

**Design Build Solutions  
Property Development Specialist**

# Qualifications

*And*

# Portfolio

*For*

## **William M Fleck, AIA**



### **68 NEPTUNE AVENUE, DEAL, NJ**

**Total renovation and refurbishment of a roaring 1920's residence originally built for Lillian Russell, designed by Stanford White and built by Diamond Jim Brady. This shingle Victorian with gothic pointed arched windows was restored back to the original design including refinishing of the hardware, the wood panels, stairs, crown, base, chair rail, wainscoting, window treatment, fireplace mantels, etc. all refinished to the original chestnut. The stain glass work was refurbished; the kitchen's brick oven was exposed and refurbished. The exterior stone was sandblasted to the original color and the mortar recipe was analyzed and matched. Truly a MASTERPIECE.**

**Gaming, Entertainment and Hospitality**

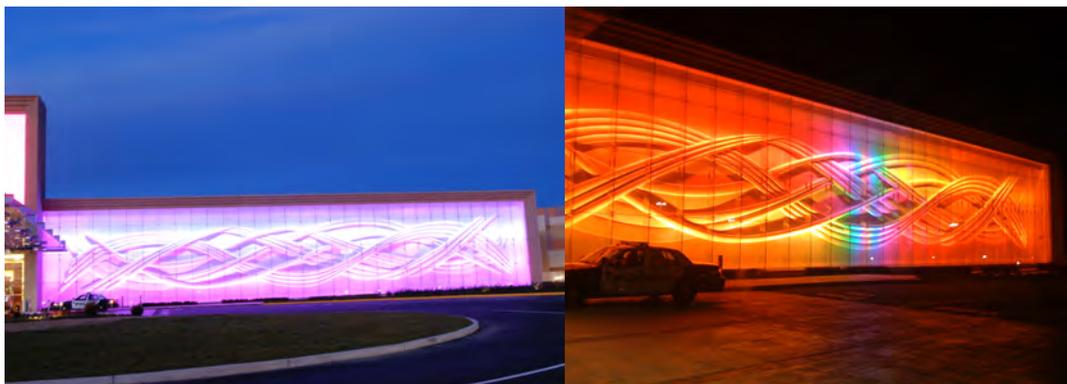
**Parx Casino** 2999 Street Road, Bensalem, PA

**NEW CONSTRUCTION**

Total Development of a new 460,000 SF, \$500 million casino. As the first Pennsylvania venue to be awarded the right to construct a gaming facility, Philadelphia Park Racetrack constructed a new and separate building in the midst of a 450 acre property adjacent but detached from the existing racing facility. Thus, the birth and brand of 'Parx' Casino. The property boasts lush green landscapes surrounding the new casino with entrances from 3 major roadways directly off the PA Turnpike. The facility has been rated 'Most technically advanced, highest quality design and the most eloquently executed finishes for a property on the east coast'. Entering the property you are greeted by 3 larger than life sized video screens atop the Porte Cochere. Along both sides of the entrance are color changing LED lighting effects upon a 300' x 30' artistic ribbon wall creating the most dramatic light show ever displayed. As you enter the building, you past under a hand blown glass tapestry chandelier and through a beautiful back lit Onyx and Taneo wood Portal over Teakwood stone floors. The finishes through out consist of the most award winning displays of wood species, stone, stainless Steel, wall coverings, etc. ever to be composed with the finest details and joinery in the 21<sup>st</sup> century. Even the restrooms are a sight worth seeing. From the Foodie venues, Steakhouse, Chickie's and Pete's, slot high limits, table game high limits, Jax sports bar, 360 club, table game pits and slot layout, Parx Casino is truly legendary.



**Parx Front Entrance**



**LED Lit Ribbon Walls**



**Glass Blown Entrance Tapestry and Lobby Portal**



**360 Bar and Night Club**



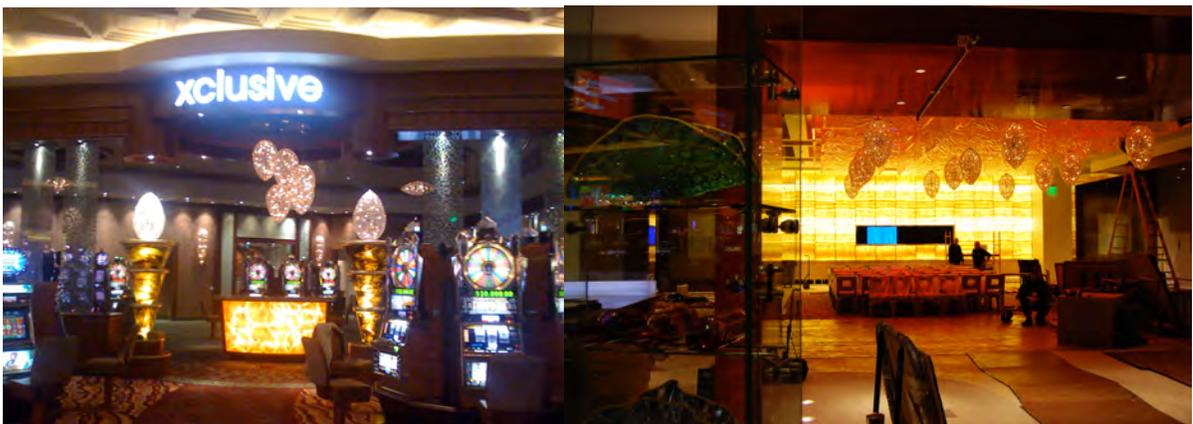
**360 Bar and Night Club**



**360 Bar and Night Club Entrance**



**Jax Sports Bar and Foodies Dining**



**Xclusive High Limit Slots and Parx Grill**



**Interior Details**



**Gaming Floor**

**Showboat Mardi Gras Casino, East Chicago, IN**

**NEW CONSTRUCTION**

**Total development of the Showboat Mardi Gras Casino from the construction on the East Chicago property to the off-site fabrication of the Casino vessel. The project consisted of a 386 feet long x 74 feet wide, four-level multi-themed gaming vessel comprising approximately 75,000 sq. ft. of gaming space, retail space, a 110,000 sq. ft. Pavilion building, 2,000 car parking garage, a Marina with breakwater and extensive site work development. All finishes completed in Mardi Gras theme.**



**Showboat Hotel Casino**, Atlantic City, NJ

**NEW CONSTRUCTION**

New 50-story Hotel Tower and 2500 car Parking Garage valued at \$100 million. The north tower continues with the Mardi Gras theme with an update and clean feel. Larger rooms with all the latest amenities. Various projects throughout Atlantic City hotel casino, including new restaurants, lobbies, existing parking garage façade, slot/table game areas and remodel of the existing hotel suites.

**USA Network Television Studio**, Jersey City, NJ

**RENOVATION/FIT OUT**

Relocation of the USA Network Studio and Post Production facility from New York City into new studio facility at Newport Tower; 40,000 sq. ft. (\$7 million).

**The Columbia House Company**, New York, NY

**RENOVATION/FIT OUT**

New Headquarters on three floors (120,000 sq. ft.) at the McGraw Hill Building with new dining facilities, studios, executive offices, and 3-floor interconnecting cable suspended staircase. (\$7 million).



**Time Warner Direct Entertainment**, New York, NY

**RENOVATION/FIT OUT**

A \$2 million, 40,000 sq. ft. interior fit-out for studio and offices.

**New York 1 News**, New York, NY

**RENOVATION/FIT OUT**

A \$4 million, 30,000 SF fit out of a new 24-hour cable TV all-news broadcasting studio for Time Warner Inc.

**Brooklyn Academy of Music**, Brooklyn, NY  
**OUT**

**RENOVATION/FIT**

A \$3.2 Million Office/Rehearsal Dance Studio renovation.

## Racing and Simulcast

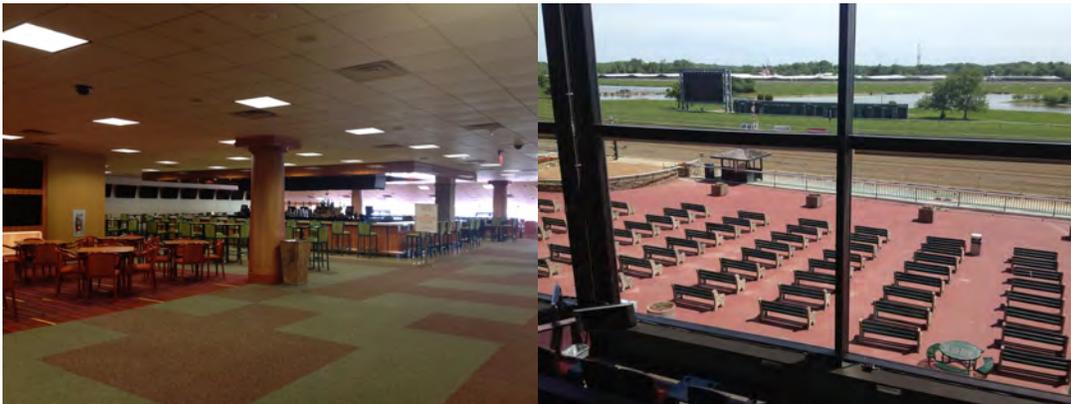
**RENOVATION/FIT OUT**

### Philadelphia Park Racetrack – Parx Racing, Bensalem, PA

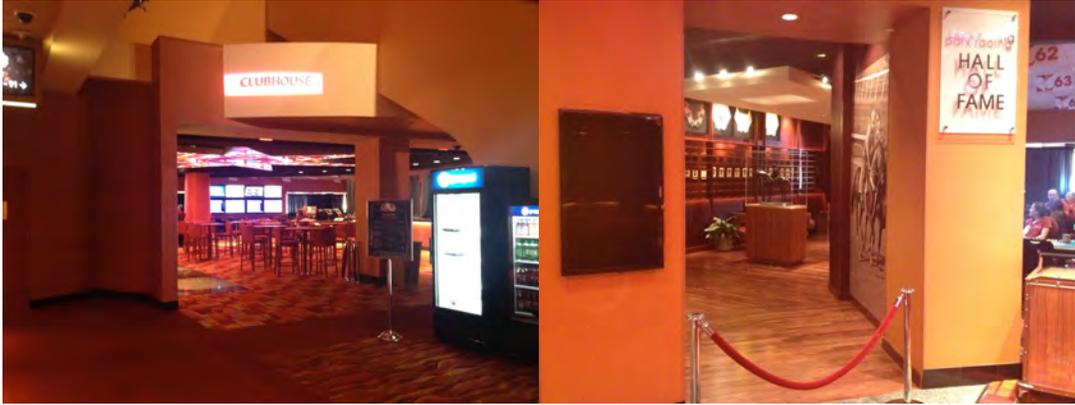
A \$10,000 million, 60,000 SF renovation of existing racetrack building. Greenwood Gaming's commitment to the horse racing commission was to totally remodel the existing racing/simulcast facility previously used as a temporary gaming facility. This included all para-mutuels stations, betting floor, stadium seating, bar, grab & go food, Cotillion Room, Clubhouse, Racing Hall of Fame, Poker Room, Steakhouse, Paddock and BOH facilities. Also, 36 Barn Buildings were demolished and rebuilt phase at 6 per year for 6 years.



**Philadelphia Park Racing Entrance**



**Philadelphia Park Racing & Simulcast**



**Parx Racing Club House and Hall of Fame**



**Paddock**



**Barns 11 & 12**

**NEW CONSTRUCTION**

## Restaurants and Nightclubs

Parx Grill 2999 Street Road, Bensalem, PA

**NEW CONSTRUCTION**

A \$5 Million, 4500 SF modern steakhouse with finishes that are different, but include the theme of Parx Casino. Back lit honey onyx stone with a high resolution video screen display a faux fireplace. Silverwood portals and banquette seating for an intimate dining experience.



**Main Dining Room**

Chickie's and Pete's Restaurant 2999 Street Road, Bensalem, PA **NEW CONSTRUCTION**

Arguably, the best sports bar on the east coast with the liveliest atmosphere. A 7 Million, 9500 SF Sports Bar and Restaurant with a night club environment. The restaurant features 'Play 2' sporting event cubes for private viewing and Wii play stations.



**Chickie's and Pete's Entrance and interior**

**Michael Chow's Noodle Bar** 2999 Street Road, Bensalem, PA **RENOVATION/FIT OUT**

A \$3.5 million, 3000 SF Asian Noodle Bar and Restaurant. Set in an elegant theme, Michael Chow's Asian Noodle Bar has the food that surpasses this setting.



**Noodle Bar and Restaurant**

**The Press Room** 610 Bangs Avenue, Asbury Park, NJ

**RENOVATION/FIT OUT**

A \$1 Million, 1500 SF Night Club located within the heart of the gentrified area of New Jersey's shore town of Asbury Park (Home of the Boss). The nightclub was installed within the historical Asbury Park Press newspaper building, which had been vacated for a new facility.



**The Press Room Stage**

**Commercial and Business Properties**

**The General Motors Building** 767 Fifth Avenue, New York, NY **RENOVATION/FIT OUT**

A \$120 million renovation and facelift to New York's most premier building. This project consists of an entire new curtain wall at the 3 story pedestal encompassing Fifth Avenue, Madison Avenue, 59<sup>th</sup> Street and 58<sup>th</sup> Street. On the east side of the building an addition was added to Madison Avenue enlarging the building to the property line and thereby creating additional retail space as well as relocating the lobby from Madison Avenue to 59<sup>th</sup> Street with easy access off Madison using a superbly designed space as a lure for those who enter. The retail space on Madison will house such stores as Bally, Porsche, Kate Spade and others of the same caliber. On the west side is the infamous GM Plaza totally renovated with new fountain pools, tree pits, stone bench seating and fiber optic lighting within the steps and pools to create a spectacular sense of space on the grandest of all granite stone cladded plazas. The North plaza will continue to produce the popular CBS early show and the South plaza will remain the entry to the infamous FAO Schwarz retail store. The big event is staged within the center as a structurally glazed 32 feet cube will grace the plaza as an entrance to an all new flagship Apple Computer store to be located below within the concourse level. The Glass cube will lead your way to a glass bridge with a glass elevator at its center and a spiraling glass stair surrounding the glass elevator bringing you to a voluminous and spacious state of the art computer and technology retail store. Truly a sight worthy to see.



**General Motors Building Plaza**



**Apple Fifth Avenue Store Glass Cube**



**Apple Fifth Avenue Store Entrance**



**Apple Fifth Avenue Store and GM Plaza**

**The Hippodrome Building** 1120 Avenue of the Americas, NYC **RENOVATION/FIT OUT**

The Hippodrome was originally built as a theater in 1905. The Hippodrome was known for its lavish spectacles including circus animals, diving horses, opulent sets, a 500 member chorus and popular vaudeville artists of the day such as Harry Houdini. On August 16, 1939 the Hippodrome hosted its last show and in 1954 the current office building was constructed on the site. The tower was added to the building in 1962 totaling 21 stories. The building has been family owned and operated since 1978. In 2004 the owner decided to spend \$60 million to renovate the building into a state of the art class 'A' building. The renovation consisted of a new aluminum and glass curtain wall system cladding the existing structure, rebuilding of the structure and renovation of the existing 3 level garage, entire new MEPS / life safety / security / telecommunications infrastructure, addition and restoration of all ground floor retail stores and a superbly designed 2 story high main building entrance lobby. The finishes selection were made using only the finest of stone for the floors and walls, Benhiem glass and metal portals corridors and aluminum leaf glazed ceiling. A space begging to be visited.



**The Hippodrome Building**



**The Hippodrome Building Lobby**

**350 Madison Avenue**, New York, NY

**RENOVATION/FIT OUT**

A 400,000 sq. ft., \$30 million renovation of the existing Condé-Nast building consisting of total demolition of interior space, penthouse and existing MEPS infrastructure. Installation of new MEPS infrastructure, new 25th floor penthouse with dunnage for cooling towers, pumps and generator. Expansion/addition to the 18th and 19th floors. New freight elevators with a new shaft way and eight new passenger elevators, total renovation of lobby which included demolition of existing adjacent building, rock excavation and underpinning of adjacent Brooks Brothers building while maintaining existing tenant Paul Stuart store functional during the creation of a glass enclosed structure passage to the new lobby with a glass courtyard displaying a 40-foot-high vertical plaster wall on the Brooks Brothers side and a 40-foot-high corrugated metal/flat metal panel/fritted glass curtain wall all of which won the architect (SOM) the AIA New York design award.



**Exterior and Interior of Façade and Lobby**

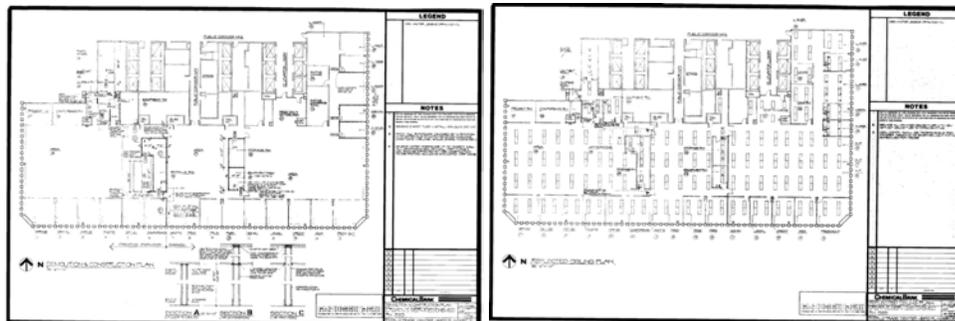
**400 Madison Avenue**, New York, NY

**RENOVATION/FIT OUT**

A 120,000 sq. ft., \$15 million renovation of landmark building consisting of a complete gut/demolition and remodeling of entire building while shifting/swinging existing and new tenants within building during construction. Similar to the 350 Madison Avenue project, but with a total exterior restoration.

**Shearson Lehman Brothers**, New York, NY

A \$35 million, 240,000 SF re-stack for Shearson Lehman and American Express International Bank at the World Financial Center and at 195 Broadway.



**Floor Plans**

**Salomon Brothers Inc.**, 7 World Trade Center, New York, NY **RENOVATION/FIT OUT**

A \$70 million, 300,000 SF Fit Out of the relocated corporate headquarters building. The entire building was dedicated to bring together the relocated facilities for both one and two New York Plaza. Providing for the latest in technology with state of the art interior spaces. Triple redundant mechanical and electrical systems, trading floors on 18" high raised floor system for a cooling plenum below to keep the trading desk equipment cool. New cafeteria/dinning rooms, Corporate finance offices and operational spaces. The building location was determined after Salomon changed plans from the mid-town coliseum site.

**Salomon Brothers Inc**, 2 New York Plaza, New York, NY

**RENOVATION/FIT OUT**

A \$40 million, 200,000 SF Construction of the headquarters space at 2 New York Plaza, with new corporate finance offices, new operations offices and new cafeteria. Renovation/alteration to 100,000 sq. ft. trading floor at 1 New York Plaza.



Conference/Reception/Office Interior

**Salomon Brothers Inc**, Domestic offices, USA

**RENOVATION/FIT OUT**

National Construction Program Managed assignments in New York and eight other cities, including new offices consisting of trading floor, corporate finance, operations, executive dining facilities in the following buildings:

- Georgia Pacific Plaza, Atlanta, GA; 30,000 sq. ft. (\$5.3 million)
- 99 High Street, Boston, MA; 22,000 sq. ft. (\$3.3 million)
- Sears Tower, Chicago, IL; 60,000 sq. ft. (\$9.0 million)
- Trammel Crow Center, Dallas, TX; 36,000 sq. ft. (\$5.4 million)
- Security Pacific Center, Los Angeles, CA; 66,000 sq. ft. (\$9.9 million)
- Bank of America, San Francisco, CA; 44,000 sq. ft. (\$6.6 million)
- Toronto Dominion Center, Ontario, Canada; 6,000 sq. ft. (\$1.5 million)
- Willard Building, Washington, DC; 6,5000 sq. ft. (\$1.6 million)

**Salomon Brothers Data Center/Disaster Recovery**, NJ **NEW CONSTRUCTION**

A New \$2 million, 200,000 SF data center/disaster recovery center for Salomon Brothers.

**Lehman Brothers**, Jersey City, NJ

**NEW CONSTRUCTION**

A \$30 million, 450,000 SF relocation from New York City to 101 Hudson Street in Jersey City; project comprised of interior fit-out on 15 floors.

**Retail**

**Macy's**, Freehold Raceway Mall, Freehold, NJ

**NEW CONSTRUCTION**

A \$25 million, 240,000 SF New building of complete retail space out of the ground attached to the mall, including EIFS façade, stone/metal and glass entrances, center skylight, escalators, marble aisles and extensive casework, consisting of three floors fully built out for retail operation.



**Macy's Freehold**

**Lord & Taylor**, Freehold Raceway Mall, Freehold, NJ

**NEW CONSTRUCTION**

**\$8 Million, 60,000 S.F. addition to an existing two story retail store building. Added half of the existing building space with 3 new entrances, new loading dock, parking, etc. Completely renovated existing store interior with new design motif. Phased existing store renovation into two sections. After opening the new addition, the first half of the existing store space was closed and renovated. Then the second half of the existing store space was closed and renovated after opening the newly renovated section. Ultimately the total building was completely renovated as a new store.**



**Lord and Taylor Freehold**

**Chanel Soho**, 139 Spring Street, New York, NY

**RENOVATION/FIT OUT**

**A \$4 million, 8000 SF renovation of existing Landmark building in Soho to create two retail spaces for Chanel, Inc. and their subsidiary Holland & Holland. Unique boutique designed by Peter Marino utilizing the existing tin ceiling with new multilevel suspended ceiling panels below and over showcase millwork displays manufactured by Cenacchi in Italy. New state-of-the-art moving feature wall with a metal cube display area and new finishes using carbon fiber, polyester resin and Venetian plaster. Also, new wood clad metal exterior windows and doors and a totally restored stone and cast iron exterior for Landmarks approval.**

**Chanel at the Drake Hotel**, Chicago, IL

**RENOVATION/FIT OUT**

A \$5 Million, 10,000 SF renovation of new retail space within ground floor of the Drake Hotel on Michigan Avenue. New Jewelry area and Oprah Salon.

**Chanel at the Bellagio Hotel**, Las Vegas, NV

**RENOVATION/FIT OUT**

A \$4 million, 10,000 SF build-out of new boutique on retail row of the extraordinary hotel casino, with fountain views.

**Holland & Holland**, New York, NY

**RENOVATION/FIT OUT**

A \$10 Million, 8000 SF conversion of an existing 8-story brownstone on 57<sup>th</sup> Street into a prestigious award winning retail store. Total gut and restoration, including new MEPS infrastructure, façade, interior, and sweeping staircase throughout the store.



**Exterior and Interior of Holland & Holland**

**Nordstrom**, Paramus, NJ

**NEW CONSTRUCTION**

A \$3 million, three-story addition to existing building and new west elevation/entrance.



**Façade of new Nordstrom Addition**

Century 21 Department Stores, New York, NY

**RENOVATION/FIT OUT**

Building expansion of an existing 1937 five-story landmark building (\$3.5 million).

## Residential

Residences by Armani/Casa Sunny Isles Beach,

**NEW CONSTRUCTION**

From the Armani/Casa Interior Design Studio, Mr. Armani brings his inimitable sensibility and talent for understanding elegance to interior design. Rich textiles, a palette of soft dramatic tones and sensual textures create an atmosphere of refined elegance throughout the lobby and common areas where ambient lighting and artfully arranged furnishings offer a relaxing ambiance for conversation.

Pelli Clark Pelli's contemporary glass tower appears at one with the crystal clear water of the Atlantic Ocean, while transparent terraces allow you to step into a dreamlike space suspended between earth and sky. Along the oceanfront, duplex bungalows with dramatic glass window walls and intimate private outdoor spaces open directly to pristine beaches.

- \$800,000,000 Luxury Condominium Residential Property Development.
- Residences by Armani/Casa is a 56-story new development with 308 exclusive luxury, oceanfront condominium residences.
- Tower and Gardens expand over 3.11 acre site.
- Interiors by world-renowned Armani/Casa Interior Design Studio under the artistic direction of Giorgio Armani.
- Soaring 649 foot tall modern glass tower designed by internationally acclaimed architect Cesar Pelli.
- Landscaping by award winning swiss landscape architect Enzo Enea.
- Located on 300 feet of prime oceanfront in Sunny Isles Beach with breathtaking Atlantic Ocean views.
- Elegant porte cochere entry with water features.
- Professionally curated collection of museum-quality art including monumental sculptures by Sandro Chia and Sinisa Kukec as well as works by Venice Biennale artist Marcelo Legrand.
- Over 35,000 SF of amenities across 2 floors exquisitely furnished by Armani/Casa.
- Smart technology linking residences to the building amenities.
- Armani Dada designed and fabricated cabinetry and Armani Roca designed fixtures.



**The Drake Hotel** 432 Park Avenue @ 56<sup>th</sup> Street, NY

**NEW CONSTRUCTION**

A new \$800 million, 90 story skyscraper. Includes tear down of existing 26-story hotel building and the construction of a new Hotel/Residential building. The garage is within the 5 story below grade basement with retail on the lower floors, a hotel on the first 40 floors and high-end luxury private residential condominiums on the remaining upper floors. Originally design by Herzog DeMuron and place on hold during the recession. The project is now continuing under the design of Rafael Vinoly. Slated for Completion in 2016.

**Cutchogue Estates** Cutchogue, Long Island, NY

**NEW CONSTRUCTION**

A \$90 million new construction planned development for 186 units of Studio, 1, 2, & 3 bedroom condominiums with a community center tailored to contextually fit with the surrounding town environment.

**Kellis Pond** Bridgehampton, NY

**NEW CONSTRUCTION**

Three separate \$5 million residences of 6,000 SF with eastern Long Island beach style finishes complete with pools and landscape to be summer homes for the NYC executive.

**Sher Residence**, Franklin Lakes, NJ

**NEW CONSTRUCTION**

A \$9 million, 18,000 SF high-end luxury residence on 4 acres with 3,000 feet long driveway to top of property, indoor pool/spa, extensive woodwork, etc.

## Healthcare

**Payton Lane Nursing Home**, 64 County Rd 39, Southampton, NY **NEW CONSTRUCTION**

A \$45 million, 185,000 SF 280 bed, two-story plus cellar building constructed out of reinforced concrete/masonry/concrete plank on a 10-acre site with sewerage treatment plant, roadways, extensive site work, guardhouse etc. Full facility nursing home both patient/nurses residences, commercial kitchen and medical facilities.



Front entry drive to Payton Lane

**Kensington Green**, 34 Locust Avenue, Oakdale, NY

**NEW CONSTRUCTION**

A, \$12 million, 60,000 SF two-story assisted-living facility with 110 apartments and central living spaces constructed with a steel frame paneled wall system with a Hambro floor system, steel trusses, architectural shingles and a Hardy plank siding, Heavy Landscaping.

**Tree Tops Nursing Home**, Yorktown, NY

**NEW CONSTRUCTION**

\$25 million Expansion/addition of approximately 90 additional beds with a MEPS infrastructure upgrade throughout existing 160,000 sq. ft. nursing home facility and renovation of entrances and common spaces throughout.

**Stony Brook Child Care Center**, 1474 Stony Brook Rd Stony Brook, NY

**NEW CONSTRUCTION**

A \$4 million specialized day care center created after 12+ years of planning by the University of Stony Brook. A 20,000 sq. ft. building consisting of 5 classroom pods centered to a central entry and office area on a 5-acre site. Required total site clearing, university utility tie-in and central monitoring. Extensive site development and landscaping.



**Merck-Medco Managed Care**, Franklin Lakes, NJ

**RENOVATION/FIT OUT**

An extensive renovation of 650,000 sq. ft. complex located on 201-acre site. Total building restoration with new MEPS infrastructure, 220,000 sq. ft. roof, and interior fit-out with roadways (\$100 million). Maintained 200 employees on site during renovation, and relocated 2,200 employees into the building.

**University of Medicine & Dentistry of New Jersey**, Newark, NJ

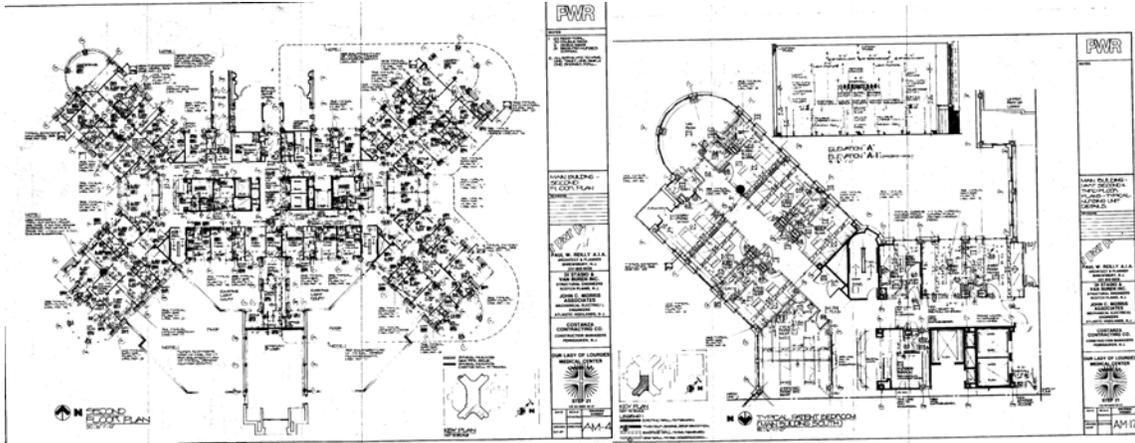
**RENOVATION/FIT OUT**

A \$650,000 renovation and expansion of the Renal Dialysis Facility.

**Our Lady of Lourdes Medical Center**, Camden, NJ

**RENOVATION/FIT OUT**

A 120 million, 600,000 SF renovation of existing 1947 building and 3-floor addition to 1970 Rehab building. This project was one of the first to provide for single patient rooms with private baths. Leading the way for modern hospitalization coined the project name..... 'Step 21' (Stepping into the 21<sup>st</sup> century)



Floor Plans

## Miscellaneous Interior Projects

**Simon & Schuster**, Avenue of the America's, New York, NY **RENOVATION/FIT OUT**

A \$25 million renovation and re-stack of 12 floors at corporate headquarters in Rockefeller Center to accommodate buyout by Paramount and Viacom.

**eEmerge**, 440 Ninth Avenue, New York, NY **RENOVATION/FIT OUT**

\$9 million on two floors (approximately 60,000 sq. ft.) of high-tech visual interior space for multi-dot-com company offices. Exposed cable trays, glass enclosed LAN rooms, etc.

**Omni-Point Communications**, Wayne, NJ **RENOVATION/FIT OUT**

A 40,000 sq. ft. renovation of an existing building into a central switch and headquarters offices (\$4 million).

**Panalpina**, Morristown, NJ **RENOVATION/FIT OUT**

A 40,000 sq. ft. interior office build-out on two floors with connecting stairs (\$3.8 million).

**American Institute of Certified Public Accountants**, Harborside Financial, Jersey City, NJ

A \$5.5 million, 60,000 SF interior fit-out. New entry façade, reception area, office area, etc.

**New York Telephone Company**, New York, NY **RENOVATION/FIT OUT**

A \$2.1 million, 40,000 sq. ft. renovation and interior fit out of two floors.

**Hollyar Brady**, New York, NY **RENOVATION/FIT OUT**

A \$500,000, 8000 SF Interior Build out of Law offices in the Fred French Building.

**Smith Barney Harris Upham & Company**, New York, NY **RENOVATION/FIT OUT**

A \$1 million build out of Data Center.

**Bryant Park Restoration**, New York, NY **RENOVATION/FIT OUT**

A \$300,000 exterior and interior restoration of two ancillary buildings.

**Goldman Sachs & Company**, New York, NY

**RENOVATION/FIT OUT**

A \$8 million Re-stack and renovation of corporate offices and trading facilities throughout 30 floors.

**BEBE**, Woodbridge, NJ

**RENOVATION/FIT OUT**

Build out of 6,000 sq. ft. retail store (\$400,000.00).

**Museum of Modern Art**, New York, NY

**RENOVATION/FIT OUT**

Moderate renovations through out museum (\$500,000.00).

**National Cleaning Contractors**, New York, NY

**RENOVATION/FIT OUT**

20,000 sq. ft. interior renovation for new offices (\$700,000.00).

**190 south LaSalle Street**, Chicago, IL

**RENOVATION/FIT OUT**

New lobby renovation consisting of lavishly high end finishes including intricate wood and stonework and gold leaf painted ceilings.

