

# Qualifications

**UAI** URBAN  
ARCHITECTURAL  
INITIATIVES

Architecture.

Planning.

Interior Design.

233 Broadway, Suite 2150, New York, New York 10279  
t: 212.979.1510 f: 212.979.1737 WWW.UAI-NY.COM

General Qualifications Package -  
Abbreviated  
Urban Architectural Initiatives, RA, P.C.

March 5, 2013

**QUALIFICATIONS:  
GENERAL QUALIFICATIONS PACKAGE  
URBAN ARCHITECTURAL INITIATIVES, RA, P.C.**



**MARCH 5, 2013**

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March 5, 2013

**RE: General Qualifications Package for Urban Architectural Initiatives, RA, P.C.**

Please find enclosed a general qualifications package describing UAI and the services we provide. Our firm has a strong foundation in residential housing work: Supportive Housing, Affordable Housing, Market Rate Housing, Senior Housing, in addition, educational facilities, and we take pride in making each project unique. We work with our clients within the constraints of site and budget to design buildings with inventive details and welcoming spaces to enrich the lives of those who inhabit them. Our website, [www.uai-ny.com](http://www.uai-ny.com), provides some supplementary information as well as news and current developments on our roster of projects.

Thank you for affording us this opportunity. References are included as part of our response. Please feel free to call or e-mail me with any questions.

Sincerely,



Anthony K. Shitemi, AIA  
Principal  
Urban Architectural Initiatives RA, PC  
[tshitemi@uai-ny.com](mailto:tshitemi@uai-ny.com), x101



## **SECTION 1**

### **WHO WE ARE**

## **Section 1 – Who We Are**

Urban Architectural Initiatives, RA, P.C. (UAI) is an architectural and planning firm with extensive experience in housing and community facilities, as well as educational, residential, health care, religious, commercial, transportation, historic restoration and urban revitalization projects. A primary focus has been serving nonprofit, community-based organizations that provide housing, treatment and social services to various special needs populations including the homeless, mentally ill, senior citizens and single mothers. The practice draws on the varied experiences of its principals and staff, combining a strong interest in urban building types with a broad and in-depth knowledge of the construction industry.

UAI was formed by David Hirsch and Tony Shitemi in 1996 and has grown to become a diverse, ten person firm. After establishing site-specific parameters we work with the client to define and understand their program followed by a design charrette that explores concepts of space and image appropriate to the project. We engage our clients in the full design process and have comprehensive experience working with government regulating and funding agencies and with clients whose projects require careful consideration of needs and suitable allocation of resources. We have fully integrated sustainable design in our practice to achieve buildings that reduce energy costs, are ecologically friendly, and provide a healthy indoor environment, and we have 2 LEED accredited professionals on our staff.

Every project begins as a blank slate in which the architect's role is to identify, organize and prioritize a variety of design-influencing factors such as the site condition, the client's wishes and the entire consultant team's recommendations. The office is especially committed to maintaining the highest quality product resulting from a well-founded design approach, proper documentation of the construction requirements and meticulous supervision during the construction process. It is our mission to provide the most creative design solutions to satisfy the various challenges of a project. Our buildings are warm and welcoming environments that enrich the lives of individuals, families and communities.

UAI has successfully completed many projects for the City of New York, State of New York, and the United States Federal Government. UAI's principals and staff have longstanding relationships with a wide range of governmental agencies and local community groups. The firm brings to its clients a dedication to the design and production process as well as in-depth knowledge of governmental guidelines, standards and regulations, UAI continues to expand its list of completed projects in the five boroughs and the tri-state area.

UAI has a sixteen-year history of expertise providing the following services:

**Planning**

Feasibility studies

**Functional / space programming**

Land use studies

Site master planning

Site selection studies

Urban planning

Zoning

**Architectural Design**

Architecture

Code compliance studies

Conditions surveys

Construction monitoring

Estimating

Facilities analysis

Historic restoration

Regulatory and review agency approvals

Site design

Specifications

**Interior Design**

Interior design

Space planning

## **Certifications**

UAI is approved as a Minority Business Enterprise with the NYS Empire State Development Corporation MBE Certification. NYS MBE – July 27, 2013, File No. 53931

In addition to:

DASNY's Opportunity Programs under AAP Classification, Minority, accepted, acceptance letter, effective through 2/11/15.

New York City Small Business Services – Division of Economic and Financial Opportunity Minority-owned Business Enterprise (MBE) through 6/30/2017, MWCERT-3972.

New York City Economic Development Corporation – Vendor List

Port Authority of New York and New Jersey (PANYNJ) – MBE Certification, SBE Certification 5/21/2015

New York City Vendex through January 16, 2016.

NYS PSC Number: 031631

Commercial and Government Entity (CAGE) Code – 6U3M8

**UAI** URBAN  
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## **SECTION 2**

# **EXAMPLE PROJECTS**



## **Section 2 – Example Projects**

Five Example Projects include:

1. Greenhope Kandake House, 435 East 119<sup>th</sup> Street, New York, NY
2. Cedars/Fox Hall, 745 Fox Street, Bronx, NY
3. Dorothy McGowan Residence, 518 West 159<sup>th</sup> Street, New York, NY
4. East 181<sup>st</sup> Street Apartments, 986 East 181<sup>st</sup> Street, Bronx, NY
5. The Park Avenue, 113 East 123<sup>rd</sup> Street, New York, NY

**1. Example Project:  
Greenhope Kandake House,  
435 East 119<sup>th</sup> Street, NY, NY**

Client: Greenhope Services for Women

Timeframe/Dates: 2010

Funders: DASNY, HHAP, OASAS

Description/Challenges: Greenhope Services for Women is a non-profit organization with a mission to empower women affected by substance abuse and the criminal justice system and help them to reclaim their lives. Kandake House is the organization's new 43,000 SF facility which operates three programs: Residential Treatment, Day Treatment, and Outpatient Services, including an ambulatory medical suite open to the general public. The facility's complex program includes administrative offices, classrooms, sleeping quarters, a daycare, a cafeteria, a terrace garden, and a greenhouse.



The front facade is a rich weaving of metal, brick, and stucco that draws on the patterning of West African textiles, and Kente Cloth in particular. The facade curves to the East, optimizing views of the Harlem River, but also invoking the billowing of colorful fabrics in the wind. A custom mural was designed by Leroy Cambell for the entrance lobby. It is meant to symbolize the support of women working to draw themselves out of a vortex of addiction with the help and support of other women.

Environmentally responsible design has been integral to the building from the early conceptual stage. The building exhibits both passive and active energy-saving methods, earning the Energy Star Building certification by NYSERDA.

The desired program for this building, the first new construction project for Greenhope Services for Women, was much larger than could be accommodated by the site and the budget. Since the cellar was not counted as a floor area under zoning regulations, UAI was able to optimize the space and utilize every inch of the property's underground effectively. Additionally, the program spaces were designed for flexible use, allowing daytime functions and nighttime functions to co-exist within the same space. In order to pay for increased built area, inexpensive materials such as EIFS and polished concrete were employed rather than more costly alternatives. These materials served the project well, without sacrificing appearance or durability. Cost: \$13,271,385



## **2. Example Project: Cedars/Fox Hall, 745 Fox Street, Bronx, NY**

Client: City Cedars, L.P.

Timeframe/Dates: 2009

Funders: HDC, HHAP, NYSERDA, LPC

Description/Challenges: Cedars is a 95 unit residential building for low-income and formerly homeless families. Located in the Longwood Historic District of the Bronx, the project includes the adaptive reuse of Fox Hall, a landmarked building, as the main hub for activity and community gathering central to the project. Developed by the Lantern Organization with Friends in the City, Cedars simultaneously revitalizes a neglected site and provides a much needed resource for many low-income families in the South Bronx.

As Fox Hall is a landmarked, Greek revival style building, it could not be torn down and instead serves as the central, focal point for the design. While the presence of this free-standing building, set diagonally in the middle of the site could have been problematic, UAI turned this location into an asset by designing the new nine-story residential portion of the building as a backdrop to wrap and offset the renovated landmarked structure. Fox Hall was originally built in the 1850s and was the Samuel B. White Mansion that stood in the middle of a 70-acre estate called Longwood Park. Through state, city and tax credit funding the building façade has been restored to its 1850s façade to meet all requirements of the Landmarks Preservation Commission. The windows are mahogany, original window openings discovered and restored, the cornice repaired or replicated, the entry portico reconstructed, and the façade is true stucco. Fox Hall is now fully handicapped accessible by means of connecting corridors to the new building, and houses a daycare center and community gathering rooms. Many neighborhood residents have expressed their support and appreciation for the restoration and revitalization of the building.



Cedars was awarded a NYSERDA grant to be a pilot project for the agency's Multi-Family High-Rise Energy Star Program. With this grant, a ground-source geothermal well system for heating and cooling was installed which, along with other energy-saving measures, is meeting the goal of reducing the energy consumption of the building by more than 40%. The implementation of the ground source heat wells was a first for most members of the project team. While set up and smooth functioning of these geothermal wells took longer than anticipated, ultimately they have provided a significant savings in operating costs to the Owner. The design also includes a modular green roof, low-VOC paints and adhesives, fiberglass windows and materials with high recycled content. Cedars was completed in Fall 2009 and has been awarded a LEED Gold rating. Cost: \$21,000,000





### **3. Example Project: Dorothy McGowan Residence, 518 West 159<sup>th</sup> Street, NY, NY**

Client: ClotH (Community League of the Heights)

Timeframe/Dates: Completed: 2009

Funders: Agencies: HPD, HUD

Description/Challenges: Dorothy McGowan Residence is a 20,000 sf, five-story building with 36 efficiency units for youth aging out of foster care. The building is located in the Washington Heights neighborhood of Manhattan and is within easy walking distance to transportation and to public parks. The project was developed by Community League of the Heights with funding from HPD's Supportive Housing Program and with tax credits syndicated by Enterprise Community Partners. Construction on this site required the demolition of a dilapidated two-story row house and extensive rock removal to ensure adequate cellar space. The structure is of concrete plank bearing on masonry walls. The detailing of the brick facade, cast stone base and cornice, and glass canopy create a more modern façade, while the materials themselves acknowledge the context of the neighborhood.

A multipurpose room, laundry room, and counseling offices are provided at the cellar, which opens up to a sunken courtyard that brings in natural light and air. The rear yard is landscaped and has trellises and benches for passive recreation.

Delays were experienced during demolition of the existing buildings on the site, however, as this was handled as a separate contract, there was minimal impact on the new building construction. The actual building construction was remarkably smooth. The project team worked well together and there were very few change orders. Cost: \$5,577,000



**4. Example Project: East 181<sup>st</sup> Street  
Apartments, 986 East 181<sup>st</sup> Street, Bronx, NY**

Client: Westhab/L+M Development Partners, Inc.

Timeframe/Dates: Completed 2011

Funders: HPD, DHCR, LIHTC, OMH & HOME

Description/Challenges: Located one block away from the Bronx Zoo, this new 6-story residence is nestled in a quiet section of West Farms on East 181st Street. Developed by Westhab in partnership with L+M Development Partners, the building houses 40 affordable units in a mix of studios, one and two-bedroom apartments. The site is within easy walking distance of local shopping and public transportation. The building façade materials are classic, consisting of cast stone and brick detailed in a contemporary vernacular to provide a warm and inviting effect. The fully accessible outdoor recreation space at the rear yard exemplifies the design's responsiveness to the rocky site by means of terraced levels interlaced with stairs and ramps, and excavated boulders integrated into the landscape design. Other building amenities include a Community Room that opens onto the rear yard as well as laundry facilities.

Initial development for this project started in 2009, at a time when funding for projects was difficult to obtain. The discovery of a significant amount of rock onsite led to a re-design of the building to include only a partial cellar, moving shared tenant spaces to the 1<sup>st</sup> Floor. In doing so, the design took advantage of the natural slope of the street to locate the main entry at grade in what was technically the cellar and thus save floor area for the apartments. Cost: \$8.5 million



## **5. Example Project: The Park Avenue, 113 East 123<sup>rd</sup> Street, NY, NY**

Client: Odyssey House

Timeframe/Dates: Development Start: 2002, Construction Completed: 2010

Funders: OMH

Description/Challenges: The Park Avenue is a new building on East 123rd Street in East Harlem for Odyssey House. It is a 34,000 SF, six-story building funded by the New York State Office of Mental Health and LIHTCs (Low Income Housing Tax Credits). Continuing the Odyssey House tradition of supporting individuals recovering from substance abuse, the building contains counseling offices and group meeting facilities on the ground floor and cellar and 50 efficiency apartment units for program participants on the above floors. The main lobby leads to the rear garden via a bridge over an outdoor courtyard. An open stair draws people to the common activity areas of the building: a lower level lounge, laundry room, common room and state of the art exercise room. A common dining area opens up to the rear yard allowing for outdoor eating in fair weather.

A key element of the therapeutic process at Odyssey House is art and creative expression. The building features many areas to showcase original work by the program participants, including exterior display panels in the rear garden that are a highlight of the landscape design. The façade of the building was designed to complement the traditional buildings on the block, with brick and cast stone window surrounds and an articulated cornice, while highlighting the entrance and lounge areas on each floor with an aluminum window wall.

Challenges on this project included a lengthy initial development stage, during which the design of the building went through multiple reconfigurations. Once construction began, both subsurface rock and perched water were found in much greater quantities than anticipated on site, which necessitated a 12" structural slab, as well as piers and grade beams at the foundations. UAI and their structural engineer worked closely with the general contractor to re-design the foundations in a cost-effective way, allowing funds to remain in the contingency for interior finish upgrades. Cost: \$9,205,294





## **SECTION 3**

## **PROJECT TEAM**

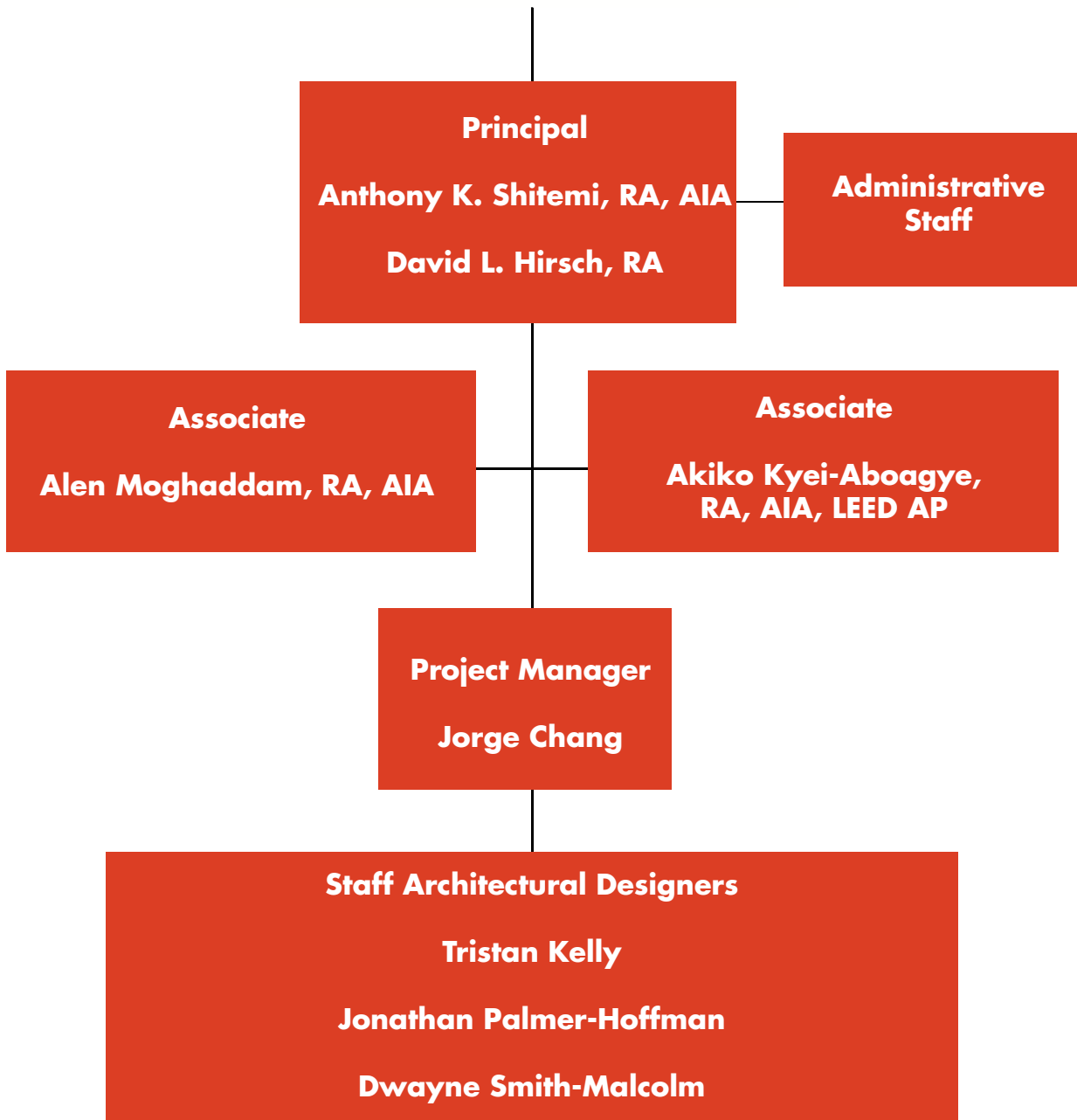
### **Section 3 – Project Team**

An Organizational Chart representing the Project Team follows. Resumes for each team member is included.

The UAI team includes:

- Anthony K. Shitemi, RA, AIA
- David L. Hirsch, RA
- Akiko Kyei-Aboagye, AIA, LEED AP
- Alen Moghaddam, AIA
- Jorge Chang
- Jonathan Palmer-Hoffman
- Dwayne Smith-Malcolm
- Tristan Kelly

# ORGANIZATIONAL CHART





**Anthony K. Shitemi, AIA**

### **Background**

Mr. Shitemi is a principal and co-founder of UAI, which was formed in 1996. Before this venture he was a senior architect for Hirsch/Danois Architects PC. Mr. Shitemi adds to the firm a clear understanding of zoning and code issues necessary at the early stages of every project. This knowledge, combined with sensitivity to the client's specific needs, is critical in determining a project's feasibility and gives UAI a healthy synergy between desired design goals and practical requirements.

Mr. Shitemi oversaw the successful completion of a \$25 million addition to and rehabilitation of PS 152 in Brooklyn. This complex project interfaced a new addition to existing 1907 and 1952 buildings. Cedars, a LEED Gold, ninety-five unit new residence with an existing landmarked building at the center of the site, was completed in 2009. This project required both the Landmarks Commission and the Board of Standards and Appeals approval. A prime example of the many supportive housing projects overseen by Mr. Shitemi is the recently opened Kandake House for Greenhope Services for Women, a mixed use building that includes a 98 bed residential suite housing facility, a daycare center and medical clinic. Mr. Shitemi has brought to the firm several projects similar in size and complexity that successfully address the sometimes competing needs of the nonprofit and for-profit clients. His goal has been to participate in developments that are valuable to the community; schools, community centers, housing for special needs populations, commercial and civic facilities.

Professional affiliations include membership with National Organization of Minority Architects (NOMA) and with New York Coalition of Black Architects (NYCOBA). Outside affiliations include former board membership with Friends Seminary, which underwent major rehabilitations during Mr. Shitemi's tenure.

### **Project Experience as Lead Principal**

	<b>cost</b>
Ana's Place, 44 Convent Avenue, New York, NY – new construction	\$4.5 million
African Burial Ground Interpretive Center, Competition Finalist, New York, NY	n/a
Cedars, 745 Fox St., Bx. – historic rehab and new construction	\$21 million
Dorothy McGowan Residence, 518 W159th St., NYC – new construction	\$5.6 million
Dupont Street Senior Housing, Brooklyn, NY	\$7.5 million
East 181 <sup>st</sup> Street Apartments, Bronx, NY – new construction	\$8.9 million
Fountain Avenue Partnership Houses, B'klyn, - new construction	\$4.7 million
Greenpoint Shelter, New York, NY - rehabilitation	\$1.2 million
Hangar 'B' NYPD Facility, Brooklyn, NY	\$9 million
Harmony Court. 1305 Morris Ave., Bx. – 72 unit new construction.	\$6 million
Kandake House, 435 E119th St., NYC – 98-bed treatment facility, new construction	\$13.3 million
Mi Casa, New Construction, Bronx, NY	\$3.5 million
Moore Street Retail Market, Brooklyn, NY	\$1.7 million
Neighborhood Government Building, Rehabilitation, Bronx, NY	\$725,000
NYCHA Community Center Modernizations, Brooklyn, NY	\$1.4 million
Odyssey House Haven, 239 E121st St., NYC, New Construction, New York, NY	\$ 6 million
PS 152, Addition and Modernization, Brooklyn, NY	\$25 million
Reach Charter School, Rehabilitation, New York, NY	\$500,000
Quaker House, Handicap Modifications, New York, NY -	\$250,000
The Auburn, MLK Drive, Jersey City, NJ – commercial new construction	\$4 million
The Washington, West 148 <sup>th</sup> Street, New York, NY – rehabilitation & new construction	\$13 million
Wazobia House, 31-39 Van Buren St., B'klyn – 42 unit new construction	\$6.6 million
Williamsburg Houses Storefronts Redesign, Brooklyn, NY	\$1.5 million
34 Industrial Street, Bx – Law offices	\$4 million
428 Park Place, Rehabilitation, Brooklyn, NY	\$650,000
512 W. 143 <sup>rd</sup> Street, Community Facility, Rehabilitation, New York, NY	\$350,000

### **Education**

Bachelor of Architecture, Pratt Institute, 1987

### **Registration**

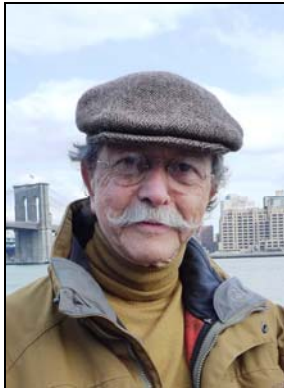
Architect, New York, 1991  
Architect, New Jersey, 1997

### **Affiliations**

NOMA  
NYCOBA  
AIA

### **Board Membership**

Friends Seminary, NYC, 1998 to 2002  
Reach Charter School, NYC, 2000 to 2001



**David L. Hirsch, RA**

### **Background**

Mr. Hirsch is a principal and co-founder of UAI in 1996. However, he launched his architectural career in 1968, as a designer of major housing and educational projects for Gruzen and Partners, developing a new town concept over the Sunnyside Railroad Yard in Queens, New York, and a master plan for Baruch College in Brooklyn, New York. In 1970, Mr. Hirsch joined Pokorny and Pertz as senior designer for the Speech and Theater Building and Auditorium at Lehman College, Bronx, New York.

From 1972 to 1978, as Director of Urban Design in the Office of Downtown Brooklyn Development and later as Senior Urban Designer with the Mayor's Office of Development, Mr. Hirsch was responsible for the management and design of several complex urban design projects in New York City. These included project management of a development plan for the Atlantic Terminal project coordinated with the Metropolitan Transportation Authority; design of the Fulton Ferry Park, a project with the Department of Ports and Terminals; design of the Nassau Street Mall in lower Manhattan; and management of the Fulton Mall Project in Brooklyn for which he coordinated the work of all consultants with public and private organizations and agencies.

In 1978, Mr. Hirsch established a private practice to concentrate on residential and commercial renovation and historic preservation projects. He joined David Danois as vice president of Hirsch/Danois Architects PC from 1980 to 1996. Mr. Hirsch directed many of the firm's efforts in a wide variety of public and private projects – schools, historic restorations, religious structures, community centers, retail renovations, storefronts, commercial street improvements, and low-to-mid scale housing – both new constructions and rehabilitations. In 1996, Mr. Hirsch teamed up with Mr. Shitemi to form Urban Architectural Initiatives (UAI). For UAI, Mr. Hirsch shepherded both the design and development of a 10-unit rehabilitation of the only historic row houses in Peekskill, New York. Significant subsidy by Westchester County and New York State made these houses affordable to first-time homeowners of moderate means. More recently, Mr. Hirsch was the principal in charge for the rehabilitation and conversion of a historic police station building in Brooklyn to affordable condominiums, a job which involved close coordination with the New York State Historic Preservation Office. Mr. Hirsch also oversaw the design and construction of a 50 unit supportive housing facility in Harlem completed in 2010 for Odyssey House, a non-profit group treating individuals struggling with substance abuse and mental health issues. Two more Odyssey House facilities are currently in construction in the Bronx.

Mr. Hirsch was the recipient of a Design Arts Grant for Urban Design from the National Endowment for the Arts, received a Design Award for Significant Interiors by the *Architectural Record* Magazine, and has served in numerous neighborhood organizations.

<b>Project Experience as Principal in Charge</b>	<b>cost</b>
Brooklyn Main Post Office, Brooklyn, NY	\$4.8 million
Conselyea Condominiums, Brooklyn, NY – new construction	\$1.4 million
Dupont Street Senior Housing, Brooklyn, NY -	\$7.5 million
Grant Avenue Homes, Bronx, NY	\$7.7 million
Greenpoint Shelter, New York, NY - rehabilitation	\$1.2 million
Harlem Infill	\$4.2 million
Herbert Street Condominiums, Brooklyn, NY – historic rehab & conversion	\$2.5 million
Islamic Center of Long Island, Westbury, NY – new construction	\$4.5 million
Islamic Center of Long Island Expansion, Westbury, NY – new addition	\$3.5 million
James A. Farley Main Post Office, New York, NY – historic restoration	\$5.5 million
Kahn Residence, Reconstruction, Newtown, CT -	\$1 million
Litchfield Villa, Prospect Park, Brooklyn, NY – historic rehabilitation	\$3.5 million
Mary Mitchell Family & Youth Center, Bronx, NY – new construction	\$2.7 million
Moore Street Retail Market, Brooklyn, NY - renovation	\$1.7 million
Odyssey House Park Avenue, New York, NY – new construction	\$9.2 million
Park Street Flats, Peekskill, NY – historic rehabilitation	\$1.4 million
PS 132, Temporary Modular School, Brooklyn, NY – new construction	\$1.3 million
PS 152, Brooklyn, NY – new addition and modernization	\$25 million
PS 157, New York, NY – historic rehab & residential conversion	\$4.7 million
Brook Avenue Gardens, Bronx, NY – historic rehab & residential conversion	\$7 million
Numerous commercial street improvements for NYC Economic Development Corporation	\$5 million
138 S. Oxford Street, Brooklyn (for Alliance of Residence Theaters of New York)	\$1 million
308 Eckford Street, Brooklyn, NY	\$5 million
Odyssey House Soundview Avenue, Bronx, NY	\$10 million
Odyssey House Tinton Avenue, Bronx, NY	\$10.2 million
1355 Clinton Avenue, Bronx, NY	\$15.3 million

### **Education**

Master of Architecture, Harvard Graduate School of Design, 1968

Cooper Union, School of Architecture, 1966

Bachelor of Arts in Philosophy, Harvard College, 1957

### **Registration**

Architect, New York, 1973

NCARB certified



**Akiko Kyei-Aboagye, AIA, LEED AP**

**Background**

Ms. Kyei-Aboagye joined Urban Architectural Initiatives in February 2006, and has since worked as project manager and designer on a variety of projects. She is currently leading the architectural effort on a 4-story facility in the Bronx for Odyssey House, now in construction, that will provide living space and counseling services for clients recovering from substance abuse problems. She was also the project manager for a 5-story apartment building in Bedford-Stuyvesant completed in 2009 for Black Veterans for Social Justice, an organization that serves disadvantaged veterans and area residents, as well as a previous building for Odyssey House in East Harlem. Recently completed in Fall 2011 is a 6-story residential building in the Bronx for Westhab, Inc. in association with L+M Development Partners.

Prior to joining the staff at UAI, Ms. Kyei-Aboagye spent five years with William Nicholas Bodouva + Associates of New York, NY where she worked as a project coordinator and architectural designer on such projects as the West Terminal Addition at Manchester-Boston Regional Airport in Manchester, New Hampshire and a renovation project for a historic MTA 1920s subway repair hall in Upper Manhattan. Interior design experience included a tenant fit out for a bar/café and various refurbishments and additions to the passenger terminal for the Rochester International Airport in Rochester, NY.

Ms. Kyei-Aboagye's varied work experience has also included positions in a couple of Manhattan architectural firms specializing in residential design, as well as an 18 month stint working on larger scale projects in Japan at the Tokyo office of Norihiko Dan & Associates. She served as a member on the Accessibility Technical Committee for the recent code revision cycle of the New York City Building Code. She has volunteered as a design jury critic for area architectural schools such as the Pratt Institute and New York Institute of Technology, as well as being a team leader for community revitalization projects with New York Cares. She is a registered architect in New York State and became a LEED accredited professional in sustainable design in 2009.

**Education**

Master of Architecture, Columbia University GSAPP, 2001

Bachelor of Science (Architectural Design), Massachusetts Institute of Technology, 1996

Registered Architect – New York

AIA Member from 2011





**Alen Moghaddam, AIA**

### **Background**

Mr. Moghaddam is an Associate and Designer/Project Manager at UAI. He is currently managing all phases of 715 Soundview Avenue, a 56-unit, \$13 million supportive housing facility for Odyssey House, slated for LEED accreditation and 1344 Clinton Avenue, an 80-unit, \$13 million supportive housing facility for Urban Pathways. Previous projects with the firm included Silverleaf Hall, a 118-unit, \$18 million award-winning apartment building in Bronx, NY; the South Beach Condominiums, schematic and design development of \$6 million beachfront condominiums in Far Rockaway, NY; Odyssey/123rd Street, a \$10 million dormitory facility for Odyssey House in Harlem, NY; Greenhope Services for Women project, a \$12 million dormitory and treatment facility in Harlem, NY; and construction documents for 43 Herbert Street, Brooklyn, NY, a \$6 million renovation of a landmarked police station into affordable condominium housing for the North Brooklyn Development Corporation.

Projects from previous firms, in the capacity of Junior Designer and Project Manager, include the design, detailing and documentation of residential and vacation homes, participation in the New York New Housing competition, design of 13,000 sq. ft. 6-unit attached townhouse condominiums in White Plains, NY, a 15,000 sq. ft. \$12 million addition for recreation and dining facilities of a nursing home for Central Island Healthcare. In addition, he designed, drafted and detailed over 15 projects in health care, housing, banks, offices, and apartment loft renovations for notable clients such as Anne Taylor, Roslyn Savings Bank, and Columbia Presbyterian Hospital.

### **Education**

Pratt Institute School of Architecture, Brooklyn, NY  
Bachelor of Architecture, 2003  
Registered Architect – New York



## **Jorge Chang**

### **Background**

Mr. Chang began as junior architect at UAI in 2006, and was quickly promoted to project manager. Before joining the firm, he worked as a systems engineer, specializing in lighting design, lighting control systems, and architectural integration of audio, video, security, and control elements to private luxury residential homes, hotels, offices, and commercial spaces. Projects Mr. Chang has been involved with include Four Seasons Hotel NY's Penthouse Suite and Stanford Financial's resort in Antigua.

As a member of UAI, Mr. Chang is currently performing the construction administration for an 87 unit, 6 story residential building with supportive service space for veteran and low-income adults in East Harlem, with funding primarily provided by NYC Housing Preservation & Development. The sponsor program will work to keep residents housed in their apartments through case management services organized around social and economic stability, and continued independent living. He is also coordinating the design and construction document production for a 51 unit, 4 story apartment complex for low-income senior citizens in East New York, financed through the U.S. Department of Housing and Urban Development and NYC HPD. Other projects Mr. Chang is currently working on are two substantial rehabs of existing multifamily apartment buildings in the Concourse neighborhood of the Bronx and three rehabs in Harlem, with funding from NYC HPD.

Mr. Chang completed the project management of the construction of the Dorothy McGowan Supportive Housing Project, three Special Needs residential buildings for the Community League of the Heights in south Washington Heights that includes one new building and the rehabilitation of two existing brownstones. The project now provides 52 units for youth aging out of foster care and formerly homeless adults.

### **Education**

Bachelor of Science in Architecture, State University of New York at Buffalo, 2001



## **Jonathan Palmer-Hoffman**

### **Background**

Jonathan has been with UAI since June 2012. In this time he has been able to work on a diversity of projects throughout the city, and he is presently helping to design the façade of two supportive housing projects in the Bronx. In addition, Jonathan is responsible for creating marketing and graphic materials for the office.

Jonathan's previous New York experiences include the non-profit sector and the office of Robert A.M. Stern Architects, where he worked on a Manhattan residential tower and master planning for a Colorado university campus. At the Center for Urban Pedagogy in Brooklyn, he helped to create tools for educating the public about city planning and policy issues.

More recently, Jonathan worked at Ben Wood Studio Shanghai, China. There he helped design retail and dining villages incorporating vernacular Chinese architecture.

### **Education**

Master of Architecture, Savannah College of Art & Design, 2007



## **Dwayne Smith-Malcolm**

### **Background**

Dwayne has been with UAI since May 2012. In this time he has been able to work on diverse projects throughout the city, and he is presently helping to design and draft five supportive housing moderate rehabs located in the Bronx and Manhattan. In addition, Dwayne is also responsible for organizing lunch & learn seminars and keeping the firm's library up to date.

Dwayne's previous New York experiences include KOR Architects, where he worked as an intern & draftsman. More recently, Dwayne worked at U.N.Y.P.O. There he helped design residential and commercial mixed use buildings. He was instrumental in preparing and filing drawing sets to the New York City Department of Buildings and completing all expediting/filing needs necessary.

### **Education**

Howard University, Bachelor of Architecture 2011



## **Tristan W. Kelly**

### **Background**

Mr. Kelly has been employed with UAI since July 2012. As a member of UAI, Tristan is currently performing design and construction document production for two 65 and 43 unit residential buildings with supportive service space for low income adults in the mid Bronx. He is also coordinating the design and construction document production for the rehab of 12 residential apartments in upper Manhattan, a school medical clinic in Brooklyn and 4 supportive family dwellings in Yonkers.

Before joining the team at UAI, Tristan worked as a junior architect with firms in Europe and more recently in the USA. Projects he has been involved in include mixed use, retail and commercial, hospitality, education and culture, large scale residential, single family dwellings and healthcare.

Tristan is also interested in taking Architecture outside of the office, attending regular Architectural lectures and seminars and keeping up to date with the latest building technologies and materials, incorporating these into all aspects of design. Tristan is also presently taking his Architectural Exam Registration / initial licensure.

### **Education**

RIBA OBE Architecture Oxford Brookes University, United Kingdom 2010

Bachelor of Civil Engineering, Galway-Mayo Institute of Technology, Ireland 2005

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## **SECTION 4**

# **PROJECT APPROACH**

## **Section 4 – Project Approach**

Every project presents different challenges; the site, the client’s specific program, community concerns, agency oversight, budget limitations, etc. Achieving a comprehensive solution for each project requires us to develop an ongoing dialogue with the entire team. This discourse allows a clear plan to take shape and ensures that objectives are clearly understood and that we all are pulling in the same direction.

Once the problems to be solved are well-defined, we are able to manage a variety of complex projects by planning specific milestones for each. Meetings that include the principals, the respective project manager, and key staff members are regularly scheduled to monitor progress and make any necessary adjustments. The principals remain involved with each job on a daily basis with a broader perspective releasing the project manager and his or her assigned staff to focus on the specific task on hand. This arrangement allows the principals the flexibility to oversee several projects while maintaining the quality of work.

With LEED (Leadership in Environmental and Energy Design) certified staff, we have fully integrated sustainable design in our practice to achieve buildings that reduce energy costs and are more environmentally friendly.

For new construction projects it is of highest importance to understand factors relating to the site, zoning and building code requirements, and the program for that particular site, in addition to the numerous items. For rehabilitations or additions to existing buildings accurate site surveys are critical. We garner as much information as possible at the onset of the project to minimize change orders during construction. Schematic design can begin once reliable information, including structural systems and utility services have been obtained.

Achieving a clear set of documents is the objective, so that construction costs are as close as possible to contract documents and so that there are fewer surprises during construction. During construction, we stress a proactive approach to field conditions and any other extraordinary events so that small problems do not create a negative chain reaction and cause delays.

Through all of this process we remain in communication often so that the project remains on track.

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## **SECTION 5**

**SF-330**



**Section 5 – SF-330**

An SF-330 Form representing Urban Architectural Initiatives, RA, P.C. follows.