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## 2019 AIA Fellowship

Nominee Joseph Caprile

Organization JLL

Location Chicago, Illinois

Chapter AIA Illinois; AIA Chicago

### Category of Nomination

Object 5 - Alternative Career

### Summary Statement

Joseph Caprile has led the transformation of underutilized public and civic spaces into meaningful destinations through his real estate knowledge and architectural advocacy and vision.

### Education

Harvard Graduate School of Design Cambridge, Massachusetts 1990 (1 year)

Certificate received for attending course "Managing the Design Firm"

University of Illinois Champaign-Urbana, Illinois 1968-1973 (5 years) Bachelor of Arts in Architecture

### Licensed in: Illinois

### Employment

Jones Lang LaSalle (2006-present, 12 years)

Lohan Caprile Goettsch Architects (2002-2006, 4 years), formerly Lohan Associates

Lohan Associates (1981-2002, 21 years)

Fitch/Larocca Architects (1978-1981, 3 years)

Kessler-Merci Architects (1975-1978, 3 years)

International Design (1973-1975, 2 years)



October 9, 2018

Mary P. Cox, FAIA  
Chair, Jury of Fellows  
The American Institute of Architects  
1735 New York Ave., NW  
Washington, DC 20006-5292

**RE: Joseph Caprile Fellowship Nomination, Category 5: Alternative**

Dear Ms. Cox and Jury of Fellows,

I am honored and pleased to nominate Joseph Caprile for Fellowship in the American Institute of Architects. Joe Caprile and I have known each other since 1981, when he joined my firm Lohan Associates as an architect. Very quickly, it became evident that Joe had a particular talent and interest in the production and leadership of architectural projects. Because of his outstanding performance in this area, he quickly rose to become an Associate and Project Manager in 1984 and a Principal of the firm in 1990.

In 2002, the name of the firm was changed to Lohan Caprile Goettsch Architects as an expression of his successful and responsible management, not only of projects, but also of the firm as a whole. A few years thereafter, in 2006, he was recruited by the global real estate firm Jones Lang LaSalle (JLL) as a Vice President and began his work as a very competent Manager on the client side. By all accounts, and this submission shows the details of his career, Joe Caprile has served the profession with excellence in many immeasurable ways by organizing and managing the entire process of creating buildings/places that help create great cities.

Specifically, there are two projects that come to mind where his role as Project Manager was the key to bringing these two projects to a very successful conclusion in terms of budget and schedule, the TRW Headquarters, a 500,000 sf corporate office building in Cleveland, Ohio and the Soldier Field Football Stadium at the lakefront in the City of Chicago. Joe Caprile's responsibility and expertise was to lead the large group of diverse disciplines into a smoothly functioning team. He was extremely successful in doing so, which is evident by the fact that the Soldier Field Football Stadium, a \$600 Million project, was designed and built in 2.5 years on schedule. I know he has been playing similar roles on major projects at JLL and by all accounts, he continues to be effective and successful.

Additionally, it must be mentioned that Joe Caprile, during the years at Lohan Associates, also served on the AIA Chicago Chapter Board of Directors and in 2003, became the president of the Chicago AIA.

The profession of architecture represents a multi-faceted team effort that requires the talent and abilities of many related professionals. In my opinion, the role of a highly experienced Project Manager is as important as the talent of the designer. It is with this thought in mind that I strongly recommend Joe Caprile for Fellowship in the AIA. His performance in the many years of my knowing him has been remarkable and noteworthy.

Very sincerely yours,

Wight & Company  
Dirk Lohan, FAIA, Principal

# 1.0 Summary of Achievements

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## Statement

**Joseph Caprile has led the transformation of underutilized public and civic spaces into meaningful destinations through his real estate knowledge and architectural advocacy and vision.**

## Summary of Achievements

Joe has evolved his decades-long experience in the architecture profession into a leadership role at JLL, a global commercial real estate firm, leveraging his influence to keep good design and expert project management at the table throughout all phases of large-scale development projects that have directly affected the urban experience. The result has led to a body of work and influence that has advanced both the real estate and architecture industries and contributed to the public good.

### Transformative Body of Work

Over the past 40 years, Joe has **tirelessly given back to his hometown of Chicago**, along with other cities both nationally and internationally, by **transforming underutilized spaces into thoughtful, dynamic places**, maximized in potential. For example, when working on Chicago's greatest public draw **Navy Pier** in 2011, he played a critical pro bono role in creating the Centennial Vision, a framework plan to bring major improvements to an aging destination that lacked modern amenities. He organized an international design competition to execute those upgrades, and as a result, Navy Pier currently features numerous major attractions, including a gateway park, an improved boardwalk, and a signature wave-like exterior grand staircase that provides graceful entry into the Pier buildings. Due to Joe's efforts, vision and skills, the world's largest public pier and one of Chicago's most visited attractions was reborn.

Converting spaces into destinations has been a hallmark of Joe's career. **Chicago's Union Station** suffered from sparse amenities and deferred maintenance. In 2016, working with city leaders, local transit officials and Amtrak, Joe assembled a team tasked with conceptualizing improvements and developed a response that would turn the old station into a modern transit hub and a commercial anchor in the West Loop. The work underway at Union Station now is built heavily from his efforts and master planning.

As a practicing architect, Joe created positive impactful places. As President of Management for Lohan Caprile Goettsch architects, Joe led a \$600 million effort to turn **Chicago's Soldier Field**, a crumbling 80-year-old lakefront stadium, into a modern facility. Under an aggressive 30-month construction timeline, Joe managed a team of city officials, construction experts, architects and engineers to convert Soldier Field into an iconic multi-purpose stadium, encircled by lush parkland and beautiful landscaping, that is fully accessible to the public year-round.

He has also spent a considerable amount of his career working across the United States and internationally. He was instrumental in broadening his architecture firm's practice into China when the need to expand the firm into untapped foreign markets became apparent around the 1990s. His bold leadership and ability to form meaningful relationships in China yielded major commissions, most notably the Suzhou International Tower in Suzhou.

### AIA Involvement & Advancing the Profession

Alongside his career, Joe has maintained a remarkably impactful leadership role with the AIA and has helped the Chicago Chapter increase membership and sponsorship, introduce new awards to celebrate sustainability, and expand the scope of the large firm roundtable. Having served on the Board for five years and as President of the Chicago Chapter, Joe's expertise in the field has built consensus, stimulated interest and motivated others to the advancement of the AIA.

### Community Impact

As an active member of his community, Joe has used his unique real estate and architectural talents to help various organizations realize their visions and achieve their goals. In addition to his work with the Chicago Building Congress, Joe has also helped the First Presbyterian Church and Roycemore School in Evanston, Illinois to transform their respective facilities in regard to relocations, renovations and lease negotiations.

**Joe has kept major cities at the forefront of architectural innovation by working on groundbreaking development projects through the real estate side of the business, while revitalizing and unifying existing areas in the city through the architectural side.** Joe has led an extremely transformative and impactful career, much like that of his projects. The breadth of his body of work—locally, nationally and internationally—continues to have a lasting impact on the built environment and serves as an inspiration to others in the profession.

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## 2.1.1 Summary

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### Nominee's Education

Name / Location	Number of Years	Degree
University of Illinois Champaign-Urbana, Illinois	1968 – 1973 (5 years)	Bachelor of Arts in Architecture
Harvard Graduate School of Design Cambridge, Massachusetts	1990 (1 year)	Office of Special Programs “Managing the Design Firm” Certificate

### State(s) or Territory(ies) where nominee is licensed to practice architecture

Licensed Architect: Illinois

NCARB Certified

### Nominee's Work History

Jones Lang LaSalle

Lohan Caprile Goettsch Architects

Lohan Associates

Fitch/Larocca Architects

Kessler-Merci Architects

International Design (design-build company)

### Category Five – Alternative Career

Real Estate Services

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## 2.1.2 Positions held

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### FIRM LEADERSHIP

- **Jones Lang LaSalle (JLL)**

Managing Director, 2014 to present

Senior Vice President, 2013 to 2014

Vice President, 2006 to 2013

Joseph Caprile, AIA, is a Managing Director at Jones Lang LaSalle, one of the largest global commercial real estate headquartered in Chicago. He manages the Midwest Project and Development Services (PDS) Development Management group. In this role, he works with clients to define and accomplish their real estate needs. His client types vary from institutional, education, non-profit, investor to private equity firms, while project types include housing, hospitality, institutional centers and property re-positioning. The work ranges throughout the U.S.

- **Lohan Caprile Goettsch Architects**

President of Management, 2002 to 2006

Board of Directors, 2002 to 2006

#### **Lohan Associates**

Principal, 1990 to 2006

Architect, 1981 to 1990

Formerly, Joe was Principal and President of Management at Lohan Caprile Goettsch Architects—a 50 person practice with international clients, formerly known as Lohan Associates, the successor firm of Mies van der Rohe. The firm consisted of architects, planners and interior designers, committed to making a positive and lasting impact on the built environment that continually innovates, learns and mentors in spirit and action.

As President of Management, Joe directed all aspects of the architectural operations and professional marketing for the firm. He worked with all project teams to help establish frameworks for individual projects in order to provide clients with the best service while meeting the firm's objectives. He sought new markets, both domestic and international, to keep the firm diversified.

### SERVICE TO THE PROFESSION

- **American Institute of Architects**

President, Chicago Chapter, 2003

Board of Directors, AIA Chicago Chapter, 1998 - 2004

Chair of Sponsorship Committee, 1999 - 2001

Chair of Large Firm Roundtable, 1998

Member since 1984

Joe took on **pro bono roles as board member and president of AIA Chicago** while he was leading one of the largest and most demanding projects in Chicago's recent history (Soldier Field). At the same time, the chapter was preparing to host 22,000 registrants for the 2004 national AIA convention. During his five years on the Board, Joe applied his expertise at building consensus, stimulating interest, growing the chapter and motivating others to the advancement of the AIA.

#### **Key Accomplishments**

##### Increasing Membership

One of his greatest contributions was increasing Chapter membership, something he believed was vital for raising a powerful, unified voice in legislative affairs. Coming into office, membership was stagnant and even unaccounted for. Joe worked with the Chapter secretary to develop a strategic plan that set goals to gain members, outlined steps to reach them (including financial incentives around the upcoming convention) and established activities to retain them. **Chapter membership showed a 7 percent increase** during Joe's presidency with a net gain of 241 new members. Building on this foundation, **Chapter membership grew nine percent** the following year.

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## 2.1.2 Positions held

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### Increasing Sponsorship

As Chair of the Sponsorship Committee for three years, Joe focused on increasing outside revenues—not just membership dues—to facilitate programs for the Chapter. The sponsorship program began to interface with the budget to identify goals and raise money for specific purposes. **Under his leadership, sponsorship grew 20 percent over prior years.**

### Introducing Sustainability Award

The Chicago Chapter **recognized environmentally sensitive “green” architecture for the first time at its 2004 design awards.** The new category was developed and begun during Joe’s presidency because, as he says, “it was such an integral part of what we were doing, it was time to acknowledge it.”

### Expanding Scope of Large Firm Roundtable

Joe served as chair of the Large Firm Roundtable, a collection of larger offices designed to share information on trends in the industry and common topics. He took the group to the next level, organizing sessions with related professionals to **bring outside perspective to the executives and build bridges among allied professions.** One such session brought the planning commission, zoning attorneys and developers together to discuss the city’s new zoning code revisions.

- **Chicago Building Congress**

- Board of Directors, 1999

- Awards Committee Chair, 1997 - 1998

- Architect/Engineers Division Chair, 1996 -1998

CBC is the cornerstone of Chicago’s dynamic building industry, bringing together key members of the city’s building community. **As an active member, Joe volunteered for the CBC, opening dialogue and developing relationships between architects and related building professionals.**

### **Key Accomplishments**

#### Design Merit Awards Program Chair

As Awards Chair, Joe raised the value of design in the industry by giving more structure to the awards submission process and criteria. He formalized the submission process, adding an oral presentation, expanding the categories and adding a special criterion of “impact on the community.” Both the solicitation of entries and the winners were given a higher level of visibility throughout the building professions in the city and surrounding areas.

#### Roundtable Discussions

As Division Chair, Joe organized and moderated roundtable events, bringing together prominent executives to discuss recent developments and future trends and how those trends would affect local and national markets.

“Trends in Universities and Their Effect on Facility Needs,” October 22, 1997

Panelists: **Kenneth McHugh**, Executive VP

DePaul University

**Michael Tristano**, Vice Chancellor for Administration

University of Illinois - Chicago

**Ronald Nayler**, Associate VP - Facilities Management

Northwestern University

“Building and the Health Care Industry,” September 26, 1996

Panelists: **John Driscoll**, Assistant VP / Director - Facilities Planning

Rush-Presbyterian-St. Luke’s Medical Center

**James Hietbrink**, Director - Facilities Planning

University of Chicago Hospitals

**John Westcott**, VP - Redevelopment Project

Northwestern Memorial Hospital

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## 2.1.2 Positions held

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- **Lambda Alpha International**

Member, 2006 – 2009

Lambda Alpha is an honorary land economics society founded in 1930 at Northwestern University. Joe was initiated into the Ely Chapter of Lambda Alpha International in June 2002 in recognition of his architectural contribution to major projects throughout the Chicago area and in other cities, and **his insight into real estate and professional practice issues.**

### SERVICE TO THE COMMUNITY

- **First Presbyterian Church, Evanston, IL**

Board of Trustees, 1999 – 2002

Chair of Building Committee, 1997 – 1999

Board of Trustees, 1994 – 1997

First Presbyterian Church is a landmark in the city of Evanston, on Chicago's North Shore, designed by Daniel Burnham in 1895. The facility is a true community meeting place, hosting a variety of activities. As a long-time member of the large and active congregation, **Joe volunteered as a Trustee for six years over two terms**, contributing his planning and leadership expertise to an extensive series of building upgrades and renovations.

#### **Key Accomplishments**

##### Trustee (First Term)

Joe was a significant leader in developing a strategic plan for critical improvements to the church's deteriorating facilities. He guided the Trustees in identifying needs and establishing priorities. Working with other Trustees and tapping influential members of the congregation, Joe **helped raise several million dollars from the community for the capital improvements.**

##### Building Committee Chair

Once the funding was in place, Joe **chaired the Building Committee** to carry the plan through execution. Completed building improvements included boiler replacement, renovation of common spaces and installation of new energy-efficient windows. The utmost care was taken to replicate historic elements and maintain the integrity of the original design. Interior improvements include renovated classrooms with new lighting.

##### Trustee (Second Term)

During his second term, Joe **oversaw and facilitated a separate million-dollar renovation** to the church's sanctuary, including restoration of historic stencils and light fixtures, addition of new audio/visual equipment and upgrades to comply with ADA requirements.

- **Roycemore School**

Board of Directors, 2004 – 2009

Vice Chairman, 2007 – 2008

Roycemore School was facing a challenge as its 100 year land lease was expiring and the owner wanted to reassume the property. As an active board member and an Evanston resident, **Joe volunteered to lead an investigation into alternative locations**, defined the criteria that helped Roycemore find its new location and negotiated its lease.

## 2.1.3 Significant Work

### Real Estate Projects (2006 – present)

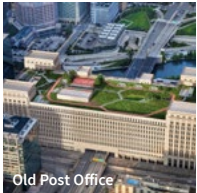
#### JLL

Managing Director, 2014 to present

Senior Vice President, 2013 to 2014

Vice President, 2006 to 2013

*Joe was the Project Executive for the following projects, in which he handled client responsibility, set the project direction, and provided team oversight:*



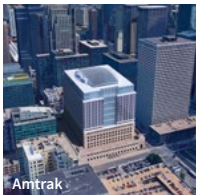
#### Old Post Office | Chicago, IL

- Existing building sat vacant for 20 years at a major gateway to Chicago and had become a civic “eyesore”
- Redevelopment of existing 2.7 million SF of property containing retail, office and public amenity uses
- First major tenant moves in 2019
- Project underway



#### Obama Presidential Center | Chicago, IL

- Development of Presidential Center in historic Jackson Park in the South Side of Chicago
- Develop the project management joint venture to support the project during schematic design and zoning
- Project underway



#### Focal Point Community Campus | Chicago, IL

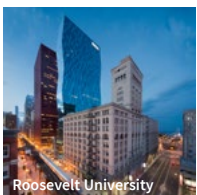
- Mixed use \$600 million development project in Southwest Chicago
- Using healthcare as the focus to create a development that has a positive impact on its community
- Project underway

#### Amtrak Master Development – Proposal | Chicago, IL

- Development plan and financial proposal for Amtrak properties in Chicago’s South Loop
- Submitted 2017

#### LondonHouse Chicago | Chicago, IL

- Revitalization and re-development of a historic hotel in a central downtown location that offered significant investment opportunities to the client
- Joe was the Project Executive for the building investors
- Completed 2016



#### DeVry University, Chicago Campus Expansion | Chicago, IL

- Project leadership of a new 88,000 SF development of underutilized property and development of a new facility utilizing current teaching methodologies
- Completed 2013

#### Roosevelt University, Wabash Development | Chicago, IL

- 414,000 SF mixed-use facility featuring state-of-the-art academic and student life facilities and residences for 600 students. The vertical campus has repositioned Roosevelt’s presence in the city of Chicago both academically and visually
- Completed 2012

#### Navy Pier Centennial Vision | Chicago, IL

- 2,000,000 SF total – JLL was engaged to develop and implement a strategic vision program for Navy Pier’s Centennial
- Joe led and served on the board of the International Design Competition for the pier redevelopment
- Project underway

#### P&G | Cincinnati, OH

- Developed a real estate program with a group of corporate executives and a strong project team
- Components of the program were to dispose of an existing 200 acre campus and integrate the uses into a more functional campus
- Project underway



## 2.1.3 Significant Work

### Architectural Projects (1981 – 2006)

#### Lohan Caprile Goettsch Architects

Principal, 1990 to 2006

Associate and Project Manager, 1984 to 1990

Architect, 1981 to 1984



#### Soldier Field and North Burnham Park Redevelopment | Chicago, IL

- New 63,000 seat stadium bowl fitted within the historic 1920's shell of its current facility, 1998-2003
- New partially underground parking garage for 2,500 cars, new 17 acre park
- **Joe Caprile was the Managing Principal for both the stadium and park projects. A joint venture partnership gave Lohan Caprile Goettsch primary responsibility for the master plan and park, and Wood + Zapata primary responsibility for the stadium.**
- Joe's leadership during the document development, construction and permitting processes—while dealing with people and politics—steered the state-of-the-art project to on-time completion and critical acclaim in 20 months. It has received more than 14 awards to date.



*Joe was the Managing Principal for the following projects, in which he handled client responsibility and team oversight:*

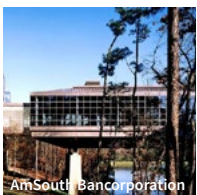
#### American General Center | Nashville, TN

- Master campus plan and corporate headquarters, 56 acre site, Phase 1: 350,000 SF, 1993-1996
- American General's operations and management functions were consolidated from an inefficient downtown location to a new suburban setting. Designed with a master plan for growth, the project provided ultimate flexibility in organizational relationships and technological flexibility to meet the future needs of the corporation.



#### AmSouth Bancorporation | Birmingham, AL

- Master campus plan and corporate headquarters, 172 acre site, Phase 1: 460,000 SF training and conference center, 1990-1995
- Phase 1 of this corporate campus integrated two buildings with a challenging site of heavily wooded terrain, turning what was thought to be unbuildable land into an environmentally sensitive development for office, operations and training



#### Ameritech Center Corporate Headquarters | Hoffman Estates, IL

- Master campus plan and corporate headquarters, 240 acre site, Phase 1: 1.3 million SF, 1986-1991
- This project set new standards for corporate design, introducing efficient workspace and abundant employee amenities. The project consolidated multiple locations for the former Baby Bell telecommunications company and gave it a strong, new identity.

#### TRW World Headquarters and Master Plan | Lyndhurst, OH

- 450,000 SF office on 137 acre site, 1981-1985
- The success of TRW – which set a new standard for corporate campus design and environmental sustainability – led to similar commissions from companies around the country and touched off a decade of growth at the firm.

#### Metropolitan Water Reclamation District Centennial Fountain | Chicago, IL

- Public fountain and water feature that shoots 80 foot water arch across the Chicago River, 1989
- The creation of this civic landmark inspired dramatic improvements to an underdeveloped site with a vision toward future growth. The fountain commemorated the centennial of a government agency

#### McDonald's Corporate Campus | Chicago, IL

- Expansion of Residential Lodge within their heavily wooded campus, 1984

## 2.1.3 Significant Work

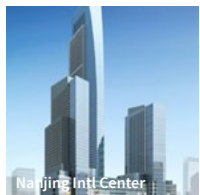
### International Projects

#### **Suzhou International Tower | Suzhou, China**

- 572,000 SF (53,000 m<sup>2</sup>) government administrative office building
- Completed

#### **Changfa Building | Shanghai, China**

- 372,296 SF (34,590 m<sup>2</sup>) mixed-use complex with 30-story office tower and retail and entertainment / restaurant space
- Completed

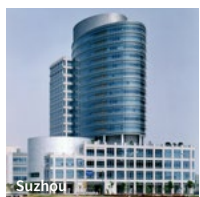


#### **Suzhou Industrial Park Master Plan, Suzhou Industrial Park Administration Center | Suzhou, China**

- 869,400 SF (80,800 m<sup>2</sup>) office building
- Completed

#### **Suzhou Industrial Park Conglomerate Office Building | Suzhou, China**

- 645,600 SF (60,000 m<sup>2</sup>) office building
- Completed



#### **Nanjing International Center | Nanjing, China**

- 3,800,000 SF (350,000 m<sup>2</sup>) mixed-use complex
- Completed

#### **Suzhou International Center Expo Hotel | Suzhou, China**

- 1,408,635 SF (130,914 m<sup>2</sup>) 456-key hotel
- Completed



#### **Jin Hui Plaza | Shanghai, China**

- 1,250,000 SF (116,130 m<sup>2</sup>) mixed-use project consisting of two 40-story towers on top of a 5-story retail podium
- 416,860 SF (38,730 m<sup>2</sup>) of office space
- 600 hotel guest rooms, 320,432 SF (29,770 m<sup>2</sup>)
- 262,220 SF (24,360 m<sup>2</sup>) of retail and entertainment facilities
- Completed



### Institutional

#### **DePaul University John T. Richardson Library | Chicago, IL**

- 192,000 SF, four story facility with conference rooms, lounges and technology hub, 1992

#### **DePaul University Quadrangle | Chicago, IL**

- Master plan for 43 acre urban campus within 110 acre study area, 1983

#### **Jackson Park Transit Station | Chicago, IL**

- Transit station as a component of a total transit system upgrade, 1982

### Master Planning

#### **O'Hare Eastside Planning | Chicago, IL**

- Master plan including sustainable design guidelines for 600 acre parcel including roadway, landscape and stormwater management infrastructure to service transit center and parking, 2001

#### **Cityfront Center Master Plan/Guidelines/Infrastructure | Chicago, IL**

- 40 acre site along Chicago River in urban commercial district, 1989

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## 2.1.4 Juries, Lectures & Presentations

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### JURY SERVICE

Metropolitan Pier and Exposition Authority  
Exposition Center Design Competition  
November 2013  
Board of Advisors

Chicago Navy Pier International Design Competition  
October 2011  
Board of Advisors

Jury Member for AIA Chicago Firm of the Year Award  
October 2003

Jury Member for IIT Crown Scholarship Award at Illinois Institute of Technology  
February 2003

Jury Chair for Chicago Building Congress Design Merit Awards  
1997 -1998

### PUBLIC ENGAGEMENTS

*Joe was a key participant in the following events:*

Healthcare Facilities Symposium and Expo / JD Events  
“How One Community’s Definition of Health Changed a Hospital”  
October 6, 2015  
Speaker

Metropolitan Planning Council  
“Metropolitan Planning Council Charrette Team for the Old Cook County Hospital Site”  
March 2015  
Participant

CoreNet Global, Chicago Chapter  
“Chicago Icons: What’s Old is New Again”  
May 10, 2012  
Speaker

Building Design + Construction  
“Rethinking Project Delivery: An Owner-Centered Approach”  
April 2008  
Roundtable Participant

Shanghai Xian Dai Architectural Design / Architectural Society of Shanghai  
“The Art of Planning, Design and Construction”  
June 16, 2005  
Speaker

### NATIONAL AND LOCAL AIA EVENTS

*Joe led and was a key participant in the following events:*

“PLANNING STADIUMS: TALES OF FOUR CITIES”  
Symposium on Stadium Planning for New York Jets  
AIA New York Chapter  
Panelist  
New York, New York  
July 13, 2004

This event brought together planners and architects responsible for master planning efforts for the new generation of sports facilities. Joe was joined by Janet Marie Smith, Planning for Camden Yards; Ken Greenberg, RIBA, Planning for Toronto Skydome; and Alex Cooper, FAIA, Planning for the American Airlines Arena.

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## 2.1.4 Juries, Lectures & Presentations

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### AIA NATIONAL CONVENTION WALKING TOUR

Tour Guide for Soldier Field  
Chicago, Illinois  
June 11, 2004

### AIA CHICAGO ANNUAL MEETING

Organizer, Welcoming Speaker and Introduction of Guest Speaker Thomas E. Penney, FAIA and President  
of The American Institute of Architects  
December 9, 2003

### AIA CHICAGO STRATEGY PLANNING SESSION

Leader  
Chicago, Illinois  
December 1, 2003

### AIA CHICAGO LEADERSHIP CONFERENCE

Co-Organizer with Jim Cramer  
Chicago, Illinois  
November 11, 2003

### AIA "BIG SIBS" ROUNDTABLE

Chapter Representative  
Houston, Texas  
October 24, 2003

### AIA CHICAGO ROUNDTABLE

Minority Architects Interaction in the Industry  
Chicago, Illinois  
September 24, 2003

### AIA 2003 CONVENTION GENERAL SESSION

Presentation: "Next Year in Chicago"  
San Diego, California  
May 10, 2003

### AIA CHICAGO PROFESSIONAL DEVELOPMENT CONFERENCE

Presentation to Attendees  
Chicago, Illinois  
March 28, 2003

### AIA CHICAGO ANNUAL MEETING

Presentation to PIA Chairs  
Chicago, Illinois  
January 29, 2003

### AIA CHICAGO ANNUAL MEETING

Presentation  
Chicago, Illinois  
December 11, 2002

### AIA CHICAGO ANNUAL STRATEGIC PLANNING FOR NEXT YEAR'S PRESIDENCY

Organizer  
Chicago, Illinois  
December 2, 2002

### AIA ILLINOIS PRESIDENT'S ANNUAL ROUNDTABLE DISCUSSION

Participant  
Chicago, Illinois  
November 8, 2002

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## 2.1.4 Juries, Lectures & Presentations

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### AIA CHICAGO DESIGN NIGHT 2002

Presentation  
Chicago, Illinois  
October 11, 2002

### AIA "BIG SIBS" ROUNDTABLE

Chapter Representative  
Seattle, Washington  
September 27 - 28, 2002

### 2002 GRASSROOTS LEADERSHIP CONFERENCE

Delegate  
Met with Senate and Congressional leaders to discuss crucial issues, such as building security through design, school modernization, energy-efficient buildings and the Truthfulness, Responsibility and Accountability in Contracting (TRAC) Act  
Washington, DC  
February 27, 2002

### AIA CHICAGO LEADERSHIP TRAINING WORKSHOP

Presenter with Dick Swett, FAIA  
Chicago, Illinois  
December 6, 2001

### AIA CHICAGO, BOARD STRATEGIC PLANNING SESSION

Participant  
Chicago, Illinois  
December 4, 2000

### NATIONAL AND LOCAL INDUSTRY-WIDE EVENTS

*Joe led and played a significant role in the following events:*

### PRESENTATION TO LANDMARKS PRESERVATION COUNCIL OF ILLINOIS

"Historic Research of Soldier Field"  
Chicago, Illinois  
June 15, 2004

### CITY OF CHICAGO'S 6TH ANNUAL "GREAT CHICAGO PLACES & SPACES"

Architectural Tour Guide, Soldier Field  
Chicago, Illinois  
May 22, 2004

### PRESENTATION TO NATIONAL LANDMARK PRESERVATION

"Historic Significance of Soldier Field"  
Chicago, Illinois  
April 13, 2004

### CONSULTANT TO MEDIATOR ON NEW ENGLAND PATRIOTS STADIUM DISPUTE

March 2004

### PRESENTATION TO AEC FORUM

Panel Discussion on "Technology Information in the Construction Industry"  
Orlando, Florida  
February 18, 2004

### PRESENTATION AT EXCELLENCE IN MASONRY AWARD PROGRAM

Itasca, Illinois  
November 1, 2003

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## 2.1.4 Juries, Lectures & Presentations

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### “PLANNING IN THE FUTURE”

Moderator for panel discussion with Alex Garvin; Stanley Tigerman, FAIA; Planning Commissioner Alicia Mazur Berg; and Tom Beeby, FAIA  
Chicago, Illinois  
June 28, 2003

### CITY OF CHICAGO’S 5TH ANNUAL “GREAT CHICAGO PLACES & SPACES”

Architectural Tour Guide, Museum Campus  
Chicago, Illinois  
May 22, 2003

### PRESENTATION TO EVANSTON ROTARY CLUB

“Soldier Field Stadium Design”  
Evanston, Illinois  
March 4, 2003

### PRESENTATION TO CHICAGO BEARS FAN CONVENTION

“Soldier Field Stadium Design”  
Chicago, Illinois  
February 22, 2003

### PRESENTATION TO GREATER NORTH MICHIGAN AVENUE ASSOCIATION

Opening Remarks for Henry Cobb Presentation  
Chicago, Illinois  
February 6, 2003

### PRESENTATION AT ILLINOIS AND INDIANA MASONRY COUNCIL AWARDS

Itasca, Illinois  
October 26, 2002

### CITY OF CHICAGO’S 4TH ANNUAL “GREAT CHICAGO PLACES & SPACES”

Architectural Tour Guide, Museum Campus  
Chicago, Illinois  
May 27, 2002

### PRESENTATION FOR LORMAN EDUCATION SERVICES ONE-DAY SEMINAR

“Construction Contracting for Public Entities in Illinois”  
Chicago, Illinois  
April 12, 2000

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## 2.2 Significant Awards, Honors & Recognition

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### Accomplishments

*\*AIA awards appear in bold*

### Firm Awards – JLL

2007, 2008, 2010, 2011, 2014, 2015, 2017 & 2018 Project Manager of the Year – Greater Chicago Food Depository Real Estate Awards  
2008-2018 World’s Most Ethical Companies – Ethisphere Institute  
2015 Energy Star Award – Partner of the Year, Sustained Excellence  
2015 Top Product of the Year, Green + Productive Workplace – Environmental Leader

### Firm Awards – Lohan Caprile Goettsch

2004 Interior Design Giant – Interior Design Magazine  
2002 Architect of the Year – Greater Chicago Commercial Real Estate Awards  
2002 Interior Design Giant – Interior Design Magazine  
1995 Interior Design Giant – Interior Design Magazine  
**1993 Firm Award – American Institute of Architects, Chicago Chapter**  
1991 Firm Award – Newhouse Architecture Foundation

### Project Awards

LondonHouse Chicago | Chicago, IL

2017 Chicago Commercial Real Estate Awards – Historic Redevelopment of the Year  
2017 Chicago Building Congress Merit Awards – Rehab Construction  
2016 Landmarks Illinois – Preservation Award for Adaptive Use  
2016 Magnificent Mile Association – Development of the Year

American Academy of Orthopaedic Surgeons, Headquarters | Rosemont, IL

2015 Chicago Food Depository, Chicago Commercial Real Estate Award for Build to Suit Project of the Year  
2015 Chicago Building Congress Merit Award, Finalist for New Construction Suburbs

Focal Point Community Campus | Chicago, IL

**2013 American Institute of Architects National Healthcare Design Awards – Master Planning Urban Design for Healthcare Settings (HDR, master planner – submitted on behalf of project)**

Roosevelt University, Wabash Development | Chicago, IL

**2015 American Institute of Architects, Chicago Chapter – Design Excellence Awards Nominee**  
2013 Building Design + Construction Building Team Award  
2013 Urban Land Institute Global Award for Excellence  
2013 Urban Land Institute Chicago Vision Award  
2012 Chicago Real Estate Forum Best Project Award  
2012 Chicago Real Estate Forum Best Deal of the Year Award

Navy Pier Centennial Vision | Chicago, IL

**2012 American Institute of Architects, Daniel Burnham Award – Honor Award**

Ameritech Center | Hoffman Estates, IL

1992 Silver Medal Award – Illinois Indiana Masonry Council

Centennial Fountain | Chicago, IL

**2012 American Institute of Architects, Daniel Burnham Award – Honor Award**  
1991 Special Mention Award for Excellence in Masonry – Illinois Indiana Masonry Council  
1990 SEGD Double Vision Gold Award – Society of Environmental Graphic Designers  
1989 Special Award – Metropolitan Water Reclamation District / Friends of Downtown Chicago

Chicago River Esplanade | Chicago, IL

1995 Best New Open Space Award – Friends of Downtown

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## 2.2 Significant Awards, Honors & Recognition

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### Frito-Lay National Headquarters | Plano, TX

1986 Excellence in Development Honor Award – American Planning Association North Central Texas Section

### McDonald's Corporate Campus | Oak Brook, IL

1989 AWI Award of Excellence – Architectural Woodwork Institute

1989 Excellence in Masonry Award – Illinois Indiana Masonry Council

1986 Honor Award – The American Society of Landscape Architects, Chicago Chapter

1985 Merit Award – Chicago Building Congress

1984 Gold Medal for Excellence in Masonry – Illinois Indiana Masonry Council

### Soldier Field and North Burnham Park Redevelopment | Chicago, IL

2005 Honor Award for Public Design – American Society of Landscape Architects - Illinois

2005 Outstanding Project Award – National Council of Structural Engineers Association

**2004 Distinguished Building Award - American Institute of Architects, Chicago Chapter**

2004 Building Team of the Year, Grand Award - Building Design & Construction Magazine

2004 Merit Award for New Construction Chicago - Chicago Building Congress

2004 Merit Award, Innovative Design and Excellence in Architecture Using Structural Steel - American Institute of Steel Construction

2004 Best Large Structural Project Award - Structural Engineering Association of Illinois

2004 Outstanding Engineering Achievement Award - Illinois Engineering Council

2004 Construction & Design Award - Engineering Society of Detroit

2004 Engineering Excellence Honor Award, Special Projects - Consulting Engineers Council of Illinois

2004 Best Open Space Project - Friends of Downtown

2004 Building with Trees Award of Excellence - The National Arbor Day Foundation

2004 Green Roof Award of Excellence, Intensive – Green Roofs for Healthy Cities

2004 1st Place, Rooftop Gardens, City-wide - Mayor Daley's Landscape Awards Program

2004 Award of Excellence, Intensive Industrial/Commercial category - Green Roofs for Healthy Cities

2004 Outstanding Project of 2003 - 2004 - Association of Subcontractors and Affiliates

2004 Build America Award - Associated General Contractors

2003/2004 Outstanding Project of the Year – Association of Subcontractors Affiliates

2003 Project of the Year, Overall - Midwest Construction Magazine

### TRW World Headquarters | Lyndhurst, Ohio

1987 Architectural Award of Excellence – American Institute of Steel Construction

1987 Merit Award - American Society of Landscape Architects

**1986 Distinguished Building Award – American Institute of Architects, Chicago Chapter**

1986 Distinguished Service in Environmental Planning Award – Industrial Development Research Council

### Suzhou International Tower | Suzhou, China

2007 China Construction Project Luban Award



## 2.3 Significant Publications

### General Articles

- Metropolitan Planning Council & The Chicago Consultants Studio, Inc.  
“Unlocking the Value: Old Cook County Hospital Building Charrette, a Call for Ideas”  
March 2015
- New York Times  
“University of Chicago Works on its Neighborhood”  
Robert Sharoff  
October 23, 2012
- Architectural Record  
“The Art of Presentation”  
Suzanne Stephens  
October 2012
- Metropolitan Pier and Exposition Authority  
Vision Statement Publication  
October 2011
- Chicago Navy Pier Design Competition  
Request for Proposal (RFP) Development and Distribution  
October 2011
- Building Design + Construction  
“Rethinking Project Delivery: An Owner-Centered Approach”  
April 2008
- Building Design + Construction  
“Rethinking Project Delivery: An Owner-Centered Approach”  
April 2008
- Midwest Real Estate News  
“Changing of the Guard”  
Bob Craig  
April 2003
- Design Intelligence  
“Trends to Watch”  
February 2002



### Project-Specific (Exhibit) Articles

#### ROOSEVELT UNIVERSITY

- Forbes  
“Roosevelt University’s 32-Story Campus Gives New Meaning To Higher Education”  
James Marshall Crotty  
July 23, 2014
- Building Design + Construction  
“Vertical Urban Campus Fills a Tall Order [2013 Building Team Award Winner]”  
Julie Higginbotham  
June 12, 2013
- Curbed Chicago  
“Unrivaled Views Define Roosevelt University’s Vertical Campus”  
Ian Spula  
May 7, 2012

## 2.3 Significant Publications

- Chicago Tribune  
“Higher Learning: Roosevelt’s New Tower Adds Sizzle to Chicago’s Skyline, but Can it Build a Campus in the Sky?”  
Blair Kamin  
April 25, 2012



- Chicago Reader  
“Roosevelt University’s Towering Ambition”  
Deanna Isaacs  
February 2, 2012

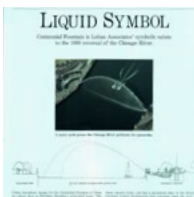


### NAVY PIER CENTENNIAL VISION

- Metropolitan Pier and Exposition Authority  
October 2011
- Chicago Navy Pier Design Competition  
October 2011

### AMTRAK (CHICAGO UNION STATION) MASTER DEVELOPMENT PLAN

- Chicago Magazine  
“The Old Main Post Office: Before and After”  
AJ Latrace  
July 27, 2018
- Bisnow  
“Union Station Redevelopment short List Packed with Heavy Hitters”  
Chuck Sudo  
September 13, 2016
- Railway Age  
“Amtrak’s Chicago Union Station Redevelopment Short List”  
William Vantuono  
September 13, 2016
- Curbed Chicago  
“Architects Studio Gang, Gensler, and Pelli Clarke Pelli on Union Station Redevelopment Short List”  
Jay Koziarz  
September 12, 2016
- Curbed Chicago  
“A Look at Union Station’s Ambitious Restoration and Redevelopment Plans”  
Jay Koziarz  
February 17, 2016
- Chicago Tribune  
“Amtrak Hires Firm to Develop Plans for Union Station Revitalization”  
Blair Kamin  
August 8, 2010



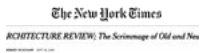
### SOLDIER FIELD AND NORTH BURNHAM PARK REDEVELOPMENT

- Chicago Tribune  
“History is in the Eye of the Beholder”  
Chris McNamara  
October 11, 2004

## 2.3 Significant Publications



**Rewriting the Playbook**  
Renee Young  
June 2004



**The New York Times**  
ARCHITECTURE REVIEW: The Scrimmage of Old and New  
Herbert Muschamp  
September 30, 2003



- Building Design + Construction  
“Rewriting the Playbook”  
Renee Young  
June 2004
- Midwest Construction  
“Top Projects Completed”  
June 2004
- Architectural Record  
“New Stadium at Soldier Field”  
Joseph Giovannini  
May 2004
- The New York Times  
“Scrimmage in Chicago Between Old and New”  
Herbert Muschamp  
September 30, 2003
- Engineering News-Record  
“Designers Face Uncertainty”  
Editorial  
April 21, 2003
- Engineering News-Record  
“Digital Modeling: Stadium Engineer Drives Toward ‘Paperless’ Project”  
Nadine M. Post  
April 14, 2003
- Global Architecture Document  
“New Soldier Field and North Burnham Park Rehabilitation”  
Volume 75, October 2003
- Philadelphia Inquirer  
“Battle of Soldier Field Leaves Many Scars”  
Mike Bruton  
June 11, 2003
- Midwest Construction  
“The Remaking of a Landmark: Soldier Field”  
Special Editorial Supplement  
June 2003
- The New York Times  
“Commercial Real Estate; In Chicago, a Case of Football vs. Aesthetics”  
Robert Sharoff  
April 2002

### CENTENNIAL FOUNTAIN IN CITYFRONT CENTER

- Architectural Record  
“Liquid Symbol”  
David Masello  
March 1990
- Chicago Tribune Magazine  
“Water, Water Everywhere” (cover)  
October 22, 1989

## 2.3 Significant Publications

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- FM Broadcast (Chicago Chapter-International Facility Management Association)  
“The Chicago River: Chicago’s Crown Jewel, Part II”  
April 1991
- Urban Land Institute  
“Establishing a Long-Range Framework for Development”  
October 1990
-  Chicago Sun-Times  
“Cityfront Center Goes into Overdrive”  
Jerry C. Davis  
October 22, 1990
- Chicago Tribune  
“Cityfront Reflects New View of Buildings”  
Stanley Ziemba  
November 19, 1989
-  Chicago Sun-Times  
“Cityfront Center: A \$3 Billion Neighborhood”  
M.W. Newman  
March 19, 1989
- Chicago Tribune  
“City Planners Keep Eyes on Chicago River”  
Karl Plath  
October 4, 1987
- Realty & Building  
“Open Spaces Distinguish Chicago’s Newest Neighborhood”  
Charles R. Gardner  
February 1987
-  Barron’s  
“Extraordinary REIT: That’s Chicago Dock & Canal on More Grounds Than One”  
November 3, 1986
- Realty & Business  
“Cityfront Center: The Vision Made Reality”  
Charles R. Gardner  
June 28, 1986
- Midwest Real Estate News  
“Cityfront Center Development Starts Soon”  
May 1986

### TRW WORLD HEADQUARTERS

- Inland Architect  
“The Corporate Landscape”  
Robert Bruegmann  
September/October 1989
- Midwest Design  
Interiors  
May 1987
- Architectural Record  
“Environmental Empathy”  
November 1986

## 2.3 Significant Publications



- Facilities Design and Management  
“All Systems ‘Go’ at TRW’s New World Headquarters”  
Anne Fallucchi  
October 1985
- The Plain Dealer Magazine  
“A Magnificent Site for TRW Headquarters”  
Wilma Salisbury  
October 21, 1984
- Facilities Design & Management  
“Gearhart’s ‘Lessons Learned’ Shape TRW’s New HQ”  
Anne Fallucchi  
February/March 1982

### SUZHOU INTERNATIONAL TOWER



- The Straits Times  
“Suzhou Industrial Park: 10 Things to Know About the China-Singapore Project”  
October 25, 2014
- “The Building of a Chinese Model New Town: Case Study of the Suzhou Industrial Park”  
Zhongjie Lin  
2015



### AIA Chicago Newsletters

- AIA Focus  
President’s Letter “Looking Ahead”  
Joseph Caprile  
February 2003
- AIA Focus  
President’s Letter “The Rules Must Change”  
Joseph Caprile  
April 2003
- AIA Focus  
President’s Letter “San Diego 2003: Poetry + Proof”  
Joseph Caprile  
July/ August 2003
- AIA Focus  
President’s Letter “The Value of Awards”  
Joseph Caprile  
October 2003



### Broadcasts

- CNN segment/ interview  
“Soldier Field and Historic Preservation”  
October 2004
- MUTV (City of Chicago Municipal Television) segment  
“Soldier Field”  
October 2002
- [“Stadium in a Park”](#)  
Video on concept for Soldier Field; distributed to a select audience  
September 2002

# Exhibits



3.1 Roosevelt University



3.2 Navy Pier Centennial Vision



3.3 Amtrak (Chicago Union Station)  
Master Development Plan



3.4 Soldier Field



3.5 Centennial Fountain in  
CityFront Center



3.6 TRW Headquarters



3.7 Suzhou International Tower

# Roosevelt University



**Project:** 3.1 Roosevelt University  
**Architecture Firm of Record:** VOA Associates (now Stantec)  
**Design Firm:** VOA Associates  
**Completion date:** 2012  
**Role of Nominee:** Project Executive for JLL

**Select Awards received:**

- 2013 Urban Land Institute Global Award for Excellence
- 2013 Building Design + Construction Building Team Award
- 2013 Urban Land Institute Chicago Vision Award
- 2012 Chicago Real Estate Forum Best Project Award

**Select Publications:**

- Forbes | July 23, 2014  
"Roosevelt University's 32-Story Campus Gives New Meaning To Higher Education" – James Marshall Crotty
- Building Design + Construction | June 12, 2013  
"Vertical urban campus fills a tall order [2013 Building Team Award winner]" – Julie Higginbotham

**Challenge:**

Roosevelt University, founded in 1945, is an urban university with a strong heritage that lacked a sense of place and visual identity, as well as appropriate education facilities. A major new multi-use facility was needed to increase their student base, retain teaching talent, and position the university for future decades. In order to create the required land for the development, the university had to demolish existing buildings and relocate their mechanical system before beginning construction. All of the construction was directly adjacent to the historic Louis Sullivan Auditorium building, as was the restoration and integration of the façade of a historic 1927 building designed by noted Chicago architect Andrew Rebori.

**Role:**

Joseph Caprile was the Project Executive for JLL. He oversaw the entire project team, which included the developer, architect, construction manager and direct university consultants. He also

reported directly to university executive committees on project status and problem resolution. In addition to project specific responsibilities of schedule, budget and communication, Joe provided vision and leadership to City officials, funders and the academic community during a very challenging time that included economic downturns and a labor union strike.

**Outcome:**

Using his communication skills, along with strong project management tools, Joe supported Roosevelt's vision and played a leadership role from the beginning of the endeavor until its completion. The completed Wabash building significantly expanded Roosevelt's downtown campus with the addition of a new 32 story vertical academic and residential building. Called the "Wabash Development Project," the building contains approximately 414,000 gsf. It is connected on several levels to Roosevelt's main campus facility in the historic Auditorium Building. The development houses student services



offices, a full-service dining center, recreational facilities, classrooms with video-conferencing capabilities, and faculty offices. In addition, there are laboratories for biology and chemistry, the University’s Walter E. Heller College of Business Administration and offices for the University’s senior administration. The top 18 floors of the building are residential, containing 600 student residences with dramatic views of the city and lake.

The financing of the building was as creative as the building design. Bonds were purchased to pay for the construction, with the residential unit income used to offset the bond cost. Joe’s team supported the bond purchase by keeping the project costs within budget.

Completed in 2012 and guided by Joe’s leadership as an architecturally-aware real estate professional, the tower is now an asset for Roosevelt University and downtown Chicago itself. The result of his work is a state-of-the-art teaching facility that is functionally, yet sensitively connected to the historic Auditorium Building, and is as unique in its look as it is in its programming.

**The project won the 2013 Urban Land Institute Global Award for Excellence, established a new identity for Roosevelt University and has become a notable addition to the Chicago skyline.**



Declaration of Responsibility

I have personal knowledge of the nominee’s responsibility for the exhibit listed above. That responsibility included: Project under direction of nominee

Signature: \_\_\_\_\_  
 Title/typed name: David Roberts, JLL  
 Relationship to the exhibit: JLL Central Region Managing Director



# Navy Pier Centennial Vision



**Project:** 3.2 Navy Pier Centennial Vision

**Architecture Firm of Record:** N/A

**Design Firm:** Gensler

**Completion date:** June 2011

**Role of Nominee:** Committee Lead as community service

**Select Awards received:**

- 2012 Daniel Burnham Award – Honor, AIA Illinois
- 1991 Special Mention Award for Excellence in Masonry – Illinois Indiana Masonry Council
- 1990 SEGD Double Vision Gold Award – Society of Environmental Graphic Designers
- 1989 Special Award – Metropolitan Water Reclamation District / Friends of Downtown Chicago

**Select Publications:**

- Metropolitan Pier and Exposition Authority | October 2011
- Chicago Navy Pier Design Competition | October 2011

### Challenge:

In 2010, the Metropolitan Pier and Exposition Authority (MPEA), which owns Navy Pier, was ready for a master vision that would refresh the pier as it approached its 100 year anniversary in 2016 and solidify its financial sustainability for generations to come. While Navy Pier's 50 acres on Lake Michigan are the most popular tourist attraction in the Midwest, hosting over 8.5 million visitors a year, its luster had worn off and many Chicagoans felt disconnected from it.

The biggest challenge was repositioning a current, tired location into a world class destination. The goals that were embarked upon are best stated in the vision: "It is now time to revisit its legacy and reimagine its potential through a contemporary lens. Navy Pier has enjoyed both popular and commercial success. It already has much of what is necessary to become a world-class public place, but for the Pier to achieve this status—to become not just good but great—it must

embrace and implement a new vision."

### Role:

MPEA engaged JLL, with Joseph Caprile as the pro bono Committee Lead, to develop and guide a team of experts to explore options for the pier to celebrate, but also envision, the pier for the next century. The group was made up of industry experts, design professionals and real estate professionals. Joe and the team, along with MPEA executive leadership, led the visioning process and developed concepts that the re-visioned pier could build upon.

### Outcome:

Working with the Committee and the Pier's executive community, a vision report was produced that documented where the pier had been and key components to explore and continue the vitality of the Chicago landmark.

**The vision report was published in June 2011 and defined the following components:**



- Objectives
- Vision
- Guiding principles
- A framework plan with key components known as Pierscape, a transformative vision plan that would add additional family, leisure, culture and events to Navy Pier, complete with a capital cost summary.

Based on components and guidelines of the report, an international design competition was held for the pier design. Around fifty proposals were submitted, and James Corner Field Operations was selected as the design firm. The first major improvement, a revisioning of the pier’s popular south promenade, was completed in 2016. Due to Joe’s efforts, progress on Navy Pier continues today. A boutique hotel is under construction with an anticipated opening in 2020.

During the same period, expansion of the Shakespeare Theater was completed, which was included in the vision but completed by another team.

**Ultimately, Joe led a team that pushed the vision of the pier into highly ambitious but achievable ideas that culminated with a cohesive plan that gained board and public approval and is currently being realized.**



Declaration of Responsibility

I have personal knowledge of the nominee’s responsibility for the exhibit listed above.  
 That responsibility included: Project under direction of nominee

Signature: \_\_\_\_\_  
 Title/typed name: David Roberts, JLL  
 Relationship to the exhibit: JLL Central Region Managing Director

# Union Station Master Plan



**Project:** 3.3 Union Station Master Plan

**Architecture Firm of Record:** N/A

**Design Firm:** Pelli Clarke Pelli and Solomon Cordwell Buenz (SCB)

**Completion date:** April 2017

**Role of Nominee:** Master Developer and Project Executive

**Select Awards received:** Submitted proposals were confidential and cannot be submitted for awards.

**Select Publications:**

- Bisnow | September 13, 2016  
“Union Station Redevelopment short list packed with heavy hitters” – Chuck Sudo
- Railway Age | September 13, 2016  
“Amtrak’s Chicago Union Station redevelopment short list” – William Vantuono
- Curbed Chicago | February 17, 2016  
“A look at Union Station’s Ambitious Restoration and Redevelopment Plans” – Jay Koziarz

### Challenge:

Amtrak’s real estate holding in Chicago consisted of properties with underutilized value and inefficient facilities, such as the historical Chicago Union Station, designed by Daniel Burnham. Station amenities for passengers were insufficient and could not address its potential with one million daily commuters through the station.

Responding to a proposal from Amtrak, JLL organized a development team to put forth a potential five year development plan that would provide Amtrak with initial and future funding. The plan also needed to provide market rate returns, revenues to the team, and provide a transportation hub that would impact the South Loop area of Chicago and benefit Chicago commuters.

### Role:

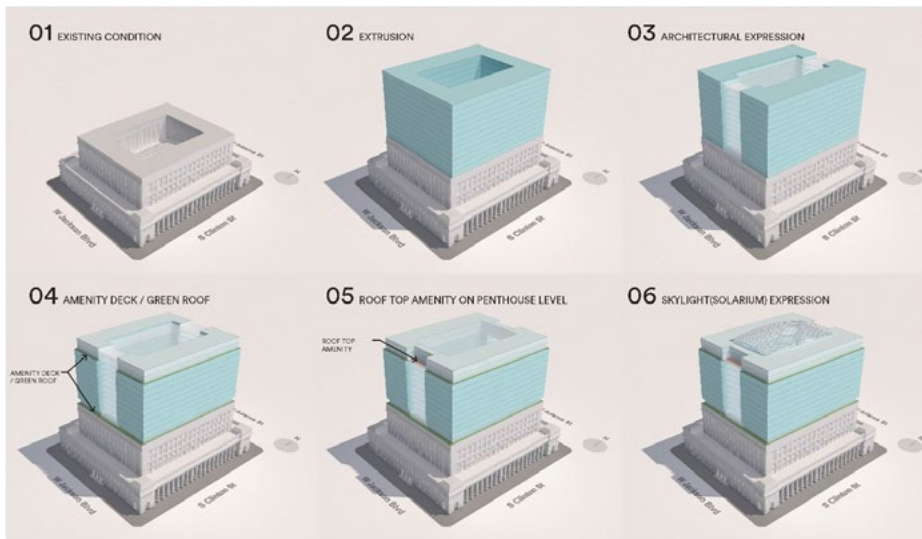
Joseph Caprile assembled and led a team of architects, developers and financial institutions required to provide a comprehensive approach for Amtrak’s

offerings. The team was composed of JLL, The John Buck Company, Chicago Union Station Development Company, LaSalle Investment Management, Pelli Clarke Pelli Architects, SCB Architects, and Pepper Construction.

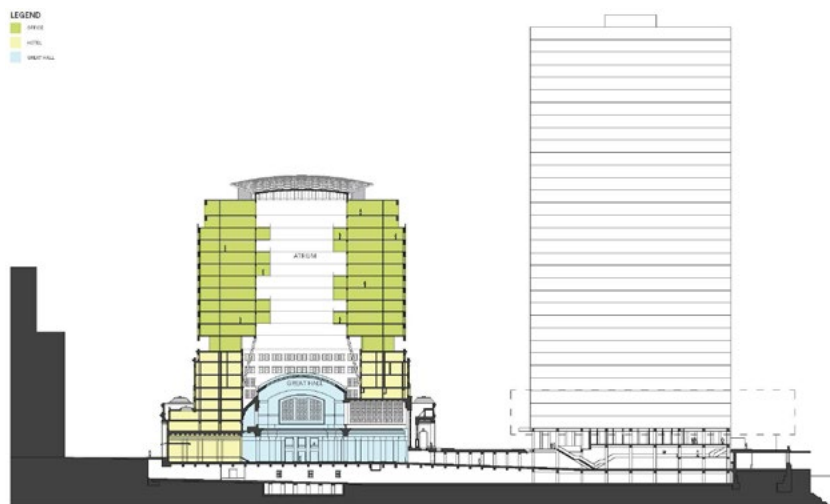
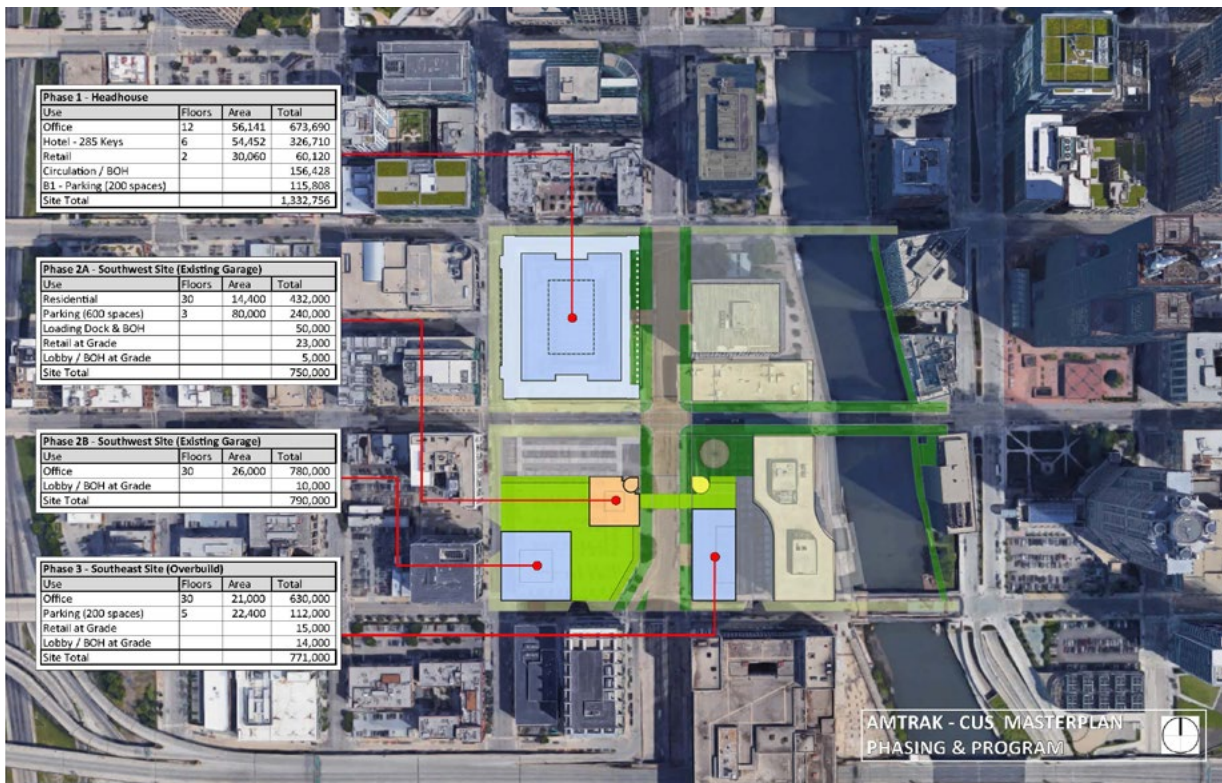
### Outcome:

After a two-year process of interacting with the Amtrak Development committee and the Chicago Department of Planning, JLL submitted a comprehensive approach for the development of three designated parcels. The proposal contained a scheduled phased completion, a master plan of the area showing transportation interfaces, public amenities and a redevelopment proposal for the historical Chicago Union Station building.

Phased master plan drawings were developed and designed for the station, along with a detailed proforma of initial payments to Amtrak and extended lease payments, supported by financial institutional commitments and construction cost estimates.



Under Joe's leadership, the planning, design and financial proposal raised the market awareness of the area and supported the improvements that would be achieved to benefit both Amtrak and the City of Chicago. The development is proceeding today with goals strongly informed by JLL's master plan.

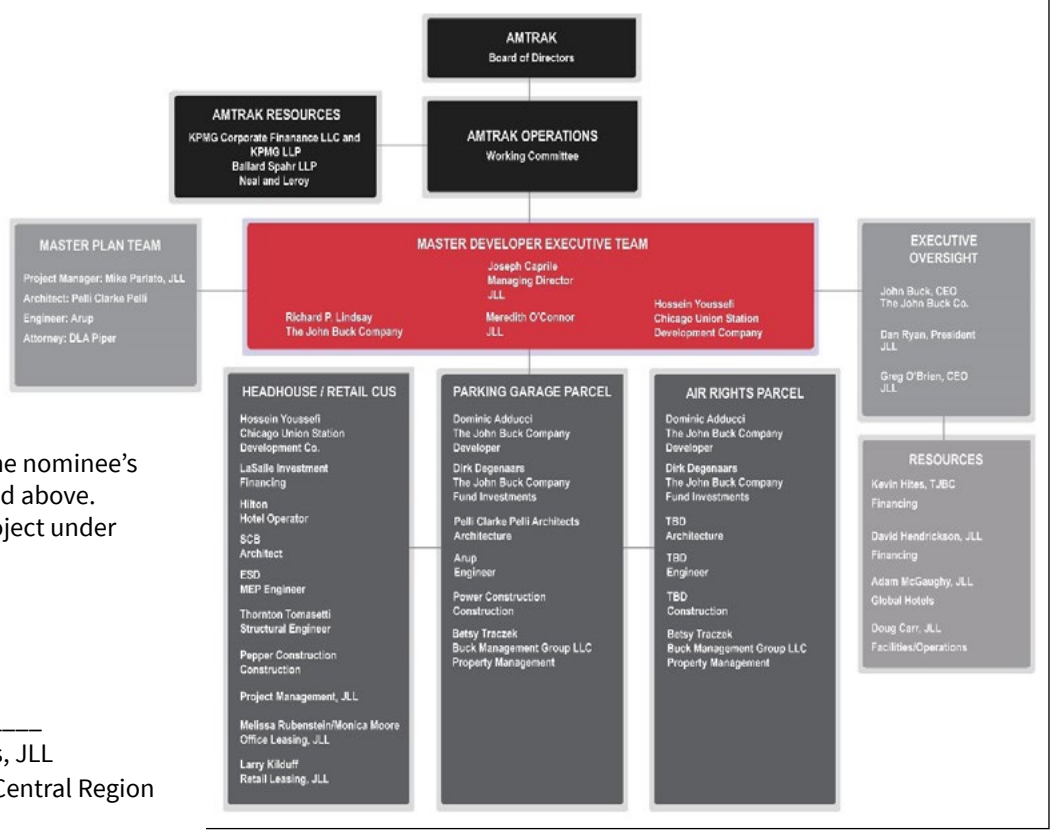


Activities	Duration (# of Months)	2017				2018				2019				2020				2021				2022				2023				2024				2025				2026			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
<b>PROCUREMENT:</b>																																									
Proposer Selected	1																																								
Due Diligence Plan	3																																								
Execute Development Agreement	4																																								
Financial Close	9																																								
<b>DEVELOPMENT FRAMEWORK:</b>																																									
Execute Agreement / L.D.I.	1																																								
Conceptual Planning / Phasing	4																																								
Preliminary Government Approvals / P.D.	4+2																																								
<b>PROJECT CONTROLS AND UPDATES:</b>																																									
Working Committee Meetings	(8-Monthly)																																								
Executive Committee Meetings	(Quarterly)																																								
Amtrak Board Meetings	(TBD)																																								
<b>HEADHOUSE / STATION RE-DEVELOPMENT:</b>																																									
Development Program Conceptual Design	4																																								
Pre-Development Marketing, Leasing and Financing	10																																								
Preliminary Design and Engineering Documents	5																																								
Construction Permit	4																																								
Complete Design and Engineering Documents	7																																								
Possession of Property	1																																								
Construction	22																																								

Chicago Union Station Financial Summary				
Sources of Funds	\$ Amount	\$/Gross SF	\$/Net SF	%
Investor Equity	116,892,639	85.84	113.79	25.1%
Developer Equity	8,609,000	6.32	8.38	1.9%
Tax Rebate	39,902,312	29.30	38.84	8.6%
Mezzanine	44,000,000	32.31	42.83	9.5%
Construction Loan	255,938,163	187.95	249.14	55.0%
<b>Total Sources</b>	<b>\$465,342,114</b>	<b>\$341.72</b>	<b>\$452.98</b>	<b>100.0%</b>
Uses of Funds	\$ Amount	\$/Gross SF	\$/Net SF	%
Soft Costs	68,709,462	50.46	66.88	14.77%
Construction Costs	242,000,000	177.71	235.57	52.0%
Tenant Improvement / FF&E	60,818,160	44.66	59.20	13.1%
Financing Costs	43,443,001	31.90	42.29	9.3%
Contingencies	50,371,491	36.99	49.03	10.8%
<b>Total Uses</b>	<b>465,342,114</b>	<b>341.72</b>	<b>452.98</b>	<b>100.0%</b>
<b>Net Cost Less Tax Rebate</b>	<b>\$425,439,802</b>	<b>\$312.42</b>	<b>\$414.14</b>	<b>91.4%</b>

Valuation Summary			
	Low	Base	High
Sale Price - September 2021	\$535,070,000	\$612,070,000	\$713,280,000
Price per net square foot	\$520.86	\$595.81	\$694.33
'Going In' Cap Rate	7.1%	6.2%	5.3%

Debt and Investor Principal Repayment	
Construction Loan Repayment	\$218,524,968
Mezz Loan Repayment	\$50,181,221
Developer Equity Repayment and Contingencies	
Investor Equity Repayment and Contingencies	
<b>Total Priority Repayments</b>	
<b>Excess Sale Proceeds for Distribution</b>	
Profit Distribution Waterfall	
Amtrak Profit Split	
Developer Promote	
Investor Profit Split	
Developer Equity Profit Split	
Investor Return Metrics	
Net Operating Income - Year Ending	
Return on Cost	
Internal Rate of Return	



**Declaration of Responsibility**

I have personal knowledge of the nominee's responsibility for the exhibit listed above. That responsibility included: Project under direction of nominee

Signature: \_\_\_\_\_  
 Title/typed name: David Roberts, JLL  
 Relationship to the exhibit: JLL Central Region Managing Director

# Soldier Field



**Project:** 3.4 Soldier Field  
**Architecture Firm of Record:** Lohan Caprile Goettsch Architects  
**Design Firm:** Wood and Zapata Architects and Lohan Caprile Goettsch Architects  
**Completion date:** 2003  
**Role of Nominee:** Managing Principal of architectural joint venture  
**Select Awards Received:**

- 2004 Distinguished Building Award - American Institute of Architects, Chicago Chapter
- 2004 Building Team of the Year, Grand Award - Building Design & Construction Magazine
- 2004 1st Place, Rooftop Gardens, City-wide - Mayor Daley's Landscape Awards Program

**Select Publications:**

- Chicago Tribune | October 2004 "History is in the eye of the beholder" – Chris McNamara
- Midwest Construction | June 2003 "The Remaking of a Landmark: Soldier Field" Special Editorial Supplement

### Challenge:

Nadine M. Post of Engineering News Record said it best about this project that "it's not surprising that the \$600 million makeover of Chicago's Soldier Field caused minor shock waves along the shores of Lake Michigan."

In addition to the stadium project, over 100 acres of asphalt parking adjoining the stadium were re-planned and constructed to provide amenities to the public. The facility continues to thrive today for gatherings and events independent of the stadium.

Aside from budgetary and schedule demands, design and planning input was required from the Chicago Bears with the NFL, the City of Chicago and the Chicago Park District, the property owner.

### Role:

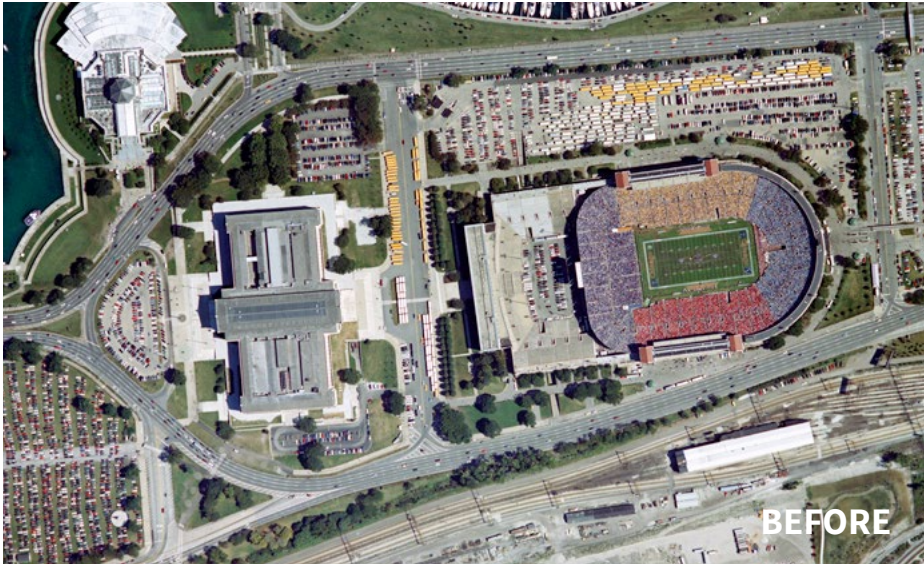
Joseph Caprile was the Managing Principal for the architectural joint venture. His role began during its inception and continued throughout the project, until the nationally televised opening game

on Monday Night Football on ABC. Joe's leadership talent, technical knowledge and problem solving skills were integral to the project being completed on time.

### Outcome:

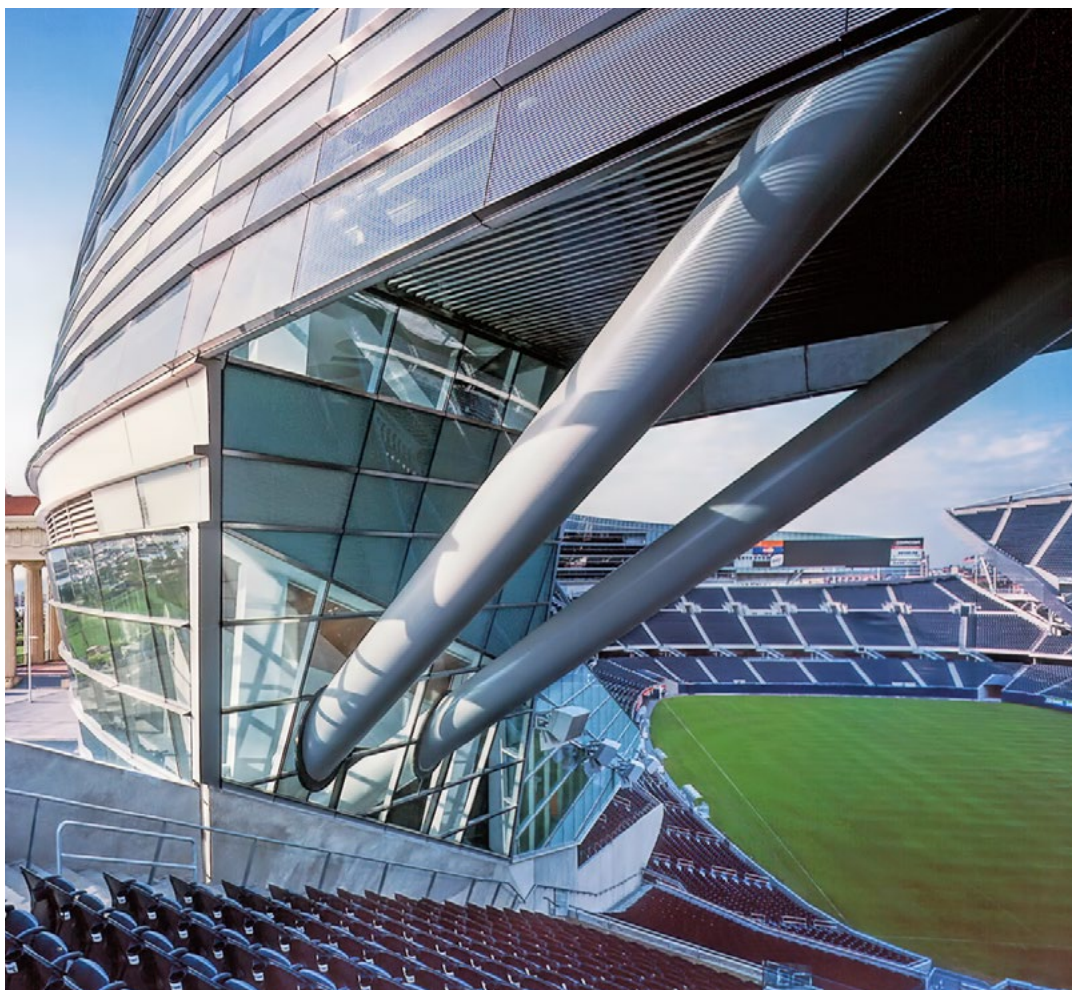
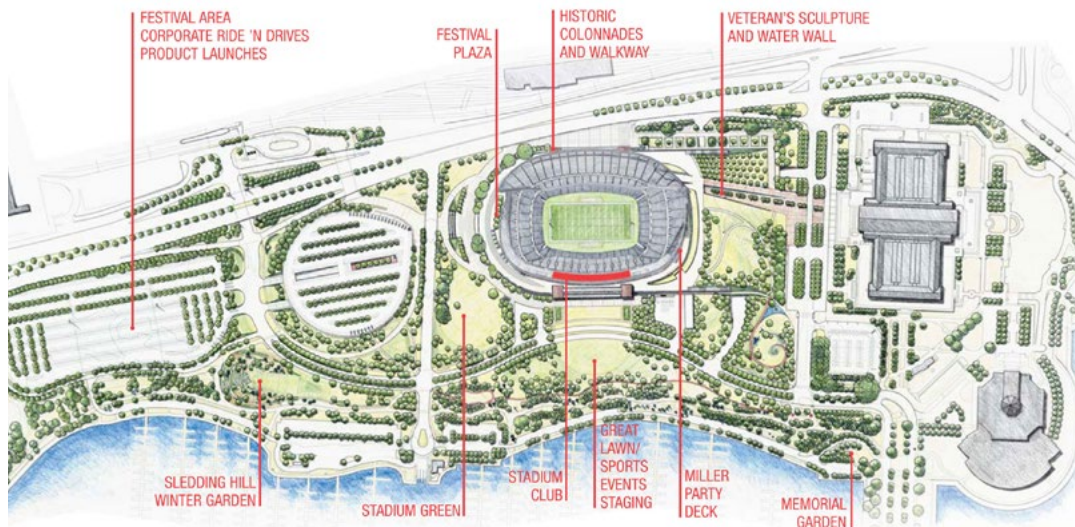
Joe navigated and managed a dense terrain of moving parts, including a fast-track 20 month construction schedule that involved building an entirely new stadium within the confines of old Soldier Field and seamlessly joining them together. **The tight schedule and large project scale meant early materials ordering, careful attention to phasing and logistics, and long hours for the construction teams – 6 day weeks and 10 hour days – utilizing state-of-the-art three-dimensional modeling for the structural steel design, sky boxes and inner bowl pre-cast.**

Also under Joe's purview was the reconstruction of 17 acres of stadium parking lots into attractive public parkland. Joe also helped steer the project through an intense public debate



concerning the project, taking a leadership role in explaining how good design would result in an improved stadium. In the end, the restored and renovated stadium has become a true benefit and iconic destination in Chicago: a stadium and multi-purpose entertainment venue that now comfortably hosts concerts, international soccer events and other events that benefit the community. In short, with Joe's skills, abilities and leadership, what was once a physical and financial liability for city taxpayers is now a civic asset.

**Uses of the exterior surrounding spaces cannot be overstated: whether it's the playground for the Museum Campus, the integral role the landmark plays for the Chicago Marathon, or sledding down the hill in the winter, this project turned a sea of asphalt into a 12 month destination for the city of Chicago.**



Declaration of Responsibility

I have personal knowledge of the nominee's responsibility for the exhibit listed above.  
 That responsibility included: Project under direction of nominee

Signature: \_\_\_\_\_

Title/typed name: Dirk Lohan, FAIA

Relationship to the exhibit: Principal, Lohan Caprile Goettsch Architects



# CityFront Center / Centennial Fountain



**Project:** 3.5 Centennial Fountain in CityFront Center

**Architecture Firm of Record:** Lohan Associates

**Design Firm:** Lohan Associates

**Completion date:** 1985

**Role of Nominee:** Managing Principal

**Select Awards Received:**

- 1991 Special Mention Award for Excellence in Masonry – Illinois Indiana Masonry Council
- 1990 SFGD Double Vision Gold Award Society of Environmental Graphic Designers
- 1980 Special Award – Metropolitan Water Reclamation District/Friends of Downtown Chicago

**Select Publications:**

- FM Broadcast | April 1991  
“The Chicago River: Chicago’s Crown Jewel, Part II”
- Urban Land Institute | October 1990  
“Establishing a Long-Range Framework for Development”

### Challenge:

Cityfront Center was a heavy industrial district in a prominent location along the Chicago River. Its history dates back to Abraham Lincoln, who was its real estate attorney. The Chicago Dock and Canal Company acquired the property in 1920 and in the 1960s, the property holding company was reorganized into a trust, where the resulting name was The Chicago Dock and Canal Trust. Under this new organization, a comprehensive master plan was developed with the Equitable Company, which was approved by the City of Chicago. Upon approval by the city, The Chicago Dock and Canal Trust demolished existing structures, environmentally cleared the site and created a refined plan for the area, which created a vision for development. Identified in the plan were numerous open spaces with public amenities, including the Centennial Fountain.

The Centennial Fountain within Cityfront Center needed to represent the Water

Reclamation District mission of providing clean water to the city in a strong, lasting design.

### Role:

Joe was the Managing Principal at Lohan Associates, working with Dirk Lohan, the master planner for Cityfront Center. With responsibilities that included executing the master plan and the fountain, Joe worked closely with City departments and also completed much-needed site infrastructure.

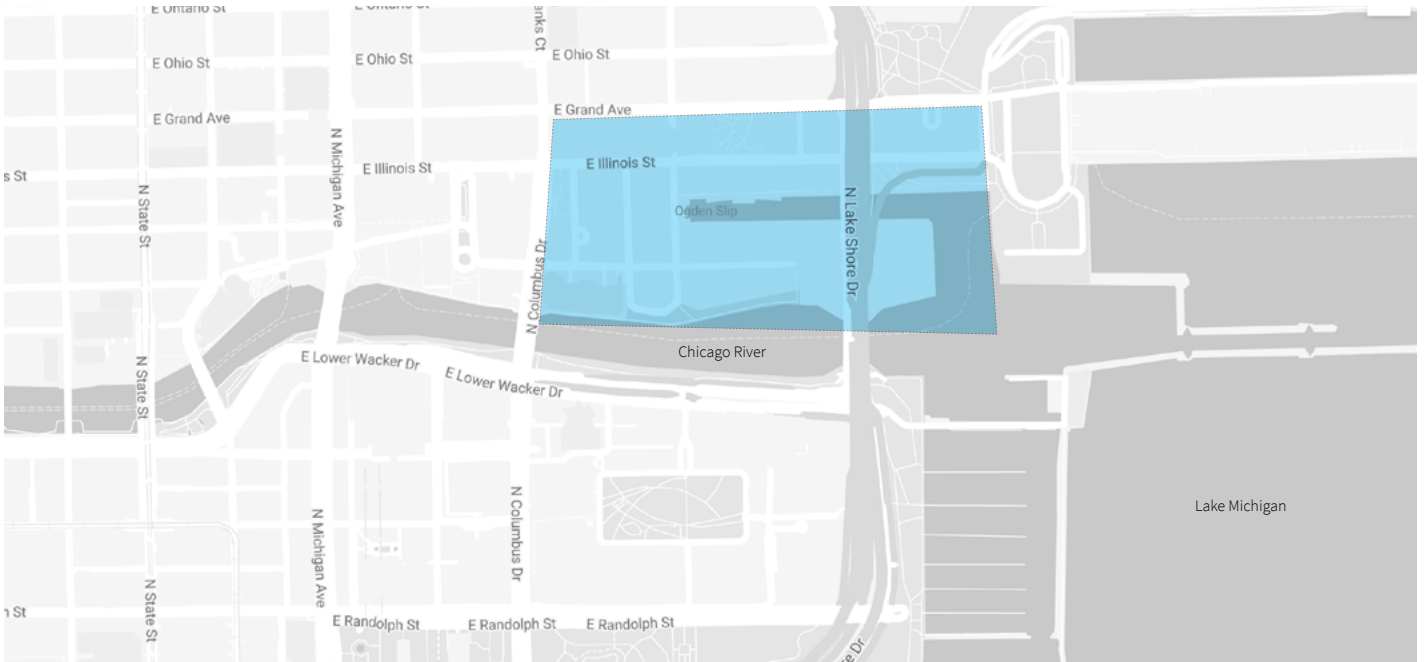
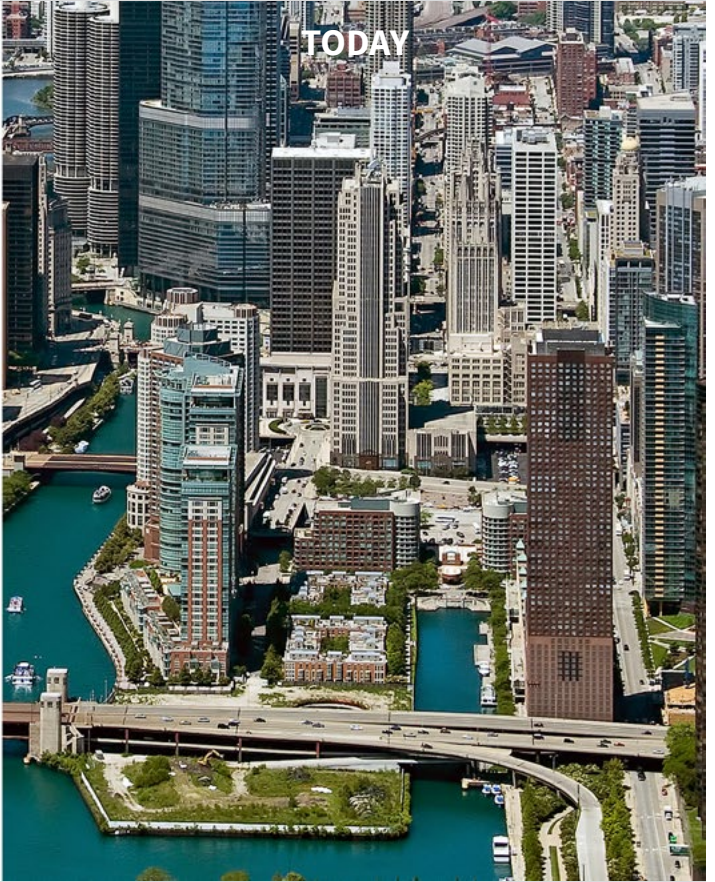
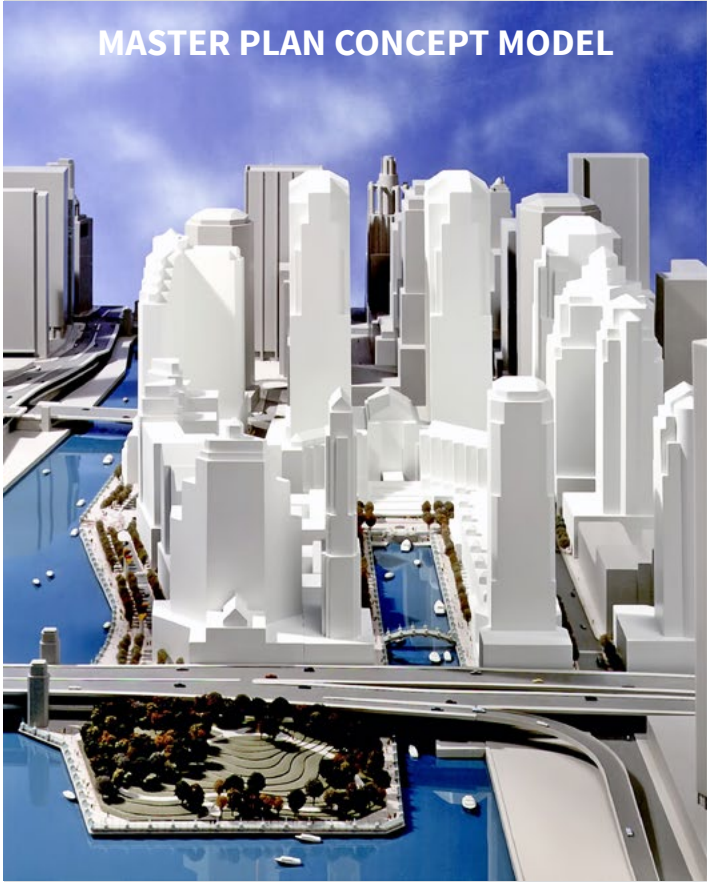
### Outcome:

Joe’s work led to the creation of one of the most unique—and earliest—public areas along the main branch of the Chicago River. Nearly a quarter century before the river’s current renaissance with new riverwalks beckoning public recreational use, Joe saw the waterway’s potential as he led the execution of Centennial Fountain in 1989. The fountain is now a Chicago landmark that shoots a high arc of water across the river at the top of each hour.



The result of Joe's efforts and vision, a former no-man's land, was transformed into a lively, attractive and accessible destination where the public can enjoy and engage the river.





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Signature: \_\_\_\_\_

Title/typed name: Dirk Lohan, FAIA

Relationship to the exhibit: President, Lohan Associates

# TRW World Headquarters



**Project:** 3.6 TRW Headquarters  
**Architecture Firm of Record:** Lohan Associates

**Design Firm:** Lohan Associates (architecture) and Sasaki (landscape)

**Completion Date:** 1985

**Role of Nominee:** Managing Principal

**Select Awards Received:**

- 1987 Architectural Award of Excellence – American Institute of Steel Construction
- 1986 Distinguished Building Award – American Institute of Architects, Chicago Chapter
- 1986 Distinguished Service in Environmental Planning Award – Industrial Development Research Council

**Select Publications:**

- Inland Architect | September/October 1989  
“The Corporate Landscape” – Robert Brueggemann
- The Plain Dealer Magazine | October 21, 1984  
“A magnificent site for TRW headquarters” – Wilma Salisbury

### Challenge:

A national design competition was held for this project by TRW to design their international headquarters. The project included a 450,000 s.f. building, plus 300,000 s.f. of parking for 700 employees on 134 wooded acres in suburban Cleveland. The client desired a spectacular working environment to attract and retain personnel of the highest caliber and last for the next 50 years. A master plan was developed that responded to the site geography and a phased development plan achieved this goal. Working with a separate interior designer and 18 other consultants—including security, traffic, life safety, forestry, hydrology, energy, landscaping, soil and engineering—the team was part of a dynamic interplay of innovative thinking.

### Role:

Lohan Associates won the competition and was awarded the commission. Working closely with Dirk Lohan, the

design principal, Joe led the project consultant team from the initial competition through project completion and client move-in as the Managing Principal for this project.

### Outcome:

Joe led the extensive team, and through his efforts and foresight, the TRW corporate headquarters set a new standard for corporate campus design and environmental sensitivity by utilizing existing land terrains and studying existing tree clusters located in the building in a centralized location with extended views to the existing natural landscape. Following a phased construction approach, Joe coordinated and implemented requirements from construction activities with completion of the design.

The building is classic in design with quality timeless materials. Parking was located below the structure to minimize its size impact and provide an amenity to employees through the city’s harsh



winters. **Environmental features such as external covers for sun shading, clear insulated glass to increase natural light to the inner space and a total integrated building management system were developed for the building.**

Along with the environmental design considerations, modern space planning was utilized throughout, thanks to Joe's leadership, with a raised floor throughout the building and open plan workspaces, which continue to support its use today. These planning and passive control systems are now commonplace, but were quite advanced in the early 1980s. Joe also constructed a wood mock-up of the building during the design and construction phases in order to prove-out building systems. This technique was unique for the time but is routine practice now.

**Today, the campus and building are the headquarters for The Cleveland Clinic. Through its reuse, the campus continues to stand as a testament to Joe's commitment to timeless planning and thoughtful design.**



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Title/typed name: Dirk Lohan, FAIA

Relationship to the exhibit: President, Lohan Associates

# Suzhou International Tower



**Project:** 3.7 Suzhou Industrial Park  
**Architecture Firm of Record:** Lohan Caprile Goettsch Architects  
**Design Firm:** Lohan Caprile Goettsch Architects  
**Completion Date:** 2001  
**Role of Nominee:** Managing Principal  
**Select Awards Received:**

- 2007 China Construction Project Luban Award

**Select Publications:**

- The Straits Times | October 25, 2014  
“Suzhou Industrial Park: 10 things to know about the China-Singapore project”
- “The Building of a Chinese Model New Town: Case Study of the Suzhou Industrial Park” – Zhongjie Lin 2015

### Challenge:

In the early 1990s, providing design services in China was a challenge for many reasons. One was from a purely cultural perspective of interpreting a foreign market’s needs through a contemporary perspective. Another was the issue of how the quality of the constructed building would endure in an emerging industry. The last was from a business perspective of defining requirements, agreements and payments.

Suzhou, China has two distinct legacies. First, it is an ancient city from the late 19th century that contains walled gardens, which were built and maintained by ruling emperors in the region. Second, it was one of the first industrial zones designated by the Chinese government for development, with a master plan developed by I.M. Pei.

This tower and administration center was one of the first buildings built in the zone for the local government that represented control of the region and established a

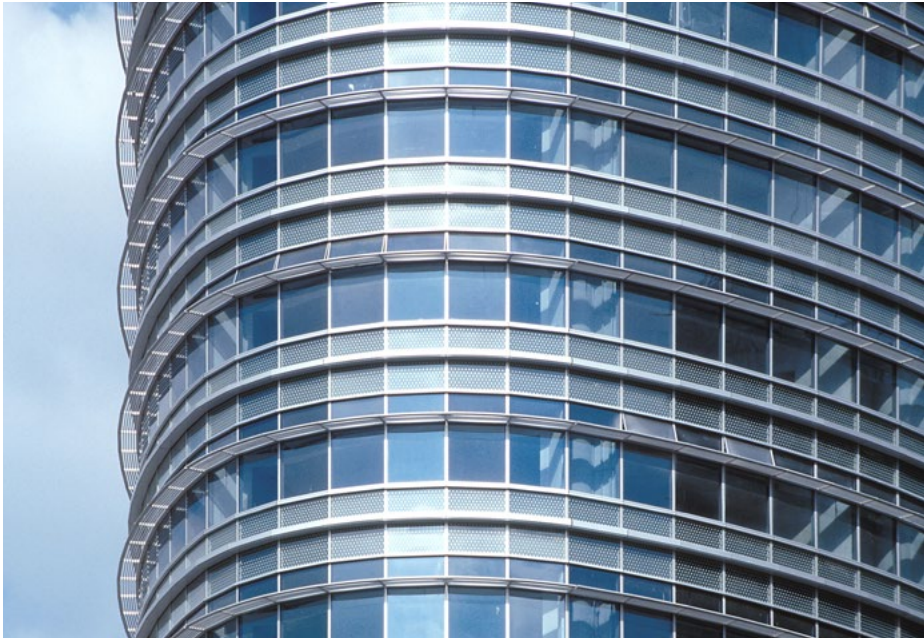
level of quality and a presence for the government seat.

### Role:

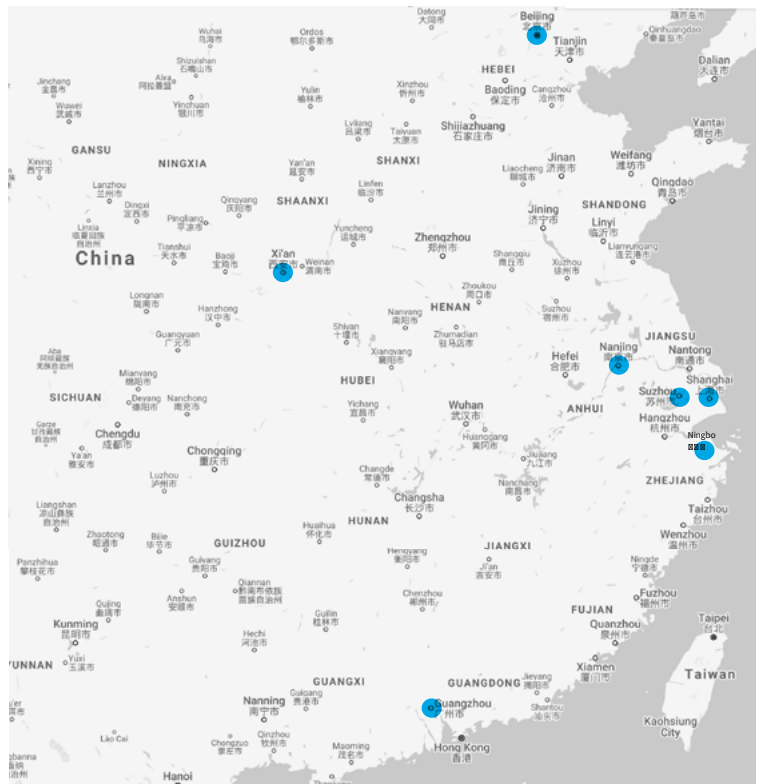
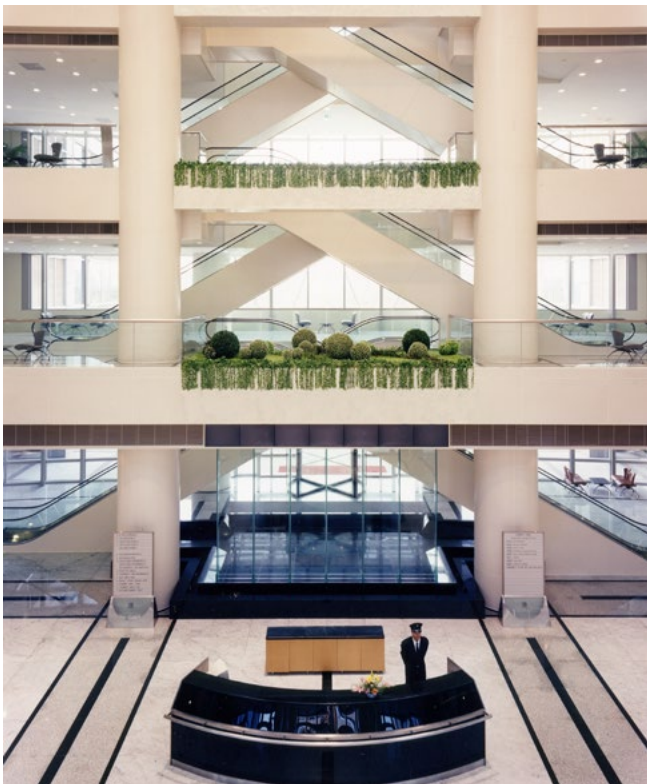
As managing principal, Joseph Caprile, with design principal Jim Goettsch, entered the Chinese marketplace in 1994, when the market was alive but untested. With a combination of understanding the market and using modern management techniques with thorough technical depth, Joe navigated substantial cultural, technical and business issues to sustain lasting relationships that proved to be successful in design and partnership.

### Outcome:

The project was completed in 2001. With support of the client, exterior systems of curtainwall, glazing and stonework were all imported to assure quality. The building still remains as the government seat for Suzhou, and due to the firm’s respectful relationship with the client, Lohan Associates, under Joe’s leadership, consequently designed 12 other buildings in the region.



The project also set a standard of professional service and commitment to quality that serves both the firm and the profession throughout China. The following map depicts the locations of other cities where projects were completed.



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Title/typed name: Dirk Lohan, FAIA

Relationship to the exhibit: Principal, Lohan Caprile Goettsch Architects