

## 1718 BALTIMORE RETAIL / PARKLET

Kansas City, Missouri



### Project Description

Lacy & Company served as the Owner's Representative for the redevelopment of this site, which was formerly Kenton Brothers offices and the original stable location for the Muehlbach Brewery. The office / warehouse building was converted into a small retail center with a parklet open to the public. The renovation involved converting garage storage bays into two small retail spaces. The former office area was converted into an open restaurant space, and the original barrel vault ceiling with bowstring trusses was exposed and restored. A covered outdoor seating area was created, using unique transparent solar panels as the canopy.

The parklet features a large area of pervious concrete pavers with trees planted in soil cells. Concrete planters with integrated bench seating surround the parklet, and all new streetscape was constructed. This project serves as a great amenity for the neighborhood.

### Project Facts

5,000 SF Retail Building  
\$4 Million

### Client

1718 Baltimore, LLC  
Shirley Bush Helzberg, Developer

### Contractor

Rau Construction Company

### Architect

Helix Architecture + Design

### Year Completed

2025

# 220 WEST 18<sup>th</sup> STREET OFFICE BUILDING

Kansas City, Missouri



## Project Description

Serving as the Owner's Representative, Lacy & Company lead this complicated redevelopment project just south of the Kauffman Center for the Performing Arts. The project involved vacation of a public alley and the combination of two historic film row buildings into one office building complex. A third warehouse building was incorporated into the complex as a climate controlled parking garage.

The building complex features two outdoor patio spaces, 3 common area conference rooms, and a communal break area for the tenants to use. All new sidewalks, street trees, and landscaping were constructed around the project site.

These film row buildings originally served as offices for MGM, Universal Pictures, and Columbia Pictures. The former MGM building was crumbling and in jeopardy of being lost prior to the acquisition and renovation.

## Project Facts

22,000 SF Office Building Renovation  
\$12 Million

## Client

Mahler Properties, LLC  
Shirley Bush Helzberg, Developer

## Contractor

Rau Construction Company

## Architect

Helix Architecture + Design

## Year Completed

2025



## NEW AMERICAN ROYAL COMPLEX

1899 American Royal Way  
Kansas City, Kansas



### Project Description

A Kansas City tradition since 1899, the American Royal is a 501 (c) (3) not-for-profit organization whose mission is to be the nation's leader for food and agriculture education, events, and engagement. The American Royal provides opportunities for nearly half a million youth and adults from around the world to engage in high-quality events and experiences, including nationally competitive livestock shows, the world's largest barbecue competition, regional and national equine shows, youth and professional rodeos, and elementary and secondary education outreach. Support from partners, members, and volunteers help the American Royal achieve its vision of a world where food and agriculture are celebrated, and all generations are committed to its future.

In 2026, the American Royal will be relocating to its new campus, which is currently under construction in Kansas City, Kansas. Lacy & Company serves as the American Royal's Owner's Representative for the construction project and is also assisting with the AR's procurement of Furniture Fixtures & Equipment.

### Project Facts

1 Million SF Agricultural Events Center  
5000 Seat Main Arena  
Multi-purpose arena  
Outdoor Arena  
Livestock Barn / Exhibition Hall  
Educational Exhibits / Auditorium / Offices  
\$350 Million

### Client

American Royal Association

### Contractor

JE Dunn Construction Company

### Architect

Multistudio

### Completion Date

2026

# SURGERY CENTER OF LEE'S SUMMIT

1950 SE Blue Parkway  
Lee's Summit, Missouri



## Project Description

New construction of an outpatient surgery center for national Developer, Hammes, on behalf of its tenant, HCA Healthcare.

This is a a one-story EIFS, masonry, and metal panel building with 3 Operating Rooms and 2 GI Procedure rooms of high design efficiency. This surgery center was built on land adjacent to and in cooperation with Lee's Summit Medical Center.

This is the second of two surgery centers developed by Hammes with Lacy & Company as the Owner's Representative and solidified the relationship between Hammes and the HCA Healthcare to continue seeking development opportunities in other markets.

The project was delivered one month early and with savings returned to the Owner. Licensing and other jurisdictional qualifications were achieved with no exceptions.

## Project Facts

17,920 Square Feet  
\$15.3 million

## Client

Hammes Partners (Owner)  
HCA Healthcare (Tenant)

## Contractor

JE Dunn Construction

## Architect

ACI Boland Architects

## Year Completed

2024

## BLUE RIVER SURGERY CENTER

1318 E. 104<sup>th</sup> Street  
Kansas City, Missouri



### Project Description

New construction of an outpatient surgery center for national Developer, Hammes, on behalf of its tenant, HCA Healthcare. This is a a one-story EIFS, masonry, and metal panel building with 5 Operating Rooms and 2 GI Procedure rooms of high design efficiency.

As the Owner's Representative, Lacy & Company lead the contractor competitive bid process to meet the Owner's stringent schedule needs, as well as a short value engineering process to optimize budget. The project site was previously undeveloped and discovered to have unforeseen buried debris from a 1960s expansion of I-435. Pre-construction involved assisting the Owner with geotechnical and structural exploration to assess soils treatments and foundation options.

Construction was successfully completed within 12 months. Close coordination with both Owner and Tenant in the closeout and after move-in ensured State and health agency approvals were achieved for operational licensing. Coordination of code and industry requirements along with Tenant national standards were captured in a lessons-learned documentation to benefit this team's future projects.

### Project Facts

22,400 Square Feet  
\$17.2 million

### Client

Hammes Partners (Owner)  
HCA Healthcare (Tenant)

### Contractor

JE Dunn Construction

### Architect

ACI Boland Architects

### Year Completed

2024

## DEVELOPING POTENTIAL

235 Executive Way  
Lees Summit, Missouri



### Project Description

New construction of a daytime adult care facility for developmentally challenged individuals, located on an infill lot semi-adjacent to the organization's existing administrative/care facility.

Construction consisted of wood framed structure on slab-on-grade with commercial finishes. The finished building includes eight (8) classrooms with connecting storage and locker bays, an Art/Music/Sensory room, administrative block including conference room, offices, and reception, a full training kitchen, multi-purpose room, and working coffee shop.

The project was saddled with budget constraints that had delayed construction for two years before Lacy & Company was brought on board. Site challenges included the incorporation of a large and deep detention pond to accommodate the City's strict water management policies and the site's limited available green space.

### Project Facts

19,500 Square Feet  
\$6 million

### Client

Developing Potential, Inc. (Owner)

### Contractor

Rothwell Construction

### Architect

WSKF Architects

### Year Completed

2023



ROCKHURST UNIVERSITY  
SEDGWICK HALL HEALTH SCIENCES BUILDING  
5225 Troost Avenue  
Kansas City, Missouri



**Project Description**

Built in 1914, Sedgwick Hall was the first building on campus. This iconic limestone building has been home to many uses over the years, including Jesuit faculty housing, high school and college classes, science labs, a theatre, library, radio station, and more. It served as the main academic building on campus until the completion of Arrupe Hall in 2015.

In 2019, St. Luke's College of Health Sciences merged with Rockhurst University, and this new academic department is housed in renovated Sedgwick Hall. The renovations included new classrooms, labs, academic offices, and simulated hospital and nursing environments. The east portion of the building was removed and replaced with a glass façade and two story interior atrium facing the quadrangle. The remaining historic limestone structure was restored.

**Project Facts**

59,000 SF 4-Story  
Health Sciences Building  
Renovation and Addition  
\$23 million

**Client**

Rockhurst University  
Jason Riordan  
Associate Vice President of  
Facilities Operations

**Contractor**

JE Dunn Construction

**Architect**

Helix Architecture + Design  
and CO Architects

**Completion Date**

Spring 2022

# THE KANSAS CITY PUBLIC LIBRARY NORTHEAST BRANCH

6000 Wilson Road, Kansas City, Missouri



## Project Description

Based on our success in assisting the Library with renovations to its Bluford Branch, the Kansas City Public Library once again chose Lacy & Company to serve as its Owner's Representative for the Northeast Branch renovation.

Located in the historic Northeast neighborhood, this project involves complete gutting of the existing library down to the structure, with all new interiors built to meet modern library standards. The building is also being expanded to serve the growing need for conference room / community room program space. All new furniture, shelving, and technology will be installed as a part of the project.

The Northeast Branch includes program space for children, teens, adults, conference / community rooms, post office services, printing / copying, and the RISE program (Refugee and Immigrant Services & Empowerment).

## Project Facts

15,000 SF Library Branch  
\$4 Million

## Client

The Kansas City Public Library

## Contractor

Herner Construction

## Architect

The Clark Enerson Partners

## Completion Date

2020



**THE KANSAS CITY ZOO  
ELEPHANT EXHIBIT ENHANCEMENTS**  
6800 Zoo Drive, Kansas City, Missouri



**Project Description**

The Kansas City Zoo's elephant exhibit was originally constructed in 1994. Although it was a primary attraction at the zoo, over the years, the exhibit has become overgrown and hard to navigate for visitors. The seven African Elephants on exhibit rarely utilized the water feature due to its steepness. In order to improve viewing areas, create full handicapped accessibility, and enhance the elephants' habitat, the zoo undertook a full renovation of this exhibit in 2019. Lacy & Company was honored to be selected as the Owner's Representative for this project, having assisted with other zoo projects in the past.

The elephant exhibit features a new restroom building, two new tram stops, several new shade structures / viewing areas, and a state of the art pool with a waterfall for the elephants to enjoy. A food cart and shaded dining area is included within the main viewing area. The exhibit contains African themed building design and rockwork, and is the start of the visitor's transition into the Africa area of the zoo.

**Project Facts**

Full Exhibit Re-construction  
\$10 Million

**Client**

Friends of the Zoo  
Linda Falk  
Chief Administrative Officer

**Contractor**

JE Dunn Construction Company

**Architect**

PGAV

**Completion Date**

May 2020

# TROPICS EVENT PAVILION / TREE KANGAROO / CAMEL FEEDING DECK / CHEETAH AND BABOON BUILDINGS AT THE KANSAS CITY ZOO

6800 Zoo Drive  
Kansas City, Missouri



## Project Description

Lacy & Company was engaged by the zoo to oversee improvements to several exhibits / buildings at the zoo. The new Tropics Event Pavilion is a catering facility with restrooms adjacent to the semi-permanent event tent at the zoo, and serves as the main facility for outdoor events. The new themed camel feeding deck was added to the existing camel exhibit, allowing visitors to feed the camels through didgeridoo shaped tunnels. Also in the Australia zone of the zoo, a new building was constructed for the Tree Kangaroo exhibit with outdoor and indoor climate controlled climbing areas.

Along with these public improvements, Lacy & Company assisted in managing the structural underpinning and other improvements to two back of house support buildings serving cheetahs, baboons, warhogs, and African dogs.

## Project Facts

Cheetah / Baboon Holding - \$275,000  
Camel Feeding Deck - \$275,000  
Tree Kangaroo Exhibit - \$1.1 million  
Tropics Event Pavilion - \$1.3 million

## Client

Friends of the Zoo  
Linda Falk  
Chief Administrative Officer

## Contractor

Centric /  
Mega Construction /  
Chamberlin

## Architect

WDM Architecture /  
Hufft

## Completion Date

July 2019



## HJ's YOUTH AND COMMUNITY CENTER

6425 Wornall Road, Kansas City, Missouri



### Project Description

In 1990, the building that formerly served as the Southtown YMCA was donated to St. Andrew's Episcopal Church, and was called HJ's Youth and Community Center. After many years of use housing the church's youth outreach programs and Boy Scout Troop 16, the building was in need of improvement to better serve the church and community. In 2016, St. Andrew's hired Lacy & Company to evaluate whether the building should be renovated. Following a recommendation to demolish the building and build new, Lacy & Company was hired to serve as the Owner's Representative to manage the design and construction of the new building. The building has several large and small conference rooms, a café, kitchen, scout room, youth group room, and an outdoor gathering space with a fire pit. It is connected to the Harry Wiggins Trolley trail via a sidewalk that includes benches, a bicycle repair kiosk, water fountain, and dog watering station. The building provides an important connection to the Brookside neighborhood, and is rented to the public for conferences, receptions, and special events.

### Project Facts

6,000 SF Community Center  
\$2.5 Million

### Client

St. Andrew's Episcopal Church

### Contractor

Centric Projects

### Architect

DRAW Architecture

### Completion Date

May 2018



## 520 WEST PENNWAY

Kansas City, Missouri



### Project Description

This building was the original headquarters for Jensen-Salsbery Laboratories, a veterinary supply business, and was built in 1918. The building is on the National Register of Historic Places and was renovated with the assistance of historic tax credits. The building was entirely gutted down to the concrete structure and renovated to historic standards. Additions included a penthouse event space with outdoor roof deck, and a new landscaped patio at the main entrance. The building now serves as corporate headquarters for three construction companies, Superior-Bowen Construction, Inspired Homes, and Centric Projects. The ground level is being offered for lease to outside tenants. Lacy & Company served as the Owner's Representative, managing the construction project on behalf of the partnership Owners.

### Project Facts

35,000 SF Historic Renovation  
\$10 million

### Client

Monarch-520 Pennway, LLC  
(Superior Bowen, Centric Projects,  
Mariner Real Estate)

### Contractor

Centric Projects

### Architect

KEM Studio

### Completion Date

June 2018

## MISSION HILLS COUNTRY CLUB

Mission Hills, Kansas



### Project Description

Mission Hills Country Club was founded in 1914, and the current clubhouse building was constructed in the 50's. Originally designed by the well-known architectural firm of Kivett & Meyers, the clubhouse has since undergone several rounds of renovation and additions. The newest project included the addition of a two-story fitness building, open air pool pavilion / bar, and renovation of two dining rooms and the poolside snack bar. Lacy & Company served as MHCC's Owner's Representative to manage the design and construction of this project, which spanned several years and involved managing the interests of multiple stakeholders, designers, contractors, and vendors. This is the first of a multi-phase master plan to update the entire clubhouse.

### Project Facts

17,000 SF Renovation and Addition  
\$6 million

### Client

Mission Hills Country Club

### Contractor

Centric Projects

### Architect

GastingerWalker&

### Completion Date

June 2017



## UNIVERSITY ACADEMY SPORTS FIELD

6801 Holmes Road  
Kansas City, Missouri



### Project Description

University Academy Charter School has enjoyed tremendous academic success since its founding in 2000. In order to expand its growing athletic programs, the construction of a multi sport athletic stadium was needed. Lacy & Company was hired in 2016 to manage this construction project, having successfully assisted with construction of the overall campus in 2003.

The stadium includes a state of the art turf field that serves football, soccer, physical education, track & field practice, and baseball practice. Bleacher seats with a press box allow for over 1000 people to attend home games. Concession, restroom, and team storage buildings flank the bleachers and provide architectural coherence with the main school building. This very difficult project involved an extensive city approval process in order to fit the full-sized field into a very tight site.

### Project Facts

Football / Soccer Fields, Practice Track,  
bleachers, press box, vending  
and restrooms  
\$3.6 million

### Client

University Academy Supporting  
Foundation

### Contractor

Straub Construction

### Architect

Hollis & Miller Group

### Completion Date

December 2016



## 1700 / 1706-10 / 1720 WYANDOTTE

Kansas City, Missouri



### Project Description

These three former “Film Row” buildings once served as distribution hubs for national film companies to distribute movie reels to theatre houses in the central United States. Lacy & Company assisted the Owner in complete renovations of this entire block of buildings, including the construction of a rooftop deck on two of them. Work included all new mechanical, electrical, plumbing, windows, doors, the installation of an elevator, and restoration / new brick exteriors. Lacy & Company also served as the leasing agent, and has successfully leased 1706-10 to the architectural firm of ACI Boland, 1700 Wyandotte to PARIC Construction Company, and 1720 to Emfluence.

### Project Facts

1700 Wyandotte – 7,000 SF  
1706-10 Wyandotte – 12,900 SF  
1720 Wyandotte – 8,500 SF  
\$7 million

### Client

Shirley Bush Helzberg,  
Developer

### Contractor

JE Dunn Construction, Centric Projects

### Architect

Helix Architecture + Design

### Completion Date

June 2016, Aug 2017

**PARK UNIVERSITY – NORRINGTON HALL**  
Parkville, Missouri



**Project Description**

Originally built as one of many Carnegie Libraries around the United States, Norrington Hall is centrally located on the Park University Campus. As a part of Park's master plan to create more collaborative student spaces and enhance the pedestrian experience, Norrington and the surrounding grounds were completely transformed into an academic commons. Lacy & Company assisted Park in this renovation which involved all new mechanical, electrical, and plumbing systems, and all new interior finishes. The formerly little used building is now home to a café, art gallery, computer lab, faculty offices, study rooms, and flexible classroom spaces with up to date audio / visual technology and digital resources. A new outdoor patio was also created along with new sidewalks and landscaping.

**Project Facts**

12,500 SF 3-Story Commons Building  
Café / Art Gallery / Study Space / Offices  
\$4 million

**Client**

Park University  
Matthew Van Hoesen  
Chief Financial Officer

**Contractor**

JE Dunn Construction

**Architect**

Helix Architecture + Design

**Completion Date**

June 2016

## ROCKHURST UNIVERSITY – ARRUPE HALL

5351 Forest Avenue  
Kansas City, Missouri



### Project Description

This new academic building / lecture hall is the second phase of Rockhurst University's Campus Master Plan. The 3-story structure has 17 classrooms, faculty offices, and a 500 seat lecture hall. It serves as one of the primary classroom buildings on campus, with a wide range of class types taught, including Art and Occupational / Physical Therapy. A future phase will incorporate a blackbox theater and classrooms adjacent to the lecture hall stage. The building is located at the south end of the quadrangle, near the main entrance to the University.

### Project Facts

68,000 SF 3-Story Academic Building  
500 Seat Lecture Hall  
\$25 million

### Client

Rockhurst University  
Matt Heinrich  
Associate Vice President for  
Facilities and Technology

### Contractor

JE Dunn Construction

### Architect

Gould Evans Architects

### Completion Date

July 2015

### Awards

2016 Capstone Award



## PLAZA NORTH TOWNHOMES

44<sup>th</sup> & Summit  
Kansas City, Missouri



### Project Description

Westport Today, LLC is a subsidiary of the St. Luke's Hospital Foundation, which owns over 100 single family and apartment properties in the neighborhood between the Country Club Plaza and Westport. Westport Today's goal is to improve the neighborhood through renovation and new construction in order to create a more desirable residential community near the main Hospital campus. The Plaza North Townhomes were built on 4 contiguous vacant lots in the neighborhood.

Lacy & Company served as the Owner's Representative for the design and construction of the townhomes. We also assisted Westport Today in replatting the property and creating a Homeowner's Association.

### Project Facts

10,000 SF (5) Single Family Townhomes  
\$1.5 Million

### Client

Saint Luke's Hospital Foundation /  
Westport Today, LLC

### Contractor

Kevin Green Homes

### Architect

NSPJ Architects

### Completion Date

March 2015

## 1706 BALTIMORE RENOVATION

Kansas City, Missouri



### Project Description

This unique building in the heart of the Crossroads Arts District has served many purposes since it was built in the early 1900's, including being home to United Artists and several Pendergast-era night clubs (the Vanity Fair Club, Paramount Club, the Eighty-Five Club, and the Stork Club). It was purchased by Shirley Helzberg in 2001 as a part of her efforts to revitalize this neighborhood.

Acting as the Owner's Representative, Lacy & Company directed the complete renovation of the building shell and construction of tenant improvements for a neighborhood market and catering company. Renovations included total reconstruction of the crumbling front façade, build-out of a full restaurant kitchen, and construction of an outdoor patio space. Solar panels were also installed on the roof, providing the tenant with very low cost electricity.

### Project Facts

5,000 SF Neighborhood Market

\$750,000

### Client

Shirley Bush Helzberg  
Developer

### Contractor

Centric Projects

### Architect

Helix Architecture + Design

### Completion Date

December 2014

## WEBSTER HOUSE GARAGE

120 West 17<sup>th</sup> Street  
Kansas City, Missouri



### Project Description

Lacy & Company has assisted developer Shirley Bush Helzberg with several renovations and infrastructure improvements to her Crossroads District real estate holdings. In 2012, we were retained to assist with the planning, design, and construction of a new 188 car parking garage at the northeast corner of 17<sup>th</sup> and Wyandotte.

The garage serves patrons of the Webster House shop/restaurant, tenants in the Vitagraph Film Exchange office building, musicians at the Kauffman Center for Performing Arts, and visitors to Crossroads area businesses. A neighborhood retail space and outdoor courtyard is included on the first floor.

### Project Facts

188 Car Parking Structure  
\$6 million

### Client

Shirley Bush Helzberg  
Developer

### Contractor

McCownGordon Construction

### Architect

Helix Architecture + Design

### Completion Date

November 2013

### Award

Capstone Infrastructure Award, 2014



## WILLIAM JEWELL COLLEGE PRYOR LEARNING COMMONS

500 College Hill  
Liberty, Missouri



### Project Description

William Jewell College is a private four year liberal arts college founded in 1849 in Liberty, Missouri.

Having successfully completed the 45,000 square foot Shumaker Hall sorority building project in 2009, Lacy & Company was re-engaged by William Jewell as the Owner's Representative for the design phase of the new Pryor Learning Commons in 2011.

The 25,000 square foot Pryor Learning Commons serves as the new entrance point to the academic quadrangle and houses the College's library, classroom / presentation spaces, media center and center for justice and sustainability.

Construction was completed in August 2013.

### Project Facts

25,261 Square Feet  
\$10 million

### Client

William Jewell College  
David L. Sallee  
President

### Contractor

JE Dunn Construction

### Architect

Gould Evans

### Completion Date

August 2013

## 1808-1814 MAIN STREET BUILDING RENOVATION

1808-1814 Main Street  
Kansas City, Missouri



### Project Description

In 2012, Lacy & Company was engaged to assist the Owner of the former Western Blue building in making renovations needed to prepare the building for lease. With a limited budget, this unusable building was transformed into an attractive, income producing property. Renovations included the following:

- Demolition of 2<sup>nd</sup> and 3<sup>rd</sup> floors
- Construct new roof over 1<sup>st</sup> floor of north section
- Renovations to approximately 10,500 SF of tenant space
- Exterior masonry restoration / tuckpointing
- New HVAC, plumbing and electrical systems
- Installation of new windows
- Parking lot, loading dock and other site improvements

### Project Facts

10,500 SF Renovation  
\$1 million

### Client

Heron Point, L.P  
Tom Burcham  
Missouri Bank & Trust

### Contractor

Centric Projects

### Architect

El Dorado Architects

### Completion Date

July 2013

## WAYSIDE WAIFS

3901 Martha Truman Road  
Kansas City, Missouri



### Project Description

Wayside Waifs is an independent, not-for-profit humane society and animal welfare organization established in 1944. It is the largest pet adoption center in Kansas City, placing over 5,000 animals into permanent homes every year.

In 2011, Lacy & Company was retained by Wayside Waifs to manage the renovations to and expansion of its existing 32,000 SF facility. The project has doubled the size of the existing veterinary clinic, providing the opportunity to care for animals both prior to and after adoption. Extensive interior renovations to the lobby and administrative areas were also made.

Construction began April 2012 and was completed January 2013.

### Project Facts

13,000 Square Foot  
Expansion / Renovation  
\$5.3 million

### Client

Wayside Waifs  
Cynthia L. Smith  
President

### Contractor

JE Dunn Construction

### Architect

Tevis Architects

### Year Completed

2013



## ROCKHURST UNIVERSITY GARAGE

1100 Rockhurst Road  
Kansas City, Missouri



### Project Description

In 2010, Lacy & Company was retained by Rockhurst University to manage the implementation of its multi-year four phase master plan, beginning with a new 4-level, 420 car parking structure at the northeast corner of Troost Avenue and Rockhurst Road. The project includes 10,000 SF of retail space on the ground floor and was designed to be certified as LEED Silver by the USGBC. It will be the only parking garage in Kansas and Missouri to receive this designation.

Founded in 1910, Rockhurst University is a Catholic, Jesuit university serving 3,000 students - 72% undergraduates and 28% graduate students.

### Project Facts

420 Car Parking Structure  
10,000 SF Retail Space  
\$9 million

### Client

Rockhurst University  
Matt Heinrich  
Associate Vice President for  
Facilities and Technology

### Contractor

JE Dunn Construction

### Architect

BNIM Architects

### Year Completed

2011

### Awards

AIA Kansas Chapter Design Award, 2013  
LEED Certification

# WRIGHT MEMORIAL HOSPITAL

Trenton, Missouri



## Project Description

The original Wright Memorial Hospital in Trenton, Missouri was built in 1954 and is owned by the J.B. Wright Memorial Trust, Citizens Bank & Trust, Trustee. The hospital is operated by Saint Luke's Health System of Kansas City, Missouri.

Lacy & Company was retained by Citizens Bank & Trust to manage the development and construction of a new 25 bed, 59,000 square foot critical access hospital for the Trust on a 21 acre site abutting Missouri State Highway 65 south of downtown Trenton. A 12,000 square foot medical office building was also constructed adjacent to the new hospital.

Construction began in October 2009 and was completed in March 2011.

## Project Facts

59,000 Square Feet

\$30 million

## Client

Citizens Bank & Trust, Trustee  
Of the J.B. Wright Charitable Trust  
Danette Rardon, JD  
Senior Vice President and Trust Officer

## Contractor

JE Dunn Construction

## Architect

ACI/Boland

## Year Completed

2011

# VITAGRAPH FILM EXCHANGE BUILDING HISTORIC RENOVATION

1703 Wyandotte  
Kansas City, Missouri



## Project Description

The renovation of the historic Vitagraph Film Exchange Building was a project of developer and philanthropist Shirley Bush Helzberg. Other historic building renovations she has completed include Webster House and Blossom House. The project is in a Tax Increment Financing district and was approved by the National Park Service for Historic Tax Credits.

In 2008, Lacy & Company was retained as the Owner's Representative for this project and it was successfully completed in June 2010.

The first two floors are occupied by the Kansas City Symphony. A 38 car pre-cast parking garage was built on the south side of the building. Helix Architecture + Design designed the project which recently received LEED Gold certification.

## Project Facts

40,000 Square Feet  
\$24 million

## Client

Shirley Bush Helzberg  
Developer

## Contractor

S.M. Wilson Construction

## Architect

Helix Architecture + Design

## Year Completed

2010

## Award

Capstone Green Design Award, 2012



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LUCILE H. BLUFORD BRANCH  
KANSAS CITY PUBLIC LIBRARY

3050 Prospect Avenue  
Kansas City, Missouri



Project Description

Originally built in 1988, this Library Branch is named in honor of Lucile H. Bluford, the publisher and editor of the Kansas City Call. With Lacy & Company's assistance as the Library's Owner's Representative, the building received a complete interior overhaul, with up to date technology, display space, and dedicated spaces for teens, children, adults, community meetings.

Project Facts

15,000 Square Feet  
\$1.3 million

Client

Kansas City Public Library  
Cheptoo Kositany-Buckner  
Deputy Executive Director for Operations

Contractor

JE Dunn Construction

Architect

SFS Architects

Year Completed

2009

Award

Capstone Community Impact Award,  
2011

# JE DUNN CONSTRUCTION COMPANY NATIONAL CORPORATE HEADQUARTERS

1001 Locust  
Kansas City, Missouri



## Project Description

In May 2006, JE Dunn retained Lacy & Company as development consultant for its National Corporate Headquarters project on Block 81 in the East Village redevelopment district. This strategic site fronts the Illus Davis Civic Mall on Locust Street between 10<sup>th</sup> and 11<sup>th</sup> Streets.

Block 81 is within an approved Tax Increment Financing District. The TIF Commission acquired the land on behalf of JE Dunn and the City provided funding for the parking garage.

Services included project budgeting, design process oversight for the office building and assistance with negotiations for the adjacent City owned parking garage. The garage provides 550 parking spaces for the corporate headquarters and additional 200 spaces for public use. The building has achieved LEED Gold certification, a first for corporate headquarters in Kansas City.

## Project Facts

204,000 Square Feet  
\$55 million

## Client

JE Dunn Construction  
Stephen D. Dunn, Chairman

## Contractor

JE Dunn Construction

## Architects

360 Architecture  
BNIM Architects

## Year Completed

2009



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# WILLIAM JEWELL COLLEGE SORORITY COMPLEX & GREEK COMMONS

500 College Hill  
Liberty, Missouri



## Project Description

William Jewell College is a private four year liberal arts college founded in 1849 in Liberty, Missouri. Its 1,250 person student body includes four national fraternities and sororities. The fraternities each have separate houses on campus and the sororities are housed in dormitories.

In 2007 the Trustees began the planning process to build a Sorority Housing Project to be the new home for the four national sororities. Based on recommendations from a current Trustee, Lacy & Company was retained to be their Owner's Representative.

Construction for this 45,000 square foot 2-story building began in May 2008 and it was occupied in August 2009. The complex has four wings, each with living spaces and common areas for the four sororities.

## Project Facts

45,000 Square Feet  
\$13.8 million

## Client

William Jewell College  
David L. Sallee  
President

## Contractor

JE Dunn Construction

## Architect

Gould Evans

## Year Completed

2009



# AMERICAN ART / AMERICAN INDIAN ART GALLERY THE NELSON-ATKINS MUSEUM OF ART

4525 Oak  
Kansas City, Missouri



## Project Description

While the new Bloch Building expansion at the Nelson-Atkins was being completed, the museum began planning for further renovations to the existing museum building for new American Art and American Indian Art Galleries on the second floor. Lacy & Company was retained to manage this project based on its performance with the Bloch Building expansion and other museum renovations.

The construction phase of this 13,000 square foot renovation began in November 2007. The American Galleries features a large vaulted ceiling Rotunda, and a reconstructed period room. The American Indian Galleries houses artwork in many large glass cases fabricated in Milan, Italy by Goppian. Numerous mechanical, electrical, plumbing, and life safety improvements to the museum were also made with this renovation.

## Project Facts

13,372 Square Feet  
\$17 million

## Client

The Nelson-Atkins Museum of Art  
Henry Bloch  
Chairman, Building Committee

## Contractor

McCownGordon Construction

## Architect

BNIM Architects

## Year Completed

2009

# ST. PAUL'S EPISCOPAL DAY SCHOOL NORTH ADDITION - EARLY CHILDHOOD CENTER

4043 Main  
Kansas City, Missouri



## Project Description

In 2006, the School's Board of Directors began planning for an Early Childhood Center facility to be connected to the existing school building on the north. Lacy & Company was asked to manage the design and construction process on behalf of the School. Construction began in January 2008 and was completed in January 2009.

The 1½ story Early Childhood Center includes classroom space for toddlers, pre-K, kindergarten, a music room / commons area, a full size kitchen, and large commons area seating 450 people. Parking lot and traffic flow improvements were also made to ease congestion and maximize stacking space for car pools.

## Project Facts

27,000 Square Feet  
\$8.2 million

## Client

St. Paul's Episcopal Day School  
Elizabeth I. Barnes  
Head of School

## Contractor

JE Dunn Construction

## Architect

Gastinger Walker Harden

## Year Completed

2009

TRUMAN FORUM CONFERENCE CENTER  
KANSAS CITY PUBLIC LIBRARY PLAZA BRANCH

4801 Main  
Kansas City, Missouri



**Project Description**

In 2006 the Kansas City Public Library began developing plans to construct an auditorium and public meeting facility on the lower level of its Plaza Branch. Lacy & Company was asked to provide Owner's Representative services during the construction phase which was completed in April 2008.

The conference center is known as the Truman Forum at the Kansas City Public Library due to its close ties with the Harry S. Truman Presidential Library in Independence. This 12,000 square foot facility has several public meeting rooms, an auditorium that seats 250 and capacity up to 450 with additional moveable seating.

**Project Facts**

12,000 Square Feet  
\$3.8 million

**Client**

Kansas City Public Library  
Cheptoo Kositany-Buckner  
Deputy Executive Director for Operations

**Contractor**

Turner Construction

**Architect**

ASAI Architecture

**Year Completed**

2008



# EWING MARION KAUFFMAN FOUNDATION NATIONAL HEADQUARTERS

4801 Rockhill Road  
Kansas City, Missouri



## Project Description

In 2007, the Ewing Marion Kauffman Foundation decided to completely renovate its national headquarters facility to adapt to its changing needs. The Foundation sought an Owner's Representative with experience in managing intensive renovations around ongoing operations. Lacy & Company was recommended by other community based organizations and was retained to manage this project on the Foundation's behalf.

Lacy & Company utilized its highly organized management style and careful attention to details to successfully complete this project, meeting the Foundation's program, budget and schedule goals.

Renovations included extensive site work, entrance courtyard and canopy, separate entrance for the conference center, audio visual and IT upgrades, central stair added to office wing, and main lobby reconfiguration. The conference center, which serves over 60,000 people a year, was also completely remodeled with a large central hub meeting room and new catering kitchen.

## Project Facts

138,000 Square Feet  
\$13 million

## Client

Ewing Marion Kauffman Foundation  
John C. Courtin  
Vice President of Special Projects

## Contractor

JE Dunn Construction

## Architect

360 Architecture

## Year Completed

2008

# THE NELSON-ATKINS MUSEUM OF ART

4525 Oak  
Kansas City, Missouri



## Project Description

The Nelson-Atkins Museum of Art Campus Enhancement Project began in 1999 with an RFQ / RFP process to identify and retain a Program Manager. Lacy & Company was selected from among four national and local companies submitting proposals.

The program included these major scopes of work:

- Expansion
  - 165,000 square foot Bloch Building
  - 450 car underground parking garage
  - Reflecting pool
  - New central mechanical plant
- Renovations
  - New security command center
  - Building envelope improvements
  - New sculpture hall
  - Kirkwood Hall renovation
  - Ford Learning Center

The Bloch Building was notable for its unique design and construction. The most challenging was the channel glass exterior skin system suspended from a cantilevered truss and roof system of each lens structure. It was completed and opened to the public in June 2007, eight years after planning began.

## Project Facts

165,000 Square Feet  
\$196.3 million

## Client

The Nelson-Atkins Museum of Art

## Contractor

JE Dunn Construction

## Architects

Steven Holl Architects, New York  
BNIM Architects, Kansas City

## Duration

1999 - 2007

## Awards

AIA NY Chapter Project Award, 1999  
Progressive Architecture Award, 2000  
AIA Central States Architecture Award, 2007  
Leaf New Built Award, 2007  
Time Magazine Architectural Marvel, 2007  
AIA Institute Honor Award, 2008  
AIA NY Chapter Architecture Honor Award, 2008  
Capstone Architectural Design Award, 2008  
ULI Development of Distinction Award, 2008

# LINDA HALL LIBRARY FOR SCIENCE, ENGINEERING & TECHNOLOGY

5109 Cherry  
Kansas City, Missouri



## Project Description

Linda Hall Library, located in the heart of Kansas City, Missouri, is the largest privately funded library of science, engineering and technology in the world open to the public. In 2005 the Trustees retained Lacy & Company to manage its renovation and expansion which included the following improvements:

- 30,000 sq. ft. expansion to house library stacks with over 16 miles of compact shelving capacity
- Lighting and remodeling renovations to the existing 190,000 sq. ft. library
- Cosmology multi-media display with on-line real time connection to the Hubble telescope
- Mechanical plant renovations to upgrade existing capacity tied to a new geothermal water to water ground source heat pump system
- Additional parking and circulation improvements
- Enlarged exhibition space on main floor for special collections and glassed-in rare book room

## Project Facts

220,000 Square Feet  
\$18.5 million

## Client

Linda Hall Library  
Marilyn Hebenstreit  
Chair

## Contractor

JE Dunn Construction

## Architect

Peckham Guyton Albers & Veits

## Year Completed

2006



## BISHOP SPENCER PLACE

720 W. 44<sup>th</sup> Street  
Kansas City, Missouri



### Project Description

Bishop Spencer Place is a faith based continuing care retirement community (CCRC) affiliated with the Episcopal Diocese of West Missouri and Saint Luke's Hospital. When the need arose for a building expansion, Bishop Spencer Place retained Lacy & Company to manage the planning, design, and construction process. The Jefferson Building expansion includes a 125,000 square foot 4-story independent living facility with 54 units and a 50 car underground garage. This is connected to the existing Madison Building by the new 3-story Spencer Center community building with a café and rooms for meetings, workshops, exercise, and crafts.

### Project Facts

125,000 Square Feet  
\$24.8 million

### Client

Bishop Spencer Place  
Jean G. Bacon  
Executive Director

### Contractor

JE Dunn Construction

### Architect

SFCS Architects  
Roanoke, Virginia

### Year Completed

2006

# UNIVERSITY ACADEMY PUBLIC CHARTER SCHOOL

6801 Holmes  
Kansas City, Missouri



## Project Description

University Academy Public Charter School was founded in 2000 by Barnett and Shirley Helzberg, Jr. Its first home was the old Country Club Dairy building at 5605 Troost. In 2003 the founders decided to build a new K-12 school on the site of Temple B'nai Jehudah which was moving to south Johnson County. Based upon recommendations from other clients, Lacy & Company was retained to manage the project.

The development included extensive site work including the relocation of 68<sup>th</sup> Street, demolition of apartment buildings, hazardous materials abatement, storm water detention on-site, replatting and rezoning. The school was designed to exceed current standards for most private schools and universities. Its resources include the following:

- Shirley Bush Helzberg Performing Arts Center
- Barney Karbank Forum / dining facility
- High-tech music room and performing arts facilities
- Recording studio
- Library / media center
- 2 gymnasiums
- Community outreach center
- Athletic facilities and playing fields

## Project Facts

172,000 Square Feet  
\$39.5 million

## Client

University Academy Supporting Foundation  
Barnett and Shirley Helzberg, Jr.,  
Tom Bloch, and Lynne Brown  
Founders

## Contractor

JE Dunn Construction

## Architect

The Hollis & Miller Group

## Year Completed

2005

## Awards

2006 CEFPI Project of Distinction  
2006 Capstone Award for Community Impact  
2006 Southtown Redevelopment Award  
2006 Cornerstone EDC Award  
2006 Urban Land Institute Award

## COMMERCE BANCSHARES CORPORATE HEADQUARTERS

8000 Forsyth Boulevard  
Clayton, Missouri



### Project Description

Commerce Bancshares maintains its corporate headquarters in an older high-rise office building in Clayton, Missouri. The bank needed additional space and the building required significant systems replacements. Lacy & Company was retained to provide the management and coordination for the design and construction of these planned renovations which included the phasing of major scopes of work:

- HVAC / electrical system replacement
- Elevators replacement
- Parking deck reconstruction
- Drive-thru facilities upgrades
- 44,000 square foot mezzanine expansion over the existing banking lobby

We provided project design and construction oversight, budget compliance, and cost tracking with weekly project team meetings during this process. The projects were all completed on schedule and within budgets.

### Project Facts

44,000 Square Feet  
\$11 million

### Client

Commerce Bancshares, Inc.  
David Kemper  
Chairman

### Contractor

Tarlton Construction

### Architect

Mackey Mitchell Associates

### Year Completed

1999



## TOWER PROPERTIES COMPANY PARKING GARAGE

9<sup>th</sup> and Walnut  
Kansas City, Missouri



### Project Description

Tower Properties Company, a subsidiary of Commerce Bancshares, Inc., retained Lacy & Company to manage the redevelopment of the southwest corner of 9<sup>th</sup> and Walnut for a public parking garage to serve Commerce Bank and Commerce Tower office building. A vacant building on the site housed the former Columbia Union National Bank.

Site work included the demolition of the existing bank structure, excavation and shoring for the garage footprint. Construction of the 7-level, 625 car parking garage was a 15 month duration and was completed in October 1999. The structure was post-tensioned cast-in-place concrete with pre-cast façade and a fully roofed top level.

### Project Facts

\$9.3 million

#### Client

Tower Properties Company  
Thomas R. Willard  
President & CEO

#### Contractor

JE Dunn Construction

#### Architect

BNIM Architects

#### Year Completed

1999

## THE CHILDREN'S CENTER CAMPUS

3101 Main  
Kansas City, Missouri



### Project Description

The Children's Center Campus is a consortium of three independent not-for-profit agencies, The Children's Center for the Visually Impaired (CCVI), The Children's Therapeutic Learning Center (CTLC), and the YWCA of Kansas City.

When they decided to combine their resources to build a common facility, they turned to Lacy & Company. We assisted the Children's Center Campus in acquiring property, navigating the regulatory approval process, mitigating hazardous materials found on-site, and building a 50,000 square foot day care school.

The facility serves blind, handicapped and under privileged children and includes a therapeutic pool, playground, gymnasium, a food service facility, and underground garage. Classrooms are highly specialized to meet the needs of the children they serve. The three agencies have realized significant benefits from the synergies created by being together.

### Project Facts

50,000 Square Feet  
\$11 million

### Client

Children's Center Campus  
Sandra Reidy  
Former Chair

### Contractor

JE Dunn Construction

### Architect

BNIM Architects

### Year Completed

1998

# SAINT LUKE'S SOUTH HOSPITAL

12300 Metcalf  
Overland Park, Kansas



## Project Description

Saint Luke's Hospital retained Lacy & Company to identify a strategic site in south Johnson County for a new hospital and medical building campus in 1995. We selected a 25 acre site at 12300 Metcalf for this project following rezoning and street realignment.

Lacy & Company served as the Owner's Representative for the planning, design and construction of a new hospital and attached medical office complex containing 350,000 square feet at a cost of \$54 million. Medical office leasing was also handled by our company.

Saint Luke's South is a full service hospital with 105 in-patient beds, ambulatory out-patient center, state of the art maternity center, operating and emergency rooms, rehabilitation center, and cafeteria. The prime location and excellent design of Saint Luke's South have made it one of the busiest health care facilities in south Johnson County. It has expanded several times since it first opened in 1998.

## Project Facts

350,000 Square Feet  
\$54 million

## Client

Saint Luke's Hospital  
Robert H. West  
President

## Contractor

JE Dunn Construction

## Architect

Architectural Consultants, Inc.

## Year Completed

1998



## ST. PAUL'S EPISCOPAL DAY SCHOOL

4043 Main  
Kansas City, Missouri



### Project Description

In 1992, a fire destroyed the old school building housing St. Paul's Episcopal Day School at 40<sup>th</sup> and Main Street. Lacy & Company was retained to assist the school board in determining the best option for replacing the school. We recommended a new school be designed and built on the site while the students utilized temporary off-site space for the following three semesters.

An interview process was used to select an architect and contractor and construction began in the Summer of 1993. The new school building was a 54,000 square foot two-story cast-in-place concrete structure with exterior masonry walls. It included a gymnasium, commons area and preparation kitchen.

### Project Facts

54,000 Square Feet  
\$7 million

### Client

St. Paul's Episcopal Day School  
Thomas R. Willard  
Chair, Building Committee

### Contractor

JE Dunn Construction

### Architect

Abend-Singleton

### Year Completed

1994