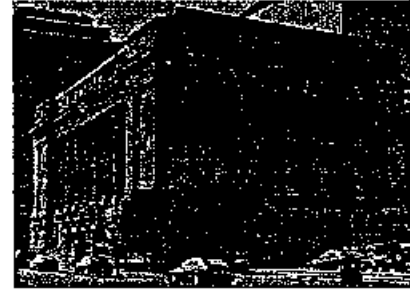
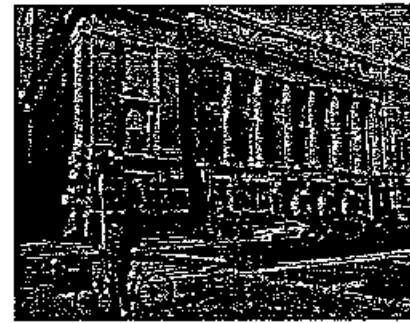


REQUEST FOR INFORMATION: OLD CITY HALL, CITY OF INDIANAPOLIS

The Preservation Group, LLC and Moody•Nolan, Inc, Historic Preservation Studio are pleased to submit our RFI for the Old Indianapolis City Hall. Our team (TPG-MNI) consists of seasoned preservation professionals that bring a broad and unique combination of preservation skills and experience required for a building with the history and architectural significance of the Old City Hall and the track record to take its reuse from feasibility to completion. We not only bring an unparalleled preservation team, but bring strong experience in addressing the issues Old City Hall faces.



The Old City Hall brings to consideration many factors not often included in an RFI - the stunning individual beauty of its visage and space, and its truly special singular elements that certainly must be preserved, to keep its pinnacle of place and history that it most deservedly holds in the Indianapolis community. Any Old City Hall project proposal must be guided by these considerations, and if it is not, it will be found wanting in light of these matters. Therefore, any RFI respondent must be considered first for its sensitivity and experience with such special public places. That sensitivity and experience is the special attribute the TPG-MNI team brings to this one of a kind public building.



EXECUTIVE SUMMARY:

With its Indiana limestone Neo-Classical Beaux Arts façade, Old Indianapolis City Hall was intended to symbolize the stability and achievements of the city. Designed by Indianapolis architects Rubush & Hunter and completed in 1910, this four-story jewel reflected City Beautiful Classicism. Its stately two-story high Roman Doric columns give the exterior its monumental character. Inside, the circular rotunda extends upward three levels crowned with a grand "Tiffany Era" stained glass dome. The marble and scagliola columns and mahogany woodwork are hard to match in today's structures. Few buildings outside of the State Capitol bring a more important architectural and historical significance to downtown Indianapolis and must be preserved and reused in a way that protects its long-standing singularity.

The TPG-MNI Team comes not with an immediate single focus idea for the reuse of this grand structure but with the extensive experience and wisdom to work through possibilities to bring about the best long term solution for the City and our community. Any final solution developed by our team will address the long-term sustainability of this property while steadfastly protecting the building's historic integrity and character, and while working within realistic financial parameters. That is the crux of all of our projects and the focus of our business. The composition of preservation developers, historians, and architects who comprise our Award Winning Team assures that the important factors of local job creation, long term economic development, and the enhancement of cultural spirit of the Downtown Indianapolis Community will come to fruition.

RESPONSE:

I. STRATEGIC APPROACH:

Saving this monumental Indianapolis Landmark, and the preservation of its unique features, is understood by our team as the paramount goal, while doing so within realistic financial parameters. Our team is an incomparable partnership of highly experienced historic professionals, with the unique skills for such a special project like the Old City Hall, and, as such, would determine the best and most feasible reuse, and ensure it happens.

II. STAFF EXPERIENCE:

THE TPG-MNI TEAM:

The Preservation Group, LLC ® is a premier Historic Preservation and Urban Development firm that is made up of eight major segments, departments or divisions:

- 1) Historic Preservation Consulting
- 2) Architectural and Engineering
- 3) Project Development
- 4) Real Estate Services
- 5) Insurance Services
- 6) Financial Services
- 7) Legal Services
- 8) Construction and Construction Management



Golden Lamb Inn,
Lebanon, OH
TPG Restoration

Historic Preservation, Adaptive Re-Use and Urban Infill are the company's only focus. TPG is a company that understands and revels in the historic preservation and urban development marketplace. It is comprised of an impressive group of professional experts and quality craftsmen who understand and appreciate the importance of each historic preservation, construction, or development project. No other company offers all of the skill sets that The Preservation Group LLC® offers. If a client desires award winning results, The Preservation Group can bring them every time.

Moody•Nolan, Inc was founded in 1982 by Curtis J. Moody, FAIA, NCARB, LEED AP, and Howard E. Nolan, PE. It provides professional services in the discipline of architecture, civil engineering and interior design. The firm has grown steadily and today is the largest African American owned and operated design firm in the country. Headquartered in Columbus, Ohio, the firm has regional offices in Indianapolis, Covington/ Cincinnati, Cleveland, Nashville, Kansas City, Mo., and Washington, DC. The firm was honored with the 2006 Gold Medal Firm of the Year Award from the American Institute of Architects and Ohio Chapter and the inaugural 2000-2001 Firm of the Year Award given by the National Organization of Minority Architects (NOMA). To date, the firm has received 146 citations for design excellence for local, state and national organizations.

The Historic Preservation Studio of Moody•Nolan, Inc. is headed by Indianapolis architect, James T. Klenle, FAIA. It offers expertise in finding new uses for old buildings, as well as the design of new construction in a historic context, whether it is an addition to a historic building or in-fill in a historic environment. Strong focus is placed on ways to implement new work so that it achieves design excellence while satisfying historic standards and regulatory guidelines. The Historic Preservation Studio brings an understanding of the natural partnership between preservation and sustainable "green building" and can help clients combine re-use and new technology to achieve a high level of sustainability. Moody•Nolan currently has 61 in-house LEED accredited professionals throughout the organization and is a member of the US Green Building Council.



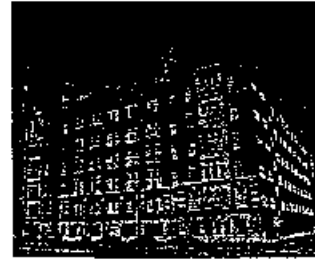
Office Bldg to Culinary School



Rail Depot Reused as Museum



Rail Depot to Library



Academic Bldg Reused as Residential

III. Recommended Utilization:

There are many feasible reuses for this monumental structure from museum, office, or academic uses to relocating the Mayor and his administrative departments back into the structure for which it was originally designed. There are many examples where City Halls have been successfully reused. The Old City Hall in Mobile, Alabama, of which Mr. Brown is intimately knowledgeable, is a historic complex of adjoining buildings built from 1855 to 1857 to serve as a city hall and as a marketplace. It was the oldest city hall in continuous use until it was renovated to house the Museum of Mobile in 1997 having been declared a National Historic Landmark in 1973.

Our team has the unparalleled experience in the design and reuse of monumental governmental facilities, as well as a strong history of assembling creative funding sources, that are needed to determine what the best use would be and to develop a strategy for getting it done. This process must be done in concert with the City and input from invested civic stakeholders to have a project that can truly be accomplished. (Photos of a few of our reuse projects above)

IV. Value Added Benefits:

By having a team of seasoned historic preservation professionals to develop the best possible scenario for this monumental structure with realistic funding, Old City Hall could once more be a vital part of downtown that brings people, activity, jobs and commerce to the area with the Old City Hall once again a focus.

V. Financial Structure:

You don't complete as many historic preservation projects as our team has without learning what works and what doesn't especially in these difficult economic times. Our team has worked with every variety of private and public financing. Mr. Bates has even received two awards specifically for the creative financing of projects. Once the final use is determined and supported by the City and community, realistic and appropriate financing can be attained.

VI. State-Owned Parking Lot:

Parking is obviously a major consideration to the success of reusing the Old City Hall. The lack of on-site, city-owned parking has been a barrier to previous recommendations. Our team has deep experience with parking-challenged historic projects, which expertise would be utilized in finding the most feasible solution. All of the major team members bring the knowledge from successfully addressing parking issues within historic structures ranging from new garages sensitively integrated into the historic context... to new excavated parking beneath the primary structure; including an 18-story \$17.5 million dollar adaptive use project in Detroit's storied Grand Circus Park, the Kales Building. Kales houses 117 apartments and first floor retail, while reopening, on a 24-hour basis, a city underground parking structure (connected to the Kales by a secure tunnel built under Adams Avenue).

SUMMATION:

The City of Indianapolis is seeking innovative ideas for the utilization of the City owned Neo-Classical Beaux Arts Building at 202 N. Alabama in the heart of downtown. The reuse of Indianapolis' Old City Hall, is not just your run-of-the-mill redevelopment. This Landmark structure, much loved by its community, has historical and architectural significance and re-development challenges that makes it a very special project indeed ... one that takes a team of true professionals to do it right. We believe that The Preservation Group LLC and Moody•Nolan, Inc team (TPG-MNI) is the group of experienced preservation professionals that you should select.

We bring a broad and unique combination of preservation skills and experience required for a building with the importance of the Old City Hall and the track record to take its reuse from feasibility to completion. TPG-MNI separates itself from other teams in a variety of ways:

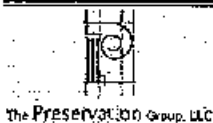
- The concentrated focus on historic preservation, adapted use of historic properties, and restoration of monumental structures guarantees a sensitive response to this significant Indianapolis Landmark and assures reuse with preservation of the architectural detail. This team has unparalleled experience in the preservation design of monumental government facilities, including several state capitols, the Old Executive Office Building and Departments of State and Education buildings in Washington DC, and the Lincoln Memorial.
- This team has been challenged by major parking issues in many other projects and understands the process, negotiation, and finances involved with the state owned lot to the north of the site and that parking is a key issue in making any reuse scheme work.
- This team brings the largest African American owned and operated design firm in the country with 61 in-house LEED accredited professionals throughout the organization. Their commitment to sustainability is hard to match.
- This team brings professional input from across the country but will have local architectural and development leaders that have a vested interest in their own community.

We believe that our team can develop the best solution for the reuse of the Old City Hall and see it through financing, design, construction and an exceptional conclusion. We are pleased to submit our RFI and ask that you strongly consider us to bring life back into this Indianapolis Landmark.

ADDENDUM:

A. Designated Personnel

While we have extensive expert professional capital to draw from, the following are the team members that will be the most involved with this project:



W. Robert Bates

Principal and Co-Founder – The Preservation Group, LLC

Mr. Bates, a downtown Indianapolis resident and historic developer has been part of many preservation projects locally and across the country. Although admitted to practice law in Indiana, Bob chose in 1987 to begin teaming with others to preserve, rehabilitate and revitalize under-utilized and vacant historic buildings where economically viable and prudent. To date Bob, with others, has completed nineteen different historic projects, predominately adaptive use, with total completed project costs in excess of \$100 million and containing more than 1,000 units. His projects have received numerous local and state awards and recognition, including being a two-time winner of NAHB's highest award (the "Pillars") for the creative financing of projects. He serves on the Project Review Board for Historic Landmarks Foundation of IN and serves as custodian of Landmark's Old Centrum building. Mr. Bates' role for the Old City Hall would be to oversee the project and coordinate all aspects of interfacing Architects, Consultants, Craftsmen, Contractors, Sub Contractors and City of Indianapolis.

Tilmon Brown

Principal and Co-Founder – The Preservation Group, LLC

Mr. Brown is a long time developer of historic properties and will provide oversight in association with Mr. Bates and will be on site as needed throughout the project. Mr. Brown has been active in urban historic preservation and development for many years. He was a founding member of the Mobile Community Organization, The Lower Dauphin Street Historic District, and along with 30 other local residents facilitated the founding of the Old Dauphinway Association, the largest federally designated historic district in the City of Mobile with over 4,000 listed historic properties, which later lent itself to be renamed the Old Dauphinway Historic District. Mr. Brown restored and currently resides in the Creole Fire Company #1 Fire Station, a National Trust listed historic site, which has received numerous national awards for its architectural restoration and historic significance. Mr. Brown attended Tulane University and has graduate degrees in Political Science and Economics received from the University Of Mobile. For many years a leader in the computer industry, Mr. Brown founded nine computer, software, and Internet related companies. Most recently, Mr. Brown was the founding member of The JTB Group LLC, a company that specializes in the property development, contracting, and construction industry, with an emphasis on historic properties, urban infill and adaptive re-use of commercial properties in an urban setting. He is Board Member Main Street Mobile, Board Member Mobile Business Improvement District, Chairman City of Mobile Architectural Review Board, Board Member Mobile Historic Development Commission, Member Mobile Area Chamber of Commerce, Member of the Mayor of Mobile Advisory Council and Member University of Mobile Presidents Advisory Council.

Beth Sullebarger

Architectural Historian and Consultant, The Preservation Group, LLC

Ms. Sullebarger will consult on preservation aspects of adaptive reuse. She has a master's in Historic Preservation from Columbia University and 30 years of experience, including rehabilitation projects in Indianapolis, such as the Blacherne, Rink, and Savoy apartment buildings. Her services include historic structure reports, feasibility studies, design review, National Register nominations, and tax credits for historic rehabilitation. Her numerous awards include a Preservation Merit Award from the Ohio Historic Preservation Office in 2006 for rehabilitation of Art Academy of Cincinnati and a Merit Award from the AIA, Washington Chapter, for US Pension Building Renovation/National Building Museum in 1989.



James T. Kienle, FAIA

Director, Historic Preservation Studio, Moody•Nolan, Inc.

Few preservation architects can bring the level of experience as Jim in both the sheer number of historic structures he has addressed in his nearly 40 years of practice; as well as the level of experience with similar monumental structures such as the Indiana, Kentucky and Colorado State Capitals, the Old Executive Office Building in Washington DC, and numerous other state and federal buildings and courthouses. Jim specializes in finding new uses for existing buildings and has adapted more than 30 structures that are eligible for or on the National Register of Historic Places. In recognition of Jim's national contributions to Preservation Design, he was elevated to the American Institute of Architects' prestigious College of Fellows. He serves as President of the Indianapolis Historic Preservation Commission, the city's regulatory body for 14 historic districts. Jim is an active member of the Historic Resources Committee of the AIA on a national level and a Forum member of the National Trust for Historic Preservation. He served on the Board of the Foundation for Landmark Indianapolis Properties (FLIP) and has been a member of numerous committees for Historic Landmarks Foundation of Indiana, including the Urban Design Oversight Committee in conjunction with the City of Indianapolis. He is the Chair of the Urban Design Committee for AIA Indianapolis and has served on the Board of Preservation Action for over 18 years. In 2003, Governor Frank O'Bannon awarded him the Sagamore of the Wabash for his pioneering work in Indiana Historic Preservation. AIA Indiana awarded him the esteemed Edward D. Pierre Award as a civic leader and advocate of the architectural profession in public affairs and the Juliet Peddle Award for demonstrating a pioneering spirit, achievement in architecture, and involvement in the community.

Anjanette Sivilich, AIA

Preservation Architect, Moody•Nolan, Inc.

Anjanette has combined her interest in architecture and historic preservation to concentrate on a Preservation Architecture practice. She is a registered architect with a master's degree from Ball State University in Historic Preservation. She has completed projects for non-profit, commercial, and governmental clients and projects that required the integration of modern design and construction techniques into a historic context. Her experience covers all areas of historic preservation from adaptive use, renovation, preservation technology, to projects that establish district guidelines, record existing structures, create redevelopment plans, and studied the impact for community projects on historic structures. Anjanette is a member of the American Institute of Architects (AIA), Association for Preservation Technology International (APTI), Historic Landmarks Foundation of Indiana (HLFI) and the National Trust for Historic Preservation.

Rex Hagerling, AIA, LEED AP

Preservation Architect, Moody•Nolan, Inc.

As a 20 year veteran of Moody•Nolan, Rex is one of MNI most experienced Project Managers, working on a wide variety of major monumental preservation projects. As with Jim, Rex has focused on historic preservation and restoration throughout his career and served as Chairman of the Historic District Commission in Columbus, Ohio, and is a member of the National Trust for Historic Preservation. Rex, as the studio's senior historic preservation specialist, is based in the Columbus office.

B. Sample of Relevant Projects:

2009, Orange County Court House: 1850, Paoli, Indiana
Historic restoration of one of Indiana's oldest courthouses. (MNI with DLZ)

2009, Lerner Theater: 1924, Elkhart, Indiana
Complete restoration of the theater with a new addition for conference and event space. Construction begun August 2009. (MNI with Leedy Cripe)

2007-2009, Artcraft Theatre: 1922, Franklin Indiana
Feasibility Study followed by façade restoration with interior restoration to begin 2010.

2009, Corydon First State Capital Master Plan: 1808 and 1811, Corydon, Indiana
A master plan for Corydon that included site and structures assessment of the First State Capitol, First State Office Building, Constitutional Elm, Hendrick's Property & Porter Law Office. (MNI with CBA)

2009, Vincennes Territorial Capital Master Plan: 1732 Vincennes, Indiana
Site and structures assessment of the following structures as well as programming of new structures to complement the overall interpretative experience: French House, Fort Knox II, Second State Bank, Sugar Loaf Mound, Territorial Capitol Site, & Visitors' Center. (MNI with CBA)

2009, Minton Capehart Federal Building: 1975, Indianapolis, IN
Historic Preservation Assessment of a Modernist Structure - a GSA restoration program. (with Brenner Design)

2008, Historic Wheeling Victorian Houses: 1880 & 1905, Wheeling, WV
Revitalized two houses as a first step toward a larger vision of a conference center reusing 14 houses. First phase used Save America's Treasures and other funding.

2007, Wellspring Community Center: 1920s, Martinsville, IN
A comprehensive Feasibility Study for the revitalization and reuse of the historic Martinsville Mineral Springs Resort, Wellspring. (MNI with DLZ)

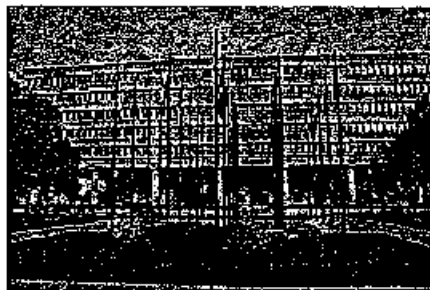
2007, the Waldo: 1904, Clarksburg, West Virginia
Feasibility Study to determine potential for converting a major Clarksburg hotel to mixed use development. (MNI)

2007- 2009, Palace: 1908 - 1916 Clarksburg, West Virginia
Reuse of an office building to mixed use development with residential above commercial below.

2006, the Devony: 1925, Fairmont, West Virginia
Feasibility Study to re-use a commercial building in downtown Fairmont, West Virginia for a culinary school with market rate residential above. The client is working with a local university to coordinate the effort and funding. (MNI)



Orange County Courthouse



Minton Capehart Federal Building



Waldo Hotel, Clarksburg

2006 - 2009, Historic State Theater Complex: 1942, Elizabethtown, KY

Complete renovation of movie theater into a performing arts center with state-of-the-art equipment highlighted by restoration of decorative painting and other historic details. MNI with SIG theater consultant, Yerges Acoustics & CMTA Engineers.

2005 – 2006, Evansville Water Works: 1997-1970, Evansville, Indiana

Exterior restoration of a campus of 12 structures built between 1897 and 1970. MNI with Arsee Engineers & HNTB

2005-2006, The First United Methodist Church: 1902, Huntington, West Virginia

Complete restoration of the exterior façade of this early twentieth century gothic stone church. (MNI with Arsee Engineers.)

2004-2006, Indiana State House: 1888, Indianapolis, Indiana

This project required expertise in modifying and restoring historic features and finishes to accommodate new HVAC, telecommunications and electrical systems in the Indiana State House. (MNI with R.E. Dimond)

2004-2006, Indiana Supreme Court & Library: 1888, Indianapolis, Indiana

Restoration of the Supreme Court Chamber and Library with new and restored lighting, acoustics, and finishes. (MNI).

1996-2006, L&N Depot, 1926 Bowling Green, KY

Faithful restoration of the exterior of this Classical Revival structure with interior and new addition adapted for library, community center, and museum. Project was begun with HNTB and completed by James T. Kienle & Associates.

2002-2004, Mary Switzer Building : 1939, Washington D.C.

Restoration and renovation of an "Art Moderne" Federal office building located directly off the Mall in Washington D.C. James T. Kienle was the GSA "Design Excellence Leader". The building was enhanced by adaptively using pre-mechanical space to introduce light into new found space for offices.

2003, Kentucky State Capitol Restoration & New Visitor Center: 1910-1950, Frankfort, Kentucky

James T. Kienle, Vice President at HNTB, served as planning and design consultant to the Commonwealth of Kentucky, providing direction in the restoration, rehabilitation, and creation of new additions to the Capitol and Capitol Annex buildings. Work to be done while building still occupied ; done with K. Norman Berry Associates

2000-2004, B&O Railroad Station: 1910, Grafton, West Virginia

Reuse included faithful restoration of exterior façade and restoration of the major historic spaces to their original historical character to provide interpretive space for the museum. Project was begun with HNTB and completed by James T Kienle & Associates.



Restoration - Evansville Water Works



Master Plan & Restoration Design of KY Capitol



Restoration - Indiana Supreme Court

2000, Kentucky State Capitol Master Plan: 1910-1950, Frankfort, Kentucky

James Kienle, HNTB Principal and Historic Preservation Architect, was the project's Design Leader for the first comprehensive master plan for the State Capitol campus since the Capital's dedication in 1910. The project was done in association with K. Norman Berry & Associates.

1998, Indiana Memorial Union: 1928-1965, Bloomington, Indiana

The historic character defining elements of this structure were retained for this 600,000 sq ft structure with work done while the building remained in use.

1990-1998, Big Four Depot: 1899, Lafayette, Indiana

The Depot was moved four blocks along the Wabash River as part of the Railroad Relocation Project by HNTB. ISTEA funding offered an opportunity to restore the historic building while allowing it to function as a new inter-modal transportation center for Amtrak trains, Greyhound busses and the Greater Lafayette Public Transportation Corporation buses. The project was awarded the "Grand Award" from the Federal Transit Administration and the AIA Livable Cities Program

1990, Lincoln Memorial, 1922, Washington DC.

James T. Kienle was the historic preservation technical consultant on restoration methods for the HNTB team that restored memorial after years of erosion from auto emissions and other wear and tear from continuous operation every day of the year.

2008, Golden Lamb, Lebanon, OH.

Ohio's oldest continuously operating restaurant/hotel. A full renovation package was implemented and completed while the facility remained in full operation. Project cost: \$4 Million.

2007, Rink Savoy Apartments and Condos, Indianapolis, IN. The Savoy was built in 1898 with the adjacent Rink being built in 1901. After the rehabilitation, the buildings now contain 60 affordable housing units plus 5 affordable condos with some of the best views in the city. Received 2008 Charles L. Edson award. Project cost: \$7.6 Million. www.rileyarea.org

2007, Turner Center, Cincinnati, OH. The University of Cincinnati chose me to oversee its renovation of the historic Turners Building near its campus. Project cost: \$4.5 Million.

2005, Kales Building, Detroit, MI. Kales is a 1914 18-story office tower that was the home of the Kresge Corporation. After its rehabilitation, it is now 117 upscale market rate apartments with 5500 SF of first floor retail and an underground tunnel to a re-opened city parking garage. Project cost: \$17.9 Million. www.kales76.com

2005, Bell Lofts and Lofts@315, St. Louis, MO. These projects are within one-half block proximity and were former downtown St. Louis office buildings. Today they house 44 apartments and have active first floor uses of a furniture store and a city grocer. Project Cost: \$13 Million. www.loftworks-stl.com.

2003, Central Avenue Townhomes, Indianapolis, IN. Six high-finish attached townhomes were built to front an apartment parking lot and beautify a city streetscape while improving nearby property values. Project Cost: \$1.9 Million

2002, Wilson School Apartments, Muncie, IN. The 1921 Wilson School was converted to 50 senior affordable apartments. Project Cost: \$4.6 Million

2002, Edgewood Terrace Apartments, Indianapolis, IN. The abandoned 1928 apartment building was restored as 28 affordable apartments. Project Cost: \$2 Million



2001, Emery Center Apartments, Cincinnati, OH. The 1911 former Ohio Mechanic's Institute also houses the revered Emery Theater (an auditorium with superior acoustics). The team to corrected deferred maintenance, saved the theater and converted the school portion into 59 market rate apartments. A 62 space parking garage was constructed entirely inside the historic structure. Project cost: \$9.8 Million.

2000, Continental Towers, Indianapolis, IN. The 1922 Splnk Arms had been converted to subsidized housing in the 1960's and had fallen on hard times. It was converted to 124 upscale market rate apartments with an interior parking garage. When it re-opened, it was Indianapolis' most expensive apartment living. Project Cost: \$6.1 Million.

1999, Anthony Wayne Apartments, Hamilton, OH. The historic former Anthony Wayne Hotel was converted to 50 senior affordable apartments. Project Cost: \$5 Million.

1999, Missions Building Apartments, Indianapolis, IN. The original home of Butler University was converted to 79 senior affordable apartments. Project Cost: \$6.5 Million.

1998, Cornerstone Apartments, Elkhart, IN. The nine-story former Hotel Elkhart was converted to a mixed use project housing first floor retail, two floors of office, a ninth floor ballroom and 82 affordable senior apartments. Project Cost: \$4 Million.

1998, Horace Mann Apartments, Huntington, IN. The 1898 former Horace Mann High School, Huntington's first school, was converted to 44 senior affordable apartments. Project Cost: \$2.7 Million.

1996, Robertson's Building, South Bend, IN. The former department store was converted to 92 senior apartments, 80 of which were affordable. Project Cost: \$8 Million.

1996, Hawthorne School, Dayton, OH. The 1896 former elementary school was converted to 20 apartments, 15 market rate and 5 affordable. Project Cost: \$1.5 Million.

1992, Coburn School, Indianapolis, IN. The 1908 elementary school was converted to 117 room and board affordable apartments with a central food service and on-site medical care. Project Cost: \$4.5 Million.

1990, Real Silk Condos, Indianapolis, IN. The former manufacturing site of World War II parachutes and real silk hosiery for men and women was converted to 70 for-sale condominiums. It served as a catalyst for the burgeoning Massachusetts Arts District. Project Cost: \$6 Million.



Cornerstone Apartments



Kales Apartment Building



Continental Towers