

EDUCATION **UNIVERSITY OF SEVILLA** Sevilla, Spain
 Technical Architecture June 2002

LICENSE & CERTIFICATIONS Registered Professional Architect in the State of New York
 National Fenestration Rating Council (NFRC) Certified Simulator

PROFESSIONAL ASSOCIATIONS Member, American Institute of Architects

EXPERIENCE **GILSANZ MURRAY STEFICEK** **October 2006 to Present**
 ASSOCIATE PARTNER

One Madison Avenue – New York, NY

GMS was retained to provide building envelope consulting services and façade restoration for the redevelopment of One Madison Avenue located in New York City. One Madison Avenue is an existing office building initially built as part of the Metropolitan Life Insurance Company's original campus which includes the iconic MetLife tower. The project will include removing the top 7 floors of the existing 16 story building and adding a new 18 story tower above the 9th floor as well as extensive reconfiguring of the remaining limestone clad podium façade with new curtain wall / window inserts.

42-02 Orchard Street – Long Island City, NY

GMS is providing building envelope consulting services for a new 69-story, 811-foot-tall residential skyscraper with retail and amenities in Long Island City. The project also includes a 2-story garage with a landscaped roof deck and the garage with tower occupy one full city block. The buildings' podium is masonry with curtain wall and the tower is window wall. The tower is adorned with a crown/screen enclosure at the top. Architecturally, the building is composed of several grids which is incorporated in the design of the façade. GMS is assisting in the design, detailing, specifying and special inspections of the facades including masonry, curtain wall, window wall, below-grade waterproofing, and roofing along with energy code compliance.

80 Adams Street (aka 98 Front Street) – New York, NY

GMS was retained to provide façade and roofing consulting services for the new mixed-use residential condominium building at 80 Adams Street aka 74 Adams Street in the Dumbo Historic District in Brooklyn.

Railroad 29 a.k.a. 2917 Spruce Way – Pittsburgh, PA

GMS was retained to provide building envelope consulting services for the new condominium development at Spruce Way and Railroad 29 in Pittsburgh, PA. The condominium development is approximately 142,000 sq. ft and will be 7 stories in height.

130 William Street – New York, NY

GMS was retained to provide building envelope consulting services for the new luxury residential condominium in the financial district of lower Manhattan. The building will be a nominal 60 story tower.

200 East 75th Street – New York, NY

GMS is providing structural engineering design assistance and building envelope consulting services for the development of a new 18-story residential building with a cellar. When completed, it will comprise 97,569 sf. The building will have retail space on the first floor, with outdoor/landscaped areas on the ground floor and roof.

Our structural scope included design assistance for items including the following: a steel frame for the parking garage door, the 15th floor terrace railing and loggia steel parapet railings, the roof terrace steel railing and screen height extension, the 18th floor loggia stair ornamental steel railing, and the steel frame for the crown mechanical screen. In addition, we are assisting with the connection of the bulkhead louvers with perforated metal screens to the building structure.

In addition to assisting the design team with the design, detailing, and specifying of the facades and roofs of the building, GMS is providing zonegreen and commcheck calculations.

4720 Third Avenue – Bronx, NY

GMS was retained to provide building envelope consulting services for a new mixed-use commercial and residential building at 4720 Third Avenue in the Bronx. The building will be approximately 260,000 GSF and nominally 9 stories tall.

662 Pacific Park B15 – Brooklyn, NY

GMS was retained to provide building envelope consulting services for this mixed-use residential building in the Prospect Heights section of Brooklyn. The building will consist of a 26-story tower with 313 units (market-rate and affordable rental) with a 2-story mechanical penthouse and bulkhead. A school will occupy the sub cellar, cellar, and 1st through 5th floors and partially on the 6th floor. Residential apartments will be located on floors 6 through 26.

68-74 Trinity Place - New York, NY

GMS is serving as both the structural engineer and building envelope consultant for this new 400 ft. tall, 325,000 square ft. building with 32 floors and two basement levels, as well as mechanical and penthouse levels.

601 West 29th Street – New York, NY

GMS was retained to provide comprehensive building envelope consulting services for the new mixed-use residential building at 601 West 29th Street on the west side of Manhattan. The tower is 62 stories, approximately 650 feet tall and contains 917 rental units of mixed income housing. This project was completed in early 2023 for an approximate construction cost of \$600M.

Pierhouse at Brooklyn Bridge Park – Brooklyn, NY

GMS provided building envelope consulting for this 620,000 sf mixed-use hotel and condominium complex located on Pier 1 in Brooklyn Bridge Park. The complex consists of two buildings with one ten (10) stories and the other six (6) stories tall.

160 Leroy Street - New York, NY

GMS provided building envelope consulting services for this new residential condominium building on West Street in lower Manhattan along the Hudson River. The building features a curved façade of exposed concrete and large segmented windows.

Citizen M Bowery Hotel – New York, NY

Building envelope consulting and design services for a new 18-story modular hotel with a rooftop bar and lounge. Modules have been fabricated in Europe and shipped to the US. The project was completed in 2018.

Citizen M Times Square Hotel – New York, NY

GMS provided limited façade consulting services for this new 20-story hotel located in Times Square.

Riu Hotel, Times Square – New York, NY

GMS provided façade consulting for this new mixed-use hotel and residential complex, with some retail, located on Eighth Avenue at 46th Street in Manhattan's Theatre District. The complex will consist of a nominal twenty eight (28) story tower with condominium units in portions of the lower 6 floors, hotel occupancy above the 6th floor and retail at the ground floor.

30-17 40th Avenue – Taxi Site, Long Island City, NY

GMS was retained to provide Façade and Roofing Consulting Services for this new 10 story rental residential building in Long Island City, Queens.

172 Madison Avenue – New York, NY

GMS provided building envelope consulting services for this new high-rise residential building on Madison Avenue at the corner of East 33rd Street in midtown Manhattan. The building is 33 stories tall with 72 units.

340 Court Street / 291 Union Street (a.k.a. Sackett Union) – Brooklyn, NY

GMS provided building envelope consulting services for a new 7-story, 32 unit condominium building with a block of 4 story residential townhouses located in the Carroll Gardens section of Brooklyn. The façade of the building consisted of a combination of a masonry cavity wall with punched windows, aluminum and glass curtain wall (or window wall), rain screen panel wall system with punched windows and a conventional stick-built aluminum and glass entrance and storefront assembly. Roofs are a combination of conventional (unoccupied) flat roofs and occupied terraces / roof decks. This project was completed in 2013.

55 West 17th Street – New York, NY

GMS was retained to provide exterior wall, roofing and below grade waterproofing consulting services for this new 18-storey luxury/market rate residential condominium building constructed at 55 West 17th Street in NYC.

Cathedral North (1047 Amsterdam Avenue) – New York, NY

GMS provided façade consulting and waterproofing services related to development of this new residential building on the grounds of the Cathedral of St. John the Divine. The project consists of two nominal fifteen story towers on a raised plaza level. The towers are to house market rate rental residential apartments.

160 East 22nd Street – New York, NY

GMS provided building envelope consulting services for this 21-story, 84-unit condominium apartment building, with retail space on the ground floor, located in the Gramercy Park neighborhood of Manhattan.

1107 Broadway – New York, NY

GMS served as the exterior façade consultant for the renovation of the existing building at 1107 Broadway across from Madison Square Park in Manhattan. This included the restoration of the existing façade, replacement of windows, recladding of the lower three floors and the addition of 4 floors.

50-01 2nd Street – New York, NY

GMS provided consulting services for the facades and roofing of this new luxury rental building in Long Island City, Queens. The facades consist of exposed structural concrete columns and spandrels with infill of conventional window wall.

82 King Street (a.k.a. 77 Charlton Street) – New York, NY

GMS was retained to provide exterior envelope consulting services for this new 19-story condominium building in the West SOHO section in Manhattan.

JetBlue Terminal – JFK Airport, New York, NY

GMS provided consulting services during the construction phase of Jet Blue's new terminal at John F. Kennedy Airport in New York including review of façade and roof shop drawings as well as provided assistance with on site water penetration testing.

One Jackson Square – New York, NY

GMS provided structural design and building envelope consulting services for this 11-story, 73,600 square foot luxury residential building with 8,000 square feet of retail space constructed atop the subway tunnels. We assisted in detailing the unique façade that features undulating curtain wall surfaces and worked with DOT to obtain approval.

Edge II - 2 North 6th Place – Brooklyn, NY

GMS was retained to provide structural peer review and building envelope consulting services for this new residential building of approximately forty (40) stories with one level below grade in the Williamsburg section in Brooklyn. The building is a rental residential property with approximately 568 units.

1 North 4th Place – Brooklyn, NY

GMS was retained to provide building envelope consulting services for this new residential building of forty-one (41) stories with one level below grade in the Williamsburg section in Brooklyn. The building is a rental residential property with approximately 500 units.

15 Union Square – New York, NY

The existing façade was re-clad and additional floors were added to this 5-story building in downtown Manhattan. GMS assisted in certain construction phase activities and performing professional services for quality assurance purposes. Our participation includes laboratory mock-up and field testing of the façade as well as shop drawing review and site inspection services during construction.

164 Kent Avenue – Towers 1 & 2, Brooklyn, NY

Façade consulting services for two new residential towers in Williamsburg, Brooklyn. Specific responsibilities included laboratory testing of the window wall mock-up; installation inspections and field testing of the window wall.

330 Madison Avenue – New York, NY

GMS provided façade and structural consulting services to the owner for overcladding this 1960s vintage Midtown office building with an entirely new aluminum and glass curtain wall. The work was performed while the building was completely occupied. The new façade, while increasing the percentage of daylight openings, brings the building into compliance with the 2009 New York State Energy Conservation Construction Code.

15 West Union Square – New York, NY

The existing façade is being re-clad and additional floors are being added to this 5-story building in downtown Manhattan. Specific responsibilities included curtainwall and roofing installation field inspections; curtainwall and roofing field testing.

Fifth on the Park – New York, NY

GMS provided assistance in defining basic wall construction and in establishing the basic details required for the facade system of this new residential building in Manhattan. Specific responsibilities included installation inspections and field testing of the window wall.

388 Bridge Street – Brooklyn, New York

GMS served as the façade consultant for this 55-story condominium apartment building in Brooklyn. The façades are a combination of window wall, metal panels and precast concrete. GMS participated in both the wind tunnel analysis and Energy Code Compliance analysis for this building during the design phase.

Westchester Country Club – Westchester NY

GMS 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. GMS prepared restoration documents for

these repairs and continues to observe the construction in progress. Specific responsibilities included field Inspections of masonry and roofing restoration work.

205 Water Steet – Brooklyn, NY

GMS provided consulting services for the facades and roof/terraces of this new residential building in the DUMBO section of Brooklyn. Architecturally exposed cast-in-place concrete was chosen for the façade. The windows were designed to provide a very high level acoustic performance due to the buildings proximity to the Brooklyn Bridge. This project was completed in 2010.

Empire State Building – New York, NY

Local Law 11 inspection and various restoration work has been undertaken for this New York City landmark. Specific responsibilities included detailing and field inspection of parapet restoration work.

2148 Broadway – New York, NY

GMS provided building envelope services for this new 18-story luxury residential condominium building with 75 units in Manhattan.

40 Berry Street – Brooklyn, NY

GMS was retained to assist with the detailing of the roofing and above-grade waterproofing as well as to provide construction phase services for this new residential building of approximately seven stories located in Williamsburg, Brooklyn.

575 Fifth Avenue – New York, NY

GMS provided consulting services for the re-cladding of this existing commercial building in midtown. Specific responsibilities included curtainwall installation field Inspections.

The Olcott Hotel – New York, NY

This project involved the restoration of the roofing on this midtown Hotel. Specific responsibilities included the roofing replacement field Inspections.

ADMINISTRACION ARBOLEDA

Technical inspections of existing buildings.

ESTUDIO de ARQUITECTURA VALLE

Architectural Studio

Architectural firm specializing in residential construction.