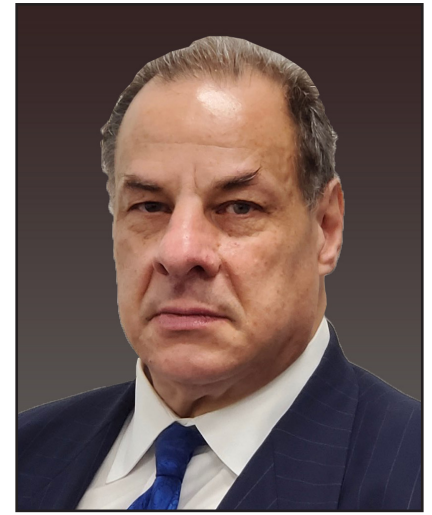


## PROFILE

Project Management - Strategic Planning- Acquisitions

A result oriented, hands on Construction and Development Professional, with 30 years of expertise that has provided outstanding success in all facets of the industry with a verifiable track record for the successful completion of multi-million dollar projects. The success of the projects were due to the strides and accomplishments of coordinating trades, developing partnerships, and building positive rapport with the architects & engineers, local officials, vendors, and the client while maintaining the budget by controlling costs. Versed in Contract Negotiations, Estimating, Impending Design Problems, Document Preparation, Building Codes & Regulations, Material Purchasing, and Site Management from project inception through the obtaining of a Certificate of Occupancy, empower the adherence to the project requirements of the client. The ability to manage multiple projects, by strategically selecting & administering the personnel necessary to carry out each project as per the requirements of the client, creates an environment of success and allows for the successful implementation of each project program.



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## PROFESSIONAL EXPERIENCE

### **The Rinaldi Group – Secaucus, NJ**

#### **Principal**

#### **Residences at Mandarin Oriental**

#### **685 Fifth Avenue New York, NY**

Located in Manhattan's Plaza District neighborhood, this existing 20-Story property located at 685 Fifth Avenue was built in 1926 on the block encompassing "the world's most expensive real estate" and the country's highest retail on average annually at \$3,000/SF in 2017, as referenced by the New York Times. This most prestigious corner property located on 54th Street & Fifth Avenue between Central Park and Rockefeller Center will undergo a significant upgrade structurally removing the existing roof structure and adding 10-Stories to this historical residential building. This monumental undertaking will add roughly 20,000 SF of residential space expanding the existing 20-Stories totaling 115,000 SF of building to newly constructed 30-Stories totaling some 135,000 SF, while converting what was once 148-residential units into 69-ultra-luxurious condominium residences. While maintaining such exclusive retail tenants such as TAG Heuer and COACH, the Residences at Mandarin Oriental create a most exquisite lifestyle experience bringing together the palatial amenities and opulent services of the legendary Mandarin Oriental with the elegance and ambience of a private home setting. "The Rinaldi Group is honored and sincerely feels privileged to be building such a significant project for such a dynamic and truly remarkable real estate mogul and developer the likes of Michael Shvo, who we have been pursuing as an organization for quite some time", Mr. Rinaldi noted as the firm's CEO and President – VALUE \$69,987,242 – SIZE 30 Stories, 69 Units 115,000 SF – ARCHITECT Marin Architects - STRUCTURAL ENGINEER DeSimone - Interior Design March & White - MEPS ENGINEER Lilker Associates Mechanical and Electrical Engineers - DEVELOPER Michael SHVO

#### **115 Cedar Street – New Rochelle, NY**

New ground-up 24-Story 225 Key TRYP Hotel by Wyndham in downtown New Rochelle totaling approximately 245,000 SF. Hotel Amenities include spa, restaurant, catering facility, rooftop pool with lounge area, and parking structure for 400+ vehicles. The Hotel, with resort amenities and it's breathtaking glass façade, will be unlike anything else in the lower Hudson Valley This is a logistically challenging project, the site sits between the NY State Thruway and a major rail line. The Rinaldi Group worked hand and hand with Ownership and the Design teams to re-engineer the foundation, significantly reducing construction cost and time. VALUE: \$65,000,000 – Structural Engineer: Booker Engineering – MEP: Di Bari Engineering - Architect: Greg Sharp – Owner: Ward Capital Management

#### **120 Water Street - New York, NY**

Two - Four story brownstone buildings to be demolished and build a new 28 story, calls for a 128-key hotel to be erected on the site of two narrow walkup buildings. The plans call for five hotel rooms on the second through 24th floors, with mechanical equipment filling out the last four floors and rooftop spaces. VALUE \$25,330,890 - SIZE GSF 55,478 - 28 story - 128-key hotel - ARCHITECT/STRUCTURAL/MEP ENGINEER Gene Kaufman Architect PC - DEVELOPER Atlas Hospitality, LLC



## **AREAS OF EXPERTISE**

Team Building & Leadership	Quality Control
Permitting & Building Code Adherence	Safety and Compliance Management
Construction Planning & Scheduling	Vendor and Materials Management
Critical Path Project Management	Estimating and Job Costing
Budget Analysis	Pre-Construction Services
Mechanical & Electrical Engineering	Value Engineering
Engineering Evaluations	Cash Flow Requirements and Analysis
Construction Law	
Performing Building Evaluations and Cost Analysis for Acquisitions	

## **PROJECT MANAGEMENT**

1. 100% on-time project completion, while Meeting strict timelines and budget requirements.
2. Reviewing and Analyzing project bids as well as the Critiquing of subcontractor proposals.
3. Reducing project costs by Negotiating carefully with subcontractors, and Establishing quantitative comparisons of each trade.
4. Contracting, Scheduling and Supervising subcontractors and Enforcing company policies, procedures and project safety regulations.
5. Possessing special expertise in the engineering disciplines Allowing for the proper critiquing of all facets of this sector in order to ensure project compliance.
6. Preparing a critical path schedule, and Implementing the necessary trades with the manpower necessary to accomplish the project goals.
7. Meeting with banks or lending institutions on a monthly basis to prepare requisitions for projects.
8. Preparing Contract Documents for subcontractors and vendors.
9. Reviewing and Analyzing loan documents between developer and lending institution.

## **CLIENT AND VENDOR RELATIONS**

Increased revenue by direct project control and schedule compliance. Scheduled client meetings, conducted need assessment, explained design concerns and cost effective options, planned, estimated and managed the projects from start to completion. Negotiated cost estimates with clients, maintained daily contact with clients at location sites. Secured over 200 million dollars in new business annually. Developed and prepared project cost analysis for either acquisition or construction financing.

## **STAFF DEVELOPMENT**

Developed strong employee and subcontractor productivity and possesses the ability to identify, isolate and eliminate work hazards. Increased productivity by allowing workers to provide input into the work process, including scheduling responsibilities, job completion, and using experience to complete tasks. Reduced turnover, by gaining trust and respect from employees through demonstrating an optimistic attitude, resolving problems immediately and establishing open communications. Established a positive and productive work environment, by understanding the roles and needs of all team members.

## **PROFESSIONAL EXPERIENCE**

### **design construct international (dci), NY, NY**

#### **Principal**

Responsibilities include but are not limited to the review of sites prior to an acquisition, preliminary construction budgets, development of trade scopes of work, quantity takeoffs, critical path scheduling, site review of construction activities, change order review, and conducting meetings on behalf of the bank and lending institutions.

### **VJB Construction**

#### **Director of Operations and Development**

Responsibilities included the review of properties prior to acquisition including: engineering studies, site evaluations, preparing complete project budgets including soft and hard costs. Creating Critical Path Schedules for projects to utilize cash flow requirements as well as cost reporting to the lending institution. During the construction phase responsibilities included site and scheduling monitoring, subcontractor purchasing, contract negotiation between vendor and owner, personnel staffing requirements, code compliance and quality control. Prior to the start of the project, intimate involvement in the pre construction analysis including: value engineering, monitoring costs versus budgets, monitoring the development of documents to the compliance of lending institutions and clients, and ensuring that the project requirements are attainable through the implementation of the preliminary budget. Some of the projects successfully completed include new construction of hi-rise residential towers ranging from 150 units to 700 units. The project's cost ranged from \$80 million to over \$300 million.

### **AJ Contracting**

**Senior Vice President** in charge of core and shell, for residential and commercial buildings. Responsibilities for multiple projects included but not limited to manpower allocations, project cost in relationship to budgets, cost reporting to clients, scheduling compliance, contract negotiation, and subcontractor purchasing.

### **Morse & Diesel**

**Senior Project Manager** on new residential towers. Responsibilities included site logistics, critical path scheduling, cost analysis, and subcontractor purchasing and manpower allocations

### **Olympia & York**

Responsibilities included the review of existing buildings and sites for the preparation of pre-acquisition pro-formas. Preparing project budgets and scheduling for lending institutions, and project management of new residential and commercial buildings.

Site Logistics

Cost Analysis

Critical Path Scheduling

Contract Review

## **KEY PROJECTS AND SELECTED ACCOMPLISHMENTS**

### **Commercial Buildings**

- Smith Barney Headquarters; 388 Greenwich , New York

Seven hundred thousand square feet, 40 story office tower, with a secant wall foundation on piles and a superstructure of reinforced concrete with curtain walls. The interiors consisted of retail and executive levels with restaurants & full cooking facilities.

- Goldman Sachs; 85 Broad Street, New York

Eight hundred thousand square feet, 50 story office tower, consisting of a foundation on friction piles and a reinforced concrete superstructure. The facade was a combination of window walls and stone panels. The interiors consisted of offices, board rooms, executive kitchens, executive health center and retail.

- American Express Headquarters; 200 Vesey Street, New York

One million square feet office tower consisting of a slurry wall foundation on piles. The superstructure consisted of 53 stories of reinforced 6000psi concrete. The facade of the building was a combination of

stone and curtain wall. The building consisted of ultra high end executive offices, retail, restaurants, a shopping arcade and meeting facilities. The budget for the entire project exceeded \$600 million. A unique energy system employed river water for the HVAC system.

- 550 Madison Avenue, New York

One million square feet 40 story office tower dedicated for high end offices, and sound studios. The building structure consisted of structural steel framing with a window wall and stone facade. The interior consisted of the addition of a new shopping arcade and 4 stories of retail areas.

- General Electric Headquarters, Ossining, New York

New multiple building facilities consisting of executive offices, training facilities, and living accommodations. The project included site work consisting of excavation for streets, drainage for sewers and electric service. Project entailed more than Six hundred thousand square feet of low to mid rise complexes.

- Harbor Side Plaza, Weehawken NJ

New complex built on piles with a combination of slurry wall foundation and concrete piers to elevate new complex for a total above grade structure of one million square feet. The complex consisted of commercial, retail and residential units

- Starret Lehigh 601 West 26 Street, New York

The renovation and upgrading of an existing two million square feet office tower. The project included complete new MEP services, elevators and facade restoration.

### **Residential Buildings**

- 426 West 58th Street, New York

90,000 square foot conversion from Commercial to luxury residential condominiums. The building was a 14 story tower consisting of steel frame construction with a window wall facade.

- 655 Sixth Avenue, New York

The conversion of an existing land marked turn of the century building from commercial to ultra high end condominiums. The project included the addition of several new floors to the existing structure totaling 150,000 square feet with 80 luxury units.

- '100 Fifth Avenue, New York

The conversion of an existing land marked office building to new luxury condominiums totaling 250,000 square feet.

- Battery Park City Residential Section

Multiple mid-rise residential towers consisting of rental units and condominiums totaling more than 500,000 square feet of new structures.

- One Central Park, New York

The building consisted of a 700,000 square foot office tower converted to an ultra high end residential condominium building. The building totaled 43 floors with a facade of curtain wall & panels with a separate tower for a hotel.

- 210 West 91st Street

New 25 story luxury condominium consisting of 125,000 square feet of reinforced concrete and steel superstructure. The facade of the building consisted of a window wall and stone panels.

- Park Vendome; 250 West 57th Street

The project consisted of the conversion from commercial to residential of 400,000 square feet to create a residential complex of high end condominium and rental units consisting of 400 units.

- Tower 49; Solomon Equities

New 35 story commercial and residential tower approximately 700,000 square feet with 125 units of residential units. The building structure consisted of reinforced concrete with a window wall facade.

- 245 West 14th Street

New residential tower approximately 39 units, consisting of steel frame construction with a glass facade.

- 300 East 23rd Street

New 135,000 square foot 21 story reinforced concrete condominium consisting of 99 units. The building consists of a window wall system and a stone curtain wall facade.

- 950 Second Avenue

New 140,000 square foot 31 story condominium consisting of 75 high end units. The building structure is reinforced concrete with a glass curtain wall system.

- Kravis Residence; 625 Park Avenue

Complete renovation of a 20,000 square foot town house with a total budget of 40 Million dollars. Responsibilities included engaging the professional team including the architect, engineer, facade engineer as well as managing the entire facilitation of the project. The project was unusual because the design parameters were for a museum quality environment due to the priceless art that would be displayed as well as sound room parameters for noise.

- Welch Residence

New residence for Jack Welch entailing the complete design and implementation of a new multi level modern living facility complete with the most elaborate computerized comfort control system and the latest software to control amenities and security. The project budget exceeded ten million dollars encompassing six thousand square feet.

## Hospitals

- Mount Sinai Medical Center; 98th Street New York City

New hospital wing consisting of operating rooms, patient areas, and medical storage.

- Hospital for Joint Disease; 17 Street New York City

New two hundred thousand square foot center complete with latest patient rooms and clean rooms.

## Hotels

- Sheraton Hotel, New York

Complete renovation of the hotel and retail area total 500,000 square feet. The renovation consisted of new MEP services and the remodeling of 300 hotel room and common areas.

- Regency Hotel, New York

Renovation of an existing 35 story hotel, including the upgrading of the mechanical systems and completely new interiors for the common areas & 220 hotel units.

## **AFFILIATIONS**

- \* International facilities Management Association
- \* American Society of Mechanical Engineer

## **EDUCATION & PROFESSIONAL DEVELOPMENT**

### **State University of New York**

Three year program in general engineering

### **Polytechnic Institute of New York**

Bachelor of Science Mechanical Engineering

### **Polytechnic Institute of New York**

Master of Science Mechanical Engineering  
Post Graduate studies in Energy Engineering

### **United Engineering Center**

Specialized studies in building energy conservation