



Advise Manage Implement

Wisdom = Knowledge + Experience



360° vision of design and construction...

Truth

The most important decisions are made on every building project when the least is known. Construction is one phase of the project — early in and last out. pbbcatalystgroup manages from beginning to end.

Maximum Value



Queens Crossing, Flushing, NY
Construction Manager for Preconstruction and Construction Phases of \$100 million, 12 story, 400,000 sq. ft. Mixed Use Project comprised



of commercial, office/medical condominium, retail and community facilities with 2 levels of below grade parking. The project is scheduled for completion in the fourth Quarter of 2006.

work in progress ...



White Trust — New York, NY

pbbcatalystgroup has completed exclusive residential and commercial renovations in several of the most prestigious buildings in New York.



Trump Tower Residence — New York, NY

recent 5 star interiors ...



The Vevo — New York, NY

Excellence in planning and execution is a hallmark of our brand of services, tailored to the most exacting requirement of our clients and the design community.



1 cpa Restaurant — New York, NY

phbcatalystgroup has added the following new clients:

- Trinity College
- International University of Nursing
- Volunteers of America of Greater New York
- Wildlife Trust
- Educational Housing Services
- Tegor Properties
- Bar Vetro
- Superstructures, Architects + Engineers
- 55 Central Park West
- The Galleria
- Ponte Gadea S.L.
- New Yorker Hotel Management Co., Inc.
- Horizon Global
- Kimpton Hotels
- Peridot Cay, A Comco Resort
- Full Spectrum of NY
- L&M Equity Participants
- F&T International LLC
- TDC Development
- Related Properties
- Capstone Development Corp.
- Dorius One Development Group

...the right answer to the wrong question is worthless... phbcatalystgroup knows the right questions, when best to ask them ... and where the right answers are found.

Services provided by phbcatalystgroup include:

- Owner's Representative and Advisory
- Program/Project Management
- Construction Management
- General Contracting
- Project Feasibility
- Pre-construction/Design & Budget

- Sustainable Planning
- High Performance Building
- Mortgage Monitoring
- IT&E Procurement/Installation
- Pre-solicitation Conditions Assessment
- Deferred Maintenance/OSM Planning
- Cost Estimating/ Cost Commitment



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Company Profile

High Performance Building
At phbcatalyst group, we are committed to integrating viable construction means, methods and materials while providing services that answer the heightened demand for environmental responsibility. With a proven track record in evaluating high-performance strategies during preconstruction in a way that assures realization within a constantly changing marketplace, phbcatalystgroup's principals are fervent supporters of high performance/green building and are dedicated to identifying opportunities and impediments to much needed change in the way we plan, design, construct and operate our buildings.

Special Construction and Contracting Services

At phbcatalyst group, the diversity of our experience coupled with the 360° vision/knowledge of the design and construction industry affords us the ability to tailor project delivery for unique construction and renovation programs, including resourceful contracting strategies for select opportunities. This is accomplished not only through the talent and expertise of phbcatalystgroup's principals, but through the established and proven relationships of the firm's many affiliates. When appropriate to the scale or complexity of a special project, phbcatalystgroup will directly provide general and trade contracting to suit the specific needs of our clients. With extensive reach into the market, contracting resources both large and small are available to successfully implement the most challenging design visions.

Principals

Setting out to create an organization that reflects the insight gained from over 30 years of planning, design and construction, the founders of phbcatalystgroup offer clients 360° vision gained from experiences within the challenging design and construction industry. Carlos Pesant and Mark Harari (co-presidents) have worked together throughout the last decade and share a vision of client service and an unrivaled commitment and dedication to project success. Individually, their respected standing in the industry is based on a proven ability to deliver complex, signature projects and diverse building types within wide ranging market sectors — each with the same skill and integrity.



Kalahari Apartments — New York, NY



City College — New York, NY



Penn Club — New York, NY



Queens Crossing — Flushing, NY



Sofitel — New York, NY



Loews Miami Beach Hotel — Miami, FL

360° vision of design and construction...
principal experience as owners, developers, consultants and builders...
an extensive portfolio of successful projects...



Millennium Hilton — New York, NY



International University of Nursing — St. Kitts, WI



Fountainebleau Hilton — Miami, FL



Plaza Hotel Spa — New York, NY



Jennison Associates, Inc. — New York, NY



Essex House — New York, NY



Mill Neck Manor — Mill Neck, NY



New Yorker Hotel — New York, NY



Eloquence on the Bay — Miami, FL



Epic — Miami, FL



Pocantico Conference Center — Pocantico Hills, NY



Trinity Community Sports Complex — Hartford, CT

Unique approach, brand of services... proactive,
experienced management of resources... facilitates
well informed cost effective, timely decisions



Embassy Suites at Battery Park City — New York, NY



Parrot Cay — Turks and Caicos, BWI



Mark Twain Visitors Center — Hartford, CT



Wildlife Trust — New York, NY



Galleria Residence — New York, NY



Columbus Circle Residence — New York, NY



Our Lady of Perpetual Help — Boston, MA



Kykuit — Pocantico Hills, NY



Pocantico Playhouse — Pocantico Hills, NY

...from early assessment of options to coordinated move-in
and completion services... value is maximized...

GOAL: 1+1=3

...an elastic structure molded to the specific needs of each project...
big project capability — small company project focus...
hands on principal involvement regardless of project size

Affiliates

phb**catalyst**group is organized as an elastic structure to deliver value added services with an inherent, cost effective advantage. phb**catalyst**group assembles the appropriate resources tailored to each specific project requirement. Rather than permanent overhead, phb**catalyst**group enjoys numerous long-term success-based working partnerships in every aspect of the project delivery spectrum. From feasibility and acquisition issues to FF&E procurement and installation, commissioning, facilities operations and maintenance, phb**catalyst**group integrates a professional team with sole source responsibility to answer the needs of nearly any project or building type on a stand alone or turn key basis.

As needed, our major affiliates are available to support each project in the following areas:

- **Project financing — Acquisitions and Development**
- **Project Development — Turn Key**
- **Design/ Build Services**
- **Furniture Fixtures and Equipment (FF&E) — Procurement/Installation**
- **Energy Strategies and Incentive Programs**
- **Third Party Commissioning/ Coordination**
- **Specialty Contracting Services**
- **Integrated Building Business Technology Services — Single Source Turn Key**
- **Operation and Maintenance/Facilities Management**



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Photo Credits and Acknowledgment

The client relationships and projects contained herein were developed during our long, successful tenure with Bovis Lend Lease LMB, Inc. We are extremely proud of our accomplishments and are grateful for the opportunities and challenges that were afforded us during our many years there.

Commercial • Codina Group, Inc. • Constructa, Inc. • David Rockefeller • Forest City Ratner Companies • General Electric Investment Corp. • Hines Interests Limited Partnership • Jennison Associates LLC • Lehman Brothers • Mellon Bank • Scott Robins Companies • Shore Development, Inc. • The Goldman Sachs Group, Inc. • The Principal Financial Group • Vornado Realty Trust • **Hospitality** • Accor Hotels • Aramark Corporation • Carnival Hotels and Resorts • CDL Hotels, Inc. • Driftwood Properties, Inc. • Flatotel International • Fontainebleau Hilton Resort • G Holdings Corporation • Grupo Poma • Hotel Dynamics Group • Loews Hotels, Inc. • Marriott International, Inc. • Millenium Hotel • Strategic Hotel Capital, LLC • Swissotel • The Plaza Hotel New York City • The Ritz-Carlton Hotel Company, LLC • Triarc International

Institutional / Not-For-Profit • American Academy In Rome • Cornelia Connelly Center for Education • Doris Duke Charitable Foundation • Geraldine Dodge Foundation • Long Beach School District • Lyndhurst Historic Site • Mill Neck Manor School for the Deaf • Mount St. Alphonsus • Municipal Art Society • National Trust for Historic Preservation • New York State Capitol • Newport Restoration Foundation • Penn Club / University of Pennsylvania • Pocantico Historic Area • Rockefeller Brothers Fund • Shelbourne Farm • Stanford University • The Redemptorists • The Mark Twain House • Trinity College • United States Military Academy @ West Point • **Commercial** • Codina Group, Inc. • Constructa, Inc. • David Rockefeller • Forest City Ratner Companies • General Electric Investment Corp. • Hines Interests Limited Partnership • Jennison Associates LLC • Lehman Brothers • Mellon Bank • Scott Robins Companies • Shore Development, Inc. • The Goldman Sachs Group, Inc. • The Principal Financial Group • Vornado Realty Trust • **Hospitality** • Accor Hotels • Aramark Corporation • Carnival Hotels and Resorts • CDL Hotels, Inc. • Driftwood Properties, Inc. • Flatotel International • Fontainebleau Hilton Resort • G Holdings Corporation • Grupo Poma • Hotel Dynamics Group • Loews Hotels, Inc. • Marriott International, Inc. • Millenium Hotel • Strategic Hotel Capital, LLC • Swissotel • The Plaza Hotel New York City • The Ritz-Carlton Hotel Company, LLC • Triarc International

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Innovative projects require equally innovative management services and delivery methods. Understanding this dynamic, **Catalyst** was formed to bring world-class project management and delivery methods to unique project opportunities. As industry trends shift toward the outsourcing of project management and owner's representation, **Catalyst** provides a comprehensive strategic assessment of options, providing clients with expert guidance on how to proceed in order to maximize value and achieve success.

Catalyst provides unparalleled professional depth of resources, with flexibility tailored to specific owner requirements for each project. **Catalyst** offers the expertise, experience, 360° vision and commitment to ensure that the project is, from the outset, properly defined, structured and implemented. From an early project feasibility study to coordinated move-in and project completion services, the right team with the right tools to maximize value and achieve success.

Founded on the belief that a seasoned team-based approach, experience and commitment on any complex project are key to success, **Catalyst** is structured to lead projects. Through a full spectrum of project services, ranging from feasibility to contracting, to FF&E procurement and installation, commissioning and facilities management, **Catalyst** has the ability to assemble the team and expertise required for each project or assignment. Whether involvement is required during the feasibility, design, management, procurement, construction or operations phase of a project, or if comprehensive management advisory services are desired, **Catalyst's** ability to provide seasoned talent within an elastic structure will serve as *your* "catalyst" to successfully deliver the project.

A long list of varying, significant, complex projects managed, built or developed by Catalyst exemplifies the success of the Catalyst brand of service.

Services provided by Catalyst include, but are not limited to:

- Owner's Representation & Advisory
- Program / Project Management
- Construction Management
- General Contracting
- Project Feasibility
- Pre-construction / Design to Budget
- Project Team Assembly
- Mortgage Monitoring
- Sustainable Planning & Development
- Green / High Performance Building
- FF&E Procurement / Installation
- Commissioning Authority
- Energy Management / Planning
- Pre-acquisition Conditions Assessment
- Deferred Maintenance / O&M Planning
- Third Party Review / Coordination
- Cost Estimating / Cost Containment & Control



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The right answer to the wrong question is worthless! **Catalyst** knows the right questions to ask and how to obtain the right answers.

The capabilities of **Catalyst** are further enhanced through its network of affiliate businesses, allowing the firm to deliver turnkey projects by way of its extensive resources and relationships throughout the industry including owners and developers, consultants in the design, business and technical professions, lenders and financial institutions, research / academic and risk management advisory, to name a few. Because experience matters, **Catalyst's** own expertise, coupled with the support of these wide-ranging industry professionals, maximizes the ability to achieve total project success.

Principals

Setting out to create an organization that reflects the understanding gained from over 35 years of planning, design and construction, the founders of **Catalyst** can offer clients 360° vision gained from experiences on all sides of real estate development, design and construction. The principals of the firm have held positions as owners, developers, consultants, design professionals and construction managers. This diversified range of responsibility and accountability has resulted in an equally diverse range of project types and service deliveries. Furthermore, over the last three decades, the principals of **Catalyst** have amassed an extensive portfolio of successful projects in the USA and abroad, as well as invaluable lessons learned, which have led to the development of a unique approach and brand of services for all phases of the development process. In turn, **Catalyst's** clients both utilize and benefit from the professional expertise and extensive experience of our seasoned team required to make well-informed, timely and cost-effective decisions.



Mark Harari, Architect RA Co-President/Founder

Mr. Harari presents 35 years of diverse experience in project management, construction consulting and architecture and design, with a special emphasis on project planning and comprehensive pre-construction services. This encompasses strategic planning, feasibility analysis; budget and schedule development; evaluation of building systems and components during the pre-construction phase; quality control services during construction; technical review and evaluation; constructability analysis and review; value engineering; systems and materials analyses. Mr. Harari has served as a design architect for several architectural firms of international renown, followed by a 10-year period where he served as principal of a successful architectural practice. He then went on to Bovis Lend Lease, where as a senior executive and officer of the firm for nearly 14 years, he directed a wide spectrum of new construction, renovation, historic restoration/preservation projects and consulting services in the hospitality, commercial, financial, educational, retail, industrial, residential, healthcare, cultural and performing arts market sectors.

Mr. Harari is a visible and active voice in the Design/Construction community for green/high performance building. Having served on the Advisory Committee to USGBC and the City of New



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York DDC High Performance Building Guidelines. He has continually been engaged in multi-disciplinary public/private initiatives to mainstream green building in the NYC Marketplace, systematically identifying opportunities and impediments to needed change in the way we plan, design, construct and operate our buildings.

Mr. Harari has been involved with high performance/green building issues since the 1970's when energy efficiency, solar design and alternative transportation strategies were discussed against the backdrop of the oil embargos. He is currently involved with numerous high performance building projects, both new construction and renovations, as well as large scale land and infrastructure planning and development. Increasingly, the dialogue about the cost consequences of green building is an area where Mr. Harari is developing solutions for his clients; the trade-offs, value analysis and costs associated with innovation. Most recently he has been advising a group of lenders establishing a green/high performance building REIT.

Carlos J. Pesant
Co-President/Founder

Mr. Pesant possesses over 32 years of professional experience as a design and construction professional. He has directed the design and construction of numerous complex and innovative projects for major multinational corporations and managed the practices of two nationally known architectural firms early in his career.

Mr. Pesant has served as the Director of Technical Services for Hilton Hotels Corporation where he was responsible for the programming, design, document production, contract administration and development construction support for corporate properties as well as franchised properties. As Director of Construction Management at a major national communications company, Warner Amex Cable Communications, Inc. Mr. Pesant was responsible for the planning, design and construction of all facilities supporting the operation of major urban cable franchise systems during a period of explosive growth in this high-technology industry.

Additionally, Mr. Pesant held the position of Senior Vice President of an operational unit at Bovis Lend Lease, a leading global construction management and consulting firm, over a span of 10 years. His office was the center of excellence for hospitality and gaming in North America.

A graduate of the City College of the City University of New York's School of Architecture, Mr. Pesant holds a Bachelor of Science Degree in Architecture and as a charter member of the Architecture Advisory Council. He has participated in numerous seminars at the Harvard University Graduate School of Design including Hotel Planning and Design, Resort Planning and Design, Building Envelope Design and Failure Prevention, and Hotel Development: Planning for the Future.

William Seward
Principal

Will Seward is the Owner/Operator of Chilmark Construction Corp., Founder/Managing Member of United Trade & Design (UTD) and most recently a new partner in phbCatalyst Group and the



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Cofounder/President of newly formed Catalyst Chilmark, LLC with Mark Harari and Carlos J. Pesant

Mr. Seward has 15 years' experience in Construction Management and retail and residential real estate development. With projects ranging from midrise, 100-unit new build condominiums to luxury custom homes on Park Avenue and Martha's Vineyard

In 2000 Mr. Seward transitioned from restaurant development to construction of his own projects, to then focus solely on design/build General Contracting for third party (restaurant, night club and retail) spaces. And in 2008 Mr. Seward graduated to high rise, beginning pre-construction work on 300 East 23rd Street: a 132,000 SF, 20-story high rise as a Project Manager. With the support of his Project Sponsor, in 2011 Mr. Seward formed Chilmark Construction Corp. to complete the project.

Chilmark Construction went on to manage and consult on 5 Franklin Place (19-story condominium in TriBeCa), SLS New York Hotel conversion, City Point Podium (Downtown Brooklyn) and 430 Albee Square (250-unit residential also in Downtown Brooklyn.) Chilmark has also completed custom renovation work of a number of private residences on New York's Upper East Side as well as the offices of Kutnicki Bernstein Architects.

In 2014 Mr. Seward created United Trade & Design LLC (UTD) to develop residential projects in house utilizing existing Chilmark projects relationships and funding from trade and design professionals. UTD currently has three projects under development in Boerum Hill and Greenwood Heights, Brooklyn as well as Inwood, Manhattan, with sales projected for summer 2016.

Together for the last 10 years, the principals / founders of **Catalyst** have built lasting relationships throughout the industry and enjoy the respect and admiration of their peers. Additionally, they possess the proven ability to manage complex projects and diverse building types within wide ranging market sectors including assignments for private, public and not-for-profit clients. Each takes great pride in their commitment to their clients and maintains a strong moral and ethical stance, reinforced by an unwavering belief in sustainable development and green building practices that, taken together, form the bedrock foundation of the organization. Additionally, they are relentless in their determination to achieve maximum success for their clients and their projects.

Working in partnership with our clients and partners to develop a sustainable advantage through a combination of proven experiences and current technology, **Catalyst** helps clients efficiently direct the design and construction process, harvesting the resulting value added advantage and guiding their projects to successful completion. At **Catalyst** we are of the strong belief that our combined experience, diversity and flexibility will allow us to bring your project the best services available, not only answering your questions, but making certain that the right questions are being asked, **because the right answer to the wrong question is worthless.**

As such, **phbCatalystgroup's** 360^o vision will ensure that the right questions are asked, and even more importantly, at the right time throughout the life of a project. Furthermore, with **Catalyst's** unique ability to provide a flexible and elastic structure that can be supplemented by an extensive



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network of industry affiliations and strategic alliances. All clients and projects will benefit from knowing that only the appropriate level of services and solutions are being applied facilitating cost effective project success.



PROJECT PROFILE

Current + Completed

| phbcatalystgroup Projects Under Construction: | | Completion | Services |
|--|----------------------|-------------------|-----------------|
| Marriott, Surfside, Florida | \$25,000,000 | 2015 | OR |
| Atton Hotel, Miami, Florida | \$40,000,000 | 2016 | OR |
| New Yorker Hotel, New York, NY (Ph 2) | \$42,000,000 | 2015 | OR/CM |
| Starwood Capital Group, "1" Hotel, New York, NY | \$65,000,000 | 2015 | OR |
| Albee Square, Brooklyn, NY | \$53,000,000 | 2017 | OR/CM |
| Total Value of Projects Under Construction | \$225,000,000 | | |

| phbcatalystgroup Projects Completed 2003-2015: | | Completion | Services |
|---|------------------------|-------------------|-----------------|
| Gibney Dance Studio, New York, NY | \$1,000,000 | 2014 | OR |
| MIST Kalahari (My Image Studios), New York, NY | \$10,000,000 | 2012 | CM/GC |
| Central Park Conservancy, New York, NY | \$900,000 | 2011 | GC |
| Hotel 57, New York, NY | \$14,000,000 | 2009 | CM |
| W Hotel, Miami Beach, FL | \$150,000,000 | 2009 | CC |
| Epic Residences & Hotel (Kimpton), Miami, FL | \$250,000,000 | 2009 | OR |
| New Yorker Hotel, New York, NY | \$50,000,000 | 2009 | OR/CM |
| Eloquence on the Bay, Miami, FL | \$52,000,000 | 2008 | OR |
| E. 53rd Street (Related Companies), New York, NY | \$80,000,000 | 2008 | PM |
| Kalahari Apartment, New York, NY | \$90,000,000 | 2008 | OR |
| First Ocean Residence, Miami Beach, FL | \$7,500,000 | 2008 | PM |
| Orange County Emergency Services Center, NY | \$37,500,000 | 2008 | PM |
| New York Institute of Technology, New York, NY | \$3,000,000 | 2008 | CM |
| VOA School, Bronx, NY | \$9,000,000 | 2007 | CM |
| 86th Street (Related Companies), New York, NY | \$120,000,000 | 2007 | PM |
| Trinity Community Sports Complex, Hartford, CT | \$12,000,000 | 2006 | OR |
| CUNY Residences (Capstone Development), New York, NY | \$45,000,000 | 2006 | OR |
| Queens Crossing: Core & Shell, Flushing, NY | \$75,000,000 | 2006 | CM |
| Hilton Garden Inn, New York, NY | \$10,000,000 | 2006 | GC |
| International University of Nursing, St. Kitts, WI | \$8,000,000 | 2005 | OR |
| Wildlife Trust, New York, NY | \$500,000 | 2005 | CM |
| Jennison Associates, New York, NY | \$500,000 | 2005 | CM |
| Harrison Conference Center, Glen Cove, NY | \$8,000,000 | 2004 | OR |
| Mill Neck Manor, Millneck, NY | \$1,500,000 | 2004 | CM |
| Mark Twain Education & Visitors Center, Hartford, CT | \$17,000,000 | 2003 | OR |
| Total Value of Projects Completed 2003-2015 | \$1,052,400,000 | | |

| phbcatalystgroup Projects in Pre-Construction: | | Completion | Services |
|---|----------------------|-------------------|-----------------|
| Avatron Smart Park, Atlanta, GA | \$600,000,000 | 2019 | OR/CM |
| Sustainable Urban Food Center Inc, Various Sites | \$65,000,000 | 2016 | OR/CM |
| Rapid Start Incubator, New York, NY | \$5,000,000 | 2016 | CM |
| RBF Pocantico Center Orangerie, Pocantico, NY | \$10,000,000 | 2017 | OR |
| Total Value of Projects in Pre-Construction | \$680,000,000 | | |

Commercial

- All Year Management
- Access Industries
- Avatron Development
- Banco Sabadell
- Banco Santander
- Bar Vetro
- Capstone Development Corp.
- Carlton Advisors Group
- Godina Group, Inc.
- Constructa, Inc.
- David Rockefeller
- Domus One Development Group
- F&T International LLC/TDC Development
- Forest City Ratner Companies
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- General Electric Investment Corp.
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- Lions Gate Development
- Mellon Bank
- Phillips International
- Related Properties
- Rudin Management, Inc.
- Scott Robins Companies
- Starwood Capital
- Superstructures, Architects, + Engineers
- The Galleria
- The Goldman Sachs Group, Inc.
- The Principal Financial Group
- Tregor Properties
- Vornado Realty Trust

Hospitality

- 55 Central Park West
- Accor Hotels
- Apple Reit Hospitality
- Aramark Corporation
- Atton Hotels
- Bar Vetro
- Cabo Paradise Resort
- Carnival Hotels and Resorts
- COL Hotels, Inc.
- Driftwood Properties, Inc.
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- Flatotel International
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- G Holdings Corporation
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- Hollywood Grande Hotel Resort
- Horizen Global
- Hotel Dynamics Group
- Kimpton Hotels
- Loews Hotels, Inc.
- Marriott Hotels
- Marriott International, Inc.
- Millennium Hotel
- Miraval
- Morgans Hotel Corp
- New Yorker Hotel
- Parrot Cay, A Como Resort
- Ponte Gadea S.L.
- Rhodes Capital Advisors
- Starwood Hotels
- Strategic Hotel Capital, LLC
- Shore Development
- Swissotel
- The Plaza Hotel New York City
- The Ritz-Carlton Hotel Company
- Triarc International
- Waldorf Astoria

Institutional/Cultural

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- Battery Park City Authority
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- CUNY, City College of NY
- CUNY, Queens College, NY
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- Education Housing Services
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- National Trust for Historic Preservation
- New York Institute of Technology
- New York State Capitol/NYOGS
- Newport Restoration Foundation
- Orange County Emergency Services Center
- Penn Club /University of Pennsylvania
- Pocantico Historic Area
- Port Authority NY/NJ
- Rockefeller Brothers Fund
- Shelbourne Farm
- Stanford University
- The Redemptorists
- The Mark Twain House
- United States Military Academy at West Point/US Dept. of Army
- Trinity College
- Volunteers of America
- Wildlife Trust



Mark Twain House, NY



Loews Miami Beach, FL



New Yorker Hotel, NY



Queens Crossing, NY



Kalahari Apartments, NY



Pocantico Historic Area, NY

