SPACES			
TOTAL BUILDING AREA:					
GROSS RESIDENTIAL AREA:	94256 SF		NRSF:	83854 SF	EFF: 88.96%
LOBBY/ LEASING:	3,356 SF				
AMENITIES:	3561 SF				
STORAGE:	496 SF				
TOTAL BUILDING AREA:	101,669 SF				
PARKING AND SERVICES:	12933 SF		140.6 SF PER SPACE		

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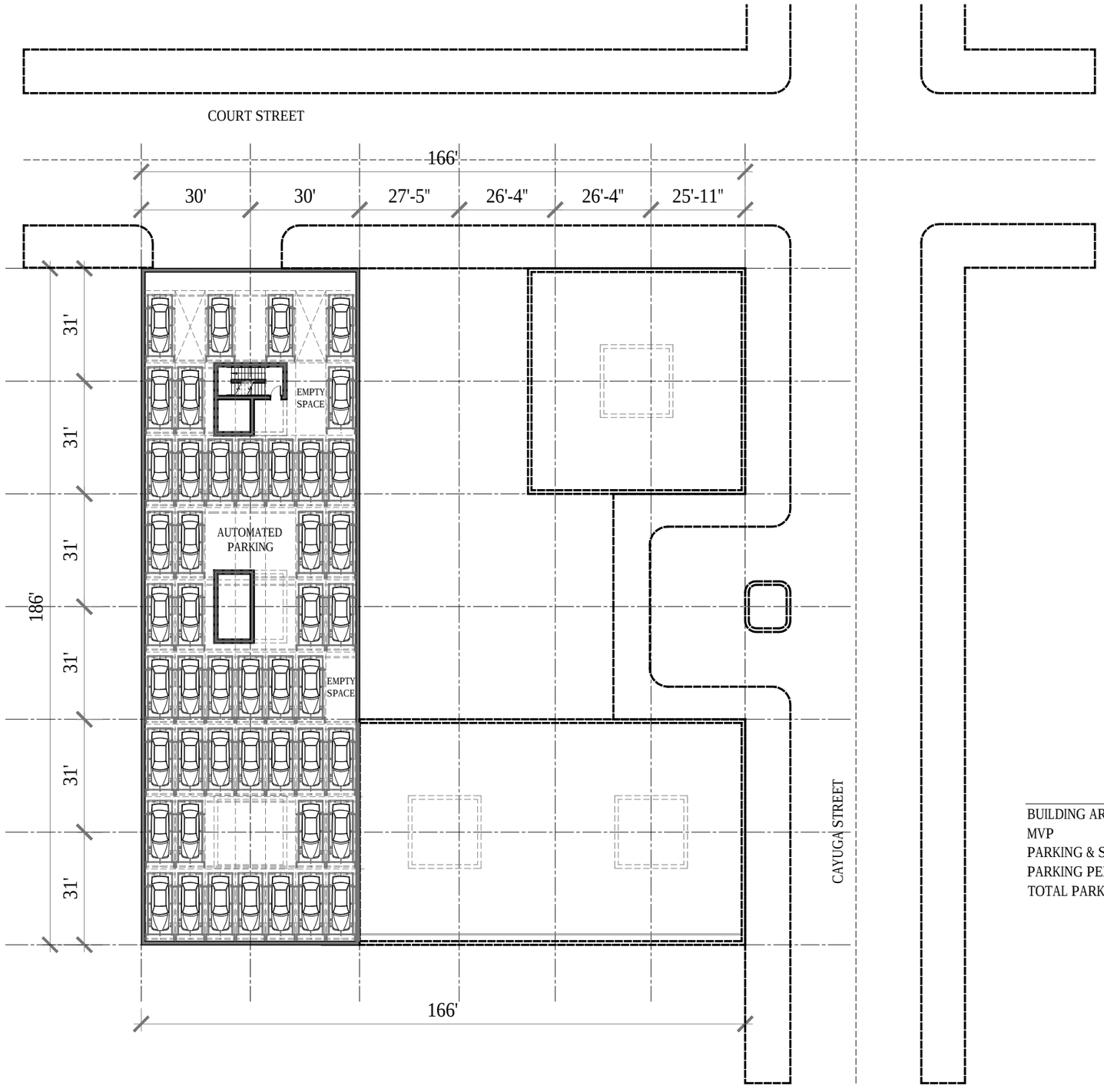

BASEMENT FLOOR PLAN (2 PARKING LEVEL)

BUILDING AREA:	11,160 SF
MVP	387 SF
PARKING & SERVICES:	10,773 SF
PARKING PER FLOOR:	46 SPACES
TOTAL PARKING:	92 SPACES (2F)

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SCALE: 1" = 32'-0"

0' 16' 32' 64'

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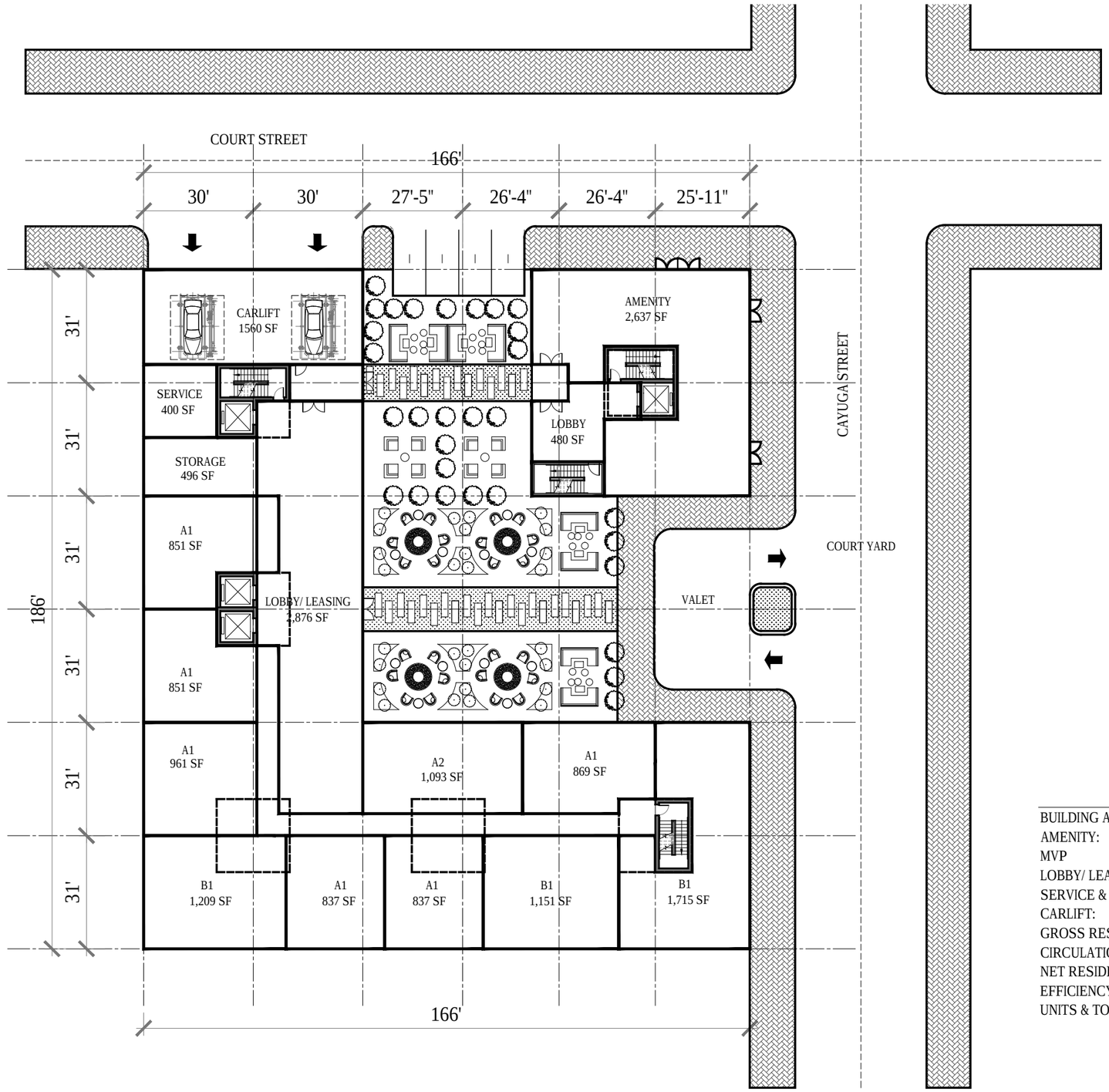

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SCALE: 1" = 32'-0"

0' 16' 32' 64'

GROUND FLOOR PLAN	
BUILDING AREA:	21,435 SF
AMENITY:	2,637 SF
MVP	894 SF
LOBBY/ LEASING:	3,356 SF
SERVICE & STORAGE:	896 SF
CARLIFT:	1,560 SF
GROSS RESIDENTIAL AREA:	12,092 SF
CIRCULATION:	1,718 SF
NET RESIDENTIAL AREA:	10,374 SF
EFFICIENCY:	85.79 %
UNITS & TOWNHOME PER FOOR: 10	1,037 SF

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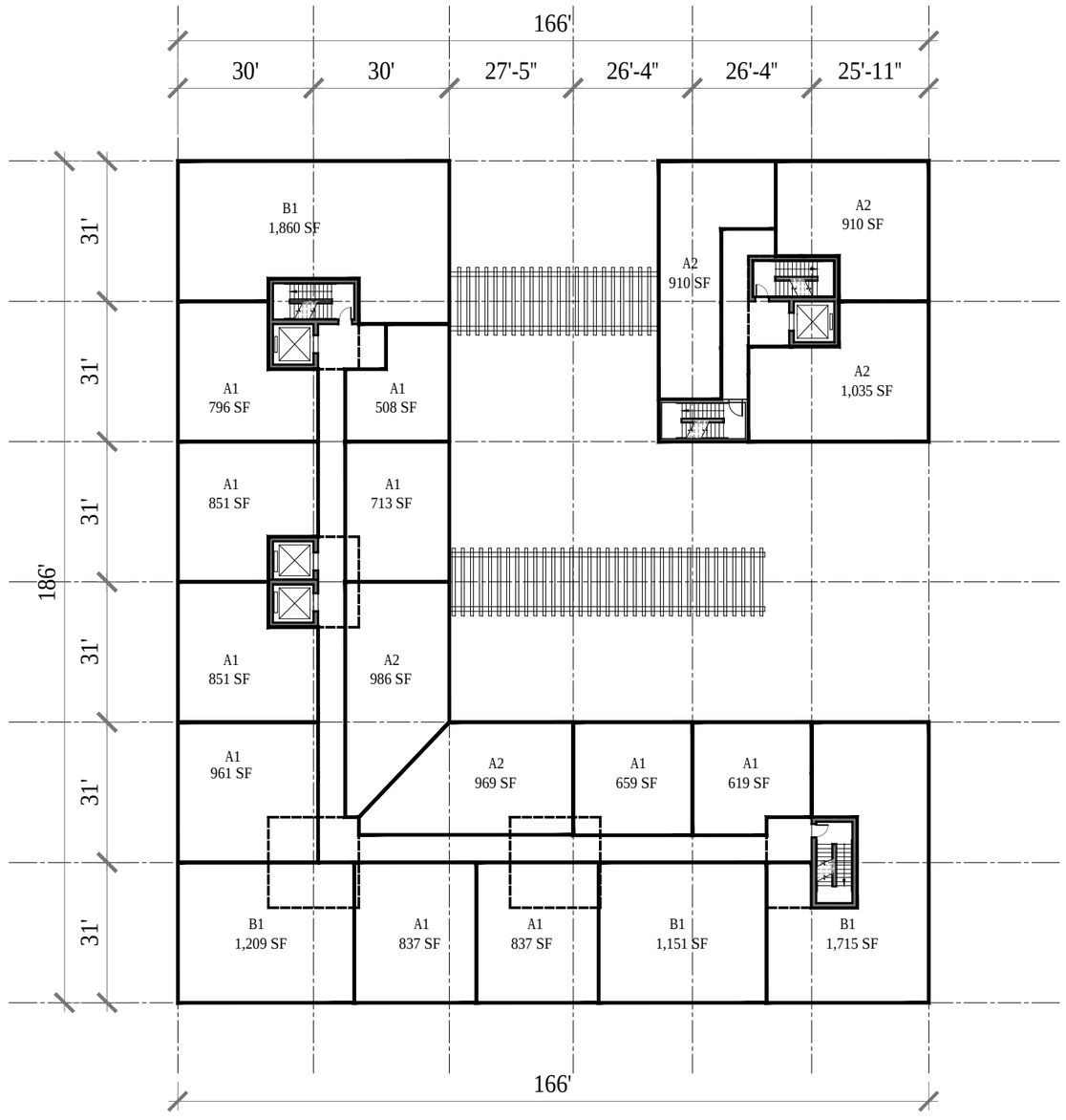

FLOOR 2 - 5 PLAN (4 LEVELS)		
BUILDING AREA:		21,435 SF
MVP		894 SF
GROSS RESIDENTIAL AREA:		20,541 SF
CIRCULATION		2,171 SF
NET RESIDENTIAL AREA:		18,370 SF
EFFICIENCY:		89.43 %
UNITS & TOWNHOME PER FOOR:	19	967 SF

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0' 16' 32' 64'

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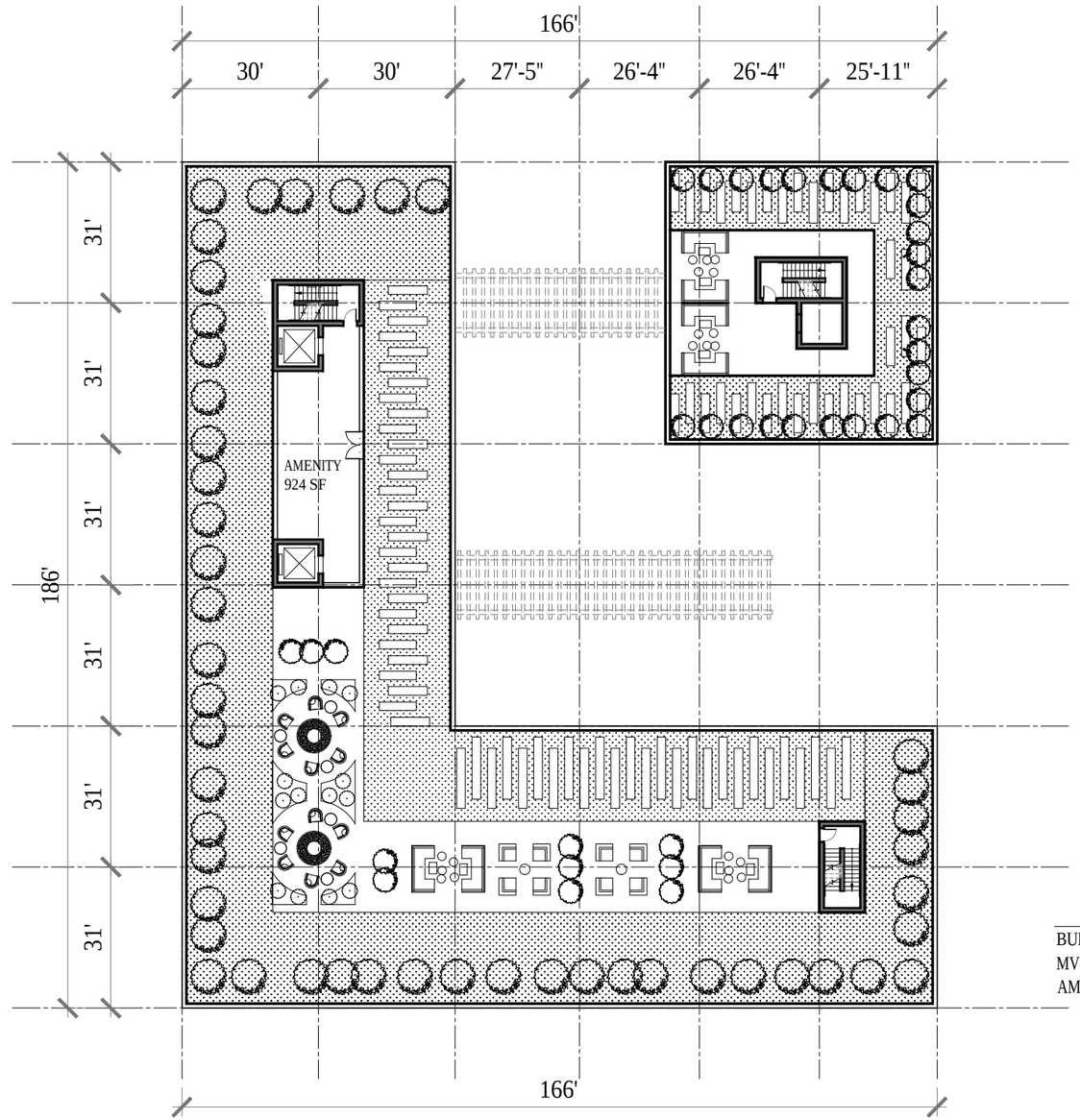

TERRACES FLOOR	
BUILDING AREA:	21,435 SF
MVP	670 SF
AMENITY:	924 SF

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SCALE: 1" = 32'-0"

0' 16' 32' 64'

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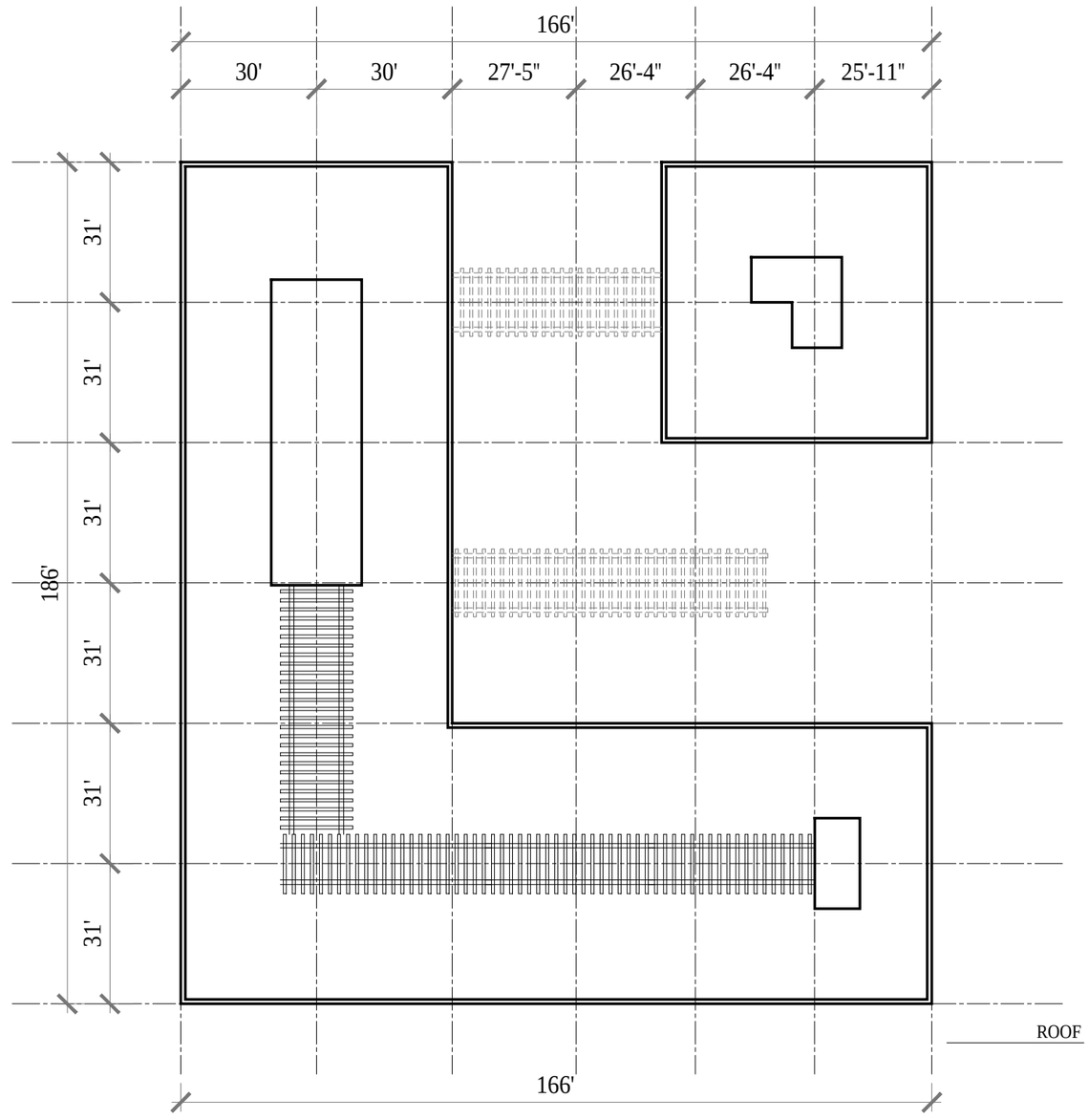

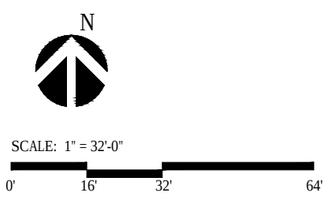

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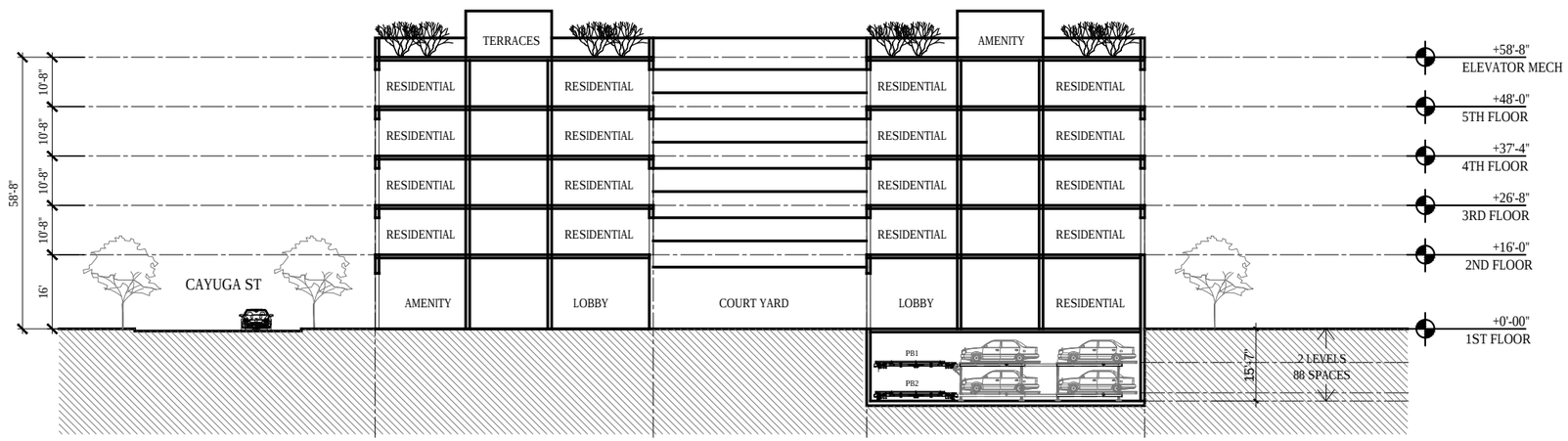

SECTION

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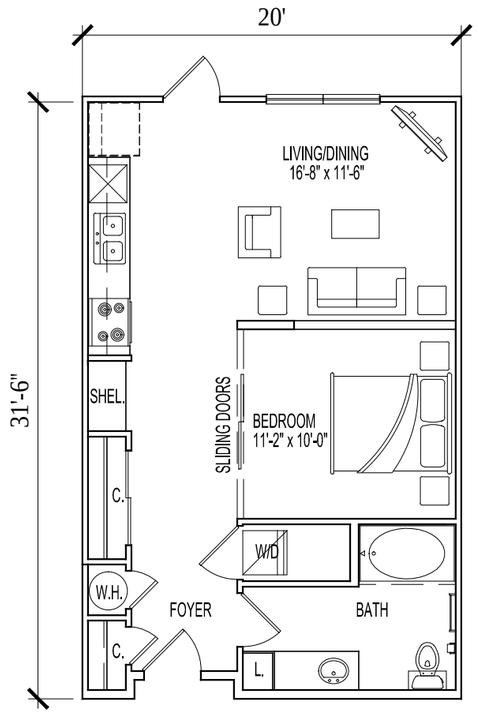
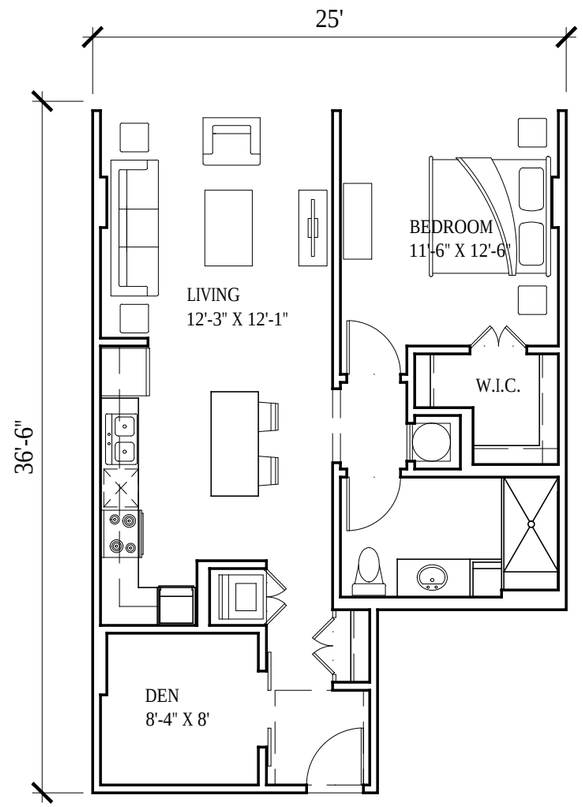


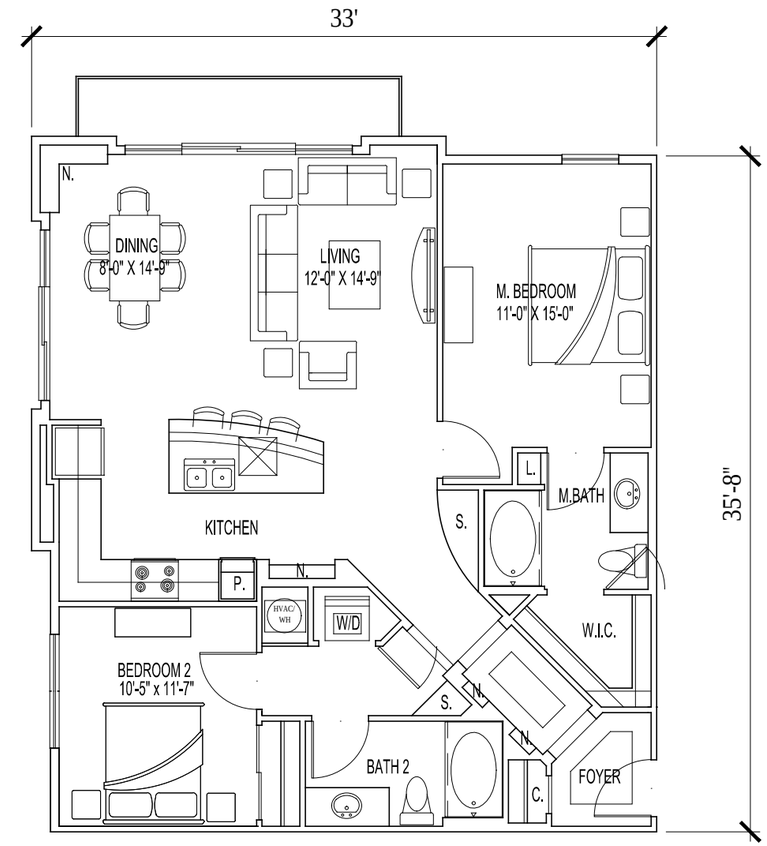
UNIT S

NET - 630 SF.



UNIT A

NET - 816 SF.



UNIT B4

NET - 1174 S.F.

SCALE: 1" = 8'-0"

0' 4' 8' 16'

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Section 6:

Principal parties that are proposing the project and any definite or potential intended partners, along with statements of qualifications for each.

DPI Consultants, LLC/Robert DiPaola is the single proposer for this project. Resumes for DPI and for Robert DiPaola are contained within the appendices.

Section 7:

Demonstration that the responder can obtain the financing to implement its proposal, including payment of fair market value for the property. This may include financial statements, commitments from financial institutions and/or a demonstrated history of completing project(s) of similar or larger scope.

Funding for this proposed project will come from three sources: bank loan, philanthropic investors, and developer's investment. Within the financing plan are the funds needed to acquire, from Tompkins County, the subject property at fair market value. Per the RFEI the closing on the property will take place in March of 2015.

Tompkins Trust Company's letter of commitment to provide the majority of the project's financing follows on the next page. The balance of funding will be from philanthropic investors as well as from the Developer.

TOMPKINS TRUST COMPANY

March 13, 2014

Robert DiPaola
65 Windsor Street
Rochester, NY 14605

RE: Tompkins County Request for Expressions of Interest, North Cayuga Street

To Whom It May Concern:

Tompkins Trust Company and its affiliate, the Bank of Castile, has had a long and successful banking relationship, both personal and commercial with Mr. Robert DiPaola and his company, DPI Consultants, LLC. Mr. DiPaola and DPI have honored their commitments to Tompkins Trust in a prompt and timely manner.

Most recently Tompkins Trust Company, through its affiliate the Bank of Castile, provided the funding of DPI's Windsor Gate Townhome project in downtown Rochester. That project involved the design, construction, and sale of five attached single family homes in the historic Grove Place Neighborhood. Grove Place is within the Center City development zone, within a short walk to the Eastman Theater and the Eastman School of Music and other Center City amenities.

All terms and conditions of the lending agreement (mortgage) were met including timely monthly interest payments and paybacks. Mr. DiPaola provided us accurate, transparent, and thorough project documentation to support the lending agreement as well as to support monthly drawdowns as the project progressed.

I would be happy to discuss this further, with anyone from Tompkins County, without violating any confidentiality of Mr. DiPaola. Feel free to contact me below.

Sincerely,

Michael C. Cannon
Vice President, Commercial Banking
Tompkins Trust Company
PO Box 460
Ithaca, NY 14851
Phone, 607-274-7428
FAX, 607-273-3525

Email- MCannon@tompkinsfinancial.com

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Section 8:

Any Contingencies that could affect project readiness to proceed to project development as of April 1, 2015.

None. Upon being selected as developer for this site in November 2014, our plan is to fully engage our team of architects, engineers, and consultants to take our concept plans and develop them into full construction plans and specifications. We will simultaneously begin the creation of the Homeowners' Condominium entity for approval by the New York State Secretary of State.

We will be ready to begin abatement and demolition of the Old Library building immediately after the sale and closing of the property is completed in March 2015.

Appendices

I. Resumes and Corporate Information
   1. DPI Consultants, LLC/Robert DiPaola – Developer
   2. AECOS – Structural Integrator and Parking System
   3. Thornton Tomasetti – Structural
   4. Humphreys & Partners Urban Architecture-Design

II. Project Photographs

III. 11 X 17 (inch) Project Plans

RESUME

Robert DiPaola
65 Windsor Street
Rochester, New York 14605
(607) 279-2118
bob.d8614@yahoo.com

EDUCATION: Bachelor of Science, Pre-Med
University of Dayton, Dayton, Ohio

PROFESSIONAL EXPERIENCE:

2010 – Present SR. PROGRAM MANAGER
Facilities Modernization Project $325M
Rochester City School District
Rochester, NY

2010 – 2012 Design, Finance, Build and Sell Windsor Gate Townhomes
Five unit upscale single family community in center City
Rochester, NY

2009 – 2010 SENIOR DIRECTOR, Planning and Project Management
University of Rochester Medical Center
Rochester, NY

Responsible for leading the department, consisting of nine project managers, two project planners, two project coordinators and support staff, in the successful planning and execution of all new and renovation construction projects at the Medical Center. Project size ranged from $100,000 to $300M. Departmental load was approximately 120 projects per year.
Responsible for selection, via RFP, of CM's for select projects. Input on A/E awards on select projects. Selection of A/E's within the Term Contract program for projects under $2M. Departmental Training and Standards development.
Personally responsible for: major revisions to Owner / Construction Manager at Risk Contract, revisions to the Owner / Consultant Term Agreement and to A/E and CM Insurance requirements.
Lead four ARRA / NIH Stimulus grant applications for research project funding.

Developed performance metrics for A/E's, CM's and General Contractors.
Instituted profit and loss accountability within department on a project level.
Direct reporting to Associate Vice President of Facilities and regular interface with senior leadership at the Medical Center and the University.
Significant Projects developed or progressed under my watch:

- Clinical Translational Science Building $76M
- PRISM project reconfigure $360M - $260M
- Vertical Expansion of the Wilmot Cancer Center. $48M
- New Electrical Substation $25M

2008-2009

CONSULTANT
Cornell University, Ithaca, NY
Planning, Design, & Construction Department, Full-Time Assignment

2007-2008

SENIOR VICE PRESIDENT, CENTRAL NEW YORK
Barr & Barr, Inc. New York, NY
Responsible for the success of all area projects, business development, marketing, and operations. Initiated standard operating field procedures, Primavera schedule standardization, implementation & training for project managers. Coordinated preparation of bids, proposals, and presentations. Initiated corporate membership in relevant organizations within primary market focus areas (Healthcare and Higher Education). Increased name recognition in area via community charitable activities.

2005-2007

BUSINESS DEVELOPMENT MANAGER, NORTHEAST REGION
McCarthy Building Companies, Inc., St. Louis, Missouri
Business Development Manager (McCarthy Building Company) for New England, New York, Pennsylvania, and New Jersey, focusing on Health Care and Research (at Higher Education Institutions) project opportunities.

2002-2005

CONSTRUCTION MANAGER
McCarthy Building Companies, Inc., St. Louis, Missouri
On-site Senior Construction Manager at the National Baseball Hall of Fame; twenty million dollars

addition/renovation project. Multi-phase, three year project in Cooperstown, NY; CM at Risk.

2002-Present

OWNER
DPI Consultants, LLC, Rochester NY
Developer
Provided expert testimony and advice to law firms representing New York State public school clients in construction related litigation.

1997-2002

VICE-PRESIDENT OF CONSTRUCTION MANAGEMENT
Welliver-McGuire, Inc., Elmira, NY
Created a Construction Management department to provide Construction Management services to clients in New York, Pennsylvania, and North Carolina. Market focus was Education: K-12 and Higher Education throughout New York State, Healthcare and Research. Primary efforts included marketing, sales, staff hiring and development, departmental and project accounting, operational procedures development, SED interface. Expanded departmental staff from two people to twenty-five. Sales totaled over six hundred million dollars within first three years.

1989-1997

CONSTRUCTION MANAGER
Christa Construction, Rochester, NY
Headed the Ithaca, NY branch office; hired staff; provided construction management and project management services, sales and marketing.

1984-1989

OWNER/OPERATOR
Preferred Consumer Products, Rochester, NY

1983-1984

SUPERINTENDENT
Joseph Martini, Inc., Rochester, NY

1978-1983

OWNER
Robert DiPaola, Inc., Masonry Contractor, Rochester, NY

PROFESSIONAL MEMBERSHIPS:

Construction Management Association of America (CCM in progress)
Society for College & University Planners
Central New York Society for Healthcare Engineering
Genesee Valley Regional Association of Healthcare Engineers

DPI CONSULTANTS, LLC-SELECT PROJECT HISTORY:

Windsor Gate Townhomes, Rochester NY
Cornell University, Ithaca, NY: Johnson Art Museum Addition $20M
Cornell University, Ithaca, NY: Control Room, Central Utility Plant
Cornell University, Ithaca, NY: Law School, Moot Court Renovations $4M
Cornell University, Ithaca, NY: King Abdullah University of Science and Technology

ROBERT DIPAOLA-SELECT PROJECT HISTORY:

Tompkins County Old Jail, Ithaca, NY: Convert jail to offices (1991)
Tompkins County Courthouse, Ithaca, NY: Exterior renovation (1991)
Tompkins County Annex Building, Ithaca, NY: Renovation (1991)
Ithaca Main Post Office, Ithaca, NY: Construction (1992)
Cornell University, Ithaca, NY: East Campus Research Facility-$38M CM at Risk
Corning-Painted Post High School and District-Wide Renovations, Corning, NY-$92M CM
Cornell University, Ithaca, NY: Academic, Research, Teaching Hospital, Veterinary College-$88M. GC
Ithaca City School District, Ithaca, NY: High School Addition & Renovation-$20M CM
Newfield Central School District, Newfield, NY: Addition and Renovation-$14M CM
The Rink, Lansing, NY: Pre-construction Planning
Private Residence, Ithaca, NY (4,200 SF)

ROBERT DIPAOLA-HISTORIC LANDMARK PROJECT HISTORY:

World of Inquiry School, Rochester, NY: Renovations and Additions
National Baseball Hall of Fame and Museum, Cooperstown, NY: $20M CM at Risk
Memorial Art Gallery, Rochester, NY: Portico Reconstruction

OTHER:

Skilled in Primavera P3/P6 Suretrak
ACI Concrete Technician

REFERENCES:

Richard Pifer, Associate Vice President, University Facilities and Services
University of Rochester
271 East River Road
Rochester, NY 14627
585-273-5830

Mark Schwartz, Director, Operations and Maintenance
University of Rochester Medical Center
601 Elmwood Avenue

Rochester, NY 14642
585-275-2026

William Hasse, Executive Vice President
National Baseball Hall of Fame
25 Main Street
Cooperstown, NY 13326
607-547-0396

AECOS was conceived and developed to eliminate inefficiencies in the building of structures. We strive to emulate the manufacturing industries where the key drivers are EFFICIENCY, TIME TO MARKET and COST EFFECTIVENESS.

The AECOS answer is INNOVATION and INTEGRATION to speed the time to build a structure and significantly reduce construction and other costs.

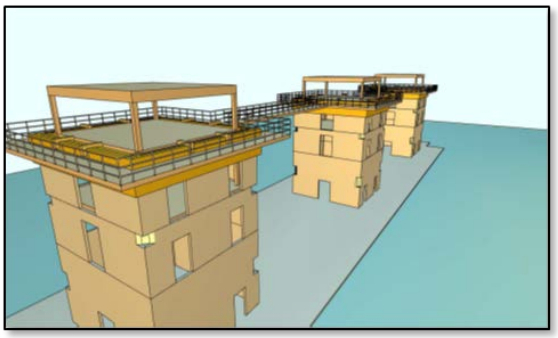
The combination of AECOS' patented technologies and integration dramatically reduce the cost and construction time to complete a project. In an industry where each individual project commonly carries values in the hundreds of millions to billion-dollar range, AECOS can bring project cost savings in the tens to potentially hundreds of millions of dollars per project, equating to savings in the range of 25% to 40%.

AECOS' technology and techniques also drastically reduce construction times, by as much as 40% to 60%. Such significant financial savings and dramatically compressed construction schedules are impacting the industry to a degree that simply cannot be ignored.

AECOS, Ltd.
325 Columbia Turnpike | Suite 111 | Florham Park | New Jersey 07932 | USA
862.701.3160 | www.aecosltd.com

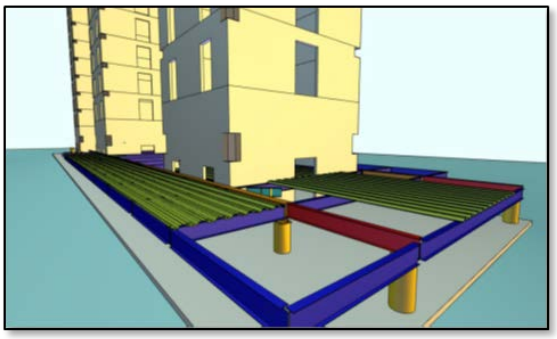
AECOS TopDown™ Construction - The One Story High Rise System™

Our patented construction system enables an entire high rise building to be constructed in a way that all the floors can be built safely at ground level and no worker needs to be more than six feet off the ground, building story after story without the use of a single high rise crane, cutting total structural weight in half and tower construction time down to a half or better, dramatically reducing interim interest and insurance costs. Whether a developer, general contractor or design professional, the patented AECOS TopDown™ system brings you the key to ensuring timely on budget completion of your project.



The patented AECOS TopDown™ system is the only process of its kind in the world. The product of decades of research and field testing, the system marks a true revolution in how high rises are designed and built.

The AECOS TopDown™ system is your path to success. An efficient process makes for an efficient project, so AECOS has integrated the latest in design technology into the system. Building Information Modeling, or BIM, is utilized throughout the design and development of the AECOS System to provide complete 3D designs for the project and to ensure that all key members of the design and development team have a unified vision and have identified all potential clashes in design to virtually eliminate the need for delays and change orders during construction. A precise plan for precision execution.



The Industrialization of Structure

It's something that every efficiency expert knows: mass production is the keystone of maximizing a budget. The AECOS TopDown™ system mass produces the floors of your high rise.

Historically, the natural construction variances that are a product of building several stories in the air made this impossible, but by creating every floor at ground level, the AECOS TopDown™ system provides greater control – maximizing the design efficiency of each floor. This enables mass production of all components with precise specifications unmatched by conventional construction practices.

But mass production in no way limits design flexibility. The AECOS TopDown™ system can be utilized to create a high rise of virtually any height, size or shape and the AECOS Curtain Wall System mean that the exterior can be created with almost any material.

Put simply, the AECOS TopDown™ system is the most efficient way to build a high rise in the world today. It's a revolutionary method to deliver excellence in construction – one story at a time.

7-Ways the AECOS TopDown™ System Maximizes Safety, Savings and Efficiency

1. **Ground Level Construction** – Each floor is constructed less than 6 feet off the ground so no worker needs to be tied off and can safely work at maximum efficiency.
2. **No High Rise Cranes Required** – The AECOS TopDown™ system eliminates the need for expensive high-rise tower cranes as well as the potential for delays due to high winds or mechanical breakdown
3. **50% Less Structural Weight** – By maximizing the structural efficiency of concrete and steel, the AECOS TopDown™ system cuts total structural weight roughly in half compared to conventional construction.
4. **Time Savings** – Through a combination of ground level construction, material reduction, and an industrialization of construction procedures, AECOS TopDown™ High Rises are constructed in typically half the time of conventional buildings.
5. **Column-Free Interiors** – The AECOS TopDown™ system is comprised of central cores in lieu of multiple internal and external support columns and shear walls providing maximum stability and complete architectural freedom in floor design.
6. **Ultimate Flexibility** – The AECOS TopDown™ system can create a high rise building of virtually any size or shape and can be utilized for almost any application.
7. **Building Information Modeling** – BIM technology is used throughout the development of an AECOS TopDown™ High-Rise to ensure the accurate realization of the developers' vision and the identification and elimination of any potential design and engineering clashes before construction begins.

Ongoing AECOS Project for a Fortune 50 client

Ten Story Office and Laboratory building, 630,000 sq. ft.

Time to complete 12 months AECOS System vs. 26 months for conventional construction

Projected 25% Cost Savings

Charles Thornton, Ph.D., P.E.-Hon. ASCE, Hon. AIA, NAE; Chairman

Current Position

2012 - Present

Education

Honorary Doctorates,

Rensselaer Polytechnic Institute (RPI)

Clarkson University

University of Connecticut
University of Hartford

Manhattan College, B.S.

New York University, M.S., Ph.D.

Professional Licensure & Certifications

President Board of Trustees of the Applied Technology Council (ATC)

Board Member of: Construction Industry Round Table (CIRT)

NIBS's Multihazard Mitigation Council (MMC)

Experience

50 years

Professional Experience and Highlights

Charles Thornton's forty four years of experience with Thornton Tomasetti have included involvement in the design and construction of hundreds of millions of dollars' worth of projects in the U.S. and overseas, ranging from hospitals, arenas and high-rise buildings, to airports, transportation facilities and special projects.

Charles manages AECOS's design and construction development of industrialized building systems.

Chairman and Founding Principal, Thornton Termohlen Group, LLC

Project management and developer of industrialized building systems. Projects include: New York Hospital, New York; Chicago Stadium (Bulls and Blackhawks arena) and Comiskey Park in Chicago; the Nashville Arena in Nashville; the United Airlines Terminal at O'Hare Airport in Chicago; Terminal #1 at JFK Airport in New York; the 95-story Petronas Twin Towers of Kuala Lumpur City Centre in Malaysia; the 50-story Americas Tower in New York; the 65-story One Liberty Place in Philadelphia; and the 50-story Chifley Tower in Sydney, Australia.

Chairman, STRAAM Corporation

Developer of a technology company specializing in structural assessments of a wide variety of structures.

Chairman and Founder, ACE Mentor Program,

Offers guidance and training to inner city high schools students in architecture, construction and engineering in 180 cities across the U.S.

Chairman, Salvadori Center

Educated over 2000 New York City middle school students in mathematics and science using architectural and engineering principles.

Brian S. Howells, FRAIA

President & CEO

Current Position

Co-Founder of AECOS

Education

Western Australian Institute of Technology

Harvard University

Wharton School, University of Pennsylvania

Professional Licensure & Certifications

WA Architects Board Registration

Fellow, Royal Australian Institute of Architects

Experience

40+ years

Professional Experience and Highlights

More than 40 years of extensive global experience in all facets of the real estate and construction industry, with broad and comprehensive expertise in asset management, strategic planning, financial analysis, acquisitions and disposition negotiations, real estate development, planning and design, construction, operational management, administration and information technology.

Brian, together with partner Charlie Thornton, launched the new firm, AECOS, in late 2011, which combined the unique structural qualities of the 'TopDown' construction system (formerly TTG system) with the 'Partecnix' automated parking system.

Brian moved to the US in 1984 at the invitation of JPMorgan, where he spent almost 15 years, initially as Chief Architect for the Bank and subsequently as managing director with responsibilities for all global corporate real estate, design and construction.

Howells Alliance LLC 2000 – 2011

Contracted by Goldman-Sachs - Responsible for the management of legal, political and regulatory liaison and negotiations with Federal, State and Local Governmental Agencies for the G-S 42 story Office Tower development, Jersey City foreshore.

JP Morgan - Managing Director/Chief Architect 1984 – 1998

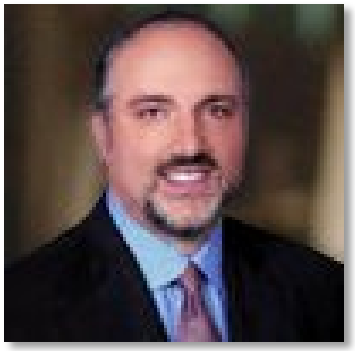
Director of Strategic Initiatives: Charged by Chairman to re-evaluate entire spectrum of development, management, structure, process and procedures across global real estate portfolio which exceeded 10 million SF.

Responsible for the institution's global corporate real estate, in terms of development and design for new construction, restoration and refurbishment.

Responsible for establishing the "JP Morgan Image" for the physical business environment, initiated with the design of the 1.7 Million SF World Headquarters at 60 Wall Street, New York. This new image was then implemented across all JP Morgan's global facilities.

Design and construction of Euroclear World Headquarters, a 646,000 SF development in Brussels, Belgium.

Design and development of JP Morgan European Headquarters, 750,000 SF development in London, UK.



Leonard Neuhaus, CPA

Chief Financial Officer

Current Position

2012 - Present

Education

Queens College of the City University of New York, B.A.

Professional Licensure & Certifications

Certified Public Accountant, New York State

Member of the American Institute of Certified Public Accountants

Member of the New York State Society of Certified Public Accountants

Commercial Pilot

Experience

30 years

Professional Experience and Highlights

Leonard Neuhaus has successfully led growing businesses ($50+ million in revenues), national roll ups (25+ acquisitions), consolidations for publicly-held and privately owned entities, turn-arounds, start-ups and work outs. Leonard has created a culture of teamwork and accountability.

In addition, Leonard Neuhaus increased shareholder value by conceiving and executing on a vision of organic growth and growth through acquisitions, eight figure cost reductions, systems development, enhancement, efficiency and client satisfaction.

Leonard Neuhaus drove profitability through a myriad of channels during a wide variety of business stages. He has influenced and created buy-ins with leaders and stakeholders and has served as a respected independent director of publicly and privately held companies and not-for-profit entities.

Leonard Neuhaus has considerable expertise in the following areas:

LEADERSHIP

Team development - Vision / strategic planning - Execution - Board room presentations - Overall P&L responsibilities

FINANCIAL MANAGEMENT

Financing – debt and equity, public and privately held entities, private equity - Financial reporting including SEC reports

OPERATIONS

Cost reductions - Integration of acquisitions - Sourcing target entities - Negotiations - IT and HR leadership

AECOS, Ltd.
325 Columbia Turnpike | Suite 111 | Florham Park | New Jersey 07932 | USA
862.701.3160 | www.aecosltd.com

Anthony Kelly, AIA, PE, LEED AP

Vice President – Design

Current Position

2013 - Present

Education

Wharton School of Business, University of Pennsylvania

Villanova University, MS

Lehigh University, B.A., B.S.

Professional Licensure & Certifications

Registered Architect, P.A.

Professional Engineer

Awards

Carol T. Humphrey Memorial

Publications

AIA Academy of Architecture for Health Awards Jury January 2012

Experience

20 years

Professional Experience and Highlights

Anthony Kelly is a proven successful Vice President of Design. Specializes in the planning, design, and management of complex healthcare facilities. Globally recognized for professional achievements in the design and project management of facilities. Project Director for the new Shore Health Regional Medical Center. Successfully managed the planning and design of the new 1.6 million sf Johns Hopkins Hospital. Served as the Director of Facilities and Construction Management Services at The Children's Hospital of Philadelphia.

Project Director, Shore Health System / University of Maryland Medical System, 2010-2013

Regional Medical Center Project Director responsible for coordination of all aspects of the planning and development for the New 352,000 SF Shore Health System Regional Medical Center.

Senior Project Manager, Ewing Cole, 2008-2010

Interior fit-out of 58,474 sf including 60 med/surg beds, administrative support space, storage, satellite pharmacy and Physical Therapy/Occupational Therapy gym. Conversion of a 320,000 sf industrial building into a new ambulatory care center.

Principal, Perkins & Will, 2005-2008

Functioned as Project Principal for Perkins + Will in the planning and design of the New Clinical Building at The John Hopkins Hospital.

Director, The Children's Hospital of Philadelphia, 2000-2005

Implemented A/E selection, design/construction project and financial management, technical consultation, contract development and administration, infrastructure planning and operational reviews.

Program Manager, Raytheon Engineers and Constructors, 1993-2000

Program Manager for: **Genentech, Facility Expansion Project** (San Francisco, CA). **Ortho Clinical Diagnostics, Research and Development** (Raritan, NJ), **OMJ Research** (Puerto Rico), **Janssen Cilag, Gap Research Facilities** (Mexico City, Mexico), **Bracco Diagnostics,** (New Brunswick, NJ), **Canadian Red Cross** , (Nova Scotia, Canada).

Steve Houston, Ph.D., P.E., LEED AP

Vice President – Operations and Logistics

Current Position

2013 - Present

Education

United States Military Academy, NY, B.S.

Johns Hopkins University, MD, M.S.E.

Colorado State University, CO, Ph.D.

Professional Licensure & Certifications

Professional Engineer, 2006

LEED AP, 2009

Lean Six Sigma Black Belt, 2008

Senior Army Aviator

Experience

30 years

Professional Experience and Highlights

Steve Houston is a results-oriented operations leader with 25 years of global experience including over 15 years of successful senior management experience who implements solutions with a focus on cross-organizational alignment. His career has been characterized by generative leadership for positive enterprise across large and diverse organizations, building agile organizations dedicated to solving complex challenges, and bringing high-value solutions to market.

Steve directs AECOS's operations and logistics for international projects and is currently Project Director for a multistory 620,000sf office/lab complex for a Fortune 50 client.

Steve began his career as an Aviation Officer in the U.S. Army serving in multiple aviation command and operations leadership positions over his 25 years in the Army. Notable awards include the Army Aviation Association of America Order of Saint Michael and the Legion of Merit.

President, Fidelis Environmental Risk Management, 2011-2103

Created a comprehensive brownfield redevelopment strategy for a $500MM clean fuel refinery and rail logistics facility.

Director, Sustainable Development Group, Weston Solutions, Inc., 2008-2011

Led the integration of globally based design and engineering teams on development projects that ranged in size from $120MM to a $1.5BB.

Director, Operations and Security; and Business Transformation, United States Military Academy, 2006-2008

Built and led a highly productive and effective management team that safely planned, coordinated, commanded and controlled over 100 major operations over a 24 month period for a 4,500 personnel organization.

Chief of Aviation, Coalition Forces Land Component Command, Operation Iraqi Freedom, 2002-2003

Formed and led the creative organization that built the Coalition's tactical helicopter airfields enabling increased pre-invasion operational readiness rates for over 1,000 aircraft that were 30% higher than those of the First Gulf War.

Thornton Tomasetti

Building Solutions

Building Structure

Building Structure

Our structural engineers collaborate with architects, owners and builders to design elegant solutions for projects of all sizes, types and levels of complexity. From designing the world's tallest buildings and longest spans, to engineering inventive small-scale "jewel-box" structures, we continually seek the best balance between the demands of form, function, sustainability, constructability, schedule and budget.

We have worked on projects of every type and size, in more than 50 countries. Our breadth of experience and deep bench of seasoned professionals allow us to provide clients with the talent and expertise they need to meet the varied challenges posed by building design and construction.

We've learned that close collaboration is the key to successful projects. This means we don't limit our focus to just our scope of work. We look beyond the obvious and explore alternatives, searching for the unique approach best suited to each project. We consider the ways each discipline's work will intersect our own, and we look for innovative ways to integrate them all for the overall benefit of the project and its stakeholders.

At Thornton Tomasetti, we develop and implement sophisticated methods to conceptualize, model and deliver our designs to benefit owners, designers and construction teams. We have used building information modeling (BIM) to produce our projects for more than 20 years, and are leading the way in the development, integration and use of advanced computational modeling tools. These innovative tools enhance the creative process, promote effective collaboration and coordination, and improve visualization and communication during design and construction.

Our engineers get involved early and focus on setting each project on a path to success. We work smart, providing fast, appropriate responses to questions posed within the project team or by the owner. And we volunteer ideas for saving time and money. Our emphasis on open communication among all project stakeholders is a reflection of our genuine desire to make every project a great project.

From left: Revit model of the Rush University Medical Center, Chicago, Ill.; Barclays Center, Brooklyn, N.Y.

Buildings
New Design
Modifications & Alterations
Feasibility Studies
Peer Review
Value Engineering

Supertall Buildings
New Design
Feasibility Studies
Peer Review
Value Engineering

Long-Span Structures
New Design
Feasibility Studies
Peer Review
Value Engineering

Special Structures
Temporary Structures
Sculptures & Artwork
Movable Structures

Specialty Analysis
Performance-Based Design
Vulnerability Analysis
Vibration Analysis
Nonlinear Dynamic Analysis

Project Delivery
Design Delivery Strategy
BIM
Automation
Advanced Detailing
Animations & Renderings

From top: Pennsylvania State University Millennium Science Complex, State College, Pa. (courtesy High Concrete Group LLC); Transbay Transit Center, San Francisco, Calif. (courtesy Transbay Joint Powers Authority); Shanghai Tower, Shanghai, China (© Gensler); Brookfield Place Entry Pavilion, New York, N.Y.

Firm Overview

Practices

Building Structure

Building Skin

Building Performance

Property Loss Consulting

Construction Support Services

Building Sustainability

Thornton Tomasetti provides engineering, design, investigation and analysis services to clients worldwide on projects of every size and level of complexity. Our six integrated practices address the full life cycle of structures.

Founded in 1956, Thornton Tomasetti today is an 800-person organization of engineers, architects and other professionals collaborating from offices across the United States and in Asia-Pacific, Europe, Latin America and the Middle East.

To learn more about our
Building Structure services:
http://www.thorntontomasetti.com/services/building_structure

Contact:
Building.Structure@thorntontomasetti.com

Cover, from left: The podium of the 240-meter-tall Federation of Korean Industries Headquarters Building in Seoul, South Korea features a sculptural curved form (© Adrian Smith + Gordon Gill Architecture/photograph by Namgoong Sun). Slated to be the world's tallest building upon completion, Kingdom Tower is under construction in Jeddah, Saudi Arabia (© Jeddah Economic Company/Adrian Smith + Gordon Gill Architecture).

U.S. GREEN BUILDING COUNCIL MEMBER

ABOUT US

Humphreys & Partners Architects has been providing high quality, innovative planning and design services since 1991. An award-winning firm specializing in multifamily, mixed-use and hospitality/resort design, HPA has extensive experience in high-rise, mid-rise, student, senior, tax credit, affordable, moderate and luxury communities.

Headquartered in Dallas, with regional offices in Irvine, New Orleans and Orlando, HPA employs a talented team of professionals with artistic talent, classical training and diverse experience in all aspects of the architectural process.

Committed to excellence and responsiveness to our clients, our professionals consistently strive for innovation in a field where ingenuity is rare. While inventiveness is often the distinguishing mark of a project, we understand that true project success relies not only on design, but also on the providing of competent building documents and timely delivery.

Our portfolio of experience in over 40 states and abroad demonstrates a clear understanding of the local and regional issues affecting project success. Humphreys & Partners Architects has provided design services on over 300,000 units to date. We employ this vast experience on every project.

Throughout the years, Humphreys & Partners has been recognized by organizations across the country for design excellence. Our honors include Best in American Living, Pillars of the Industry, Aurora and Grand Aurora, Builders' Choice and Builders Choice Grand Award, Platinum People's Choice Awards, as well as numerous other local and regional awards.

APPROACH

The cornerstone of our methodology is open communication. We consistently aim to ensure that all possible ideas are considered and all reasonable alternatives are explored. Our most successful projects are those that are built around all parties within the development team. These contributions are necessary in making each project a unique success.

We are deeply committed to design excellence. To ensure design quality, reviews with the design architect will be held and aspects of the concept will be challenged where appropriate and alternatives will be discussed to ensure an end product that will comply with all codes and requirements while remaining innovative and interesting.

Budget control and management methodology will meet goals set out at the beginning of the project. All design decisions will be benchmarked against the control budget. If variances are anticipated with the current approach, alternate solutions will be generated in order to achieve the intended target costs. Involvement with the Owner and General Contractor teams is continual to ensure that the approach is in accordance.

DESIGN

Our goal is to provide innovative design solutions for a competitive marketplace. We are committed to producing fresh, creative and distinctive designs that are appropriate to both our clients' requirements as well as the needs of the surrounding community. The focus of our work is to target the balance of function, cost and aesthetics to produce excellent and award winning architecture.

Responsiveness to client needs throughout the design and construction process ensures the timely, effective delivery of our services. Some of the initiatives that are targeted include:

- Analysis of all design options with respect to functionality, constructability and cost
- Identification of a unique design solution that is innovative and achievable within the budget parameters
- Analysis of how the mechanical, electrical and other building systems interface with the architectural features
- Scheduling of quality control reviews internally and externally with specialty consultants at critical path milestones for overall improvement of the project documents, ideas, goals and objectives.

Our clients' satisfaction is a measure of our success. Integrity, timeliness, excellence in communication and overall understanding of the development timeline direct our focus in order to ensure the success of each project.

EXPERIENCE

Humphreys & Partners is a “developer’s architect”, understanding the economies, critical aspects and overall goals of development. Our professionals understand the important factors to keep in mind, including land costs, pro forma requirements, timelines, hard costs and communication. We focus on creating new and innovative building forms and layouts that maximize efficiency and help to outperform the competition, regardless of the market condition.

Our designers and project managers work to create buildings that are the best solution for both the developer as well as the location. Designs must be efficient, but must also achieve a design aesthetic that will be appealing. We thrive on being problem solvers – searching out design solutions in locations and markets where the numbers would not normally work. Our special attention to efficient design has helped to save clients save millions of dollars, creating greater profits.

Our staff, which provides us with strong depth of experience, is our greatest asset. We are team players and enjoy working and coordinating with consultants, owners and general contractors that share this same attitude. Design and production teams work together to execute project tasks effectively and on time. Many of our professionals are long term employees who care about doing the right thing, often building and maintaining lasting relationships with clients, some lasting since our beginnings in 1991. We look forward to bringing this experience to your company.

GREEN DESIGN + LEED®

Humphreys & Partners consistently strives to be forward thinking, both in our designs as well as the way in which our work relates to the environment.

We have recently enhanced our commitment to environmentally responsible planning, design and construction by offering a formal GREEN REVIEW to every project we complete. We know our clients and their communities appreciate our focus on sustainable development.

Building a LEED® Certified building is an involved process, but yields many compelling benefits, environmental and economic.

The environmental impacts are the most widely known and understood. Small decisions early on in the design process can ensure that a building can benefit the surrounding ecosystems, positively affect air and water quality, reduce the amount of waste produced during construction and during the lifecycle of the building, and, by utilizing recycled and sustainable resources, minimize the environmental impact on the surrounding resources.

Though some decisions will affect the initial costs during construction, a LEED® designed or certified building will have many economic benefits over the lifecycle of the building. Sustainable materials and energy efficient mechanical systems reduce the operating costs and enhance the overall lifetime performance of the building.

HPA is a member of the
US Green Building Council

AWARDS

2013

MHN EXCELLENCE AWARDS

Silver Winner — Best New Development: Student Housing | *University House Central Florida — Orlando, FL*
Silver Winner — Best New Development: Student Housing | *Sterling Alvarado — San Diego, CA*

PILLARS OF THE INDUSTRY AWARDS

Finalist — Best Student Housing Rental Apartment | *University House Central Florida — Orlando, FL*

AURORA AWARDS (SOUTHEAST BUILDERS CONFERENCE)

Winner — Rental Apartment Community - Density of 15 or More Units Per Acre | *Fusion 1560 — St. Petersburg, FL*

MCSAM AWARDS (HOMEBUILDERS ASSOCIATION OF GREATER DALLAS)

Finalist — Multifamily Rental Community of the Year | *BLVD — Dallas, TX*

MINNEAPOLIS/ST. PAUL BUSINESS JOURNAL

Winner — Best Overall and Mixed-Use Urban | *222 Hennepin — Minneapolis, MN*

GOLD NUGGET

Grand Award — Best On-The-Boards Mixed Use Project | *222 Hennepin — Minneapolis, MN*
Grand Award — Campus Housing Project — Faculty/Student Residential, Institution Use | *University House Central Florida — Orlando, FL*
Awards of Merit — Campus Housing Project — Faculty/Student Residential, Institution Use | *Sterling Alvarado — San Diego, CA*
Awards of Merit — Best Multi-Family Housing Project — under 18 DU/Acre (For Sale or Rent) | *Sorrento Terrace — San Diego, CA*

2012

MULTIFAMILY EXECUTIVE AWARDS

Winner — Project of the Year: Mid-Rise | *Fusion 1560 — St. Petersburg, FL*

BEST IN AMERICAN LIVING AWARDS (BALA)

Gold Winner — Rental Development 5 Stories & Over | *University House — Orlando, FL*
Silver Winner — Rental Development Up to 4 Stories | *Sterling Central — Orlando, FL*
Silver Winner — Development On the Boards | *222 Hennepin — Minneapolis, MN*

STUDENT HOUSING BUSINESS INNOVATOR AWARDS

Winner— Best Architecture/Design (Over 200 Beds) | *Sterling Central — Orlando, FL*

PILLARS OF THE INDUSTRY AWARDS

Winner — Best Mid-Rise Apartment | *Fusion 1560 — St. Petersburg, FL*
Winner — Best Multifamily Community of the Year | *Fusion 1560 — St. Petersburg, FL*

HBJ LANDMARK AWARDS (HOUSTON BUSINESS JOURNAL)

Winner — Best Multifamily Project | *The Millennium Waterway — The Woodlands, TX*
Finalist — Best Green Project | *The Millennium Waterway — The Woodlands, TX*

HAA HONORS AWARDS (HOUSTON APARTMENT ASSOCIATION)

Winner — Best Green Conventional | *The Millennium Waterway — The Woodlands, TX*

MHN EXCELLENCE AWARDS

Silver Winner — Best New Development: Mid-Rise | *Fusion 1560 — St. Petersburg, FL*
Silver Winner — Best New Development: Low-Rise | *Hebron 121 Station — Lewisville, TX*

AWARDS

2012*(cont)*

STRUCTURES AWARDS (SILICON VALLEY/SAN JOSE BUSINESS JOURNAL)

Winner — Best Residential Project | *Domain Apartments — San Jose, CA*

2011

STUDENT HOUSING BUSINESS INNOVATOR AWARDS

Winner — Best Architecture/Design — Traditional | *Canopy — Gainesville, FL*
Winner — Best Use of Green/Sustainable | *Sterling Collwood — San Diego, CA*

GOLD NUGGET

Grand Award — Best Multi-Family Housing Project—up to 3 Stories | *The Preserve on Fredericksburg — San Antonio, TX*
Grand Award — Residential Project of the Year—Attached Product within a Suburban Setting | The Preserve on Fredericksburg — San Antonio, TX

AURORA AWARDS (SOUTHEAST BUILDERS CONFERENCE)

Winner — Rental Apartment Community - Density of 15 or More Units Per Acre | *Tortuga Pointe — St. Petersburg, FL*

PILLARS OF THE INDUSTRY AWARDS

Winner — Best Garden Apartment Community (4 stories or under) | *The Preserve on Fredericksburg — San Antonio, TX*
Finalists — Best Student Housing Rental Apartment Community
Best Rental Apartment Community (non-garden, 5 stories or less)
Best Garden Apartment Community (4 stories or under) - 2 projects in this category

MCSAM AWARDS (HOMEBUILDERS ASSOCIATION OF GREATER DALLAS)

Winner — Best Multifamily Rental Community | *The Monterey — Dallas, TX*

MULTIFAMILY EXECUTIVE AWARDS

Winner — Project of the Year: Low-Rise (Grand) | *Tortuga Pointe — St. Petersburg, FL*
Winner — Project of the Year: Low-Rise (Merit) | *The Preserve on Fredericksburg — San Antonio, TX*

SAN DIEGO'S BEST UNION-TRIBUNE

Winner — #1 Apartment Community | *Cresta Bella — San Diego, CA*

BEST IN AMERICAN LIVING AWARDS (BALA)

Gold Winner — Rental Development 5 Stories & Over | *Fusion 1560 — St. Petersburg, FL*
Silver Winner — Rental Development Up to 4 Stories | *Tortuga Pointe — St. Petersburg, FL*

2010

GOLD NUGGET

Grand Award — Best Adaptive Re-Use Category | *Century Plaza — Phoenix, AZ*
Merit Award — Best Affordable Project — Under 30 DU/Acre | *Villas of Hillcrest — Dallas, TX*
Merit Award — Best Multi-Family Housing Project — up to 3 Stories | *The Preserve on Fredericksburg — San Antonio, TX*

AFFORDABLE HOUSING FINANCE READERS' CHOICE AWARDS

Finalist — Master-Planned/Mixed-Use Category

MCSAM AWARDS (HOMEBUILDERS ASSOCIATION OF GREATER DALLAS)

Winner — Best Multifamily Rental Community | *The Monterey — Dallas, TX*

PILLARS OF THE INDUSTRY AWARDS

Finalists — Best Student Housing Rental Apartment Community
Best Garden Apartment Community (4 stories & under) - 2 projects in this Category

FOUNDED: 1991

SERVICES: Land & Master Planning, Initial Programming, Schematic Design, Design Development, Construction Documents, Bid/Permit Assistance, Construction Administration, Landscape Architecture (HPLA), Interiors (HPAD)

PRINCIPALS:

Mark Humphreys, AIA NCARB
CEO

Greg Faulkner, AIA NCARB
President

Walter Hughes, AIA
Vice President, Design

Karla Cavazos
Vice President

Martin Koch, RA NCARB
Regional Director, Orlando

Vince Chupka, AIA NCARB
Regional Director, Irvine

Tanya DeSandro
Regional Director, New Orleans

Jonathan Delcambre
Director, High Density Projects

OFFICE LOCATIONS

DALLAS {HQ}
NEWPORT BEACH
NEW ORLEANS
ORLANDO
SAN RAMON
SCOTTSDALE

CHENNAI
DUBAI
HANOI
EDMONTON
MONTEVIDEO
TORONTO

CHICAGO {opening soon}
NEW YORK {opening soon}

STATE LICENSURE:

Alabama
Arizona
Arkansas
California
Colorado
Connecticut
Delaware
Florida
Georgia
Hawaii
Illinois
Indiana
Kansas
Kentucky
Louisiana
Maryland
Massachusetts
Michigan
Minnesota
Mississippi
Missouri
Nebraska
Nevada
New Hampshire
New Jersey
New Mexico
New York
North Carolina
Ohio
Oklahoma
Oregon
Pennsylvania
Rhode Island
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin

big house®

Debut: 1994
Features: Private attached garages
Direct unit entry
250+ projects built across the US
Efficiency: 100% (no common area, all rentable/sellable SF)

home rise®

Debut: 2005
Features: Private elevator lobbies
No corridor
Service corridor for egress (limited finishes)
Efficiency: 87% (sellable/rentable vs. gross SF)

e-urban®

Debut: 2007
Features: up to 40 to 50 units per acre (surface parked)
up to 80 to 110 units per acre (wrap)
up to 140 units per acre (podium)
Efficiency: 86% (sellable/rentable vs. gross SF) compared to 60%

e-max℠

Debut: 2009
Features: Smaller average unit sizes
up to 63 to 70 per acre (surface parked)
up to 110 units per acre (wrap)
Efficiency: 87% (net vs. gross SF) compared to 60%

e-senior℠

Debut: 2009
Features: Options for independent living & assisted living
Flexible area at center for amenities/common areas
Potential financing under HUD 221 or HUD 232
Efficiency: 85% (net vs. gross SF)

SAN REMO

Jersey City, New Jersey

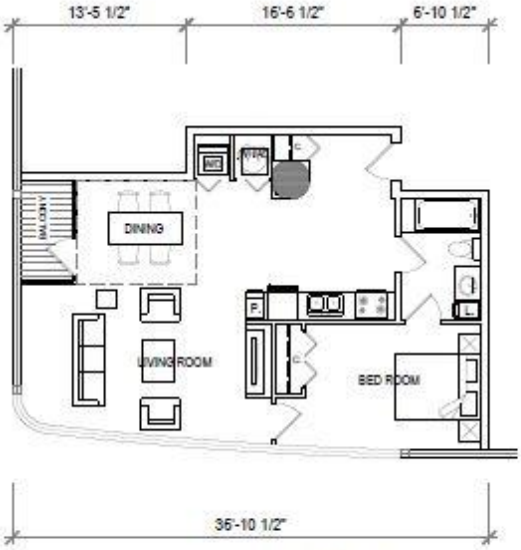
518 Units

274 Parking Spaces

Average Unit Size 899 Square Feet

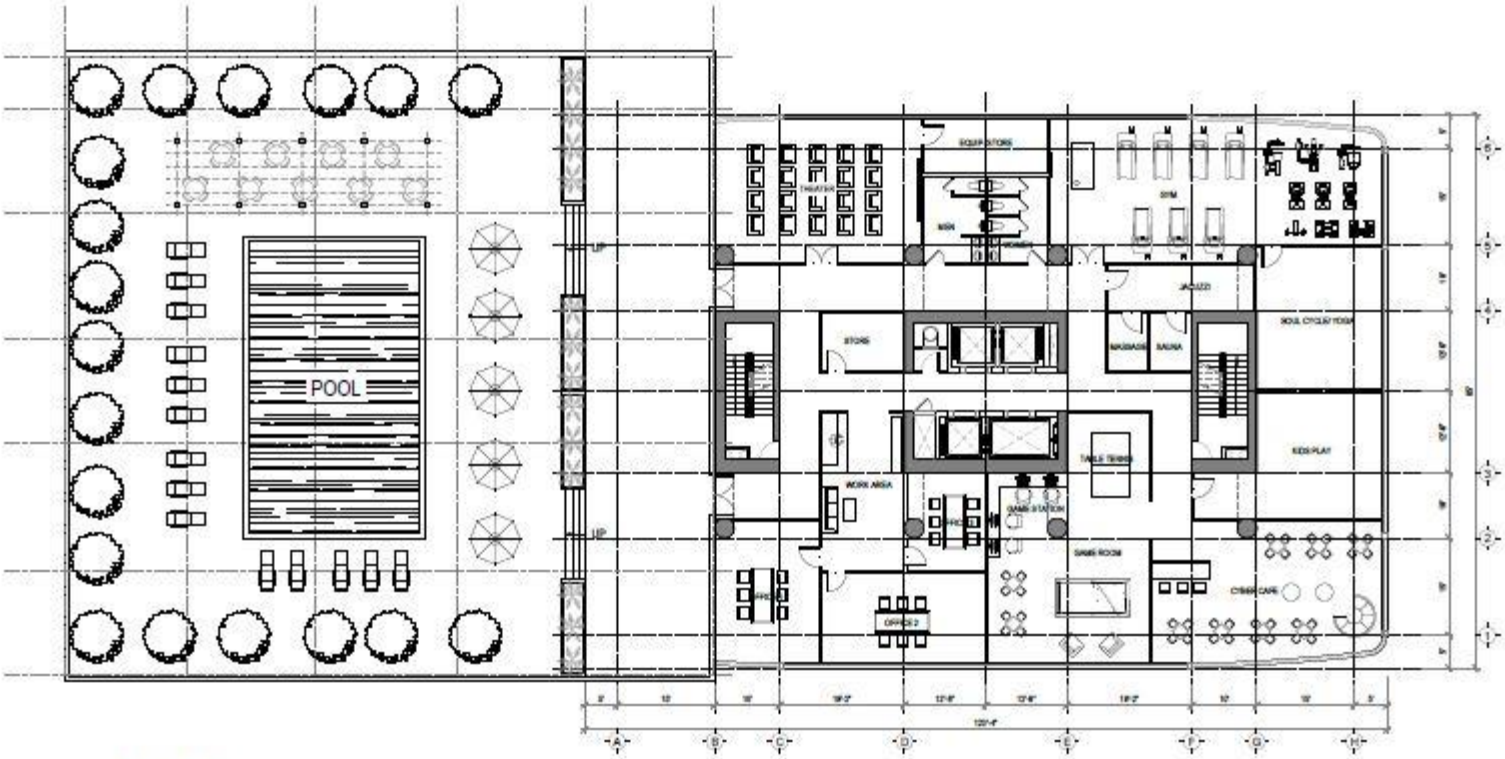
Total Area 601,740 Square Feet

SAN REMO
Jersey City, New Jersey



UNIT A2 (818 SF)

UNIT A1 (922 SF)



LEVEL 6

BUILDING AREA: 18,388 SF
MVP: 562 SF
CIRCULATION : 1,013 SF
AMENITIES: 7,153 SF

MAYFAIR NORTH

Calgary, Alberta

HPA PROFILE
2014

237 Units

197 Parking Stalls

740 Square Feet Average Unit Size

287,200 Total Square Feet

Ellsworth Commons

Malta, New York

70,000 Square Feet of Retail

310 Flats

22 Brownstones

332 Total Units

740 Parking Spaces Total

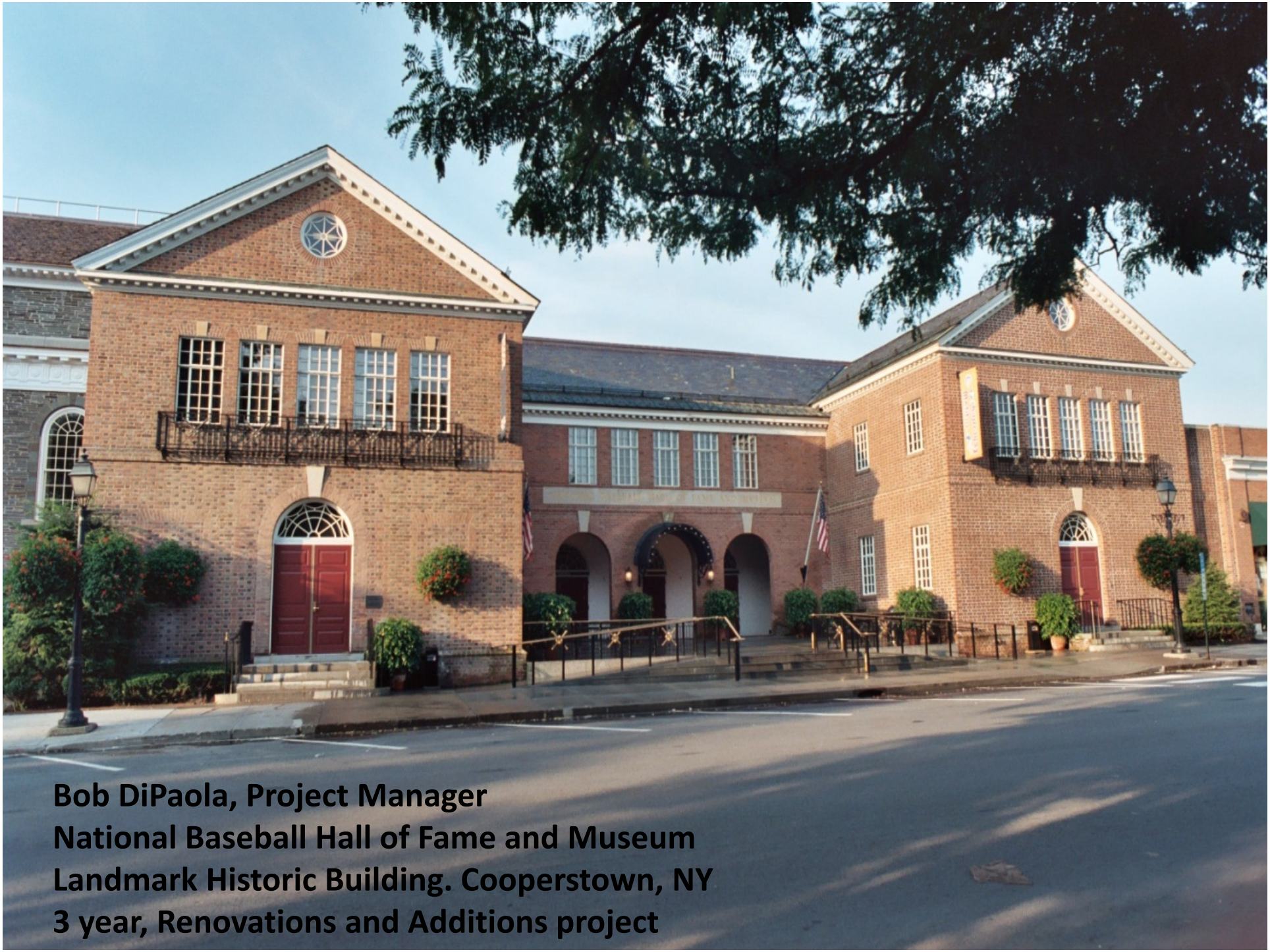
Bob DiPaola : Project Manager

County Court House Masonry Restoration 1991

DPI Windsor Gate - Before

DPI Windsor Gate - After

Photographs:



Bob DiPaola, Project Manager
National Baseball Hall of Fame and Museum
Landmark Historic Building. Cooperstown, NY
3 year, Renovations and Additions project

Bob DiPaola : Project Manager

Old County Jail Conversion to Offices 1991

DPI Consultants, LLC : Pre-construction

Cornell- Johnson Art Museum Addition 2009

DPI – Cornell. Pre-Construction and Project Management