

ARCHITECTURE

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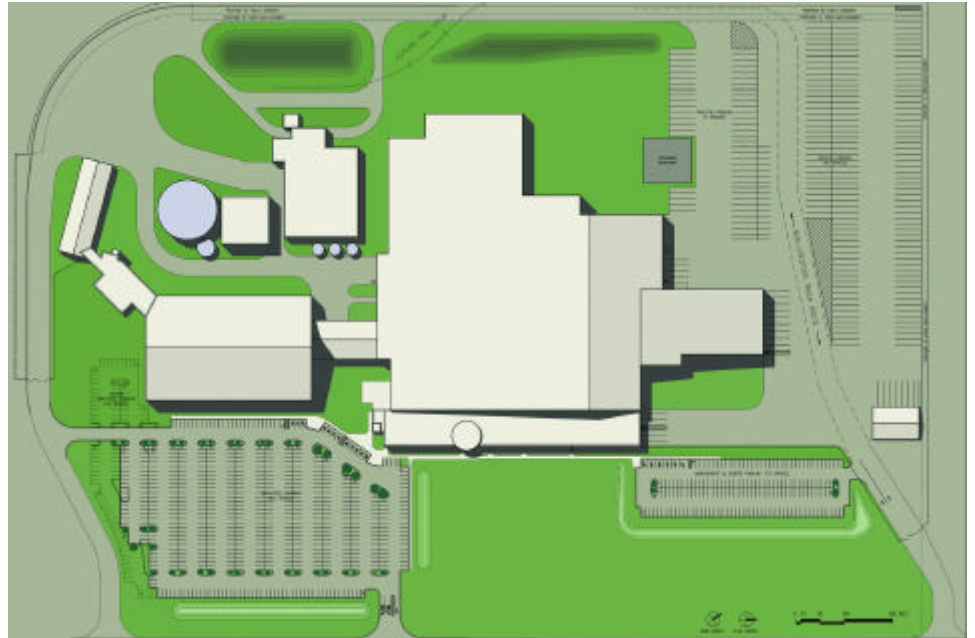


Triumph Foods' New Pork Processing Plant to be US' Most Modern

To meet the growing demand for pork products worldwide, Triumph Foods, LLC has chosen Epstein to design and construct this country's most modern pork processing plant. Ground was broken in early 2004 and the project is being fast-tracked to open in the Fall, 2005.

The \$125 million, 600,000 square foot facility will be located on 56 acres in St. Joseph, Missouri in the new development known as Stockyards Industrial Park. The completed plant will be one of the country's largest, able to process 1,100 hogs per hour using modern processing systems. Initially, the plant will employ approximately 400-500 employees with a goal of 1,000 employed by 2007 in hog slaughtering, processing and administrative positions.

The plant is being designed to include state-of-the-art production systems and equipment, paying particular attention to health, safety, sanitation and efficiency considerations. The plant will enable Triumph to target and supply domestic and a variety of export markets.



TRIUMPH FOODS, LLC - ST. JOSEPH, MISSOURI

"We are very pleased to be working with Epstein on what we believe will be one of the most modern, efficient pork processing plants in the country," stated Rick Hoffman, chief executive officer of Triumph Foods, LLC. "Epstein's design and construction

expertise coupled with Triumph's hog growing and processing expertise will result in an ongoing partnership as we look to build additional processing facilities in the near future."

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Industry Media Rank Epstein Tops in Industrial A/E Work

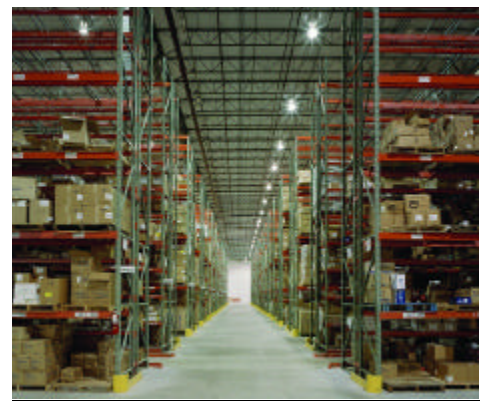
Epstein is one of the leading A/E firms nationally and internationally for designing and constructing industrial facilities. Since the firm began offering structural engineering expertise in 1921, Epstein has grown to serve the industrial marketplace with everything from the architectural design of 'big box' warehouses to intricate material handling systems for large distribution centers. The firm's prominence is solidified in a number of formal industry media surveys that rank the top architecture and engineering firms in industrial, manufacturing, warehouse and processing design market sector breakouts.

Epstein ranked number one in two major breakouts in *World Architecture* magazine's 2004 annual list of the world's largest architectural practices. Their latest rankings, published in January, 2004, place Epstein

number one in the Industrial category, surpassing several well-known international firms. The firm fared equally well with European projects, ranking number one for work in Central and Eastern Europe. Epstein has maintained an office in Warsaw for more than three decades.

Engineering News Record's 2003 survey of Top 500 Design Firms illustrates Epstein's high volume of work in this area. Their annual Sourcebook offers a variety of marketplace breakout categories showing the top revenue earning firms. For General Building, Epstein placed very high in the Distribution/Warehouses category, ranking third for the top 10 firms listed. In Industrial Process, Epstein ranked sixth in the subcategory of Food Processing. And in overall Manufacturing, Epstein ranked 23rd out of the 25 firms shown.

Food Processing magazine's annual AEC Benchmarking Report published in August, 2003 ranks firms according to the number of food contracts fulfilled in a year as well as the number predicted for the following year. Epstein ranked third on their list of 35 firms, with more than 100 projects of varying size and type completed in 2002.



MEDLINE INDUSTRIES, INC. - SAN ANTONIO, TEXAS

Leading a Growing Trend

A growing trend among companies constructing new facilities is the use of architecture, engineering and construction firms that can provide the complete package from design through construction. Mark Streetz, senior vice president in Epstein's architectural unit, serves as director of Epstein Design-Build where he provides clients the guidance and expertise necessary to take their new facilities 'from A to Z'.

Streetz joined Epstein in 1986 as a senior project architect and rose through the ranks of the architecture unit to lead the firm's design-build efforts. He works closely with Epstein's Design-Build team and the client to develop a design concept that satisfies their objectives and business strategies. He is responsible for strategic analysis, project budgets and schedules and client satisfaction. He leads the coordinated effort that uses all of Epstein's resources to ensure a cohesive approach and successful project completion.

"As companies strive to keep both project and internal costs low and control high when building new facilities, more are turning to design-build as the most effective delivery method for their new structures," noted Streetz. "With prices for key materials such as steel increasing dramatically, firms such as ours that are well-versed in design-



MARK STREETZ, SENIOR VICE PRESIDENT



ISCAR/INGERSOLL - ROCKFORD, ILLINOIS

build are becoming increasingly important to the successful and cost-effective completion of a variety of projects."

Streetz currently leads Epstein's ongoing relationship with Medline Industries, Inc., America's largest privately-held national manufacturer and distributor of healthcare supplies and services, as they expand their national distribution network using a design-build approach. Streetz has been instrumental to the completion of their San Antonio, Dallas, Aberdeen, Maryland and Sumner, Washington facilities. He is currently working on additional facilities to be constructed this year in Kansas City, Missouri and Covington, Louisiana. Streetz has served as project manager and was instrumental to the completion of several major Chicago projects including Apple Computer's flagship store on Michigan Avenue, the Harold Washington Library Center, the Museum of Contemporary Art and the ISCAR/Ingersoll manufacturing plant in Rockford, Illinois.

Thou Shalt Not Steel?

Nothing has rocked the construction industry more in the early part of 2004 than the skyrocketing price of steel. After several years of relative price stability, factors ranging from major increases in the cost of scrap coupled with the rapid economic growth and associated building boom in China have caused the price of this very essential material to go through the proverbial roof. Everything from rebar to fencing is affected. And everyone is feeling the pinch. But there are ways to manage the costs at the very outset of a project. And design-build is one of the more efficient ones.

"By bringing a solid design-build expert on board early in the process, you can address more readily important issues such as the price of materials and design your facility for both maximum efficiency and best cost," noted Streetz. "For example, by looking at clear heights, the use of alternate materials and the necessity of certain materials, you can still design and build a plant or distribution center that meets your needs and be cost-effective."

"Subcontractor relationships also are key to controlling costs," emphasized Streetz. "A major factor in controlling weekly, escalating costs is having our designers work closely with the steel fabricators to develop the most cost effective structure and lock in pricing as early as possible."

Granted, rising costs of important materials such as steel are unavoidable. But a design-build delivery approach will help to address the cost impact up front. An effective, experienced design-build team will determine optimum sizing of your facility while still adhering to important safety and construction codes. They will be sensitive to price fluctuations and assist you with the most efficient purchase of these materials. And they will be an integral part of the entire process from design through construction to address these challenges through to the completion of your facility.

As steel prices fluctuate and likely continue to escalate, the fixed-price approach may become a thing of the past. Design-build looks to be increasingly viable as an efficient means of controlling costs while still delivering a quality facility within the scheduled timeframe.

Triumph

CONTINUED FROM PAGE 2

The St. Joseph facility will serve as Triumph's headquarters and a prototype for plants Triumph is planning over the next several years. Triumph Foods, LLC was formed earlier this year by 40 Midwest hog farmers to process and sell pork products domestically and internationally.

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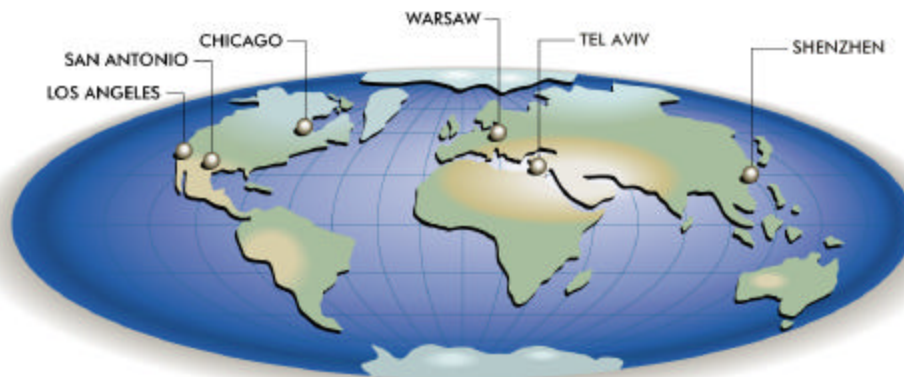
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