COMMERCIAL OFFICE BUILDING DEVELOPMENT

Project: 695 6th Avenue Redevelopment – NY, NY
Space: 200,000 sf Commercial Office and Manufacturing Building
Scope: Redevelopment of entire building plus 40k sf vertical expansion to create class A multi-tenant office and retail property. Work includes new elevators, stairs lobbies, full MEP FP infrastructure and utilities, façade restoration and window replacements, superstructure and curtain wall.

Project: 195 Broadway Retail Repositioning – NY, NY
Space: 1,000,000 sf commercial office building
Scope: 195 Broadway, the historic former headquarters of American Telephone and Telegraph is a rare interior and exterior NYC Landmark building. The retail repositioning of this property entails the respectful creation of retail space at the basement, ground floor and roof levels to maximize revenue while maintaining the historic significance of the building. Scope of work includes custom and unique glass curtain demising walls and glass elevators, renovations to historic storefronts, upgrade of all MEP infrastructure and new utilities to support retail, modernization and extension of elevators and creation of core and shell platform and enclosure at roof level.

Project: 2 Herald Square – NY, NY
Space: 200,000 sf Commercial Office & Retail Building
Scope: Redevelopment of building and negotiation of leases to make ready for 90,000 sf of retail leasing and 100,000+ sf of office leasing. Scope includes new elevators, stairs, vertical expansion, superstructure, infrastructure upgrades

Project: 405 Park Avenue – NY, NY
Space: 400,000 sf Commercial Office & Retail Building
Scope: Redevelopment of building including full façade replacement, new lobby, and vertical expansion

Project: 21 Penn Plaza – NY, NY
Space: 300,000 sf Commercial Office & Retail Building
Scope: Redevelopment of building including new lobby and ground floor reconfiguration, partial façade upgrade, interior demolition, roof to amenity

Project: 150 5th Avenue Redevelopment – NY, NY
Space: 186,000 sf Commercial Office Building plus Retail
Scope: Full building redevelopment plus 25,000 sf vertical expansion including new lobbies and entrances, MEP FP infrastructure and utility upgrades, elevator modernization and new installations, construction of two additional floors on top of existing building, façade repairs and window replacement, full demolition of existing tenant improvements and new work to make ready for future tenants including toilet room and MER upgrades. Project also includes the reconfiguration of the existing floor plate on all floors to increase efficiency and density.

Project: 222 Broadway Repositioning – NY, NY
Space: 750,000 sf commercial office building
Scope: Complete renovation to lower floors of building including creation and relocation of new office lobby, replacement of façade with glass curtain wall, and creation of 30,000 sf of retail space, base building infrastructure upgrades and preparation work to convert building from owner/single occupant to multi-tenant class A commercial office building including demolition, new restrooms, upgrade of mechanical systems and façade work.
COMMERCIAL OFFICE BUILDING DEVELOPMENT

**Project:** 222 Broadway Fulton Street Retail – NY, NY  
*Space:* 30,000 sf retail use within commercial office building  
*Scope:* Working with the owner’s Asset Management and leasing teams, prepare 20,000 sf of space across three levels for leasing to multiple retail tenants. Work includes support of lease negotiations, demolition, white box, and demising of spaces, infrastructure installations and all other landlord work requirements.

**Project:** 23 Wall Street Redevelopment – NY, NY  
*Space:* 6 floors, 160,000 sf Commercial Office  
*Scope:* Core and shell fit out for retail and foodservice redevelopment

**Project:** 600 Third Avenue Lobby – NY, NY  
*Space:* 4,000 sf Class A Commercial Office Building Lobby and Facade  
*Scope:* Gut renovation of building lobby including all new finishes, reception desk, security system, entrances, and canopy

**Project:** 600 Third Avenue Plaza – NY, NY *  
*Space:* Plaza at commercial office building  
*Scope:* Complete gut renovation of 6,000 sf privately owned public plaza including DCP and BSA approvals. Scope of project includes hardscape, landscape, lighting, furniture, and MEP requirements.

**Project:** 511 West 25th Street Repositioning – NY, NY *  
*Space:* 200,000 sf commercial office, gallery loft style building  
*Scope:* A former loft style manufacturing building in the up and coming midtown west neighbourhood that is currently occupied by primarily art and fashion galleries with some office. Repositioning scope includes introduction of more Class A office tenants through façade, entrance and lobby upgrades. Project also includes rooftop and on street restaurants and event spaces.

**Project:** BBVA Bancomer Corporate Headquarters – Mexico City, Mexico*  
*Space:* 2,000,000 sf Commercial Office Building  
*Scope:* New 50 story tower serving as BBVA Bancomer’s new corporate headquarters in Latin America. This project required the demolition of 3, thirteen story buildings, design and construction of deep foundations, seismic structural system, complex façade and curtain wall, 43 elevators, central plant, electrical sub-station, water treatment facility and heliport.

OTHER COMMERCIAL BUILDING DEVELOPMENT

**Project:** Cobble Hill Towers - Brooklyn, NY  
*Space:* 5 building residential complex  
*Scope:* Mechanical system infrastructure upgrades including fuel and utility services, boiler and hot water plant, domestic water system

**Project:** East River Plaza - NY, NY*  
*Space:* 960,000 sf out of ground shopping center/mall  
*Scope:* New construction of shopping center including foundations, superstructure, envelope, MEP infrastructure and all interiors.
OTHER COMMERCIAL BUILDING DEVELOPMENT

**Project:** Lincoln Center - NY, NY*
**Space:** Plaza and concourse level redevelopment
**Scope:** Renovation of plaza and concourse levels including new vertical transportation, fountain, plaza pavers, ramps, and glass canopies

**Project:** Bronx US Post*
**Space:** 30,000 sf commercial rehabilitation of US Post Office
**Scope:** Public works project to refurbish and fit out existing post office including all new mechanical systems, roof, windows, and interiors.

COMMERCIAL INTERIORS

**Project:** 575 5th Avenue Redevelopment – NY, NY
**Space:** 545,000 sf Commercial Office Building
**Scope:** Redevelopment of commercial office including creation of tenant amenities and pre-built office suites.

**Project:** NYUMC-CUNY Joint NY Simulation Center for the Health Sciences*
**Space:** Largest medical simulation facility in USA at opening
**Scope:** 25,000 sf gut interior renovation inside Bellevue Hospital to create a simulated medical facility for teaching and learning including simulated operating rooms, emergency and ICU rooms and conference center.

**Project:** IESE Business School, USA – NY, NY *
**Space:** Graduate and postgraduate learning facility
**Scope:** 25,000 sf gut interior and structural renovation of Landmark property including additional floor area, complete replacement of infrastructure and utilities, new vertical circulation, “Harvard style” classrooms, conference center, and historical exterior façade restoration.

**Project:** Indeed Corporation NYC Headquarters, 1120 Avenue of the Americas – NY, NY
**Space:** 5 floors, 155,000 sf Commercial Office
**Scope:** Complete tenant fit of offices, amenity space, and roof deck

**Project:** Newsweek Corporate Headquarters – NY, NY*
**Space:** Corporate interiors
**Scope:** 180,000 sf gut interior renovation including creative thinking and collaborative office environment, data center, conference center, kitchen and dining facilities.

**Project:** TD Securities, USA – NY, NY*
**Space:** Corporate Interiors
**Scope:** 60,000 sf, multi-floor restack including offices, datacenter, and trading floors.

**Project:** Ramaz School – NY, NY *
**Space:** Lower grade private day school
**Scope:** 70,000 sf, 2 year phased renovation including major infrastructure upgrades, classrooms and offices renovations, and façade restoration.
COMMERCIAL INTERIORS

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<thead>
<tr>
<th>Project:</th>
<th>Space:</th>
<th>Scope:</th>
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<tbody>
<tr>
<td>NYULMC Ambulatory Care Center – NY, NY*</td>
<td>Ambulatory care and faculty group practice facility</td>
<td>310,000 sf gut interior and exterior renovation of former telco switching facility to create new ambulatory care center including interior fit-outs for multiple departments, major infrastructure and façade upgrades, and plaza and lobby renovations.</td>
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<tr>
<td>Maimonides Medical Center – Brooklyn, NY*</td>
<td>Major Modernization and Ambulatory care facility</td>
<td>Major modernization including preconstructions services, site preparation, ambulatory surgical units, garage elevator façade renovation and new nine story addition including MEP infrastructure.</td>
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<tr>
<td>Maimonides Medical Center – Brooklyn, NY*</td>
<td>Radiology</td>
<td>Renovation and expansion of existing radiology department including new MRI Suite, new medical office space and renovation of existing vascular procedure room.</td>
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<tr>
<td>Mount Sinai Medical Center – Queens, NY*</td>
<td>Endoscopy, Emergency Room, Operating Room Clean Corridors</td>
<td>Interior renovations of endoscopy suites, emergency department, post anesthesia care unit, operating room clean corridors and sterilization rooms.</td>
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<tr>
<td>Rocket Fuel – NY, NY</td>
<td>40,000 sf Commercial Office</td>
<td>Corporate interiors construction including all MEP’s, finishes, and specialty millwork.</td>
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<td>Kaltex International – NY, NY</td>
<td>65,000 sf Commercial Office</td>
<td>Corporate interiors construction including all MEP’s, finishes, specialty millwork, and custom glass office fronts.</td>
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<tr>
<td>Regus Headquarters – NY, NY</td>
<td>23,000 sf Commercial Office</td>
<td>Corporate interiors construction including all MEP’s, finishes, specialty millwork, and custom glass office fronts.</td>
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<tr>
<td>Aaronson, Rappaport, Feinstein, Deutsch – NY, NY</td>
<td>40,000 sf Commercial Office – Law Firm</td>
<td>Multi floor corporate interiors construction including all MEP’s, finishes, specialty millwork, custom glass office fronts, interior staircases, private offices and small conference center.</td>
</tr>
<tr>
<td>Duff &amp; Phelps – Morris Town, NJ*</td>
<td>Corporate Interiors</td>
<td>20,000 sf gut interior renovation including offices and open work areas.</td>
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<tr>
<td>Stripes Group – 402 West 13th Street – NY, NY</td>
<td>Corporate Interiors</td>
<td>Office build out, electrified glass vestibule, acoustical reclaimed wood ceiling and feature walls, Bartco custom light sculpture bare striplights, acoustical hanging foam baffle ceiling, polished concrete floors, and glass office fronts.</td>
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</tbody>
</table>
COMMERCIAL INTERIORS

**Project:** Mintz & Gould – 600 Third Avenue – NY, NY
**Space:** Corporate Interiors
**Scope:** 20,000 sf project included 35 private offices, 3 conference rooms and two executive offices.

**Project:** NYC Football Club – 600 Third Avenue – NY, NY
**Space:** Corporate Interiors
**Scope:** 13,000 sf project included Office build out, Carvart mirror etched back painted glass in elevator vestibule and on reception walls.

RETAIL

**Project:** Citibank NA National Retail Bank Roll Out – NJ, MA, NY
**Space:** Seven Retail banks in New York, New Jersey, and Massachusetts
**Schedule:** 7 to 12 weeks
**Scope:** 7,000 sf to 12,000 sf gut interior renovations and out of ground locations including infrastructure installations and upgrades, offices, teller stations, and vaults. Sites include flagship locations in World Trade Center and Greenwich, CT.

**Project:** New Balance- NY, NY
**Space:** Retail Interiors
**Scope:** Retail interiors including footwear assembly area, specialty finishes, store fixtures, and cash wrap.

**Project:** Capital One - Bayshore, NY
**Space:** 10,000 sf Commercial Bank
**Scope:** Ground up construction of new bank including foundation, structure, envelope and all interiors.

**Project:** Bank Of America – Oceanside, NY
**Space:** 12,000 sf Commercial Bank, road works and parking landscaping
**Scope:** Ground up construction of new bank including demolition of former structure, new foundations, structure, envelope and all interiors.

**Project:** JP Morgan Chase – NY, NJ, CT, FL, IL, OH, KY, WV, IN, WI, MI
**Space:** Retail bank branch Capital Program (Facility asset renewal projects, ATM additions, interior renovations, ADA)
**Scope:** Regional program management of JPMC capital plan including MEP unit replacements, roofing replacements, exterior parking lot re-grading/ re-paving, freestanding ATM additions, Chase Private Client build outs. Sites include flagship locations in Union Square and 42nd & Madison.

**Project:** TD Bank “Take NY” Roll Out – NY
**Space:** 60 Retail banks in New York, New York
**Scope:** 3,500 sf to 8,000 sf gut interior renovations and out of ground locations including infrastructure installations and upgrades, offices, teller stations, and vaults.

EDUCATION AND CULTURAL

**Project:** KJ Synagogue – NY, NY
**Space:** Historical NYC synagogue
**Scope:** Prior to fire - 20,000 sf historical interior, façade restorations and infrastructure upgrades. Post fire – management of emergency demolition and shoring to stabilize building while coordinating with NYPD, FDNY, OEM, and NYC DOB to ensure public safety and aid in investigation by FDNY Fire Marshalls.
EDUCATION AND CULTURAL

**Project:** KJ Synagogue Reconstruction and Ramaz School Expansion – NY*
**Space:** Historical NYC synagogue Reconstruction & Lower school renovation and expansion
**Scope:** In aftermath of fire, reconstruct and restore the 20,000 sf synagogue to its pre-fire condition and add 20,000 sf of new floor area above synagogue as expansion to adjacent school, renovate school to create one integrated educational program. Scope includes excavation and foundations, core and shell, new utility services and infrastructure, mechanical plant and interior fit-outs.

**Project:** 42nd Street Little Shubert Theater – New York, NY*
**Space:** Off Broadway Theater
**Scope:** Ground up and interior fit out of 499 seat auditorium with orchestra pit, architectural metal and glass canopy, back of house spaces, proscenium, new MEP systems and lobby spaces.

**Project:** Stanford University Row Houses - Palo Alto, CA*
**Space:** Undergraduate Student Housing on the Row
**Scope:** 20,000 sf interior and structural renovation of Landmark buildings including room re-configurations, addition of amenity spaces, commercial kitchen expansion, life safety upgrades, removal of exterior fire escapes and construction of new interior egress stairs.

**Project:** Stanford University Stern Hall Addition*
**Space:** Undergraduate Student Housing
**Scope:** 3,000 sf addition of Resident Fellow housing including core and shell, new MEP systems exterior façade and interior fit out.

**Project:** Stanford University Capital Plan*
**Space:** Student Housing, Student Dining, Hospitality
**Scope:** Asset renewal program management (FF&E, MEP, Roofing), fire alarm upgrade projects, window replacement projects, interior renovation of student housing, new food service equipment

HEALTHCARE AND SCIENCE

**Project:** Lutheran Family Health Center – Brooklyn, NY*
**Space:** Lutheran Medical Center affiliated outpatient care facility
**Scope:** 10,000 sf gut interior renovation including medical, physical therapy, and dental exam rooms, physical therapy gym, and waiting areas.

HOSPITALITY AND ENTERTAINMENT

**Project:** Union Club of the City of New York – NY, NY*
**Space:** Landmark NYC men’s social club
**Scope:** 100,000 sf, 3 year capital improvement program including major infrastructure and utility upgrades, commercial kitchens, dining rooms, sleeping rooms, smoking lounge, terrace, and landmark façade restoration and elevator modernizations.

**Project:** Yale Omni Hotel – New Haven, CT*
**Space:** 20 story hotel redevelopment
**Scope:** Full redevelopment of hotel including upgrades of all rooms, public spaces, restaurant, ballrooms, pool and gym.
HOSPITALITY AND ENTERTAINMENT

Project: Hilton Hotel – NY, NY
Space: 42 story hotel redevelopment
Scope: Full redevelopment of hotel including upgrades of all rooms, public spaces, restaurant, ballrooms, pool and gym.

Project: WWE (World Wrestling Entertainment) Media Facility Expansion Project
Space: 300,000 sf Commercial Office Building with Media Content Spaces
Scope: Pre-construction services for a multi-phased broadcast facility expansion project. Provided oversight and management through the planning and design phase of core and shell, commercial office space, technical operations, structured parking and expansion of data operations center. Analyzed best use of WWE real-estate and lead the design professionals through construction documentation, local permitting/zoning and construction administration. Prepared initial capital budget, schedule, logistics and vendor procurement plan.

Project: Madison Square Garden
Space: Sports Arena
Scope: Three-season expansion and renovation of Madison Square Garden, in coordination with sports and concert schedules, Pennsylvania Railroad station directly below, and active midtown location.

MULTI-UNIT RESIDENTIAL

Project: The Montrose – NY, NY
Space: 117,000 sf residential rental to condo conversion
Scope: Oversaw conversion of rental apartment building to condominium as property manager. Constructed 97 apartments, new lobby, sundeck, fitness center and amenities lounge

Project: 1400 Fifth Avenue Green Building Construction – NY, NY
Space: 8 floors, 215,000 sf mixed use condominium and retail eco-friendly building
Scope: Ground up construction which consisted of geothermal heating & cooling; recycled content comprising 60% of the building materials, smart temperature controlling air systems; low-VOC wallcoverings and carpets, bamboo flooring in every unit, marble and granite interior finishes and an advanced data network and IT infrastructure.

Project: Paris Apartments – NY, NY
Space: Rental apartments-Studio, 1BR, 2BR, 3BR & Penthouse
Scope: Interior apartment renovations-wood flooring, kitchens, bathrooms, HVAC unit equipment replacement

Project: The Astor – NY, NY
Space: 12 story, 100 Condo apartment building-Studio, 1BR, 2BR, 3BR & 4BR
Scope: Interior apartment renovations-high end kitchen installation, custom millwork shelving, mahogany wood flooring, marble bathroom finishes, modern sleek plumbing fixtures, designer lighting

Project: Belltel Lofts – Brooklyn, NY
Space: 27 story, 535,000 sf residential conversion of landmark building
Scope: Complete interior renovation to convert building to condos plus amenity spaces, parking facilities and retail including all interior finishes, new windows, and façade restoration, MEP infrastructure.
## Multi-Unit Residential

**Project:** Canco Lofts – Jersey City, NJ*  
**Space:** 551 unit industrial to residential conversion and redevelopment  
**Scope:** Conversion of 1 mil sf industrial building to lofts plus lifestyle amenities, lobby, and parking facilities. Scope included restoration of historical elements, façade restoration, new MEP infrastructure and all interiors.

**Project:** Hudson Crossing – NY, NY *  
**Space:** 250 units out of ground rental building  
**Scope:** Ground up construction including all foundations, structure, envelope and interiors.

**Project:** Avalon Cove – Jersey City, NJ*  
**Space:** 504 units out of ground luxury rental building  
**Scope:** Ground up construction including all foundations, structure, envelope and interiors.

**Project:** 139/N10st Street, Brooklyn, NY*  
**Space:** 7 story, 36 unit apartment building  
**Scope:** Ground up construction including all foundations, structure, envelope and interiors.

**Project:** Moffat Gardens - Brooklyn, NY*  
**Space:** 8 story apartment building  
**Scope:** Ground up construction including all foundations, structure, envelope and interiors.

**Project:** Jacobs Hill Project, Cortlandt Manor, NY*  
**Space:** 200,000 sf low income condos and rental apartments  
**Scope:** Ground up construction including all foundations, structure, envelope and interiors and all site works including roadways.

*Project completed with prior firm.*