

JIM CAMP, AIA, LEED AP



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BIO

JAMES CAMP, AIA, LEED AP

Jim is an award-winning architecture executive with more than 30 years of high-level experience with national and global firms. His reputation for building practices and leading projects for top corporations/institutions across the country is based on his keen ability to deliver successful solutions that balance quality with his clients' missions, visions, and organizational goals. Skilled at building teams and connecting with stakeholders, he is a gifted communicator and an excellent facilitator.

With a passion for translating client goals into holistic design visions that are specifically tailored to their needs, Jim brings the most complex projects to life. His portfolio encompasses financial services, technology, research, higher education, defense/government, retail, and non-profit organizations throughout North America. In addition to his substantial design portfolio, Jim is well-versed in sustainable design, with more than 2 million square feet of LEED-certified projects to his credit, along with his work piloting the USGBC's LEED Rating System.

SIGNIFICANT ACCOMPLISHMENTS

HEADQUARTERS: Led multiple headquarters projects for Fortune 500 clients

WORKPLACE LEADER: Industry leader in workplace design, having delivered 100+ offices for some of the most influential firms across the nation

GLOBAL DELIVERY: Deep experience at delivering high-caliber projects across the world

CULTURAL INSTITUTION LIAISON: Deep understanding of cultural institutions, their needs, challenges, and fundraising opportunities

COMMUNITY IMPROVEMENT: Leveraged institutional, private, and public client relationships to grow and improve urban communities through project work in Baltimore

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EDUCATION:
B.S. Architecture
The Catholic University of America

LICENSES AND REGISTRATIONS:
Registered Architect: Maryland,
Washington, DC

LEED AP Accredited Professional



MY IMPACT

Building a Design Practice

Creating Community

Developing Interdisciplinary Teams

Growing Relationships



CORPORATE COMMUNITIES

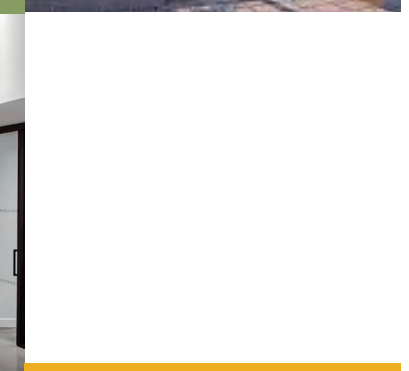
Headquarters projects offer opportunities to position and transform organizations for the future. Working with corporate clients on the planning and design of these projects requires dynamic interaction among all parties involved in order to understand and represent each company's specific culture and priorities. The projects presented here showcase the planning and design processes I led that produced the unique design solutions and innovations that characterize each project.

ARMSTRONG WORLD INDUSTRIES

AMERISOURCEBERGEN

T ROWE PRICE

2222 MARKET STREET



ARMSTRONG WORLD INDUSTRIES

Lancaster, PA

Scope: Core and Shell / Interiors
Duration: 1996-2001
Size: 150,000 SF

Armstrong required an impactful new headquarters building on their existing Innovation Center campus. To achieve that, we led the architectural design process simultaneously with a new campus master plan that reconfigured the Ceiling and Floor Divisions of the existing building. Originally a pilot project for the US Green Building Council's (USGBC) LEED rating system, the project was eventually certified as the first LEED EB Platinum building on the East Coast.

Awards:

AIA Award of Excellence, Northern Virginia 2002
AIA Merit Award, Maryland, AIA



T ROWE PRICE

Baltimore, MD

Scope: Interiors
Duration: 2003 - 2018
Size: 3,000,000 SF

As the executive leader for T. Rowe Price's global account, I led multiple teams to design and implement more than 3 million SF of workplace at the Baltimore Headquarters, the Owings Mills, MD corporate campus, and in financial capitals around the world.

The essence of this account was understanding and communicating best practices in workplace design strategies to support their goals. TRP is always looking to introduce new best practices at the right time that evolve workplace design standards to meet the ever-changing needs of global financial firms. During my tenure on the account, I worked with two very different client leads who required different designs, analyses, strategies, and visions for the delivery of the project work. Shifting our processes to align with each leader was crucial to our success in continuing to serve this client and account, and included innovative processes such as Integrated Project Delivery.

Awards:

- AIA award of merit, Maryland 2010
- Gold Award, IIDA Mid Atlantic 2010
- Best Workplace Solution, Corenet Global Mid Atlantic



AMERISOURCEBERGEN

Conshohocken, PA

Scope: Core and Shell / Interiors
Duration: 2017 - 2020
Size: 400,000 SF

The project, a leading healthcare solutions company who drives innovation partnerships to improve product access and efficiency throughout the healthcare, supply chain, and wholesale. A colocation of three business units into one new headquarters, the project launched with a visioning and strategic planning phase that identified the company's space requirements so that a tri-state search for project sites and development partners could ensue. I led multiple teams that evaluated and developed headquarters design schemes for four of the seven sites under consideration. Working with the client's real estate leader and broker, we developed site and building selection analyses and recommendations.

The selected site was a mixed-use complex with a central plaza in the heart of Conshohocken. Coordinating the core-and-shell and interiors teams' efforts in alignment with the vision and expectations of the owner, developer, broker, and contractor was a significant challenge for the duration of the design process.

The design team partnered with AmerisourceBergen to design a space that could adapt to how their employees would be working currently and in ten to fifteen years. A rigorous executive feedback process that required extensive pre-planning to keep the project on track dovetailed with a strong design communications strategy to achieve a successful outcome.



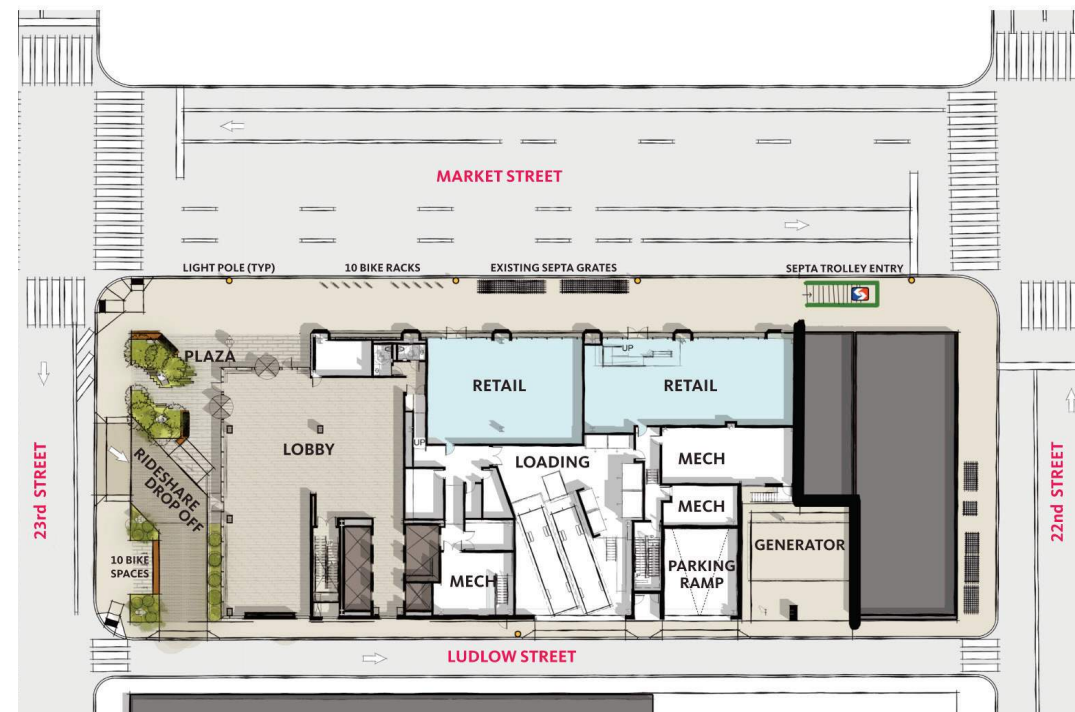
2222 MARKET STREET

Philadelphia, PA

Scope: Core and Shell
Duration: 2018 - 2020
Size: 330,000 SF

2222 Market Street is the first speculative office tower to be built in Philadelphia's Central Business District in 20 years. I led the teams for the pursuit and design of the project, facilitating the core-and-shell design on behalf of the developer client Parkway. That design also addressed the possibility of accommodating multiple corporate tenants and allowed us to be as responsive as possible to the demands of law firm Morgan Lewis, the ultimate full building tenant. Ultimately, the building creates a transformative experience that contributes to both corporate culture and local community.

This project is a glazed tower that rises within an authentic texture and framework. It dynamically embraces the rich fabric of a low-scaled urban context, connects the community, provides flexibility and creates the opportunity for vertical neighborhoods with Morgan Lewis' space. Set in a location surrounded by former industrial buildings and having a specific, yet simple massing, the new tower draws on the surrounding material expressions to reflect the texture and craft of this vibrant Philadelphia neighborhood.



EAST BALTIMORE DEVELOPMENT INITIATIVE

Baltimore, MD

The East Baltimore Development Initiative is an 88 acre urban redevelopment project that leverages long-term interrelationships of multiple clients, institutions, and project teams to create an integrated set of projects that support common goals of economic growth, community engagement, and long-overdue improvements to the East Baltimore area.

Johns Hopkins University and the development partnership established a commitment to health and wellness for the overall project to benefit the collective community. Maintaining that commitment throughout the entire project was challenging as different partners' priorities and funding capabilities changed over the course of time. Our team focused on ways to maintain the health and wellness theme while navigating the transitions in relationships.

Building a multidisciplinary team with a public/private partnership is complex but achievable when based on collaboration. On each project we created a rigorous joint design approval process involving the institutional client team, end users, and the community that required effective communications strategies and implementation. Creating the team and ensuring the on-going communication were my key responsibilities.

I led three EBDI projects: **1.)** Eager Park-Middle East, **2.)** The John Hopkins Fast Forward Innovation Hub, and **3.)** The Johns Hopkins Marriott Residence Inn-Middle East, described in the following pages.



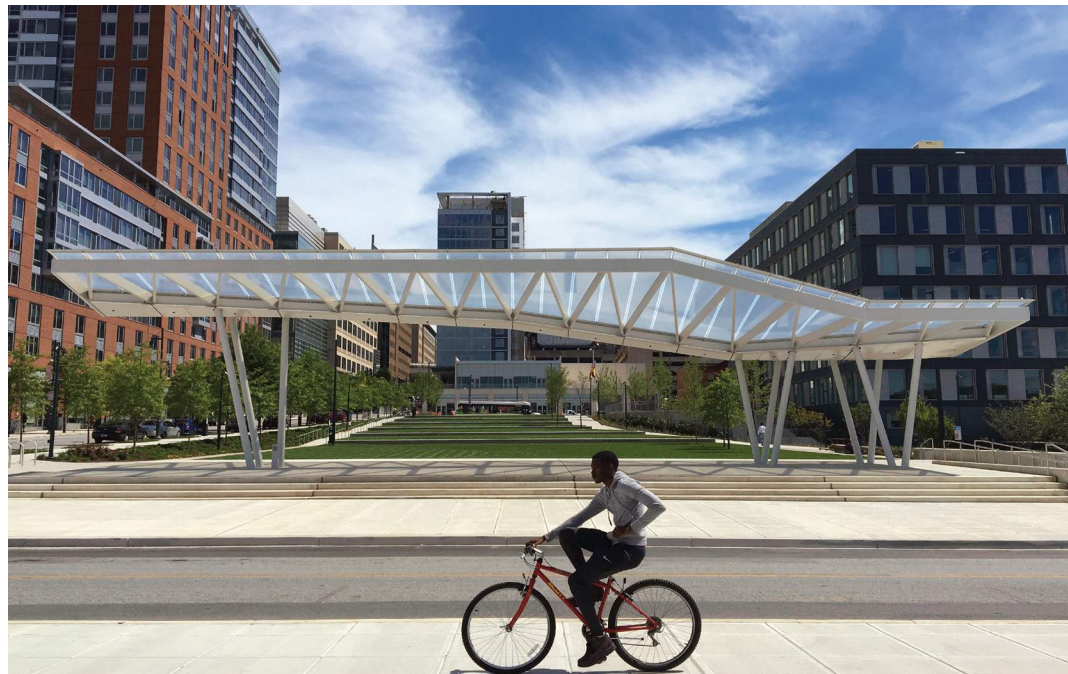
EBDI - PROJECT #1 EAGER PARK

Baltimore, MD

Scope: Community Engagement, Program Development,
Park Design Collaboration, Pavilion Design
Duration: 2012 - 2016
Size: 6 acres

Eager Park resulted from a multidisciplinary design effort for a new community park in an area between two divergent communities with seemingly intractable social problems. The multi-award winning park concept supports health and wellness, along with environmental sustainability. The design process engaged a diverse user group to partner with and establish the recreational and programmatic needs of local residents, nearby workers, John Hopkins students, and visitors. Working with the advisory board, the planning process implemented community mapping, opportunity audits, and a social responsibility index.

The six-acre park encompasses three main sections: The Grove, home to a children's play area and community service functions including a farmers' market and health and wellness events. The Lawn, a 150-foot-wide field dedicated to a variety of activities and projects in the arts and sciences; and The Performance Amphitheatre, the main destination for outdoor performances, stage productions, and community gatherings.

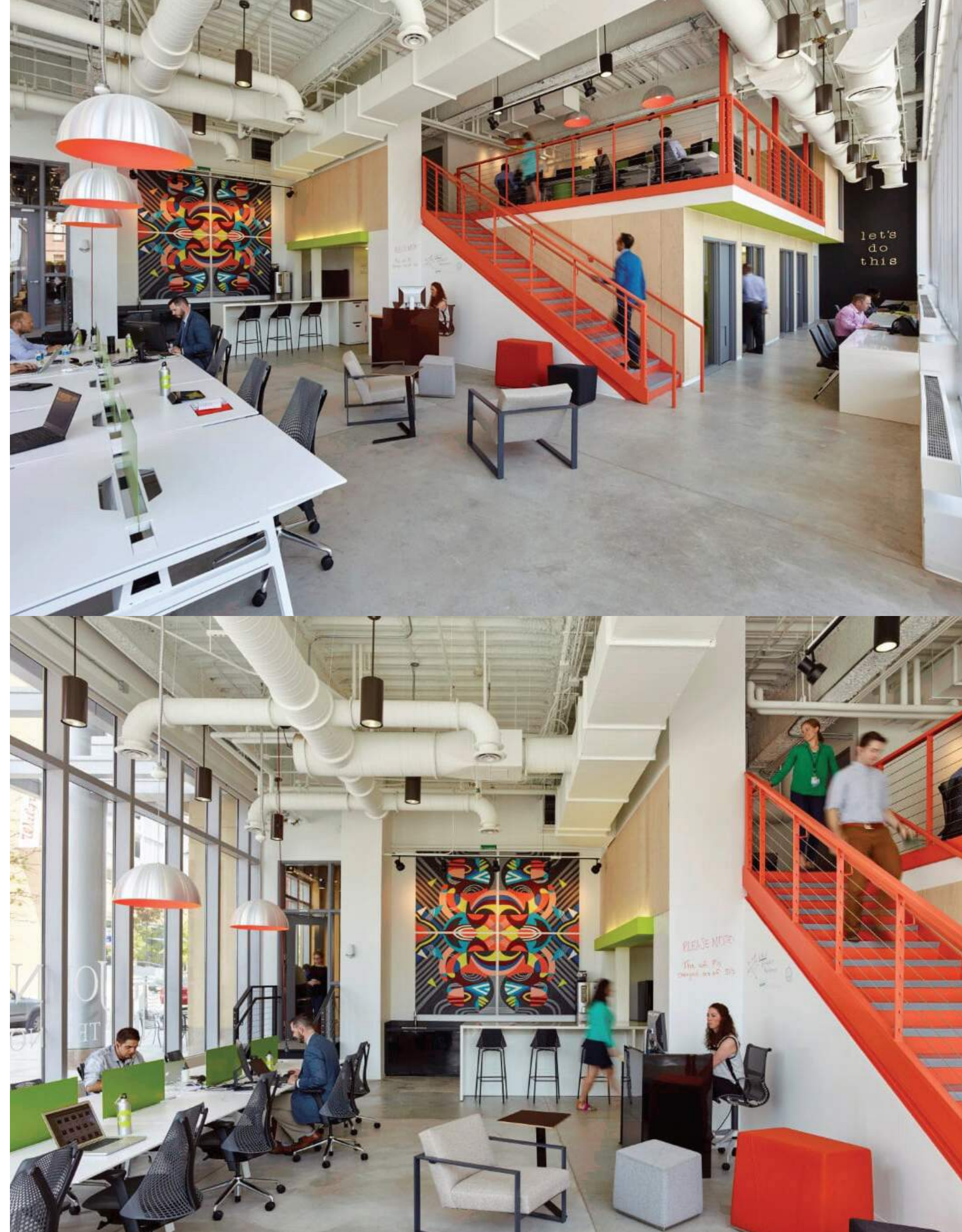


EBDI - PROJECT #2 FAST FORWARD EAST INNOVATION HUB

Baltimore, MD

Scope: Interiors
Duration: 2014 - 2016
Size: 10,000 SF

The Hub is designed to be a business accelerator supporting the innovation ecosystem of John Hopkins University's and Baltimore's start-up community. Conceived as a transitional learning and business environment where students, mentors, university experts, and industry R&D leaders can support each other in navigating the intricacies of launching a business, the program includes twenty-eight shared co-working spaces, six dedicated offices, and lab space all supported by common spaces.



EBDI - PROJECT #3 JOHNS HOPKINS MARRIOTT RESIDENCE INN

Baltimore, MD

Scope: Core and Shell / Interiors
Duration: 2012 - 2016
Size: 200 Keys

The EBDI master plan envisioned this mixed-use retail and hotel as the anchor for the south side of Eager Park. The 15-story, 200-key Marriott Residence Inn was designed to serve the general public and to accommodate the specific accessibility and medical needs of visitors associated with Johns Hopkins Hospital and the Kennedy Krieger Institute via the main entrance adjacent to the hospital on the south side of the site. A retail podium at the base of the tower is adjacent to the head of Eager Park.

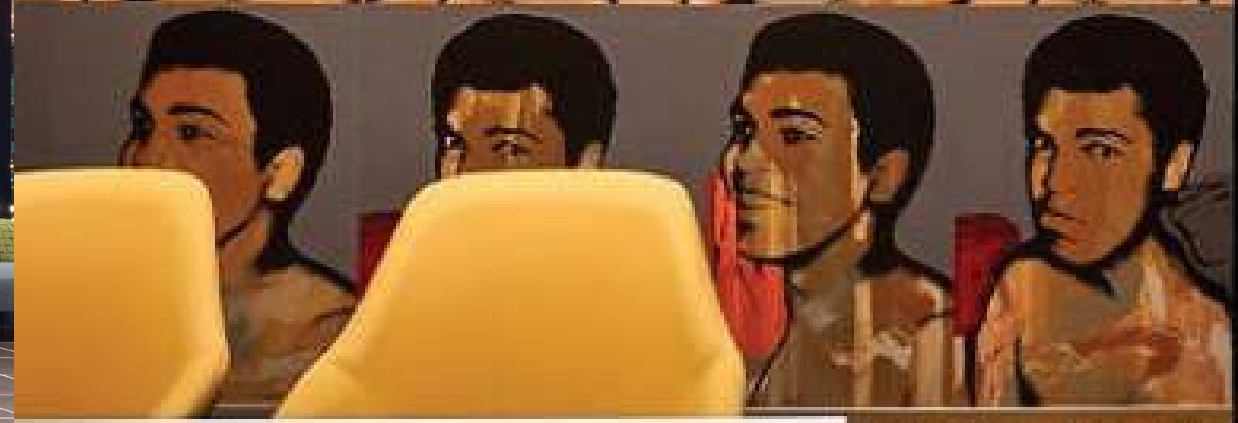


WORKPLACE

The design and execution of workplace projects has been a major aspect of my career as an architect. Workplaces for commercial, corporate, and institutional clients all require a honed set of processes and skills with which the program, mission, and design for these clients is appropriately established, so that each project is a unique and specific embodiment of their organization. This is a process which requires keeping integrated teams connected throughout the process. It also is most successful when the collaboration with the client results in new discoveries and innovations in the design solution. The following are a few projects that have hit that mark.



ENTERCOM



ROSS FELLER CASEY



TIERNEY





PHS



PRICE MODERN





PLANIT

ORDER



2 LIBERTY

WORKPLACE
INNOVATION
LAB



CHAOS



INSTITUTIONAL / EDUCATION

Institutions provide opportunities to work with clients on projects with often complex and specific requirements. It means that building and leading interdisciplinary teams is key to the success these projects. My focus on developing strong internal and external partnerships allows me to ensure the right talent and options have been brought to the table for consideration. Coupled with design excellence strategies, these projects have lasting impact on our communities. The process of competing for and winning these projects is also unique. Following are three successful examples of this type of work.

FEDERAL OFFICE BUILDING

KLEINMAN CENTER

MOELIS READING ROOM



KLEINMAN CENTER
for ENERGY POLICY
PennDesign | UNIVERSITY of PENNSYLVANIA



THE BENJAMIN P GROGAN AND JERRY L DOVE **FEDERAL OFFICE BUILDING**

Miramar, FL

Scope: Core and Shell / Interiors

Duration: 2010 - 2015

Size: 800,000 SF

Contracted under the U.S. General Services Administration's (GSA) Design Excellence Program as a design/build project, the federal office building is known for its innovative resilience strategy which restored 59% of the existing wetlands adjacent to the Everglades. Our team was both Architect of Record for the building and Design Architect for the Interiors. I established the team and partnered with the design/build contractor in the pursuit of the project. I then maintained executive interface with the client and GSA throughout the project. This project is one example of my experience in pursuing and winning design/build projects for government agencies.

Awards:

DBIA - Excellence in Design 2015

DBIA - National Award of Excellence 2015



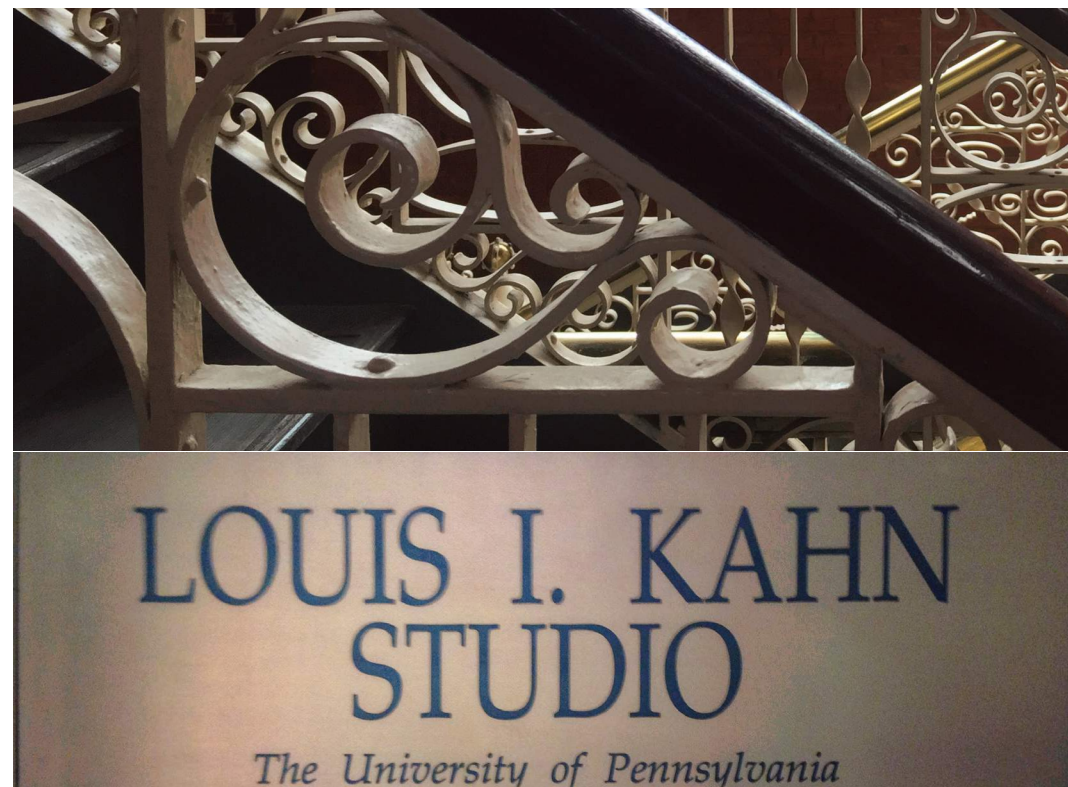
THE KLEINMAN CENTER FOR ENERGY POLICY

University of Pennsylvania

Fisher Fine Arts Library

Scope: Interiors
Duration: 2013-2014
Size: 5,000 SF

The project encompasses the renovation of the second-floor apse space above the main reading room, and the third and fourth floors in the Frank Furness-designed landmark library, once the former studio of Louis Kahn. We created a conference and office facility for the new policy institute that accommodated the historic context with a modest budget that went primarily to infrastructure upgrades. Our approach focused on ensuring that the design was appropriate for the client while acknowledging that we are the temporary stewards of this landmark space and that it must be adaptable to future needs as well.



MOELIS FAMILY GRAND READING ROOM

University of Pennsylvania

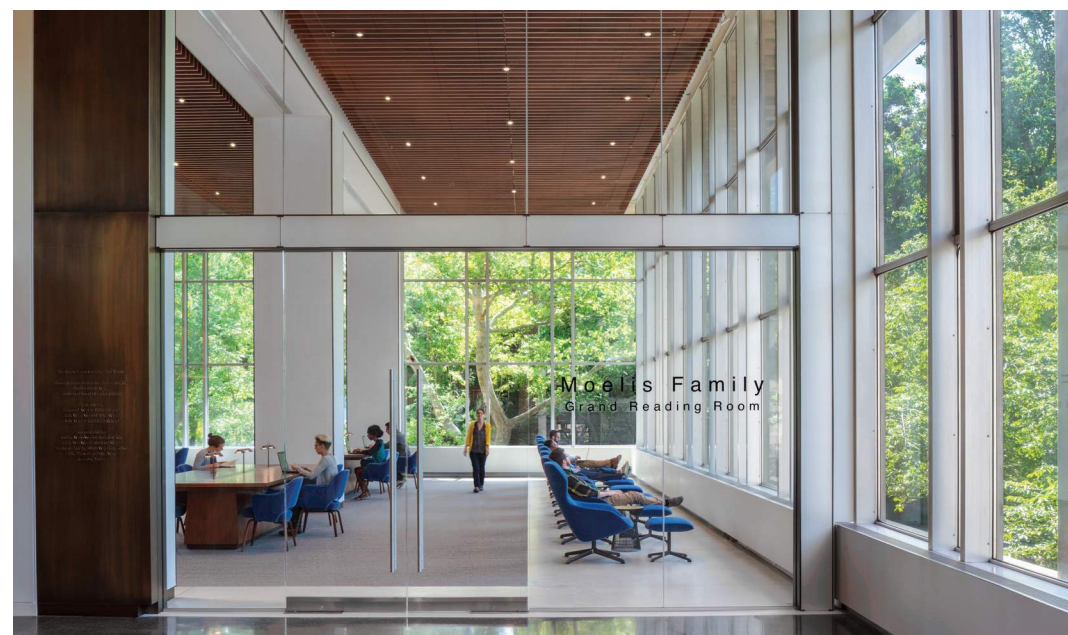
Van Pelt - Dietrich Hall

Scope: Interiors
Duration: 2015 - 2016
Size: 8,000 SF

This grand reading room on the University of Pennsylvania campus aspires to the grandeur of the Fisher Fine Arts Library while respecting the modern tradition of the Van Pelt -Dietrich Library. The design team created a soaring volume for contemplation, an inspiring space for focused individual study that is acoustically closed where it is visually connected to the green. Artist Claudy Jongstra collaborated with the architects to create the tapestries which reinforce the contemplative mood and enhance the acoustical performance of the space.

Awards (Selected Experience and Recognition):

- AIA Bronze Metal, Pennsylvania 2018
- AIA Merit Award, Philadelphia 2018
- AIA Honor Award, Maryland 2018
- IIDA Best in Education Award, PA/NJ/DE 2018
- IIDA, ASID Singular Space Award 2018
- BoY Award, Interior Design 2018
- CODA Merit and Top 100 Awards 2018
- The Philaments Merit Award 2018



ENVISIONING POTENTIAL

Opportunities often come to architects when clients are looking at potential next steps or improving the use of a site or a building. This is when we can think beyond the norms and really explore the design impact of an opportunity on the project and the community. The following are several examples of this kind of exploration.

30TH STREET STATION

Two planning studies envisioning how the future of travel will affect the design, functionality, and use of the historic landmark structure and the adjacent evolving local community, as well as the next generation of the rail travelers in the next century.

GREAT VALLEY MASTERPLAN

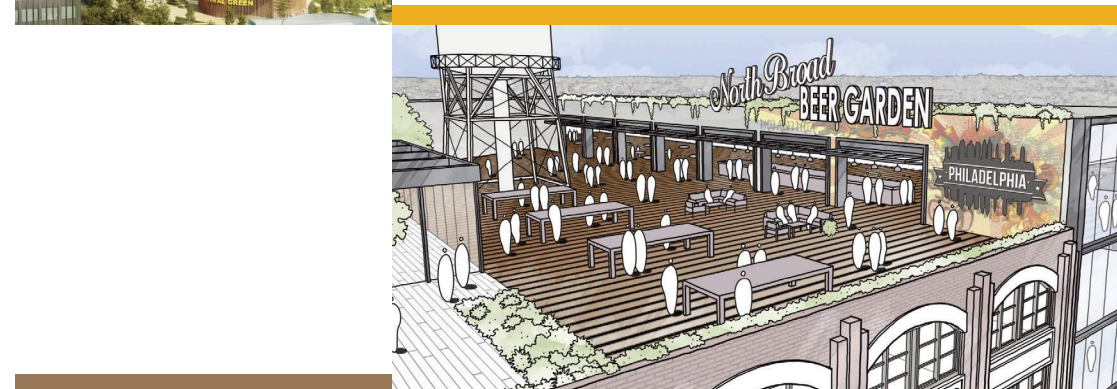
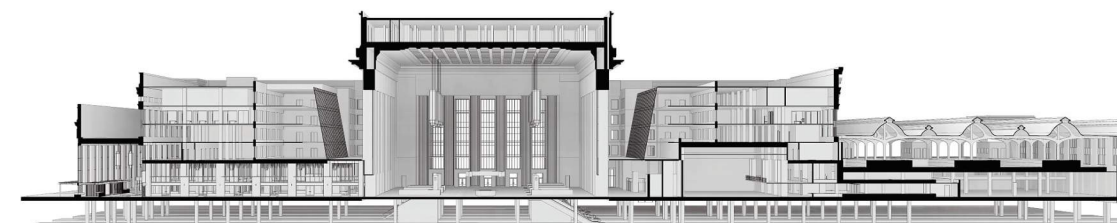
The expansion of an existing office park with a 20 acre mixed-use program creating a placemaking live/work/play environment in this suburban location.

PHILADELPHIA NAVY YARD

A planning pursuit with a developer partner for a multi-building 500,000 sf corporate headquarters at the Navy Yard.

2700 N BROAD ST

Envisioning a future mixed-use opportunity for this iconic former industrial building on North Broad Street in a neighborhood on the cusp of revitalization.



30TH STREET STATION



GREAT VALLEY



PHILADELPHIA NAVY YARD



2700 N BROAD

