



**Karl S. Schulz**  
**AIA, LEED™ AP**  
**Principal**

## Experience

Karl is the founding principal and sole owner of inici group, Inc. Karl has built a reputation for cultivating lasting relationships with clients, who rely on his expertise, creativity and commitment to deliver successful projects on time and under budget.

Karl has completed some of the metro areas largest building projects, including the \$216 million Peter O. Kohler Pavilion. Karl served as senior project manager for the \$116 million, 407,500-square-foot, fast-track construction of the Oregon Convention Center Expansion in Portland, which was completed ahead of schedule and under budget.

During the last decade, he completed the Washington County Justice Complex and the design/build Walnut Street Facility where Karl first developed a commissioning program with the owner over 10 years ago. He has also worked on the master planning for the OHSU Schnitzer Campus. Karl has a long track record of being hired to remedy past project management services and realign budgets and schedules to the owners specifications.

Karl earned a bachelor's degree in architecture from New York's Pratt Institute of Technology.

\* **Leadership** \* **Management** \* **Sustainability**

karl schulz management

## Achievements

U.S. Green Building Council LEED Accredited Professional

Member, American Institute of Architects  
(licensed in Oregon and Montana)

Trustee, Pratt Institute

Recipient of the Helen Townley Memorial Scholarship, Pratt Institute

Speaker, numerous professional conferences, including the national conference of the International Facility Managers Association in New Orleans in 2000 and the World Conference for the International Facility Managers Association in Paris in 2002.

## Current and Recent Projects

HQ/P2, Port of Portland  
Portland, Oregon  
\$241 million, 130,000 square feet, 3,000-car parking garage

Adventist Medical Center Pavilion Expansion & Parking Garage  
Portland, Oregon  
\$105 million, 198,000 square feet, 430-car parking garage

Portland Aerial Tram  
Portland, Oregon  
\$57 million, 3,300 linear feet

Peter O. Kohler Pavilion, OHSU  
Portland, Oregon  
\$216 million, 450,000 square feet

Oregon Convention Center Expansion  
Portland, Oregon  
\$116 million, 407,500 square feet