

# NAIOP-MD 2012 Awards of Excellence Winners

## Individual Awards

**Lifetime Achievement Award** | *Winner: Rand Griffin* | *Company: Corporate Office Properties Trust*

**Greg Masi Volunteer Award** | *Winner: Connie Rhodes* | *Company: Rhodes Development, LLC*

**F. Patrick Hughes Legislative Award** | *Winner: Tom Pilon* | *Company: St. John Properties, Inc.*

**Rising Star Award** | *Winner: Taylor Fields* | *Company: James F. Knott Realty Group*

**Brokerage Award** | *Winner: James Lighthizer* | *Company: Chesapeake Real Estate Group*

**Service Provider Award** | *Winner: Nancy Ferrell* | *Company: NorthMarq Capital*

**Distinguished Merit Award** | *Winner: Fredrick Glassberg* (posthumously)

## Project & Transaction Awards

*Category: Best Adaptive Reuse Retail* | *Winner: Maryland Executive Park* | *Company: St. John Properties, Inc.*

Nominees: Windsor Station, Maryland Executive Park, SciTech Services  
Maryland Executive Park Vendors:

General Contractor: St. John Properties, Inc.  
Building Architect: Brasher Design  
Mechanical/Electrical Engineer: Smith Mechanical and JDL Electric  
Civil Engineer: Matis Warfield, Inc., and St. John Properties, Inc.  
Landscape Architect: Human & Rohde, Inc.

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*Category: LEED Interior - Tenant Fitout* | *Winner: US Army Corps of Engineers NBP300* | *Company: Corporate Office Properties Trust*

Nominees: Centric Business Systems, US Army Corps of Engineers NBP300  
US Army Corps of Engineers NBP300 Vendors:

General Contractor: Riparius Construction  
Building Architect: Whitman, Requardt & Associates  
Mechanical/Electrical Engineer: Whitman, Requardt & Associates  
Property Manager(s): Corporate Offices Property Trust

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*Category: **Best LEED Office** | Winner: **National Business Park 324** | Company: **US Army Corps of Engineers & Corporate Office Properties Trust***

Nominees: EmersonOne, National Business Park 324, The Offices at McHenry Row, Walter's Edge Building IV

National Business Park 324 Vendors:

General Contractor: Whiting-Turner Contracting Company

Building Architect: Gensler

Mechanical/Electrical Engineer: TAI

Property Manager(s): Corporate Office Property Trust

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*Category: **Best Mid-Rise Office** | Winner: **Walter's Edge Building IV** | Company: **Manekin LLC***

Nominees: The GATE, The Offices at McHenry Row, NBP 308, EmersonOne, Walter's Edge Building IV

Walter's Edge Building IV Vendors:

General Contractor: Manekin Construction

Building Architect: Brasher Design

Mechanical/Electrical Engineer: Schlenger/Pitz, Inc.

Civil Engineer: GWS

Broker(s) Listing and Co-op: Manekin LLC

Property Manager(s): Manekin LLC

Lender/Financial Intermediary: M & T Bank

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*Category: **Best Mixed Use Suburban** | Winner: **Maple Lawn** | Company: **St. John Properties, Inc.***

Nominees: Power Plant Live!, Maple Lawn, McHenry Row

Maple Lawn Vendors:

General Contractor: St. John Properties, Inc.

Building Architect: Design Collective and Penza

Civil Engineer: Gutschick, Little & Weber, P.A.

Landscape Architect: Design Collective and Human & Rohde, Inc.

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*Category: **Best Mixed Use Urban** | Winner: **McHenry Row** | Company: **Mark Sapperstein***

Nominees: Power Plant Live!, Maple Lawn, McHenry Row

McHenry Row Vendors:

General Contractor: Kinsley Construction Company

Building Architect: The Martin Architectural Group

Mechanical/Electrical Engineer: RMF Engineering

Civil Engineer: STV Engineering

Interior Designer: Gobell Lee Design

Landscape Architect: STV Engineering

Broker(s) Listing and Co-op: KLNB, LLC

Property Manager(s): Paragon Commercial Property Management

Lender/Financial Intermediary: M&T Bank

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*Category: **Best Retail Rehab** | Winner: **Power Plant Live!** | Company: **The Cordish Companies***

Nominees: The Corner Stable, 1407 Clarkview Road, Power Plant Live!

Power Plant Live! Vendors:

General Contractor: The Cordish Companies  
Building Architect: Knauer, Inc.  
Mechanical/Electrical Engineer: Good News Electric  
Civil Engineer: STV Engineering  
Interior Designer: Knauer, Inc.  
Landscape Architect: He'-Ui, Inc.  
Broker(s) Listing and Co-op: The Cordish Companies  
Property Manager(s): The Cordish Companies

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*Category: **Best Office Park** | Winner: **The National Business Park** | Company: **Corporate Office Properties Trust***

Nominees: The GATE, The National Business Park

The National Business Park Vendors:

Property Manager(s): Corporate Office Property Trust

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*Category: **Best Office Rehab** | Winner: **George Howard Building** | Company: **Garver Development Group***

Nominees: 10 North Park Drive Renovation, George Howard Building, Windsor Station

George Howard Building Vendors:

General Contractor: Clark Interiors  
Building Architect: CMSS  
Mechanical/Electrical Engineer: Vanderweil  
Civil Engineer: DMW  
Interior Designer: Arris, a Design Studio, Inc.  
Landscape Architect: DMW

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*Category: **Best Retail** | Winner: **McHenry Row** | Company: **Mark Sapperstein***

Nominees: Buckingham Retail, McHenry Row

McHenry Row Vendors:

General Contractor: Chesapeake Contracting Group  
Building Architect: Bignell Watkins Hasser Architects, P.C.  
Mechanical/Electrical Engineer: Dwyer Engineering, Inc.  
Civil Engineer: STV Engineering  
Landscape Architect: STV Engineering  
Broker(s) Listing and Co-op: KLNb, LLC  
Property Manager(s): 28 Walker  
Lender/Financial Intermediary: M&T Bank

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*Category: **Best Social Impact** | Winner: **9/11 Memorial of Maryland** | Company: **Randall Griffin of Corporate Office Properties Trust***

Nominees: 9/11 Memorial of Maryland

9/11 Memorial of Maryland Vendors:

General Contractor: The Whiting-Turner Contracting Company

Building Architect: Ziger/Snead

Mechanical/Electrical Engineer: WR&A and Robert Silman Associates

Landscape Architect: Mahan Rykiel Associates

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*Category: **Best Industrial Transaction** | Winner: **Federal Express** | Company: **Preston Scheffenacker Properties***

Nominees: Federal Express

Federal Express Vendors:

Buyer/Tenant: American Realty Capital

Seller/Landlord: Wedell-HFR II, LLC

Broker(s): Cushman & Wakefield

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*Category: **Most Creative Financial Transaction** | Winner: **McHenry Row** | Company: **Mark Sapperstein***

Nominees: McHenry Row

McHenry Row Vendors:

Seller/Landlord: 28 Walker

Broker(s): Street Sense, KLNb, and Cushman Wakefield

Lender/Financial Intermediary: M & T Bank

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*Category: **Best Adaptive Reuse Office** | Winner: **Windsor Station** | Company: **Preston Scheffenacker Properties***

Nominees: Maryland Executive Park, SciTech Services, Windsor Station

Windsor Station Vendors:

General Contractor: Glen Arm Building

Building Architect: Hofmann Architects, Inc.

Mechanical/Electrical Engineer: Smith Mechanical

Civil Engineer: Century Engineering

Landscape Architect: Live Green Landscape Association

Broker(s) Listing and Co-op: Cushman & Wakefield

Property Manager(s): Cushman & Wakefield

Lender/Financial Intermediary: PNC Bank

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*Category:* **Best Build-to-Suit Office** | *Winner:* **Raytheon at The GATE (APG)** | *Company:* **St. John Properties, Inc.**

Nominees: Baltimore Crossroads @95 Building G, Centric Business Systems, Raytheon at The GATE (APG)  
Raytheon at The GATE (APG) Vendors:

General Contractor: St. John Properties, Inc.  
Building Architect: Opus and Gensler  
Mechanical/Electrical Engineer: Smith Mechanical and Bopat Electric  
Civil Engineer: Century Engineering  
Interior Designer: Aumen Anser, Inc., and Gensler  
Landscape Architect: Human & Rohde, Inc.

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*Category:* **Community Impact Award** | *Winner:* **The Mary Catherine Bunting Center at Mercy** |  
*Company:* **The Whiting-Turner Contracting Company**

Nominees: George Howard Building Rehab, The Mary Catherine Bunting Center at Mercy  
The Mary Catherine Bunting Center at Mercy Vendors:

General Contractor: The Whiting-Turner Contracting Company  
Building Architect: Ellerbe Becket (AECOM)  
Mechanical/Electrical Engineer: Ellerbe Becket (AECOM)  
Civil Engineer: Whitman, Requardt & Associates  
Interior Designer: Gensler  
Landscape Architect: Mahan Rykiel Associates  
Lender/Financial Intermediary: Maryland Health & Higher Education Facilities Authority

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*Category:* **Environmentally Friendly Award** | *Winner:* **St. John Properties, Inc. Corporate Headquarters LEED-EBOM** | *Company:* **St. John Properties, Inc.**

Nominees: 100 Painters Mill Road, St. John Properties, Inc. Corporate Headquarters LEED-EBOM  
St. John Properties, Inc. Corporate Headquarters LEED-EBOM Vendors:

General Contractor: St. John Properties, Inc.  
Mechanical/Electrical Engineer: Smith Mechanical

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*Category:* **Environmentally Friendly Award** | *Winner:* **Liberty Place** | *Company:* **Liberty Property Trust**

Nominees: Clark Commons at The National Business Park, Liberty Place, The Offices at McHenry Row, UMB BioPark

Liberty Place Vendors:

General Contractor: Atlantic Builders Group, Inc.  
Building Architect: Cathers and Associates, Inc.  
Mechanical/Electrical Engineer: Bala Consulting Engineers, Inc.  
Civil Engineer: Daft McCune Walker, Inc.  
Interior Designer: Cathers and Associates, Inc.  
Landscape Architect: The Brickman Group  
Property Manager(s): Liberty Property Trust

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*Category: **Best Flex Building** | Winner: **Centric Business Systems** | Company: **Merritt Properties, LLC***

Nominees: Baltimore Crossroads @95 Building G, Centric Business Systems, Maple Lawn Building E (Kaiser Permanente)

Centric Business Systems Vendors:

General Contractor: Merritt Construction Services  
Building Architect: Curry Architects  
Mechanical/Electrical Engineer: Fidelity Engineering  
Civil Engineer: Baltimore Land Design Group  
Interior Designer: Nancy Foreman Design  
Landscape Architect: The Brickman Group  
Broker(s) Listing and Co-op: NAI/KLNB  
Property Manager(s): Merritt Properties  
Lender/Financial Intermediary: People's Bank

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*Category: **Historical Renovation** | Winner: **Maryland State House Dome Restoration** | Company: **Coakley & Williams Construction, Inc.***

Nominees: Maryland State House Dome Restoration, Thomas Hunter Lowe House of Delegates Office Building

Maryland State Dome House Restoration Vendors:

General Contractor: Coakley & Williams Construction, Inc.  
Building Architect: Zeiger/Snead Architects  
Mechanical/Electrical Engineer: Ariosa & Company, LLC  
Property Manager(s): Maryland Department of General Services

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*Category: **Best Industrial Redevelopment** | Winner: **Candlewood** | Company: **DVA Architects, LLC***

Nominees: Candlewood

Candlewood Vendors:

General Contractor: Glen Arm Construction  
Building Architect: DVA Architects, LLC  
Mechanical/Electrical Engineer: SDI Design, LLC  
Civil Engineer: Development Design Consultants  
Landscape Architect: Development Design Consultants  
Broker(s) Listing and Co-op: CB Richard Ellis  
Property Manager(s): Corporate Office Property Trust

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*Category: **Best Industrial Rehab Exterior** | Winner: **Ridge Engineering** | Company: **Merritt Construction Services, LLC***

Nominees: Candlewood, Ridge Engineering, Under Armour Innovation Lab

Ridge Engineering Vendors:

General Contractor: Merritt Construction Services  
Building Architect: Arium AE  
Mechanical/Electrical Engineer: JLR Mechanical & Electrical Design  
Civil Engineer: BPR, Inc.  
Interior Designer: Arium AE

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*Category: **Best Industrial Rehab Interior** | Winner: **Under Armour Innovation Lab** | Company: **Gensler***

Nominees: Candlewood, Ridge Engineering, Under Armour Innovation Lab

Under Armour Innovation Lab Vendors:

General Contractor: Turner Construction Company  
Building Architect: Gensler  
Mechanical/Electrical Engineer: Morris & Richie Associates  
Civil Engineer: Morris & Richie Associates  
Interior Designer: Gensler

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*Category: **Best Interior Public/Common Areas** | Winner: **EmersonOne** | Company: **Emerson Holdings, LLC***

Nominees: EmersonOne, McHenry Row – West Building Amenities

EmersonOne Vendors:

General Contractor: The Conlan Company  
Building Architect: Hofmann Associates, Inc.  
Mechanical/Electrical Engineer: Schlenger/Pitz & Associates  
Civil Engineer: Daft McCune Walker  
Interior Designer: Inside Out Designs  
Landscape Architect: Daft McCune Walker  
Broker(s) Listing and Co-op: Ryan Commercial Management  
Property Manager(s): Highpoint Commercial Management  
Lender/Financial Intermediary: Susquehanna Bank

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*Category: **Best Interior - Tenant Fitout** | Winner: **Colfax, Maple Lawn** | Company: **St. John Properties, Inc.***

Nominees: Colfax Maple Lawn, Hobo Bags, Merritt Athletic Clubs – Towson, Zynga – Yorkridge Center South

Colfax, Maple Lawn Vendors:

General Contractor: St. John Properties, Inc.

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*Category: **Best Office Transaction** | Winner: **Kratos Defense sublease to Computer Sciences Corporation** | Company: **Jones Lang LaSalle***

Nominees: Kratos Defense sublease to Computer Sciences Corporation

Kratos Defense sublease to CSC Vendors:

Buyer/Tenant: Computer Sciences Corporation

Seller/Landlord: Kratos Defense

Broker(s): JLL, CSC, and Kratos Defense

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*Category:* **Best Historical Renovation** | *Winner:* **1407 Clarkview Road, LLC** | *Company:* **Continental Realty Corporation**

Nominees: 1407 Clarkview Road, LLC

1407 Clarkview Road, LLC Vendors:

General Contractor: Chesapeake Contracting Group

Building Architect: Brasher Design

Mechanical/Electrical Engineer: Spears Engineering, Inc.

Civil Engineer: Matis Warfield

Landscape Architect: Farrand & English, Inc.

Broker(s) Listing and Co-op: Continental Realty Group

Property Manager(s): Continental Realty Group