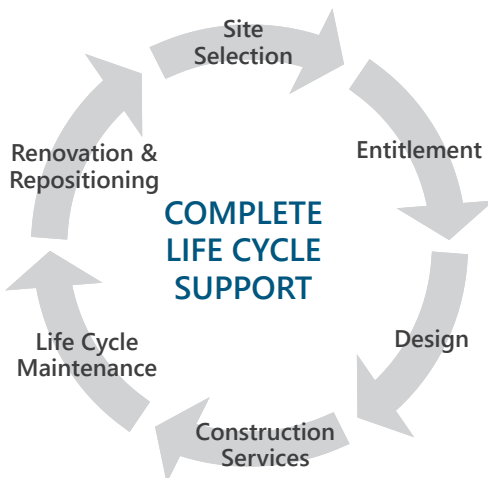




*Marriott AC Hotel | Philadelphia, PA*

**850+**  
Commercial Projects

**49**  
States



## **Bergmann is a full-service, multi-disciplinary firm here to meet all your retail and commercial development needs.**

Choose Bergmann because we deliver in every aspect of the commercial development process:

- Our designs are award winning, innovative and will get you noticed.
- Our entitlement process consistently helps our clients gain the approvals they need.
- Our vendor coordination as owner representative keeps projects on time and on budget.

### **Development Life Cycle**

Bergmann understands the full asset life cycle and can guide your project through the entire process, from site selection to opening to long-term program management.

We are solutions-oriented and provide a central point of contact, saving you time while ensuring all your problems are solved - we want to be your trusted advisor.

We understand the fast-pace and constant evolution that retailers pursue to remain competitive. We are experts in Design-Build, Design-Bid-Build and Build-to-Suit, as well as serving as your owner representative, allowing you to stay focused on daily operations knowing that your project is in the right hands.

### **Let us help you**

If you would like to discuss how Bergmann can help your project, please contact us. Please visit our website for additional samples of our work.



Concord Mills | Charlotte, NC



Medical Office Building | Greece, NY

## Experts in Big Box Retail

Bergmann has completed land development and civil engineering design for more than 100 big box sites and retail plazas.

We have been the owner's representative for 40 new developer built supermarkets throughout the southeastern US, managing numerous contractors and vendors.

We have served clients as the Retail Master Services Architect & Engineer, the Architect of Record (AOR) for Retail Store Roll-out Programs and as the Prototypical Architect.

We understand the importance of branding, place-making, tenant mix and market positioning in making your property exciting and attractive to today's consumer.

We are nimble, allowing us to scale-up or -down depending on the needs of each project.

## Site Selection & Optimization

Our interdisciplinary team can assist you with selecting and optimizing the use of your site, from initial project feasibility studies through master planning and concept development, to preliminary and final design.

Our interactive design process:

- Promotes site design that optimizes building placement and circulation.
- Protects natural habitats on greenfield sites and encourages urban redevelopment where appropriate.
- Investigates the adaptive reuse of existing structures.
- Explores innovative energy efficient design practices, and commissioning services for new and existing building systems.



Metro Diner | Macon, GA

## Client Management

By leveraging our expertise in planning, architecture, engineering and management, Bergmann can take an entire program from the initial site assessment through concept development and design, procurement, preliminary/final engineering, construction and start-up operations.

Our retail development experience allows us to ramp-up without significant learning curves, thus reducing your time to market.

Throughout the life-cycle of a project, we apply client-tailored risk assessment procedures and documentation that allows design and construction to proceed in an innovative and cost-effective manner without compromising quality or program requirements.





TD Bank Net Zero Store | Ft. Lauderdale, FL



BayTowne Plaza | Webster, NY

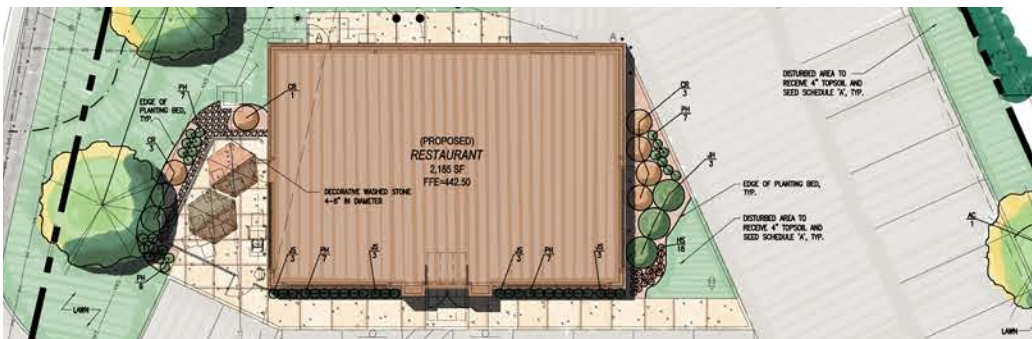
## Architecture & Engineering

Bergmann's integrated A/E design teams are experts in building and support system design for both new buildings and the renovation of existing buildings.

Our services include:

- New building design & Retrofitting
- MEP & Structural Engineering
- LEED Consulting
- Prototype development
- Construction documentation
- Commissioning

Our designers understand visual merchandising, product placement and customer flow. We work with retailers to achieve both operational and energy efficiencies while creating a superior shopping experience.



Project Name | Project Location

## Permitting & Entitlement

Bergmann is your partner through the entire right-to-build process. For over 30 years, we have been working with clients to obtain the necessary town, county and state approvals to ensure their product is brought to market as quickly as possible.

Our community engagement experts work with you to obtain feedback and build support for your project. We can educate cities and towns in understanding how to bring centers back onto the tax rolls and return them to a meaningful place in the community so that they become your advocates, not opponents.

We work as liaison between the client, local planning and zoning boards during the site plan and permitting process, as well as agencies to ensure that the final set of plans receive their approval.

## Site Revitalization & Rebranding

Branding is important for retailers to maintain market share. Innovative designs allow you to maintain dominance in an increasingly competitive retail environment. Bergmann is at the forefront of industry changes, having worked on the redevelopment and repositioning of regional retail sites including interior mall renovations, lifestyle expansions, food court fit-outs and dark box re-purposing.

We can assist you in evaluating your properties and ensuring they are the best in the marketplace by aligning your product with consumers.

We can identify options for repurposing malls and big box stores to bring them back to life in the right form.



**BERGMANN**

# 1980

**Year Founded**

Bergmann was founded in 1980 with seven employees.

# 400+

**Our Staff**

We employ more than 400 professional and technical staff.

# >90%

**Repeat Clients**

More than 90% of our work is from repeat clients.

# 224

**Engineering News Record Rank**

We ranked 224 in ENR's Top Design Firm rankings for 2018.

# 99

**Architectural Record Rank**

We ranked 99 in Architectural Record's rankings for 2017.

# 46

**Building Design + Construction Rank**

We ranked 46 in the Top 100 Architecture/Engineering Firms nationally in 2017.



*Germantown Mixed Use Development | Chestnut Hill, PA*



*Showcase Cinema De Lux at Legacy Place | Boston, MA*



*TD Bank | New York, NY*

## Nearly four decades of dedicated, client-focused service!

Bergmann is a nationally recognized architecture, engineering and planning firm with offices throughout the Northeast, Midwest and Atlantic regions. With more than 400 talented professionals who pride themselves on the highest level of integrity, dependability, ethics and quality of work, Bergmann has long been recognized as a trusted partner and advisor on projects ranging from commercial/retail to municipal/civic, transportation, research & manufacturing, water resources and workplaces.

### Our Vision

Delivering client success, creating opportunities for our people, and building our future.

### Our Values

- Our People
- Excellence
- Integrity & Ethical Service
- Teamwork & Collaboration

### Contact Us

800-724-1168 | [marketingteam@bergmannpc.com](mailto:marketingteam@bergmannpc.com)

#### NORTHEAST

ALBANY, NY  
BUFFALO, NY  
HORSEHEADS, NY  
ROCHESTER, NY  
SYRACUSE, NY

#### MIDWEST

GRAND RAPIDS, MI  
LANSING, MI  
SOUTHFIELD, MI  
TOLEDO, OH

#### ATLANTIC

CONSHOHOCKEN, PA  
JACKSONVILLE, FL  
PHILADELPHIA, PA