

# CALEB BULAND, AIA

## Summary

Strong experience as project executive in architecture, construction, and business. Manage projects from cradle to grave, ensure outcomes align with the market, and complete design, estimate, turnover of new projects. Physically manage the team, cost value analysis, and delivery process. Review strategies and company targets. Strong background with business and projects to effectively manage diverse institutional, multi-family, office, and site work. Review development strategy, proforma, master plan with stakeholders to ensure projects create a successful outcome for all involved.

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EXACT Architects

### Partner

January 2009 – Present

**Architect + design build.** Lead architecture and design build for HTC, commercial, and multifamily projects. Act as project executive to interface with government agencies, review team proformas, Part of management team. 50 million in annual development that includes neighborhoods, urban high rise and sustainable historic renovations with approval of NPS. Blend design and budgets to develop successful projects across the Midwest.

HOK

### Architect

2004 – 2009

**Architect at top firm.** Architect on large public projects, experience in landscape, retail, office, and civic design. Completed construction estimate reviews and site efforts for structural and design coordination. Worked on firms major projects, earned multiple awards. Projects included Yankee Stadium, Yankee Team Offices, Hard Rock Café, Steinbrenner Steak House, University of Wyoming Club and Suites, University of Washington training facility, and Aloha Stadium Football Renovations.

Holland Basham Architects

### Project Designer

2003-2004

**Developers Architect.** Completed multiple designs for institutional buildings, student communities, and a performing arts center. Worked with firm Principals to complete designs and presentations for clients and school boards.

BOSS construction

### Project Manager

1999 – 2004

**Construction Manager.** Design build firm specializing in subcontract design build construction. Managed multiple job sites and project superintendents on a daily basis. Act as business manager tracking high volume sales, creating deadlines, targets, and rewards.

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## Education

University of Nebraska, Lincoln

M.ARCH Master of Architecture  
B.S. Bachelor of Science

University Nebraska at Omaha

Honors Program with focus in Business

Sandler Institute

Sandler Presidents Club, Presidents and Hiring Managers Training Program

National Affordable Housing Management

Fair Housing Certification

US Green Building Council

LEED University, LEED AP sustainable Design



## Projects

### Partner

2700 Troost apartments 12MM  
3600 Main Apartments 30MM  
Monarch Lofts 8MM  
Six at Park Offices 15M  
JPPI UMKC Student Housing 10M  
National Training Facility 1M  
HyVee Arena Redevelopment  
Sport and Arena master plan. 50M  
Netherland Apartments 40M  
HL29 Historic Flats. 6M  
Wonder Lofts and Event Space 20M  
Carnegie Library Renovations 2M  
North 801 Flats: 5M  
Ben Day Lofts Historic redevelopment. 5M  
Switzer Lofts: 5 Building complex, mixed use. 25M.  
Equitable Apartments: 19 story tower. 60M.  
Des Moines Lofts: 14 story tower. 40M  
St. Margaret's Senior Apartments: 6 story skilled care building. 30M.  
Cardinal: YMCA style center and 3 story residential. 6M.  
Horace Mann: 3 story loft building in historic school. 6M.  
Stove Factory: Complex with restaurant, office, and multi-family. 50M.

Northland Athletic: Youth sport training facility. 3M.  
Harlan Family Neighborhood development. 4M  
KCK Zone Training Facility: Two indoor fields and office space. 2M  
Mitchell Park Plaza: 500,000 square foot mixed use redevelopment. 25M  
Chanute Senior. 4M.  
Market Street Senior. 3 building complex. 10M.  
Wisdom Assembly Church. 2M.  
Villagio Senior Village. 20M

### Staff Architect

Wyoming Cowboys 30M  
300 Wyandotte offices 30M  
U of Hawaii 40M  
Washington Huskies 120M  
Gordmans 3M  
Yankee Stadium 900M  
Marian Catholic Performing Arts 4M  
Home Instead Senior Care office and care 6M  
Alegent Heath Facility 10M  
Mid-city lofts 2M  
Delta Club and Lounge 2M  
Hard Rock Café 2M  
Liberty Lofts 5M  
Commercial Federal 40M





Bob Mayer has served as president of M R Capital Advisors L.L.C. since he founded it 19 years ago. M R Capital Advisors has expertise in economic development analysis, tax incentives, private loan placement and real estate development. This Company also assists development projects and Clients on working with governmental entities.

Additionally, it is an independent Brokerage that works in conjunction with the placement of commercial loans. These loans are placed with various life companies, commercial mortgage backed securities, and other sources of investment capital.

Before founding M R Capital Advisors, Bob served as Vice President and Commercial Loan Officer for the national GMAC Commercial Mortgage Corp. (Kansas City region) for 5 1/2 years. At GMAC, he successfully originated and funded \$200 million in loans for office, multifamily, retail and industrial projects.

In addition to Bob's expertise in commercial real estate, he also has consulted for community development and housing agencies. He has assisted both for-profits and non-profit entities in business development and public incentives.

Bob has consulted and advised on a variety of successful real estate projects, including:

- ACME Development Project, including the Wonder Shops + Flats, the ACME at 3200 Gilham, and the historic Netherlands Apartments
- The View Condominiums and the East 9 at Pickwick Plaza Apartments in downtown Kansas City.
- Various multifamily development projects throughout the greater Kansas City area in such communities as North Kansas City, Parkville, Independence, Mo. Also various projects in Kansas as Kansas City, Bonner Springs, and other Kansas communities.

Under Kansas City Mayor Emanuel Cleaver, Bob served from 1991 to 1994 as chairman of the Kansas City Tax Increment Finance Commission. This was a key development agency that spurred redevelopment and significant new investment in downtown Kansas City. During the same period, Mr. Mayer served on the Kansas City Economic Development Corp. Board of Directors.

Also in the early 1990s, the *Kansas City Business Journal* named Bob one of the top 25 economic development professionals in Kansas City.