

## **South Bend Heritage Foundation Construction Resume**

South Bend Heritage Foundation, Inc. (SBHF) was incorporated in 1974 to work throughout South Bend, Indiana and surrounding St. Joseph County; however, its primary focus has been in the Near West Side neighborhood of South Bend. Since its incorporation, South Bend Heritage Foundation has invested approximately \$45 million in residential and commercial development. SBHF has also been involved in over \$350 million in construction projects serving as the initiator of complex urban developments. SBHF owns 286 rental units across four residential projects and several scattered sites. SBHF also manages 180,000 square feet of commercial, cultural and educational space in seven buildings. A significant part of South Bend Heritage Foundation's development work is the renovation of single-family homes and development of multifamily housing and commercial projects.

When originally founded, SBHF concentrated on historic preservation and the promotion of home ownership through historic home renovation and house moves. Over the past 35 years the SBHF staff has grown from 2 fulltime to 11 fulltime and 5 part time staff that includes a staff architect and construction manager. In 1990, SBHF expanded its focus to include the development of large scale multifamily residential and commercial construction projects. Today, SBHF counts 30+ major residential and commercial construction developments as part of its portfolio.

### **South Bend Heritage Foundation Staff**

The core SBHF Construction Team is comprised of Marco Mariani, Executive Director, Jeff Gibney, Director of Real Estate, Brad Dixon, Construction Manager, Pat Lynch, Staff Architect and Judy Kukla, Director of Administration and Human Resources.

#### ***Brad Dixon, Construction Manager/Facilities Director***

Brad is responsible for construction project management and team coordination of all projects including training for project management operations. Brad's responsibilities include negotiating and contracting all lower level contractors, establishing critical path schedules, reviewing submittals and shop drawings, establishing schedules of values/budget and coordinating field and office responsibilities. Brad has over 35 years of extensive experience in construction project management including overseeing \$70+million in construction investment over the course of his career. Brad joined SBHF in 2010 and is a LEED accredited professional and a Licensed Lead Abatement Supervisor. His extensive background in large scale construction projects allows SBHF to expand its ability to serve as lead developer and contractor in future residential and commercial construction projects. (See included resume.)

#### ***Patrick Lynch, Staff Architect / Project Manager***

Pat designs and manages single and multi-family residential and commercial adaptive reuse projects. He creates the initial design and preliminary specifications and compiles the bid packages. He has created SBHF's own specification software and standardized the spec elements that create the "SBHF look". He also provides design and construction oversight to all projects undertaken by SBHF. Pat joined SBHF in 2003 after having previously worked as an intern for 2 years while he earned his B.S. in Architecture from the University of Notre Dame. Pat has rehabbed over 30 homes since joining SBHF in 2003 and is also a historic preservation specialist. (See included resume.)

**Judy Kukla, Director of Administration/ Human Resources**

Judy works with the SBHF Executive Director and Program Development Director in the financial management of all SBHF accounts. Judy is responsible for all financial record keeping and contractual compliance for complex local, state and federal funding contracts including CDBG, HOME and Low Income Housing Tax Credit (LIHTC). Judy manages all SBHF billing for general contractors, working with the contractors and other SBHF staff to insure that construction contracts and billing are in compliance with required reporting procedures. Judy also works closely with property managers at SBHF multifamily residential in maintaining financial records and assists in solving daily issues that arise in the management of properties. Judy earned a B.A. in Political Science and M.P.A. from the School of Public and Environmental Affairs, both at Indiana University South Bend.

**Jeff Gibney, Director of Planning & Real Estate Development**

Jeff plans and develops SBHF's residential and commercial real estate projects taking them through the entire predevelopment stage and overseeing the construction/rehab and sale. He is also responsible for SBHF's contractual initiative with the Northeast Neighborhood Revitalization Organization (NNRO) which includes the development of 55 single family homes. Jeff joined SBHF in 2013, after serving many years as the Director of Community & Economic Development for the City of South Bend. During his career Jeff also served as the founder and first Executive Director of South Bend Heritage Foundation. Jeff's extensive background in urban design and project development also translates into the ability to review and monitor all SBHF housing and construction pro formas.

**Marco Mariani, Executive Director**

Marco joined South Bend Heritage Foundation as Executive Director in January 2011. Marco brings over 17 years of experience in community and economic development to SBHF. As Executive Director he manages all financial performance within a \$5.8 million dollar budget, directs a staff of 16 (FT & PT) and is responsible for all operations.

Prior to joining South Bend Heritage Foundation, Marco served as the Executive Director of Downtown South Bend, Inc. (DTSB). In his capacity as Executive Director, he managed the organization's day to day operations, also providing fiscal management and discharged all marketing, public relations and business assistance activities. For many years, Marco was the Assistant Director for the City of South Bend Division of Community Development and managed a wide variety of projects and programs ranging from annexation and housing development to commercial corridor revitalization.

**South Bend Heritage Foundation – Major Construction Projects**

South Bend Heritage Foundation has supervised new construction, commercial and residential renovation on \$45,000,000 worth of construction projects over the past 35 years. SBHF has also served as the owner's representative on numerous major construction and renovation projects. During project construction, SBHF typically serves as site supervisor and assists in the daily supervision of sub-contractors and the monitoring of contracts and construction progress.

**Patrick Lynch Resume– Staff Architect**

**South Bend Heritage Foundation 2003-present**

**New Construction**

- Madison Center Res. Facility – 711 Turnock Street 2005 \$ 400,000

- Oaklawn Residential Facility – 1025 West Jefferson 2010-2011 \$ 450,000
- Logan Center Residential Facility – 907 Cottage Grove 2010-2011 \$ 500,000
- Studebaker Museum (Owner’s Representative) 2005 \$2,500,000

**Single Family Home major renovations 2003-2010 \$4,200,000**

- 17 houses for NNRO
- 25 houses for SBHF

**Commercial Renovations**

- Studio 815 2004-2005 \$ 275,000
- Natatorium 2006-2010
- \$1,300,000
- SBHF office space addition 2004 \$ 180,000
- Clark O’Neal Funeral Home adaptive reuse 2004 \$ 175,000
- 919 W. Colfax Apt. Renovation (triplex) 2005 \$ 300,000
- Robertson’s apartments ADA upgrades 2005 \$ 100,000
- Osborne Building Apartments renovation 2006 \$ 350,000
- Studebaker Archive Building (Owner’s Representative) 2006 \$ 1,100,000
- Bendix Physician office 2008 \$ 500,000
- Salvation Army Offices 2008 \$ 175,000
- West Washington Homes 2009-2011 \$3,400,000  
& Historic Dunbar Renovation
- Hansel Center 2008-present \$2,500,000
- Charles Martin Youth Center Re-roof and insulation 2010 \$ 115,000
- 909 W Colfax renovation 2011 \$ 268,000
- Heritage Homes Southeast renovation 2010-present \$3,000,000

**Commercial Demolitions**

- Oil Express 2006 \$ 80,000
- Basic Machine 2006 \$ 125,000
- 905 Western Avenue 2006 \$ 40,000

**House Moves**

- SBHF has moved over 30 houses in the Near West Side neighborhood in its history)
- Chapin Street (two houses for Studebaker Museum) 2004 \$ 325,000
- 812 Thomas 2004 \$ 250,000

**Brad Dixon Resume– Construction Manager**

2010- Present

Project Manager

*South Bend Heritage Foundation, South Bend, Indiana*

Duties include oversight of all construction related projects and services.

Management of physical plant and multiple real estate sites, both

developed and under development. Assist staff architect with specification

writing, design review and contracting. Work with staff to develop means and methods to increase efficiency and productivity.

- 2008- October 2009 Senior Project Manager  
***Kaser-Spraker Construction, Inc., South Bend, Indiana***  
Commercial and Design/build contractor. Duties are similar to those listed below with emphasis on design initiation with client. Instructed staff on LEED principals and training to pass accreditation testing.
- 2002- 2008 Project Manager  
***DJ Construction Co., Inc., Goshen, Indiana***  
Design/build contractor. Duties are similar to those listed below with emphasis on design initiation with client. Introduced Sure Trak scheduling system and taught its use to office personnel. Helped to upgrade protocols based on previous work experience.
- 2000-July 2002 Project Manager  
***Lantz Construction, Winchester, Virginia***  
The following duties outline my general responsibilities assigned to this position: project management oversight and team coordination of all projects; training for project management operations; assist to coordinate safety and safety protocol; assist with estimating oversight and tracking; assist the president with short and long term company planning and strategy; other duties as assigned by the president.
- 1993-June 2000 Project Manager  
***Lantz Construction, Broadway, Virginia***  
Work included “team” concept of construction management. Team engineer, estimator, project manager and superintendent outlined critical areas, lead times, schedule, equipment requirements and manpower needs. Responsibilities included: Negotiating and contracting all lower level contractors, establish critical path schedules, review submittals and shop drawings, establish schedule of values/budget, coordinate field and office responsibilities. Served as liaison between owner and contractor.
- 1990-1993 Project Manager  
***Kent James Construction, Williamsburg, Virginia***  
Responsibilities included: Assisted with takeoffs and estimating, established submittal registers and logs, reviewed submittals for approval, established schedule of values and progress schedules with critical path charts, coordinated change orders with owner and architect.
- 1987-1990 Project Manager/Vice-President  
***Scripture Building Corp., Harrisonburg Operations, Harrisonburg, Va.***  
Responsibilities included: Created project budgets, established construction schedules, coordinated subcontractors, controlled inventory

and supplies, coordinated field personnel, liaison between office, field operations and clients.

- 1984-1987                      Project Manager  
*DMI Corporation, Williamsburg, Virginia*  
Responsibilities included: Project manager for all phases of construction of Hunters Ridge Student Condominium project, Harrisonburg, Virginia. Also acted as rental manager for 108 units while constructing complex. Maintained bookkeeping for builder account, rental and escrow accounts.
- 1980-1984                      Owner/Operator  
*D & D Woodcraft, Williamsburg, Virginia*  
Owned and operated cabinet and mill shop specializing in custom cabinets and mill work. Created designs for cabinets, mill work and furniture. Met with clients, supervised three employees, met payrolls, and coordinated all operations.
- 1974-1980                      Field Engineer  
*Bush Development Company, Norfolk, Virginia*  
Responsibilities included: Supervised crew of five men during construction of townhouse complex (Winster Fax) located in “Kingsmill on the James,” Williamsburg. Lay off buildings, controlled supplies and inventory, maintained manpower status and completion schedule, inspected completed units.

**Brad Dixon – Major Projects During the Last Fifteen Years Include:**

- Business Law School, College of William and Mary, Williamsburg, Va. – \$4.8 million
- Warehams Point Complex, “Kingsmill on the James”, Williamsburg, Va. – \$3.4 million
- Central High School, Woodstock, Va. – \$2.8 million
- Sysco Food Products, Harrisonburg, Va. – \$4.9 million
- Spotswood High School, McGaheysville, Va. – \$4.3 million
- Shelburne Middle School, Staunton, Va. – \$7.6 million
- BRCC Library and Chemistry Complex, Palm Bay, FL. – \$9.4 million
- Prince William Juvenile Detention Center, Manassas, Va. – \$5.8 million
- Farm Bureau Credit Union- Corporate office – Goshen, IN - \$14.2 million
- Associated Mennonite Biblical Seminary- Library addition – Elkhart, IN - \$6 million
- Laidig Systems- 2<sup>nd</sup> story Office addition- Mishawaka, IN - \$2 million
- Albright United Methodist Church- Mishawaka, IN - \$3 million
- Historic Dunbar/West Washington Rehabilitation, South Bend, IN - \$3.5 million

## **Detail on Major SBHF Projects**

### **West Washington Place & Historic Dunbar Corner – 1992/1993 & 2010**

Originally developed in 1993, South Bend Heritage Foundation coordinated the purchase of several sites on West Washington Street, including residential and commercial facilities. SBHF was charged with relocating residents and demolishing existing properties. Following the demolition, SBHF served as the developer and owner's representative throughout construction of West Washington Homes. While SBHF utilized an architectural firm for initial design conceptualization, SBHF crafted the overall design vision for West Washington Homes to resemble single family residences. West Washington Homes consists of 7 triplex and 22 duplex residences with a mix of 2 and 3 bedroom apartments for a total of 29 buildings and 65 individual units.

The Historic Dunbar Corner development completed in 1992 served as an opportunity to enhance an already existing multifamily property located within SBHF's target neighborhood. SBHF secured funding from LIHTC and Historic Preservation Credits to rehabilitate seven (7) large historic homes into a mix of 1, 2 and 3 bedroom units for a total of 15 apartments. Renovation on Historic Dunbar required extensive planning and preparation due to the extra compliance with Historic Preservation Credits. SBHF oversaw the entire renovation, monitoring the work of both the general contractor and the sub contractors.

In 2009, SBHF secured LIHTC funding to renovate West Washington Homes and Historic Dunbar Corner. The re-syndication of these developments into a single entity presented SBHF with the opportunity to invest in the necessary upgrades to make the properties more energy efficient and enhance the properties long term viability. In addition to new roofs, kitchens and bathrooms, the \$7.3 million project included the installation of geothermal heating and cooling units. SBHF supervised the general contractor through the entire process (bid award, onsite management of LIHTC compliance issues related to construction and lead abatement process at Historic Dunbar Corner).

### **Studebaker National Museum/Studebaker Archives & Chapin Street Revitalization 1996 – 2006**

In 1996, South Bend Heritage Foundation began the creation of extensive development plans for Chapin Street. Consisting of a three phase construction and renovation project, Chapin Street is now home to the majority of SBHF's commercial portfolio, including Chapin West and Chapin Market I & Chapin Market II. SBHF began the development of Chapin Street by acquiring sites for commercial construction and buildings for commercial renovation. Several single family residences were also acquired during the development process to later be moved to new locations in the neighborhood.

From 1996-1999, SBHF invested several million dollars in new construction development along Chapin Street. Throughout the process, SBHF provided general oversight of site clearance, demolition, renovation and construction of all facilities involved in the development. The Chapin Street revitalization project includes Chapin West, a 8,100 sq. ft. four store front renovation project currently housing the offices of the Salvation Army, Chapin Market I, a 25,000 sq. ft. newly constructed building occupied by Sav-a-lot grocery store and the Sister Maura Brannick Clinic, and Chapin Market II, a 13,000 sq. ft. retail building.

In 2005, SBHF served as the Owner's Representative for the new \$2.5 million Studebaker National Museum. South Bend Heritage Foundation was selected to oversee the project based on the work needed to acquire the land for the development and experience in overseeing other large scale commercial development. SBHF worked with several home owners to move their residences to nearby locations in order to position the Studebaker National Museum adjacent to the Northern Indiana Center for History.

South Bend Heritage represented the City of South Bend Board of Public Works throughout the construction of the museum. SBHF also facilitated the joining of the Studebaker Museum with the existing structure of the Center for History.

Much the same as the process with the Studebaker Museum, in 2006 SBHF was enlisted to help renovate the vacant Jelly's Bar into the new Studebaker Archives building. The \$1.1 million Archives Building renovation was designed and developed by SBHF staff architect Pat Lynch. Pat was also responsible for creating bid packages, awarding work to the general contractor and oversight of construction throughout the renovation.

### **Blume's Building– 1999-2002/2004**

This former neighborhood pharmacy was purchased and renovated over a three year period to become the corporate headquarters of South Bend Heritage Foundation. SBHF raised the funds and served as the general contractor in the adaptive reuse of the existing 10,800 sq. ft. building. The project totaled over \$1M in investment for the neighborhood. SBHF also designed and developed Studio 815, a former muffler shop located on its campus property. Studio 815 has alternatively served to bring the arts to under represented populations located on the city's west side and currently houses Project Impact, a not-for-profit committed to job training.

### **Civil Rights Heritage Center -2006-2010**

In 2006, South Bend Heritage Foundation was contracted by Indiana University South Bend to transform the Engman Natatorium into the IUSB Civil Rights Heritage Center. The \$1.3 million project required extensive renovation, demolition of the original indoor swimming center and construction of an additional 1,000 sq. ft. meeting room. The outdoor Peace Garden fashioned in the form of the former pool was modeled after the gardens found on the grounds of Martin Luther King's home. The design of the Center was the work of Pat Lynch who also oversaw the construction of the facility.

### **Bendix Family Physicians – 2008**

SBHF served as the developer and the Owner's Representative for the 4,100 sq. ft. Bendix Family Physicians renovation. The \$500,000 renovation of the vacant physician's office was a coordinated development with St. Joseph Regional Medical Center, Memorial Hospital of South Bend and SBHF. Staff Architect, Pat Lynch developed the architectural plans and coordinated the bid process, overseeing the renovation through completion.

### **Scattered Site Rehab 2003-2011**

Over the past 35 years SBHF has renovated over 150 single family homes. Between 2003 – 2011, current SBHF Staff Architect, Pat Lynch was responsible for the design and construction oversight of 32 single family and multifamily home renovations. Home renovations totaled over \$4 million in construction investment. These renovation projects were located throughout the Near West Side and North East neighborhoods. Pat was responsible for monitoring all construction and renovation, working with the general contractor to direct and inspect the work of all subcontractors. Most homes renovated were single family residences requiring complex "gut rehab". Renovations also included the \$250,000 Osborn Building project which was adapted from 8 apartments to 6 units and the \$300,000 W. Colfax tri-plex development.

## **SBHF Recent/Current Construction Projects**

### **New Construction**

Oaklawn Residential Facilities – 1025 West Jefferson & 1247 Campeau (Complete)

Logan Center Residential Facility – 907 Cottage Grove (Complete)

Hill Street Single-Family Homes 5 (Complete)

### **Single Family Home major renovations**

802 LaSalle Avenue (Complete)

121 S. Chapin Street (Complete)

1313 Bissell (Complete)

Hodes Historic Homes (In Process)

### **Commercial/Multi Family Renovations**

909 W Colfax renovation (Complete)

Robertson's Apartments Renovation (Roof & Windows, Exterior)- Complete

Historic Ruston Senior Apartments (LIHTC 23 units) (Complete October 2013)

Indiana University School of Medicine Health Clinic (Marycrest Building- In process)

Chapin St. Apartments (In-process)

Lincolnway West Quad (In-Process)