

American Buildings–Excellence in Design Award  
Winner Manufacturing/Industrial Category



#### AWARD WINNING PROJECT

##### Location

- Lima, Ohio

##### Services Provided

- Grant Administration, Environmental Regulatory Agency Coordination

##### Cost

- \$2.9 million

##### Project Funding

- \$1.46 million EDA
- \$1.46 million ODSA
- \$3.36 million ODSA JRS

##### Size

- 20,000 SF

##### Schedule

- Professional Services 2010-2013
- Construction: 2013-2014

##### Project Team

- Tom Stuckey, Construction Administration

## RESEARCH & DEVELOPMENT COMMERCIALIZATION INCUBATOR

### City of Lima, Ohio Energy Advanced Manufacturing Center, and Ohio Northern University

PDG assisted the collaborating partners in obtaining a U.S. Department of Commerce, Economic Development Administration grant for funding the construction of a Research & Development Commercialization Incubator. We also assisted in securing Ohio Development Services Agency (ODSA) 629 Roadway Funds as part of the local funding match. The OEAMC, City of Lima, and ONU were awarded the balance of the matching funds from the ODSA. This project has 50% grant funding and 50% matching forgivable loan funding. Along with providing grant writing and grant administration services, PDG provided all preliminary engineering; final engineering; bidding and construction management services; multi-funding agency coordination, reporting and regulatory guidance including preparing the EDA Site Certification Documents and blended bid documents, as well as all environmental regulatory agency coordination for National Environmental Policy Act (NEPA) compliance. This included achieving concurrence with the U.S. Army Corps of Engineers, Ohio Department of Natural Resources, Ohio

more...



### Project Relevance

- Architectural/ Interior Design
- Structural, Electrical, Mechanical Engineering
- Site Development
- Construction Administration

### Reference

Judith M. Cowan, President  
Ohio Energy & Advanced Manufacturing Center  
Post Office Box 1131, Lima, Ohio 45802  
419.230.7897  
judycowan@woh.rr.com



## R&D Commercialization Incubator



Environmental Protection Agency, U.S. Fish & Wildlife Service and the Ohio Historic Preservation Office. The project included the construction of a 20,000 S.F. Research and Development Commercialization Incubator building and necessary site improvements including roadways, drainage, parking areas, sidewalks, landscaping, signage and lighting.

PDG assisted the City of Lima in securing an Ohio Department of Development Jobs Ready Site funding grant for the completion of the site improvements. This included closely working with, and managing the requirements of several environmental regulatory agencies including the Ohio Historic Preservation Office and Ohio Department of Natural Resources.

The incubator will graduate tenants that will stimulate economic development in Ohio, regionally and nationally through sustainable agile manufacturing (SAM) focused on mass production. The mission is to provide a facility in which collaborating partners can share and develop intellectual property in an open and protected working environment. The OEAMC will serve as a central organization for creating consortia that will identify common manufacturing problems and contribute intellectual capital through ONU to address the challenges associated with Sustainable Agile Manufacturing (SAM). The anticipated outcome of the Research & Development Commercialization Incubator is to create growth in existing companies, create new companies, the commercialization of new technologies and the creation of jobs in Lima and Allen County.

Prior to the site selection for this project, PDG had assisted the City of Lima in securing an ODSA Jobs Ready Site grant. The project site was formerly a blighted neighborhood within the City of Lima that contained abandoned and condemned homes; the area is adjacent to multiple railroad lines and heavy industrial development. Clearing and improving the site included working closely with the Ohio Historic Preservation Office and the Ohio Department of Natural Resources. PDG assisted the City in achieving ODSA JRS Certification.

