

J2H
PARTNERS

**Data Center
Qualifications**

j2hpartners.com

The right real estate advisor is crucial to a mission critical project's success.

Our mission is to redefine the meaning of owners representation. We think of your capital as our own, and look to build the strongest project teams for the best results. Schedule, cost, and quality are important, but so is your client experience.

We understand the unique challenges our data center clients face with their facilities. Our specialized expertise and experience allow us to help you navigate through even the toughest of project challenges.





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Firm Overview

The J2H Difference.

J2H Partners offers unique value to data center owners and operators through its owner's representative and project management services. With team members who have had extensive experience as owners and operators of data center assets, J2H understands the intricacies of data center development and operations. Our expertise in mission critical facilities enables us to:

- Anticipate operational challenges and plan accordingly
- Provide board level advisory services for capital intensive start ups
- Optimize both CapEx and OpEx in alignment with business financial objectives
- Provide strategic insights that go beyond construction, focusing on overall business success
- Organizational development involving creating timely decision-making tools and resources for all teams involved in planning, design, construction, and operations
- Interface with team members and/or clients on processes, procedures, people, material, and information required to support and maintain alignment with changing needs and technology
- Enhance the project commissioning process by establishing clear ownership, simplifying complex procedures for greater efficiency



230+ MW

designed and managed by
our expert team

Get to Know Us.

Real Experience.

Real Value.

Real Results.

J2H Partners is a global commercial real estate firm offering owners representation and project management services.

As previous owners ourselves, we created J2H to provide real experience, from real projects, to add real value to your project(s). From commercial interiors and hospitality projects to mission critical, government, and more - we offer end-to-end real estate advisory services to clients of all sizes.

Offices

2000 Corporate Ridge
Suite 230
Tysons, VA 22102

14321 Winter Breeze Drive
Suite 141
Midlothian, VA 23113



J2H Difference



02

Project Team



John Sadlik AIC

Principal

Areas of Expertise

Master Planning, Development Management, Design Coordination, Permitting, Site Redevelopment/Infrastructure, Base Building Construction, Interior Projects, Program/Project Management

Clients Represented

ADT
American Public University System
ApptitudePlus
Architect of the Capitol
Capital One
CareFirst
CloudHQ
Cresco Labs
Dept. of Homeland Security
DSC Partners
Fine Fettle
First Potomac Realty Trust
General Dynamics
Gold's Gym
Holistic Industries
Lockheed Martin
Miller + Smith
SAIC
USCG
U.S. Customs and Border Patrol
Vantage Data Centers
Virginia Tech
Washington Sports Club

About

Penn State grad and dog lover, John has worked in the A/E/C industry for over 35 years. From new developments to building repositioning and complex tenant improvements to specialty facilities, John has been a former owner/end-user, developer, and project manager.

Highlights

Education

Penn State University
Bachelors of Architectural
Engineering

Construction Engineering &
Management

Credentials

AIC

Years of Experience

35+



Tom Doherty

Senior Project Executive

Areas of Expertise

Tom Doherty was responsible for the planning, design, construction, and operations of Verizon's real estate assets, including the Fios Network build-out and the 9/11 disaster recovery. He also helped build the start-up Aligned Data Centers, a multi-billion dollar global data center company, from the ground up, establishing its presence in major U.S. markets and abroad.

His experience working in high-pressure, results-oriented environments lends J2H the experience of orchestrating strategic partners to deliver high-impact results.

Clients Represented

Aligned Data Centers
Assured Communications
Bell Atlantic
Blue Mountain Capital
Capital One
GDIT
GDMS
Gulf Stream
Liberty Property Trust
Toptana Technologies
Verizon

About

Senior corporate real estate management professional and senior data center expert with over 40 years of experience in strategic planning, acquisitions, dispositions, design, construction, and facility management. Extensive experience in corporate real estate and mission critical engineering, managing large, national portfolios, and building new customer-focused mission critical/engineering businesses. Previously served as COO for Aligned Data Centers and as a principal of an MEP engineering firm.

Highlights

Education

Springfield College
Bachelor of Science

Rutgers
Master of Science, Civil Engineering

Rutgers
Master of Business Administration:
Executive Program

Credentials

Licensed Professional Engineer (NY, NJ) DCEP Certified

Years of Experience

40+



Jessica Buchta

Vice President

Areas of Expertise

Program, Design & Construction Project Management, Base Building & Interior, Construction, Design Build, Contract Negotiations, Collaboration & Communication

Clients Represented

Better Housing Coalition
Cirque du Soleil
Dominion Energy
Hermitage Country Club
Legg Mason
SAIC
University of Maryland, Baltimore
University of Maryland, Baltimore County
University Physicians
US Bank
Willow Oaks Country Club

About

Jessica is a proud mom of two and an avid runner. Jessica's career spans 20 years in real estate planning, design, and project management. She has managed large scale capital intensive projects including both LEED Silver and Gold mixed use commercial developments as well as MEP intensive projects such as data centers, labs and higher education facilities with project costs ranging from \$35M - \$360M.

Highlights

Education

Penn State University
Masters of Architecture
Engineering, Construction Management

Penn State University
Bachelor of Architecture
Bachelors of Architectural Engineering, Construction Management

Years of Experience

20+



Alex Harris LEED AP BD+C

Director

Areas of Expertise

Real Estate Acquisition, Lease Negotiations, Design Coordination, Permitting, Interiors, Base Building Construction, SCIF Construction

Clients Represented

Dept. of Defense
Dept. of Homeland Security
EMCOR
Federal Bureau of Investigations
General Services Administration
Microsoft
National Intelligence Community
Rosendin Electric
SAIC
SRI International
THITBC
Tierra Encantada
U.S. Secret Service

About

Alex has a broad range of experience from project and construction management to real estate leasing and transactions. His experience ranges from overseeing midsize capital improvements to large scale interior and base-building build-outs. Alex has also successfully led high-security projects including hyperscale data center clients, bringing specialized expertise to these complex environments.

Highlights

Education

Georgetown University Master of Professional Studies, Real Estate Finance

University of Maryland
Bachelor of Science, Business Administration

Credentials

LEED AP BD+C
Real Estate License VA, MD, DC

Years of Experience

15+

A dark, atmospheric photograph of a modern building with a glass facade and a large circular window. The building is reflected in a body of water in the foreground. The overall tone is dark and moody.

03

Experience

Project Experience



Aligned Data Centers

Aligned is a global infrastructure technology company that provides colocation and build-to-scale solutions to cloud, enterprise, and managed service providers. As the COO, Tom Doherty helped Aligned secure the initial investment funding from BlueMountain Capital to launch its first 10 MW data center in Dallas, TX, and 180 MW in Phoenix, AZ. Aligned is known for its industry-leading infrastructure technology and is considered one of the most sustainable colocation companies.

Project Highlights

Services Provided
COO

Location
Multiple

MW
10 MW | 180 MW

Size
220,000 SF | 550,000 SFXX



Toptana Technologies

Toptana Technologies is an Indigenous-owned internet infrastructure and technology company focused on bringing connectivity to unserved and underserved communities. Toptana will establish the first cable landing station (CLS) in Washington State in over 25 years, providing subsea connectivity from Washington to the Asia-Pacific markets. The backhaul network will also offer terrestrial connectivity along the I-5 corridor to Seattle, WA, and Hillsboro, OR.

As the COO for Assured Communications, Tom Doherty's leadership played a crucial role the early stages of the project development.

Project Highlights

Services Provided
Owners Representation

Location
Ocean Shores, WA

MW 5
MW

Experience



36 MW

of IT capacity and over 250,000 square feet.

- VA12 Data Center

Vantage Data Centers

VA12

J2H Partners collaborated with Vantage Data Centers to provide comprehensive project management services for the construction of their VA12 facility. As the second of five planned facilities on the expansive 42-acre campus, VA12 represents a significant milestone in Vantage Data Centers' growth. Upon full development, the campus will encompass over 1 million square feet and 146MW of IT capacity. The VA12 facility, which opened in Q1 of 2021, offers 36MW of IT capacity and spans more than 250,000 square feet.

Key features of VA12:

This facility features many of the state-of-the-art amenities expected of a modern data center include:

- Industry-leading power usage effectiveness (PUE) and water usage effectiveness (WUE)
- Hyper-efficient cooling with outside air economization using minimal water
- Solar and wind energy sources on-site; the first of their kind in Northern Virginia
- Solar-powered electric vehicle charging stations

Capital Improvements

Building on our established partnership, J2H was proud to continue supporting Vantage Data Centers by providing project management services to oversee and coordinate capital improvement projects across their data centers and campuses. This phase of our collaboration included close coordination with subcontractors and subject matter experts, ensuring each project upheld Vantage's standards for quality and achieved their business objectives.

The projects have included:

- Interior and exterior security upgrades
- Additional power infrastructure for temporary chiller connections
- Enhancements to chiller plants to increase efficiency
- Steel modifications to the generator yard to decrease maintenance response times
- Infrastructure upgrades to support electric vehicle charging stations
- Procurement of critical spare equipment
- Interior office expansions
- Customer master service agreements
- & PO coordination

Project Highlights

Services Provided

Project Management

Location

Ashburn, VA

MW

36 MW

Size

250,000+ SF

Team

HITT Contracting
Corgan



CloudHQ

J2H collaborated with our partners to oversee the installation of enhanced security for CloudHQ, a global data center company. Our responsibilities included reviewing the design, construction, and accreditation of all security requirements at one of their facilities located on a large data center campus in Northern Virginia. We thoroughly examined the drawings to ensure the ICD705 and tempest measures aligned with the client's needs. During the construction phase, our team conducted field inspections to oversee the installation of specific aspects of the secure environment. In addition, J2H reviewed submittals, developed the Construction Security Plans (CSP), and conducted meetings with various stakeholders to ensure comprehensive documentation for accreditation purposes.

Project Highlights

Services Provided
Enhanced Security

Location
Northern Virginia, VA

Size
100,000 SF

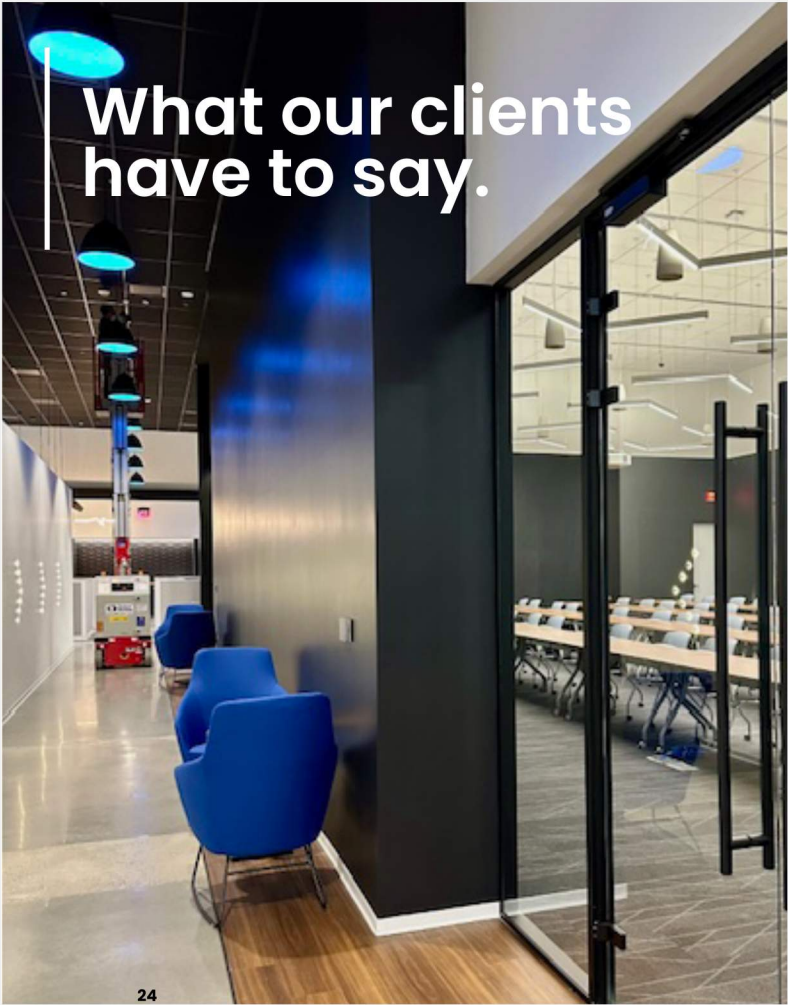
Team
Palmer Security Solutions
Holder Construction



04

References

References



What our clients have to say.

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We've partnered with J2H on multiple complex, fastpaced data centers in Northern Virginia. They have been an indispensable resource to our project teams, helping us to drive schedule, quality, and key budget goals, all while having a great time and representing our company culture in the best way.

— Matt Souders, Senior Director, Construction, Vantage Data Centers

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In the past two years, I have worked on several projects with J2H Partners. I have been thoroughly impressed with their quality of work and efficiency as it relates to enhanced security and construction in general.

— Ramon Matos, Physical Security Principal, SAIC

“

We couldn't have done it without J2H Partners. They truly acted like a part of our internal team and could not have provided a better client experience.

— Brian Laffey, CFO, CompTia

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Contact Us

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