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CREW CT - The Real Estate Exchange 2012 Blue Ribbon Award Winners

Hartford, April 5, 2012. CREW CT – The Real Estate Exchange, the premier commercial real estate organization in Connecticut, announces the winners of its 17th Annual Blue Ribbon Awards Showcase, held April 4, 2012, at The Society Room, Hartford, CT. The Blue Ribbon Awards Showcase is the most significant annual awards event in commercial real estate in Connecticut and a celebration of excellence in the industry.

The event was moderated by Sharon Craig, a past president of CREW CT – The Real Estate Exchange and currently Regional Vice President for Prudential CT Realty overseeing 25 offices and over 900 agents throughout the state. Sharon has been active in commercial real estate leasing and sales in Stamford and the greater Hartford area before focusing on management. Over 140 real estate professionals attended the gala event.

2012 Award Winners:

- **Blue Ribbon Award:** St. Francis Hospital, John T O’Connell Tower, Hartford for its newly constructed addition which doubled the size of the hospital’s emergency department, and replaced older, smaller operating rooms with state-of-the-art facilities. The project conquered significant structural and logistical problems to become the state of the art facility in the region, incorporating green construction, medical technology advancements and cutting edge telecommunications. BVH Integrated services, the award applicant, provided structural and civil engineering services for this project.
- **Best in Class, Industrial Category:** F.W. Webb Plumbing Supply, Waterford, created a new, energy efficient 67,000 s.f. warehouse, showroom and office facility showcasing their environmentally sustainable products. The building features a geo-thermal heat system and solar technology. JM Coull, Construction Manager, submitted the application.
- **Best in Class, Educational Category:** Marine Science Magnet High School of Southeastern Connecticut was designed to immerse students in a dynamic setting for the hands-on study of marine science and aquaculture. Green/ sustainable features of the Groton-based school building were designed to be incorporated into the curriculum so that students participate in on-site study of the underlying science behind each system. JCJ Architecture submitted the application on behalf of LEARN Regional Education Service Center, the property owner.

- **Best in Class, Commercial Category:** Elmwood Plaza, West Hartford, involved the environmental revitalization of the former Jacobs Brake facility on Newington Road in West Hartford. The site required extensive remediation, including installation of a "liquid boot" vapor barrier and storage of impacted soil under berms. This thriving retail center now houses new Stop & Shop food store and Crazy Bruce's Liquors, among other fine tenants. Phase Zero Design, Inc. submitted the award application.
- **Best in Class, Multi-Family Category:** Dye House Apartments, Manchester, owned and developed by The Simon Konover Company is a successful example of a multi-family development created through the adaptive reuse of a portion of the historic Cheney Mill complex. State and federal historic tax credits, low-income housing tax credits, DECD grants and CHFA mortgages were necessary to enable the redevelopment. The project was also selected by the program attendees for the People's Choice Award. Building Markets, LLC submitted the application.
- **Best Specialty, Historic:** Higher One, New Haven, leased space within the former Winchester Arms facility in Science Park. However, the new corporate headquarters for Higher One involved the adaptive reuse of two buildings constructed circa 1915 with a contemporary style atrium connecting the two buildings. Svigals + Partners, LLP, submitted the award application.
- **Best Specialty, Adaptive Reuse:** Lego Brick House 2, Enfield, transformed a 140,000 SF empty manufacturing/warehouse facility into a vibrant, comfortable and highly productive office work environment for 350 employees. The resulting project plan incorporates a major sky-lit circulation aisle that borders open office area and acts as a collaborative work and informal meeting space. Moser Pilon Nelson, Architects, LLC submitted the award application.
- **Best Specialty, Community Revitalization:** Charter Oak Greenway, Manchester, a three-quarter mile length of multi-use trail won for its significant contribution to connecting public spaces to enhance the fabric of the community. It provides passive recreation and commuting options, and is the practice corridor for the annual Thanksgiving Day Race. The Connecticut Chapter of the East Coast Greenway Alliance submitted the award application.
- **Best Sustainable Development:** Mary Hooker Environmental Sciences Magnet School, Hartford, the first school in Connecticut to achieve USGBC LEED Platinum certification. The theme of the school is Education in Energy Efficiency and Environmental Responsibility. Natural materials were used to surround the students with nature. BL Companies, Inc., the project architect, submitted the award application.



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- **Best Interior Design:** Pfizer 360 in Groton, Workplace of the Future, was designed to completely change the workplace environment to become leaner, more competitive, and more productive. Focused on unassigned workstations and a need to foster greater collaboration among knowledge workers, the design makes this location better positioned to attract the new workforce, and to support new workplace policies. The S/L/A/M Collaborative submitted the application.
- **Most Significant Transaction, Office:** 95 Glastonbury Boulevard, Glastonbury, a 148,000 SF office building was sold by Cushman & Wakefield on behalf of Boston based CrossHarbor Capital Partners for \$15,450,000. A team of brokers including Bob Kelly, Jon Putnam, Joel Grieco, Maury Smith and Dave Pergola cooperated on the transaction and submitted for the award.
- **Most Significant Transaction, Retail:** Kings Crossing Shopping Center, Fairfield, Summit Development, LLC and Greenfield Partners developed King's Crossing Shopping Center on a 10.48 acre site. Tenants include Whole Foods Market, PETCO Animal Supply, JP Morgan Chase, Chipotle Mexican Grill, Five Guys Burgers and Fries, and CVS Pharmacy. All tenants completed their interior fit out during 2011. In December of that year, the property was sold to an affiliate of TIAA-CREF Global Investments, LLC for a reported \$57 million. The seller was represented by attorneys Jane Warren and Tiffany Stevens at McCarter & English LLP.

Download award slideshow: <https://blighgraphics.sharefile.com/d/s44b236242e348488>

At the end of the program, CREW CT President Richard Meehan, of Meehan and Goodin Engineers, recognized journalist Tom Condon with an Advocacy Award, for his continuing support of the built and the natural environment through his Hartford Courant column, Place. In his gracious acceptance remarks, Condon praised the emphasis on smart growth projects, which he remarked are "here to stay," as evidenced by all of the sustainable and environmentally responsible projects celebrated at the awards presentation. He challenged the committee to designate a 'Most Transit Oriented Development' Award, and the real estate community in attendance to lead the way in Smart Growth projects to qualify for recognition in this category.

CREW Network (www.crewnetwork.org) is the industry's premier business networking organization dedicated to influencing the success of the commercial real estate industry by advancing the achievements of women. CREW Network does this by looking outward to bring more women into the industry, showcasing member successes and serving as a key resource to its members and the industry. CREW Network members represent all disciplines of commercial real estate – every type of expert required to "do the deal." Members comprise nearly 8,000 commercial real estate professionals in 76 chapters across North America.