

---

<b><u>EDUCATION</u></b>	<b>MANHATTAN COLLEGE</b> Master of Science in Civil Engineering	Riverdale, New York May 1995
	<b>MANHATTAN COLLEGE</b> Bachelor of Science in Civil Engineering	Riverdale, New York May 1992
<b><u>LICENSES</u></b>	Registered Professional Engineer #080471 in New York	
<b><u>PROFESSIONAL ASSOCIATIONS</u></b>	Member, Structural Engineers Association of New York (SEAoNY) Board of Directors, Scholarship Committee, Education Committee Chair and Mentor, ACE Mentoring Program of Greater New York City Construction Liaison Committee, American Council of Engineering Companies New York Metro Region (ACEC-NY)	
<b><u>EXPERIENCE</u></b>	<b>GILSANZ MURRAY STEFICEK</b> PARTNER	<b>July 1997 to Present</b>
	<b>25 Water Street – New York, NY</b> GMS is providing structural engineering services for the conversion of this 22-story, 1.1 million sf office tower into a residential building. The project includes a 10-story addition, two new egress stairs, 2 new courtyards within the existing building to provide light and air, as well as new building systems and elevators. GMS is reinforcing beams and columns as necessary and providing a new lateral load resisting system.	
	<b>Flatiron Building – 175 Fifth Avenue, New York, NY</b> GMS is providing structural engineering services for the redevelopment of the interior of the Flatiron Building to include 146,000 gsf of residential, 16,350 gsf of lobby and retail space, and 10,000 gsf of amenity space. The residential program consists of 39 units: 2 on each floor from the 2nd to 20th floors, and 1 penthouse on the 21st floor. The amenity program includes a pool, locker rooms, sport court, lounge/screening area, owner storage, and a fitness center. The ground floor retail program will be a white box space, including a mezzanine.  The structural scope of work includes the design of new framing and reinforcement of the existing framing. For the relocated core, this includes 3 new passenger elevators with new elevator machine room, intermediate rail support, and new pits; 2 new egress stairways; infill of existing elevators and stairways; and analysis of the impact of the new core on the existing lateral load resisting system. For the apartments and amenity space, this includes MEP systems including risers, white box of retail space including the mezzanine, and amenity space with fitness center, pool, and sport court.	
	<b>Confidential Digital Marketing Firm – 462 Broadway, New York, NY</b> GMS provided structural engineering services for this 90,000 sf, 3.5 floor interior fit-out project at 462 Broadway. The project included meeting rooms, private offices, open workspaces, and staff amenity spaces. Structural framing and reinforcing was designed for the new interior floor openings for two interconnecting convenience stairs and large stadium seating.	

**174 Mott Street – New York, NY**

GMS provided structural engineering services for the full-gut renovation and fit-out of a 6-story, 42,908 gsf building. The project started with an initial structural assessment to evaluate prior renovation work and existing conditions. The scope included the design of a new clear-span steel roof structure supported by existing masonry walls to accommodate landscaping, MEP equipment, art sculptures, and occupancy loading, structural work related to the horizontal and vertical expansion of an existing elevator opening, and replacement of the deteriorated sidewalk vault. GMS provided fit-out design services, including white boxing all floors except the 6th floor, which was built out as a new office space. Our scope included evaluating existing structural elements and advising on floor build-out design and specifications.

**Confidential Media and Tech Firm – 550 Washington Street, New York, NY**

GMS provided structural engineering services for the interior renovation of approximately 1.3 million sf of space spanning the cellar, ground, mezzanine, and 2nd to 12th floors. The space consists of open workspaces, offices, huddle/meeting rooms, micro-kitchens, reception areas, fitness center, storage, IDF rooms, medical/massage suites, central kitchen, theater, auditorium/event spaces, cafes, occupiable roof terraces, and workplace lounges

**203 West 14<sup>th</sup> Street – Emergency Structural Engineering – New York, NY**

GMS provided structural engineering services for the initial assessment triggered by the 5<sup>th</sup> floor tenant's observation of cracks near the south façade. Our forensic investigation included preparation and coordination of probes to establish the root cause of the displacement and installation of several crack monitors to determine if building was actively moving. However, during our investigation, the east party wall was found to have a hole in the cellar, and additional deficiencies due to modifications by the neighbor.

GMS contacted emergency services, provided on-site professional engineers to prepare the emergency shoring design and to escort tenants for access during the temporary evacuation. We produced repair documents and construction administration services for the permanent repair of the existing party wall and also provided crack monitoring throughout the investigation and repair phases. It was completed in August 2023.

**1221 Avenue of the Americas – New York, NY**

GMS provided structural engineering services for the redevelopment of the East Plaza to create a dynamic public space at street level, which complements the recently refurbished lobby with high-end amenities below grade at levels C1-C2. There are two main areas to the project: the above ground redevelopment of the East Plaza that included reframing and lowering two large plaza areas to achieve grade-level continuity with the surrounding streetscape, and the redevelopment of level C1 with its corresponding exterior space currently referred to as the 'Sunken Plaza' that included new stairs and bleachers, storefront supports and a new glass elevator.

**837 Washington Street – New York, NY**

The existing building at 837 Washington Street is a landmark within the Gansevoort Market Historic District. GMS preserved the original façade while building a new steel exoskeleton with sloping columns and twisting floor plates. The completed building will provide 55,000 sf of retail and office space. GMS also worked with Samsung, the building tenant, to create the signature two-story amphitheater area and first-of-its-kind retail experience location.

**168 Canal Street – New York, NY**

GMS provided structural engineering services for the construction of an occupiable rooftop terrace above the 6<sup>th</sup> floor of the building at 168 Canal Street. Our work included extending the elevator, building a new elevator bulkhead and extending the stair to provide access to the terrace.

**301 First Avenue – New York, NY**

GMS provided structural engineering and special inspection services for the redevelopment of this 146,000 sf, 24 story tower with two below-grade parking levels. The project included a feasibility study and structural engineering for a new elevator serving the 1<sup>st</sup> to 24<sup>th</sup> floors with new slab openings at each floor, new bulkhead and machine room at the roof, modification and re-support of the 1<sup>st</sup> floor to accommodate new elevator. GMS also provided the review of cores and various infills throughout the building, a new occupiable terrace and repair of the existing parking garage. The redevelopment converted an apartment building into student housing for The New School. The flat-plate concrete structure now includes 158 suites of 3, 4 or 6 beds each.

**135 West 50<sup>th</sup> Street – New York, NY**

GMS is providing structural engineering and façade consulting services for the redevelopment of this 925,000 sf tower. The structural scope consists of a new double height atrium space in the north and south lobby, a workspace amenity floor, roof terrace on the 24<sup>th</sup> floor, elevator extension, review of floor loads and window replacements.

**498 Seventh Avenue – New York, NY**

GMS provided structural engineering, façade, and waterproofing consulting services for this building redevelopment project. The project includes lowering the ground floor at both the Seventh Avenue lobby and the West 36<sup>th</sup> Street lobby, creating two additional tenant-specific entries on Seventh Avenue and on West 36<sup>th</sup> Street and one new all building lobby on West 37<sup>th</sup> Street. All five lobbies include new canopies. The project also includes installation of new escalators and elevators to access the second-floor amenity space, transformation of setback roofs into occupiable roof terraces for the tenants, and storefront replacement with ADA access into all retail spaces at the first and second floors.

**7 Hanover Square / 100 Pearl – New York, NY**

GMS provided structural engineering services for the renovation of this 970,000 sf, 27-story office building. The structural scope included renovation of the infrastructure,

the new main lobby, the conversion of the 14<sup>th</sup> floor MER to tenant space, new roof amenity space and the extension of the retail footprint on all sides of the building.

**100 Park Avenue – New York, NY**

100 Park Avenue was renovated from roof to streetline with a completely new curtainwall façade, green roofs, storefronts and main entrance, creation of a two-story lobby and comprehensively upgraded elevator, HVAC, power/utility and security systems. The project achieved Silver LEED-EB.

**460 West 34<sup>th</sup> Street – New York, NY**

GMS provided structural engineering services for the redevelopment of this 638,000 sf loft building near Hudson Yards, NYC's hottest real estate neighborhood, to create high-end office space with exceptional tenant amenities. The project includes a new glass lobby box with industrial-style windows on the West 33<sup>rd</sup> Street side of the property, new elevators, a new roof deck and lounge and double-height storefronts.

**Confidential Financial Services Firm – 55 Hudson Yards, New York, NY**

GMS provided structural engineering services for the corporate fit out of a large Financial Firm in one of Manhattan's newest skyscrapers in Hudson Yards. The new headquarters span over eight floors and totals approximately 260,000 sf. The structural highlights for the project include the design for a number of unique interconnecting stairs to link the floors, a central amenity floor with a wraparound terrace and numerous public assembly areas. At the 10<sup>th</sup> floor roof setback, GMS designed the support of a cubic all-glass bulkhead that houses a multi-story elevator and staircase connecting the terrace to the lower trading floors. On the setback roof terrace, GMS assisted with the support of specialized landscaping, planters and large scale art pieces.

**560 Broadway/100 Crosby – New York, NY**

GMS provided structural engineering services for the redevelopment of this six-story landmark in SoHo which extends along Prince Street from Broadway to Crosby Street. This project includes a new lobby entrance, new elevators, reconfigured egress stairs and the removal of sections of bearing wall, to provide more useable retail space. GMS also worked with Converse to expand their existing store at 560 Broadway. The renovations include a new architectural stair designed around a two-stop elevator with the pit in the sub-cellar, two new dumbwaiters, new HVAC equipment, and leveling the Broadway side of the first floor to match the adjacent elevation at Crosby Street.

**Quinnipiac University York Hill Campus – Hamden, CT**

The new complex at Quinnipiac University York Hill Campus includes a 1,800 bed crescent-shaped dormitory, five-story free-standing parking garage for approximately 2000 cars, 26 smaller stand-alone dormitories totaling 636 beds and an 85,000 SF Student Center with the campus' central mechanical plant in the basement, campus dining areas and student activity spaces.

**401 West 14<sup>th</sup> Street – New York, NY**

GMS served as the structural engineers, façade consultants and special inspectors to convert a former supermarket in New York City's meatpacking district into boutique office and retail space. The elevator/stair core was relocated to maximize the occupiable floor area and a 5,000 sf penthouse was added behind the existing rooftop billboard, which remained in place during construction. The building has new glass windows, a new storefront system and a new steel framed glass canopy.

**Apple SoHo – New York, NY**

GMS provided structural engineering services for the major reconstruction and expansion of the Apple Soho flagship store, a NYC landmark building. The design featured the removal of two building columns and the reconstruction of most of the 1<sup>st</sup> and 2<sup>nd</sup> floors. We provided a structural design and sequence that allowed the major work to occur without destabilizing the existing historical structure and greatly minimized the need for temporary shoring.

**111 Eighth Avenue – New York, NY**

At 111 Eighth Avenue, a block-long building of approximately 2,800,000 sf, GMS has provided structural engineering and building envelope consulting services for various upgrades and support to both the building owners and tenants since 2000. Directly, we have provided renovation and infrastructure upgrade services for Google, Abovenet, Atlantic Theater Co., Citibank, Deutsch Advertising, Lifetime Television, MCI and Nike. Projects include support of mission critical systems, Con Edison transformer vaults, upgraded stairs and elevators and structural support for large scale tenant fitout work. GMS has also provided building reviews of space prior to tenant occupation for the following companies: Bell Canada, zColo, Digital Realty Trust, Qwest, Broadwing, Level 3, Telia N.A. and XO Communications.

**Japanese Financial Institution NY Headquarters World Wide Plaza - New York, NY**

The project consisted of the architectural fit-out and infrastructure upgrade for the phased build-out of approximately 900,000 sf. The project included the construction of new general office space, trading floors, conference rooms, and amenity spaces such as a fitness center, kitchens, and cafeterias. The infrastructure upgrade provided new dedicated MEP equipment for mission critical systems including new cooling tower, chillers, chiller plant, emergency generators and battery rooms. The project was certified LEED-CI Platinum in 2013.

**St. Anthony's High School, Chapel – South Huntington, NY**

The Chapel is a 6,500 sf Romanesque Chapel located in the former senior courtyard at the center of the campus. The building has a steel superstructure with heavy timber framed roof truss. This project also included the renovation of the existing adjacent building to provide access to this stand-alone chapel.

**Saint Anthony's High School Student Center – South Huntington, NY**

Within this 120,000 sf facility, the first floor has an indoor 200 m track as well as space for other track and field events with spectator bleacher style seating. The program for

the lower level includes locker rooms, a wrestling room, band and choral rooms, as well as art and dance studios.

**The Sullivan Museum and History Center at Norwich University – Norwich, VT**

The new museum is a 16,959 sf addition with designated areas for permanent and rotating displays, visible storage, exhibit preparation, collection conservation, reference and study.

**School of Public Health at the University of Michigan – Ann Arbor, MI**

New 125,000 sf, eight-story tower housing University of Michigan modular laboratories and 70,000 sf total renovation of existing structure. The project includes structural design challenges such as column transfers, spanning an existing roadway and tight proximity to two existing buildings.

**Cravath Swaine & Moore World Wide Plaza - 825 Eighth Avenue, New York, NY**

GMS has provided structural engineering services to CS&M at World Wide Plaza since 1999. Recent project involved a major restacking program of law offices over 10 floors that included the design for the support of sliding partitions, installation of web penetrations in existing beams, reinforcing to support multiple high-density filing systems, infills of existing floor openings and framing to create new floor openings. Structural analysis was performed for various heavy equipment, such as UPS units, battery cabinets, filing cabinets, copiers and shelving and recommendations were provided to avoid the installation of additional floor reinforcement.

**THORNTON-TOMASETTI / ENGINEERS  
SENIOR STRUCTURAL ENGINEER**

July 1992 to July 1997

**Shanghai Plaza 66 – Shanghai, People’s Republic of China**

New 3.3 million sf mixed use project.

**Nashville Arena – Nashville, TN**

New 20,000 seat arena with a unique steel roof and surrounding support structures.

**NBC Today Show Studio – New York, NY**

Retrofit of existing commercial space to create notable television studio.

**PRESENTATIONS** The Art of Office to Residential Conversions in New York City, J. Basel, A. Dolan., J. Hernandez, ASCE/SEI Structures Congress, Phoenix, AZ, April 9-11, 2025