



Project Management Inc.

COMMERCIAL OFFICES / LAW FIRMS

Project Management (as appropriate) of Team Selection, Master Plan / Entitlements / Design / Plan Check / Bidding / Shell-Core Construction and Tenant Improvement Construction, Interior Design, FF&E Purchasing and Installation, Client/User Group Move-in, project close-out.

- **BEATS BY DR. DRE, Culver City, CA**– 125,000 sf campus over 3 buildings; shell/core upgrade and tenant improvement (Completion May 2014)
- **MORRISON & FOERSTER TENANT IMPROEMENT PROJECT, Los Angeles, CA**–78,000 sf tenant improvement (Completion May 2013)
- **EXTRON 6-STORY OFFICE, Anaheim, CA**–Project management of a 6-story 194,000 sf corporate headquarters building in Anaheim. The building structure is steel frame on driven piles, with a precast concrete exterior. The project program includes office space, training rooms, data center, themed restaurant, night club, and thermal ice storage system. The project challenges include the relocation of a main MWD water feeder line servicing Orange County, as well as entitlements dealing with surrounding neighborhood concerns. The project is due for completion Summer 2013.
- **EXTRON 4-STORY OFFICE, Raleigh, NC**–Project management of a 4-story 215,000 sf corporate headquarters building in Raleigh, NC. The project program includes office space, training rooms, data center. The project is due for completion 2012.
- **THE ATRIUM AT CONTINENTAL PARK, El Segundo, CA** – Master Planning, Shell/ Core Design and Construction of Twin 144,500 sf Five-story Office Towers (289,000 rsf) connected by an occupiable bridge structure at the 4th and 5th floors. Additional improvements include a developed site work package with Water Features, Gateway Entry Tower, and a 1,022 Car, Multi-level Parking Structure (Completion – March 2002)
- **IAC/ INTERACTIVE CORP, West Hollywood, CA** – (Gehry Partners Design) – 45,000 sf office building shell/core renovation and T.I. construction. Sunset Blvd. (Completion 2004)
- **WARNER MUSIC GROUP, Burbank, CA** – Consolidation of 7 Warner Music Labels into a centralized facility. Tenant Improvement of 193,456 rentable square feet in “The Pinnacle” Commercial Office Building (Completion March 2003)(Construction/ Client Move-in December 2002)
- **WARNER RECORDS HEADQUARTERS, Burbank, CA** – Renovated 91,438 sf of a landmark building located outside the WB Studio Lot in Burbank. The building systems were replaced as needed, the structure was seismically upgraded and the entire building was brought up to code while preserving the integrity of the original design. New Tenant Improvement construction throughout the building was re-roofed, exterior wood was refinished, and windows sealed and weatherproofed. The site was landscaped and a new cooling tower was provided. (Completion- January 2004).
- **AMERICAN GOLF CORPORATION, Santa Monica, CA**–Headquarters Tenant Improvement in Santa Monica Business Park. Project was constructed with a multi-phase approach and on an accelerated design and construction schedule (Completion October 2003)
- **LERACH, COUGHLIN STOIA GELLER RUDMAN & ROBBINS LLP, Beverly Hills, CA** – Design and construction of 9,367 usf T.I. (Completion December 2004)
- **TICKETMASTER/ USA INTERACTIVE, West Hollywood, CA**–60,000 sf T.I. on 6 floors in the 8800 Sunset building. The space includes a 1,700 sf Data Center and Network Operations Center and was constructed on an accelerated design and construction schedule (Completion – January 2003)



- **AVIATION LOT 6, Manhattan Beach, CA** – Master Planning, Design and Construction of a Two story, 25,500 sf office building with a distinctive image including a two story glass enclosed entry space and a “jewel-box” exterior (Completion – October 2001)
- **2300 IMPERIAL, El Segundo, CA** – (Building S-5)– Landlord representative for 80,000 sf and 75,000 sf Tenant Improvement projects in an 8-story Office Building with a Conference Center, offices, electronics laboratories, and an Antenna Farm (Completion - April 2001)
- **2101 E. EL SEGUNDO, El Segundo, CA** – (Building E-18) – Landlord representative for 110,000 s.f. multi-phase Tenant Improvements in a 5-story Office Building with a Conference Center, offices, an Antenna Farm, building infrastructure upgrades and laboratories containing environmental chambers with unique power and LN2 Requirements (Completion – July 2001)
- **BLASTOFF.COM, Burbank, CA** – 25,000 sf T.I. Warehouse Conversion for E-Commerce start-up including Office, Technical and Space Mission Control Facilities (Project on Hold - 2000)
- **XDRIVE.COM, Santa Monica, CA** – 50,000 s.f.. T.I. in the WaterGarden II. The space includes a 2,000 sf Data Center and Network Operations Center and was constructed on an accelerated design and construction schedule (Completion - December 2000)
- **PETSMART.COM. Pasadena, CA** – 7,000 sf T.I. for E-Commerce Division of PetsMart.com (Completion – August 2000)
- **eTOYS, West Los Angeles, CA** – Design and Construction of a 150,000 sf T.I. Project incl. 5,000 sf Data Center and Catering Facilities at the Westside Media Center (Completion – October 2000)
- **PARACEL, Pasadena, CA** – 90,000 s.f. T.I. for a High Speed Computer Development Firm, including Corporate and Engineering offices, Manufacturing and Assembly Facilities and Data Center (Completion – April 2001)
- **CARSDIRECT.COM. Culver City, CA** – Design and Construction of a 45,000 sf T.I. Project incl. Data Center (Completion – November 1999)
- **WARNER BROS. CORPORATE REAL ESTATE:**
 - A) **WARNER BROS. TECHNICAL OPERATIONS H.Q., Glendale, CA** – T.I. for 40,000 sfTechOps (Completion 1998)
 - B) **WARNER BROS. WEB / WARNER BROS. ON-LINE H.Q., Burbank, CA** – 56,000 sf T.I. space, 1935 Buena Vista (Shell/ Core Completion - May 2000)
 - C) **WARNER BROS. EUROPEAN H.Q. CONSOLIDATION, London, England** – 130,000 sf Category A & B Building Shell/Core Upgrade and T.I. construction (Completion – February 2000)
 - D) **WARNER BROS. STUDIO STORES H.Q., Burbank, CA**– Design and Construction of 73,000 sf T.I. for Headquarters incl. Data Center (Completion 1999)
 - E) **WARNER BROS. BRIDGE OFFICE BUILDING Burbank, CA** – 250,000 sf Office Building, design and construction for Shell/Core and T.I., Burbank Studio Lot (Completion – September 1994)



- F) **WARNER BROS. INTERNATIONAL THEME PARKS, Glendale, CA**—Warner Bros. International Theme Parks (Recreational Entertainment Facility), Design and Construction of a (18,000 sf) Tenant Improvement Project (Completion – 1998).
- G) **WARNER BROS. RESEARCH AND ADVERTISING, Burbank, CA**—5,000 sf T.I. (Completion – May 1997)
- H) **WARNER RECORDS, Burbank, CA**—Design and Construction of Structural Strengthening of 150 Moment Frame Connections within a 4 Story fully-Occupied Office Building with 2 Levels of Subterranean Parking (Shell/Core & T.I.), (Completion – 1997)
- I) **WARNER BROS. STUDIO FACILITIES, Burbank, CA** - Warner Bros. Triangle Building - Management of Defects Repair (Shell/Core & T.I.) (Completion – 1999)
- **POLYGRAM FILMED ENTERTAINMENT /WORKING TITLE FILMS /GRAMERCY PICTURES H.Q., Beverly Hills, CA** – Design and Construction of a 108,000 sf T.I. Project (consolidation of Six Divisions within the PolyGram Group into a Headquarters Building) (Completion – February 1998)
- **ORION PICTURES H.Q., Century City, CA** - 80,000 sf T.I., Plus Screening Room (Project Placed on Hold with purchase of Orion Pictures by Metro Media)
- **DC COMICS STUDIO/PUBLISHING OFFICES, New York, NY** – (100,000 sf of T.I. for studio and publishing offices) Overseeing Project Management role for the T.I. Construction (Completion – May 1995).
- **GOLDMAN, SACHS, Century City, CA** – 50,000 sf T.I. Banking and Trading Floor Facility (Completion – 1999)
- **MERISEL H.Q., El Segundo, CA** – 250,000 sf Build-to-Suit Shell and Core & T.I. for Merisel's Worldwide Headquarters (Project on hold - 1998)
- **TROOP, STEUBER, PASICH, REDDICK & TOBEY LLP, Century City, CA** – Law Firm - 137,000 sf T.I., (Completion – 1999)
- **STROOCK, STROOCK & LAVAN LLP, Century City, CA** – Law Firm - 40,000 s.f. T.I. (Completion – 1998)
- **DASSAULT SYSTEMES OF AMERICA, Woodland Hills, CA** – 50,000 s.f. T.I. of Offices (Completion – 1998)
- **GUTHY RENKER, Santa Monica, CA** – Corporate Office - 20,000 s.f. T.I. (Completion – 1998)
- **CORPORATE POINTE AT WEST HILLS, West Hills, CA** – Construction management of 330,000 s.f. 41-acre business campus complete renovation of 35 year old campus and central plant including total new T.I. (Completion –2001) *¹.
- **DEL AMO FINANCIAL CENTER, Torrance, CA** –Full scope project management for lobby/plaza renovations and seismic upgrades and T.I. for 200,000 s.f. 5-building complex (Completion – 2000) *¹



- **THE CENTRE AT HARMAN INTERNATIONAL, Northridge, CA** – Construction management of 120,000 s.f. 3 story concrete tilt-up structure for Corporate Headquarters and phased site and building upgrades for a 44-acre business campus, including demolition of three office buildings, central plant upgrades, and lobby upgrades in Northridge (Completion – 2001) *¹
- **LAUSD, Northridge, CA** – Project management of 38,000 s.f. T.I. modifications for school district offices (Completion – 2001) *¹
- **PHARMAVITE, Northridge, CA** – Full scope project management of 58,000 s.f. T.I. for headquarters for vitamin manufacturing company (Completion – 2001) *¹
- **INTERNATIONAL AIRPORT CENTERS** – 300,000 s.f. single story concrete tilt-up distribution center in El Segundo (Completion – 2000) *¹
- **HELMET HOUSE** – 70,000 s.f. concrete tilt-up motorcycle manufacturing and distribution facility in Calabasas (Completion – 2000) *¹
- **PORTFOLIO CONSTRUCTION MANAGEMENT, Southern CA** - Four million s.f. Tenant and Capital Improvements for a portfolio of industrial, commercial, and office buildings including seismic upgrades, roof replacements, modifications from single to multi-tenant buildings, and common area renovations (Completion varies 1996 – 2001) *¹
- **CHARLES SCHWAB, Phoenix, AZ** – Full scope project management of 40,000 s.f. Call Center and Due Diligence Review for 300,000 s.f. building purchase (Completion – 1996) *¹
- **UNION BANK, Los Angeles, CA** – Full scope project management of 28,000 s.f. T.I. for headquarters Flagship Branch Bank and commercial banking division (Completion – 1993) *¹
- **DASSAULT SYSTEMES OF AMERICA, North Hollywood, CA** – Full scope project management of 80,000 s.f. T.I. of Offices for high end software developer (Completion – 1994)
- **MATTEL WORLDWIDE HEADQUARTERS AND DESIGN CENTER, El Segundo, CA** – Full scope project management of 500,000 s.f. fast-track T.I. includes 300,000 s.f. in hi rise, cafeteria, and 200,000 s.f. rehab of single story warehouse into a design center (Completion – 1991) *¹
- **GREATER LOS ANGELES ZOO ASSOCIATION, Los Angeles, CA** – (GLAZA) Full scope project management of 22,000 s.f. headquarters office building addition and renovation (Completion – 1989) *¹
- **CITY OF LOS ANGELES DEPT. OF PARKS & RECREATION, Los Angeles, CA** – Full scope project management for 12,000 s.f. addition and renovations to administration building (Completion – 1989) *¹
- **EMERALD SHAPERY CENTER, San Diego, CA** – \$10M Value-engineering cost reduction program of 990,000 s.f. office and hotel development (Completion – 1988) *¹
- **WATT PLAZA, Century City, CA** - Architect for twin 23-story office towers and a ten level 2,500 car parking structure (Completion – 1982) *¹
- **AT&T, Phoenix, AZ, Sacramento/Pleasanton/Fresno/San Jose, CA, Honolulu, HI** – Full scope project management for various printing centers, call centers, computer centers, marketing offices, building lobbies (Completion varies 1994 – 1995) *¹



Project Management Inc.

- **ENSECO INDUSTRIES, Sacramento, CA** – Full scope project management for 65,000 s.f. building and T.I.'s including extensive laboratories for toxic materials testing laboratory and headquarters office (Completion – 1994) *¹
- **FOX PLAZA, Century city, CA** – Full scope project management of major capital improvement program for new glass building canopies and entry modifications (Completion – 1996) *¹
- **FIRST INTERSTATE TOWER, Los Angeles, CA** – Full scope project management of complete building renovations and upgrades of \$84M over 57 story tower after major fire (Completion – 1990) *¹
- **SEISMIC RENOVATIONS, San Francisco and Los Angeles, CA** – Project management for adding concrete shear walls in occupied building for seismic retrofit (Completion – 1992) *¹
- **PITNEY BOWES, Los Angeles, West Hills, and San Diego, CA** – Full scope project management for 40,000 sf of printing center, and corporate offices (Completion – 2000) *¹
- **TOYOTA MOTOR SALES, Torrance, CA** – Full scope project management for 50,000 sf of T.I. and major building structural and mechanical system upgrades (Completion – 2000) *¹
- **MCKESSON WATER PRODUCTS , Pasadena, CA** – Full scope project management for 20,000 s.f. new customer call center (Completion – 1993) *¹

*¹Riener Nielsen - Projects undertaken while with a previous employer



ENTERTAINMENT PROJECTS

Project Management (as appropriate) of Team Selection, Master Plan / Entitlements / Design / Plan Check / Bidding / Shell-Core Construction and Tenant Improvement Construction, Interior Design, FF&E Purchasing and Installation, Client/User Group Move-in, project close-out.

- **WILLIAM MORRIS ENDEAVOR (TALENT AGENCY), Beverly Hills, CA** – Existing building due diligence, interior fit out, façade renovation, structural modifications for interconnecting stairs, 75 person screening room and flexible exterior terrace space; 145,000 s.f. interior and 22,500 s.f. plaza.
- **ENDEAVOR (TALENT AGENCY) TENANT IMPROVEMENT & RELOCATION PROJECT, Beverly Hills, CA** – Converted 71,222 sf of raw space into office space including a 9,698 sf screening room. This space was designed by a world class architect and will be a showcase for Endeavor and his work. (Completion - July 2004 for office space and November 2004 for the Screening Room).
- **IAC/ INTERACTIVE CORP, West Hollywood, CA** – (Gehry Partners Design) – 45,000 sf office building shell/core renovation and T.I. construction. Sunset Blvd. (Completion 2004)
- **SONY PICTURES ENTERTAINMENT – MASTER PLAN, Culver City, CA** – Design/Development Agreement planning approvals/construction of two Shell/Core and T.I. of 214,000 sf. Office Building including Health Club, Fine Dining/Café, a 1,015-car six story Parking Structure, on/off-site work and Landscaping. Gold Certification LEED (Completed October 2009)
- **ACADEMY MUSEUM OF MOTION PICTURES, Los Angeles, CA** – 300,000 sf entitlement, building upgrade / new construction and interior build out for dedicated film museum designed by Pulitzer winning architect. (Completion April 2017)
- **MADAME TUSSAUDS, Hollywood, CA** – Construction and interior build out of new 45,000 square foot museum with a two-level subterranean parking structure designed by Michael Rotondi / RoTo Architecture and is located adjacent to Mann Chinese Theatre. (Completed 2010)
- **AMBLIN STUDIO, DreamWorks, Glendale CA**– Design and construction of Amblin Principals Office Remodel, Studio Remodel, Kitchen Remodel, and Security System upgrades. (Completion –December 2002).
- **DREAMWORKS:**
 - A) **DREAMWORKS, S.K.G, Universal City, CA** – Animation Building T.I. (For Interim Space at the start of the company), 80,000 s.f.at Universal Film Lot, Lakeside Plaza, L.A. (Completion – 1995)
 - B) **DREAMWORKS, S.K.G., Glendale, CA** – Animation Campus, 14 Acres, Glendale, CA - Entitlements /Master Plan for Shell/Core & T.I. Design and Construction of 400,000 s.f. incl. Screening Rooms, Data Center, dining facilities and 1000 Car Parking Structure (Completion – July 1998)
 - C) **DREAMWORKS, Playa Vista, CA** – Overseeing role reporting to DreamWorks senior management on the projects policy, procedures and structure, the recruitment of the Project Manager, duties also included overseeing Master Planning/ Entitlements, Design & Construction and monitoring their performance (Project Cancelled at Schematic Design Phase in 1999)



- D) DREAMWORKS FIRE ROAD PARKING, PHASE I, Glendale, CA** – Design and construction of surface parking and sitework for reconfiguration of the DreamWorks, SKG Animation Campus in Glendale to provide space for campus building expansion (Completion – March 2001)
- E) DREAMWORKS RESTACK 2000, Glendale, CA** – 86,000 s.f. Design and T.I. Restack of the Glendale Animation Campus Buildings and 1021 Grandview in 3 Phases within a 12-Week Schedule (Completion January – 2001)
- F) PDI, Palo Alto, CA** – Setup and oversight of the T.I. project in Palo Alto for PDI's new studio for DreamWorks, and recruited a local Bay Area Project Manager to run the project on a day-to-day basis (Completion – March 2002)
- **DREAMWORKS ANIMATION – LAKESIDE ANNEX, Glendale, CA** – New five story concrete structure building of 133,000 square feet which will tie into an existing three story building of 91,500 square feet building. Includes 6,600 square feet of recording studio and motion capture stage; a new Fire Road and a new Gate; five level parking structure expansion of 300 cars. (Completed May 2010)
 - **ASCENT MEDIA POST PRODUCTION FACILITY, Burbank, CA** – Multi-phased design and construction of 86,000 sf single story, building in Burbank. Project includes shell/core upgrades and T.I. construction of AMG's new consolidation space, while approximately 50,000 sf of the facility remaining in operation. Project includes consolidation of different groups with highly specialized post production requirements, including Digital Cinema Mastering, Telecine and Film Cleaning Rooms. (Completion October 2005).
 - **SONY TCSOB NORTH PROJECT, Culver City, CA** – Design and construction of a new 2-story 27,000 s.f specialty production building for Sony Pictures Animation and Imageworks at the Culver Studios lot. Project under construction with adjacent buildings under full occupancy and use. Building is structural steel frame with concrete filled metal decks with exterior consisting of pc plaster over concrete masonry units. Project includes site improvements and full interior tenant build-outs. (Completion – March 2005).
 - **SPYGLASS ENTERTAINMENT GROUP, Westwood, CA** – Design & construction of 13,550 usable square feet (Completion - September 2003)
 - **WARNER MUSIC GROUP, Burbank, CA** – Consolidation of 7 Warner Music Labels into a centralized facility. Design and Construction of a Tenant Improvement of 193,456 rentable square feet in "The Pinnacle" Commercial Office Building in Burbank – Completion March 2003 (Construction/ Client Move-in December 2002 Through February 2003)
 - **WARNER RECORDS HEADQUARTERS, Burbank, CA** – Renovated 91,438 s.f. of a landmark building located outside the WB Studio Lot in Burbank. The building systems were replaced as needed, the structure was seismically upgraded and the entire building was brought up to code while preserving the integrity of the original design. New Tenant Improvement construction throughout the building was re-roofed, exterior wood was refinished, and windows sealed and weatherproofed. The site was landscaped and a new cooling tower was provided. (Completion- January 2004).



- **KZLA/ KPWR, Los Angeles, CA** – A Consolidation of offices and studios for Emmis Communication’s two Los Angeles based radio stations KZLA 93.9 FM Country and KPWR Power 106 FM. KZLA and KPWR will occupy approximately 23,000 square feet, of KPWR’s current office building in the entertainment/ media district. When completed, the studio/ technical spaces will include 4 On-Air Studios, 6 Production Studios, 1 Voice Tracking Studio, 1 Mixing Studio, 1 Announce Booth Studio, 1 Conference Studio, Server/Control Room, Engineering Room, Music Libraries, and separate Green Rooms and Jock Lounges for each station in Burbank (Completion November 2002).
- **GAME SHOW NETWORK, Santa Monica, CA** – 33,880 s.f. tenant improvement project to consolidate four locations into a new location including administrative offices, computer room, AVID edit bays, and graphics suites (Completion August 2002).
- **SONY PICTURES DIGITAL PRODUCTION OFFICE STUDY, Culver City, CA** - Master Planning of 250,000 s.f. of offices on the Sony Lot including a 1,000 car parking structure and two theatres, Culver City Film Lot. (1998, 2000 and 2003)

SONY BACKLOT PROJECTS—A multi-phase project to construct Backlot improvements (Completion 2001 – 2004):

- A) **SCENE DOCK 5 PROJECT** – Conversion of a Scene Dock and incorporation of new mezzanines to provide 18,000 sf of space to consolidate grip storage and the studio lot Electrical/ Plumbing Departments (Completion – November 2001)
- B) **SOUTHLOT PROJECT** – Consolidation of waste management functions to improve circulation and achieve ISO 14000 goals. Project included consolidation of trash compactors, recycling facilities, and hazardous materials storage (Completion – October 2001).
- C) **INFRASTRUCTURE PROJECT, PHASE I** – Improve storm drain and sewage drainage structures as an initial phase of the replacement of the Stage 30 tank drain system and to improve drainage on the west end of the studio lot. Replacement of critical deteriorated facilities were also undertaken during street reconstruction, including: gas lines, domestic water lines, and compressed air lines. Fire and domestic water lines were also re-routed from under Scene Dock 5 to facilitate improvements to that structure (Completion – November 2001)
- D) **SCENE DOCK 3 PROJECT** – Conversion of a Scene Dock, incorporation of new mezzanines, and Construction of a new loading dock to provide 22,000 sf of space to relocate set lighting storage and offices and to expand storage for film shipping and receiving (Completion – December 2001).
- E) **STAGE 14 PROJECT** – Conversion of a storage facility back to a 17,000 sf production stage with a new structural slab, a 1,800 sf tank with a pre-cast cover and new elephant doors. The building was seismically strengthened, acoustically upgraded, and provided with a new utility infrastructure including power, chilled water, domestic water, and compressed air systems (Completion – August 2002)
- F) **SCENE DOCK 4/ UTILITIES PROJECT** – Hazardous materials abatement and demolition of a scene dock and design and construction of a 22 ft high steel frame trap storage structure and a new structure to house the water filtration system for the tank in Stage 30. The project also included new restroom facilities, a new surface parking lot, street reconstruction of Main Street and 8th Street, replacement and new installation of underground utilities, including storm drains, sewer, gas lines, fire and domestic water lines. (Completion – May 2004)



▪ **WARNER BROS. CORPORATE REAL ESTATE:**

- A) **WARNER BROS. ANIMATION STUDIO, Sherman Oaks, CA** – Design and Construction of a 147,000 sf Animation Studio (Shell/ Core alteration and T.I. Construction) including Screen Room, Data Center and Film Archive in the former Robinson May Department Store in the Sherman Oaks Galleria (Completion – February 2001)
- B) **WARNER BROS. FEATURE FILM ANIMATION STUDIO, Glendale, CA** – Design and Construction of 102,000 sf T.I., incl. Data Center and Screening Room (Completion – 1998)
- C) **WARNER BROS. STUDIO STORES DISTRIBUTION CENTER Baltimore, MD** – Master Planning, Entitlements Approval, Design and Construction of 358,000 s.f. Shell / Core & T.I (Completion – January 1995)
- D) **WARNER BROS. FEATURE ANIMATION STUDIO, London, England** – 23,000 s.f. T.I. (Completion – January 1996)
- E) **WARNER BROS. RETAIL/ENTERTAINMENT CENTER, Burbank, CA** – Burbank (off the Lot - Master Plan and Conceptual Design - Preliminary Stages) (Completion – 1995)
- F) **WARNER BROS. MASTER PLAN, Burbank (Lot), CA** – Assisted Warner Bros. Real Estate Department in: Master Planning Warner Bros. Film Lot and the Utilities Master Plan (initial stages) (Completion – 1995)
- G) **WARNER BROS. UTILITIES MASTER PLAN, Burbank, CA** – Master Planning Utilities for Film Lot – Burbank, and Entitlements Processing (Preliminary Stages) (Completion – 1995)

- **TELEPICTURES 2ND STUDIO 2000, Glendale CA** – 13,000 sf T.I. for T.V. Studio, Sound Stage, Control Rooms and Support Facilities (Completion – August 2000)
- **IMAX LTD. C/O IMAX CORPORATION, Los Angeles, CA** – Design and Construction of a 65,000 sf Core & Shell and T.I. Project for Imax Post Production, Screening Rooms and Executive Offices (Completion – March 2000)
- **HYPER T.V./ SOUNDELUX (LIBERTY LIVEWIRE), Hollywood, CA**– T.I. of Post Production Facility (Completion – November 2000)

▪ **SONY PICTURES ENTERTAINMENT MASTER PLANNING, Culver City, CA:**

- A) **SONY PICTURES PARKING STUDIES** – Cost, constructability, and feasibility studies for an on and off studio lot parking structure, including detailed cost studies for 550-car, 800-car, and 900-car new and retrofit parking structure (Completion – May 2000)
- B) **SONY PICTURES ENTERTAINMENT STUDIOS MASTER PLAN**– Film Lot Master Plan Review, Amendment and Planning of Development Options for the Design and Construction of up to 1 Million sf of Sound Stages, Technical Facilities, Retail Outlets, Catering Facilities, Administration Offices and Parking Structures (1998 – 1999)

- **FOUR MEDIA COMPANY, Burbank, CA** – T.I. for 3 Post Production Sound Stages, 2 Foley Stages, Pre-Lay Bays and Edit Rooms (Completion – 1999)
- **P.O.P./ FOUR MEDIA COMPANY, Santa Monica, CA** – T.I. for 24,000 sf Post Production Facility (Project on hold - 2000)



Project Management Inc.

- **T.V.N./ FOUR MEDIA COMPANY, Burbank, CA** – *Design and Construction of T.I. for 24 hour “on-the air” T.V. Station (Completion – December 1999)*
- **525 POST PRODUCTIONS, Santa Monica, CA** – *25,000 sf T.I. Post Production Facility (Completion - April 1999)*
- **PROPAGANDA FILMS H.Q., Hollywood, CA** – *T.I. – 74,000 sf (On hold following their Polygram acquisition by MCA/Universal)*
- **CINEAMERICA, Arapaho Springs Denver, CO** – *“Audit” of the Schedule and Budget of 16-Plex Cinema Complex to Assess Status for Impending Sale (Completion – 1998)*
- **WALT DISNEY IMAGINEERING, Los Angeles, CA** – *Post Occupancy T.I. revisions Disney On-Line (Completion – 1997)*
- **TELEPICTURES PRODUCTIONS/WARNER BROS., Glendale, CA** – *Entertainment Television “EXTRA”, (T.I. for Television Studios with Sound Stage, Control Room and Production Offices.) (Completion – 1993)*
- **TURNER ENTERTAINMENT CO., Los Angeles, CA**– *Master Planning and Design of a new film and video archive distribution facility, a 150,460 sf facility, including a Film Archive Facility, a Screening Room, Executive Offices and a Warehouse Distribution Facility. Subsequently updated the study in 1996 Project on hold when Turner Purchased by Time Warner (Completion – 1996)*
- **COLUMBIA PICTURES ENTERTAINMENT, Los Angeles, CA**– *Full scope project management of multi-phased 430,000 sf tenant improvement project including cafeteria (Completion – 1990)*¹*

*¹Riener Nielsen - Projects undertaken while with a previous employer



Project Management Inc.

HOSPITALITY AND RESIDENTIAL PROJECTS

Project Management (as appropriate) of Team Selection, Master Plan / Entitlements / Design / Plan Check / Bidding / Shell-Core Construction and Tenant Improvement Construction, Interior Design, FF&E Purchasing and Installation, Client/User Group Move-in, project close-out.

- **BEL AIR ROAD, Bel Air, CA** – Complete renovation of existing 6,000 sf home & additions of 7,000 sf on 1 acre hillside site. (Completion Fall 2015)
- **TANAGER WAY, West Hollywood, CA** – 10,000 sf hillside estate property in Hollywood Hills, complete demolition, renovation of 4,000 sf residence and 3,500 sf addition into a new approximately 7,500 sf two-three story residence. (Anticipated Completion 2015)
- **MANHATTAN BEACH RESIDENCE, Manhattan Beach, CA** – new 3 story home of 4,700 sf on Manhattan Beach “walk street”, 3 Bedrooms, 5 bathrooms, 5 fireplaces and 3 living room areas. (Completion – January 2014)
- **BAHAMAS ISLAND DEVELOPMENT, Bahamas** – Master Planning / Entitlement processing, design and construction of 45 acre private island, including, Primary House, Staff quarters, Guest Houses, Marine Work, Beach Facilities and island infrastructure. (Completion TBD – 1st Phase Completed in 2012)
- **VICEROY RESIDENCE, CA** – Shell/core renovation and 10,000 sf addition to existing home including full interior design, renovation of a 10,000 sf Guesthouse, full landscape of 30 acre site. (Completion June 2013)
- **TOWER LANE, Beverly Hills, CA** – Five separate Benedict Canyon gated area residence structures totaling over 70,000 sf on three separate lots of approximately 5 1/4 acres of hilltop property. Project Management role for the Master Planning, Entitlements, Construction, Interior Design, FF&E purchasing a main residence as well as a separate main family villa of both two story plus basement, and two story guest residences. Significant entitlement scope as well as full scope project management of base building as well as interiors. (Completion scheduled for 2013)
- **LAFAYETTE 2 RESIDENCE, Pittsburgh, PA** – 7,600 sf Build-out of 3 units into a single residence in the Fairmont Hotel Tower. This high-end build-out includes interior design and a connection between floors. (Completion July 2013)
- **SHORE HOTEL, Santa Monica, CA** – 200,000 sf / 164 key new 3 ½ star hotel located on Ocean Avenue in the heart of Santa Monica. Project includes four levels of sub grade parking and pool. Completion Summer 2011.
- **FOUR SEASONS HOTEL, Los Angeles, CA** – 285 room/suite, 5 Star Hotel – Master Planning, Entitlements, Design and Construction for Shell/Core and T.I. for 476,000 square feet hotel development with 3 levels of subterranean parking (Completion – April 1987)
- **FOUR SEASONS HOTEL, Los Angeles, CA** – In Interior design renovation and technology upgrade of a 285 room/suite 5 star hotel. Renovation/redesign of the guestrooms and suites, corridors, pool deck, Ballroom, bar/lounge, restaurant and Café Patio in an fully occupied hotel (Completed March 2010)



- **BEVERLY HILTON HOTEL, Beverly Hills, CA** – Major renovation and re-positioning of 583-room Hotel in Beverly Hills includes complete guestroom with new bathrooms, exterior windows, corridors and elevators/lobbies. Renovations and development of new lobby, bar, restaurant, health club/ spa, pool, business center and International Ballroom. Structural upgrades and mechanical/ electrical infrastructure replacements with new addressable fire alarm system and high speed wireless internet. (Completed – May 2006)
- **TOWER GROVE PROJECT, Beverly Hills, CA**– Consists of a 2-Storey Classical Italianate main house, 50,000 square feet and four ancillary buildings. The site is approximately 157 acres of which approximately 20 acres is to be landscaped / waterscaped (Project on hold at Schematic Design)
- **LOEWS SANTA MONICA BEACH HOTEL, Santa Monica, CA** – 351 Room/Suite 4 Star Hotel development including Master Planning, Entitlements / Design and Construction for 550,000 s.f. shell/core and T.I. including three levels of subterranean parking structure (Completion – June 1989)
- **REGENT BEVERLY WILSHIRE HOTEL, Beverly Hills, CA** – Entitlements Processing and Subsequently Design Shell/Core & T.I. Renovation of Luxury Hotel, Design Construction and FF&E for Guestroom and Public Spaces (Renovation of 267 Rooms in the Wilshire/Beverly Wings and Demolition/Construction of 140 Rooms in the Beverly Wing) (Completion – 1999)
- **BACARA HOTEL, CLUB RESORT AND SPA, Goleta, Santa Barbara County, CA** – Overseeing Development /Project Management role for the Master Planning, Entitlements, Construction, Interior Design, FF&E purchasing and installation of a 394 Room and Suite, 5 Star Hotel Development on 74 Acres (Completion - October 2000)
- **EL TOVAR BY THE SEA, Santa Monica, CA** – Entitlements, Design, Demolish and Re-build of 10 Luxury Condominiums - Earthquake Rehabilitation & Repairs – Shell/Core & T.I. – Also upgrade/ repair of 12 existing and occupied Luxury Condominiums on the same site (Completion – 1997)
- **MACAU CAESARS PALACE HOTEL, Macau-Kotai, People’s Republic of China** – 5 Star Hotel development including Master Planning, Entitlements / Design and Construction for a site area of 42 acres, and building area of 2.7 m sf(Project on Hold)
- **MALIBU BEACH INN, Malibu, CA** – Complete renovation from structure of a 47 room hotel on the beach including entitlements for a new dining facility, septic system, entry addition and repositioning to a four star property. Includes seismic upgrade and bathroom reconfiguration. (Completion – July 2007)
- **MERIDIEN GARDENS HOTEL, Los Angeles, CA** – Project Management of Master Planning, Entitlements, Design and Permit Approval before Project Abandoned and Re-Designed During Construction as a Four Seasons Hotel (Completion – 1985)
- **PACIFIC TRADE CENTER HOTEL, Los Angeles (Koreatown), CA** – Master Planning, Entitlements Processing and Subsequently Design, and Construction of a 5 Star Hotel / Mixed Use Complex. 385 Keys, 103,910 sf of Public Space and 1,000 Car Subterranean Parking Structure, 2.4 Acres, Shell/Core & T.I., LA (Project Abandoned - 1996)
- **WILSHIRE / BARRINGTON HOTEL / OFFICE DEVELOPMENT, Los Angeles, CA** – OMNI HOTEL and 400,000 sf of Office Master Plan, E.I.R. and Conceptual / Schematic Design Development – Project Abandoned at Completion of E.I.R. in Favor of Mixed Use Development (Project cancelled 1992)
- **SHERATON INN HOTEL, Ontario, CA** – Master Planning, Entitlements Processing and subsequently Design of 250 Room Hotel, 178,000 sf, Structured Parking (Conceptual Design only) (1990)



- **RADISSON HOTEL RENOVATION (PREVIOUSLY VALLEY HILTON HOTEL), Sherman Oaks, CA** - 349 Room Hotel Renovation (guestroom/ bathroom remodel). Partial remodel and upgrade of an operating hotel 1st Phase (Completed – July, 1988)
- **CHAD HOTEL, Africa** – Project Management role for the Master Planning, Entitlements, Construction, Interior Design, FF&E purchasing 200 room luxury hotel, villas and golf course on 28 acres in Central Africa.(Project on Hold)
- **WILSHIRE/BARRINGTON MIXED USE DEVELOPMENT, West Los Angeles, CA** - Project managed the Master Planning, EIR process and the design of a 335-unit apartment building with 12,000 sf of retail / restaurants and 6 levels of parking (Cancelled 1992)
- **BARRINGTON PLAZA APARTMENTS, West Los Angeles, CA** - Retrofit of 3 Occupied Apartment Buildings Comprising of 712 Apartment Units Shell/Core & T.I (Completion – 1992)
- **L'ERMITAGE HOTEL, Beverly Hills, CA** - Project Management of the Entitlements, Design and Pre-Construction Phase of the Reconstruction of the L'Ermitage Hotel in Beverly Hills - Project Placed on Hold Due to Lack of Financing. (Shell/Core & T.I.) (1993)
- **MARBORO PLAZA APARTMENTS, Woodland Hills, CA** - Retrofit of 106 Occupied Apartments (Completion – 1993)
- **QUEENSLAND MANOR SOUTH, West Los Angeles, CA** - Plumbing Retrofit for 96 Unit Fully Occupied Cooperative Units (Completion – 1993)
- **CALIFORNIA PLACE, Tarzana, CA** - Seismic Rehabilitation & Repairs (Completion – 1993)
- **CURTIS SCHOOL, Los Angeles, CA** – 4,000 sf Headmaster's Residence Shell/Core & T.I (Completion –1993)
- **THE DORCHESTER, West Los Angeles, CA** – Construction Analysis and Monitoring of a 16-story condominium building (Completion – 1990) *¹
- **OCEAN HOTEL, Santa Monica, CA** – Peer review of the design, development of budgets, and schedule for Maguire/Thomas Partners who proposed linking it to the Sea Castle Apartments. (Completion 1995)
- **LOWES HOTEL, Santa Monica, CA**, – Oversight for lender of development package and construction monitoring of 350-room resort hotel (Completion – 1989) *¹
- **SEA CASTLE APARTMENTS, Santa Monica, CA** - Seismic upgrade and renovation of 178 Beach Front Apartments Due to Damage from the Northridge Earthquake Shell/Core & T.I. – (Project Placed on Hold and Subsequently Sold)
- **THE RICHMOND MARINA, Richmond, CA** – Construction analysis of 55 unit town home development (Completion – 1988) *¹
- **SHERATON, Redondo Beach CA**–Full scope project management of a 350-room 4 star resort/ business hotel of 5 stories with 40,000 sf retail complex and 564 car parking structure. Redevelopment of entire city block with City of Redondo Beach (Completion – 1987) *¹. (Now Crown Plaza Hotel)



Project Management Inc.

- **HOTEL MERIDIEN, Newport Beach, CA** – Project architect and construction administrator for 500-room five star 10 story luxury hotel with 390 car parking structure in Newport Beach (Completion – 1984) *¹ (Now Sutton Place Hotel)
- **PRINCESS CRUISES DESERT PRINCESS RESORT HOTEL, Palm Springs, CA** – Project Architect, for a 300 room 4 story 4 star resort hotel (Completion – 1985)^{*2}. (Now Doral Desert Princess) *¹
- **MARRIOTT HOTELS, Anaheim and Los Angeles (LAX), CA** – Project Architect, for design and schematics of 300-room 16 story tower additions and parking structure additions to existing hotels (Completion– 1983) *¹
- **HYATT REGENCY, Newport Beach, CA** – Project Architect and Designer, for a 500-room hotel four-star luxury/business hotel project. Changed after working drawings to Hotel Meridien (Completion – 1983) *¹

*¹Riener Nielsen - Projects undertaken while with a previous employer



EDUCATION AND HEALTHCARE/ NON PROFIT

Project Management (as appropriate) of Team Selection, Master Plan / Entitlements / Design / Plan Check /Bidding / Shell-Core Construction and Tenant Improvement Construction, Interior Design, FF&E Purchasing and Installation, Client/User Group Move-in, project close-out.

- **KAISER PERMANENTE, Oakland, CA** – *Audit of 12 NFS Projects. (Completion June 2015)*
- **KAISER Anaheim & San Leandro, CA & LONE TREE, CO** –*Peer review/ audit of the project delivery method (Completion April 2013).*
- **WILDWOOD SCHOOL, Los Angeles, CA**–*Master Planning for a high school, Los Angeles, CA (Completion 2019)*
- **LOYOLA MARYMOUNT UNIVERSITY, Los Angeles, CA**
 - A) **Life Science Building**–*110,000 gsf state of the art Science Academic Facility with 3 levels of underground parking, research labs, teaching labs and lab support space, faculty offices, classrooms, and a 292-fixed seat auditorium (30 Months for Pre-Construction + Construction - Completion 2015).*
 - B) **Master Planning, EIR and Development Agreement** – *For approximately 1.1 million square feet of replacement facilities on approximately 142 acre campus. (Completion February 2011)*
 - C) **William H. Hannon Library**– *Design and construction of a new approximately 88,000 SF Library for Loyola Marymount University including full interior design. The project includes site improvements and a 30,000 SF basement for storage. The Library will be state of the art and includes a café (Completed – August 2009).*
 - D) **Von Der Ahe Campus Center**–*Renovation /repurposing of the existing Von Der Ahe Library into the new Campus Center. The campus center is approximately 90,000 GSF of academic and office space over 3 floors including a partial basement. Several different user groups including a Welcome Center, Alumni Relations, Study Abroad, Registrars, Financial Aid, Student Affairs, etc. will occupy the building including the Book Store on the basement level.*
 - E) **Utilities Relocation Project** – *Relocation of existing campus utilities and the installation of new utilities to supply the proposed Life Science Building. (Completion September 2012)*
- **NEW COMMUNITY JEWISH HIGH SCHOOL, West Hills CA** – *Architect selection, campus master plan, design and construction planning renovation, shell core modification, and TI of 90,000 sf community center into a 450-students private High School. The project is due for completion in August 2013.*
- **FOUNTAINVIEW AT EISENBERG VILLAGE – INDEPENDENT LIVING FACILITY, Reseda, CA** – *Master Planning for a three acre site for Jewish Home for the Aging. Community of 108 Independent Living Apartments in one 171,200 square foot building located on the Jewish Home for the Aging’s Victory Boulevard Eisenberg Campus designed as an R2.1 occupancy, Type II – Fire Resistive, state-licensed building. Includes 120 space, 55,000 square foot subterranean parking level and nearly 22,000 square feet of Commons Space. (Completion 2009)*
- **KAISER MOANALUA MEDICAL CENTER MASTER PLAN, Honolulu, HI** – *Development of the master schedule and preliminary total budget for the existing 4-Site Moanalua Medical Center Campus. Consultation with Kaiser Permanente Leadership and Project Management in order to determine if the master plan would best be served by conventional, phased or “fast-track” construction process, leading to a logistically realistic and achievable master plan and construction process.*



- **KAISER MOANALUA MEDICAL CENTER ANCILLARY BUILDING RENOVATION, Honolulu, HI** – Design and construction/renovation planning of clinical Ancillary Building, totaling 60,000 square feet. Consultation with Kaiser Permanente's Project Management Team, and with the Architect and the Consultants in order to oversee the design phase of the project to ensure that the project meets the aesthetic standards, functional criteria, budget, schedule, suitability of materials, low maintenance and constructability needs of the Kaiser Permanente's flagship hospital in the Hawaii geographical region.
- **BROTMAN MEDICAL CENTER, Culver City, CA** – Architect selection, campus master plan, design and construction planning of a new 20,000 square foot Emergency Department and Imaging Department, and various hospital department relocations. Consultation with Brotman Medical Center's Executive Team, and with the Architect and the Consultants in order to oversee the design and construction of the project to ensure that the project meets, OSHPD SB 306 requirements, aesthetic standards, functional criteria, budget, schedule, suitability of materials, low maintenance and constructability needs.
- **ACUTE PSYCHIATRIC HOSPITAL, Reseda, CA**– 202,265 sf, 5 story, 249-bed Acute Care and Skilled Nursing OSHPD Health Center Facility with sub-terrain parking and a campus wide kitchen operation for the Jewish Home for the Aging (Completion – April 2006).
- **FULLERTON SURGICAL CENTER, Fullerton, CA** – Fullerton Surgical Center - 9,000 sf Tenant Improvement outpatient surgical center for Innovative Healthcare Management, includes 5 Operating Rooms, 11 Post Op beds, 5 Pre-Op beds, with a Special Procedures room (Completion - August 2004)
- **EISENBERG CAMPUS MASTER PLAN, Reseda CA** – Master Planning for 7 acre site for Jewish Home for the Aging (Completion – January 2003)
- **GRANCELL CAMPUS MASTER PLAN, Reseda, CA** – Master Planning for 8 acre site for Jewish Home for the Aging (Completion – January 2004)
- **GRANCELL VILLAGE CAMPUS JEKMC – Acute Psychiatric Care Facility, Reseda, CA** – Master Planning, Entitlements Approvals, Design, Construction and Furnishing at a 135,000 GSF Phased Construction (Shell/Core and T.I.) for a new 5 story building (OSHPD), 249 bed SNF (10 Acute Care Psychiatric beds, 34 CDP beds and 205 SNF beds) with a new below grade kitchen and service area and 1 level of subterranean parking, for the Los Angeles Jewish Home for the Aging (Completion – January 2006)
- **FACTOR BUILDING RENOVATION (JEWISH HOME FOR THE AGING), Reseda, CA** – Interior renovation of an OSHPD building to provide a greeting station, new nursing stations on 2 floors, and a family visiting room on the first floor with a library/family visiting room on the second floor. Upgrade of public restrooms on the 1st and 2nd floor for handicapped accessibility (Completion August 2002)
- **LAUSD HEADQUARTERS, Los Angeles, CA**– 928,000 sf Phased consolidation of administrative function in one facility. Scope of services includes macro programming, property availability analysis including due diligence, overseeing lease/ purchase of property, micro programming design, contractor selection, construction, Shell/Core upgrades, structural upgrades (seismic & gravity) and T.I., and 15,000 sf Data Center, a Board Room and Entry Lobby furnishing and LAUSD client relocation. (Completion in Phases until - August 2003)
- **GOLDENBERG-ZIMAN SNF ON THE EISENBERG CAMPUS (JEWISH HOME FOR THE AGING), Reseda CA** – Design, Construction (Shell/Core and T.I.) and FF&E for a 50,000 sf, two story, 96-bed (OSHPD) medical in-patient facility constructed as an Alzheimer's Clinic (Completion – January 2002)



- **BARBARA AND RAY ALBERT JEWISH COMMUNITY CENTER, Long Beach, CA** – Refresh of the existing Jewish Community Center Long Beach project. (Completion 2013)
- **BARBARA AND RAY ALPERT JEWISH COMMUNITY CENTER, Long Beach, CA**–Master Planning and Entitlements Processing, Programming, Design and Construction for 90,000 sf Shell/Core & T.I. incl. Pre-School, 20,000 sf Health Club. New Community Campus for the Long Beach Jewish Federation and the Long Beach Jewish Community (From 1994 Through Completion 2000)
- **UNIVERSITY OF JUDAISM, Los Angeles, CA** – Master Plan, Design and Construction of the Campus Expansion including Parking Structure, Student Union, Library and Auditorium with associated site work (on hold 1999).
- **CITY OF LOS ANGELES WORLD WAY, Los Angeles, CA** – Internal Audit for the Department of Airports (L.A.X.) for Airport Master Plan / Scope of proposed E.I .R. Study – for Los Angeles Airport Expansion (Completion – 1998)
- **HOLLYWOOD ENTERTAINMENT MUSEUM, Hollywood, CA** – Historical Renovation, Adaptive Re-Use and Expansion of the Pacific Theater Located on Hollywood Boulevard into a Motion Picture Museum, 3 1/2 Acre Site for a not for Profit Organization, Los Angeles (Entitlements and Conceptual Design and Planning) - (Shell/Core & T.I.) (Project placed on hold - 1994)
- **CRI-HELP, INC., North Hollywood, CA**– Master Planning, Design and Construction of a 40,000 sf Shell/Core and T.I. Project for a Substance Abuse Rehabilitation Center with Subterranean Parking. Two phase development of an existing operating facility located on the same site (Completion – 1995)
- **DE VRY COLLEGES, Pomona and Long Beach, CA**–Full scope project management of two 98,000 sf College Campus facilities including complete T.I. and building upgrades (Completion – 1995) *¹
- **UNIVERSITY OF PHOENIX, South Pasadena and Woodland Hills, CA** – Full scope project management for complete T.I. for two college facilities (Completion – 1995) *¹
- **MT. SIERRA COLLEGE, Monrovia, CA**–Oversight project management for complete T.I. of 65,000 sf for college facility (Completed – 1999) *¹
- **CERRITOS PERFORMING ARTS CENTER, Cerritos, CA**– Full scope project management for \$40 M 1,600 seat, new performing arts complex for the City of Cerritos, including pneumatic stage and seating towers (Completion – 1991) *¹
- **EL MONTE REGIONAL HEALTH CENTER, El Monte, CA** – Architectural services for a 98,000 s.f. regional health facility for the County of Los Angeles (Completion – 1976) *¹
- **MARTIN LUTHER KING REGIONAL HEALTH CENTER, Los Angeles, CA** – Architectural services for a 98,000 s.f. regional health facility for the County of Los Angeles (Completion – 1973)*¹
- **WHITTIER HOSPITAL, Whittier, CA** - Architectural services for additions and alterations for outpatient suites, surgery suites (Completion – 1978)*¹
- **WHITTIER DIALYSIS CENTER, Whittier, CA** – Architectural services and construction administration on 26,000 s.f. dialysis center and medical office complex for seven doctors and pharmacy (Completion – 1977) *¹
- **UPLAND DIALYSIS CENTER, Upland, CA** – Architectural services for 11,000 s.f. outpatient dialysis center (Completion – 1979) *¹



Project Management Inc.

- **LA HABRA CONVALESCENT HOSPITAL, La Habra, CA** – Architectural services for 16 bed addition and alterations to convalescent hospital including full basement addition (Completion – 1979) *¹
- **SIMI VALLEY DOCTORS HOSPITAL, Simi Valley, CA** – Architectural services for major additions and alterations to hospital (Completion – 1979) *¹
- **VIEWPARK COMMUNITY HOSPITAL, Los Angeles, CA** – Architectural services for outpatient pain center suite (Completion – 1979) *¹

*¹Riener Nielsen - Projects undertaken while with a previous employer



MASTER PLAN/CAMPUS PROJECTS

Project Management (as appropriate) of Team Selection, Master Plan / Entitlements / Design / Plan Check / Bidding / Shell-Core Construction and Tenant Improvement Construction, Interior Design, FF&E Purchasing and Installation, Client/User Group Move-in, project close-out.

- **XINGHAI MASTER PLAN, Dalian, China**—Master planning and programming of 1 million s.m. of residential space, 400,000 s.m. of commercial space and associated public amenities spaces (Completion – 2012)
- **BACARA HOTEL, CLUB RESORT AND SPA, Goleta, Santa Barbara County, CA** – Overseeing Development /Project Management role for the Master Planning, Entitlements, Construction, Interior Design, FF&E purchasing and installation of a 394 Room and Suite, 5 Star Hotel Development on 74 Acres (Completion - October 2000)
- **DREAMWORKS S.K.G., GLENDALE, CA** –Animation Campus, 14 Acres, Glendale, CA - Entitlements /Master Plan for Shell/Core & T.I. Design and Construction of 400,000 s.f. incl. Screening Rooms, Data Center, dining facilities and 1000 Car Parking Structure (Completion – July 1998)
- **TOWER LANE, Beverly Hills, CA**– Five separate Benedict Canyon gated area residence structures totaling over 70,000 sf on three separate lots of approximately 5 1/4 acres of hilltop property. Project Management role for the Master Planning, Entitlements, Construction, Interior Design, FF&E purchasing a main residence as well as a separate main family villa of both two story plus basement, and two story guest residences. Significant entitlement scope as well as full scope project management of base building as well as interiors. (Completion scheduled for 2013)
- **BAHAMAS ISLAND DEVELOPMENT, Bahamas** – Master Planning / Entitlement processing, design and construction of 45 acre private island, including, Primary House, Staff quarters, Guest Houses, Marine Work, Beach Facilities and island infrastructure. (Completion –2015)
- **DREAMWORKS, Playa Vista, CA** – Overseeing role reporting to DreamWorks senior management on the projects policy, procedures and structure, the recruitment of the Project Manager, duties also included overseeing Master Planning/ Entitlements, Design & Construction and monitoring their performance (Project Cancelled at Schematic Design Phase in 1999)
- **LOEWS SANTA MONICA BEACH HOTEL, Santa Monica, CA** – 351 Room/Suite 4 Star Hotel development including Master Planning, Entitlements / Design and Construction for 550,000 s.f. shell/core and T.I. including three levels of subterranean parking structure (Completion – June 1989)
- **SONY PICTURES ENTERTAINMENT – MASTER PLAN, Culver City, CA** – Design/Development Agreement planning approvals/construction of two Shell/Core and T.I. of 214,000 s.f. Office Building including Health Club, Fine Dining/Café, a 1,015-car six story Parking Structure, on/off-site work and Landscaping. Gold Certification LEED (Completed October 2009)
- **LOYOLA MARYMOUNT UNIVERSITY, Los Angeles, CA** – Master Planning for approximately 1.1 million square feet of replacement facilities on approximately 142 acre campus. (Completion February 2011)
- **FOUR SEASONS HOTEL, Los Angeles, CA** – 285 room/suite, 5 Star Hotel – Master Planning, Entitlements, Design and Construction for Shell/Core and T.I. for 476,000 square feet hotel development with 3 levels of subterranean parking (Completion – April 1987)



- **FOUNTAINVIEW AT EISENBERG VILLAGE – INDEPENDENT LIVING FACILITY, Reseda, CA** – Master Planning for a three acre site for Jewish Home for the Aging. Community of 108 Independent Living Apartments in one 171,200 square foot building located on the Jewish Home for the Aging’s Victory Boulevard Eisenberg Campus designed as an R2.1 occupancy, Type II – Fire Resistive, state-licensed building. Includes 120 space, 55,000 square foot subterranean parking level and nearly 22,000 square feet of Commons Space. (Completion 2009)
- **GRANCELL VILLAGE CAMPUS SNF, Reseda, CA** – Master Planning, Entitlements Approvals, Design, Construction and Furnishing at a 135,000 GSF Phased Construction (Shell/Core and T.I.) for a new 5 story building (OSHDP), 249 bed SNF (10 Acute Care Psychiatric beds, 34 CDP beds and 205 SNF beds) with a new below grade kitchen and service area and 1 level of subterranean parking, for the Los Angeles Jewish Home for the Aging (Completion – January 2006)
- **ACADEMY MUSEUM OF MOTION PICTURES, Los Angeles, CA** – 300,000 sf entitlement, building upgrade / new construction and interior build out for dedicated film museum designed by Pulitzer winning architect. (Completion April 2017)
- **WILSHIRE / BARRINGTON HOTEL / OFFICE DEVELOPMENT, Los Angeles, CA** – OMNI HOTEL and 400,000 s.f. of Office Master Plan, E.I.R. and Conceptual / Schematic Design Development – Project Abandoned at Completion of E.I.R. in Favor of Mixed Use Development (Project cancelled 1992)
- **CHAD HOTEL, Africa** – Project Management role for the Master Planning, Entitlements, Construction, Interior Design, FF&E purchasing 200 room luxury hotel, villas and golf course on 28 acres in Central Africa.(Project on Hold)
- **MACAU CAESARS PALACE HOTEL, Macau-Kotai, People’s Republic of China** – 5 Star Hotel development including Master Planning, Entitlements / Design and Construction for a site area of 42 acres, and building area of 2.7 m sf(Project on Hold)
- **TESLA, Downey, CA** – Due diligence and budget analysis of 1,000,000 sf, 4 building campus renovation of former aerospace research, manufacturing and development facility.



RETAIL PROJECTS

Project Management (as appropriate) of Team Selection, Master Plan / Entitlements / Design / Plan Check / Bidding / Shell-Core Construction and Tenant Improvement Construction, Interior Design, FF&E Purchasing and Installation, Client/User Group Move-in, project close-out.

- **GALPIN ASTON MARTIN SHOWROOM, North Hills, CA** – *The design and construction of an approximately 2,500 s.f. of very high end interiors for the display of Aston Martin vehicles. Project includes a Rotunda, Living Room, Bar Vault and Showroom with a turntable. Extensive A/V is also included. (Completion – August 2004)*
- **GALPIN MASTER PLAN, North Hills, CA** – *Master Plan of Galpin Motors Dealership property on Roscoe / 405. The area is approximately 30 acres. (Completion TBD)*
- **PICO RIVERA MARKETPLACE, Pico Rivera, CA** – *Entitlements, Master Plan, design and construction of an 8 acre retail site development with five buildings of 86,000 s.f. and 480 parking spaces, including reciprocal easement agreements with adjacent separate parcels (Completion 2008)*
- **PALISADES TOWN CENTER, Pacific Palisades, CA** – *Master Planning, Entitlements, Design and Construction of a 30,000 s.f. Retail with 3 Levels of Subterranean Parking Shell/Core & T.I. (Completion – 1991)*
- **OLYMPIC COLLECTION, West Los Angeles, CA** – *Project Managed the completion of a 73,000 s.f. retail center, which was 2 years behind schedule. Responsibilities also included management of design and T.I. build out of 17,000 s.f. banquet facility with kitchens on the 3rd Floor (Completion – January 1991).*
- **BRENTWOOD CIRCLE, Brentwood, CA** – *Master Planning, Entitlements, Design and Construction of a 11,000 s.f. Retail with Subterranean Parking (Shell/Core & T.I.) (Completion – 1992)*
- **TRIMAX CENTER, Los Angeles, CA** – *Master Planning, Entitlements, Design and Construction of a 10,000 s.f. Retail - 20,000 s.f. Commercial Offices with Subterranean Parking (Completion – 1991)*
- **HARBOR PLAZA, Redondo Beach, CA** – *Full scope project management as well as T.I. architectural services for 40,000 s.f. Retail/Office Complex (Completion – 1987) *¹*
- **THE VILLAGE ON CANON, Beverly Hills, CA** – *Construction analysis and monitoring for lender on 111,000 s.f. three-story retail/office complex with four level subterranean parking structure (Completion – 1988) *¹*
- **OXNARD CENTER, Oxnard, CA** – *Architect for two-story 8,000 s.f. retail center (Completed – 1983) *¹*

*¹Riener Nielsen - Projects undertaken while with a previous employer



PARKING STRUCTURES

Project Management (as appropriate) of Team Selection, Master Plan / Entitlements / Design / Plan Check / Bidding / Shell-Core Construction and Tenant Improvement Construction, Interior Design, FF&E Purchasing and Installation, Client/User Group Move-in, project close-out.

- **LAX RADISSON, Los Angeles, CA**—addition of two levels of parking onto an existing 6 level parking structure, totaling 2,400 cars(Completion – January 2014)
- **DREAMWORKS PARKING STRUCTURE EXTENSION, Glendale, CA** – Design and construction of 5F parking structure extension (300 cars) and site work for the DreamWorks, SKG Animation Campus (Completion –March 2010)
- **SONY CULVER OFFICE PROJECT PARKING STRUCTURE, Culver City, CA** – Design and Construction of 1,020-car Parking Structure (Completion – March 2007)
- **THE ATRIUM AT CONTINENTAL PARK, El Segundo, CA** – Design and construction of a 1007 car parking structure for Continental Development Corporation (Completion – March 2002)
- **SONY PICTURES ENTERTAINMENT, Culver City, CA** – Cost, constructability, and feasibility studies for on and off studio lot parking, including detailed cost studies for 550-car, 800-car, and 900-car new and retrofit parking structure for a potential joint venture between Sony and Culver City (Completion – May 2000)
- **DREAMWORKS FIRE ROAD PARKING, PHASE 1, Glendale, CA** – Design and construction of surface parking and site work for reconfiguration of the DreamWorks, SKG Animation Campus (Completion – August 2000)
- **DREAMWORKS PARKING STRUCTURE, Glendale, CA**– Design and construction of a 1000 car parking structure and DreamWorks Campus (Completion – July 1998)
- **WARNER BROS. PARKING STRUCTURE AND THEATRICAL WARDROBE, Burbank, CA** – Design and Construction of 1100 Space Parking Structure (Shell/Core) and 65,000 s.f. T.I for Theatrical Wardrobe, Burbank Studio Lot (Completion – May 1994)
- **FOUR SEASONS HOTEL, Los Angeles, CA**–250,000 s.f. subterranean parking structure (approximately 780 cars) (Completion – April 1987)
- **LOWES SANTA MONICA BEACH HOTEL, Santa Monica, CA** – 300,000 s.f. subterranean parking structure (approximately 900 cars) (Completion – June 1989)
- **PALISADES TOWN CENTER, Pacific Palisades, CA** – 80,000 s.f. subterranean parking structure (approximately 250 cars) (Completion – February 1991)
- **BRENTWOOD CIRCLE, Brentwood, CA** – 10,500 s.f. subterranean parking structure (approximately 50 cars) (Completion February – 1992)
- **WATT PLAZA, Century City, CA** – Architect for a ten level 2,500 car parking structure (Completion – 1982) *¹
- **100 WILSHIRE PARKING STRUCTURE, Santa Monica, CA** – Full scope project management through construction drawings for six level parking structure and retail development (Completion – 1999) *¹



Project Management Inc.

- **HOTEL MERIDIEN, Newport Beach, CA** – Architect and construction administrator for 3-Level 390 car above ground parking structure (Completion – 1984) *¹
- **3000 ROBERTSON, Los Angeles, CA** – Project management for six-story 345 car parking structure (Completion – 1987) *¹
- **MARRIOTT HOTEL PARKING STRUCTURES, Anaheim and Los Angeles (LAX), CA** – Architect through schematics for two 500 car above ground parking structures (Completion – 1985) *¹

*¹ Riener Nielsen - Projects undertaken while with a previous employer



Project Management Inc.

SPORTS & RECREATIONAL FACILITIES

Project Management (as appropriate) of Team Selection, Master Plan / Entitlements / Design / Plan Check / Bidding / Shell-Core Construction and Tenant Improvement Construction, Interior Design, FF&E Purchasing and Installation, Client/User Group Move-in, project close-out.

- **TOYOTA SPORTS CENTER, El Segundo, CA** – *Master Planning, Design and Construction of a 134,000 s.f., two story building incorporating and Olympic Ice Rink, N.H.L. Ice Rink, Basketball Court, and an Outdoor In-Line Rink. The facility also incorporates public locker rooms, team locker rooms, team training areas and executive offices for the L. A. Lakers, L. A. Kings and L. A. Sparks(Completion – February 2000)*
- **GOALS SOCCER CENTER, South Gate, CA** – *UK based Goals Soccer Centers are entering the US market with a new facility in South Gate, CA, geared around the sport of '5 a side' soccer. The \$5M project consists of 11 synthetic turf soccer fields, a 9 station batting cage and a 8,500 sf pavilion / changing facility complete with a kitchen and lounge. Construction is scheduled to commence in late 2009, with completion in advance of the 2010 world cup*
- **ADVENTURE ISLAND, LOS ANGELES ZOO, Los Angeles, CA** – *\$8 Million Interactive Children's Zoo on 4 acre site with 11 themed animal exhibits including mountain caves, sea lion shore, nocturnal desert, aviary, hacienda, medical nursery, performing theatre, and food service. Also includes numerous interactive technology exhibits (Completion – February 2000)*¹*

*¹ Riener Nielsen - Projects undertaken while with a previous employer