

Jeff Stratton is an Associate at Gilsanz Murray Steficek (GMS) and is a registered Professional Engineer in New York and California. He joined GMS in 2005, after more than a decade of renovation and fabrication work in New York City. Since that time, he has worked on dozens of new construction and renovation projects for a variety of retail, corporate, residential, and government Clients, some of which include Citigroup, Goldman Sachs, CBS, Barneys, and Dylan's Candy Bar. He is currently working on a new mixed use 104,000 sf development at 22-43 Jackson Avenue, the 36,000 square foot expansion at 399-407 Knickerbocker Avenue in Brooklyn, and the renovation of several private residences across New York City. He is also currently involved with the SEAoNY Existing Building Code committee.

**EDUCATION**      **THE CITY COLLEGE OF NEW YORK – CUNY**      New York, NY  
Bachelor of Engineering in Civil Engineering      2006

**SKIDMORE COLLEGE**      Saratoga Springs, NY  
Bachelor of Science in Studio Art      1991

**LICENSES**      Registered Professional Engineer in New York and California

**PROFESSIONAL ASSOCIATIONS**      Member, Structural Engineers Association of New York (SEAoNY)  
Member, New York City Department of Buildings' Structural Masonry and Loads Sub-Committee for the 2011/2012 revision of the NYC Building Code  
Member, New York City Department of Buildings' Structural Technical Committee for the Revisions to the 2008 New York City Building Code  
Member, American Council of Civil Engineers (ACEC) National CASE Structural Engineers Guidelines Committee

**EXPERIENCE**      **GILSANZ MURRAY STEFICEK**      **May 2005 to Present**  
ASSOCIATE PARTNER

**Toyoko Inn – Long Island City, NY**  
New, approximately 300,000 sf, 1,049 key, 50-story hotel with three cellar levels. The G train subway line runs below Jackson Avenue with the Court Square station to the south of the site and the elevated portion of the 7 subway line runs adjacent to the west side of the site.

**250 South Street – New York, NY**  
GMS provided structural engineering consulting services for observation of the construction work at the new 70 story residential development. Our role is to serve as the Owner's Designated Structural Engineer, interacting with the design and construction teams during the construction of the building.

**Pierhouse at Brooklyn Bridge Park – Brooklyn, NY**  
GMS is providing building envelope consulting services for this mixed use hotel and condominium complex located on Pier 1 in Brooklyn Bridge Park. The complex will consist of two buildings with one ten (10) stories and the other six (6) stories tall.

**Grant Thornton – New York, NY**

GMS provided structural engineering consulting services for 100,000 sf interior fitout.

**Private Client – New York, NY**

Condition assessment and repair contract drawings for existing 20+ story building spanning Amtrak railroad tracks.

**Private Residence on East 82<sup>nd</sup> Street – New York, NY**

GMS is providing structural design services for the renovation and conversion of the existing multi-family townhouse with approximately 4,160 square feet over four stories and a cellar on East 82<sup>nd</sup> Street. The renovations for this project include partial excavation of the lot to incorporate an extension to the rear of the house, the addition of a new penthouse level above the existing roof framing, the replacement of the existing stairs, and a new elevator.

**Private Residence on West 93<sup>rd</sup> Street– New York, NY**

The renovation of the 4,580 square foot townhouse with five levels and a basement on West 93<sup>rd</sup> Street consists of the removal of the basement level slab, the existing block wall at the basement level, the rear façade at the first through fourth floors, the existing stair to the fifth floor and the skylight at the roof level, as well as three new stairs, the extension of the enclosed living space on the fifth floor, and a new elevator.

**150 Charles Street – New York, NY**

This new residential building between Charles Street and West 10<sup>th</sup> Street just off the West Side encompasses an acre lot, with approximately 300,000 square feet of residential space, plus open space and green roofs distributed throughout the complex – green space covers half the project area. The building aims for LEED gold certification.

**Financial Office – 1 World Financial Center, New York, NY**

The project consists of the architectural fit-out of approximately 204,000 sf on four floors and includes a lobby, executive offices, general offices, open area planning, conference rooms, conference center, pantries, equipment rooms, telecommunication rooms and high density filing rooms.

**Macquarie – 125 West 55<sup>th</sup> Street, New York, NY**

GMS has provided structural design services for the tenant fit-out within this 575,000 sf office building since 2004. Our work includes floor loading reviews for new server rooms and design of new slabs over existing openings, support of movable partitions and new interconnecting stairs.

**WNET New York HQ – World Wide Plaza 825 Eighth Avenue, New York, NY**

Provided structural design services for the office fit-out including floor loading reviews for new server rooms and design of new slabs over existing openings.

**77 Water Street – New York, New York**

Beginning in 2000, GMS performed an extensive conditions assessment for a prospective purchaser, which included general code-compliance of the building, roof and façade assessments. Since that time we have provided structural engineering for several projects within the building: an extensive system upgrade, major equipment upgrades – chillers, emergency generator and water tank, a new Health Club, a new lobby including a Pilkington glass exterior wall, and the plaza renovation.

**Financial Services Data Center – Carteret, NJ**

Major facility upgrade including alterations to existing steel framed structure to accommodate new generators and MEP. Design of equipment pads and troughs, ventilation mezzanine and louvered penthouse. Analysis of existing structure and design of supports to accommodate hanging equipment.

**Citibank – Various Locations**

Over 4 dozen new and existing branch renovations in the New York metropolitan area and Philadelphia, including analysis of existing structures to support new safes and hanging partitions. Design of new support structures for vaults and dunnage for MEP equipment.

**CBS – New York, NY**

On-call services, primarily at the Broadcast Center, including studio and office renovations, high-density files, Distribution Center MEP upgrade, and modification to existing dunnage for re-use. Structural analysis of existing building for loads imposed by special production work. Conditions assessment of existing studio catwalks throughout Broadcast Center.

**Commerce Bank – Brooklyn, NY**

Conversion of 3 individual 3-story brownstones to single, open space for new flagship branch. Lateral analysis and design of new steel superstructure for support of existing roof and masonry façade, new curtain wall, and vault.

**Pronovias – 14 East 52<sup>nd</sup> Street**

Design development and lateral analysis of existing building for new, open floor plan and seven story all-glass façade.

**Somers Schools – Somers, NY**

New classroom additions to the Intermediate and Middle schools totaling approximately 60,000 square feet, including design of new 600+ seat auditorium. Design development through CDs and construction administration.

**Caretaker's Apartment – Brooklyn, NY**

Design of two-module, prefabricated 1200 square foot apartment for location on roof of existing 40,000 S.F. industrial facility, including analysis and reinforcement of same to accommodate new loads.

**Private Residence – New York, NY**

Lateral analysis and design of a new steel superstructure within an existing landmarked townhouse to support new pool and deck on roof.

**The New School – New York, NY**

Renovation and alterations to existing 11 story apartment building for use as new dormitory. Includes condition assessment and repairs to parking garage slab.

**Fisher Houses – Tacoma, WA and San Antonio, TX**

Foundation design for multi-family residential complexes.

**Private Residence – Lattingtown, NY**

15,000 square foot, Tudor-style private residence, combines wood framing and steel framing in both gravity and lateral systems.

**Private Residence – East Hampton, NY**

Multi-wing residence utilizing both wood and steel structural framing systems. GMS performed vibration analysis and design for the twenty five foot plus cantilevered balcony as well as the exposed steel stairs.

**Colonial Glass – Brooklyn, NY**

Structural design for dunnage and equipment supports for MEP/Cogeneration facilities expansion.

**Private Residence – New York, NY**

Support and rail system for 150+ square foot motorized, retractable skylight.

**VARIOUS CONTRACTING/CONSTRUCTION EXPERIENCE**

**1991-2002**

Over one decade of contracting/construction experience in New York City, specializing in renovations, design/build and installations.