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Pepper Construction's New Cincinnati Office Opens its Doors

110 year old building – Net Zero Energy, LEED Gold, WELL Silver, Historic Tax Credits and a beautiful, first-class, collaborative work environment

CINCINNATI, OHIO – March 2nd, 2023 - Pepper Construction's Cincinnati office recently welcomed employees into their new location for the first time at *100 Williams Street in Lockland, Ohio.*

Since establishing an office in Cincinnati more than 14 years ago, Pepper has grown its local team to 65 and counting. Some of the firm's recent and current work includes projects for St. Elizabeth Healthcare, UC Health, Cincinnati Children's Hospital, Fairfield Commerce Park, Park 536, Xavier University, the University of Cincinnati, Fifth Third Bank and Lockland Local Schools.

“At Pepper, we are deeply committed to the communities where we live, work and play,” said Stan Pepper, Chairman and CEO of Pepper Construction Companies. “This historic renovation gives us an opportunity to give back to the community by revitalizing a resource that has been abandoned for decades. We think the project is a game changer for the industry and for our team. Renovation has been a big part of Pepper Construction for our entire history, and it is rewarding to put that expertise to work for our team.”

Nearly a year ago, Pepper began renovations to the former 110-year-old Stearns & Foster office building including a full exterior restoration, the addition of a vestibule to create the new main entry and a 23,000-square-foot interior buildout. Historical elements were restored or replaced throughout, including exposed brick, wood floors, original windows and plaster finishes. Modern accents, such as glass partitions and open-office furniture, were added to create a sophisticated and collaborative work environment for the firm's growing team.

Pepper is committed to building healthier, cleaner and smarter. Leading their own renovation allowed the firm to execute on that commitment. Pepper pushed the boundaries of what is possible pursuing Net Zero Energy, LEED Gold and WELL Silver certifications on a historic structure. To achieve these substantial goals, many high-performance strategies were used, several of which are outlined below:

- Adaptive reuse instead of building new
- Focused on lowering the Energy Usage Intensity (EUI) through numerous building and system upgrades
- Minimized the use of refrigerants through a modular heat recovery chiller and hot and chilled water fan coils
- Elimination of all onsite combustion through 100% electrification

- Minimizing outdoor air while improving indoor air quality through a sorbent filtration system
- Addition of geothermal wells utilizing the earth's energy to heat and cool the building
- Installation of a solar array (both rooftop and canopy-mounted) capable of producing an estimated 250,000 kWh per year

Pepper Cincinnati employees are thrilled to be in their new home, having outgrown their previous office space with a staff that has nearly doubled in the past two years.

“We are looking forward to all the natural light, open workspace and how the new space will allow us to better integrate one of our core values of enjoy life into the workplace. We can't wait to host future team events in the break room or gather in the courtyard on sunny days. The team camaraderie is one of the things I am most excited about because we are all family here,” said Tony Budke, Preconstruction Executive for Pepper Construction's Cincinnati office.

The Pepper team continues to invest in the local community - leading school supply and winter gear drives in support of Lockland Local Schools with many more community partnership opportunities in the works for the future.

“We are extremely thankful for the warm welcome we have received from the Lockland community,” said Jerry Noble, Senior Vice President and Regional Director for Pepper Construction's Cincinnati office. “I can't wait to see what our team and the Village of Lockland can accomplish together in the decades to come.”

Pepper is grateful for the hard work and collaboration by all our trade partners and the design team including emersion DESIGN, CMTA, Browne Engineering, JCA Engineering, The Kleingers Group and Sullebarger Associates.

To learn more about Pepper's new Cincinnati office, watch their construction story video [here](https://www.pepperconstruction.com/annualreview22/peppers-new-cincinnati-office) or visit: <https://www.pepperconstruction.com/annualreview22/peppers-new-cincinnati-office>.

With additional locations in Columbus, Illinois, Indiana, and Wisconsin, Pepper Construction represents some of the most advanced thought leadership in the industry. Pepper is transforming the future by integrating their high-performance approach, quality and technological expertise into the company's operational processes. Named ENR's 2019 Top Midwest Contractor, Pepper serves clients in a variety of markets such as historic restorations, healthcare, education, commercial office and interiors, manufacturing and industrial, civic and cultural, data centers, entertainment, hospitality and gaming, among others. For more information, please visit <https://www.pepperconstruction.com>

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