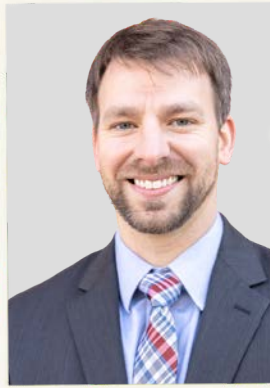




INTRODUCTION // CORPORATE INFO // CLIENT LISTS // REFERENCES

COMMONWEALTH

DEVELOPMENT GROUP INC.



JORDAN WYMAN
PRESIDENT



LARRY ATEMA
CEO

YOUR IDEA 
WE MAKE IT
happen 



KATHY COGGIN
EXECUTIVE VICE-PRESIDENT
OF ADMINISTRATION

CDG will generate a unique plan for PreDevelopment, Design, Budgeting, Financial Execution, and Management for your Project.



ANDREW CAUSEY
PROJECT MANAGER

For **over 30 years** CDG has served as Owner's Representatives, providing Project Management to Lead and Create multi-faceted Master Planning and Property Development Initiatives. We provide services to varied sized companies, foundations, and government entities. We serve them by producing final projects and facilities that meet all programmatic and operational goals for their market.



NICK CONDON
PROJECT MANAGER

We identify professionals needed to design and engineer each project. With the team formed, CDG leads in the process of all planning, zoning, and budgeting processes, and oversees the selection of capable construction manager(s). We also provide accounting services and coordination of specialized service providers such as technology, landscape, interior finishes & furnishings, start-up, and property management.



AARON ANDERSON
BUDGET & FINANCE MANAGER

CORPORATE INFORMATION

Incorporated in 1990, Commonwealth Development Group, Inc. specializes in commercial real estate, office, retail, industrial, and multi-family development, project consulting, project management, and historic restoration.

Larry A. Atema	CEO
Jordan T. Wyman	President
Carol G. Atema	Secretary
Kathy L. Coggin	Executive Vice President of Administration

CDG	115 Southeast Pkwy Ct
Contact:	Franklin, TN 37064
	(615) 628 8700

Legal Counsel:	Robert (Bo) Campbell Holland & Knight Law (615) 850 8469
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Principal Financial Relationships:	FirstBank, Franklin TN First Horizon Bank, Brentwood TN
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LIST OF REFERENCES FROM PAST PROJECTS

- Charles L. Overby
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- Marty G. Dickens
Past Chairman
Nashville Convention Center Authority
601 Commerce Street
Nashville, TN 37203
615.268.3598
mgdickens@gmail.com
- Rich Riebeling
Past CFO & COO
Metropolitan Government of
Nashville & Davidson County
615.351.7681
rriebling@msn.com

LIST OF REFERENCES FROM CURRENT PROJECTS

- Jim Durrett
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Retired Montgomery County Mayor
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jim@jimdurrett.com
- Steve Smitherman
Vice President
Turner Family Office
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ssmitherman@thefamilyoffice.org
- Eric Rojas
Executive Pastor
Rolling Hills Community Church
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eric.rojas@rollinghills.church

CURRENT WORK

Montgomery County, Tennessee

Public Parking Garage

Current Phase: Proconstruction Phase

- 5-Level, 510 Space Precast Garage for the Industrial Development Board of the County of Montgomery Tennessee
- Design, Planning, Estimating, and Contracting
- To serve the Downtown Clarksville Community, Tourism, F&M Bank Arena, and the neighboring Hotel & Retail Development
- Assist with Land Transfer Agreement Process
- Coordination to relocate Overhead Power & Telecommunications Underground

Rolling Hills Community Church

Franklin Campus Auditorium Project

Current Phase: Design Development & Pricing

- Leading Church Staff and Design Team in Budgeting and Planning for a new Auditorium / Worship Center - to seat +/- 2,000 People
- Reconfiguring Gathering & Hospitality Spaces with a Focus on Forecasting Future Student & Children's Spaces, while also Forecasting for the 148,000 ft² Campus MP&E Needs in the Future
- Site Master Planning Initiative
- Leading Design team in Re-Imagining the 41 Acre Property for upcoming 2,000 seat Auditorium
- Parking Lot / New Road / Playground Project
- Represented Church in Planning and Zoning Requirements through the Carefully Articulated City of Franklin, TN Local Government
- Representing the Church in respect to the Construction Management Team, Design Team, & Civil Engineering Team, while Providing Transparent Budget Management at Every Step

CURRENT WORK (cont'd)

Fort Campbell Historical Foundation

Tennessee Wings of Liberty Museum

Current Phase: Preconstruction

- Museum will be in Honor of the 101st Airborne Division and all other Regiments and Divisions at Fort Campbell
- Development and completion of 100% Construction Documents
- Coordination with local DoD Representatives for Design Approval
- Leadership through Project Team Cost Estimating, Submittal, and Contracting Phases

The Catholic Diocese of Nashville, TN

Church of The Assumption

Current Phase: Design and Construction Phases

- History Church built in the Mid-1800's with Reclaimed Bricks from Nashville's First Catholic Church, Holy Rosay Cathedral - which suffered Tornado Damage
- Led Investigation Process for the Copper Roof Installation and Moisture Intrusion
- Management of Design Process for Roof Replacement
- Daily Construction Oversight with Leadership through Coordination Meetings for Interior Plaster Scope of Work and Waterproofing Installation

Millan Enterprises

The Millan Center Project

Current Phase: Phase I Construction & Phase II Design

- A 10 Story Mixed-Use Facility in the Heart of Downtown Clarksville, TN
- Project Management of Phase I, Site Work Surrounding an Existing 4 Story Office Building, Including Retaining Walls, Surface & Elevated Parking
- Helped Lead through Re-Design of Project to Ensure Feasibility of Budget
- Coordinated the Completion of 100% Design Development Documents
- Management of the Cost Estimating Process for Phase II Mixed-Use Facility

Cumulative Client & Project List

MONTGOMERY COUNTY, TENNESSEE – MAYOR’S OFFICE

F&M Bank Arena (Completed 2023)

- Planning, Design, and Budgeting for a 250,000 Square Foot Event Center
- Includes a 6,000 seat Arena Bowl, with 2 Sheets of Ice for Skating Events, Competition & Practice Facilities for APSU Men's and Women's Basketball, Suites, Lounges, Concessions, and Dressing Rooms
- APSU is the Anchor Tenant with SS&E and the Facility Managers

Montgomery County Industrial Development (IDB) Public Parking Garage (Preconstruction phase)

- Planning, Design, and Budgeting for a 510 Space Parking Garage
- 5-level Precast Structure to Support the Local Community, Arena, and Neighboring Hotel/Retail Development

FORT CAMPBELL HISTORICAL FOUNDATION

The Tennessee Wings of Liberty Museum (Preconstruction Phase)

- Planning, Design, and Budgeting for the 40,000 Square Foot Museum – Phase 1
- Main Exhibit Hall, Lobby, Office Space, Parking, and Access from Fort Campbell Boulevard
- Plan & Study Future Phases, Including an Atrium Lobby, Conference Center, and Memorial Walking Trail

MILLAN ENTERPRISES

Millan Mixed Use Building (under construction)

- Planning, Design, and Budgeting for the 350,000 Square Foot Mixed Use Building
- 162 Apartment Units, a 337 Space Parking Garage, Retail Space, Amenity Deck, and Office Space all within walking distance of Downtown Clarksville

CATHOLIC DIOCESE OF NASHVILLE TENNESSEE

Unity Hall (Recently Completed)

- Planning, Design, and Budgeting for the 22,000 Square Foot Event Space
- Meeting Hall capable of seating 850-1000 Patrons, Prep Kitchen, and New Entrance to the Church

Church of the Assumption (design phase)

- Currently Designing Repairs for Roofs of all Four Buildings - some of which were Built in the 1800's in the Germantown Area
- Preparing Buildings for Upcoming Phases of Renovations, Restoration, and Repairs for Several Trades
- Project Management for Exterior and Interior Tornado Damage Repairs



Cumulative Client & Project List

ANDREW JACKSON FOUNDATION

Presidential Center

- Planning, Design and Budgeting of the Presidential Learning Center
- Education Center, Classrooms, Conference Rooms, Exhibit Space, and an Auditorium/Conference Center

Hermitage MasterPlanning Project

- Led MasterPlanning effort with Design Team for the entire 1,120 Acre Campus
 - Included Forecast for Future Needs, Budgeting, and Phasing

METROPOLITAN GOVERNMENT OF NASHVILLE, TN AND DAVIDSON COUNTY

Fair Park for Fairgrounds Nashville Board of Commissioners

- Planning, Design, and Construction Oversight for the Public Park
- Athletic Fields, Greenway, Pavilions, Comprehensive Dog Park, Parking, and Restrooms
- Browns Creek Environmental Restoration – Phase 1
- MasterPlanning for a Reimagined Fairgrounds, Speedway, Expo Buildings, and the Major League Soccer Stadium

Nissan Stadium & Bridgestone Arena for Metropolitan Sports Authority

- 20 Year Facility Assessment and Capital Plan
- Assess current physical condition of each facility, in its entirety, which includes: Equipment, Structure, Features, Food Service, Electrical, HVAC, Plumbing, Technology, and Security Systems
- Capital Re-Investment Planning which totaled approximately \$500 million for both facilities combined, over the next 20 Years

Nissan Stadium for Metropolitan Sports Authority

- Upgrades and Improvements Project for Nissan Stadium
- Replace 67,500 Stadium Seats and Nearly all Major Expansion Joints
- Improvements and Upgrades to selected Nissan Stadium Features
- Water Proofing Enhancements for the Stadium



Cumulative Client & Project List

METROPOLITAN GOVERNMENT OF NASHVILLE, TN AND DAVIDSON COUNTY cont'd

Municipal Auditorium for Metropolitan Auditorium Commission

- Auditorium Improvements and enhancements, including: New Artist Dressing Rooms, Restrooms, Food & Beverage Upgrades, and Mechanical System Enhancements.

West Riverfront Park and Ascend Amphitheater for Metropolitan Parks & Recreation

- Planning, Design, and Construction Oversight for the repurposing of Nashville, Tennessee's mile-long Downtown Riverfront into a Comprehensive 20-Acre Urban Park and Performance Venue
- Amphitheater features include: 36,000 Square Foot Amphitheater with a capacity of 6,500 people, 7 Support Buildings, and an Artist Wing that can accommodate any Genre of Music and Entertainment
- Park features include: an Event Lawn, 1.5 miles of Greenways, a Promenade, Formal Gardens, Adult Swings throughout, Public Art, River Overlooks, and Fountains
- LEED Gold Certified

Downtown Nashville Flood Protection for Metro Water Services

- Planning & Estimation Project for the City
- Developed a comprehensive system to mitigate and prevent flooding for Nashville TN
- Below & Above Grade Temporary Cut-Off Walls, Storm Water Control Structures and Cut-Off Devices, Large Pump Station, Emergency Power System / Co-Generational System

Bridgestone Arena Improvements for Metropolitan Sport Authority

- Improvement Projects for the Arena
- New South Entrance, Restaurant, Ticket Office, and Plaza
- Signage and Lighting Improvements and Interior / Exterior Upgrades
- Garage Exterior – Architectural and Lighting Enhancements

Nashville Downtown Police Precinct for Metropolitan Police Department

- Planning, Design, and Construction Oversight for the new Police Precinct
- 3-Story Downtown Police Precinct, Commander & General Office, Roll Call Meeting Room, and Hub for Downtown Camera Monitoring



METROPOLITAN GOVERNMENT OF NASHVILLE, TN AND DAVIDSON COUNTY cont'd

Renovation of Historic Metropolitan Nashville / Davidson County Courthouse

- Renovation Project
- Mayor's Media / Press Room & Mayor's Conference Center
- Facilities Planning for Register of Deeds, both Temporary Office Space and then Permanent Office Space
- Garage Exterior – Architectural and Lighting Enhancements

NASHVILLE, TN - CONVENTION CENTER AUTHORITY

Initial Music City Center Complex

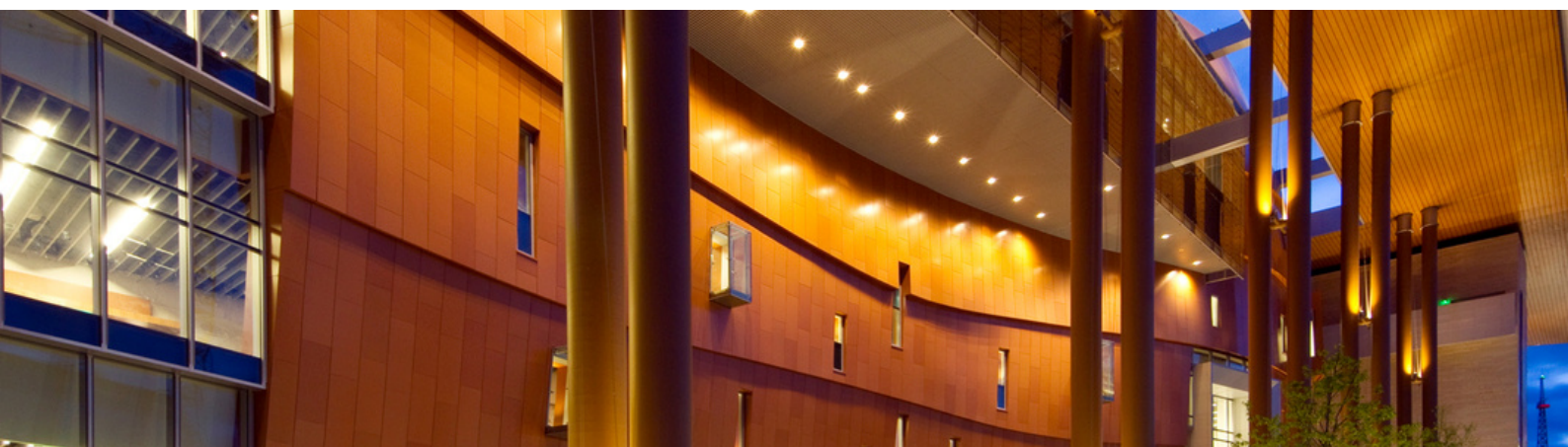
- Planning, Design, and Construction Oversight for the Music City Center Complex
- 1,200,000 Square Feet facility that is Gold LEED on a 19-Acre lot, in Downtown Nashville, TN
- 175,000 Square Feet Green Roof, designed to Mimic the Rolling Hills of Tennessee
- 57,000 Square Feet Grand Ballroom
- 18,000 Square Feet Junior Ballroom
- 1,800 Parking Spaces
- 90,000 Square Feet of Meeting Room Space, Spread Over 60 Meeting Rooms
- 32 Loading Docks
- 5,000 Square Feet of Retail Space
- Adjacent to Music City Hall of Fame and the new Omni Hotel
- Extension of Korean Veterans Boulevard
- Extension of District Energy Lines (Steam & Chilled Water) from 1st Avenue to 6th Avenue
- Coordinated Planning, Design, and Construction Oversight of Downtown Electric Substation

Music City Center Complex Additions

- Planning, Design, and Construction Oversight for the Project
- Junior Ballroom Expansion Project
- Grab & Go Market Addition Project

Music City Center Complex Security Additions

- Planning, Design, and Construction Oversight for the Music City Center Complex Additional Security Additions per Regulations of Homeland Security Department
- 450 (K50) Security Bollards, around the Building - Capable of Preventing Vehicles from entering the Property



Cumulative Client & Project List

TURNER FAMILY FOUNDATION & TURNER FAMILY OFFICES

Family Farm Complex

- Planning, Design, Budgeting, and Construction Oversight for the Family Farm Complex in Scottsville, KY
 - Leadership in Design and Construction of Two Heavy Timber-Frame Residences & Fencing
 - Steel Bridge Restoration and Conversion into an Event Deck
 - Oversight of Design and Creation of New Roads & Underground Utilities
 - Conversion of Retired Tobacco Barn into Event Space

Dugas Community Park

- Masterplanning for the 300-Acre Dugas Community Park, in Scottsville, KY
- Comprehensive Master Planning and Budget Planning for all Aspects of the Project, including:
 - Timber Frame Pavilion with Kitchen, Restrooms, and Fireplace.
 - Timber Frame Amphitheater
 - Stone Bench Seating, Trails, Cabin Restoration, Playground Equipment for all Ages, Parking, and Utilities

Additional Projects for the Turner Family

- Master Planning for the Brentwood Properties
- Facilities Evaluation and Planning for all Sites
- Master Planning for the Scottsville, KY Properties
- Design, Planning, and Construction Oversight of the Community Action / JL Turner Building in Scottsville, KY
- Renovation of Commercial / Residential Buildings
- Ranch Restoration, Renovation, and Marketing in Denton, Texas

COMMUNITY FOUNDATION OF MIDDLE TENNESSEE

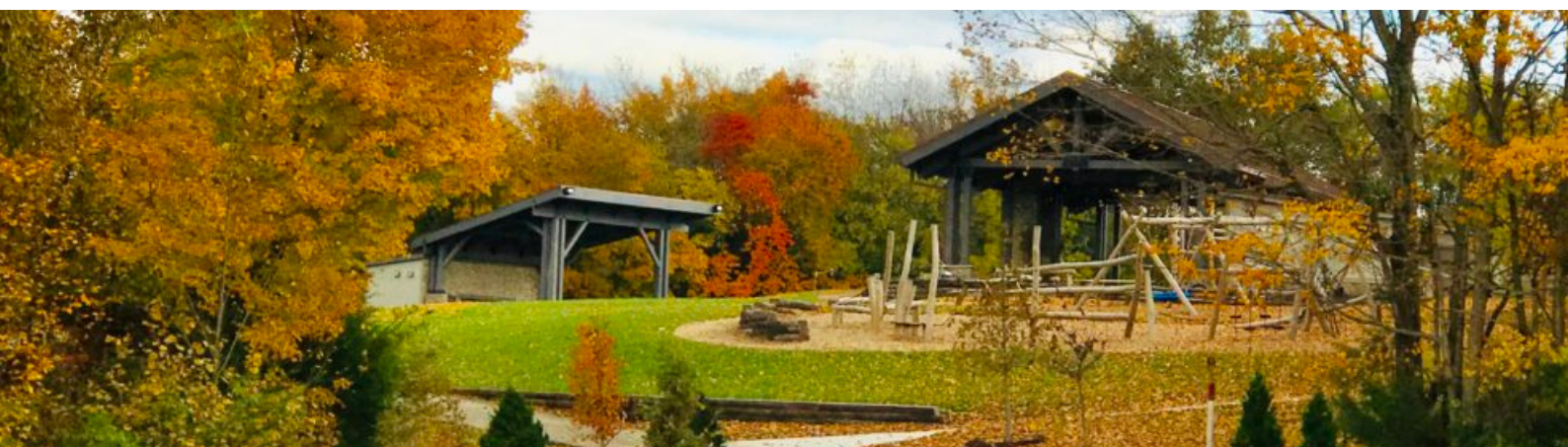
New Office Building in Nashville, TN (recently completed 2022)

- Structure and Interior Finish is Cross Laminated Timber
- Corner of Woodmont and Belmont Boulevards
- Worked with Local Zoning and Utility Companies to Keep Project Costs Down

ROLLING HILLS COMMUNITY CHURCH

Initial Primary Church Campus in Franklin, TN

- Design, Planning / Zoning, and Construction Oversight for 150,000 Square Foot Facility in Franklin, TN.
- Tenant Leases and Buildout of Additional Spaces.
- Parking, Utilities, and Other Improvements / Expansions.
- Sanctuary & All other Necessary Church Programming Needs.



ROLLING HILLS COMMUNITY CHURCH cont'd

Student Ministry Expansion Project

- Design, Planning, and Construction Oversight for Student & Children's Expansion Projects
- New Middle and High School Worship Center
- New Elementary School Worship Center
- Middle and High School Education areas and Mezzanine Area

RHCC Nashville Campus Project

- Design, Planning, and Construction Oversight for Newly Acquired Nashville Campus
- Interior Design for the Entire Programmed Space
- All Major Systems Updates Including Audio/Visual and Lighting
- HVAC Life Cycle Analysis for Campus with Local Engineering Firm
- Structural Engineering Analysis for Older Portions of Building

RHCC Nolensville Campus Project (recently completed in 2022)

- Design, Planning & Zoning, and Construction Oversight for Newly Acquired Nolensville Campus
- New Worship Building Design, using a Pre-Fab Steel Structure Building Plan
- Interior Design for the Entire Programmed Space
- HVAC, Electrical, and Plumbing Updates
- New Underground Utility Planning
- Structural Engineering Analysis & Renovation for Existing Worship Center

RHCC Franklin Campus Parking Lot & New Road Project (recently completed in 2023)

- Managed the Addition of Parking Lot with care towards Environmental Factors and City of Franklin Concerns
- Municipal Road to Improve Access for Congregations between other City Streets
- Bio-Retention Pond Storm Water & Ground Water Land Planning, Surveying, and Completion

RHCC Playground Projects (recently completed in 2023)

- Three-Campus Project for New and Upgraded Playgrounds at Each Campus
- Custom Playground Creation with Raw Timber, Netting, and Climbing Structures
- Worked with Landscape Engineer to Design new Rock Wall and Grading Features around the Site

RHCC Auditorium & Masterplanning Project (design phase)

- New Parking and Reworking of 30 Acres of Land on Columbia Ave in Franklin, TN
- 2,000 Seat Auditorium and ReDesign for Children's Spaces



Cumulative Client & Project List

THE FREEDOM FORUM, INCORPORATED

Newseum in Washington D.C.

Freedom Forum at the University of Mississippi in Oxford, MS

University of Mississippi School of Journalism

Overby Center for Southern Journalism and Politics

Freedom Forum Executive Offices in Arlington, VA

John Seigenthaler Center at Vanderbilt University in Nashville, TN

- Renovation of First Amendment Center
- Institute for Newsroom Diversity
- Administrative Offices
- Television Broadcast Facilities
- Lecture Hall and Conference Center
- Parking Structure

Individual and Singular Projects

First Horizon Bank (formerly Cumberland & Green Bank)

- Spring Hill, TN Branch
- Royal Oaks, TN Branch & Executive Offices
- Franklin, TN Branch within Historic, Downtown Franklin Space
- Brentwood, TN Branch, Historic Reproduction for the Main Office Building
- Hendersonville, TN Branch
- Carothers Boulevard Branch, Franklin, TN
- Murfreesboro, TN Branch

Springwood Properties, LLC (Jackson, Wyoming)

- Master Planning
- Property Management

Westhaven Farm (Primm Springs, TN)

- 800+ Acres of Master Planning for Roads, Lakes, and Utilities
- Facilities Design, Planning, and Construction Oversight of Primary Residence and Support System Buildings



JOHN SEIGENTHALER CENTER

Cumulative Client & Project List

Individual and Singular Projects cont'd

Mr and Mrs Kix Brooks

- Equine Barns and Stables

The Governor's Club of Pleasant Hill (Brentwood, TN)

- Design, Planning, and Construction Management for Social Club House, Gate Houses, & Ancillary Structures

Lockheed Federal Credit Union Branch Offices

- Houston, Texas Branch Office
- Nashville, TN Branch Office
- Washington DC Branch Office
- Nashua, New Hampshire Branch Office

Ryder Systems, Incorporated

- 5-Story, 150,000 Square Foot Data and Accounting Center in Atlanta, Georgia
- Transportation Center, for Dollar General Corporation in Scottsville, KY

Liberty Hill Farm (Brentwood, TN)

- Historic Property
- Residential Land Development and Renovation

Bending Branch Farm (Primm Springs, TN)

- Rural / Recreational Land Development
- Design, Planning, and Construction Oversight of Pond, Trails, Roads, and Underground Utilities

Rustic Woods Preserve (Primm Springs, TN)

- Master Planning and Recreational Developing Master Planning



Cumulative Client & Project List

SPRING HILL, TN PROJECTS

Villages at Spring Hill

- Master Planning of Residential Development
- 176 Apartments consisting of 1, 2, and 3 Bedroom Units
- Recreational and Clubhouse Facilities

City of Spring Hill Municipal Complex and Police Department

Steeplechase Inn & Suites

First Farmers & Merchants Bank

United States Postal Service – Spring Hill Post Office

Westgate Center for Business & Technology

Ryder Transportation – Spring Hill / Saturn Transportation Center

- Ryder Dedicated Logistics – Ryder Systems
- Allied, Inc. – Saturn Car Transportation
- Integrated Logistics Management, Inc.

Center for Discovery (Temporary and Permanent Facilities)

- Saturn Corporation and Corporate Child Care

United Auto Workers Local 1853

- Recreation / Sports / Meeting / Union Hall for Saturn
- UAW Local 1853 Credit Union

Lockheed Federal Credit Union (Temporary and Permanent Facilities)

Village Marketplace of Spring Hill

McDonalds Corporation



Cumulative Client & Project List

Historical Preservation Sites / Projects

Dugas Community Park (Scottsville, KY)

Liberty Hill Farm 1796 (Brentwood, TN)

Dr and Mrs Leon Partain's Farm 1806 (Lieber's Fork, TN)

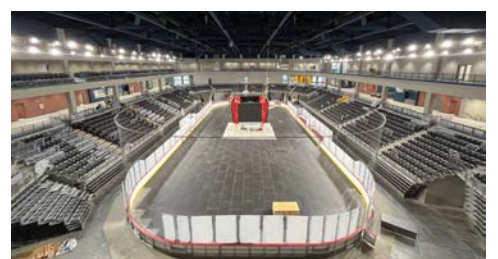
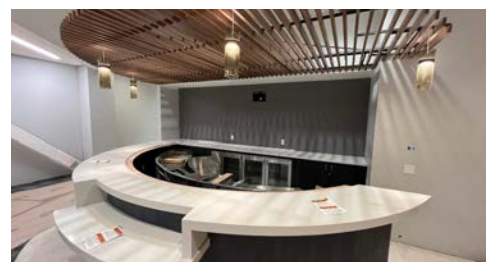
Liberty Methodist Church 1703 (Brentwood, TN)

Governor's Club at Pleasant Hill (Brentwood, TN)

Pleasant Hill Mansion 1853 (Brentwood, TN)

Winstead Log Cabins at Pleasant Hill 1799 (Brentwood, TN)

Pleasant Hill Log Smoke House 1866 (Brentwood, TN)



HOW WE

help

COMMUNICATION

Project Updates

WEEKLY UPDATE

APRIL 1, 2022

Benchmarks & Goals Completed

- The Grease Trap is Installed on the West of the Arena
- Steel Worker Corridors are Moved and Off Site, which Clears Space for Material Lay-Down on North 1st Street
- Stair #4 / Freight Elevator Masonry Structures are Completed, through the Event & Concourse Levels Now
- Stair #3 has Concrete Poured and is Being Cleaned
- Softit work has Begun on the Site Level, North Corridor
- Barriers Have been Moved Off-Site in Preparation for Excavation and the Opening of North 2nd Street
- Gypsum Installed on High Walls in Locker Room Areas in Anticipation of High MEP Work in the Area

Weekly Highlights

- ELECTRICAL ENGINEERS WALKED THE JOBSITE TO CHECK ALL MAJOR INSTALLS
- WEST EIFS EXTERIOR IS COMPLETE AT ROOF LEVEL
- PAINTING SUBCONTRACTOR IS MOBILIZED & ON SITE

Next Steps

- The Structure for the Freight Elevator Masonry will then Move to
- Excavation is moving towards
- EIFS Subcontractor will be finishing their Installation of
- Tectum Panels for Sound Control
- Ice Pad Subcontractors will
- Exterior PreCast Panel Subcontractor

Excavation for Storm Drainage on North of Jobsite 3.31

West-Facing EIFS is Complete 3.31

Drywall at South Corridor in 3.31

Stair #10 has 1 Side of Gypsum Installed 3.31

Most CMU Walls on the Event Level are Being Topped Out with Drywall Framing and Gypsum Boards. This Process is Nearly Complete on the South Corridor of the Event Level 3.31

Weekly Updates provided for the Montgomery County Event Center Project by Commonwealth Development Group, Inc. Your Idea. We make it happen. / www.cdgtm.com



Informational Graphics

CLT

Cross Laminated Timber

CLT panels are formed by stacking and gluing together successive perpendicular layers of wood. The layered stacks are then pressed in large hydraulic or vacuum presses to form an "unrestricted panel."

Manufacturing Process

- Lumber Selection
- Grouped by Wood Grade
- Lumber is Planed to Thickness
- Finger-Joint and Cut Boards to Length
- Lay-up Panel and Apply Adhesive
- Press, Fabricate, & Cut Panels
- Finish, Sand, and Apply Putty
- Wrap Panel & Store

The outermost layers are oriented parallel to gravity loads, for example up to down in case of a wall element, or along the main span direction in floor elements. CLT can be used for load-bearing elements such as walls, floors, roofs, beams and columns.

CLT Assembly

Vertical Wood to Concrete Assembly Variations

Vertical Wood to Horizontal Wood Assembly Variations

Vertical Wood to Vertical Wood Corner Assembly Variations





OWNER



CDG

Owner Representative



Construction Manager



Design Team



Geotech Engineers



Local Authorities

CDG's Owner Representative Role frees up the Owner to focus on the Important Decisions while allowing CDG to keep the project moving forward on schedule & on budget.



**The strength of the team is the individual.
The strength of the individual is the team.**

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