

KPL-PROJEX, LLC.



**General Contractors
&
Construction Managers**



Corporate Profile

Van Kampen Merritt Eastern Regional Headquarters

New York, NY

PROJECT SCOPE:

- 65,000 square foot Interior Fitout
- New 50 Position Trading Room
- New Conference Center
- New Data and Telephone Infrastructure

ROLE:

- Construction Management

COST:

- \$4.5 Million

TIME:

- 5 Months

PROJECT DETAILS:

Van Kampen Merritt, a Chicago based mutual fund wholesaler, embarked on a plan to consolidate its three northeastern satellite offices to one building in New York City. KPL-Projex was retained to replace another firm shortly after the general contractor's bids for the project came in several hundred thousand dollars over budget. KPL-Projex immediately implemented a rigorous cost control/value engineering program. Our cost engineers prepared a detailed estimate for the project, enabling our team to identify the exact nature and causes of the overrun. Several issues surfaced and alternative designs were issued for the cable plant, raised flooring and trading room lighting. We also resolved several design coordination issues that caused bidding contractors to speculate as to the exact scope of work.



Symbol Technologies World Headquarters

Holtsville, NY

PROJECT SCOPE:

- 134,000 square foot Ground Up Addition
- Offices Renovation
- New Day Care Center
- New Communications Infrastructure

ROLE:

- Construction Managers

COST:

- \$14.5 Million

TIME:

- 18 Months

PROJECT DETAILS:

KPL-Projex was retained by the world leader in bar code technology and equipment to manage their World Headquarters Addition construction program. Symbol's rapid growth required an additional 134,000 square feet of office space including a day care center. The complexity of this project involved incorporating the existing fire alarm, sprinkler and communications systems with the existing systems while remaining in operation. One of KPL-Projex's primary roles was the negotiation of change orders to keep the project within budget and within schedule.



Radio City Music Hall

New York, NY

PROJECT SCOPE:

- Restoration of a registered National Historic Landmark
- Upgrade of theatrical lighting, sound and rigging
- Upgrade of building infrastructure
- ADA compliance
- Selective asbestos abatement
- Television production facilities
- High-end restaurant
- Fiber-optic backbone throughout building

ROLE:

- Owner's Project Manager

OWNERS:

- Tishman/Speyer

OPERATOR:

- Radio City Productions a division of Madison Square Garden, A Cablevision company

DESIGNERS:

- Hardy Holtzman Pfeiffer Associates
- The Rockwell Group
- Meyer Strong & Jones, Engineers

COST:

- Confidential – over \$50 million

TIME:

- Research/Design – 2 years
- Construction – 9 months
- Completion – Fall, 1999

PROJECT DETAILS:

Radio City Music Hall is one of the greatest musical theaters in the world. It has a stage which measures 144 feet wide, 66 feet deep and seats 6,000. Built in 1932 by the impresario Samuel "Roxy" Rothafel and designed by Donald Deskey, it is listed on the National Registry of Historic Places. Home to the world-renowned Rockettes and the yearly Christmas Spectacular, Radio City has hosted movie Premieres and top-billed musical stars throughout its 67 years of existence. In preparation for the Millennium, Radio City is undergoing a once-in-a-lifetime massive renewal project. The public spaces are being restored to their original glory; the infrastructure is being overhauled and upgraded to serve current needs; the stage hydraulics are being computerized; the theatrical lighting and rigging are being upgraded. In addition, the Hall is being made ADA compliant. The entire building is being wired with fiber-optic cable plant and pre-set camera positions so that it, in effect, will be one large television studio for broadcasting.

A high-end restaurant is planned which be accessible from Sixth Avenue as well as the Music Hall. The project has been extensively planned so that it can be constructed in an extremely short time frame, a 7 month shutdown.

KPL-Projex is providing full Owner's Project Management services. These include budgeting and planning, design supervision and review, Value Engineering, subcontractor evaluation, bid review, scheduling, change order negotiation, cost control and reporting to the parent company and post-construction closeout.



KPL-PROJEX, LLC.

Hilton Hotel

Stamford, CT



PROJECT SCOPE:

- Room Renovation
- Sitework
- Parking Garage
- Bridal Garden

ROLE:

- General Contractor

COST:

- \$9.5 Million

TIME:

- 10 Months

PROJECT DETAILS:

KPL-Project included complete room and bathroom renovation of all 480 guest rooms plus suits and presidential suits.

Parking lot repairs consisted of structural and resurfacing of two parking lot levels.

Major site upgrades included concrete work, new lighting and pavers at front entrance.



Rosecliff, Inc. Corporate Headquarters

New York, NY

PROJECT SCOPE:

- Interior fit-out of two floors
- A/V Conference Center
- New Comm. Infrastructure & LAN

ROLE:

- Construction Management

COST:

- \$3.5 Million

TIME:

- 9 Months

PROJECT DETAILS:

Rosecliff, a leading merchant banking organization, tends to take a long view when embarking on a venture. When planning for its new corporate headquarters, the company wanted one that would be unique and showcase the work of the nation's preeminent craft furniture artists. The client commissioned several artists to aid in the design of this project. KPL-Projex maintained a very delicate balance between the client, the architect and the artists. The attention to detail and design is unequalled in corporate interiors.



The Roosevelt Hotel

New York, NY



PROJECT SCOPE:

- 1100 Guest Room Renovation
- Public Area Restoration
- Facade Restoration
- Upgrade Building Infrastructure
- ADA Compliance
- New Full Service Kitchen

ROLE:

- Construction Management

COST:

- \$65 Million

TIME:

- 15 Months

PROJECT DETAILS:

After years of neglect, the hotel was rebuilt to meet the needs of the modern day visitor to the city. New finishes, fixtures, and amenities were added, and the building was made ADA compliant. KPL-Projex was brought in midway through the project and oversaw the construction, the data/telecommunications work and the installation of the furnishings and fixtures.



Queens Family Medical Center

Queens, NY

PROJECT SCOPE:

- 2 Story Core & Shell Medical Facility

ROLE:

- Construction Management

COST:

- \$8.5 Million

TIME:

- 9 Months

PROJECT DETAILS:

KPL-Projex was retained by the New York Hotel Trades Council and Hotel Association of New York to manage the construction of their new 100,000 square foot medical center. The Queens Center is a full service medical and dental facility housing the latest state of the art medical equipment, examination rooms, dental facilities, and administrative offices.



Philips Electronics

New York, NY

PROJECT SCOPE:

- Provided Relocation Service
- Conceptual Budgeting
- Furniture Purchases and Delivery

ROLE:

- Construction Management

COST:

- \$8 Million

TIME:

- 10 Months

PROJECT DETAILS:

Philips Electronics retained KPL-Projex to provide turn-key relocation services starting with new building evaluations through final move-in. KPL-Projex provided pre-lease work letter review in conjunction with various real estate brokers. KPL-Projex provided conceptual budgeting at the beginning of the project and also provided weekly cost analysis during the entire project. By providing closely managed “Cost Controls”, the project was brought in under budget and within the scheduled time frame. Project management also included all phases of MIS coordination, all new furniture purchases, and delivery coordination, general construction for Philips Electronics and contents move coordination.



Marriott Marquis, Times Square

New York, NY (Multiple Projects)



PROJECT SCOPE:

- 7th Fl. Meeting Rooms Renovation
- Clock Lounge New Build
- Broadway Lounge New Build
- Katin Sushi Lounge New Build
- Exhibition Kitchen New Build
- 23rd Fl. Fitness Center New Build

ROLE:

- Construction Management

COST:

- \$13 Million (Combined Cost)

TIME:

- 24 Months

PROJECT DETAILS:

Work performed in a Portman design, open atrium, occupied 2,000 room hotel. The 3,600 square foot fitness center was constructed on a vibration isolation system so as to not impact guest room under and adjacent to the facility. The fitness center has a state of the art A/V system with video screens at each treadmill, elliptical and bicycle in addition to 12 large plasma screens for general viewing.



Marriott East Side

New York, NY



PROJECT SCOPE:

- Reflagging from Halloran House
- Public Areas Renovation
- Guest Room Renovation
- Corridor Renovation
- New Life Safety Systems
- Window Replacement
- New Mechanical Risers

ROLE:

- Construction Management

COST:

- \$28 Million

TIME:

- 16 Months

PROJECT DETAILS:

The reflagging of this hotel to a Marriott involved the conversion from a single room occupancy residential hotel to a modern commercial hotel.

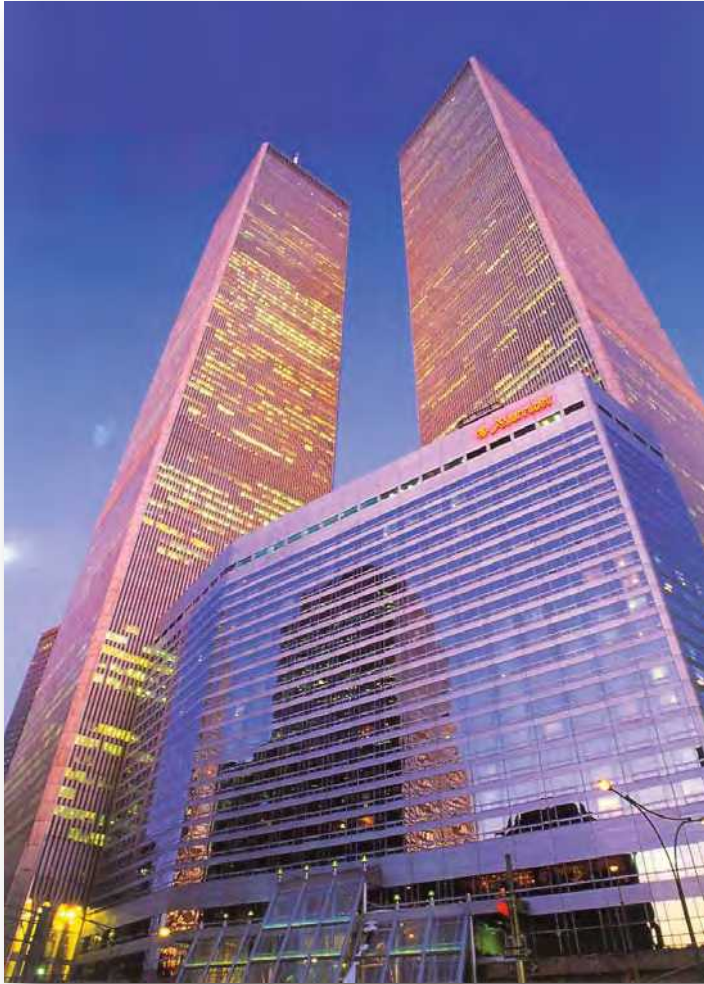
All the guest rooms needed to be reconfigured to increase the size of the room and bathroom to commercial hotel standards and converting back of the house space on the top 3 floors into guest rooms.

The public areas, which include the lobby, restaurant and bar, were completely rebuilt and rebranded.



Marriott World Trade Center

New York, NY



PROJECT SCOPE:

- Guest Room Renovation
- Corridor Renovation
- Elevator Lobby Renovation
- Meeting Room Renovation

ROLE:

- Construction Management

COST:

- \$9 Million

TIME:

- 4 Months (Round the Clock)

PROJECT DETAILS:

Renovation of the guest rooms included new stone floors, stone vanity tops, mirrors, and sconces in the bathrooms. Included in the scope was repairing and refinishing of the furniture in the guest rooms.

Guest floor corridor renovation included replacement of doors, card key locks, hardware, as well as lighting and signage.

Guest floor elevator lobby renovations of finishes, lighting and signage.

Laurel Mall

Laurel, MD



PROJECT SCOPE:

- Public Area Renovation
- Fabric Tent Architecture

ROLE:

- Construction Management

COST:

- \$4 Million

TIME:

- 8 Months



PROJECT DETAILS:

KPL-Projex was retained by Cheslock-Bakker & Associates of Stamford, Connecticut to provide project management for the renovation and restoration of The Laurel Mall Shopping Center in Maryland. Since the mall had to remain in operation during the entire time frame, stringent public safety requirements were met. KPL-Projex's team ensured the contractors maintained a fully enclosed protective barrier around each phase of construction which fully met all public safety requirements.



IBM Customer Service Training Center

Palisades, NY

PROJECT SCOPE:

- New Facility Core & Shell

ROLE:

- Construction Management

COST:

- \$80 Million

TIME:

- 36 Months

PROJECT DETAILS:

The IBM Customer Service Training Center serves as the Corporation's "University". This 600,000 square foot campus includes state of the art training rooms, audio visual rooms, teleconferencing, LAN systems, housing, recreational, and dining facilities. The construction of this steel and concrete structure was particularly difficult due to the complex site work and utility infrastructure.

The center was completed on schedule and within budget. The project was further distinguished by its citation for Design Excellence by the American Institute of Architects.



IBM Northeast Marketing Headquarters

White Plains, NY

PROJECT SCOPE:

- 440,000 square foot Interior Fitout
- New Ground Up Dining Facility
- New Communications Infrastructure
- Phased Construction

ROLE:

- Construction Management

COST:

- \$40 Million

TIME:

- 24 Months

PROJECT DETAILS:

KPL-Projex was retained by IBM to provide comprehensive project management services for the complete renovation of a 440,000 square foot building and the construction of a new 40,000 square foot wing. IBM required that the building remain occupied and that construction be phased to preserve ongoing operations. Client-mandated schedules were strictly adhered to and precisely phased-in occupancies were accomplished successfully with minimal disruption to existing occupants.

KPL-Projex also conducted intensive value engineering workshops with the design team and change order negotiations with the contractors to keep the project on budget. By implementing these rigorous cost control procedures we saved the client in excess of \$5 million.



Friends Academy

Locust Valley, NY (Multiple Projects)

PROJECT SCOPE:

- New Theater/Commons Building
- Gideon Frost Hall Science Center Retrofit
- New Kumar' Wang Library Building
- Renovation of Administration Offices

ROLE:

- Construction Managers

COST:

- \$36.5 Million (Combined Cost)

TIME:

- 3 Years

PROJECT DETAILS:

The construction of a new Theater/Commons building, included a 250 seat theater and stage area with Broadway class sound and lighting, a dining facility with a complete kitchen, band rooms, art rooms, photo labs and lower level music rooms.

The Gideon Frost Hall Science Center is a retrofit build-out of an existing space. The new science area now consists of biology, chemistry, physics and computer labs. Specialty case-good furniture systems with extensive mechanical and electrical/data connections were installed.

The Kumar' Wang Library Building is a new three-story post-modern architectural structure. Some of the special features are a monumental architectural staircase, special lighting, electrical raceways in the floors and multi-medial rooms.



JP Morgan Chase Bank

Greenburgh, NY



PROJECT SCOPE:

- Ground-up new building

ROLE:

- General Contractor

COST:

- \$2.9 Million

TIME:

- 4 Months

PROJECT DETAILS:

KPL-Projex was involved with all aspects of the job which encompassed coordination of all trades and correspondence between the design team and JP Morgan Chase.



The Chapin School

New York, NY

PROJECT SCOPE:

- New Library
- New Black Box Theater
- New Gymnasium
- Classroom Renovation
- Ground-up Wing Addition

ROLE:

- Construction Management

COST:

- \$12 Million

TIME:

- 24 Months

PROJECT DETAILS:

This construction and expansion program to The Chapin School encompassed new and renovated construction. The majority of the new construction was to fill a “U” shaped area in the center of the existing building. This included a new library, a black box theater and gymnasiums. Renovation work performed was to the classrooms and corridors. Since the school houses over 600 students it had to be phased with the heavy construction work performed over the summer recess and less intrusive work during the school year. The phasing and safety issues were carefully planned by KPL-Projex since the school was in operation during most of this project.

