

PROFILE

Having spent virtually her entire career with Mr. Rinaldi and the Rinaldi Group team, Ms. Santos is highly skilled and multi-dimensional, implementing and merging her accounting background as a Full-charged Book-keeper with her construction knowledge and experience in Project management and administration, working in both the highly complex and paperwork encumbered public market as well as in the private sector. From public schools and local municipalities to high-rise residential development, Ms. Santos' background and hands-on experience proves her to be a valuable asset to the firm's accounting, project management and administration branches, lending suit to her credentials as a key member of the professional team at the Rinaldi Group.

PROFESSIONAL EXPERIENCE

The Rinaldi Group - Secaucus NJ **VP – Comptroller**

After 15-years serving Mr. Rinaldi and the Rinaldi Group (TRG) team as a Full-charge Book-keeper and Assistant Project manager, Ms. Santos coordinates her duties between the Financial and Administrative branch of the firm and it's Project management and Construction branch working between estimating and Purchasing and field management and operations.

106 West 56th Street - New York, NY

New ground-up 27-Story Class-A Boutique Office Building on Billionaire's Row totaling 87,600 SF. Steel Construction with Curtain Wall and Aluminum Composite Panels. This Office Building is LEED Certified with High-End Amenities. VALUE \$46,500,000 - SIZE 27-Story, 87,593 GSF - ARCHITECT Perkins Eastman - STRUCTURAL ENGINEER DeSimone Consulting Engineers - MEPS ENGINEER AKF Group – ELEVATOR CONSULTING DTM Elevator Consulting - INTERIOR DESIGN Gensler - BUILDING ENVELOPE HEINTGES & Associates - DEVELOPER Savanna

2420 Amsterdam Avenue - New York, NY

A new 24-story ground-up mixed use Office & Hospitality development in the Washing Heights section on New York City. The gross square footage is approximately 287,000 GSF across two connecting towers. At over 260 feet in height this will be one of the tallest buildings in the neighborhood. Amenities will include underground parking, event space with outdoor terraces, and ground-floor restaurant and retail. VALUE \$87,361,278 - SIZE 24-Story 286,999 SF 221 Key - ARCHITECT Stonehill & Taylor - MEP Engineer Cosentini Associates - Structural Engineer Gace Consulting Engineers - OWNER Youngwoo & Associates

12 East 48th Street - New York, NY

A new-ground up hospitality development on a through-block site with 50 feet of frontage on East 48th street and 25 feet of frontage on East 47th street. The development gross floor area is approximately 125,000 SF with approximately 115,000 SF above grade. There is a 31-Story Tower on the 48th Street side with a total height of approximately 367'-0" totaling 161-Guestrooms, a ground floor retail space on the 47th Street side, one full-site cellar level. The commercial space will be a single story above grade with a partial rooftop mechanical space shared with a terrace serving the 48th Street tower. VALUE \$51,745,710 -SIZE 31 Story - 161 Keys - 125,000 SF - ARCHITECT Handel Architects LLP - STRUCTURAL ENGINEER Desimone Consulting Engineers - MEPS ENGINEER Cosentini Associates - ENVELOPE CONSULTANT IBA Consulting & Engineering, PLLC - ELEVATOR CONSULTANT Jenkins and Huntington - DEVELOPER/OWNER 1248 Property LLC

250 5th Avenue - New York, NY

Old meets new in this conversion of a Landmark Mansion to a luxury 23 story high rise hotel located at 250 5th Avenue, NY, NY developed by Empire Development with a total gross building floor area of 135,453 square feet. The proposed Mansion and its facades shall remain unmolested as a high-rise addition ascends from its façade. The Mansion portion of the project shall bear finishes worthy of a mansion boasting true stile and rail wood panel and portals. Custom profiled plaster moldings and coffered ceilings. Herringbone Hand scarped wood flooring and mosaic tiles and stone work throughout. VALUE \$64,634,600 - SIZE 135,453SF – 23 Stories Hotel - ARCHITECT Perkins Eastman - STRUCTURAL ENGINEER WSP Group - MEPS ENGINEER WSP Group - GEOTECHNICAL ENGINEER Domani Inspection Services



fsantos@rinaldiny.com

Hyatt House Hotel - 101 West 28th Street, NY

The project at 101 West 28th Street located along 6th Avenue is a new hotel developed by Lexin Capital. The Hyatt House is the extended stay brand of Hyatt Hotels and will be the first of its kind in New York City. The hotel is a new 30 story building that will house a total of 150 apartment-style residential suites and comprises of a total gross building floor area of 90,453 square feet. Construction consists of a cast-in-place concrete superstructure with window wall and cast stone facades at east and south elevations from first floor to ninth floor. The facades at the east and south elevations from 9th floor to the roof will be of window wall and EIFS finished resembling limestone. VALUE \$33,720,500 - ARCHITECT Nobutaka Ashihara Arch (NAA) – STRUCTURAL ENGINEER WSP Cantor Seinuk - MEPS ENGINEER MG Engineering, P.C. - GEOTECHNICAL ENGINEER RA Consultants LLC - ELEVATOR CONSULTANT Jenkins & Huntington Inc.

CitizenM New York Bowery Hotel - New York, NY

New ground-up 21-Story European boutique hotel with Cellar standing 242'-high and spanning 100,296 SF with 300-Guestrooms with 20-Guestrooms per Floor, Floors 3-through-17. Room features include XL King size beds, ambient technology with touch-screen mood pad room controls, electronic window blinds, climate controls, coloured lighting, wake-up alarm themes & LED/LCD TV's, plus wall-to-wall windows, and pre-fabricated modular bathroom units with state-of-the-art rain-shower fixtures. Amenities include self check-in lobby kiosks, contemporary living rooms with iconic Vitra furniture, a library of design-led books, a 24/7 full-service restaurant lounge, a 1st Floor architecturally featured 15'-diameter spiral lobby staircase and an Outdoor and Indoor Roof-Top Bar Lounge on the 19th Floor. Construction cost \$70,004,653

RIU Plaza Hotel Times Square - New York, NY

Founded in 1953 by the Riu family of Spain, this 3rd generation, 5-Star, international hotel chain started as a small holiday hotel over 60-years ago. Today, Riu specializes in sun and sand holiday resorts and enjoys it's current ranking as, according to Hotels Magazine, the 30th largest hotel chain in the world with over 100-hotels in 16-countries and 25,000 employees welcoming more than 3.2-MM guests per year. With the inauguration of it's first urban hotel in 2010, Riu widen it's range of hotel products with a new city hotel line called Riu Plaza and with Riu Plaza Times Square, it lands only it's second hotel in the United States behind Miami's South Beach resort location in sunny Florida. Given Riu's existence and longevity, it's purchasing power on FF&E specialties and products has helped reduce their overall CM contract value, although the overall hard cost of construction is estimated to be approximately \$115-MM, all-in. This high-profile hotel Project shall be the first ground-up \$100-MM+ non-Union construction project in New York City history. VALUE \$104,795,363 SIZE 29-to-31 Stories 7-Story, HPD Housing Component with 12-Units 5-Story Townhouse Component with 8-Units Hotel 641 – Keys - 334,812 GSF · ARCHITECT Berg & Flynn Architecture · BUILDING ENVELOPE Gilsanz, Murray, Steficek · STRUCTURAL ENGINEER Desimone Consulting Engineers · MEPS ENGINEER TWIG Consulting Engineers · ELEVATOR CONSULTANT VDA – Van Deusen & Associates · DEVELOPER RIU Hotel & Resorts · OWNER'S REP TriBeach Holdings

180 Nassau Street - Brooklyn, NY.

Location consists of over 185' of frontage on the southwest corner of Nassau and Duffield Streets in Downtown Brooklyn. Building consists of 108,501 SF of residential space, common area and roof deck and viewing lounges. The common area space is highlighted by a "reclaimed warehouse" coffee tech lounge, an "industrial" library and an urban farming roof deck with a 50' illuminated reflecting pool, dining area, barbecue grill and cedar planters for gardening. The gym is fully equipped with new modern state of the art equipment, exposed brick side walls, floor-to-ceiling mirrored walls and resilient sports flooring. Conveniently adjacent to the gym is a 2-level parking garage and bike room. The units consist of wide-board oak floors, rift-cut oak kitchen cabinets, quartz countertops and stainless-steel appliances including a Delta pull-down faucet, a Whirlpool dishwasher and an LG & Avanti gas range. Bathrooms consist of floor-to-ceiling ceramic tile, quartz countertops and Jaco & Sigma fixtures. The building consists of 103 rental apartments and 35 parking spaces. Of the 103 apartments, the unit mix is 21 Studios, 46 1-BR, 19 2-BR, 1 3-BR, and 16 1-BR+Office. VALUE \$24,976,698 · SIZE 10 – Stories plus Cellar 124 – Market Rate Rental Units 108,501 GSF · ARCHITECT Karl Fischer Architect · STRUCTURAL ENGINEER WSP Cator Seinuk · MEPS ENGINEER Ettinger Engineering · GEOTECHNICAL ENGINEER RA Consultants · OWNER / DEVELOPER Pink Stone Capital, Empire Mngt

81 Fleet Place - Brooklyn, NY.

Having completed the 1st phase of the Red Apple Group's 4-phase Myrtle Avenue Development, The Rinaldi Group is now on the 2nd phase mixed-use building consisting of 2-Stories of below- grade parking, 2-Floors of retail, and 13-Stories of high-end luxury residential rental units. Under Phase I, The Rinaldi Group completed Building D, 9-Story 110,000 GSF, 95-Units, \$22,096,362 mid-rise market rate rental on 2-10-09. Today, TRG is doing Phase II, Building A/B, which can be seen in the gallery below. As outlined under Section 5 of our AIA Document – Completed Projects, the Myrtle Avenue Development Project has been broken- up into 4-Phases, wherein The Rinaldi Group has already completed Phase I – Building D on 2-10-09 and it is now performing Phase II – Building A/B, a 15-Story mixed-use building with 2-Stories of below- grade parking, 2-Floors retail and 13-Stories of luxury rental units. VALUE \$56,366,254 · SIZE 15 – Stories plus Cellar & Subcellar 205 – Luxury Rental Units 265,271 GSF · ARCHITECT Dattner Architects · STRUCTURAL ENGINEER De Nardis Engineering · MEPS ENGINEER Ettinger Engineering · GEOTECH ENGINEER Langan Engineering · CIVIL ENGINEER Phillip Habib & Associates · DEVELOPER The Red Apple Group



Fairfield Inn Marriott - 30 Fletcher Street - New York, NY

Under an SOE (Support of Excavation) re-Design and Design-Build Contract model, Rinaldi Value-Engineered the original Secant-Wall foundation design using a Steel Sheet-piling perimeter Tub-like design for the Dewatering Operation given the Water-Front venue and the building's Basement requirement with a Water-Table 5'-0" below grade and the body of water being the Hudson River. Property is roughly 30' x 90' = 2,700 SF. At the 11th Floor through the 31st Floor the building sets-back at roughly 30' x 60' = 1,800 SF. Value \$24,934,514 · SIZE 31 – Stories 174 – Guestrooms 70,000 SF · ARCHITECT Peter F. Poon Architect, PC. · STRUCTURAL ENGINEERING Chen Engineering Services, PC. · MEPS ENGINEERING TWIG Consultant Engineers, PC. · EXTERIOR WALL & ROOFING CONSULTANT Frank Seta & Associates, LLC. · GEOTECHNICAL ENGINEERING Morris-Flood & Associates, LLC. · ELEVATOR CONSULTANT Jenkins & Huntington, Inc.

Hilton Garden Inn - 45 East 33rd Street New York, NY

The Hilton Garden Inn ("HGI") had rock and existing concrete foundations from the previous building's structure. With HGI having 2-Stories of below-grade structure as well, Rinaldi had to perform rock & concrete excavation & breaking. Rinaldi utilized Line-Drilling to minimize vibration as a part of the firm's vibration & crack protection and monitoring processes. As part of the SOE given the 2-Stories of below-grade Cellar and Sub-Cellar structure, Rinaldi had to drive Steel H- Piles or Soldier Piles and install Timber Lagging along South (Street) Elevation. Property is roughly 85' x 100' = 8,500 SF. At the 3rd Floor through the 24th Floor the building sets-back at roughly 4,600 SF. Complete with a 2,000 SF Kitchen, a 2,000 SF Restaurant, a 1,500 SF 1st Floor Bar/Lounge and a Spectacular 2,200 SF Terrace Bar/Lounge service by 2-Story, Glass Elevator in addition to a Laundry Room, Meeting Rooms, a Board Room & Administrative Offices. VALUE \$36,745,085 · SIZE 24 – Stories 232 – Guestrooms 118,000 SF · LOCATION 45 East 33rd Street, New York, NY ARCHITECT Ismael Leyva Architects · STRUCTURAL ENGINEER Ysrael A. Seinuk, PC. · MEPS ENGINEER Ettinger & Associates · EXTERIOR WALL & ROOFING CONSULTANT Frank Seta & Associates, LLC. · GEOTECHNICAL ENGINEER RA Consultants, LLC. · ELEVATOR CONSULTANT SKA Elevator Consulting Group

10 East 29th Street - New York, NY

Built in 1999 by Rose Associates, this 50-Story luxury rental apartment building located in the Murray Hill area of Manhattan's Flatiron District, is undergoing a significant gut rehabilitation and renovation including new solid oak wood plank floors, new kitchens and bathrooms, including new kitchen cabinets & bathroom vanities, stone counter-tops and floor & wall tiles. Additionally, all PTAC units throughout are being replaced with new, while the Upper Floor Units are being combined through which the 404-Units that are existing will be combined in some cases resulting in 388-Units when the Project is complete. Since the building shall remain occupied and functioning, the Project had to be programmed such that said work shall occur in blocks of 25-to-30 Units at a time over a span of approximately 17-months. Value \$24,663,415 - Size 50 - Story Luxury Apartment Building, Rental 388 - Units 400,000 GSF

220 Water Street - Brooklyn, NY.

As part of this Historical Landmark project, The Rinaldi Group had to coordinate between local, state & federal agencies such as NYC Landmarks Preservation Commission, the State Historic Preservation Office and the National Parks Service. This existing 4-1/2 Story plus basement Landmark building located in the Dumbo section of Downtown Brooklyn will undergo extensive renovation and restoration, consisting of complete interior gut and new interior fit-out, including façade restoration, asbestos & lead abatement, a grand lobby complete with custom millwork and stone flooring open to an oversized skylight above and leading to an open 4-Story courtyard atrium with parking on the ground floor. Built between 1893 & 1895, the building consists to two separate structures, one 4-1 /2 Story concrete building connected to another 4-1/2 Story wood-frame building structure. Over 780-existing windows were replaced with custom-designed & built wood & aluminum clad windows that, as part of Landmark's requirements, had to replicate EXACTLY the original warehouse style windows, while meeting an OITC 35 acoustical rating. As part of the exterior façade restoration, the existing brick was pointed, repaired and replaced with brick culled from the surgical demolition performed on other areas of the building, including the existing boiler-room which previously lied within the footprint of the new Grand Lobby shown on the left. VALUE \$25,629,272 · SIZE 4-1/2 Story Existing w/ Bsmt 200,000 GSF 40,000 SF Floor Plate 135-Units ARCHITECT Perkins Eastman · STRUCTURAL ENGINEER Ysrael Seinuk, PC · MEPS ENGINEER Glickman Engineering · GEOTECHNICAL ENGINEER Langan Engineering · OWNER/DEVELOPER GDC Properties, LLC. aka Ginsburg Development

218 Myrtle Avenue - Brooklyn, NY.

Myrtle Avenue Development is located in Downtown Brooklyn. It consists of 2-major phases with the 1st Phase rolled-out over three (3) sub-phases consisting of Buildings A/B, B/C and D. The overall development consists of 515 Rental Units, which include 95-Units of Affordable Housing under Building D, 218 Myrtle Avenue and 420-Units of Market-Rate rentals across Buildings A/B & B/C, in addition to underground Parking and street level commercial and retail space. Phased into 4-separate and distinct buildings, Building D under Phase I, at the corner of Ashland Place & Myrtle Avenue, is the first building completed in this overall \$254-MM project, with the 12-Story Building BC to follow next; the 15- Story Building A to follow thereafter; and the 40-Story Luxury high-rise Condominium Tower to finish, estimated for ground-breaking April 2012. achieving Substantial Completion in Nov. 2009, this project was completed on-time and under budget. In fact, the Owner used it's portion of Shared-Savings under the CM-GMP to Upgrade finishes throughout the building, including within the 95-individual Apartments as well as within the Lobby and Elevator Lobbies. VALUE - Phase 1 Building D: 9-Stories w/ Cellar, 95-Units, 110,000 SF \$22,096,362 Building B/C: 15-Stories w/ Cellar / 215-Units / 240,000 SF / \$47,609,303 Building A/B: 15-Stories w/ Sub-Cellar / 205-Units / 265,271 SF/\$55,761,930 VALUE - Phase 2 40-Story Tower / 305-Units / 340,000 SF / \$67,447,000 · ARCHITECT Dattner Architects · STRUCTURAL ENGINEER Goldstein Associates · MEPS ENGINEER Ettinger Engineering · CIVIL ENGINEER Langan Engineering · DEVELOPER Red Apple

109 Gold Street - Brooklyn, NY.

7-Story luxury Condominium located in Downtown Brooklyn's DUMBO Section with Block-&-Plank Superstructure, 1-Story below grade Cellar and onsite Parking with automatic Security metal roll-up Garage door entrance. Construction features include a combination of Exterior Façade Trespa Metal Panels with built-in Rain Curtain and YKK Window-wall & Punched Windows, Aluminum & Glass Balcony Rails and a 7th Floor Penthouse with a SF Outdoor Terrace. Interior Finishes consist of High-gloss White Lacquer Kitchen Cabinets & Vanities with Black Onyx Caesar-stone Countertops, 1" thick & 6" wide Solid Plank Wood Flooring by Danish's Junckers manufacturer and luxury Kitchen Appliances by Viking, Bosch & Liebherr. VALUE \$7,394,302 · SIZE 7 - Stories plus basement 33 - Condo Units 34,000 GSF · ARCHITECT Kutnicki Bernstein Associates · STRUCTURAL ENGINEER MC Structural Engineering · MEPS ENGINEER Sideris Engineers · OWNER/DEVELOPER Gold & York Development

Assistant Project Manager

George A. Fuller Company, Inc., (GAFCO) – Val Halla, NY

The Residence at Ritz Carlton, Renaissance Square – 221 Main Street, White Plains, NY.

Under a design-build, GAFCO built the tallest and largest high-rise building(s) in Westchester together with the world-renown architectural firm Costas Kondylis and their assistants Harvey Kaufman, AIA and Frank Nicholson, AIA, for Cappelli Enterprises, Inc. This \$500-M project consisted of two (2) 47-Story luxury condominium Towers connected by a 10-Story Ritz-Carlton Hotel, comprising some 1.2-M SF of construction and more than 800,000 SF of saleable space.

Given the rigors of building and designing while the project progressed, Ms. Santos had to coordinate and prioritize her duties each and every day working between and assisting the Sr. Project Management team of Engineers and Architects for both Tower A and the Hotel; the Estimating and Purchasing Department for subcontractor and vendor letting; Design, as Cappelli Enterprises provided it's own Design Team lead by Chief Designer Kathleen Hennessy, AIA;

and home-office Accounting Department relative to Accounts Payable, Subcontractor Requisitioning and Payroll, since GAFCO self-performed the trades of concrete, carpentry, drywall and framing, MEPS and stone installation.

Full-Charge Bookkeeper/Assistant Project Manager

Crain Construction Company, Inc. – Hackensack, NJ

As a Full-Charge Bookkeeper, Ms. Santos was responsible for all aspects of bookkeeping and accounting functions such as, procurement, review and execution of certified payroll reports between GC (Crain) and Subcontractor trades; internal payroll, taxes and insurance; Monthly bank reconciliation reports, affirmative action and EEO project manning reports; Accounts Receivable and Accounts Payable; Coordinating and integrating project cost controls between estimating and project management; coordinating between project management and chief estimator, CFO, outside and independent CPA, bank and surety in providing monthly statistical reports, WIP (Work-in-Progress) schedules and cash-flow charts.

As an Assistant Project Manager, Ms. Santos was responsible for organizing and executing all bid documents and requirements for estimating department during competitive public bidding process; administration of all insurance matters, including general liability, OCP, builders risk, and worker's compensation, as well as managing all renewals and audits; project management support on procurement of all submittals, RFI's, Bulletins, PCO and CO's and NOD's; and subcontractor and vendor RFP's and monthly scheduling updates.



Administrative Assistant, Full-charge Bookkeeper
American Institute for Public Safety – North Miami, FL
Administrative Assistant

Reported directly to COO and served as support to CEO, Mayor of North Miami, while working directly with Senators Ted Kennedy of Massachusetts and Ronald Silver of Florida. Assisted in the development and distribution of confidential statistical data and internal communications for national executive staff. Developed and distributed daily and monthly Officer statistical graphing. Monitored clients at different stages on the Home Awareness Study Program.

Full-charge Book-keeper

Responsibilities included bookkeeping through General Ledger using proprietary computer accounting software; bank reconciliation's and payroll, including weekly and monthly tax deposits; monthly integration's of AP and AR through the General Ledger; monthly reports such as Sales Journal, Cash Receipts, Aging Reports, Balance Sheets and Tax Returns.

QUALIFICATIONS & LICENSES

Bergen Community College, June 1996

Associate Degree, Business Administration