

BLUE RIBBON

Edition

EXCHANGES

A special publication of The Real Estate Exchange



The Real Estate Exchange

Presents

The 2006 Connecticut Blue Ribbon Awards

Connecticut's real estate community will gather **March 29, 2006 at the Connecticut Convention Center, in Hartford**, to celebrate the accomplishments of Connecticut's developers, architects and institutions. The evening begins with the 2006 Developers Showcase. The event culminates with the presentation of the Blue Ribbon Awards.



The **2006 finalists** encompass a broad array of exciting real estate developments.

Public assembly structures nominated for possible prizes include, **UCONN's Student Union, The Simsbury Performing Arts Center, and the Connecticut Convention Center.**

Educational facilities encourage architectural invention as governments strive to create inviting and thought provoking environments. Entries include: **The Friendship School** in Waterford, **Woodside Elementary School** in Cromwell, **Samuel Staples Elementary School** in Easton, **North Haven High School, Plainfield High School, the Hartford Job Corps Center, the Western Connecticut State University Science Building, and UCONN's Student Union.**

Centers for fine art and performance arts include **Read's Artspace** in Bridgeport and **The Simsbury Performing Arts Center** at Simsbury Meadows.

Community Service is the focus of **The New Britain Emergency Medical Services Facility** and **Foodshare's** new distribution center. Medical service is the focus of **Pro Health Physicians** at 631 South Quaker Lane, West Hartford.

Cutting edge technology is an element of select nominees: **The Pfizer Clinical**

Research Unit in New Haven and **AIG Financial Products Corp.** headquarters expansion in Wilton.

Well designed corporate and institution facilities are represented by the **New England Tradeport Speculative Developments**, the reconstruction of **Robinson & Cole's** Hartford headquarters and **Cornerstone Pavilion** at MidState Medical Center.

When work becomes tiresome we may shop or sleep in a strange bed. **Metro Shopping Center** in Hartford and **East Brook Mall** seek your discretionary spending. **Marriott Hartford Downtown** and **Hilton Hartford** provide exciting dining and rest for the weary.

Sometimes we want a banquet of activities in a single location. **Trumbull on The Park** in Hartford, **Fiddler's Green** in Simsbury and **Stonington Commons** vie for your attention.

There's no place like home and each home is different. Consider **Read's Artspace** in Bridgeport, **Mill River House** in Stamford, **The Retreat** in Hartford, and **Hopmeadow Place** in Simsbury, each is a residential community worthy of exploration.

Join your friends in a celebration of Connecticut's most deserving real estate developments.

Register online at:

www.rexchange.org/programs.html.

Don't Miss the
**11th Annual Connecticut
Real Estate Awards**

**Wednesday, March 29
CT Convention Center**



President's Message

Alisha Verdone, President



2006 Executive Committee

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Blue Ribbon

Bert Kaplowitz, RPA
Northland Investment Corporation

As we approach the end of the first quarter of 2006, the Real Estate Exchange has had an incredible start. On February 22nd, our Professional Development Committee hosted our first meeting of the year. This sold-out event had 57 registered attendees networking before receiving a VIP tour of Hartford 21. Special thanks to Melissa Pasquale and Jessa Kurzman, of the Professional Development Committee, and Bert Kaplowitz of Northland Investment for organizing the evening.

On March 29th, the Real Estate Exchange will proudly present the 2006 Developers Showcase and the 11th Annual Connecticut Blue Ribbon

Awards. This year the event will be held at the Connecticut Convention Center with over 30 exhibitor booths and 29 finalists in contention for the prestigious Blue Ribbon Award.

Join over 400 industry professionals from across the State of Connecticut for an evening of NETWORKING. Not only will you will have the opportunity to view and learn about the projects and the developments happening across the state and region, you'll have access to developers and retailers located in our State. Don't miss this event happening right in your own backyard.

The 2006 Developers Showcase and the 11th Annual Connecticut Blue Ribbon Awards

Wednesday, March 29, 2006



Place:

Connecticut Convention Center
Ballroom Level 5 Riverside
100 Columbus Blvd., Hartford, CT

5:00 - 7:00

2006 Developers Showcase
Cash Bar, Hors d'oeuvres & Networking

7:00 - 8:00

Connecticut Real Estate Awards

Registration online:

www.rexchange.org

click on Events and Register Online.

Registration:

Members \$40.00
Non-Members \$50.00

Late Registration or at the door:

Members \$50.00
Non-Members \$60.00

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Presenting the Finalists



UCONN Student Union

A \$42 million project includes a 100,000 s.f. addition, replacement of a portion of the existing 100,000 s.f. building and complete renovation of the remaining portion. Cannon Design's plan preserved the brick facade of the original building within the interior of the new addition. A four story atrium features fluid catwalks on each floor that connect the old with the new.

Metro Shopping Center, developed by Public Housing Residents Going Places, Inc., is a service oriented retail development of 39,900 s.f. located at Main and Pavilion Street, in the Clay-Arsenal Neighborhood in North Hartford. Fully leased, the center provides goods and services to chronically under-served low-income residents as well as providing jobs and job training to residents of public housing.



The Retreat is the first urban-built affordable assisted living community in Connecticut. Conceived by The Community Renewal Team, it consists of 100 apartments located opposite Hartford Hospital on Retreat Avenue. The Connecticut Legislature created the special demonstration project and provides state subsidies.

Western Connecticut State University New Science Building.

Designed by Fletcher-Thompson, Inc. in collaboration with Mitchell/Giurgola Architects, the 122,000 s.f. facility houses classrooms, laboratories, a weather station, greenhouse and rooftop observatory. Developed by the State of Connecticut at a cost of \$48 million.

Hartford Job Corps Center

DuBose Associates, Inc., Architects designed an 87,000 s.f. facility comprised of eight buildings located on a 23 acre former urban brownfield site in Hartford. Facilities include classrooms, shops, residential buildings, recreation facilities, offices, healthcare centers, and dining halls.



New Britain Emergency Medical Facility

The non-profit New Britain Emergency Medical Services, Inc. acquired and renovated an existing property to create a state-of-the-art emergency medical facility. This neighborhood showcase allowed NBEMS to provide quality medical services to residents and to acquire additional life-saving vehicles.

Trumbull on The Park

Kenny-Trumbull Associates, LLC transformed a vacant lot into a mixed use property comprised of an 88 unit apartment structure, a 600 space parking structure and 12 apartments in two historic residential buildings which overlook Bushnell Park and Lewis Street. The project transformed a vacant lot, an eyesore in the city's CBD, into a pedestrian-oriented residential setting.

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The Finalists Continued



Fiddler's Green

Located on Hopmeadow Street in Simsbury, Fiddler's Green involved the structural, mechanical, cosmetic, and economic reconstruction of a jumble of buildings in disrepair. Madeline and Bruce Kaplan renovated the 34,261 s.f. complex to create a mixed use program involving restaurants, retail and office space.

Samuel Staples Elementary School

Designed by The S/L/A/M Collaborative for the Town of Easton, the 125,000 s.f. school blends modern teaching philosophies with a contextual design appropriate for a town whose character is inspired by agrarian buildings. Eight hundred students enjoy the warm and inviting buildings located on a 26 acre site, formerly a working farm.



The Simsbury Performing Arts Center

at Simsbury Meadows. Created by the Town of Simsbury as a permanent summer home for the Hartford Symphony, The Center provides a professional stage, table seating for 1,000 patrons and field seating for 9,000. The Center includes three playing fields and serves as an information center for the Farmington Valley Greenway.

North Haven High School

An energy efficient, cost effective and inspiring environment in which North Haven's children can learn. Designed by Kaestle Boos Associates the 241,150 s.f. building incorporates extensive natural light and a roof-top garden and serves 1,300 students.



Read's Artspace

Artspace Projects, Inc., a non-

profit organization, converted the former D.M. Read's Department Store in downtown Bridgeport into a living and working space for artists, with gallery and workshop spaces, and street level retail space. The restored landmark contains 61 units of new housing.

The Connecticut Convention Center is a 1,100,000 s.f. facility with 140,000 s.f. of exhibition space, a 40,000 s.f. ballroom and 25,000 s.f. of meeting space which features a 110' glass atrium above a grand public plaza and a tree-lined riverfront esplanade. Designed by TVS Associates and Amenta/Emma Architects for the Capital City Economic Development Authority.

Marriott Hartford Downtown

The first full-service hotel built in Hartford in 20 years, the 409 room hotel is

managed by Waterford Hotel Group, Inc. The official anchor hotel of the new Connecticut Convention Center, it features Vivo a grand trattoria and Crush, an intimate lounge.



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2006 Developers Showcase

Partial List of Exhibitors

Amenta / Emma Architects, P.C.

Bradley Development League

Brown Raysman Millstein Felder
& Steiner LLP

Buildingctgreen.com

CB Richard Ellis

CT Department of Economic &
Community Development

Day, Berry & Howard LLP

Diversified Project Management

Fairmont Capital, LLC

Fuss & O'Neill

Griffin Land & Nurseries, Inc.

Hopmeadow Place / Enterprise Builders

JCJ Architecture

Kaestle Boos Associates, Inc.

Konover Construction Company

LFR Inc.

Newfield Construction

Northland Investment Corporation

Perkins + Will

Pullman & Comley, LLC

Schoenhardt Architects Inc.

Simsbury Economic Development
Commission

Tecton Architects

The S/L/A/M Collaborative

Triton Environmental

Turner Construction Company

The Finalists Continued

Pro Health Physicians, a consortium of area doctors, has a new home at 631 South Quaker Lane in West Hartford thanks to the vision of Leonard and Robert Udolf. A vacant and dilapidated restaurant building has been replaced by a 11,672 s.f. medical office building that is an asset to the community.



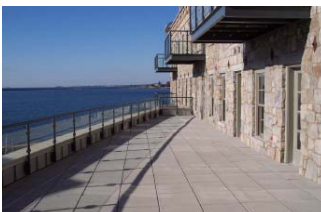
Pfizer Clinical Research Unit

Located at Howe Street, New Haven, on a 2.5 acre downtown

site, a new 62,000 s.f. research facility and clinical space, including laboratories, recreational area, offices and support facilities. Designed to LEED Silver Certification specifications. Affiliated with Yale University, it permits clinical trials of drug product.

Robinson & Cole

Assisted by the architectural firm of Perkins+Will, the 160 year old Hartford-based law firm recreated a 130,000 s.f. Class A office space within 280 Trumbull Street, Hartford. The project involved a sale and leaseback and phased reconstruction while conducting day-to-day business over a three year construction cycle.



Stonington Commons Hannah Real Estate and Clearview Investment

Management transformed an abandoned, waterfront, brownfield historic factory site into a landmark mixed-use community of condominiums, single family homes and commercial space, including the Stonington Harbor Yacht Club. Public access walks and a marina provide community benefits.

Hilton Hartford, managed by Waterford Hotel Group, Inc. A complete renovation and transformation into a modern, upscale full service luxury hotel with 392 guestrooms and suites, Morty & Ming's restaurant, and Element 315 lounge. Part of the ongoing \$2 billion revitalization of Hartford.



The Friendship School

The Town of Waterford, City of New London, and Learn, a regional educational cooperative, retained JCJ Architecture to develop a learning environment for 520 PreK-K students. The program involved the adaptive re-use of 40,000 s.f. of an existing blighted 85,000 s.f. former manufacturing facility into an early childhood learning center and a community center.

Mill River House is a 92-unit luxury condominium development created by Hannah Real Estate Investors, LLC and Stillwater Investment Management Corp. on a formerly contaminated 1.5 acre site. Located within the Mill River Corridor Plan and Design District in Stamford, Mill River House includes 12% affordable for-sale apartments.



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Editor: Arnold Grant, MAI

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The Finalists Continued



AIG Financial Products Corp.

JCJ Architecture designed a 90,000 s.f. addition to the existing headquarters including a 60,000 s.f. 200 person trading floor. Arts and crafts design elements provide warmth to a high technology facility designed to optimize employee performance within a self-contained building and environment nestled in Wilton.

Plainfield High School

Designed by JCJ Architecture, a new high school servicing Plainfield and Sterling, containing 170,850 s.f. and serving 848 students. It combines academic, public assembly and recreational components and evokes images of a hillside town or a college campus.



Foodshare, a non-profit regional foodbank, created a new 30,000 s.f. distribution center at 450 Woodland Street, Bloomfield. The LEED certified headquarters, warehouse and distribution facility incorporates green building elements for energy efficiency and to minimize environmental impacts. Foodshare's motto is, "When hunger stops, so will we."

Hopmeadow Place is a 164,000 s.f. active adult community located on a six acre site in Simsbury. There are 66 one and two bedroom condominium units together with a community center and underground parking.

Cornerstone Pavilion

The Design Team of Perkins+Will and MidState Medical Center created a staff oriented new facility, containing 33,000 s.f. of building area, that allows administrative departments to work together in open floor plans, to collaborate, communicate and increase teamwork.



East Brook Mall

Northeast Retail Leasing and Management refurbished and repositioned an aging shopping center. A new facade and landscaping, upgrades to structural systems and the interior attracted new anchor and satellite stores and increased traffic for long term tenants.

Woodside Intermediate Elementary School.

AM Design Architects., Inc. fashioned an 83,000 s.f. school on a 26 acre site in the center of the Town of Cromwell. the new school completes an education corridor and joins three other schools.

New England Tradeport Speculative Developments

Griffin Land created the three building 75/754/758 project which adds 400,000 s.f. of high-bay industrial building space to a 600 acre industrial park located in Windsor near Bradley International Airport.