

LACY & COMPANY



Lacy & Company was founded in 1972 and has successfully provided a wide range of real estate and construction related services. Company principals have personal involvement in every engagement from start to finish, and our clients gain an experienced partner who persistently advocates for their best interests. Lacy & Company maintains strong relationships with local civic and industry leaders and is dedicated to improving the cultural and economic growth of our metropolitan area.



The Nelson-Atkins Museum of Art
Bloch Building Expansion / Renovations
1999 - 2007

OWNER REPRESENTATION for Construction Projects

Lacy & Company is one of Kansas City’s most experienced providers of Owner Representation Services, having assisted clients with over \$1 Billion in construction, including:

- Office Buildings
- Hospitals / Medical Buildings
- Higher Education Facilities
- Museum Projects
- Schools / Athletic Facilities
- Libraries / Community Center
- Livestock / Agricultural Event Arenas
- Corporate Headquarters
- Continuing Care Retirement
- Parking Garages
- Zoo Exhibits
- Veterinary Clinic
- Historic Renovations



Film Row Office Building Renovations at 17th & Wyandotte – 2014-2017

“We chose Lacy & Company because of the highest possible recommendation from two separate sources. For me they are set apart from other consultants by my absolute trust in them.”

Barnett C. Helzberg, Jr.
Founder
University Academy Charter School

Owner Representation is often referred to as Program Management or Development Management. It is the comprehensive oversight of a development or construction project on the Owner's behalf. Hiring an effective Owner's Representative saves the Owner time and money, and results in a higher quality, more functional, and more efficient building. Lacy & Company's Owner Representation services generally encompass the following:



Rockhurst University – Sedgwick Hall

2019-2022

- Site development, zoning, and permit approvals
- Budget, program, schedule compliance
- Project organization / decision-making
- Financing support
- Contract negotiation
- Management of activities of architect, general contractor, engineers, and consultants
- Invoice approvals / project accounting / cash flow projections
- Change order management
- Recommendations during planning, design and construction to add value

Lacy & Company can also help with feasibility studies, RFQ/RFP selection processes, furniture and equipment procurement, operating cost projections, board presentations, development incentive assistance, LEED certification, or other individual services that may be desired. Projects we manage for clients are highly organized and are completed on time and within budget. We add significant value, especially when retained early during initial planning. Savings are generally realized by the Owner significantly in excess of our fees.



JE Dunn National Headquarters 2006-2009

“Your organization has done much to expedite the progress of each project by bringing to bear on each owner, designer and contractor the need to make timely decisions if a schedule is to be maintained. It has also been apparent to me that your company is very knowledgeable about the construction process, as contrasted to many owners when this is a first-time process.”

William H. Dunn, Sr.
Chairman Emeritus
JE Dunn Construction

CONSTRUCTION LOAN MONITORING



Since 2006, Lacy & Company has been providing third party Construction Loan Monitoring services to Kansas City area banks and lenders. These services include the following key components:

- Pre-Construction Project Review
- Site Visits / Photo Documentation of Construction
- Verification of Contract Documentation/Change Orders
- Evaluation of Work in Place / Percentage Complete
- Conditional / Unconditional Lien Release Tracking
- Construction Schedule Evaluation
- Review of Contractor’s Applications for Payment and supporting documentation



Power & Light Building Apartments
Kansas City, MO

Each month during construction, Lacy & Company prepares a thorough written report to the bank describing our findings and listing any discrepancies that should be resolved prior to the release of funds. Our reports are completed in a timely and professional manner, and our services are cost efficient.

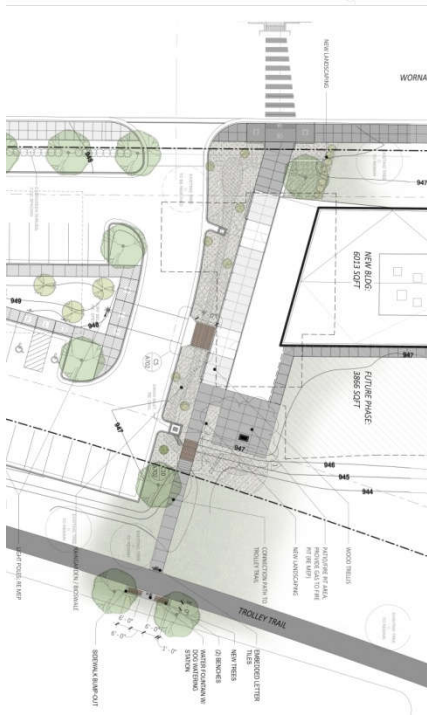


The Baltimore Club – Kansas City, Mo.



Logistics Park KC – Edgerton, KS

CONSULTING



Consulting services related to real estate, development, construction, and financing are provided on a fee for service basis. We have provided consulting services for sophisticated clients and specialize in challenging assignments:

- Land use / zoning
- Strategic master planning
- Troubleshooting building problems
- RFP's for Developers, Architects, Contractors
- Real estate pre-purchase due diligence
- Feasibility analysis for construction
- Distressed property solutions
- Permanent / construction financing assistance
- Tax increment financing / compliance reporting

REAL ESTATE BROKERAGE



Lacy & Company represents clients in buying and selling all types of investment real estate. We have also represented both landlords and tenants in lease transactions. Through market analysis, financial modeling, and risk assessment, we provide our clients with the tools needed to make informed decisions. We are skilled at negotiating the best value for our clients and handle every detail in the transaction.

Peter Lacy has been a licensed real estate broker in Kansas and Missouri since 1993.

PETER T. LACY, President

CRE, CCIM, LEED AP



Peter T. Lacy

Education

Bachelor of Arts
Washington University, St. Louis
1992

Designations

Real Estate Broker
Kansas & Missouri
Since 1993

CCIM - Certified Commercial
Investment Member
Since 1998

LEED® Accredited Professional
(U.S. Green Building Council)
Since 2006

CRE - The Counselors of Real Estate
Since 2007

Professional / Civic Involvement

Centurions - Greater KC Chamber 98-99

The Barstow School
Board of Trustees 2009 - 2020
Board Chair 2015-2017

University Academy Supporting
Foundation Director 2021-present

Peter T. Lacy joined Lacy & Company in 1992 and has served as President since 1997. His experience includes management of major construction and renovation projects in Kansas City, property sales and acquisitions, office leasing and construction loan consulting. His wide range of experience places him in the forefront of Kansas City real estate professionals, and he is one of only a handful of members of The Counselors of Real Estate (CRE) in the metropolitan area.

Under Peter's leadership, Lacy & Company pioneered the field of Owner Representation in Kansas City, and has assisted clients with over \$1 Billion in construction including Educational, Office, Medical, Museum, Historic Renovations, Library projects, and Event Arenas.

Peter Lacy handles Lacy & Company's Owner Representation assignments personally, and only takes on 3 to 4 major projects at a time. This approach allows Lacy & Company to provide the best level of service possible to clients.

Some of the highlights of Peter's career are his work as the Owner's Representative for Saint Luke's South Hospital Campus, University Academy Charter School, and the Bloch Building expansion and renovations at the Nelson-Atkins Museum of Art. Recent Owner Representation engagements include the renovation of Sedgwick Hall at Rockhurst University, redevelopment of multiple office and commercial properties in the Crossroads Arts District, and development of the New American Royal Complex in Kansas City, Kansas.

VINCE SCHIAVONE



Education / License

MBA, Finance
Rockhurst University, 2000
BS, Civil Engineering
Rutgers University, 1995
Real Estate Licensee
Missouri, 2007

Community

Humane Society of Greater KC
Board Support, ongoing
Newhouse
Board of Directors, 2004-2009
Fundraising Chair, 2006-2008

Client Experience

Rockhurst University
American Royal
Hammes Partners
Developing Potential
3D Development
LANE4 Property Group
Kansas City Public Library
UMB Bank
Crossfirst Bank
Humane Society, Greater KC
HS Law, LLC
Copaken Brooks
William Jewell College
University of KS Hospital
Lincoln Property Company
Freedom Companies

Vince's background includes estimating and project management positions at general contracting firms on the East Coast and the Midwest. While with JE Dunn Construction Company and others, Vince led or played key roles in the management of a myriad of projects ranging from a downtown parking garage with a tight footprint to a hundred million dollar water treatment plant; a historic chapel renovation to the restoration of a tornado ravaged college campus; hospital expansions and upgrades to a brand new \$50M+ regional hospital in Illinois to the fast track construction of the University of Kansas Heart Hospital. When in a project leadership role, almost without fail, profitability was protected or enhanced throughout, and projects met or surpassed the clients' expectations of quality.

Building upon the experience of successful construction management, Vince also founded, operated, and sold two successful commercial subcontracting businesses. With trademark attention to detail, Vince helped grow these companies to \$8M within the first three years, and \$2.5M during the 2007-2009 construction recession, respectively.

Rounding out this variety of roles, Vince has provided Owner's Representation services for developers, landlords, and tenants in projects widely ranging in complexity, at every level from program design to pre-construction to closeout and move-in. From green- space development and infrastructure to new building construction, custom renovations to simple tenant finish improvements, Vince assembles qualified team members in a fair and competitive environment, and manages expectations of all parties to optimize the risk/reward ratio, resulting in successful and profitable projects for his clients.

PROFESSIONAL DESIGNATIONS



The Counselors of Real Estate - CRE

The Counselors of Real Estate is a professional membership organization created in 1953 for top level professionals in the field of real property advisory services, or real estate counseling. Limited to approximately 1100 members worldwide, membership is by invitation only based on significant history of experience over a period of ten years.



A real estate counselor is an advisor who brings a broad range of real estate experience and technical competency to assignments for clients. While objective in analysis, the Counselor directs his/her efforts toward the client's best interests through evaluation of options, advocacy of the client's interests and/or development of appropriate strategies. Counselors are paid for their advice on a fee basis at a rate commensurate with the service rendered to the client.

Certified Commercial Investment Member - CCIM

The CCIM Institute confers the Certified Commercial Investment Member (CCIM) designation and is an affiliate of the National Association of REALTORS® (NAR). A CCIM is a recognized expert in the disciplines of commercial and investment real estate.



After fulfilling extensive educational requirements and submitting a portfolio of real estate engagements for review, CCIM candidates must successfully complete a comprehensive examination to earn the CCIM designation. This designation process ensures that CCIMs are proficient both in theory and in practice. Only six percent of the estimated 150,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program, but also why it is one of the most coveted and respected designations in the industry.

LEED Accredited Professional - LEED® AP

The LEED Professional Accreditation is administered by the Green Building Certification Institute (GBCI) on behalf of the United States Green Building Council (USGBC). LEED is the acronym for Leadership in Energy and Environmental Design. LEED AP's are building industry professionals who have demonstrated a thorough understanding of green building practices and the LEED® Green Building Rating System™. The LEED AP credential indicates that the professional has the knowledge and skills to facilitate the LEED certification process.



PROJECT EXPERIENCE

OWNER REPRESENTATION



INSTITUTIONAL / PUBLIC SPACES

New American Royal Complex



Currently Under Construction – Completion in 2026
1 Million SF Agricultural Events Center
5000 Seat Arena / Multipurpose Arena / Outdoor Arena
Livestock Barn / Exhibition Hall
Educational Exhibits / Auditorium / AR Offices
Architect: Multistudio
Contractor: JE Dunn Construction
Value: \$350 Million

The Kansas City Zoo Elephant Exhibit



Water Features, Accessible Viewing, Life Support Building,
Restrooms, Tram Stops, Outdoor Dining, Shade Structures
Completion Date: 2020
Value: \$10 million
Architect: PGAV
Contractor: JE Dunn Construction

The Kansas City Public Library Northeast Branch Renovation



Total Renovation / Expansion of 15,000 SF Library Branch
Completion Date: 2020
Value: \$4 million
Architect: The Clark Enerson Partners
Contractor: Herner Construction

The Kansas City Zoo Various Projects



New Catering / Restroom Building for Large Zoo Events
New Tree Kangaroo Exhibit
New Camel Feeding Deck
New Cheetah and Baboon Holding Buildings
Completion Date: 2019
Value: \$3 million
Architect: WDM Architecture
Contractor: Centric

PROJECT EXPERIENCE

OWNER REPRESENTATION



INSTITUTIONAL / PUBLIC

(Continued)

Nelson-Atkins Museum of Art American and American Indian Art Galleries



13,372 SF Renovation and Installation
Completion Date: 2009
Value: \$17 million
Architect: BNIM Architects
Contractor: McCownGordon Construction

Kansas City Public Library Bluford Branch Renovations



15,000 SF Renovation
Library Branch
Year Completed: 2009
Value: \$1.3 million
Architect: SFS Architects
Contractor: JE Dunn Construction

Truman Forum Auditorium Kansas City Public Library Plaza Branch



12,000 SF Auditorium and
Public Meeting Facilities
Year Completed: 2008
Value: \$3 million
Architect - ASAI Architecture
Contractor - Turner Construction

The Nelson-Atkins Museum of Art Bloch Building and Museum Renovations



165,000 SF Bloch Building
Year Completed: 2007
Value: \$196.3 million
Architects: Steven Holl Architects / BNIM
Contractor: JE Dunn Construction

Linda Hall Library for Science Engineering & Technology



220,000 SF Renovation / Expansion
Year Completed: 2006
Value: \$18.5 million
Architect - Peckham Guyton Albers Veits
Contractor - JE Dunn Construction

PROJECT EXPERIENCE

OWNER REPRESENTATION



EDUCATIONAL

Developing Potential, Inc.



Day Habilitation Center for Developmentally Disabled Adults
Classrooms / Therapy Rooms / Dining / Offices
Year Completed 2023
Value: \$6 million
Architect: WSKF Architects
Contractor: Rothwell Construction

Rockhurst University Sedgwick Hall Health Sciences Building Renovation



Academic Building Renovations / Addition
Nursing Program Classrooms / Labs / Simulation Space
Year Completed 2022
Value: \$23 million
Architect: Helix Architecture + Design
Contractor: JE Dunn Construction

University Academy Charter School Sports Complex



Turf Field / Stadium Bleachers / Press Box
Concessions / Restrooms / Storage Buildings
Year Completed: 2016
Value: \$ 3 million
Architect: The Hollis & Miller Group
Contractor: Straub Construction

Park University – Norrington Hall



12,500 SF Library Commons
Café / Art Gallery / Offices / Study Space
Completion Date: Summer 2016
Value: \$4 million
Architect: Helix Architecture + Design
Contractor: JE Dunn Construction

Rockhurst University – Arrupe Hall



68,000 SF Academic Building
500 Seat Lecture Hall
Completion Date: Summer 2015
Value: \$25 million
Architect: Gould Evans Architects
Contractor: JE Dunn Construction

PROJECT EXPERIENCE

OWNER REPRESENTATION



EDUCATIONAL

(Continued)

William Jewell College – Pryor Learning Commons



25,261 SF Library Commons – Design Phase
Completion Date: August 2013
Value: \$10 million
Architect: Gould Evans Architects
Contractor: JE Dunn Construction

William Jewell College – Shumaker Hall



45,000 SF, 2-story Sorority
Complex and Greek Commons
Year Completed: 2009
Value: \$13.8 million
Architect - Gould Evans Architects
Contractor - JE Dunn Construction

St. Paul's Episcopal Day School – Early Childhood Center



27,000 SF Early Childhood Center
Year Completed: 2009
Value: \$8.2 million
Architect: Gastinger Walker Harden
Contractor: JE Dunn Construction

University Academy Charter School



172,000 SF New K-12 School
Year Completed: 2005
Value: \$39.5 million
Architect: The Hollis & Miller Group
Contractor: JE Dunn Construction

The Children's Center Campus



50,000 SF Facility for The Children's Center for
the Visually Impaired, The Children's Therapeutic
Learning Center, and the YWCA of Kansas City
Year Completed: 1998
Value: \$11 million
Architect: BNIM Architects
Contractor: JE Dunn Construction

PROJECT EXPERIENCE

OWNER REPRESENTATION



HEALTH CARE

HCA Lees Summit Surgery Center



18,000 SF Surgery Center
Year Completed: 2024
Value: \$15 Million
Architect: ACI Boland
Contractor: JE Dunn Construction

HCA Blue River Surgery Center



22,400 SF Surgery Center
Year Completed: 2024
Value: \$17 Million
Architect: ACI Boland
Contractor: JE Dunn Construction

Wright Memorial Hospital



59,000 SF 25-Bed Critical Access Hospital
Trenton, Missouri
Year Completed: 2011
Value: \$30 million
Architect: ACI/Boland
Contractor: JE Dunn Construction

Bishop Spencer Place



125,000 SF Continuing Care
Retirement Center 4-story Expansion
Year Completed: 2006
Value: \$24.8 million
Architect: SFCS Architects
Contractor: JE Dunn Construction

Saint Luke's South Hospital Campus



250,000 SF Hospital
Year Completed: 1998
Value: \$40 million
Architect: Architectural Consultants, Inc.
Contractor: JE Dunn Construction

PROJECT EXPERIENCE

OWNER REPRESENTATION



PARKING STRUCTURES

Webster House Garage



188 Car Parking Garage
Completion Date: November 2013
Value: \$6 million
Architect: Helix Architecture + Design
Contractor: McCownGordon Construction

Rockhurst University



420 Car Parking Garage
10,000 SF Retail Space
Year Completed: 2011
Value: \$9 million
Architect: BNIM Architects
Contractor: JE Dunn Construction

The Nelson-Atkins Museum of Art



450 Car Parking Garage
Year Completed: 2002
Value: \$23 million
Architects: Steven Holl Architects / BNIM
Contractor: JE Dunn Construction

Tower Properties Company



7-level, 625 Car Parking Structure
Year Completed: 1999
Value: \$9.3 million
Architect: BNIM Architects
Contractor: JE Dunn Construction

PROJECT EXPERIENCE

OWNER REPRESENTATION



OFFICE BUILDINGS

220 West 18th Street



22,000 SF Office Building Renovation / Garage
Former MGM and Universal Pictures Buildings
Completion Date: 2025
Value: \$12 million
Architect: Helix Architecture + Design
Contractor: Rau Construction

520 West Pennway



35,000 SF Historic Renovation to Former
McQueeney Lock Building
Completion Date: April 2018
Value: \$10 million
Architect: KEM Studio
Contractor: Centric Projects

1720 Wyandotte



8,500 SF Renovation to Former
Film Row Building
Completion Date: August 2017
Value: \$1 million
Contractor: Centric Projects

1700 Wyandotte



10,000 SF Renovation to Former
Universal Film Company Building
Completion Date: December 2015
Value: \$1.5 million
Architect: Helix Architecture + Design
Contractor: JE Dunn Construction Company

1706-10 Wyandotte



12,500 SF Renovation to Former
Film Row Building
Completion Date: December 2015
Value: \$2.5 million
Architect: Helix Architecture + Design
Contractor: JE Dunn Construction Company

PROJECT EXPERIENCE

OWNER REPRESENTATION



OFFICE BUILDINGS

(Continued)

1808-1814 Main Street



10,000 SF Renovation to Former Western Blue Building
Completion Date: July 2013
Value: \$1 million
Architect: El Dorado Architects
Contractor: Centric Projects

Vitagraph Film Exchange Building



40,000 SF Historic Renovation and 38 Car Parking Garage with Roof Deck
Year Completed: 2010
Value: \$24 million
Architect: Helix Architecture + Design
Contractor: S.M. Wilson Construction

JE Dunn Construction Company Headquarters



204,000 SF 5-story National Corporate Headquarters
Year Completed: 2009
Architects: 360 Architecture / BNIM
Contractor: JE Dunn Construction

Ewing Marion Kauffman Foundation Headquarters



138,000 SF Renovation
Year Completed: 2008
Value: \$13 million
Architect: 360 Architecture
Contractor: JE Dunn Construction

Commerce Bancshares – St. Louis



44,000 SF Renovation Corporate Headquarters, Clayton, Missouri
Year Completed: 1999
Value: \$11 million
Architect: Mackey Mitchell Associates
Contractor: Tarlton Construction

PROJECT EXPERIENCE

OWNER REPRESENTATION



OFFICE BUILDINGS

(Continued)

Saint Luke's South Medical Office Building



100,000 SF Medical Office Building
Year Completed: 1998
Value: \$15 million
Architect: Architectural Consultants, Inc.
Contractor: JE Dunn Construction

OTHER PROJECTS

1718 Baltimore



5,000 SF Retail Building with Public Parklet
In Crossroads Neighborhood
Completion Date: 2025
Value: \$4,000,000
Architect: Helix Architecture + Design
Contractor: Rau Construction Company

St. Andrew's Episcopal Church
HJ's Community Center



6,000 SF Community Center Building
In Brookside Neighborhood
Year Completed: 2018
Value: \$2,500,000
Architect: DRAW Architecture
Contractor: Centric Projects

Mission Hills Country Club Renovations /
Fitness Addition



17,000 SF Renovation and Addition
2 Story Fitness Addition / Pool Pavilion Bldg.
Year Completed: 2017
Value: \$6,500,000
Architect: Gastinger Walker &
Contractor: Centric Projects

PROJECT EXPERIENCE

OWNER REPRESENTATION



OTHER PROJECTS

(Continued)

1706 Baltimore



5,000 SF Renovation for Neighborhood Market
(now leased to Orange Theory Fitness)
Year Completed: 2014
Value: \$750,000
Architect: Helix Architecture + Design
Contractor: Centric Projects

Wayside Waifs



13,000 SF Expansion / Renovation
Veterinary Clinic
Year Completed: 2013
Value: \$5.3 million
Architect: Tevis Architects
Contractor: JE Dunn Construction

Plaza North Townhomes



5 Single Family Attached Townhomes – 10,000 SF
St. Luke's Hospital Foundation / Westport Today
Completed: 2014
Value: \$1.5 Million
Architect: NSPJ Architects
Contractor: Kevin Green Homes