

# Paycor Corporate Headquarters Norwood, OH



## Project Stats

<b>Client:</b>	MSA Architects
<b>Location:</b>	Norwood, OH
<b>Year:</b>	2012
<b>Market:</b>	<a href="#">Office</a>
<b>Project Size:</b>	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.