

Paycor Corporate Headquarters Norwood, OH



Project Stats

Client:	MSA Architects
Location:	Norwood, OH
Year:	2012
Market:	Office
Project Size:	12.00 Acres

Services Provided:

SURVEYING SERVICES

ALTA Surveys
Boundary Surveys
Easement Exhibits & Descriptions
Legal Descriptions
Location Surveys
Topographic Surveys

CIVIL ENGINEERING SERVICES

Erosion Control Planning,
Permitting & Inspection
Grading & Earthwork
Analysis
Site Development
Storm Water Collection System
Storm Water Control Facilities
Storm Water Pollution Prevention Plans

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Due Diligence Research
Planting Plans
Site Planning

Paycor and MSA Architects did not have to look far to find a design consultant with knowledge of their site, and in-fill redevelopment site plan expertise. Having already provided design services on the adjacent properties at Linden Pointe on the Norwood Lateral, Bayer Becker was able to seamlessly provide integrative site design services for Paycor's new corporate headquarters, a four story 135,576 square foot building that will be capable of accommodating their successful growth with up to 750 employees within five years. In addition to the \$20 million main building, site design accommodations for a smaller four story 80,000 square foot building were also included. Forward thinking, a four story parking garage was designed to provide parking for the additional, smaller building when it is constructed in the future.

Bayer Becker's familiarity with the project site, which sat vacant for over 25 years, and a proven track record of experience with both the public agencies City of Norwood and Metropolitan Sewer District's regulations, helped to streamline the design process. Even with a change to the building location in the middle of the design phase, Bayer Becker's nimbleness prevailed to maintain the project's schedule.

Site design for this phase II of the in-fill project involved the coordination of Paycor's building and parking with the surrounding developments from phase I. Bayer Becker's phase I planning and design accounted for and anticipated this phases' needs ahead of time including all utilities and a new detention basin to control storm water runoff. In addition to site design, Bayer Becker provided drawings and project management exhibits to help with the Tax Increment Financing (TIF) process for the project.