CINCINNATI MARKET OVERVIEW
PEPPER IS BREAKING GROUND IN THE CONSTRUCTION INDUSTRY WITH NEW IDEAS AND BOLD ACTION.

At Pepper, we offer the confidence that comes from working with a partner dedicated to performance. We look for new technologies and methods that add value for our clients because we believe there’s always room for improvement. Our insight and drive to achieve excellence result in safer projects, better buildings and stronger relationships.

You’ll see the impact of our leadership in everything we do – from the way we plan and communicate, to the guidance we offer, to the decisions we make in the field. Because part of looking forward is looking after what matters most – our customers and their interests.

As a family-owned and operated company, we take building personally. Our work is backed by unchanging values and people-focused ethics. Now in our third generation of family leadership, we have expanded to serve a number of locations around the country and provide expertise in several key markets, such as healthcare, higher education, civic and cultural, industrial, manufacturing, commercial interiors, corporate office, retail, hospitality, entertainment and K-12.

A FAMILY OF COMPANIES

PEPPER CONSTRUCTION - OHIO
Columbus, OH
Cincinnati, OH

PEPPER CONSTRUCTION - INDIANA
Indianapolis, IN

PEPPER CONSTRUCTION COMPANY
Chicago, IL
Barrington, IL
Whitewater, WI

PROJECTS ACROSS THE COUNTRY

CORPORATE OVERVIEW

$1.2 BILLION Revenue [2018]
1,000+ EMPLOYEES Company-Wide
$1.0 BILLION Bonding Capacity
$100 MILLION General Insurance Policy
Throughout each project, we strive to walk in our partners’ shoes, ensuring every decision we make is beneficial for the success of the project. This compassionate approach is a fundamental part of our culture, informing the decisions that we make every day. Whether we are working with a client, designer, architect, engineer or trade partner for the first time or the 20th time, there is always an opportunity to form a deeper connection that will enrich our business and create a long-lasting partnership.

CELEBRATING OVER 10 YEARS IN CINCINNATI SERVING THE TRI-STATE AREA

After servicing the Tri-State area for nearly five years, Pepper established permanent residence in the Cincinnati market in 2009. As a subsidiary of Pepper Construction Group, founded in 1927, Pepper Construction of Ohio has provided construction management, general contracting and design-build services to Ohio for over 25 years. We are considered a key contractor in the Cincinnati market. Our success is attributed to the dedication of our people and the partnerships we create with clients, design firms and trade partners.

In Cincinnati, Pepper has served a wide range of markets including healthcare, higher education, civic and cultural, industrial, manufacturing, commercial interiors, corporate office, retail, hospitality, entertainment and K-12.

$122 MILLION Revenue (2018)  58 EMPLOYEES Salired and Office  22 EMPLOYEES Field  95% NEGOTIATED As CM
Highland District Hospital is the center of healthcare in the Hillsboro community and surrounding Highland County. With the hospital’s commitment to improve the facility and resources to its patients, it is making a significant investment by expanding its current footprint by 39,000 s.f.

This $23 million project will add:

- Additional private inpatient rooms
- New orthopedic clinic spaces
- New patient registration spaces
- New and expanded Operating Room suites
- New patient and employee entrances
- Expanded outpatient services

Construction services will be completed in multiple phases, all developed around allowing current hospital functions to continue with minimal disruption to the staff, visitors and patients.
THE BELLEVUE HOSPITAL
BELLEVUE, OH
Our first project with The Bellevue Hospital in 2002 was a new, freestanding replacement hospital constructed on a 20-acre greenfield site. This two-story, prairie style building features a circular, ornamental staircase in the grand atrium and a standing seam copper roof in the cafeteria. The project created 32 patient rooms, four operating rooms, a LDRP with sizable rooms, an ICU/CCU with eight rooms, and emergency department, physical therapy area, a radiology area with MRI, CT scan, ultrasound, x-ray and nuclear medicine along with a full-service kitchen.

In 2017, Pepper had the opportunity to work with the hospital again to complete a 5,000 s.f. overbuild of the operating rooms on the second floor and an 8,000 s.f. ground-level renovation of the emergency department. The project included adding new nurse stations, interior lobby renovations, new breakrooms and new patient rooms.

EASTERN HILLS PEDIATRICS
CINCINNATI, OH
Project consisted of a two-phase interior build-out of a tenant space into a medical office building. The 10,000 s.f. project consisted of two phases. Phase 1 included the installation of new walls, casework, flooring and wall finishes. Phase 2 work included millwork, drywall, ceramic, paint, acoustical ceiling, doors/frames/hardware, toilet accessories, HVAC, plumbing, sprinkler and electrical.

LLANFAIR RETIREMENT COMMUNITY
CINCINNATI, OH
An addition and renovation to an existing retirement center for a new dementia wing. The project was performed in an occupied facility and was completed in multiple phases to minimize disruption. Work included asbestos abatement, upgrades to the nurse call system, new landscaping and the addition of a sanitary ejector pit and standby generator.
Location: Highland Heights, Kentucky
Architect: Omni Architects
Size: 230,000 s.f.
Cost: $36 million
Schedule: 15 months

NORTHERN KENTUCKY UNIVERSITY RECREATION CENTER

INCREASING STUDENT ENGAGEMENT

This renovation and expansion to NKU’s existing recreation center created more than 100 student jobs and increased student engagement across the entire campus - more than doubling NKU’s recreation space. This project added 6 basketball courts, 17,000 s.f. of weight/fitness space, 3 multi-purpose rooms, a gym for indoor soccer and floor hockey, an indoor rock climbing wall, a new 8-lane competition pool and lounge and study areas for students.

Throughout this extensive construction process, Pepper became a partner to the Department of Construction Management at NKU, assisting not only with learning opportunities through the project, but also serving as an industry adviser to faculty and students. Since the project is one the students are particularly interested in, the Department of Construction Management at NKU has also been able to use the recreation center to promote their Construction Management program to future students.
01 KENYON COLLEGE  VILLAGE REVITALIZATION  
GAMBIER, OH  
Phase I includes a new commercial space for the Village Market and new student housing, as well as the Center Run Residences. The market features a dumbwaiter and walk-in freezer. Student housing is located above the Market. The Center Run Residences townhomes feature full kitchens plus dining and living rooms. Phase II of the project includes the renovation of the existing college bookstore and the construction of 3 mixed-use buildings. The bookstore renovation includes a newly renovated print shop, laundry room and retail space. The 2nd floor features an office suite for the IT department with collaborative workspace, offices and meeting rooms. Mixed-use buildings feature student residences, a recording studio, a deli, office space, pub/restaurant and retail space.

02 NOTRE DAME JENKINS & NANOVIC HALLS  
NOTRE DAME, IN  
Jenkins and Nanovic Halls house the Keough School of Global Affairs - the first school Notre Dame has established in nearly 100 years - along with the Nanovic Institute for European Studies and the Departments of Economics, Political Science and Sociology. The four-story, 181,440 s.f. facility has a steel superstructure with a one-story basement. In addition to classroom and office space, the buildings feature a two-story forum, mediation room and outdoor courtyard with an over 700 s.f. skylight.

03 NKU KENTUCKY HALL  
HIGHLAND HEIGHTS, KY  
$2.8 million renovation of Kentucky Hall located on the Northern Kentucky University (NKU) campus in Highland Heights, KY. The renovation took place throughout the three wing, three-story, ninety-nine dormitory room building. Work included mechanical upgrades that allow students to better control cooling/heating and energy recovery units which provide constant fresh air into their rooms, as well as a complete remodel of the common areas.

04 OU COLLEGE OF OSTEOPATHIC MEDICINE  
DUBLIN, OH  
Osteopathic medical students are taught that each patient should be treated as a whole person, and that all body systems are dependent on one another for a person’s health. Like the philosophy behind osteopathic medicine, the school knew that a building cannot perform to its full potential with outdated interiors and facility systems. This 75,000 s.f. renovation included the complete removal of all interiors, mechanical, electrical and plumbing systems in three buildings. Work performed also included the renovation of an existing elevator.

05 CINCINNATI STATE LAB RENOVATIONS  
CINCINNATI, OH  
Interior renovation of 4,800 s.f. chemistry lab and classroom, split between the first and second floors. Project included heavy mechanical and control upgrades, heavy metal casework, plumbing/electrical fixtures and rough-ins to accommodate new floor plan layout.
Over the next 10 years, Pepper will collaborate with the Cincinnati Zoo & Botanical Garden to transform the zoo experience for animals and visitors alike. The bold, $150-million capital campaign will enable the zoo to dramatically enhance animal habitats, improve the visitor experience and remain a multi-generational source of pride for Cincinnati. The projects will help expand space for elephants, rhinos and kangaroos so the animals have “more home to roam.”

The first project is the expansion of Entry Village. Ten new ticket windows and additional queuing space will help streamline entry into the Zoo. Amenities such as more family style restrooms and more storage space for strollers and wheelchairs, as well as a calming room for guests with developmental disabilities, will improve the visitor experience.

The transformational master plan will also bring a shared space where visitors can interact with kangaroos, a new home for little blue penguins with underwater viewing for guests, an adventure ropes course with options for all skill levels and abilities, a parking garage, More Home to Roam for black rhinos and polar bears, a new, nature-based play area and five times more space for elephants!

As part of this ambitious plan, the Zoo is taking their groundbreaking, robust storm water management program to the next level to drive down non-potable water use to zero. By capturing 100% of the storm water and reusing it in the habitats, the Zoo can divert the water out of the city’s combined sewer system. The Zoo will also focus on becoming net zero by driving efficiencies throughout the existing systems and pursuing advanced renewable energy solutions including solar, wind and biomass. And, with proper organic waste management, the Zoo will strive to become a net zero waste facility reusing or recycling all waste generated on campus. The path to being the first Net Zero Zoo will begin immediately through the construction of the Entry Village and Roo Valley.

To support the Zoo’s mission Pepper will contribute progressive counsel and services designed to solve challenges, increase productivity and affect the performance of the built environment at the Zoo. Pepper brings a unique combination of experience in zoo construction and the belief that new methods and technologies create opportunities to deepen relationships while informing decisions. Pepper will fully leverage their suite of services in this long-term relationship, including high performance construction, model-based estimating and virtual and augmented reality technologies, life cycle cost analysis and integrated facilities management techniques.

Joining the Zoo in their commitment to the community, the project will employ a robust workforce development program designed to provide local employment opportunities and introduce community member to the potential of a career in the trades. Because the built environment is not just about concrete and steel, Pepper will also partner with the Zoo to find new educational opportunities during construction, further integrating visitors into the transformation of the Zoo.
Design-build construction of a 1.5 million s.f. state-of-the-art distribution center consisting of precast exterior walls, white TPO roofing system, high performance concrete floors and Class A office space. The office space is 60,000 s.f., the HazMat and Aerosol rooms are 66,400 s.f. and the distribution and support space is more than 1.3 million s.f. The entire site is 110 acres with 180 dock doors and parking for 630 cars. The project earned LEED Gold certification.
DB SCHENKER
FLORENCE, KY
A 125,000 s.f., $16 million fit-out in Florence, KY for leading
global logistics provider, DB Schenker. The project includes
a 20,000 s.f. office area and 105,000 s.f of climate-controlled
manufacturing space with additional rooftop units, an added
8-megawatts of power and a demising wall surrounding the
entire space.

SUNDANCE
LEBANON, OH
Project Sundance is a 160,000 s.f. manufacturing facility
that features a two-story office area and a warehouse
and manufacturing facility with specialized equipment
foundations, overhead cranes, high-bay areas and extensive
distribution for equipment connections.

AIR COMMERCE II & III
LOUISVILLE, KY
Located in the Renaissance South Business Park, Air Commerce
II is a new $22 million, 646,000 s.f. speculative warehouse
featuring a cross-dock design, 36’ clear height, 7” concrete floor
slab, EPDM membrane roof, insulated precast concrete exterior
walls and motion sensor activated T5 lighting. Air Commerce
III is located in the same business park. The project is a new
$22 million, 677,000 s.f speculative warehouse containing 100
docks doors and dock equipment packages. The site required
heavy cut and fill earthwork to establish grades, as well as a lime
stabilization sub-base at the building pad and pavement.

SPECTRUM BRANDS
DAYTON, OH
A new 70,000 s.f. build to suit manufacturing and distribution
facility. The project includes 36,000 s.f. of office space,
250,000 s.f. of manufacturing and 300,000 s.f. of distribution
cross-docked facility. The facility will have the capability to
bottle raw product and store for shipping.
CDK GLOBAL

PROVIDING HIGH-QUALITY CUSTOMER SERVICE

CDK Global is the largest universal provider of integrated information technology and digital marketing solutions to the automotive retail industry. With this project, CDK brought 1,000 jobs to the Greater Cincinnati area. This two-phased project was a 120,000 s.f. renovation to an existing office building in Norwood, Ohio. As the company’s new Services Center of Excellence, the space features open offices, training space, conference rooms and a fitness center.
01 JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH
This 703,000 s.f. renovation of the existing federal building in downtown Cincinnati was split in two phases. Phase I work took place on 10 floors and consisted of mechanical system upgrades to an existing DDC system, new VAV boxes and associated duct work, a new fire alarm system, the installation of a complete fire protection system, ADA upgrades and a new roof and davit system. Phase II included the replacement of existing ceiling tiles, fire alarm upgrades, MEP upgrades and renovations to the North tower restroom.

02 FIFTH THIRD
DAYTON, OH
A multi-floor interior build out of a 50,000 s.f. corporate office headquarters that included demolition of existing space, installation of new drywall, MEP upgrades, new flooring and interior finishes. There were also upgrades to electrical, HVAC and architectural woodwork finishes.

03 IBM
OHIO, KENTUCKY, ILLINOIS, INDIANA + OTHER STATES
Throughout our 25+ year relationship with IBM, Pepper has delivered consistent and positive results. We take pride in our ability to leverage and manage our supply chain to the benefit of IBM. Since 1992, Pepper has completed nearly 300 projects in over 20 states totaling over $200 million. Projects have included IBM St. Louis, IBM Cleveland, IBM Columbus, IBM Lexington and IBM Austin (pictured.) Over the years, IBM projects have had over $7 million in diversity spend, while introducing over 100 new vendors to the owner.

04 ROBERT HALF
CINCINNATI, OH
This 10,000 s.f. interior office space renovation for Robert Half increases collaboration and transparency by creating an open office layout. With seven different divisions that all have separate teams and areas of focus, an open concept helps the professional staffing company live out its mission of creating “a work environment where employees can thrive and innovate.” The new office features a number of small meeting rooms, conference rooms and break rooms.
CREATING A BRIDGE BETWEEN LOCAL BUSINESSES AND THE COMMUNITY

Liberty Center is a diverse 100-acre site that offers its visitors shopping, dining, and entertainment all in the same complex. The center creates a bridge between local business and the community’s residents and visitors - “for people to live, work and enjoy the benefits of a brilliantly vibrant and centered local life.” Pepper worked on the spaces for Vengeance, Old Navy, H&M, Celebrate Local, Brookstone and Rookwood Pottery. Our scope included significant portions of the exterior facades, including all storefront work, as well as the installation of elevators, escalators and any work required for the tenants to take occupancy of their spaces. Pepper Construction also completed the build-outs of Liberty Center’s Guest Services, Management and Security Office, the Children’s Discovery Center and a 10,000 s.f. out-parcel building for a future tenant.
VON MAUR  
BEAVERCREEK, OH
This project entailed new construction of an 180,000 s.f. retail anchor store located at The Greene. Project included high-end finishes, custom built interior millwork and casework throughout. A second floor pedestrian bridge to an adjacent parking lot was also constructed.

FUYAO SHOWROOM FIT-OUT  
MORAINE, OH
Interior showroom buildout that brings together state-of-the-art design, complex controls and beautiful craftsmanship - all highlighting Fuyao Glass America’s world-class facility. The space features 6,000 s.f. of terrazzo flooring, raised display pads, custom millwork, stretch-fabric lighting, a full-service kitchen and seating area, interactive kiosk displays, two video monitors-walls and multiple-zone lighting and audio controls.

IKEA  
OHIO, ILLINOIS, INDIANA + OTHER STATES
Building on a relationship that began in 1996, Pepper constructed this 354,000 s.f. retail furniture store with 1,200 parking spaces on 35 acres. A large warehouse, market hall, bistro and checkout areas make up the first floor. The second floor features 50 inspirational room settings, three-model home interiors, a 450-seat restaurant with full kitchen and an administration area with separate kitchenette and conference rooms.

APPLE, INC.  
OHIO, ILLINOIS, INDIANA, MICHIGAN, MINNESOTA, CALIFORNIA
More than a dozen years after opening their first retail store, Apple is still creating unique customer experiences and Pepper continues to bring these spaces to life. Over the years, we have worked with Apple on more than 30 locations throughout the United States. With each endeavor, they attempt to push the boundaries and explore new possibilities of what retail experiences can be. Apple has always relied on us to deliver their stores with an aggressive schedule, and we are constantly challenging ourselves to find ways to be faster and more efficient despite increased construction complexities.
Pepper as a company is committed to community involvement and encourages its employees to be equally involved. Pepper’s tradition of giving back to the community is well established across all of our locations. Specifically in Cincinnati, some of the main community events include the Little Miami River Clean-up, Lincoln Heights Missionary Baptist Church Food Pantry Canned Food Drive and the Cincinnati Reds Community Fund. Many of our employees are also involved in individual volunteer opportunities such as volunteering for local police departments and churches, teaching in various classroom settings and holding board positions for several non-profit organizations. No matter what community involvement it may be, Pepper is fully committed to bettering its local and surrounding communities through empowering each and every member of the Pepper family to make a difference.
INDUSTRY LEADERSHIP

THOUGHT LEADERSHIP IN ACTION

Thought leadership in action means embracing and sharing new technologies and methodologies. At Pepper, our Integrated Construction Services ensure a streamlined approach to construction and a detailed, comprehensive plan that identifies best value solutions for both the owner and the good of the project.

INDUSTRY-LEADING SAFETY PROGRAM

Our safety commitment extends from our management to everyone who steps foot on a Pepper project. Through education and rigorous qualification and performance standards we are transforming the practice and perception of safety within the construction industry.

Our commitment to safety leadership means that we create a detailed Job Specific Safety Plan prior to starting work on every single project. Because many of Pepper’s programs exceed OSHA standards, this cross-functional plan is reviewed and approved by all parties working on site to ensure thorough understanding and a singular commitment to upholding each aspect. Once work begins, extensive reporting and communications ensure these standards are upheld for the entire course of the project.

A QUALITY PROGRAM FOCUSED ON CONTINUOUS IMPROVEMENT

Pepper’s quality program is founded on continuous improvement and metrics that enable better decision making. Whether choosing partners for project collaboration or developing standards for communication based upon best practices, we never lose sight that what you care about most is a high-performing structure that’s built to last. From inspections, team communications and warranty walk-throughs after the project ends, this is a program tailored to ensure your investment is solid inside and out.

CUTTING-EDGE TECHNOLOGY FOR PROJECT OPTIMIZATION

Pepper’s approach to technology centers around improving workflows, enhancing communication and allowing work to be performed more efficiently - all in an effort to reduce cost and streamline schedule. Our capabilities include using virtual construction technology to perform MEP coordination and constructability review, maximize opportunities for prefabrication, assist with scheduling and project sequencing, enhance project visualization and communication and help owners with space planning and equipment coordination. We also perform 3D laser scanning of existing facilities and work with owners to create custom facilities management tools that enhance facility maintenance and operations.

SELF-PERFORM CAPABILITIES THAT ENHANCE RESPONSIVENESS & FLEXIBILITY

Pepper’s Self-Perform Group consists of an integrated group of estimators, project managers, field superintendents and tradespeople that perform trade-specific construction. The Self-Perform Group has developed a pool of safety-conscious, talented, hardworking and experienced tradespeople including carpenters, laborers and operating engineers.

Our self-perform capabilities include demolition, structural excavation, concrete, wood and metal framing, finish carpentry, architectural millwork, doors and hardware, drywall and acoustical ceiling.

LEAN TOOLS THAT DEFINE CLIENT VALUE & ENHANCE COLLABORATION

The foundational principles of lean construction are second nature to Pepper. Our commitment to maximizing value for our clients means using tools and practices that enhance collaboration, increase efficiencies and reduce waste. This often translates into time or cost savings to the owner. Every lean construction concept has its own merits and value-based applicability, and Pepper works closely with owners, architects and trade partners to implement the right concepts that incrementally deliver a better project.

A FOCUS ON HIGH PERFORMANCE BUILDING

Pepper has long embraced green building values and practices, and we strive to incorporate them into every project we build. We blend our $2.6 billion in sustainable experience with knowledge of high performance building systems to minimize construction costs and reduce future overhead expenses.
OHIO CLIENTS

Accenture
Alliance Data
Apple, Inc
Arvato
Aver Inc.
BMO Harris Bank N.A.
Brixmor Property Group Inc
CBRE, Inc.
CDK Global
Chemical Abstracts Service
Cincinnati Zoo & Botanical Garden
Cincinnati State
Collaborative Financial Partners
Colliers International
Community Library (Sunbury)
Cresa Corporate Real Estate
Cushman & Wakefield
Devry University
Discover Financial Services
DRK & Company
Fidelity Investments
Fifth Third Bank
Franklin International
Fuyao Glass America Inc.
GSA
Grainger
Hackman Capital Partners LLC
Highland District Hospital
Hillwood Investment Properties
Hines
Huntington National Bank
IBM Corporation
IKEA Property, Inc.
Jones Lang LaSalle Americas Inc.
Junior Achievement Of Central Ohio
Kenyon College
MARS Petcare USA
Methodist Eldercare Services
Molto Properties
Nationwide Realty Investors, Ltd.
Northern Kentucky University
NorthPoint Development LLC
OCLC
Ohio Presbyterian Retirement Service
Office Evolution LLC
Pillar Technology Group LLC
Roetzel & Andress
Simon Property Group
Spectrum Brands
Steel Ceilings Inc.
Steiner + Associates
STP Products Manufacturing Company
Structure Tone, Inc.
Syneos Health
Taylor Station Surgical Center
The Bellevue Hospital
The Mid-America Management Corporation
The Pizzuti Companies
The Westin Cincinnati
UnitedHealth Group
University of Cincinnati
VanTrust Real Estate, LLC
Verus Partners
Watts Water Technologies
Whirlpool Corporation
Worthington Libraries

Pepper Construction Company of Ohio
Cincinnati Office:
4350 Glendale-Milford Road Suite 160
Cincinnati, OH 45242
513.563.7700

Jen Kunz, Business Development Manager
(o) 513.698.2097 (m) 513.543.2889
jkunz@pepperconstruction.com

www.pepperconstruction.com