

John P. Biggar

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## Biography

Mr. Biggar began his professional career by earning a Bachelor's of Science Degree in Architecture at Lawrence Technological University in Southfield, Michigan. He graduated third in his architecture class magna cum laude in 1987. Upon graduation, Mr. Biggar pursued a Master's of Architecture at the University of Illinois at Urbana-Champaign. He graduated with honors in 1989.

Upon graduation, Mr. Biggar moved to New Haven, Connecticut to join the international architecture of Kevin Roche John Dinkeloo and Associates. While at Kevin Roche John Dinkeloo and Associates Mr. Biggar worked on the headquarters for many Fortune 500 companies including Corning Glass, Borland Software and Merck Pharmaceuticals. Mr. Biggar also worked on international competitions including the United States Embassy and the Sony European Headquarters in Berlin, Germany and the urban development project "Pontiac Marina" in Singapore which included hotels, office and retail projects. While at Kevin Roche John Dinkeloo and Associates Mr. Biggar earned his architecture license in 1991. Mr. Biggar went on to become licensed in eight states nationwide.

In 1996, Mr. Biggar had an opportunity to be a partner in the recently formed architectural firm, studiozONE, llc. studiozONE, llc focused on innovative design in the urban environment of Detroit. In 2001, studiozONE, llc won an AIA Detroit award for the Huntington Woods Community Center. Mr. Biggar led studiozONE's efforts on historic rehabilitation and adaptive reuse of many of Detroit's historic buildings. Historic buildings Mr. Biggar worked on including the Harmonie Club Building, the Iodent Building, the Library Lofts Building and Research Lofts.

In 2001, Mr. Biggar was co-developer for the former Crescent Brass & Pin Company factory at 5766 Trumbull, in Detroit, Michigan. The building was purchased with the business intention of converting the former factory into high-end residential lofts and this was completed in 2010.

Among the many activities Mr. Biggar helped facilitate the properties Brownfield designation, the addition of the property to the Secretary of the Interior's National Registry for Historic Buildings and the purchasing of the City of Detroit's adjacent land for green space for the project. Research Lofts was the best selling loft project in the City of Detroit from 2006-2008 and was named in Loft Magazine's top five loft cities.

Mr. Biggar has continued work on historic adaptive reuse projects including the Detroit Life Building renovation, 200-200 W. Michigan Lofts, the Thompson Block historic conversion and the renovation and addition to the U.S. Customs & Border facilities at the Detroit Windsor Tunnel Port.

Lastly, Mr. Biggar has expanded studiozONE's core services to include construction management. studiozONE offers a vertically integrated design and construction solutions for Owners who want a comprehensive, single source responsibility for the company.

John P. Biggar,  
PA, AIA, NCARB

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Research Lofts



Research Lofts



Research Lofts

## Professional Experience

Over (20) years professional experience as a licensed architect, (8) years with major design driven architectural firm and (16) years as the managing partner of a small, design driven, architectural practice. Professional experience is broad based and across all disciplines including planning and pre-design services, design, production documents, field supervision and organization management. Additional residential developer experience for the past (6) years for a 6.5 million+ adaptive reuse and historic loft conversion. Additionally, construction project management and supervision experience of construction projects, combined with real estate owner experience on (2) projects brings a unique professional perspective and experience background.

**studiozONE, I.I.c.**  
Detroit, Michigan  
Managing Partner

January 1995 - present  
[www.ware-house.com](http://www.ware-house.com)

Managing Partner for design orientated architectural firm with additional emphasis on historic renovations and adaptive reuse. Involved in all aspects of the business, design and project management.

Project Architect for the following selected projects:

- Huntington Woods Recreation Center Expansion/Addition, Huntington Woods, Michigan (Michigan AIA Award Winner)
- Library Lofts Renovation & Adaptive Re-use, Detroit, Michigan
- Harmonie Club /Centre Street Pub Renovation, Detroit, Michigan
- Iodent Building Lofts/Centaur Bar Renovation, Detroit, Michigan
- Hillwood House Renovation/Addition, Bloomfield Hills, Michigan
- 200-208 W. Michigan Loft Conversion, Ypsilanti, Michigan
- Nextel Telecommunications, (10) United States locations
- Thompson Block Historic Renovation & Lofts, Ypsilanti, Michigan
- Como's Restaurant, Detroit, Michigan
- Hamtramck Streetscape Improvements, Hamtramck, Michigan
- Dental Advisor Headquarters, Ann Arbor, Michigan
- Detroit Facade Improvement Program, Detroit, Michigan
- Research Lofts Renovation & Adaptive Reuse, Detroit, Michigan
- City of Detroit NSP II Home Renovations, Detroit, Michigan
- Detroit Windsor Tunnel Renovation & Addition, Detroit, Michigan
- Leland Hotel Renovation, Detroit, Michigan
- Brotherhood of the Maintenance of Way Headquarters Renovation, Novi, MI
- City of Hamtramck NSP II Home Renovations, Hamtramck, Michigan
- City of Highland Park Historic District, NSP II Home Renovations

Associate Architect for the following selected projects:

- Detroit Life Building Renovation, Detroit, Michigan (for IHI Architecture)

Construction Manager for the following selected projects:

- Research Lofts Interior Build-Outs, Detroit, Michigan (\$3.1 million)
- SES Offices, Berkley, Michigan (LEED, Gold-Level Certified) (\$600,000)
- Library Lofts Build-Out, Detroit, Michigan (\$60,000)
- 1456 Woodward Lofts Build-Out, Detroit, Michigan (\$50,000)



studioONE, I.I.C.

January 1995 - Present

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**Note: All projects identified in "red" are historic projects.**

- Huntington Woods Recreation Center Expansion/Addition, Huntington Woods, Michigan (Michigan AIA Award Winner)
- **Harmonie Club /Centre Street Pub Renovation, Detroit, Michigan**
- **Iodent Building Lofts/Centaur Bar Renovation, Detroit, Michigan**
- Hillwood House Renovation/Addition, Bloomfield Hills, Michigan
- Nextel Telecommunications, various United States locations
- **200-208 W. Michigan Loft Conversion, Ypsilanti, Michigan**
- **Thompson Block Historic Renovation & Lofts, Ypsilanti, Michigan**
- Como's Restaurant, Detroit, Michigan
- Hamtramck Streetscape Improvements, Hamtramck, Michigan
- Dental Advisor Offices, Ann Arbor, Michigan
- **Library Lofts, Loft Renovation, Detroit, Michigan**
- **Research Lofts Adaptive Reuse and Loft Conversion, Detroit, Michigan**
- Strategic Energy Solutions Offices, Berkley, Michigan, (Construction Only)
- Detroit Windsor Tunnel Corporation Port of Entry Renovation, Detroit, Michigan
- **Detroit Facade Improvement Program, Detroit, Michigan**
- **Leland Hotel Historic Renovation, Detroit, Michigan**
- Brotherhood of Maintenance of Way Employees Division Headquarters, Novi, Michigan
- City of Detroit NSP II Funds, Home Renovations, Detroit, Michigan
- City of Hamtramck NSP II Funds, Home Renovations, Hamtramck, Michigan
- **City of Highland Park NSP II Funds, Home Renovations in the Highland Park Historic District, Highland Park, Michigan**

November 2011



Huntington Woods Community Center



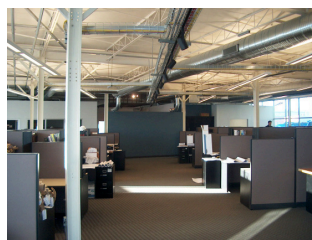
Huntington Woods Community Center



Iodent Building & Centaur Bar



1750 Hillwood House



SES Offices



Harmonie Club & Centre Street Pub

Performed and utilized the following skills over the course of professional development and career:



Jewish Heritage Museum (Phase I)

#### Project Management

- Establish development guidelines
- Contracts bidding and selection
- Contracts management and approvals
- Quality assurance and quality control
- Project control and reporting systems
- Establish project benchmarks and schedule



Millenia Singapore

#### Design and Architecture Management

- Develop client objectives, goals and performance criteria
- Ensure client design objectives are met
- Ensure regulatory design requirements are satisfied
- Assemble, manage and oversee coordination of the design team
- Ensure maximum value is achieved through the design process



NationsBank Headquarters Lobby

#### Historic Renovation & Adaptive Reuse and Conversion

- Document existing conditions of existing historic structures
- Preparation of historic Part 1, Part 2 and Part 3 submittals to the National Park Service (NPS) and State of Michigan Historic Preservation Office (SHPO)
- Preparation of documents for historic tax credits.
- Preparation of design and historic record documents for historic reviews by local historic boards, SHPO and NPS



Corning Headquarters Lobby

#### Construction Management

- Contractor selection and subcontractor reviews
- Contracts management
- Value engineering and management
- Develop schedule and control management of schedule
- Budget development, control and reporting
- Coordinate and oversee day-to-day construction



Millenia Singapore Site

#### Finance

- Find, secure and manage project financing
- Manage and oversee construction financing
- Establish and manage project budgets



Sony European Headquarters

#### Site Due Diligence and Development

- Site investigation and selection
- Site approvals, acquisition or control
- Create, review, develop site master plan concepts
- Create, review/develop site utilization strategy
- Review/define infrastructure and off-site improvement requirements
- Confirm regulatory requirements and obtain variances
- Direct and coordinate environmental testing, reporting and review
- Direct and coordinate soil testing, reporting and review

#### Governmental Interface and Regulatory Approvals

- Governmental liaison and interface
- Ensure development site meets all governmental regulations
- Manage governmental approval process
- Point person for development grant requests

## Research Lofts

5766 Trumbull LLC

5766 Trumbull

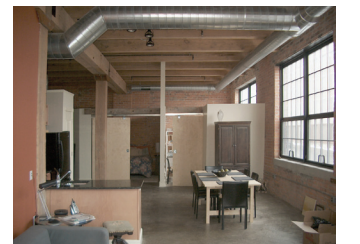
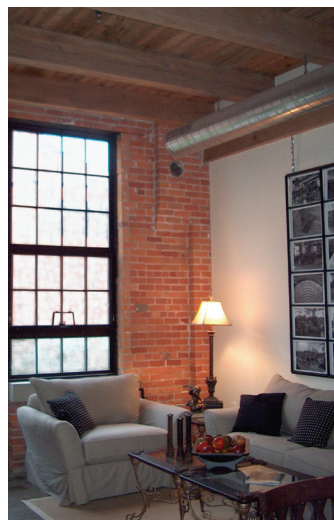
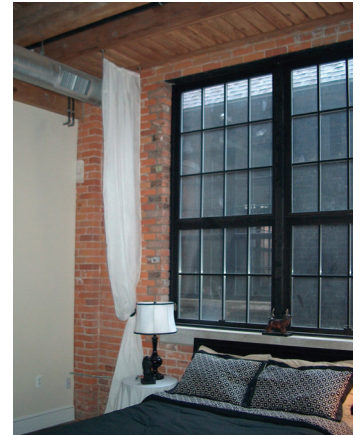
Detroit, Michigan 48208

<http://www.ResearchLofts.com>

Owner, co-developer and architect for historic renovation and adaptive reuse of an existing, nationally historic, factory building into thirty five, residential, for-sale condominium loft units.

Responsibilities included:

- Secured \$4.6 million project loan from LaSalle Bank and Detroit Investment Fund for construction and project costs.
- Project Architect including overall design and preparation of all architectural drawings, finish and material selections, coordination with engineering consultants (mechanical, electrical, plumbing, structural, civil and landscaping), obtained building permit for construction and on-site Project Architect.
- Project Manager / Construction Supervisor for \$1.0 million + of shell construction and interior finishes including all planning, purchasing, purchase orders and supervision of (20) construction trades.
- Obtained listing on National Park Service's "National Historic Registry" for the existing building including preparation of all drawings and paperwork for the designation and related tax credits.
- Coordination and preparation to obtain Brownfield tax zone designation and associated Brownfield tax credits
- Marketing and sales responsibilities
- Preparation of all graphics and presentation materials including booklets, presentation boards, marketing postcards and mailers.

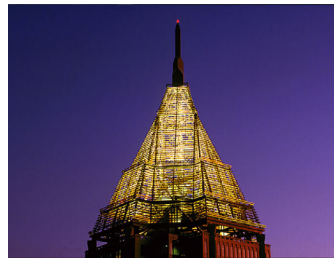


Kevin Roche John Dinkeloo & Associates  
September 1989 - June 1996  
20 Davis Street  
Hamden, Connecticut 06517  
www.krjda.com

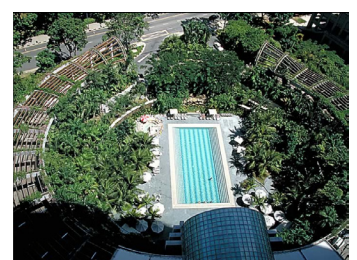
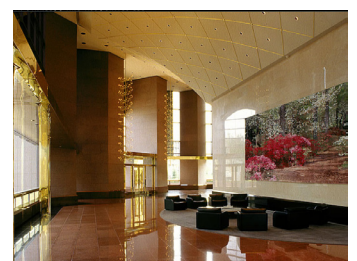
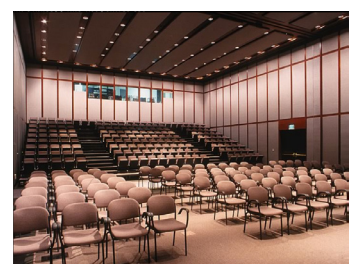
Design architect with various responsibilities including conceptual design, design development and contract documents, model construction, computer 3-D modeling, construction documents, project management

Selected Projects:

- NationsBank Plaza/NationsBank Headquarters, Atlanta, Georgia
- Pontiac Marina Hotel & Millenia Office Towers, Singapore
- San Francisco State Office Building Competition
- Potsdamer Platz Mixed-Use Development and Sony Headquarters Competition, Berlin, Germany
- United States Embassy Competition, Berlin, Germany
- Lucent Technologies Headquarters, Murray Hill, New Jersey
- New York Holocaust Museum Interiors, New York, New York
- United Nations Development Corporation Hotel Renovation (Millennium UN Plaza Hotel), New York, New York
- U.S. Federal Court House Competition, Omaha and San Diego
- Metropolitan Museum of Art Renovations, New York, New York



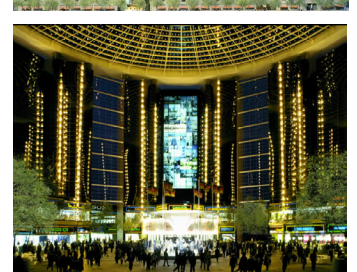
NationsBank Plaza



Pontiac Marina - Singapore



Owens Corning Glass



Sony Headquarters - Europe