

## PROFILE

With 25-years construction experience in engineering, project management, quality control, inspection and estimating, Mr. Qie provides the firm with solid cost-analysis and budgetary expertise. From conceptual estimating knowledge and experience to value-engineering and scheduling capabilities, Mr. Qie provides a full-range of professional estimating skills and talents sparsely found in the industry today. Serving as a conduit between the field and project management teams, he monitors cost-controls as weighed against project budgeting; he maintains general conditions against project budgetary constraints; he regulates change orders and he assesses scheduling impacts and their corollary effects on time-extensions, delays and/or costs. His 6-years of dedicated, loyal and valuable service to Mr. Rinaldi and The Rinaldi Group, LLC., (TRG) team has captured him key-person status as a significant and substantial member of the firm.



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## PROFESSIONAL EXPERIENCE

### VP - Chief Estimator

#### The Rinaldi Group - Secaucus, NJ

In his 6th year with Mr. Rinaldi and the TRG team, Mr. Qie's unwavering efforts in conceptual estimating and value-engineering and his perseverance and timely responses to each and every proposed change made between the construction and design teams, helped lead TRG to the award of the \$145-M mixed-use, residential-retail development project at 180- Myrtle Avenue, Phases I-II-& III for the Developer and Owner, Red Apple Group, Inc. Architect - Dattner Architects. Structural Engineer: Goldstein & 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

#### 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

### **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

### **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

### **Sr. Estimator Structure Tone, Inc.**

Prepared conceptual and hard-bid, divisional budget analyses and proposals for high-profile, nationally and world renown clients, working closely with their Architects and Engineers in specifying and value-engineering materials and operational systems to meet their budgetary needs. Responsibilities included, but were not limited to, subcontractor and vendor procurement and purchasing, change order management and project cost-control and auditing. A cursory list of clients and projects include Bloomberg Media, BCS Studios, Martha Stewart Living, WPIX Studios, AMC Theaters, the Signature Theater, Majestic 6-Plex, MetLife, Prudential, Merrill Lynch, Wells Fargo, CIT Group, Goldman Sachs, Barneys, Harry Winston, Saks 5th Avenue, Tiffany & Company, Giorgio Armani and Ferrari Maserati.

### **Sr. Estimator Terminal Construction Corp.**

Responsibilities included take-off's and hard-bid estimates, subcontractor and vendor procurement and scope-sheet development and project cost-controls, maintenance and auditing. As an old-fashion general contractor, Terminal Construction proudly distinguishes itself apart from most other large, nationally recognized firms by embracing and maintaining it's 60-year tradition as a true-GC by performing much of the architectural and civil trades themselves with their own labor forces and equipment. The firm's primary focus encompasses public works projects for all Governmental agencies – Federal, State, County and City. Projects range from underground tunnels, hospitals, schools and military installations to post office complexes, sewerage treatment plants, water pollution control facilities and transportation projects. The firm also builds in the private sector with a portfolio that includes residential construction, office buildings and athletic and entertainment venues, including a recent contract at Xanadu in the Meadowlands, East Rutherford, New Jersey.

**'Sr. Estimator**

**Crain Construction Company, Inc.**

Performed hard-bid, divisional estimates and project proposals for general construction firm utilizing Sage-Timberline Estimating Software and Modules together with Sage-Timberline Gold Accounting Software integrating the Estimating and Project Management Departments together with Accounting and Business Management.

Projects included:

Ocean County Historical Courthouse Renovation & Restoration – Toms River, NJ

Mennen Arena Ice Skating Rink #3 – Morristown, NJ

Morris County Police & Firefighters Training Academy – Parsippany, NJ

Westfield High School – Westfield, NJ

Union County Vocational Technical School – Scotch Plains, NJ

Metuchen Municipal Building – Metuchen, NJ

**Estimator**

**Glenman Construction Corp.**

Responsibilities included quantity take-off's, divisional estimates and line-item breakdowns, subcontractor and vendor scope, specification and plan review and subcontractor/vendor procurement and purchasing.

**Estimator and Project Manager**

**UAD Group**

Responsibilities included project management and engineering disciplines such as cost and value-engineering analyses; bid specification preparation, design and drawing development; scheduling and planning; governmental agency submittal procurement and regulatory compliance; civil-structural-and-architectural engineering; plan and shop drawing design and detailing; and construction technology selection and specification development.

**Inspector**

**Independent Testing Laboratory**

Responsibilities included field quality control, inspection and assurance and field/laboratory material testing, review and analysis for public works as well as private sector construction projects, mostly involving core-and-shell construction for multi-story structures including schools and colleges, luxury residential condo's and low-income/affordable housing projects; hospitals and commercial buildings throughout New York and New Jersey

**Engineer and Project Manager**

**Beijing Construction Engineering Group**

Corporate supervisor in charge of overseeing and managing 20-project engineers. Technical responsibilities included engineering, project management and quality control of design and construction support services on residential and commercial building projects. Prepared engineering plans and specifications and cost and value-engineering estimates. Created and planned project scheduling sequence and logic, and responsible for plan specification, detail and technical project review and approval.

**EDUCATION**

**The City College of City University of New York**

M.S. Civil Engineering, 1998

**Beijing Institute of Civil Engineering and Architecture – Beijing, China**

B.S. Civil Engineering, 1983