

HIMES HIGHLIGHTS



MIKE SWINGLE 25 YEAR ANNIVERSARY!

We are thrilled to celebrate a remarkable milestone: Mike Swingle's 25th anniversary with Himes. Mike's journey with us began on a snowy day in 1999 at Penn State...

Back then, Mike was a promising young student when our founder, Paul Himes, recognized Mike's potential at a career fair. The weather might have been cold and unforgiving, but Paul's warm gesture of sending Mike back to his dorm with a generous portion of leftover food from the fair was the start of a partnership that has since flourished into something truly special. From his very first day, Mike has embodied the values that define Himes and has become a requested representative among our clients.

Over the years, Mike has not only grown with Himes but has also significantly contributed to our growth. Today, he leads both our Assisted/Senior Living and Commercial divisions, demonstrating exceptional dedication. His client-centric focus have been instrumental in expanding these areas.

As we celebrate this significant milestone, we want to extend our heartfelt gratitude to Mike for his 25 years of outstanding service. His contributions have been invaluable, and we are proud to have him as a key part of our Himes Team GSD.

Please join us in congratulating Mike Swingle! Cheers to the future years of success and growth together!



TEAM GSD



Team Himes at the DC ConnX Clay Shooting Tournament



Lauren, Brittany, Cassandra at a Networking Event



Priyank and Andrew at a construction site



Allie and Brittany on the Jobsite



Mike at a Networking Event

WELLTOWER – DURANGO MEDICAL OFFICE BUILDING



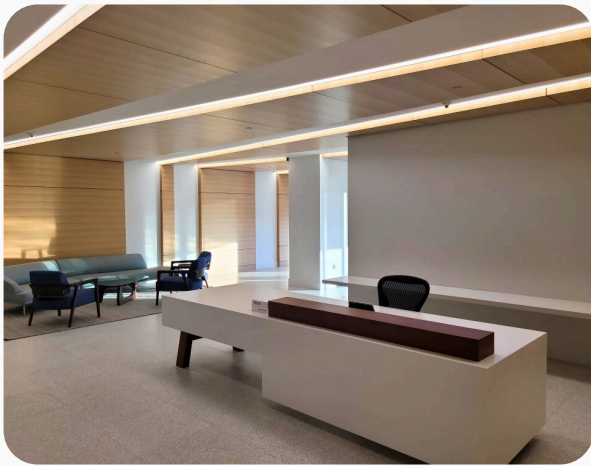
Exterior of the Medical Office Building



Exterior of the Medical Office Building - Rendering

Himes serves as the financial partner for the construction of a Medical Office Building adjacent to Mercy Hospital in Durango, CO. This project involves developing a 36,648 GSF, two-story medical office building on an elevated site near the Mercy Hospital campus. The project also includes parking and site improvements to support the new facility. United Surgical Partners, Inc. (USPI) will lease approximately 14,644 SF on the first floor for an ambulatory surgery center, while Catholic Health Initiatives will lease the remaining 18,646 RSF for various medical support operations. The project schedule is as follows: the core and shell construction began in November 2023 and is on track for completion in September 2024, with tenant improvement and occupancy expected by March 2025.

EXECUTIVE SPACE IN OUR CLIENT'S HQ



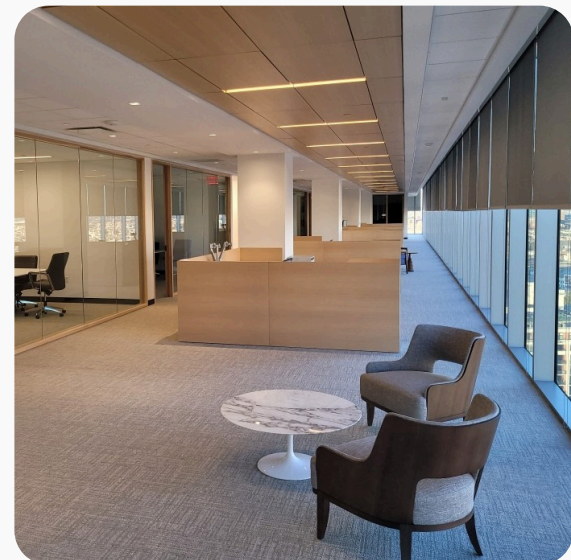
Reception Area in the HQ

Himes provided Project Management services for the renovation of a confidential client's Executive floor at their Baltimore HQ.

The project involved complete demolition, design, and fit-out, overseeing vendor procurement and management for new A/V, IT, and security technology, as well as managing the design, purchase, and installation of equipment, furniture, fixtures, and monitoring the LEED certification process. The project, spanning 24,000 sq ft, was completed in 14 months.

The renovation featured high-end finishes with matching doors and storefronts, a custom reception desk with a wood frame and waterfall top, terrazzo flooring, elaborate lighting, tile backsplashes, and countertops. Conference rooms with state-of-the-art A/V equipment, motorized shades, and furniture was installed.

Managed the project schedule, budget, and safety, controlling costs with less than 0.25% in total change orders. Delivered the project to substantial completion on time and under budget, achieving turnover for occupancy as planned. Frequent interaction with the CEO and other C-level executives was necessary due to the delicate nature of working on an executive floor, and facilitated site visits and communicated progress and deliverables effectively.



Executive and Administrative Office Areas

SUNRISE SENIOR LIVING – BRIGHTON GARDENS OF WHEATON



Renovated Living Room Area



Renovated Reception Desk and Entrance

Himes Associates, Ltd. managed the renovation of Sunrise Senior Living's Brighton Gardens of Wheaton, Ohio, focusing on interior remodeling of key common areas. This included the Entrance Lobby, Reception Desk, corridors, public and private Dining Room, Activity Room, Living Room, Salon, new Bistro Bar. The Memory Care areas, staff offices, and public restrooms were also upgraded. The project was carried out while the facility was occupied, ensuring minimal disruption to residents.

Key improvements included replacing millwork and countertops, installing new LED lighting, and updating common areas with new carpet, wall finishes, ceilings, elevator interiors, and furniture. The project was completed without any accidents, stayed within budget, and effectively minimized schedule delays through strong communication. Himes conducted regular site visits, prepared punch lists, reviewed change orders and payment applications, and facilitated meetings between the owner, architect, and contractor to ensure timely decision-making.

TECHNICAL ADVISORY SERVICES ON OUR CLIENTS' GROWING DATA CENTER DEALS

We find ourselves growing and going where our partnering clients tell us to, which continues to strengthen our relationships and make us the Lender Technical Advisors of Choice in the mission critical world. Himes provides services from due diligence through construction monitoring on new deals for data centers of all MW sizes and portfolio sizes.

With a growing number of complex data center developments as well as developers working in new markets, the Himes team guides our lender-clients by highlighting potential hurdles such as power and utility constraints, long-lead equipment procurement, strength and history of project teams, and overall site development and construction constraints.

To learn more about our technical advisory services or schedule an intro with our team, reach out! Info@HimesAssociates.com

