
<u>EDUCATION</u>	UNIVERSITY OF PENNSYLVANIA Masters of Architecture	Philadelphia, PA 1981
	CITY COLLEGE OF NEW YORK Bachelors of Science and Bachelors in Architecture Summa cum Laude	New York, NY 1980
<u>LICENSES</u>	Registered Professional Architect in the States of New York, New Jersey and California QEWI – Qualified Exterior Wall Inspector	
<u>PROFESSIONAL ASSOCIATIONS</u>	Member, American Institute of Architects Member, Construction Specifications Institute Member, International Institute of Building Enclosure Consultants Member, New York City Department of Buildings’ Local Law 11 Advisory Committee	
<u>EXPERIENCE</u>	GILSANZ MURRAY STEFICEK PARTNER	October 2005 to Present
	Roofing / Waterproofing Consultation Manages all of GMS’ roofing and waterproofing projects from design through construction.	
	Façade and Parapet Inspection Safety Program mandated by the NYC Department of Buildings Manages all of GMS’ Façade and Parapet Inspection Safety Program inspections for numerous clients to comply with the Critical Façade Examinations as defined by Rule No. 103-04 of the Rules of the City of New York (formerly known as LL11) and Rule No. 103-15 Periodic Observation of Building Parapets. Also sat on the technical advisory committee for NYC DOB Facades Unit.	
	Hudson Yards Platform, 1 Chase Manhattan Plaza, 437 Madison Avenue and 1411 Broadway, 332 West 57th Street, 1114 Sixth Avenue, and 888 Seventh Avenue – New York, NY GMS served as the waterproofing consultant for these Plaza waterproofing projects.	
	280 Park Avenue – New York, NY GMS serves as the waterproofing and roofing consultant for the building. Manages roofing and waterproofing services as well as façade repairs / inspections.	
	70 Pine Street – New York, NY Known as The American International Building, this 66-story, 952 foot (290 m) tall building is clad with limestone in the Art Deco style. GMS served as façade and roofing consultant repairing the existing masonry, replacing all windows and louvers, and re-roofing all the terraces.	
	Carnegie Hall – New York, NY GMS serves as the waterproofing consultant for the building. Manages exterior façade	

renovations, new roofing and waterproofing services for Carnegie Hall.

Queens Bridge Plaza North – Long Island City, NY, 111 Murray Street, 76 Eleventh Avenue, and 300 Lafayette Street – New York, NY

GMS served as the façade and waterproofing consultant for these new residential towers.

The General Motors Building – New York, NY

Manages exterior façade inspection program and new roofing and waterproofing services for this project and acted as waterproofing consultant for the Plaza redesign.

The Grace Building – New York, NY

Manages exterior façade inspection program and acted as waterproofing consultant for the Plaza redesign.

550 Washington Street – New York, NY

GMS has been retained to provide Building Envelope Consulting Services for the redevelopment of the southern part of the St. John's Terminal located at the West Side Highway on Manhattan's west side into an office building. The existing structure will grow to 1.3 million square feet, with an expansion from 4 to 12 stories. This will include commercial office tenant area, retail space, ground floor event program space, and parking spaces. GMS will assist with the design, detailing and specifying of the facades and roof/terraces of the building.

GMS is also providing support of flood mitigation at 550 Washington Street at the first floor/grade level. That work includes the design and engineering of custom glazed flood-proof storefront construction and direct interaction with the NYC Building Department Office of Technical Certification and Research. 550 Washington Street is located in the FEMA 100-year flood zone, only several hundred feet east of the Hudson River

1, 2 and 11 Penn Plaza, 61 9th Avenue, 731 Lexington Avenue, 770 Broadway, 330 West 34th Street, 486 Broadway, 595 Madison Avenue, 245 and 350 Park Avenue, 111 Eighth Avenue, 245 Park Avenue, 5 Manhattan West, 909 Third Avenue, 485 and 745 Seventh Avenue, 55 East 59th Street, 304 Canal Street, 875 Fifth Avenue, 300 Vesey Street, 225 Liberty Street, 777 UN Plaza, 90 Fifth Avenue, 90 Park Avenue, 120 AoA – New York, NY

Preparation of exterior façade repair documents and Façade Inspection Safety Program inspection to comply with the various Cycles of Critical Façade Examinations as defined by Rule No. 103-04 of the Rules of the City of New York (Façade Inspection Safety Program) as well as ongoing project review in the capacity of the Building's Engineer.

695 East Main Street – Stamford, CT

GMS was retained to perform comprehensive inspection of the façades, roof and structural systems of this 1980s vintage curtain wall building. Construction documents for the replacement of the roofs, repairs to the façades and remediation of structural issues were undertaken as well. GMS performs ongoing waterproofing consultation for the new Owners.

260 West 52nd Street – New York, NY

Preparation of exterior façade repair documents and Façade Inspection Safety Program inspection to comply with the Sixth Cycle of Critical Façade Examinations as defined by Rule No. 103-04 of the Rules of the City of New York as well as serving as the Architect of Record for the railing replacement/balcony repair project for the building's 60 balconies and the courtyard waterproofing replacement project.

Riverside Church and 475 Riverside Drive – New York, NY

Preparation of exterior façade repair, roof and window replacement documents for Riverside Church as well as ongoing project review during construction for multiple roof replacement projects at Riverside Church, a landmarked church on the upper west side of Manhattan. In addition, GMS inspected and oversaw the remediation of the steel in the Laura Spelman Rockefeller Carillon Superstructure and Stairwell and acts as the roofing consultant for the new roofing at the Stone Gymnasium.

The Olcott – 27 West 72nd Street, New York, NY

Provided consulting services for the roof replacement of the Main, Penthouse and Bulkhead Roof areas including all Bulkhead facades. The building, which is 16 stories high, is a former residential/hotel building (still partially occupied) constructed in the 1920's which is currently undergoing a conversion into condominiums. It is classified as an "Old Code", Class 1 fireproof building and is located within the Upper West Side Historic District. This makes all exterior work subject to the authority of the NYC Landmarks Preservation Commission.

2 Grand Central Tower, 140 East 45th Street and World Wide Plaza – 825 Eighth Avenue, New York, N.Y.

Provided consulting services related to the repair of the façades, consisting of masonry walls, aluminum windows, balconies and balcony railings. Tasks included preparation of façade remediation drawings as well as observation during construction.

Westchester Country Club – 99 Biltmore Avenue, Rye, NY

Provided consulting services related to the investigation of structural, façade and roof deterioration of the Hotel, Sports Facility, Administration Building, and Golf Cart "Garage" of this prestigious Country Club. The ultimate goal was to provide the Owner with a realistic picture of the existing deterioration throughout the buildings, to forecast and prioritize necessary repairs, and to estimate restoration costs. Provided management of construction services.

Chanin Building – 380 Lexington Avenue, New York, NY

GMS provided consulting services to the owner for below-grade waterproofing, exterior façade and roofing inspections subsequent to an adjacent steam explosion.

1330 Avenue of the Americas and 110 William Street – New York, NY

GMS provided consulting services to the owner for re-painting of the building's aluminum curtain wall with an acrylic polyurethane paint. GMS was retained to provide roofing and water proofing services for this project as well.

49 Ash Street – Brooklyn, NY

Project architect for conversion of a manufacturing facility into an artist's studio, workshop and storage facility. GMS was retained to provide all structural and architectural services.

800 Scudders Mill Road – Plainsboro, NJ

GMS provided façade consulting services for the recladding of this existing three (3) story office building, now headquarters to The Novo Nordisk, in Plainsboro, NJ. This work included a completely new exterior skin and updated core areas. The existing exterior originally consisted of concrete panels and bronze ribbon windows. This was removed and replaced with a new enclosure combining glazed curtainwall with spandrel glass detailing at floor and roof lines and metal panels with a zinc-like finish.

685 Third Avenue – New York, NY

GMS provided structural engineering and building envelope consulting services for the renovation of the lobby of 685 Third Avenue at East 44th Street. The project involved the creation of a double height lobby space, a new entry canopy, new lobby stairs, new ADA elevator and installation of new architectural feature walls within the lobby. The project also renovated the adjacent 4,000 sf public park creating a 27-foot tall living wall and water feature along the entire 100-foot long property line at the east side of the park.

401 West 14th Street – New York, NY

The objective of this project was to document the existing deterioration throughout the three-story building façade & other building envelope elements, to provide contract documents for its restoration, and to provide technical consulting services to the project architect for other project related envelope elements. The façade consists of brick masonry with large steel window units. The building is located within the Gansevoort Market Historic District and falls under the review of the NYC Landmarks Preservation Commission.

315 Park Avenue South – New York, NY

Preparation of contract documents for the roof replacement & roof bulkhead facades, and to provide technical consulting services to the project architect and Building Owner for other project related envelope elements. Provided waterproofing consultation services for the sidewalk vault repair project.

Society Hill Condominium – Newark, NJ

Documentation of complex wide construction defects among over 100 units and preparation of contract documents for their repair as well as acting as expert in the Association's litigation against the developer/builder.

HELPERN ARCHITECTS, P.C.

August 1982 – October 2005

Employed with Helpern Architects for over 23 years and acted as the Director of the firm's Technical Services Group and as such, managed many of the firm's educational and institutional facilities assignments. Extensive experience in project team management and client relations included special expertise in ADA and Code Compliance, inspections, design of building exterior envelopes, specifications writing, cost estimating, and scheduling.

Consolidated Edison of New York – New York, NY

Term contract of over 20 years to provide call-in services. Projects include Energy Control Center control room specifications; multiple building envelope inspections and facade restorations including Local Law 10/11 work; over 1,000 roof replacements; manager of annual roof inspection program; and restoration of the Con Edison Headquarters Tower.

City Center Dome and Sidewalk Restoration – New York, NY

Principal in Charge for the repair and restoration of the tile roof over the dome as well as the sidewalks of this landmarked, city-owned theater/cultural complex located in Midtown Manhattan. The project included a survey, evaluation and recommendations for repair and restoration. Restoration of the dome was completed in May 2005.

NYC School Construction Authority Capital Improvement Program – New York, NY

Project Manager on term contracts for rehabilitation of numerous schools and playgrounds including roof replacements and window replacements; exterior wall repairs; and building infrastructure upgrades.

Yale University/Apthorp House Renovation – New Haven, CT

Project Manager for survey, analysis, recommendations, and budget for rehabilitation of the historic Apthorp House, located at 56 Hillhouse Avenue, for the Yale School of Management. The project included complete interior and exterior restoration and modernization including new air-conditioning.

New School University – 510 Sixth Avenue, New York, NY

Project Manager for Pre-purchase Study, including existing conditions survey, building inspections of exterior and interior, report, and cost estimate.

Yale University/Perit House Renovation – New Haven, CT

Project Manager for survey, analysis, recommendations, and budget for rehabilitation of the historic Perit House, located at 55 Hillhouse Avenue, for the Yale School of Management. The project included complete exterior restoration and rehabilitation of this Italianate style house.

Yale University/Skinner-Trowbridge House Renovation – New Haven, CT

Project Manager of the facilities inspection phase for the expansion, restoration, and adaptive reuse of this historic 1832 Greek Revival house, located at 46 Hillhouse Avenue. The building now houses the new Center for International Finance of the Yale School of Management.

General Theological Seminary – New York, NY

Project Manager for the development of an Existing Conditions Study as part of the Master Plan for this landmarked, 19 building campus. Responsibilities included inspections, establishing priorities and schedules for required repairs; developing cost analyses and documents for corrective work; overseeing implementation; and writing reports; and Project Manager for the restoration of all of the historic facades.

Queens College “I” Building – Flushing, NY

Project Manager for alterations to one of the original buildings on campus for expansion of an academic computer center and Buildings and Grounds Department. Included full exterior rehabilitation: new windows, new tile roof, and replacement of stucco finish.

Queens and York College/Exterior Rehabilitation – Flushing and Jamaica, NY

Project Manager for corrective work on roofs, windows, and facades for several buildings on both campuses for the Dormitory Authority of the State of New York.

SUNY College of Optometry – 18th Floor Renovation / Roof Replacement, New York, NY

Project Manager for the conversion of existing cafeteria and kitchen space to create offices, a lounge and a conference room for board meetings and other important functions. In addition, a survey and report were undertaken to evaluate the condition of the building’s roof.

SUNY at Oswego – Campus Capital Plan, Oswego, NY

Performed interior and exterior building conditions surveys throughout the entire campus. Based on these surveys, the plan identified and prioritized building maintenance projects for phased implementation by the University.

PS 102 Expansion/ Modernization, NYC School Construction Authority – Bronx, NY

Project Manager for 45,000 sf addition to and modernization of existing 100,000 sf building, including roof and window replacement; exterior wall repair; and infrastructure upgrades.

General Services Administration/26 Federal Plaza – New York, NY

Project Manager for a 385,000 sf, multi-floor, phased renovation for the INS to develop office space, conference rooms, training centers and ancillary facilities.

PUBLICATIONS

“Glossary of Façade Conditions,” NYC Department of Buildings

<https://www1.nyc.gov/assets/buildings/images/content/misc/FacadePresentation.pdf>