

# William M Fleck AIA

## New York Address:

31 Shadyside Avenue  
Upper Grandview, NY 10960

[T] 845.358.1931

[M] 646.294.7373

[Bill@williamfleck.com](mailto:Bill@williamfleck.com)

## Florida Address:

9317 Dickens Avenue  
Surfside, FL 33154

[T] 305.868.5804

[www.williamfleck.com](http://www.williamfleck.com)



---

## EDUCATION

AAS/Architecture, City College of New York, NYC/Brookdale College, NJ  
Diploma/Construction Management, NYU Real Estate Institute

## CERTIFICATIONS

New York State Registered Architect  
New Jersey State Registered Architect  
Florida State Certified General Contractor

## MEMBERSHIPS

AIA - America Institute of Architects  
REDA - Real Estate Development Association  
IH-RA - International Hotel & Restaurant Association  
CMAA - Construction Management Association of America  
GBCA - General Building Contractors Association  
AGC - Associated General Contractors of America

## AWARDS

GBCA 2010 - Excellence in Craftsmanship - Parx Casino

## SUMMARY OF QUALIFICATIONS

I am an accomplished Owner's Building Development and construction professional with diverse experience on large-scale complex projects valued more than \$800,000,000. Over the course of a 30+ year career, I have gained unparalleled management experience in leading design and construction teams including trade contractors on various project types including new building construction, renovations and high-end interiors encompassing skyscrapers, major hotels, residential condos, apartment complexes, commercial, retail, gaming and entertainment, hospitality, television studios, landmark structures, health care centers, shopping centers and mixed use properties.

As a proactive, engaging and hands-on manager, my experience includes program compliance and validation, construction management procurement including trade scope evaluation and general conditions analysis. I have provided direction to business development, operations and client relations. I have developed and managed staff for the Design & Construction department for property development organizations and casino owners. I have managed Property managers for large-scale commercial buildings. I also take a hands-on approach to bid package preparation, equipment scheduling, preliminary site logistics, quality control, designer participation and review and leading value engineering studies to meet the owner's goals. I continue to build productive relationships with owners, developers, architects, engineers, suppliers and municipal officials.

My goal is to manage the day-to-day challenges of complex project delivery while maintaining an unwavering focus on achieving the best value solutions without sacrificing quality, cost or schedule.

## **RECOGNIZED FOR:**

Results Orientation - Creative & Practical Problem Solving - Business Savvy - Reliability-  
Relationship Building - Ethics-Strategic Planning & Negotiations - Objective Reasoning  
Construction Management Technical Core Competencies

## PROFESSIONAL EXPERIENCE

### **The Related Group, Miami, FL (October 2015 – Present)**

*Senior CM – Owners Representative*

- Position included:
  - **Armani Casa, 18975 Collins Avenue, Sunny Isles Beach, FL** - \$800 Million Property with a construction cost of \$350 Million at 1.5 Million SF new construction of a 58-story condominium tower located on the beach in Sunny Isles Beach, FL. Building design by Cesar Peli and Branded by Armani Italia with Sieger Suarez as the Architect of Record. The Construction Manager is Coastal Construction. The building consists of 308 residential units ranging between 1,400 SF to 5,000 SF, two 10,000 SF 2-story penthouse units, and common space which includes lobby, luxury spa, restaurant, Bar/Lounge, Conference spaces, Theater Room, Game Room, Wine and Cigar Bar, Kids Room, Gym & Fitness Center, Juice Bar, etc. The building is constructed of PT concrete construction with 10” slabs columnless spans of large spaces within the units. The exterior has 10 deep terraces with clear glass postless rails. The façade is a silver Viracon VLE1-39 reflected glass to appear as a mirror of the sea and sky. The rear exterior space has a large deck area commanding spectacular ocean views with a pool, many water features, spa extension and 22 Cabanas. Below grade includes a garage with parking for 660. The entrance has green walls and water fall features with drive to a Porte Cochere and Canopy.

### **Builders Studio LLC, New York, NY / Miami, FL (January 2015 – October 2015)**

*President & CEO – Design and Construction*

- Position Included:
  - As the owner of Builders Studio LLC, I performed consulting work for various clients as an owner representative. Some of these Clients are as follows:

**Casino Miami – Fronton Holdings, Miami, FL** – Renovation of an existing Casino Facility and Jai Alai Stadium. Project consists of new High Limits Gaming space, New Poker Room, Whiskies Bar, Fire & Ice Bar, Club Rio, Dining Facility, Card Desk and slot gaming space. Included an entire renovation of the exterior façade with smoking areas and new entry with new lobby and restrooms. AECOM as Architect and Suffolk Construction as Construction Manager.

**Bell Works – Holmdel, NJ** – Renovation of an existing 1960’s Aero Saarinen designed 2 million SF office building on a 465-acre site. Originally the former Bell Laboratories Headquarters. The renovation included changing the zoning from commercial office to mixed use. The concept was to use the existing atrium space which runs through the center from front to back and side to side and use it as an outdoor theme for restaurants and retail spaces. The remaining 1,600,000 SF divided into quad spaces would become grouped into a hotel/spa/conference center, a Healthcare and rehab facility and commercial office space. Complete renovation of all MEPS systems, elevators, etc. was required. Building is included on the national registry of historical buildings. The cost is undetermined at this time. Alex Gorlin Architects.

### **Greenwood Gaming and Entertainment, Inc / Parx Casino, Bensalem, PA (2008 - 2015)**

*Vice President – Design & Construction*

- Position included:
  - **Parx Casino, 2999 Street Road, Bensalem, PA** - \$350 Million development of a new casino facility located on a 500-acre property. Existing property included a Grandstand, racetrack and a 1400 horse barn facility. New casino facility is comprised of a 262,000 SF building with 20,000 SF central utility plant, 20,000 SF executive offices, 40,000 SF BOH space and 180,000 SF FOH space. FOH includes 140,000 SF casino floor, food court, Steakhouse, entertainment bar, sports bar, lobby, Chickie’s and Pete’s restaurant, etc. Designed by Friedmutter Architects, Las Vegas. Considered to have the highest level of finishes for a casino on the east coast. An award-winning facility and one of the most highly successful/profitable casino businesses on the east coast. Duties included organized new Design & Construction department with up to 6 direct reports and managed all design professionals and construction manager to the guideline and vision of the Board of Directors. Completed the project within the licensing requirements of the Pennsylvania Gaming Board schedule of 18 months and 2% under budget.
  - **Parx Casino, 2999 Street Road, Bensalem, PA**, - \$120 Million Core & Shell expansion designed by Kling/SOSH and interior by David Mexico/SOSH, includes an Event Center, Restaurant, Bar/Lounge, new Gaming space and expanded BOH with new EDR and office space.
  - **Philadelphia Park Racetrack**, \$15 Million renovation of façade, infrastructure and lobby including modernization of interior for a Poker Room, gaming space and restaurants within existing 140,000 SF, 5 story grandstand building

**Macklowe Properties, Inc., New York, NY (2004 - 2008)***Senior Construction Manager -VP*

- Projects included:
  - **The General Motors Building, 767 Fifth Avenue**, Gensler design for a \$150 Million renovation and addition of existing 50 story building involving temporarily moving the CBS early show and news room and other tenants to allow the plaza renovation for a new Apple retail store as well as moving the Madison Avenue lobby to 59<sup>th</sup> street to construct additional space to Madison Avenue for new tenants. All work was completed without interruption of exiting tenant business operations. Also, installed a new curtain wall, modernized 31 elevator cabs, renovated lobby, and concourse corridor with new escalators, added new commercial tenants to the 50-story building. Managed all design professionals and 5 Construction Managers / General Contractors. Managed property managers for entire Bldg. Maintained tenant relations for existing tenants and new tenants, negotiated lease requirements and implemented design and construction for tenants such as CBS news, Apple, FAO Schwarz, Bally, Porsche, Chase Bank, Este Lauder, Weil Gotshal Manges, GM, Thomas Lee, Sanford Weil, Carl Icon and many others within the one million plus SF office tower.
  - **1330 Avenue of the Americas**, Gensler design of a \$75 Million renovation of façade, infrastructure, Plaza and lobby of a 40-story tower including modernization of elevator cabs and build out of tenant pre-built spaces for 13 Floors without interruption of existing tenant business operations.
  - **The Drake Hotel, Park Ave & 56<sup>th</sup> Street**, Tear down of existing 26 story hotel building and re-build of a new \$800 Million, 100-story skyscraper. Garage in Cellar space, Retail on lower, Ground floor and 2<sup>nd</sup> levels, Hotel for 30 floors and 48 story luxury condominium apartments. Original design by Herzog DeMuron the building project was on hold. Presently under construction designed by Raphael Vinoly with CIM Financial.
  - **The Dalva Gallery, Madison Ave & 77<sup>th</sup> Street**, Entire gut and Renovation of historic 7 story brownstone building into a European antique gallery space. The space includes antique paneled rooms of 18<sup>th</sup> century and 17<sup>th</sup> century French and Italian finishes with original materials located from former gallery.

**Bovis Lend Lease, Inc., New York, NY (2003 - 2004)***Project Executive/Senior Project Manager- Special Projects*

- Projects included:
  - **The Hippodrome Building, 1120 Avenue of the America's**, A Moed, deArmas, Shannon design for a \$110 million, renovation and upgrade of existing building, involving new curtain wall and store front, new two-story lobby, phased construction of ground floor retail stores, total repair and renovation of garage, installation and upgrade of a new MEPS infrastructure and renovation of interior office space through out building without interruption of existing tenant business operations.

**IDI Construction Company, Inc., New York, NY (1999 - 2003)***Executive Vice President of Construction, Sales and Special Projects*

- Established a consistently successful track record with this leading construction organization, responsible for business development and maintenance of client relations, providing oversight of multiple facets of management, supervision of project managers, superintendents and sub-contractors. Oversee estimating, job scheduling, contract preparation and administration, subcontract negotiations, and liaison with owners, architects and subcontractors.
- Secured new building contracts valued at over \$200 million within 12 months.
- Earned commendations from top clients for achieving fast-track performance and attaining under-budget and on-time completion of large-scale projects, from pre-construction to closing.
- Projects included:
  - **350 Madison Avenue**, A SOM design for a \$90 million, renovation of the original Conde' Nast building, involving total renovation of interior space, new glass lobby, two-story addition, penthouse and existing MEPS infrastructure.
  - **400 Madison Avenue**, \$65 million renovation of 120,000 sq. ft. landmark building, which included gut/demolition, remodeling of entire structure and total exterior restoration, while shifting existing and new tenants during construction.
- Spearheaded the introduction and negotiation of the following projects, acting as account executive and overseeing all operations.
  - **Chanel Soho**, A Peter Marino design for a \$8 million renovation of 8,000 sq. ft. landmark building in SOHO to create retail spaces for Chanel, Inc.
  - **Kensington Green**, \$40 million construction of 60,000 sq. ft. assisted living facility with 110 apartments and central living spaces.
  - **Stony Brook Child Care Center**, \$10 million construction of 20,000 sq. ft. building with five classroom pods centered to a common entry and office area on a 5-acre site.

- **Payton Lane Nursing Home**, A Perkin Eastman design for a \$85 million, two-story plus cellar, 400-bed building constructed out of reinforced concrete/masonry/concrete plank on a 10-acre site with sewage treatment plant, roadways, landscaping and guard house.
- **Cutchogue Estates**, \$90 million new construction for 186 units of Studio, 1, 2, & 3 bedroom condominiums and community center tailored to fit contextually with the surrounding town center.
- **Kellis Pond**, Three separate \$5 million residences of 6,000 sq. ft. with high end finishes constructed as summer homes in Bridgehampton, NY

#### **HRH Construction Co., Inc., New York, NY (1997 - 1999)**

*Vice President / Construction Manager, Special Projects Division*

- **Merck-Medco Managed Care, Franklin Lakes, NJ**, \$90 million renovation of six buildings, comprised of 650,000 sq. ft.
- **Nordstrom's, Boca Raton, FL**, A Callison Design of a \$50 million new 300,000 sq. ft. retail store in Town Centre Mall.
- **Macy's, Freehold, NJ**, \$45 million construction of 350,000 sq. ft. new retail store on 3 levels.
- **Chanel at the Drake Hotel, Chicago, IL**, \$10 million renovation of 10,000 sq. ft. boutique store.
- **Chanel at the Bellagio Hotel, Las Vegas, NV**, \$6 million build-out of 10,000 sq. ft. boutique within a casino

#### **Showboat Development Corp., Ventnor, NJ (1996 - 1997)**

*Director of Design & Construction*

- Total oversight of a successful building/business development of the Showboat Mardi Gras Casino, the company's first gaming vessel, as well as a 110,000 sq. ft. pavilion building in East Chicago, IN. The project also included a 2,000-car garage, marina with breakwater and extensive site development. The vessel consisted of four levels at 386 ft. long, with 75,000 sq. ft. of gaming space. Achieved completion of project to meet a deadline for the vessel launch within budget of \$200,000,000.
- Total Pre-con and planning of new North Tower – Orleans Hotel Tower. \$100 Million, 40 Story – 1300 keys with 3500 SF spa/fitness center and pool. Renovation of original 516 rooms, nightclub, Surf Bar, Casa d'Napoli Italian and Royal Noodle Asian restaurants.

#### **HRH Construction Interiors, New York, NY (1995 - 1996)**

*Vice President / Construction Manager*

- **Holland & Holland, 50 East 57<sup>th</sup> Street, NYC**, \$12 million conversion of 8-story brownstone into high-end retail store.
- **Omni-Point, Wayne, NJ**, \$6 million 40,000 sq. ft. renovation into central switch and home office.
- **USA Network Television Studios, Jersey City, NJ**, \$10 million 40,000 SF relocation of production studio
- **The Columbia House Company, New York, NY**, \$15 Million 120,000 SF new offices & Studios on 3 floors
- **The Sher Residence, Franklin Lakes, NJ**, \$12 Million 18,000 SF New High-End Luxury Residence
- **The Museum of Modern Art, New York, NY**, \$2 Million Moderate renovations
- **Brooklyn Academy of Music, Brooklyn, NY**, \$4 Million Office/Rehearsal/Dance Studio Renovation
- **Century 21 Department Sores, New York, NY**, \$4.5 Million expansion of a 1937 landmark bank building
- **Nordstrom's, Paramus, NJ**, \$3 Million Three (3) story addition and new west entrance to their largest stores

#### **Herbert Construction Company, Inc., New York, NY (1990 - 1995)**

*Vice President / Construction Manager (94 - 95); Sr. Project Manager (92 - 94); Project Manager (90 - 92)*

- **Lehman Brothers, Jersey City, NJ**, \$40 million, 15-story 450,000 sq. ft. interior fit-out.
- **Simon & Schuster, New York, NY**, \$35 million renovation and re-stack of 12 floors at corporate headquarters Rockefeller Center.
- **Goldman Sachs, 85 Broad Street, NYC**, Gensler design for a \$50 million, 38 story renovation and re-stack program for multiple floors. Reconfigure trading floors, corporate finance offices, operations and dining facilities.
- **Hotel Macklowe, New York, NY**, Fit out of lobby, meeting rooms, restaurant and hotel rooms and suites.
- **New York 1 News Channel, New York, NY**, \$5 Million 30,000 SF 24-hour cable news broadcasting studio
- **Time Warner Direct Entertainment Center, New York, NY**, \$8 Million 40,000 SF interior fit out
- **American Institute of CPAs, Jersey City, NJ**, \$5.5 million 60,000 sq. ft. interior fit-out.
- **University of Medicine & Dentistry of New Jersey, Newark, NJ**, \$2 million renovation and expansion of Renal Dialysis Department.

**Salomon Brothers, Inc., New York, NY (1987 - 1990)**

*Facilities Senior Project Manager*

- Managed the facilities and construction of a \$60 million, 200,000 sq. ft. headquarters building at 1 & 2 NYP, as well as a 100,000 sq. ft. data center/disaster recovery center in NJ. Managed the construction of offices in New York, including Atlanta, Boston, Chicago, Washington DC, Dallas, Los Angeles, San Francisco and Toronto.
- Managed the facilities and construction of a SOM design \$100 million, 300,000 sq. ft. New headquarters building at 7 World Trade Center. Work included new state of the art trading floors, corporate finance offices, operations offices and dining facilities. Complete MEP redundancy infrastructure within new building.

**Shearson Lehman /American Express Co, WFC, New York, NY (1986 1987) facilities Sr. Project Manager**

- Managed the design and construction of the partial core and shell and fit out of the American Express Tower at the World Financial Center \$600 million, 50 stories, 1,600,000 SF new construction. Lobby, 24 elevators, dining/conference center, data space and operational & executive offices. Includes museum space for Lehman Brother’s art gallery.
- Managed the construction of a \$35 million, 240,000 sq. ft. re-stack and managed the facilities for the Shearson and American Express International Bank at the World Financial Center and 2 World Trade Center.

**Paul W. Reilly & Associates Architects, Red Bank, NJ (1984 - 1986) Project Manager/Sr. Designer**

- *Our Lady of Lourdes Medical Center, Camden, NJ*, \$120 million renovation of 1947 building and three-floor addition to 1970 rehab building, totaling 600,000 sq. ft.

**William M. Fleck, Consultant, New York, NY (1977 - 1984) Project Manager**

- *Mobil Oil Corp., 150 East 42<sup>nd</sup> Street, New York, NY*, \$80 million renovation of 42-story, 1 million sq. ft. headquarters. Supervised six-contract designers/draftsmen developed stacking plan and designed the entire building floor plans.
- *AT&T Bell Laboratories, Middletown, NJ*, Planned and designed \$16 million 150,000 sq. ft. new building construction and interior fit-out.

