



Matthew F. Packer, *Principal*

Overview:

Terrex is a new venture between three seasoned executives of the commercial development and construction industry. Our vision is to be a market leader by providing integrated services for our clients and provide a consultative and transparent process that will exceed customer expectations.

Responsibilities:

- Provide leadership direction in budgeting, pre-construction activities, design team coordination, project estimates, and GMP creation.
- Responsible for establishing construction approach, project management, and bottom line management of project execution and safety.

Recent Experience:

- Terrex Development, Principal 2014 to Present
- Miller-Valentine Group, Executive Project Manager 1994 to 2014

Relevant Projects:

- The Children’s Theatre of Cincinnati – Renovation and Facility Expansion – Cincinnati, OH
 - Conversion of an existing 32,000 SF manufacturing building into new administrative offices, K-12 studio and classrooms, and 150 seat theater.
 - CM Delivery of construction services.
- Americano Burger Bar – New Restaurant at 84.51° Building – Cincinnati, OH
 - Interior build out on new restaurant within the new 84.51° Building.
 - Design Build delivery of construction services.
- Champion Window – Building Renovations – Cincinnati, OH

Mixed Use Development

- Rookwood Exchange Predevelopment - Norwood, OH - 10 acre Mixed Use Development
- One River Plaza Predevelopment – Cincinnati OH – 14 story Mixed Use Urban Development
- Mission Point Site Development - Beavercreek, OH - 74 acre Site Development
- Evendale Commons - Evendale OH - 80 acre Site, Retail and Office Development
- Dayton Fairground Predevelopment – Dayton, OH - 40 acre Redevelopment

Office

- Mission Point Office - Beavercreek, OH - 94,587 SF Three Story Office
- Two WaterStone - Cincinnati, OH - 81,057 SF Three Story Office
- One Hamburg Place - Lexington, KY - 77,084 SF Three Story Office
- Berkeley Building (2003), Columbia, SC - 74,100 SF Three Story Office
- The Lofts at One West High Street – Oxford, OH - 25,000 SF, 4-story, Mixed-Use, 11 Unit Apartment/Retail Building
- FlightSafety International, Cincinnati/Northern KY Int’l Airport, 12,000 SF Training Facility
- Dupont Office Center Building One, Two, and Three, Ft. Wayne, IN - 225,000 SF Office Complex

Industrial/Warehouse

- Expressport, Ft. Wayne, IN - 112,000 SF Industrial/Manufacturing Facility
- Centennial One, Ft. Wayne, IN - 108,200 SF Industrial/Manufacturing Facility
- Carolina Pines One, Columbia, SC - 168,000 SF Industrial Facility
- Links Unlimited – Cincinnati, OH - 72,023 SF Corporate Office and Fulfillment Facility LEED®

- Tenneco Inc. – Kettering, OH, 1,240,000 SF Major Renovation of Manufacturing Facility
- Wesco, Dayton, OH, 18,200 SF Tilt-up Electrical Supply Retail/Warehouse Facility
- US Precision Lens Coating Room Addition, Clermont County, OH, 73,600 SF
Manufacturing/Warehouse Addition, 8,000 SF Addition, 12,000 SF Mezz and Clean-room
- Stewart Filmscreen - Amelia, OH, 22,000 SF Addition
- Renegade Materials – Springboro, OH, 22,500 SF Office and Composite Materials Laboratory
- IAMS Warehouse Expansion – Leipsic, OH, 100,000 SF Tilt-up Warehouse
- P&G Pet Lab Renovations – Mason, OH, 10,386 SF
- P&G SWIC S-Building Expansion and Lab Renovation – Blue Ash, OH, 12,161 SF
- P&G DS-2 Analytical Labs Demo and Renovations – Mason OH, 9,061 SF
- L'Oreal USA – Florence, KY– Over 20 Renovations in 20 years
- L'Oreal USA – Florence North Redeployment – Florence, KY, 400,000 Renovation and Expansion for a new plant.
- Eurostampa Expansion – Cincinnati, OH, 54,900 SF Expansion
- SAE Fraternity – Cincinnati, OH – Historic Renovation and Addition

Professional Associations:

- CCIM National and Ohio Chapter - Member
- Cincinnati Chapter of the US Green Building Council (USGBC) - Member

Education:

- LEED accredited professional, 2007
- CCIM designation, 2005
- Bachelor of Science degree in Civil Engineering, University of Dayton, Dayton, Ohio, 1997