

DEFAULT

Consultant understands and agrees that the failure to comply with any of these insurance, safety, or loss control provisions shall constitute default and that LFUCG may elect at its option any single remedy or penalty or any combination of remedies and penalties, as available, including but not limited to purchasing insurance and charging Consultant for any such insurance premiums purchased, or suspending or terminating the work.

00409263

Design Services for Replacement Senior Citizens Center

RFP#28-2013

November 5, 2013



Exhibit B

submitted by





EOP Architects

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PROPOSAL TO

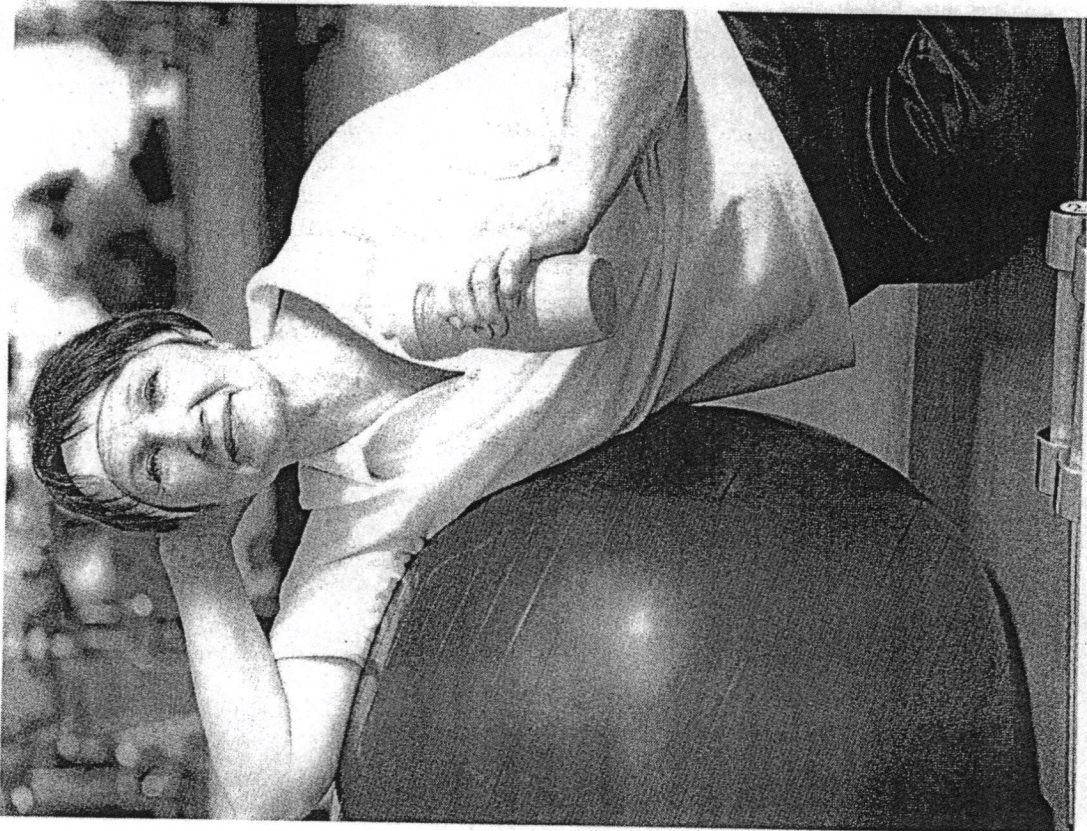
Lexington-Fayette Urban County Government Design Services for Replacement Senior Citizen Center

RFP #28-2013

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LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT REPLACEMENT SENIOR CITIZEN CENTER



November 5, 2013

Ms. Theresa Maynard, Buyer, Senior
Division of Central Purchasing
Lexington-Fayette Urban County Government
200 East Main Street, Room 338
Lexington, KY 40507

Re: RFP #28-2013 Design Services for Replacement Senior Citizen Center

Dear Ms. Maynard and Members of the Selection Committee:

*For age is opportunity no less than youth itself,
though in another dress,
and as the evening twilight fades away,
the sky is filled with stars, invisible by the day.*
—Henry Wadsworth Longfellow

Elders make up one of the fastest growing demographics groups in the United States. While the younger generations, ages one to nineteen are growing demographically at 9%, the elder population is growing at 30% plus. This significant growth rate is causing a dramatic change in the ways communities are dealing with elders and the new mantra has been termed "Aging with Dignity" and more important "Aging in Place."

It is alarming to note that three of the primary causes for poor health in the elder population are isolation, poor nutrition and depression—economic background does not matter. Therefore, it is essential that community centers, through both design and program, provide opportunities for elders to maintain a stimulating quality of life and receive nutrition, exercise and personal interaction and socialization with others.

The EOP project team would greatly welcome the opportunity to work with LFUGG on this exciting and essential project and enter into an agreement to provide architectural, interior design, structural and mechanical / electrical engineering services. Recognizing the importance of innovation and applicable knowledge in regards to the specialized design considerations associated with today's senior citizens centers, EOP has put together a unique project team comprised of national and local expertise.

We have received Addendum #1 and Addendum #2 and have tailored our proposal accordingly.

EOP Architects is a Lexington-based architectural and interior design firm with over 30 years of history providing design excellence. The firm's diverse portfolio of work extends over 35 states and most recently China. The firm's work includes relative project components such as classroom, food service, fitness, flexible meeting and multi-purpose rooms, libraries, health care and administrative offices. A few of EOP's notable projects in the Lexington area include:

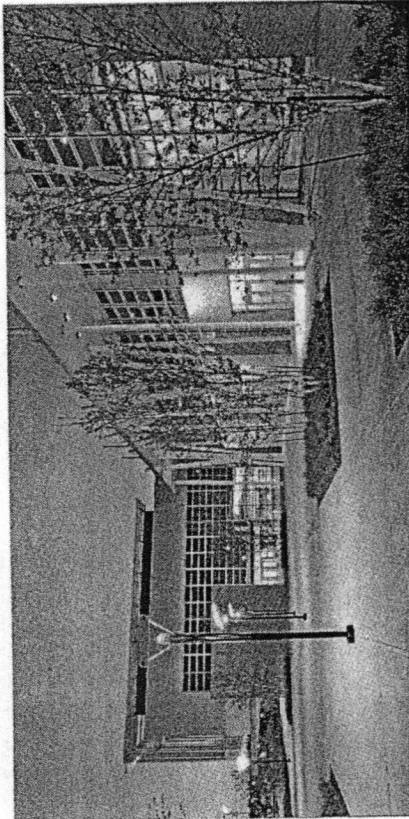
- Southland Christian Church / Richmond Road;
- Allegh World Equestrian Games Stadium / Kentucky Horse Park;
- Main & Rose Mixed-Use Development / Downtown Lexington;
- University of Kentucky College of Pharmacy Building;
- Joseph Beth Booksellers / Lexington Green;
- Gratz Park Inn; downtown
- Urban Active Fitness (now LA Fitness) / Wellington;
- Liberty Elementary School; Hamburg
- Breckinridge Elementary School; Idle Hour
- Hilary Boone Faculty Club / University of Kentucky;
- Transportation Cabinet Office Building / Frankfort;
- Berea College Boone Tavern Renovation.

Current EOP projects on the boards or in construction in the Lexington area include:

- Rupp Arena Renovation and New Lexington Convention Center in association with Ribbi / Los Angeles;
- New Shriners Hospital for Children in association with SRG / Portland;
- Deep Springs Elementary School;
- Kentucky Theatre Renovation;
- Paris-Bourbon County Public Library;
- Paul Sawyer Public Library;
- Kentucky State Police Training Academy.

In addition to the firm's relative work experience, distinguishing values that EOP would bring to the proposed Senior Citizen Center project include:

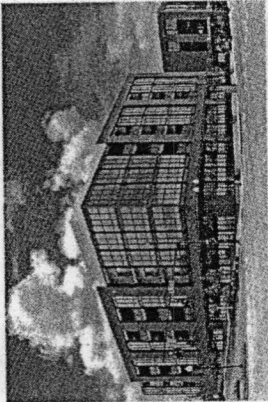
- A long history of success on past LFUCG projects as well as projects for the Commonwealth of Kentucky;
- An award-winning reputation for innovative and creative solutions;
- A proven collaborative design philosophy centered around client participation, research and program expertise;
- Industry leadership in sustainable design and LEED principles;
- Senior firm leadership complemented by associates, designers and technical staff members bonded together by one vision and one passion for responsive and creative solutions;
- The leadership, staff and technical ability to meet the project's aggressive schedule, vision and expectations;
- Extensive experience facilitating and presenting at public meetings.



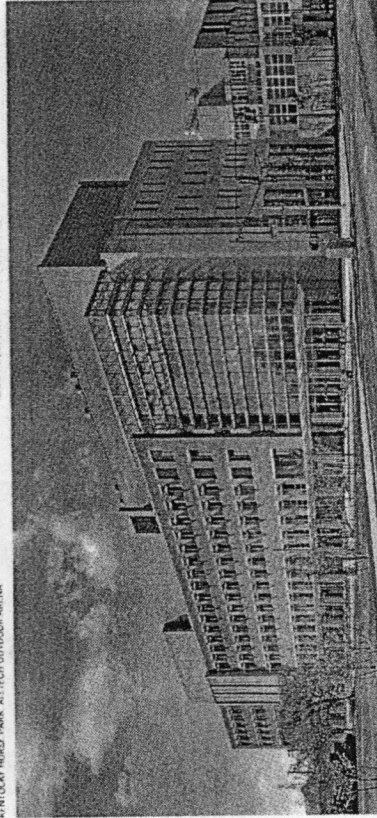
SOUTHLAND CHRISTIAN CHURCH, RICHMOND ROAD CAMPUS



KENTUCKY HORSE PARK ALL-TECH OUTDOOR ARENA



MAIN & ROSE MIXED-USE DEVELOPMENT



LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT SENIOR CITIZEN CENTER

UNIVERSITY OF KENTUCKY COLLEGE OF PHARMACY BIOPHARMACEUTICAL COMPLEX

As indication of the importance of this project to EOP, the project team will be headed by three senior firm principals:

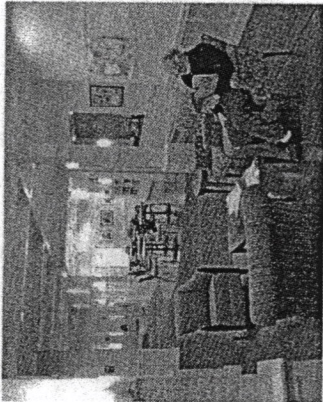
- Rick Ekhoft, AIA, LEED AP — Design Principal
- Richard Polk, AIA, LEED AP — Project Principal
- Chris Estes, CID, LEED AP — Interior Design Principal

In order to best address the unique issues relative to designing for the elderly, EOP is fortunate to include the specialized consulting services of **John Catlin & Associates Architecture**. **John Catlin, AIA**, is one of the most experienced and highly acclaimed design professionals specializing in senior center facilities in the country having completed more than 40 such centers in a multi-state area. Catlin Architecture has the expert working knowledge and understanding of critical technical criteria such as universal design, access/accessibility, indoor/outdoor options, safety, travel distances and the concept of "collapsing the environment," way finding, the importance of stairs and landing, issues of sound control, artificial and natural lighting, flexible temperature control, colors and contrasts, and seating design / furnishings as well as psychological factors that focus on quality of life issues such as intellectual, physical and social well-being.

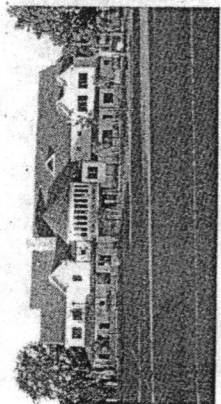
John Catlin has been in practice for over 35 years and is a member of the National Council of Aging (NCOA) as well as the National Institute on Senior Centers (NISC). In addition to being a practicing architect specializing on senior center design, Mr. Catlin also lectures on the subject and was recently a presenter at the "Aging in America, Annual Conference" in Washington, DC.

All other EOP project team members have been specifically chosen due to their level of discipline expertise and numerous other values that will guarantee total project success. They include:

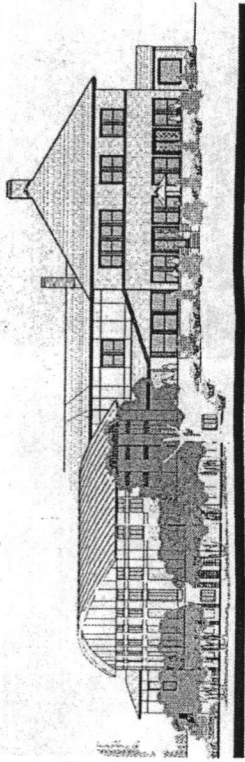
- CMTA Engineers — Mechanical / Electrical / Plumbing Engineering
- BFMJ — Structural Engineering
- Element Design — Landscape Architecture/Civil Engineering
- CSI — Geotechnical Engineering including Phase II ESA if necessary
- Paladin — Commissioning
- Robert Pass Associates — Cost Estimator



BELMONT SENIOR CENTER



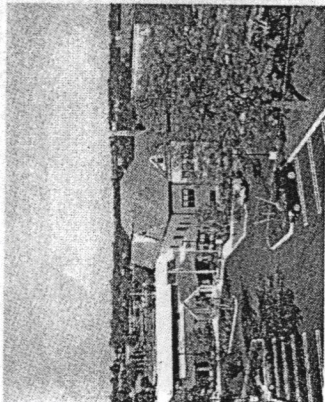
BELMONT SENIOR CENTER



NEEDHAM SENIOR CENTER

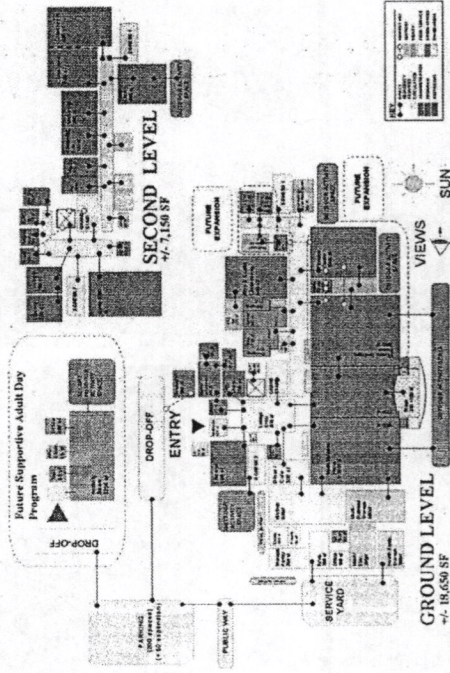


HOUYOKE SENIOR CENTER

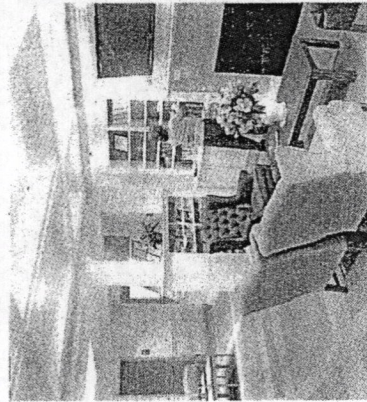


HOUYOKE SENIOR CENTER

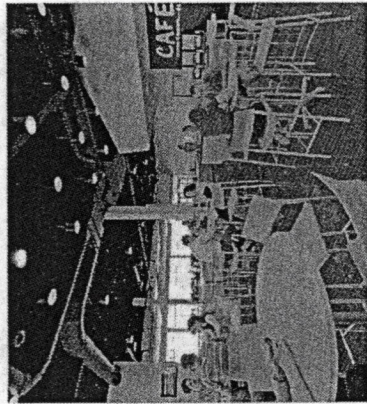
ORGANIZATIONAL DIAGRAM



Chicopee Senior Center Study
Organizational Diagram
Catlin Architecture
01-27-76-2340



Kingston Senior Center



Soutland Christian Church

The EOP Project Team will bring together all their knowledge, experience and staffing resources in order to assure total project success. We share in the belief that the highest level of aspirations should be established and that Lexington's new Senior Citizen Center should exemplify a model for others. Project considerations that we would include in our approach involve:

1. Site Analysis and Design Considerations
 - a. Solar orientation;
 - b. Safe site access and egress;
 - c. View sheds;
 - d. Clear pavement markings to guide drivers and alert them to pedestrian crossings;
 - e. Increased illumination levels during evening hours;
 - f. Convenience of vehicular parking to building entrance;
 - g. Wide parking spaces;
 - h. Avoidance of continuous curbing and uneven pavement in order to assuage tripping;
 - i. Way finding to increase intuitiveness and safety;
 - j. Benches for resting;
 - k. Outdoor relationship to indoors.
2. Building Design Considerations
 - a. Notion of "collapsing environment" to minimize travel distances to program spaces;
 - b. Create warm and welcoming lobby environment that provides appropriate introduction to facility;
 - c. Way finding such as tonal patterns in floor tiles, walls and ceilings;
 - d. Color contrast to assist in way finding and detection of doors openings, level changes, etc.;
 - e. Increase opportunities for socialization and interaction in design of corridors, lobby, lounges, library and nooks of various sizes;
 - f. Adequate restrooms in convenient locations to minimize travel distances;
 - g. Companion restrooms for those needing assistance;
 - h. Sensitivity in locating fixtures and accessories in order to minimize risk of wet floor areas;
 - i. Recognize importance of monumental staircase in two-story structure, and need for enlarged landings for resting spots;
 - j. Design facility to attract and accommodate a broad age range;
 - k. Café model for food service areas in order to increase social opportunities. Relate area to outdoors and lobby;
 - l. Recognize the importance of indoor/outdoor relationships and need to provide outdoor seating area with opportunities for both sunlight and shading;
 - m. Minimize corridor lengths and travel distances;
 - n. Make spaces flexible in order to accommodate variety of tasks and future programs, yet be sensitive that settings impact effectiveness and success;

- d. Advantages of dedicated classrooms and lecture rooms and associated technology.
- e. Dedicated fitness areas with mirrors and appropriate finishes. Sensitivity to safety, supervision, and equipment selection. Appropriate facilities for programs such as yoga, aerobics, stretching and free weights;
- f. Avoidance of unnecessary level changes;
- g. Sensitivity to finishes such as flooring to avoid tripping hazards;
- h. Seating and furniture design for comfort and ease of use;
- i. High NRC for hard of hearing;
- j. Sensitive to mounting height and angles of display boards for ease of reading;
- k. Address accessibility issues through Universal Code Design Standards;
- l. Wi-Fi and computer stations;
- m. Adequate lighting levels providing smooth transitions;
- n. Temperature control.

As indication to the importance of this project and the commitment of the EOP Team, senior firm leadership and experience will be dedicated at all phases. We will work hand and hand with the administration, staff, users and the community at large in order to assure its total success.

When one realizes the impact of a senior center and how it can play a pivotal role in enriching lives, the potentials are humbling. To provide elders with the tools and opportunities to remain independent, healthy and involved is not only a necessity, it is an obligation of society. As architects, it is our responsibility and should be our irrefutable passion to create spaces and aesthetics that enhance and stimulate those that utilize the environments we create. EOP, John Callin and all members of EOP's team can play an integral part in making this project all that it should be.

The EOP Project Team would be honored to be a part of the New Senior Citizen Center and sincerely hope that our qualifications and passion will merit your serious consideration.

Respectfully,

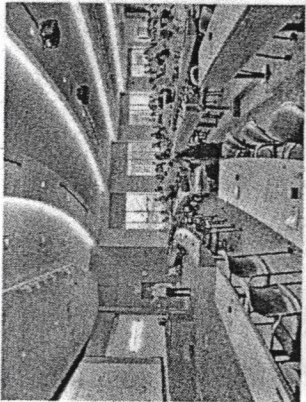
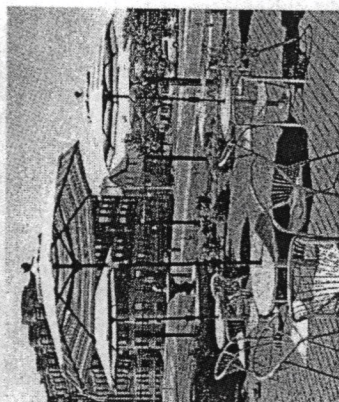
Rick Ekhoff, AIA, LEED AP
Design Principal
EOP Architects



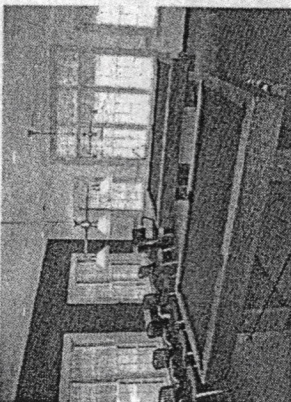
CLUBWAY SENIOR CENTER



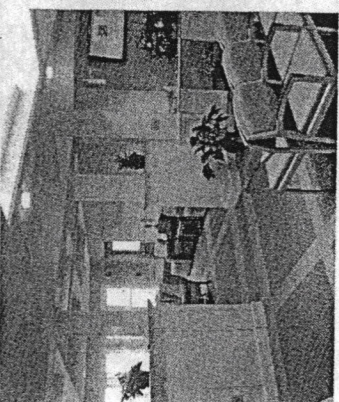
HAYDOCK SENIOR CENTER (ARROW AND BELOW)



UK COLLEGE OF PHARMACY



ERINING SENIOR CENTER



HOUSTON SENIOR CENTER

Submission Requirements

COMPANY INFORMATION & QUALIFICATIONS

In 1981, after working for architectural firms in Chicago, New York and Kentucky, Rick Eknoff and Paul Ochenkoski founded the firm that is known today as EOP Architects. Richard Polk joined the firm in 1984, bringing design skills, technical competency, and management tools that resulted in a partnership position in 1989. In 2006, architect Brent Bruner and interior designer Chris Estes were promoted to principal. Each partner brings a unique area of specialization to the company, rounding out the overall management team and its ability to meet or exceed client expectations.

Based in Lexington, Kentucky, EOP is currently registered, and has completed projects, in more than 30 states as well as in China. Our systematic and steady growth in the architectural marketplace has been based upon client diversification, design response, technical execution and an unwavering commitment to innovative excellence.

As a general practice firm, EOP's portfolio includes a wide variety of project and client types. The firm has provided design services for facilities such as mixed-use buildings, offices, hotels, churches, recreational facilities, medical centers, conference centers, educational facilities, and correctional complexes.

The firm was established and has been operating for over 30 years under the primary philosophy that our most important asset is our clientele. Our commitment to exceeding client expectations, combined with our notable technical and design capabilities has resulted in a repeat or referred client base that accounts for over 70% of the firm's annual workload.

One of EOP's most distinguishing values is our commitment to innovative design, particularly when it comes to owner/user interaction. The EOP culture and project approach center around effectively listening to the client's needs, challenging the status quo, and facilitating the project process through energetic exchanges such as design charrettes. In essence, these charrettes are workshops that bring together the owner and members of the design

team to discuss and develop the best possible aesthetic and functional solutions for the project. EOP strongly believes that the owner/user must be an integral member of the design team and that the final and best solution is a result of understanding the client's needs, exploring the alternatives, and accepting nothing less than excellence.

TRACKING CUSTOMER SATISFACTION

In an effort to both learn from our past endeavors and to continue the strong relationships created during the course of our projects, the EOP team makes use of a post-occupancy communication tool called "The Dig." The purpose of this tool is to dig back to the inception of a project to unearth the vision created at that time. We then learn from the client-how well we were able to turn dreams into reality, and how successfully the project has responded to the client's evolution over time. We are constantly talking to our past clients to discover this information, which, when communicated to our current clients via their design teams, can be invaluable. EOP operates under the primary philosophy that our most important asset is our clientele. EOP's commitment to exceeding client expectations, combined with our notable technical and design capabilities has resulted in a repeat or referred client base that accounts for over 70% of the firm's annual workload. EOP consistently receives positive feedback from past clients. The client review survey completed at the end of the Kentucky Transportation Cabinet Office Building is one excellent example of client satisfaction.

Client Name	Project Name	Year Completed	Client Rating
Kentucky Transportation Cabinet	Office Building	2008	5.0
University of Kentucky	Student Center	2007	4.8
Lexington-Fayette Urban County Government	City Center	2006	4.9
Various	Various	2005-2008	4.5-5.0



LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

TRAINING AND QUALITY CONTROL PROGRAMS

EOP's staff of licensed architects and other professionals continually train and educate themselves to ensure utmost competency in their fields of expertise. As licensed architects in Kentucky, we are required to complete at least 12 hours of certified HSW (health, safety, welfare) continuing education each year. EOP enables and supplements this education by allowing time for and paying for the continuing education of its professionals. We also regularly bring training programs in house and host "Lunch & Learn" sessions in the office featuring design, construction and manufacturer experts that present on specific topics of interest to the firm and the profession.

All of EOP's architectural interns (not yet licensed) are paired with a licensed architect mentor to ensure continued development of the intern's professional skills. We also encourage and assist interns in their pursuit of licensure and participate in the NCARB's IDP (intern development program).

EOP maintains an active and mutually beneficial relationship with the University of Kentucky College of Design. EOP's professionals participate in design classes, sometimes as teachers, sometimes as students and often as jurors sitting in on student project reviews. EOP annually sponsors scholarships for both architecture and interior design students. Two of EOP's principals sit on UK College of Design Advisory Boards.

Quality control is an integral part of EOP's design process, and we believe every member of the project team has a role to play. Our form of quality control is not about catching mistakes...it's about avoiding them. Successful projects depend equally on strong, creative leadership as well as effective management.

Our framework for quality control is based on eight critical elements:

1. Quality Control Plan

- We establish quality control standards at the start of the design process. Our approach to high quality control results from:
- Involving the client team, construction team and

- consultants in establishing the overall team goals and objectives
- Holding independent in-house "concurrent" review of documents during each project phase
- Using Building Information Modeling (BIM), which allows us to thoroughly evaluate constructability, potential system conflicts, and coordinate disciplines within a 3D modeling environment
- Employing full team coordination reviews

2. Commitment of Leadership & Continuity of Team

We involve the whole team from day one; each team member "owns" the project, understands it, and feels a commitment to its success. We become partners with you and are committed to the best possible project outcome.

3. Tailor the Process to Your Decision-Making Structure

We will work with you to develop a process that works for your culture, involving the right people, assuring effective communication with all stakeholders, and structuring alternatives and recommendations in ways that assist in your decision-making.

4. Follow Your Criteria

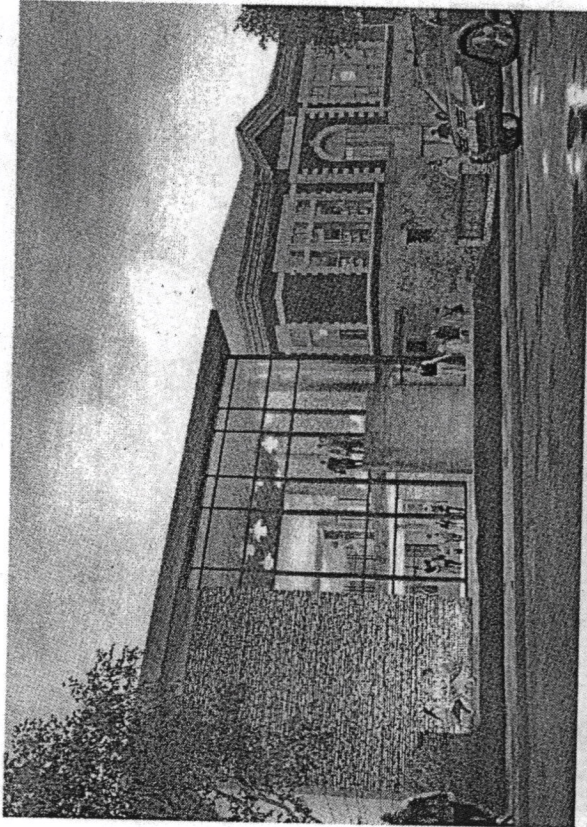
We play by your rules, your criteria and your decisions. Everyone on the team researches your design criteria, space program, and project issues. We set priorities and criteria goals with you and constantly check the design for compliance and quality.

5. Identify and Resolve Conflicts Before Crisis or Delay Occurs

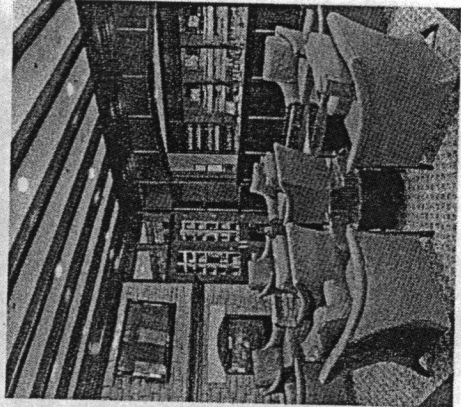
Our extensive experience and ability allow us to identify project concerns before they become problems and help us work with you to identify alternative solutions. Active issue and decision matrices keep the team focused during our weekly project meetings.

6. Provide Rigorous Documentation

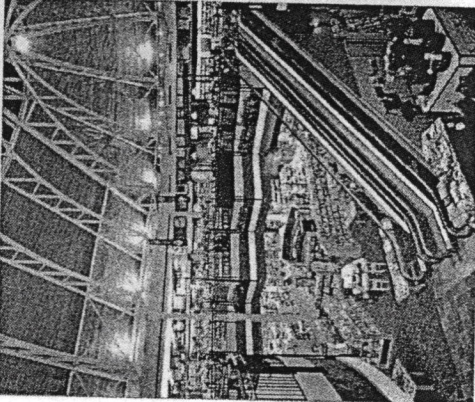
Project processes and decisions are documented and identify action items, due dates, and responsible personnel. Accurate record keeping alleviates misunderstandings and costly backtracking.



PARIS-BOURBON COUNTY PUBLIC LIBRARY



JOSEPH BIRTH (LEFT) THE ART ROOM FACILITY CLUB (ARROWS)



LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT REPAIR CENTER LEHIGH-CITIZEN CENTER

7. Conduct Methodical Plan Checks & Reviews
 We regularly schedule concurrent/in-line reviews with pre-published agendas, checkpoints, and criteria checks. Any changes are corrected immediately and then rechecked. Our reviews ensure coordination and accuracy among all documents, which in turn ensures cost and quality control.

8. Control Costs Continuously
 Throughout the design process, we will help establish workable project budgets, accurately predict cost elements, and minimize time consuming cost/budget reconciliations.

CURRENT EMPLOYEES
 EOP currently employs 22 persons including 17 architects, 2 interior design professionals and 3 administrative professionals.

- PROJECT TEAM**
- EOP Architects** — Architecture/Interiors/Leadership
 - Catlin Architecture** — Senior Center Specialist
 - CMTA Engineers** — MEP Engineering
 - BFMJ** — Structural Engineering
 - Element Design (WBE pending)** — Landscape Architecture and Civil Engineering
 - CSI** — Geotechnical Engineering including Phase II ESA if necessary
 - Paladin (WBE)** — Commissioning
 - Robert Pass** — Cost Estimator

Detailed resumes for key team members can be found in the Appendix of this proposal.

EOP is committing firm principals to this project along with their most senior staff members. **Richard Polk, AIA, LEED AP** has been a principal with the firm for nearly 30 years and will be assigned the duties of project principal-in-charge. Richard completed similar duties on Southland Christian Church Richmond Road Campus as well as the UK College of Pharmacy Building. Richard is also one of the region's leading practitioners of sustainable design.

He was EOP's project principal on the State's first LEED-certified building, Berea College's Lincoln Hall. Richard has been a consultant to the Kentucky Finance Cabinet and helped develop Kentucky's High Performance Building Standards.

Rick Ekhoft, AIA, LEED AP founding principal of EOP, will be EOP's principal in charge of design. Rick has led the design direction for the firm for over 30 years and has been instrumental in establishing the firm's award-winning reputation for innovation and design excellence. Rick's commitment to design excellence can be seen in a number of downtown Lexington projects including Main + Rose (recipient of the AIA award for design excellence), Numi Building, Cratz Park Inn, the Court Square Building renovation and Southland Christian Church. Also of recent notoriety, Rick was design principal on the Outdoor Stadium for the World Equestrian Games at the Kentucky Horse Park.

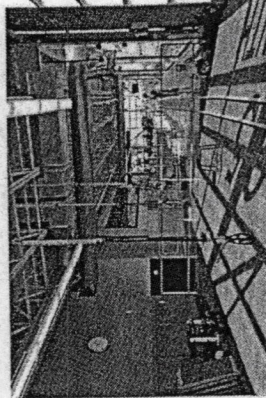
Jason Dunn, AIA, LEED AP will be your project manager. Prior to joining the firm in 2007, he gained valuable experience as a project manager with firms specializing in design and renovation, commercial/retail and residential work. Jason has served as project manager on a wide variety of jobs including educational renovations, food service, retail, commercial and office buildings.

Chris Estes, CID, LEED AP, interior design principal with EOP, will lead firm's role with the programming and interior design portions of the project. Chris has provided these same duties on the Southland Christian Church project as well as similar projects with compatible complexities.

John Catlin is well versed in assessing community needs and efficient design. He has successfully completed adult community center site selection and/or designs for over 50 communities throughout the United States. Through his experience designing for the elderly, he has gained a thorough understanding of the issues specific to these building types from accessibility concerns to increasing the prominence of such centers within their communities.



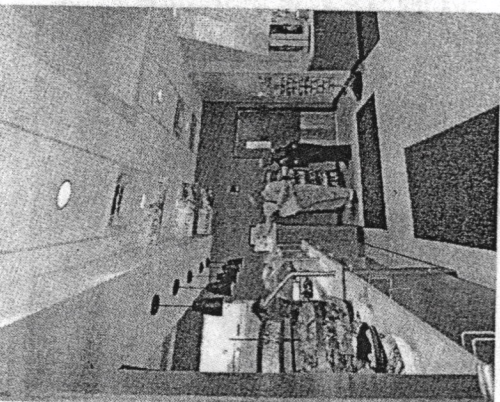
SHORTY FLEMING CENTER



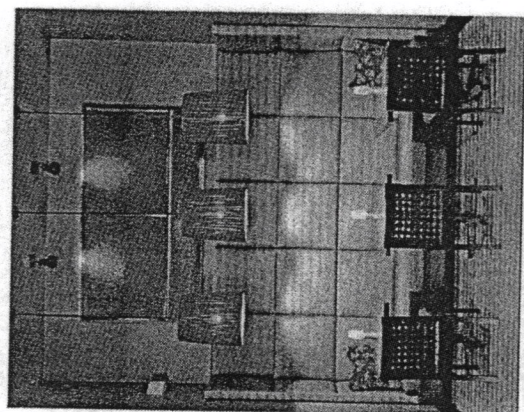
URBAN ACTIVE FITNESS (ABOVE AND BELOW)



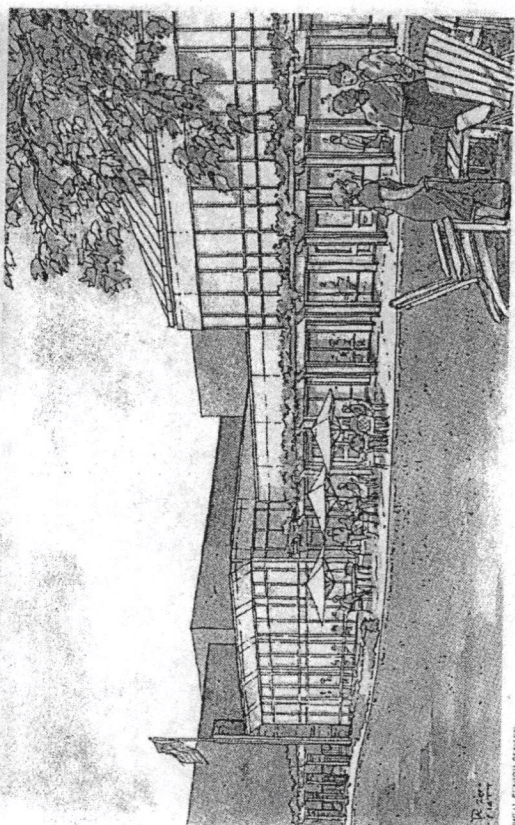
TRANSPORTATION CABINET OFFICE BUILDING CAFE



UNIVERSITY OF KENTUCKY COLLEGE OF PHARMACY



ANNABELLE



LOWELL SCHOOL CENTER

LEWISTON/FAVETTE URBAN COUNTY GOVERNMENT RE-PACED BY LEWISTON/FAVETTE CENTER

David Higgins, RCDD, LEED AP brings a diversified engineering background to the team. Before joining CMTA in 1990, his experience included a Fortune 500 company, General Electric as well as Jackson Utility Division. As MEP Principal-in-Charge, Mr. Higgins will coordinate with the owners, EOP, related stakeholders and the engineering team to define and exceed the expectations of this project.

Donald Crayne, PE, LEED AP has been with CMTA for 30 years and a partner for 20. For this project, Mr. Crayne will manage the MEP team and coordinate with them to meet the expectations of this project. He will ensure that energy-efficient design principles are incorporated into the mechanical, electrical and plumbing systems. He will also serve as lead mechanical engineer and be responsible for mechanical design.

With over 14 years of experience, **William Sharp, PE, LEED AP** will serve as project manager for the electrical engineering. He will be responsible for the production of plans and specifications for the electrical systems to insure the design developed by the team will be executed properly.

Ethan Buell, PE has served as both BFMJ's president and principal-in-charge for over 29 years. During this time he has worked in almost every area of structural engineering responsibility, from design engineer, project manager, providing construction administration services to commercial and residential inspection services, for hundreds of different projects.

Michael L. McReynolds has considerable experience in the design, remodeling and repairs on major buildings all over Kentucky. His concrete design experience is in conventional reinforced and post-tensioned poured-in-place concrete parking structures, precast prestressed frames and steel framed parking structures.

Mark Arnold RLA is a registered landscape architect with over 25 years experience in site design and landscape architecture. He will lead the Element Design team.

Ramona Fry, RLA will serve as project manager for site design and landscape architecture. Her primary responsi-

bilities at include project design, project management and preparation of construction documents.

Clint Abbott, PE is a registered civil engineer with 14 years of experience in grading, drainage, potable water distribution supply and treatment, sanitary sewer collection and treatment, floodplain regulations, and geotechnical issues such as sub-grade preparation for structures, soil classification, and strength of materials.

Bruce Hatcher, PE has successfully completed geotechnical explorations and geotechnical design work on many high-risk projects in the Ohio and Tennessee River Valleys. His specific project experience includes over 75 senior citizens and community building projects.

Candice Rogers, CCP, CxA, LEED AP understands the business behind the buildings. She leads commissioning process development for Paladin's projects, defines project goals and performance criteria, manages the commissioning process, and works to assure that Owners receive the best systems possible.

Richard Burks, PE, CCP has extensive experience in the requirements of mechanical, plumbing, electrical and control systems operation. Of particular importance to this project is Mr. Burks' familiarity with electrical systems design, controls and HVAC equipment. This knowledge enables him to perform high level design review and prepare functional tests to verify sequence of operation consistency.

With over 25 years of cost estimating experience, **Robert Pass** has experience in the preparation of estimates at all levels of detail from conceptual design to construction documents for a large number of projects and experience with using Corps of Engineers software, M-CAGES. He will coordinate all elements of the estimate, which includes architectural, structural, civil, mechanical and electrical.

EOP has worked with CMTA, BFMJ, Element Design, CSI and Robert Pass on more than 200 projects in the past 10 years.

ute to the downtown urban core, both aesthetically and functionally, and create an engaging, pedestrian-friendly streetscape along Main Street. The goal was to create the look and feel of a converted industrial warehouse, a building-type associated with the origins of the modern loft movement. **Cost:** \$20,000,000 **Contact:** Phil Holubek (859) 225-3476

University of Kentucky College of Pharmacy Building, Lexington, KY

The University of Kentucky College of Pharmacy / Biological Pharmaceutical Complex consists of approximately 300,000 sq ft of space on seven levels, including a full basement and a mechanical penthouse. The facility is the first academic building constructed on UK's new Academic Medical Center Education and Research Campus. The facility contains approximately 40% academic & administrative space and 60% research space. Two 220-seat stepped lecture halls, teaching lab suite, patient assessment and interaction suite and a variety of other classroom types are included. Research facilities include over 120,000 sq ft of biology, pharmaceutical and chemistry laboratories. **Cost:** \$132 million **Contact:** Dall Clark, Capital Project Management Division (859) 257-5911.

Urban Active Fitness (now LA Fitness), Lexington, KY

Now LA Fitness in Palomar, this former Urban Active is a two-story new fitness facility featuring open cardio and strength training areas, a separate women's strength training area, a swimming pool, facilities for basketball, racquetball, spinning and aerobics, as well as tanning beds and a juice bar. **Cost:** \$3,400,000. **Contact:** Mark Yates (859) 252-5993.

Breckinridge Elementary School, Lexington, KY

The 50,330 sq ft addition includes new classrooms, a media center administration area, preschool classrooms, cafeteria, and kitchen. The 22,300 sq ft renovation includes mechanical and electrical upgrades, as well as accessibility and site improvements. **Cost:** \$12,145,000 **Contact:** Bill Wallace (859) 381-3829

FIRM'S RECENT EXPERIENCE

Detailed project experience can be found in the Appendix of this proposal.

EOP's work includes relative project components such as classroom, food service, fitness, flexible meeting and multi-purpose rooms, libraries, health care and administrative offices. A few of EOP's notable projects in the Lexington area include:

Southland Christian Church, Lexington, KY

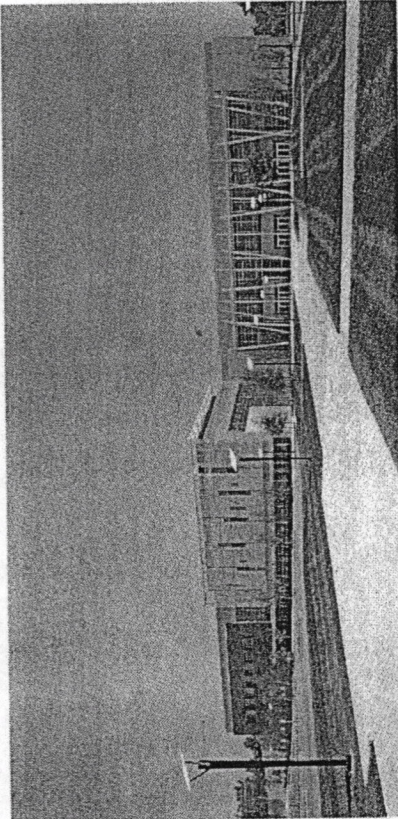
EOP's design for Southland Christian Church transforms the vacant Lexington Mall on Richmond Road into an additional campus for the church. Southland requested a contemporary, iconic design that is welcoming, inspirational and transformational. The 140,000 sq ft space that formerly housed Dillard's department store has been renovated into educational spaces. A 49,000 sq ft addition houses a 2,800-seat worship center. The project includes the redevelopment of the 30-acre campus. The plan includes a plaza and parking for 1,800 vehicles. **Cost:** \$21,318,000. **Contact:** Craig Avery (859) 619-8292

Kentucky Horse Park Alltech Outdoor Stadium, Lexington, KY

Challenges included designing a 30,000-seat arena for the World Equestrian Games that also had to function as a 7,500-seat all weather arena for ongoing legacy events after the Games. Other features include a 7,000 SF two-level hospitality suite, and areas for both hospitality tents and training adjacent to the stadium. The concourse is below the seating with three banks of permanent concessions and three banks of restrooms. All seating is fully ADA accessible. The stadium is sited to emphasize the lake beyond the show field, with the temporary seating positioned to back up to the lake. **Cost:** \$21,000,000 **Contact:** John Nicholson (859) 259-4208

Main + Rose Mixed-Use Development, Lexington, KY

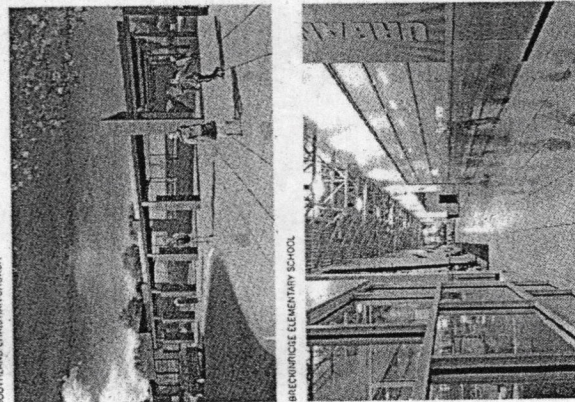
Main + Rose took what was once a large blighted parking lot at the eastern entry to downtown Lexington and transformed it into a vibrant mixed-used development, bringing urban living to a largely neglected market. The design team explored numerous options that would contrib-



SOUTHLAND CHRISTIAN CHURCH



BRECKINRIDGE ELEMENTARY SCHOOL



URBAN ACTIVE BUCKHEAD

URBAN ACTIVE BAKERY SQUARE