

Clifton C. James and Associates, Inc.
2322 Canal Street New Orleans, LA 70119

March 30, 2007

Community Maritime Park Associates, Inc.
c/o Edward E. Spears, Administrator
Neighborhood & Economic Development Division
City of Pensacola
P. O. Box 12910
Pensacola, FL 32521-0062

Re: request for Qualifications Master Developer number 2007-01

Dear Mr. Spears:

Please find attached our response to your request for qualifications. These documents outline our expertise and experience working with public and private entities, communities, and individuals.

Our approach is intended to develop implementation strategies based on personal interaction with community institutions and individuals. This process is not foreign to us, and we look forward to a long and successful working relationship with the Community Maritime Park Associates and the City of Pensacola.

We are available for questions or clarifications. Please call at your convenience.

Sincerely,

Clifton C. James
President and CEO
Clifton C. James and Associates, Inc.

Response to Criteria A

SECTION A: BACKGROUND AND PURPOSE

The principals of Clifton C. James and Associates, Inc. (CJA) and its consultants have a keen understanding of urban community and its revitalization, which incorporates economic, social, political, cultural, and physical regeneration. Wise planning for a city must concern itself with all elements of the environment and all segments of the community, where all the stakeholders are brought to the planning table.

When information is gathered about people who use a place, and about their interests, needs, aspirations, behaviors, interactions and necessary environmental requirements to support those expectations, and when information is wisely used in the planning and design process, the place can become a tool, one that will help the Maritime Park achieve its purpose.

From our visit to the site in Pensacola on March 25, 2007, we saw the potential of the available property, and have visualized how the Community Maritime Park will develop into a world-class, signature mixed-use development. We also see how that development will establish a dynamic public waterfront as it features an expansive public waterfront park; a community multi-use facility suitable for baseball and other athletic events, festivals, and other community activities; conference center; university educational and office facilities; commercial; office; retail; residential; restaurant; entertainment; promenades; parking and all necessary ancillary uses, including infrastructure and site improvements.

CJA is a minority owned firm with a great deal of experience in creating architectural design guidelines, facility programming and budgeting, and schematic site design, programming and budgeting for complex mixed-use developments, as you will see in the following section.



Response to Criteria B

SECTION B: SCOPE OF SERVICES REQUIRED

General:

The following approach has been utilized with great success by CJA and will prove itself to be a valuable tool for the city of Pensacola and the Community Maritime Park. Creating a world-class, mixed-use development must be planned as complementary to the environment in which it exists. The "Design" is the unifying element that creates the project character and in many instances, assures its success.

1. Initially, CJA will meet with CMPA Board and staff in order to develop an in-depth appreciation of the project, and promulgate one scheme.
2. CJA will meet with all stakeholders, and the development team will confer with end-using stakeholders to properly integrate their needs to the design.
3. CJA will collaborate with regulatory agencies regarding permitting and operation.
4. CJA will collaborate with consulting professionals, and other Maritime Park staff relevant to this process.
5. While a conceptual design currently exists for the Community Maritime Park, CJA will consult with other design professionals in order to develop that conceptual design to specific "Architectural Design Guidelines," which will be used to bring the design concept to fruition.
6. The infrastructure of the Community Maritime Park will require attention to not only the usual concerns of HVAC and other utilities. Due to its prime location on the water of the Florida Panhandle, the Community Maritime Park will need adequate storm protection and should complement its environment and the existing development in the area. CJA will develop and produce conceptual and schematic site design documents that coordinate the results of space programming and budgeting.
7. The "Implementation Strategy" will detail the funding and phasing of this planned development. A successful implementation plan requires the assistance and commitment of city agencies, community groups, the CMPA Board, and the residents of Pensacola, Florida.
8. In conjunction with this plan, site and building "Design Criteria Package" will be provided to ensure that the new development contains certain desired design elements and features. These guidelines will offer recommendations regarding all aspects of the site and buildings, including safety and security, architectural character, circulation, infrastructure, and landscaping.

Design Criteria Package:

1. CJA will create the Architectural Design Guidelines, collaborating with consultants and other citizenry involved in the project. These guidelines will steer the plan while allowing for the freedom of design from the Master Developer. Cliff James, the Project Manager, will spearhead the overall data collection of area conditions, existing land use and other factors, utilizing geographic information systems and existing reports, studies, and visual surveys. The information gathered will be used to further develop the "Architectural Design Guidelines."
2. As a result of the financing being divided between Private and Public sources, the Programming and Budget Data will serve as a foundation to direct the needs and resources of each component of the

project. After careful evaluation of the projected budget, recommendations will be made to ensure the financial success of the project. That evaluation will include:

- a. An ongoing assessment of the overall operation
- b. An ongoing assessment of the project's systems
- c. Information on facility and room payouts
- d. Cost estimates

As the physical site plan is being developed, other components will be developed simultaneously. Financing and management of the plan components will be developed through a series of work sessions with experts, financial institutions, and developers. The financing plan will reflect those items that can be achieved within the proposed budget amount, unless additional funding sources are identified.

3. Determining the expectations of the CMPA for the Master Developer early on in the process is of paramount importance, and CJA will synchronize those expectations into schematic drawings and specifications.
4. The schedule the CJA will adhere to is established by the CMPA Board, including the 90 days to complete the Scope of Work.

Response to Criteria C

SECTION C: PERSONNEL

1. Clifton C. James, Project Manager
2. William Smolkin, Market Analyst
3. Dr. Beverly Wright, Environmental Scientist and Specialist
4. Selvin Green, Development and Construction
5. Daniel P. Coffey & Associates, Architecture and Planning
6. Sergio Capello, Architecture and Project Management
7. Mimi Loftus, Research and Writing

Resumes are at the end of the RFQ

Response to Criteria D

SECTION D: PROPOSAL REQUIREMENTS

1. **The narrative of his proposal is not more than 20 pages.**

2. **Organization to provide services:**

Clifton C. James, and Associates, Inc. is the organization to provide services under the proposal.

Clifton C. James, President and CEO of CJA, has an extensive background in project management, quality and aesthetic control, architectural design, urban and rural planning and real estate development. He is Vice President of United Tech Consulting, Inc. LLC, a development company in Atlanta, Georgia. He is also President and CEO of The Urban Design Research Center, Inc. in Louisiana and Georgia. UDRC is an interdisciplinary, university associated, community based urban and rural design center, specializing in community revitalization and development.

3. **Resumes can be found at the end of the RFQ.**

4. **Project Manager:**

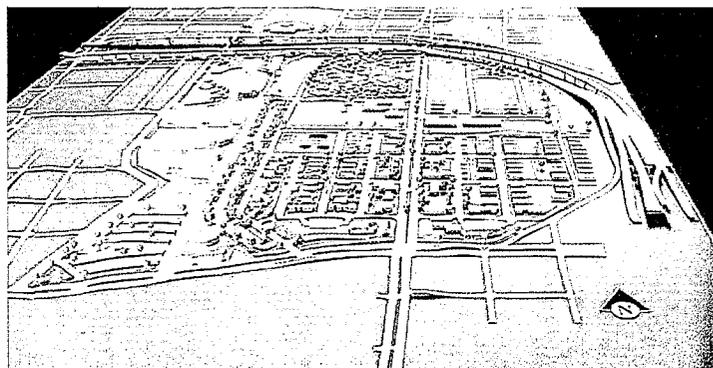
Clifton C. James will be the project manager. He will be hands on throughout the length of the project, and fully available for the duration of the project.

5. **Experience of the Firm and Staff:**

CJA has been involved in revitalizing the urban fabric as a partner with government agencies as represented by the following projects:

➤ **Fischer Master Plan and Hope VI Project – New Orleans, LA**

- 50-acre HUD sponsored Fischer Master Plan and Hope VI project designed to include single-family units, 4 to 6-plex (multi-family) units, town houses, garden apartments, an elderly village and amenities, social services and improved infrastructure.



➤ **Windsor Village Housing Revitalization – New Orleans, LA**

- Renovation and Addition Project to a foreclosed HUD property that lay dormant, dilapidated and drug-infested for over 10 years.
- With this 500-unit development of market-rate garden apartments and townhouses, we created a vibrant and interactive community, while bringing economic diversity to a previously rundown and depressed neighborhood.
- The development is equipped with such amenities as a gated security entrance, a pool, totlots and outside recreation areas, a health and fitness facility, a day-care center, an adult and child education and counseling center, and a youth-operated sweet shop and concession stand



➤ **National Slave Ship Museum – New Orleans, LA**

- The National Slave Ship Museum will recreate the saga of the African Diaspora and preserve the story of the slave trade in the United States along the Mississippi River, via the Port of New Orleans, Natchez, Mississippi, and the forks in the road, while examining historical events within the South.
- This museum will fulfill the educational and scientific vacuum on the slave trade in both the national and international community. Through research, ongoing programs in cultural exchange with African countries, creating interactive exhibits, tours, and activities the National Slave Ship Museum will provide the public with endless possibilities to enrich and increase their understanding of slavery and the slave trade.
- The buildings at the Market Street Sub-Station at 2600 South Peters Street will be developed with the National Slave Ship Museum and Southern University at New Orleans River Front Campus as part of a development, including the New Orleans Jazz Orchestra (NOJO), the Trust for Public Land (TPL), and other private entities surrounding the site. The inclusion of private development partners will create a synergy for success and inclusion.
- This mixed use residential and entertainment venue will be the nexus of the riverfront activity south of the Ernest N. Morial Convention Center and the gateway to the TPL Riverfront Park, including adequate parking decks, at Jackson Avenue. This site will be a destination for river taxis, riverboat tours, and the riverfront streetcar line connecting Audubon Park, Downtown, and French Quarter tourism.

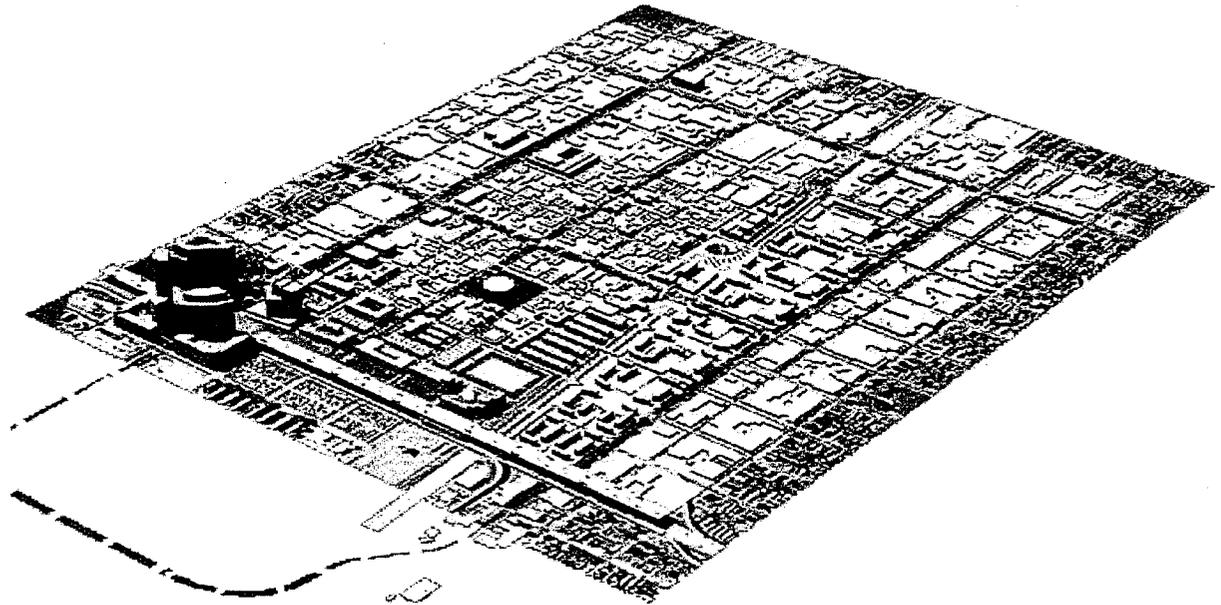
➤ **New Orleans Planning District 4 Recovery Master Plan – New Orleans, LA**

- CJA surveyed residents and prepared a report on the economic and fiscal impacts of various redevelopment scenarios
- CJA prepared neighborhood plans for the neighborhoods in the City of New Orleans most significantly impacted by flooding from Hurricane Katrina:
 - Mid City
 - Bayou St. John
 - Tulane/Gravier
 - BW Cooper Housing Project
 - Gertown
 - Treme/Lafitte
 - 7th Ward
 - Fairgrounds
 - St. Bernard Housing Project
 - Iberville Housing Project

➤ **Bienville Corridor Revitalization Project and Strategic Master Plan – New Orleans, LA**

- Physically re-knit the community in order to enhance its identity and increase its political leverage within the larger city context.
- Provide opportunities (jobs) for current residents to improve their economic status in order to enjoy a better quality of life in the neighborhood.

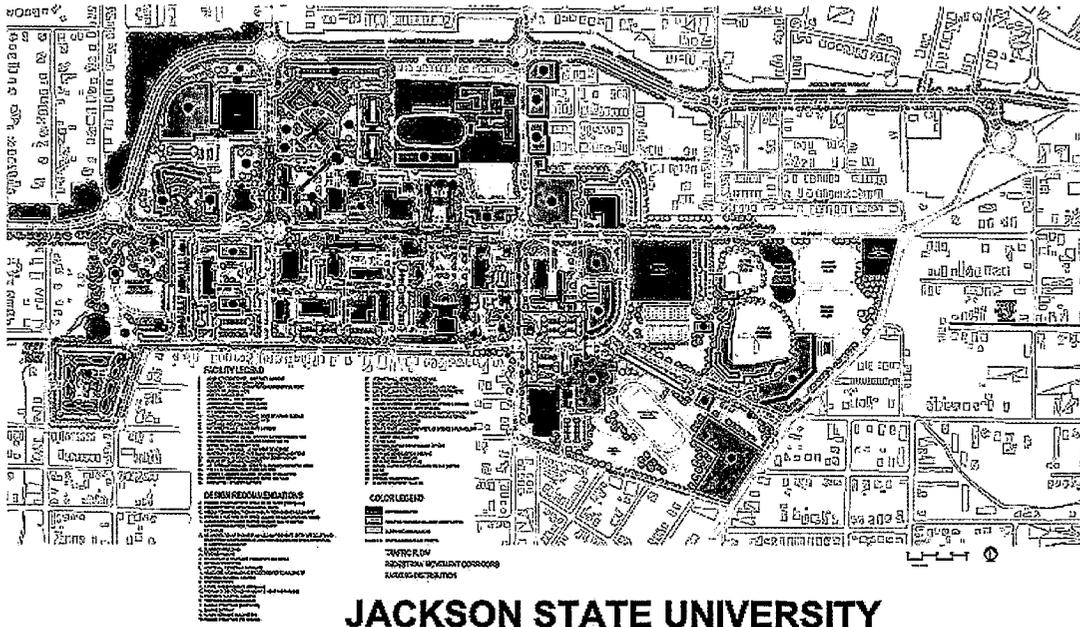
- Establish an affordable and “authentic” inner city neighborhood that serves the current population and is inviting to new business and residents.
- Pursue sustainable, resource efficient design strategies that could serve as a model for responsible urban revitalization.
- Mitigate negative impacts of the I-10 elevated highway.
- Strengthen relationship between Bienville Corridor neighborhood and economic generators such as the CBD, the Hospital District, and the Convention Center.
- Take advantage of the new streetcar line.



➤ **Jackson State University Master Plan – Jackson, MS**

- The vast number of parking lots that caused conflicts in pedestrian movement and creates a disorganized campus image, have been given up to student gathering spaces, while parking is contained at the periphery of the site
- With the combination of four strategically located parking structures, the campus shuttle system efficiently provides inter campus transportation.
- Three parking structures (1620 spaces) are accessed directly off South Perkins Street via the Jackson Metro Parkway.
- A fourth parking structure (1000 spaces), located on the eastern corner of Lynch and Dalton, is designed primarily for visitors and patrons of the retail and professional services.
- The remaining on grade parking lots have been assigned parking for faculty and staff.
- The tertiary vehicular access way, parallel and south of the Lynch Street mall, was eliminated in favor of pedestrian movement.
- Access along Morehouse Avenue on the west, to the eastern portion of the campus, now bypasses the circuitous route through the parking lots adjacent to the Administration Tower, and the School of Liberal Arts. A more direct route is provided as Morehouse continues straight to Dalton, where a new entrance gate is delineated.

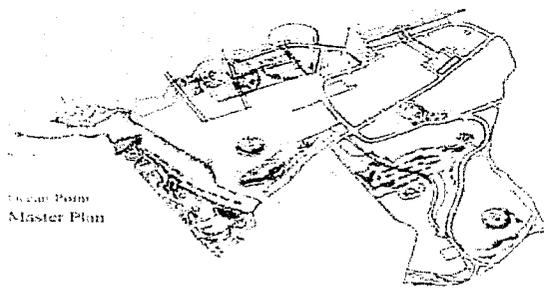
- Proposed new academic buildings have been positioned to form courtyards and people gathering places. The Engineering Building has been re-oriented to create an entry courtyard for the pedestrian traffic along the Lynch Street Mall. The Alcohol/Drug Students Center and Physical Therapy Facility have been positioned at the corner of Dalton and Lynch Streets to reinforce the retail potential, anchor the linear mall, and provide easy access to public outpatient services from a 1000 space-parking garage.



**JACKSON STATE UNIVERSITY
MASTER PLAN**

➤ **Ocean Point Resort and Marina Community – Duncan, Trelawny Parish, Jamaica, West Indies**

- Part of the “Expand-a-Village” government concept to improve cities and Townships throughout Jamaica.
- Ocean Point has improved the water distribution system for the resort while allowing residents and businesses to tap into the improved supply lines.
- Provides commercial/retail space for residents and the community as well as the development of a hospital.
- Provides 1500 single-family residences, a 250-slip marina, and affordable housing for local residents on inland sites.



Ocean Point
Master Plan

➤ **Underground Atlanta – Atlanta, GA**

- This subway station represents a mile long intermodal transportation structure, interfacing trains, cars, buses, and pedestrians, as thousands of Atlanta residents and visitors utilize the facility for shopping, informal dining, meeting friends, going “upstairs” to their offices, going to and from school or just people watching.
- Constructed of reinforced concrete with tiled floors, steel framed windows and skylights, Lenox Square provides an atmosphere of openness and space. It provides the superstructure

- The Harlem World Trade Center is a two city block development incorporating a 300,000 square feet performance center, 480,000 square feet of retail space, 2 forty-story residential rental towers, a forty-story office tower and a hotel.
- The project also includes 6 levels of underground parking for 5,000 vehicles.
- This mixed-use development proposes to encourage businesses to locate and remain downtown.
- The development includes a performing art center will have a seating capacity of twelve to fifteen thousand people, street and lower level retail center, two 400 unit residential towers, an entertainment office tower 41 floors featuring a school of performing arts, music and recording studios, advertising and financial services, a Black Music Museum on the 41st floor and a forty story hotel tower.

➤ **Washington Addition Community Development Master Plan and Implementation Strategy – Jackson, MS**

- An assortment of institutions, agencies and community groups concerned about the future direction of the neighborhood formed the e-City Collaborative to develop an area-wide plan.
- Their goals included:
 - The stimulation of business and economic development
 - The reduction of neighborhood blight
 - The increase of affordable and market rate housing opportunities
 - The development of a coherent open space network, and the mitigation of negative environmental and physical influence
- Local residents of Washington Addition and other interested citizens of Jackson, Mississippi worked directly with the Urban Design Research Center of New Orleans. These individuals conducted personal interviews, collected data at city agencies, researched documents and events and engaged the people of Barrett Avenue.
- This consortium of concerned parties developed a viable strategy for revitalization.
- The plan included business and economic development, the reduction of blight, increased affordable housing opportunities, the development of open space, and the removal of negative environmental and physical influences through the development of a Revitalization Plan spearheaded by the Urban Design Research Center in Jackson.

The complexity and diverse issues associated with urban development require a comprehensive and multi-disciplinary team of experienced professionals working in concert with financial institutions, city agencies, state and local governments, with their feet firmly planted on the ground of reality and their eyes and minds open to objective creativity.

While the Community Maritime Park is situated on a key parcel of waterfront property in close proximity to an established residential development, it is also in the heart of an area of Pensacola that is in need of revitalization. The development of the Community Maritime Park will spark an urban renewal, an initiative which CJA is not only familiar, but leads the Southeast Region in development.

6. References:

- Ronald Mason, President, Jackson State University
 - 601 979 2323
 - 601 982 4771
- Dr. Gregory Thomas, New Orleans Community Involvement and Housing
 - 504 231 7925
- Paul Lambert, Lambert Advisory Committee
 - 305 439 1027

7. Awards, Recognition, and Professional Organizations:

Listed in: Outstanding Young Men of America
Who's Who Among U.S.A. Executives
Appointed by Caspar W. Weinberger, Secretary, H.E.W., to the National Advisory Council on Services and Facilities for the Developmentally Disabled. Authored 504 regulations.
President's Council on Handicapped Requirements
National Organization of Minority Architects

Publications:

Manual for Establishing an Operation for a Community Design Center (1999)
Sustainable Physical and Economic Development in Third World Cultures, Ghana, West Africa (1997)
Spirit of Man City of Man (1984)
Solomon Villa Historic Restoration (1982)
Development Priorities in Urban Centers "Commitment" (1979)
Developmental Disabilities, Regulations Act 504 for the Department of Health Education and Welfare (1978), Secretary Caspar Weinberger
National Advisory Council Commission on Architectural Barrier Free Environment: Psychological and Physiological (1977)
Claiborne Avenue I-10 Multi-Use Study Vol. I (1976)
The National Register of Historic Places "Eight Neighborhoods in the City of New Orleans"

Teaching Experience

1969 to 1983 - Southern University
School of Architecture
Courses - Theory of Architecture
Professional Ethics & Practice
Architectural Programming
Construction Management & Cost
1992 to 1996 - Professional Studio
1996 to Present- Urban Design Research Center
New Orleans, LA

1966 - Winner: Bradford Metoier Memorial Competition Portland Cement National Design Competition

1967 - Baton Rouge Chapter A.I.A. Student Design Competition

SECTION E: GENERAL CONDITIONS

CJA has paid careful attention to all requested items contained in this RFQ.

CJA also recognizes that CMPA reserves the right to accept or reject any or all responses, to waive any irregularities, technicalities, or informalities, and to re-advertise for a Request for Qualifications when deemed in the best interest of CMPA

CJA shall be responsible for the actual delivery of their response during business hours to the exact address indicated in the RFQ.

CJA agrees that agreements shall be governed by the laws of the State of Florida.

CJA understands that any material submitted in response to this Request for Qualification will become a public document pursuant to Florida Statute §119.07.

CJA agrees that by responding to this solicitation, CJA warrants that it has not and will not employ or retain any company or person, other than a bona fide employee working solely for the firm, to solicit or secure an agreement pursuant to this solicitation and that it has not and will not pay or agree to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the firm, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of an agreement.

By submitting a proposal, CJA is confirming that the firm has not been placed on the convicted vendors list as described in the Florida Statute § 287.133 (2) (a).

CJA recognizes that Small, Minority and Locally owned firms that meet the requirements of this RFQ are encouraged to respond. CJA qualifies as a Small and Minority-Owned firm.

CJA understands that the selection process will be conducted under the Florida Statute §287.055 (Consultants' Competitive Negotiation Act) to engage new consultants in specific disciplines of consulting as indicated herein.

Response to Criteria F

SECTION F: INSURANCE AND INDEMNIFICATION

It is known that CJA shall procure and maintain the following insurance before starting and until termination of work for, or on behalf of, CMPA:

1. **WORKERS' COMPENSATION:** CJA shall purchase and maintain Worker's Compensation Insurance Coverage for all Workers' Compensation obligations, including U.S. Longshore and Harborworkers Act coverage, whether legally required or not.

2. **COMMERCIAL GENERAL, AUTOMOBILE, PROFESSIONAL LIABILITY AND UMBRELLA LIABILITY COVERAGES:** CJA shall purchase coverage on forms no more restrictive than the latest editions of the Commercial General Liability and Business Auto policies filed by the Insurance Services Office. CJA understands that CMPA shall be an Additional Insured for Commercial General Liability and such coverage shall be at least as broad as that provided to the Named Insured under the policy for the terms and conditions of this Contract. CJA understands that CMPA shall not be considered liable for premium payment, entitled to any premium return or dividend and shall not be considered a member of any mutual or reciprocal company.

3. **CERTIFICATES OF INSURANCE:** CJA understands that required insurance shall be documented in the Certificates of Insurance, which provide that CMPA shall be notified at least thirty (30) days in advance of cancellation, nonrenewal or adverse change or restriction in coverage. CMPA shall be named on each Certificate as an Additional Insured and this contract shall be listed. If required by CMPA, CJA shall furnish copies of its insurance policies, forms, endorsements, jackets and other items forming a part of, or relating to such policies. Certificates shall be on the "Certificate of Insurance" form equal to, as determined by CMPA and ACORD 25.

4. **INSURANCE OF THE CONSULTANT PRIMARY:** CJA's required coverage shall be considered primary, and all other insurance shall be considered as excess, over and above CJA's coverage. CJA's policies of coverage will be considered primary as relates to all provisions of the Contract.

5. **LOSS CONTROL AND SAFETY:** CJA shall retain control over its employees, agents, servants and subcontractors, as well as control over its invitees, and its activities on and about the subject premises and the manner in which such activities shall be undertaken and to that end, CJA shall not be deemed to be an agent of CMPA. Precaution shall be exercised at all times by CJA for the protection of all persons, including employees, and property. CJA shall make special effort to detect hazards and shall take prompt action where loss control/safety measures should reasonably be expected.

6. **HOLD HARMLESS:** CJA shall indemnify and hold harmless CMPA, its officers, employees and consultants from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees and costs, including attorney's fees and costs on appeal, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of CJA and persons employed or utilized by CJA in the performance of this contract. CJA's obligation shall not be limited by, or in any way to, any insurance coverage or by any provision in or exclusion or omission from any policy of insurance.

7. **PAY ON BEHALF OF THE CMPA:** CJA agrees to pay on behalf of CMPA, as well as provide a legal defense for CMPA, both of which will be done only if and when requested by CMPA, for all claims as described in the Hold Harmless paragraph. Such payment on the behalf of CMPA shall be in addition to any and all other legal remedies available to CMPA and shall not be considered to be MPA's exclusive remedy.

Response to Criteria G

SECTION G: LENGTH OF CONTRACT

CJA acknowledges that the contract time for CJA's services will be for a period of time as mutually agreed to between CMPA and CJA and shall be made a part of the contract before final execution of the document. CMPA anticipates 90 days to complete the Scope of Work detailed in B from the date of execution of the contract.

Response to Criteria H

SECTION H: AWARD AND CONTRACT EXECUTION

CJA understands that all proposals will be reviewed by the Board of Trustees of the Community Maritime Park Associates and that the proposals will be ranked and the top ranked firms will be asked to make an oral presentation to the Board. The top ranked firm will have the opportunity to negotiate an agreement with the CMPA. The final agreement, if negotiated, will be forwarded to the CMPA Board of Trustees for its approval. The CMPA Board will submit the agreement to the Pensacola City Council for final approval. Applicants should not contact Board of Trustee members at any time prior to the final recommendation of the top ranked firm. If selected, the top ranked applicant will have 30 days to negotiate an agreement. If an agreement cannot be reached within 30 days, CMPA reserves the right to extend the negotiation period, begin negotiations with the second ranked firm(s) and/or reject all and begin the process again.

Response to Criteria I

SECTION I: EXCLUSION FROM FURTHER WORK

CJA understands that the selected consultant(s) and key, higher level employees for this project will be excluded from providing any professional architectural and/or design services for any of the Public Improvements of the Community Maritime Park Project, including the Community Multi-Use Facility, the Conference Center, and the Park, except with the specific approval of the CMPA Board.

Response to Criteria J

SECTION J: CONTINUING CONTRACT

CJA agrees that the selected consultant(s) are eligible to extend its agreement to provide other design services relating to the Community Maritime Park Project subject to certain exclusions. These services could include, but are not limited to oversight, interpretation and enforcement of the Design Guidelines created as a result of this project in accordance with Florida Statute §287.055. Authorization for design services other than those expressly set forth in the agreement shall be at the sole discretion of CMPA and is not guaranteed.

Response to Criteria K

SECTION K: NUMBER OF COPIES REQUIRED

CJA has submitted One (1) original and fifteen (15) copies.

SECTION L: EVALUATION OF PROPOSALS

CJA understands that proposals shall be evaluated and a selection made using the following criteria:

1. Composition and Qualifications of staff.
2. Experience of the firm with respect to architectural and design services, especially with regard to public parks, recreational and conference facilities, educational facilities, public building and multi-use buildings.
3. Ability to meet time and budget requirements.
4. Small and Minority Business Participation

Response to Criteria M

SECTION M: ORAL PRESENTATIONS

CJA recognizes that firms will be short listed based upon the written qualifications submitted to CMPA. CJA understands that CMPA shall schedule formal oral presentations for those firms short listed by the selection committee. CJA agrees that firms invited to make oral presentations will be required to provide a sealed price proposal that will serve as a basis for negotiation for services.

Resumes

RESUME OF QUALIFICATIONS

CLIFTON C. JAMES

Regional Office
New Orleans, LA

National Office
Atlanta, GA

Design Philosophy:

To interface the collaborative efforts of scientists, economists, and planners for the purpose of transforming ideas into reality and provide needed services and facilities around the world.

Professional

Formally served as Executive Vice-President of PERKINS

History:

& JAMES, INC., and was responsible for the design of all architectural and planning projects including monitoring all design efforts for the firm.

Multi-use projects, that have been completed, encompass commercial, institutional, industrial, recreational and residential use.

Project assignments have included:

- The design of the Southern University Library Complex in Baton Rouge, LA
- Veterans Administration Hospital in New Orleans, LA
- Lenox Square Subway Station in Atlanta, GA
- High-rise Housing Complex in Chattanooga, TN
HUD 202 Elderly Housing, NPA
- High Rise Housing Complex in New Orleans, LA
HUD 202 Elderly Housing, NPA
- New Orleans Convention and Exhibition Center (The theme building for the 1984 World's Exposition) in New Orleans, LA
- Woodlawn Estates in New Orleans, LA
HUD 221 D-3

Specialized Professional Competence:

- Planning, Design and Research
- Architectural Programming
- Concept Designs, Feasibility Studies
- Design Development
- Construction Documents
- Project Management

Education:

1999 - Harvard Graduate School of Design; Certification in Master Planning

1980 - M.I.T. Laboratory of Architecture and Planning; Certification in Environmental Design and Planning

1979 - Harvard Graduate School of Design; Certification in Environmental Impact Analysis

1978 - Harvard Graduate School of Design;
Certification in Computer Graphics

1970 - Registered Architect in the State of Louisiana

1969 - Harvard University; Master's Degree in Architecture

1968 - Louisiana State University; B.A. Degree in Architecture

1966 - Fontainebleau School of Fine Arts; Degree in Design, Paris,
France

Activities: Member of the National Advisory Council to the Department of Health Education and Welfare on Services and Facilities for the Developmentally Disabled.

Service in Professional Organizations:

- President's Council on Handicapped Requirements
- National Organization of Minority Architects
- International Design Conference in Aspen, CO

Practical Experience:

1987 - to Present
Team Two Trading Company

Tasks:

- Planning, Design and Research
- Architectural Program
- Concept Designs
- Feasibility Studies
- Design Development
- Project Management
- Financial Packaging

Representative Project Assignments:

- Underground Atlanta, Atlanta, GA
 1. Bussey's Florist Design & Construction
 2. Vittles Restaurant
 3. Aleck's Barbeque
 4. Puffin Muffin
 5. Hattitudes
 6. Huggable Hut
 7. Logo Depot
- Aaron Turpeau residence, Atlanta, GA
- Mr. & Mrs. Oscar Harris' residence
(Mr. Oscar Harris, Architect, President, Turner & Associates, Atlanta, GA)
Design & Construction Management

- Sunvalley Sewer Line Project
Marietta, GA
- Stonehenge Commercial Center
Decatur, GA
- Harrah's New Orleans Casino
New Orleans, LA
- Atlanta Pediatric Hospital
Atlanta, GA
- Leland College Master Plan
Baton Rouge, LA
- Ocean Point Resort Community
Jamaica, W.I.

- Martha Brae Housing and Recreation Park
Jamaica, W.I.
- Desire Housing and Community Redevelopment
New Orleans, LA
- Lake Providence Civic Center
Lake Providence, LA
- St. Thomas Housing Development Master Plan
New Orleans, LA
- Baker Suites Hotel
Baker, LA
- New Orleans Center for Science and Math, National Competition
New Orleans, LA
- Conway Hospital Redevelopment
Monroe, LA
- Fischer Master Plan
New Orleans, LA
- Christian Faith Family Life Center
New Orleans, LA
- Ghana Township
Adamasa, Ghana, West Africa
- Windsor Village Apartments in New Orleans, LA
HUD Disposition Reform Act

- Christian Faith Single Family Residential
Development
New Orleans, LA

- Donato-Hofmeister Villa
Jamaica, W.I.

- Shreveport Convention Center
Shreveport, LA

- Galilee Church Housing Development
Shreveport, LA

- Bienville Corridor Revitalization Project
New Orleans, LA

1981 –1987 Team Two Limited
President

Tasks:

- Planning, Design and Research
- Architectural Program
- Concept Designs
- Feasibility Studies
- Design Development
- Project Management
- Financial Packaging

Representative Project Assignments:

- Acadiana Legal Service Building, Lafayette, LA
- Atlanta Midtown Condominiums
- Savannah, Georgia Condominiums
- United Federal Savings & Loan
Branch Office, New Orleans, LA
- Shoetown Branch Store, New Orleans, LA
- Architectural Program for 7th District Fire and Police Station, New
Orleans, LA
- National Register Historic Property
- Traffic Study and Operations Plan for 1984 World Exposition, New
Orleans, LA
- Southern University Multi-Purpose Center- Joint Venture, New
Orleans, LA

- Southern University Special Education Building, Baton Rouge, LA
- Southern University School of Architecture, Associate Designer, Baton Rouge, LA
- United Federal Savings & Loan Main office, New Orleans, LA
- Corpus Christi Credit Union Drive-Up Bank, New Orleans, LA

1970 – 1981 Perkins & James Architects-Planners, Inc.

Tasks:

- Architectural Program
- Concept Designs
- Feasibility Studies
- Design Development
- Project Management

Representative Project Assignments:

- Inner Harbor Navigational-Shiplock Master Plan and Design
- I-10 Transportation & Recreational Master Plan
- St. Bernard Recreation Center
- Treme Community Center
- Southern University Library
- Southern University Law School
- Lenox Square Station, Atlanta, GA
- Desire Modernization Project
- Mayor of New Orleans' Aesthetic Committee
- New Orleans Contemporary Arts Center Board Member
- I've Known Rivers Board Member (1984 Louisiana World Exposition Exhibitor)
- Commercial, Residential & Industrial Development in the Inner City Task Force

Public and Community Service:

- Outstanding Young Men in America, Member
- Who's Who in U.S.A. Executives
- Joint Venture for Affordable Housing – Special recognition by Jack Kemp, Secretary H.U.D., 1989

Academic and Professional Honors:

Winner

- 1966 - Bradford Metoir Memorial Competition
- Portland Cement National Design Competition

1967- Baton Rouge Chapter A.I.A. Student Design Competition

Teaching Experience

1969 to 1983 - Southern University
School of Architecture

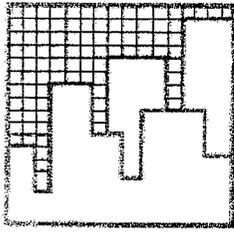
Courses - Theory of Architecture
Professional Ethics & Practice
Architectural Programming
Construction Management & Cost

1992 to 1996 - Professional Studio

1996 to Present- Urban Design Research Center
New Orleans, LA

Publications:

- Manual for Establishing an Operation for a Community Design Center (1999)
- Sustainable Physical and Economic Development in Third World Cultures, Ghana, West Africa (1997)
- Spirit of Man City of Man (1984)
- Solomon Villa Historic Restoration (1982)
- Development Priorities in Urban Centers "Commitment" (1979)
- Developmental Disabilities, Regulations Act 504 for the Department of Health Education and Welfare (1978), Secretary Caspar Weinberger
- National Advisory Council Commission on Architectural Barrier Free Environment: Psychological and Physiological (1977)
- Claiborne Avenue I-10 Multi-Use Study Vol. I (1976)
- The National Register of Historic Places "Eight Neighborhoods in the City of New Orleans
- The National Register of Historic Places "Eight Neighborhoods in the City of New Orleans



William R. Smolkin

Chairman, Hébert/Smolkin Associates, Inc. of LA

Background

Founder and president of Smolkin Consulting Services, Inc. and predecessor firms, established in 1954. Consultant in the analysis and marketing of more than 50,000 housing units in 42 states, Puerto Rico and Canada. Advisor to over 500 land developers, home and apartment builders, shopping center and office building investors, home manufacturers, industrial developers, banks, savings and loan associations, mortgage companies, public agencies and others.

Industry-Related Positions

Founding Trustee, National Institute of Residential Marketing, National Association of Home Builders (NAHB), Washington, D.C.

Chairman, National Sales and Marketing Council, NAHB, 1986. Former Trustee, Eastover Real Estate Investment Trust, Jackson, Mississippi.

Degree

A.B., Tulane University, 1944.

Lectures, Convention Programs, and Seminars

Featured speaker at meetings of the National Association of Home Builders, Urban Land Institute, Council on Aging, National Apartment Association and many others.

Publications

Author or co-author of the following National Association of Home Builders publications:

- "Building for the Market"
- "A Marketing Plan for Home Builders"
- "A Marketing Plan for Apartment Builders"
- "Marketing Strategy for the '70's"
- "A New Marketing Plan for Home Builders"
- "A New Marketing Plan for Apartment Builders"
- "Building for Investors"
- "NAHB Land Development Manual"
- "Quality Control in Housing"

NAHB BUILDER magazine, author of more than 40 articles

Author, original Course IV, Marketing of Rental Apartments, College Course Credit Series, Institute of Residential Marketing, NAHB Developer, Consultron and Market Plan Computer-Based Expert Systems for Marketing

Awards

Housing Hall of Fame, National Housing Center, Washington, D.C.

Selected by the official journal of the National Association of Home Builders, BUILDER magazine, as one of a hundred most influential leaders in home building in the 20th century. (January 1999).

Designated as a Legend of Marketing by the Sales and Marketing Council, National Association of Home Builders, 2001.

William A. Molster Award for contributions to marketing, NAHB, Washington, D.C.

Top Performer of the Year, House and Home magazine Innovations in Marketing Award, American Builder magazine.

Manufacturer of the Year Award to Allied Chemical, a client, for Consultron Computer Services created by a Smolkin firm.

Practical Builder Merchandising awards, to clients Aurora Gardens and Pontchartrain Park Homes, New Orleans, Louisiana, for marketing services provided by a Smolkin firm.

Best Advertising of the Year Award, NAHB Journal, to client Airline Park, New Orleans, Louisiana.

Beverly Hendrix Wright

Home Address

6830 Rugby Court
New Orleans, LA 70126
(504) 246-8192

Office Address

7325 Palmetto Street,
Box 45B
New Orleans, LA 70125
(504) 483-7340
(504) 488-3081 (fax) †

Professional Experience
Academic

1993- present	Director, Deep South Center for Environmental Justice. Xavier University of Louisiana, New Orleans, Louisiana.
1989-93	Associate Professor, Department of Sociology, Wake Forest University, Winston-Salem, North Carolina.
1987-89	Associate Professor, Department of Sociology, University of New Orleans, New Orleans, Louisiana.
1977-86	Assistant Professor, Department of Sociology, University of New Orleans, New Orleans, Louisiana.
1974-76	Instructor, Department of Sociology, University of New Orleans, New Orleans, Louisiana.
1971-72	Instructor, Black Development Foundation, Buffalo, New York.
1970-74	Instructor, Department of Sociology, State University of New York at Buffalo, Buffalo, New York.
1970-71	Instructor, Department of Sociology, Millard Fillmore College, Buffalo, New York.

Developing Measures of Community Protective Factors.
Funded by the Center for Disease Control. Co-Investigator
with Robert Goodman, Ph.D., Tulane University, School of
Public Health and Community Medicine.
(1999-2002) S642,308

Publications

Wright, Beverly H.

*An Examination of Socioeconomic Impact of Air Toxics on
Disproportionately Exposed Communities.* (pending)

Wright, Beverly H.

"Endangered Communities: The Struggle for Environmental
Justice in the Louisiana Chemical Corridor." Journal of Public
Management and Social Policy. Vol. 4, No. 2, (Winter 1998): 181-191.

Wright, B.H., R.D. Bullard, and G.S. Johnson,

"Confronting Environmental Injustice," Journal of Race, Gender and
Class, Special Issue on the Environment 5(1997): 63-79.

Wright, B.H.

"New Orleans Under Siege." Pp. 121-144 in Bullard, Robert; Johnson,
Glenn (ed.), Just Transportation: Dismantling Race and Class Barriers to
Mobility. Philadelphia: New Society Publishers, 1997.

Wright, B.H., Bullard, R.D., and Bryant, Pat

"Coping With Poisons In Cancer Alley." Pp. 110-129 in Bullard, Robert
(ed.), Unequal Protection. San Francisco: Sierra Club Books, 1994.

Bullard, R.D. and Wright, B.H.

"Environmental Justice for All: Community Perspectives on Health and
Research Needs." Toxicology and Industrial Health, Vol. 9, No. 5
(1993): 821-841

Wright, B.H.

"Cleaning Up the Environment: A Question of Equity for Minority
Communities." U.S. EPA Journal, Vol. 18 (March/April, 1992): 36.

Bullard, R.D. and Wright, B.H.

"The Quest for Environmental Equity: Mobilizing the African American
Community for Social Change." Society and Natural Resources, Vol. III,
(1991) :301-311.

*Professional
Activities*

Lecturer, "Environmental Justice: Education and Outreach."
55th Annual Meeting of the Association of Southeastern
Biologists, Environmental Justice Symposium. 1993

Minority Student Affairs Workshop, Wake Forest University.
1990

Steering Committee Member, Women's Studies, Wake Forest
University. 1990

Minority Student Affairs Workshop, Wake Forest University.
1989

President, The Association of Social and Behavioral Scientists.
1989

The Society for the Study of Social Problems--Session
Organizer. 1988

Program Chair, The Association of Social and Behavioral
Scientists. 1988

Session Organizer, The Society for the Study of Social Problems,
Chicago, Illinois. 1988

Editorial Board, The Association of Social and Behavioral
Scientists. 1988

2nd Vice President, The Association of Social and Behavioral
Scientists. 1986

Chairman, Humanities Committee, Metropolitan Council For
Life Long Living, Metropolitan College Program Development.
1985

Executive Committee, Association of Social and Behavioral
Scientists. 1984

Fiftieth Anniversary Planning Committee, Association of Social
and Behavioral Scientists. 1984

Editorial Board, Journal of Social and Behavioral Scientists. 1984

Facilitator, Adolescent Parenthood Workshop, sponsored by
the Charles Stewart Mott Foundation and the New Orleans Parish

Publications Cont'd

Wright, B.H. and Bullard, R.D.

"Hazards in the Workplace and Black Health: A Review." The National Journal of Sociology, Vol. 4, No. 1 (Spring, 1990): 45-74.

Bullard, R.D. and Wright, B.H.

"Mobilizing the Black Community for Environmental Justice." The Journal of Intergroup Relations, Vol. XVII, No. 1, (Spring, 1990): 33-43.

Wright, B.H.

"The Effects of Occupational Injury, Illness, and Disease on the Health Status of Black Americans" Pp. 128-139 in Bunyan Bryant and Paul Mohai (eds.) The Proceedings of the Michigan Conference on Race and the Incidence of Environmental Hazards, 1990.

Bullard, R.D. and Wright, B.H.

"Toxic Waste and the African American Community." The Urban League Review, Vol. 13, nos. 1-2 (Spring, 1990): 67-75.

Wright, B.H.

"Black Workers at Risk: Jobs for Life or Death." Pp. 183-201 in Dream and Reality: Hofstra University Lecture Series, West Port, CT: Greenwood Press, 1990.

Wright, B.H.

"Blacks in New Orleans: The City That Care Forgot." Pp. 45-74 in Robert Bullard (ed.) In Search of the New South: The Black Urban Experience In the 1970s and 1980s. Tuscaloosa: University of Alabama Press, 1989.

Wright, B.H.

"Three Generations of Teen Mothers: A Preliminary Report." Pp. 45-74 in Alma Young (ed.) The State of Black New Orleans, 1988. New Orleans: Urban League of Greater New Orleans, 1989.

Bullard, R.D. and Wright, B.H.

"Environmentalism and the Politics of Equity: Emergent Trends in the Black Community." Mid America Review of Sociology, Vol.21, No.2 (1988): 21-37.

Wright, B.H.

"New Faces of Segregation: The Case of New Orleans Public Schools." Pp. 41-55 in Alma Young, (ed.) The State of Black New Orleans. New Orleans; Urban League of Greater New Orleans, 1987.

Professional Activities, con't

Public Schools. 1984

President, Association of Black Psychologists, New Orleans Chapter. 1983

Planning Committee Chairman, Association of Social and Behavioral Scientists. 1983

Executive Committee, Association of Social and Behavioral Scientists. 1983

Chairman, 1983 National Association Meeting-Planning Committee, Association of Social and Behavioral Scientists (held in New Orleans). 1982

Symposium Committee Chairman, At Risk - The Black Adolescent, Association of Black Psychologists, New Orleans Chapter. 1982

Executive Committee, Association of Social and Behavioral Scientists. 1981

President Elect 1982, Association of Black Psychologists, New Orleans, Chapter. 1981

Nomination Committee, Mid-South Sociological Association. 1981

Symposium Committee, Juvenile Crime, Association of Black Psychologists, New Orleans Chapter. 1981

Session Chairman, Mid-South Sociological Association Meeting. 1980

Planning Committee Member, First Scholarly Meeting, National Negro Women's Convention. National Council for Negro Women. 1979

Public Relations Committee, International Year of the Child Task Force, City of New Orleans, UNO Representative. 1979

Faculty Advisor, National Association for the Advancement of Colored People, UNO Student Chapter. 1979

Honors Cont'd

- 1993 Environmental Justice Award, Tulane University Chapter, Black Law Students Association.
- Environmental Justice Award, Citizens Clearinghouse for Hazardous Waste, Fall Church, VA.
- 1987 Urban League, Outstanding Achievement Award, School of Urban and Regional Studies, Deblouis Faculty Fellow, Outstanding Research in Quality of Life Issues, University of New Orleans, New Orleans, Louisiana.
- 1983 MAC Fellow, Metropolitan Area Committee, City of New Orleans Leadership Forum, Tulane University, New Orleans, Louisiana. (certificate)
- 1980 Human Resources Fellow, Program for the Advanced Study of Human Resources, Department of Economics, Howard University, Washington, D.C. (certificate)
- 1979 Who's Who, Outstanding Young Women in America (certificate).
- Urban Research Fellow, Institute for Urban Affairs and Research Howard University, Washington, D.C. (certificate).

Boards & Panels

- National Environmental Justice Advisory Council (NEJAC), United States Environmental Protection Agency
- United States Commission on Civil Rights, Louisiana Advisory Committee
- US Army Corps of Engineers Environmental Advisory Board
- Mayor's Advisory Committee on Environmental Affairs, New Orleans, Louisiana.
- Chairperson, Mayor's Committee on Solid Waste, New Orleans, Louisiana.
- Editorial board - Journal of Social and Behavioral Sciences (1985-present).

Advisory Committee - We Speak for Ourselves, The Panos Institute.

Planning Committee - People of Color Environmental Leadership Summit, New York (1990-91).

National Science Foundation Panel - Research Experiences for Undergraduates, Biological, Behavioral, and Social Sciences. (1991)

Member of "Michigan Group" AD HOC Committee, Work Group on Environmental Equity, U.S. Environmental Protection Agency, Washington, D.C. (1990-present).

Member of Planning Committee, National People of Color Environmental Leadership Summit, Commission for Racial Justice, New York, NY (1990-present). 1972-74

- Education**
- 1977 Ph.D., Sociology.
State University of New York at Buffalo, Buffalo, New York,
Dissertation: *Internal vs. External Control and Group Identification Influences on Self-Esteem.*
Specializations: environmental sociology, social psychology, sociology of women, urban sociology.
- 1971 M.A., Sociology.
State University of New York at Buffalo, Buffalo, New York,
Thesis: *Social Class, Perceived Probability of Success and Achievement Motivation*
- B.A., Sociology.
Grambling College, Grambling, Louisiana, 1969
Minor: Psychology

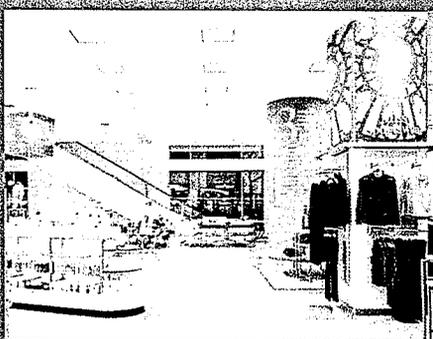
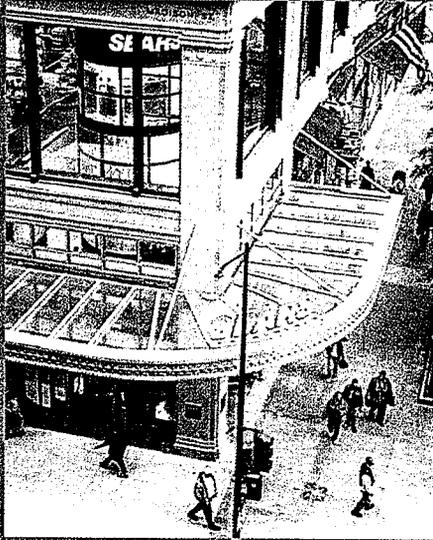
Professional Affiliations

American Sociological Association
The Association of Social and Behavioral Scientists, President, 1989-90
The Association of Black Sociologists

Personal Data

Date of Birth: October 1, 1947
Place of Birth: New Orleans, Louisiana
Marital Status: Married, 2 children

sears on state



type/year: MIXED-USE RESTORATION & ADAPTIVE RE-USE / 2001
size/cost: 250,000 SF / \$18 MILLION
for: SEARS ROEBUCK & CO

sears on state - chicago, illinois

Recognition of the resurgence of State Street as a busy, 7 day a week, 18 hour environment, Sears is moving a full-line Department Store back to State Street, marking a symbolic turnaround for this world famous retailing street. The store is intended to be a prominent flagship for the company and a key element in its return to urban retailing. With 5 floors and 250,000 square feet, the store will be a major presence within a 20 story mixed use building that dates to the early 1900's. The design strategy is to complement the historic frame of the building with elegant architectural intrusions that contrast with more dramatic lighting and graphics that make a major statement for the revitalized building.

"Principle credit for the project goes to Chicago's Daniel P. Coffey & Associates...which pushed Sears hard to come up with a store that would maintain the aesthetic momentum of State Street's astounding comeback. The store's exterior strikes an almost perfect balance between the needs of modern retailing and the design traditions that endow State Street with it's powerful sense of place..."

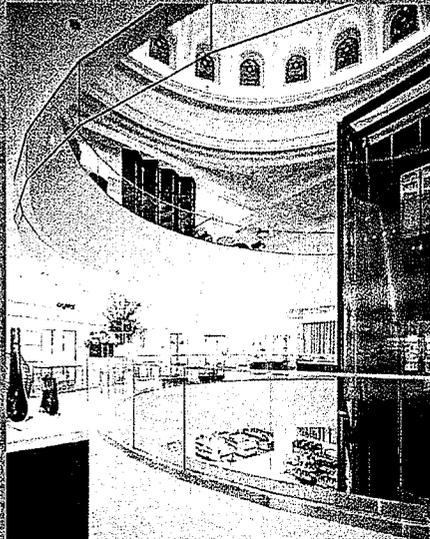
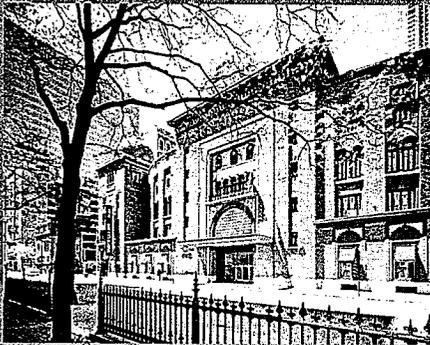
A new curving canopy at State and Madison nicely turns the corner and directs those on foot to the main entrance...with a distinct architectural feature that works wonderfully with the old building. The canopies are a visual delight, their cast aluminum faces featuring patterns of circles and grids that subtly echo the decoration and structural grid of the Boston Store."

"The New Sears on State Embraces the City"
- Blair Kamin, *Chicago Tribune*

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medinah temple



awards:
Society of American Registered Architects
2003 Professional Design Award of Excellence

American Institute of Architects
Chicago Chapter
2003 Distinguished Building Honor Award

City of Chicago
2003 Preservation Excellence Award

Midwest Construction Magazine
2003 Project of the Year

Association of Licensed Architects
2003 Design Award

Listed on National Register of Historic Places

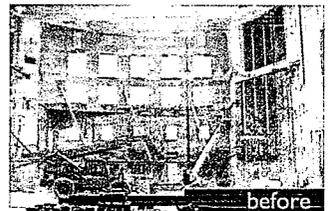
type/year: ADAPTIVE RE-USE / 2003
size/cost: 150,000 SF / 63.5 MILLION
for: FEDERATED DEPARTMENT STORES

bloomingtondale's home+furnishings store at medinah temple - chicago, illinois

Medinah Temple was constructed in 1912 as an auditorium for meetings of the Chicago Shriner's organization. The exterior is an exotic example of Islamic Revivalism. The dark and deteriorated structure was adapted to become a freestanding Bloomingdale's Home + Furnishings store. The transformation required the complete removal of the entire interior structure including demolition of the main floor and balconies, and the excavation of the basement to insert four levels of modern retail space. The roof, exterior walls and plaster dome ceiling remained in place.

Existing historic features of the exterior were restored and renovated. Several key elements were added. These included the reconstruction of two copper-clad onion domes and enlarged grade level display windows. Dramatic Architectural lighting of the masonry forms, entrances, and domes complement the glow of the storefronts, restored stained glass, and new signage. The result transforms the formerly dark, foreboding building into a lively part of the city's streetscape.

A key part of the architectural experience is the strong contrast between the dark, heavy exterior and the new, light, spacious interior that is organized around a 4-story atrium located immediately below the original plaster dome. The interior concept is about the slow rediscovery of old interior elements within the context of the new. This is a purposeful reversal of the sudden contrast between the historic exterior and the modern interior. Shoppers discover original elements of the old interior nestled among the display areas. Moorish column capitals, fragments of the proscenium arch, and a recreated 'stage' drape, have been retained in place to form a rich backdrop for the crisp modern display of merchandise in the distinctive Bloomingdale's black and white décor. The large ornamental plaster ceiling dome provides a dramatic cap to the central atrium and unifies the experience of a new store within an exotic shell.

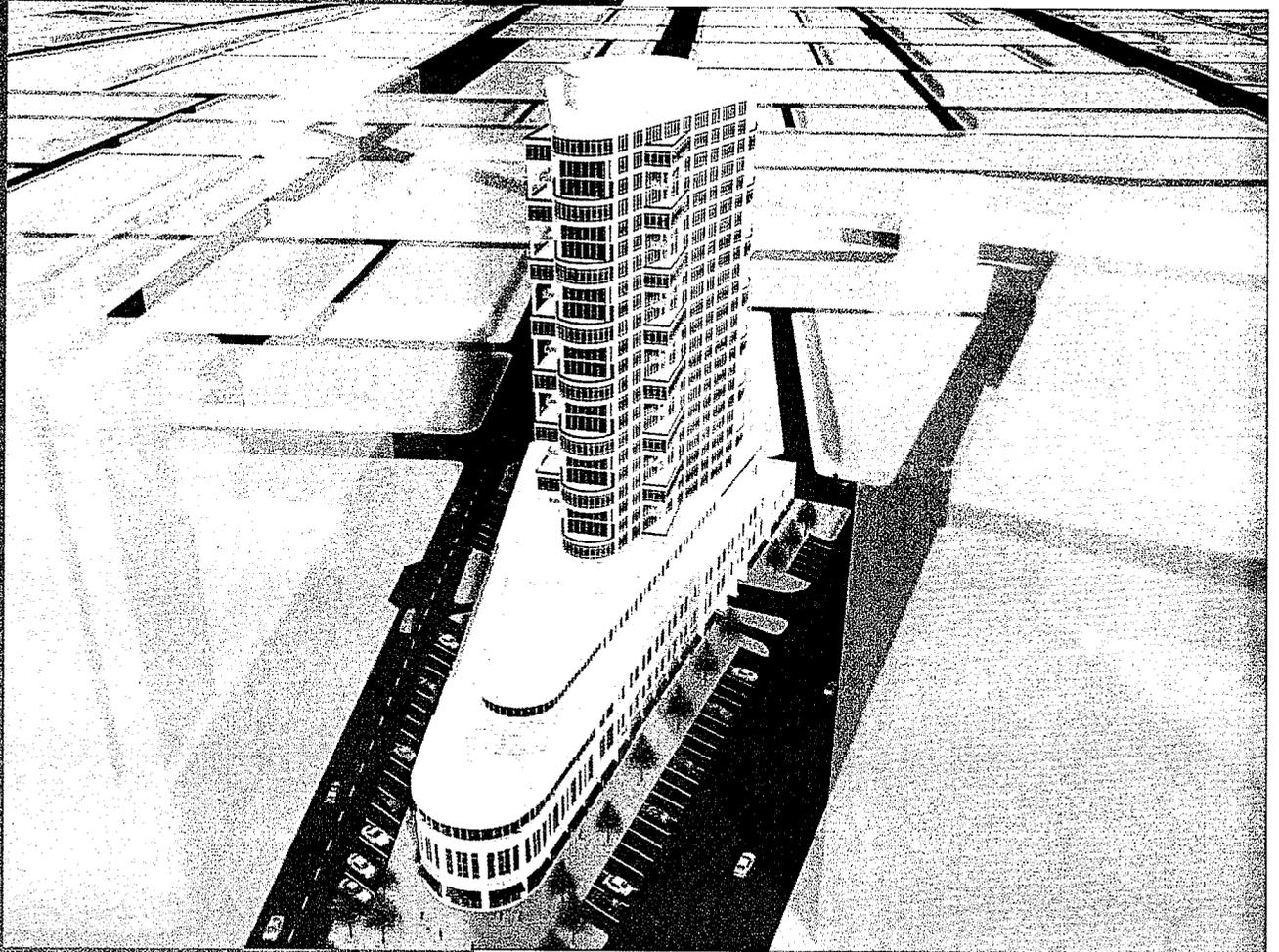


before

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luxury high-rise



luxury high-rise - suburban chicago, illinois

This 27-story project is in design and will contain over 215 luxury condominium units and 150,000 sf of retail and office space. It is located near a major Metra transit station and is part of a 'downtown' revitalization effort for the suburb.

Construction: Early 2006

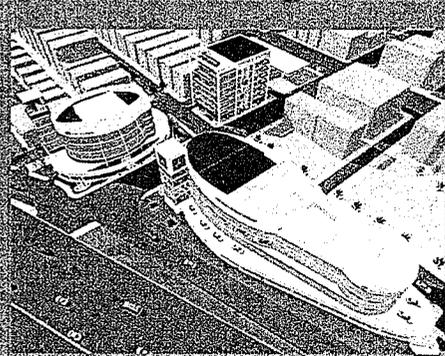
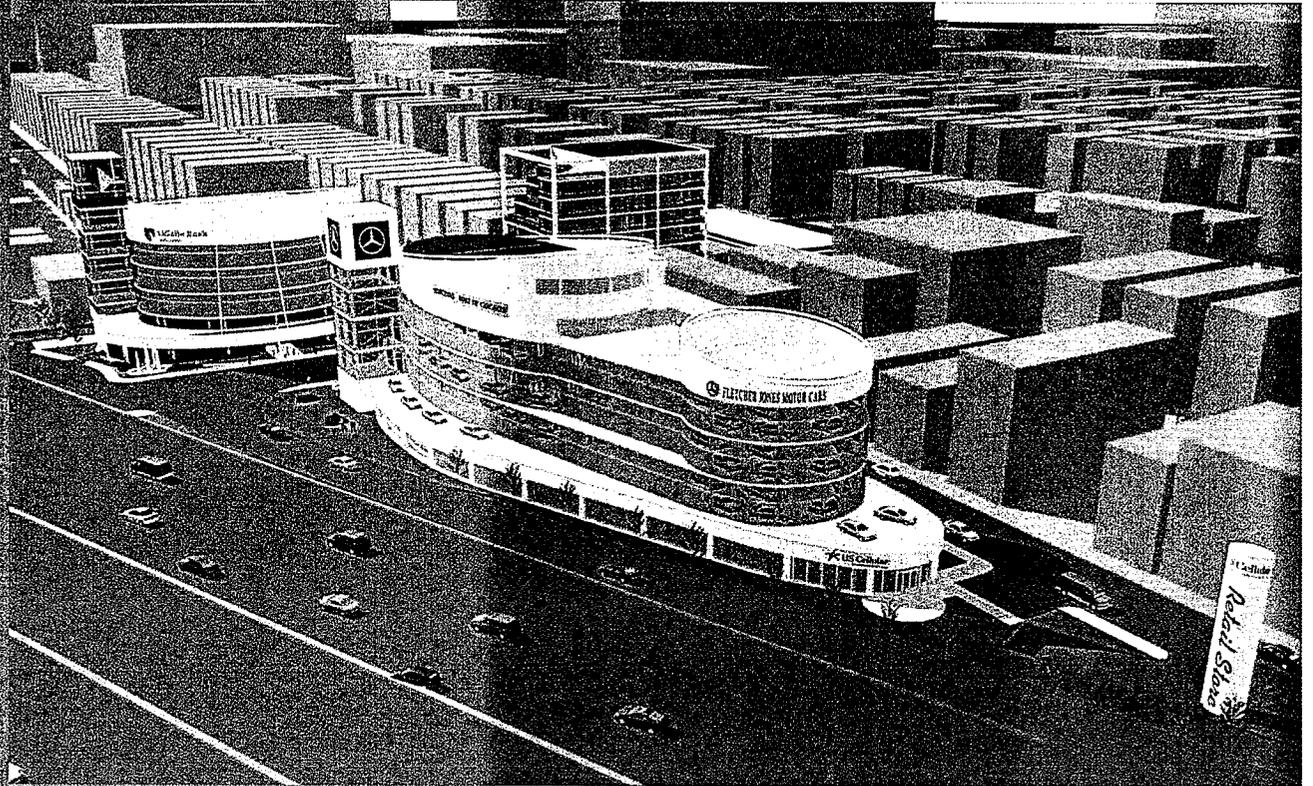
type:
size/cost:

MIXED-USE LUXURY HIGH-RISE
650,000 SF / \$110 MILLION

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north and bosworth



north avenue gateway- chicago, illinois

Three prominently situated sites at North Avenue and the Kennedy Expressway are designed to be landmarks of the future and a gateway to the Bucktown neighborhood. One corner will be home to Mercedes Benz Chicago. The other, a new bank facility for LaSalle National Bank, and the third is a 21-unit luxury condominium.



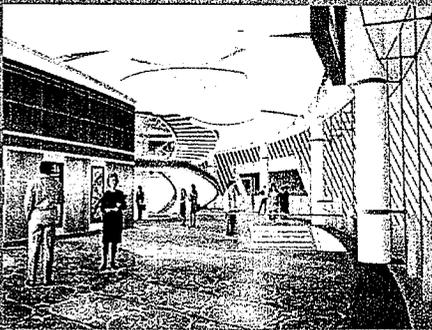
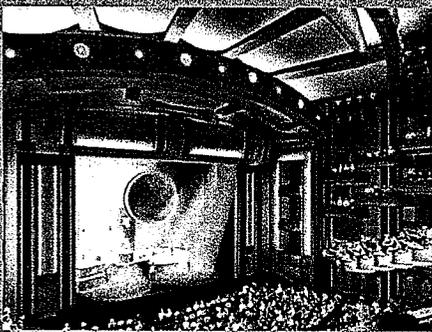
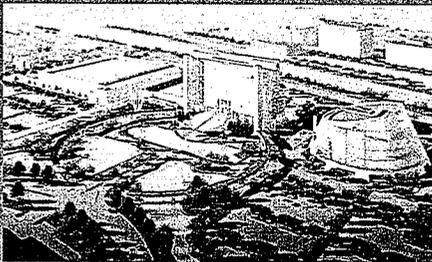
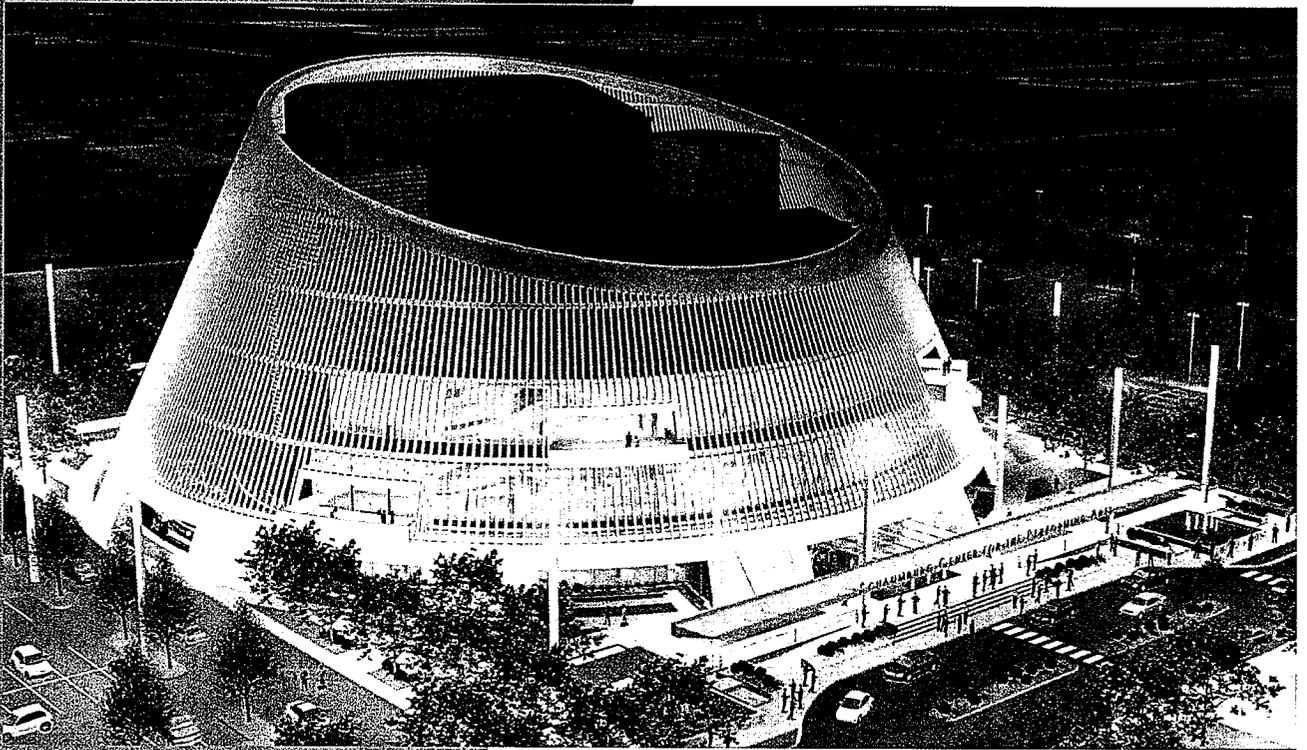
type: MIXED-USE REDEVELOPMENT
 size/cost: 3 BUILDINGS, 305,000 SF / \$35 MILLION
 for: BETTER REAL ESTATE CORPORATION

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AIA CHICAGO FIRM OF THE YEAR 2003

schaumburg center



schaumburg performing arts center, hotel and convention center - schauburg, illinois

The \$50 million, 2400-seat Schaumburg Center for the Performing Arts is an important element of the \$300 million Hotel, Convention Center and Theater project proposed by the Exurban City of Schaumburg.

Located on a 78-acre parcel immediately adjacent to the Northwest Tollway, the project is a collaborative Master Plan of Daniel P. Coffey & Associates, Ltd. and John Portman Associates. Daniel P. Coffey is the Design Architect and Architect of Record for the Theater. John Portman is the same for the Hotel and Convention Center.

The site concept creates a circular fore court developed as a prairie pond that is the front door for the three uses. An arcade shields the large surface parking areas on the site while the ponds accommodate the stormwater run off requirements of the development. Each building use is distinguished in form but unified by its white, modernist architecture.

The bold truncated cone form of the Performing Arts Center is purposefully intended to be visually dominant and grasped as a significant landmark along the tollway. The form is actually an enclosure screen of aluminum tubes that acts as a lacelike curtain that allows hints of the multiple solid boxes contained within it. These elements house the Lobby, Auditorium, Stage, Dressing Rooms and Rehearsal Facilities.

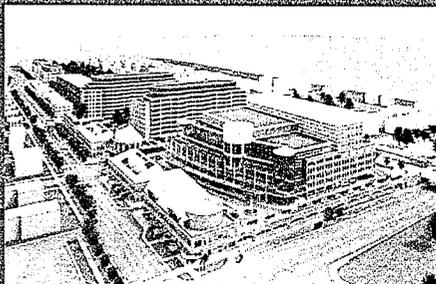
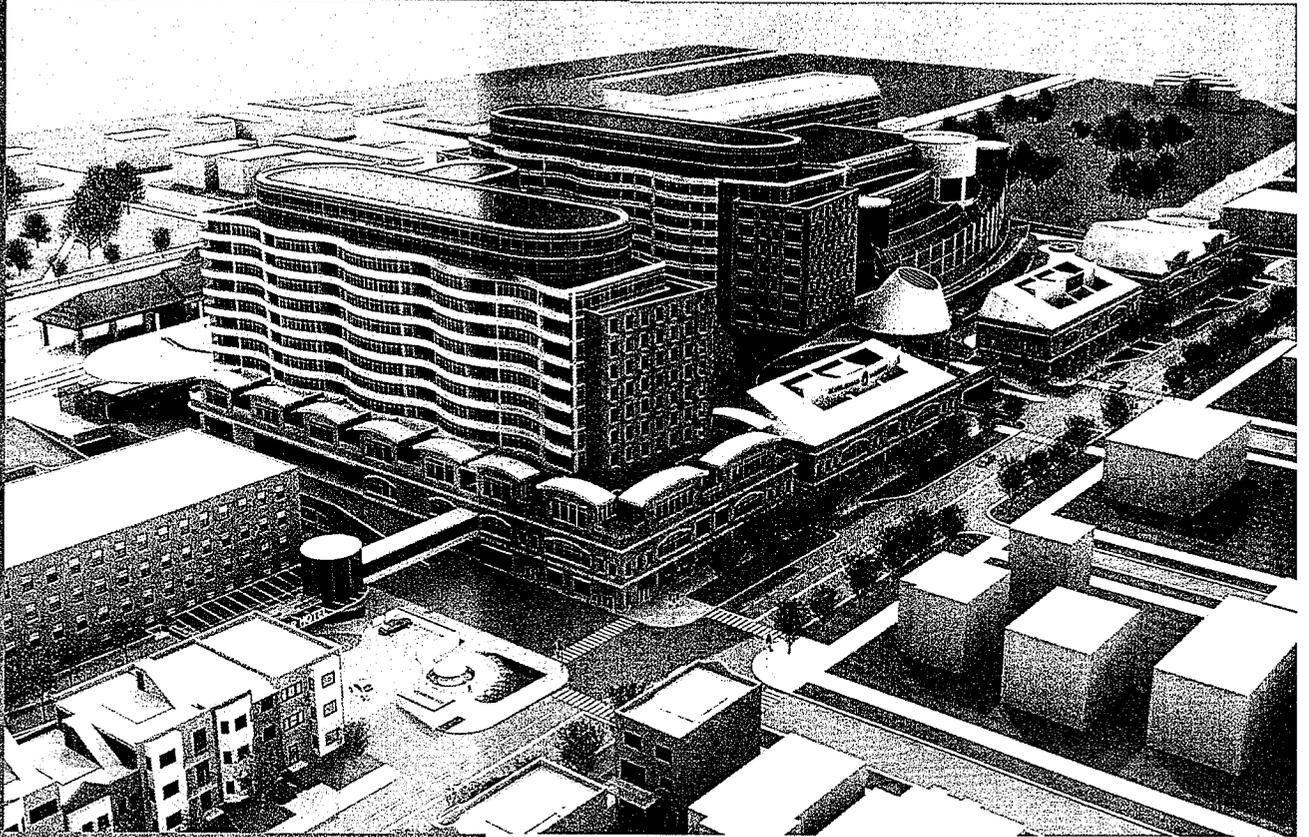
The monumental scale of the form transforms from vehicular to pedestrian as one approaches the entrance, and the cool slickness of the exterior evolves into a rich warm interior environment that is treated with fine woods and richly articulated fabrics.

type/year: CONVENTION CENTER, HOTEL AND
PERFORMING ARTS CENTER / 2007
size/cost: 47 ACRES / \$300 MILLION
for: VILLAGE OF SCHAUMBURG

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AIA CHICAGO FIRM OF THE YEAR 2003

omnia mixed-use center



omnia mixed-use center - naperville, illinois

This innovative facility will be built in 3 phases and provide for 500 Residential Units, 7 Restaurants, neighborhood Retail and a 250-room Hotel and Conference Center at a regional hub of an east coast suburban transit station. Commuter Parking will transition to evening and weekend Performing Arts Center uses as commuters depart for home. The Performing Arts Center will have 2700, 1000 and 250-seat stages.

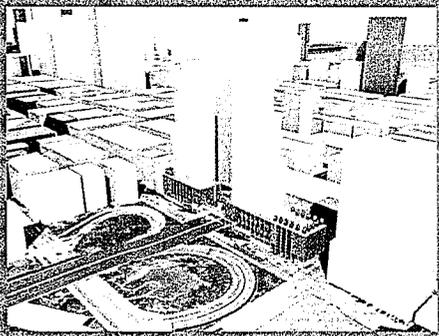
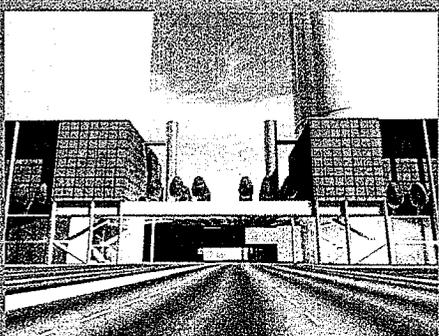
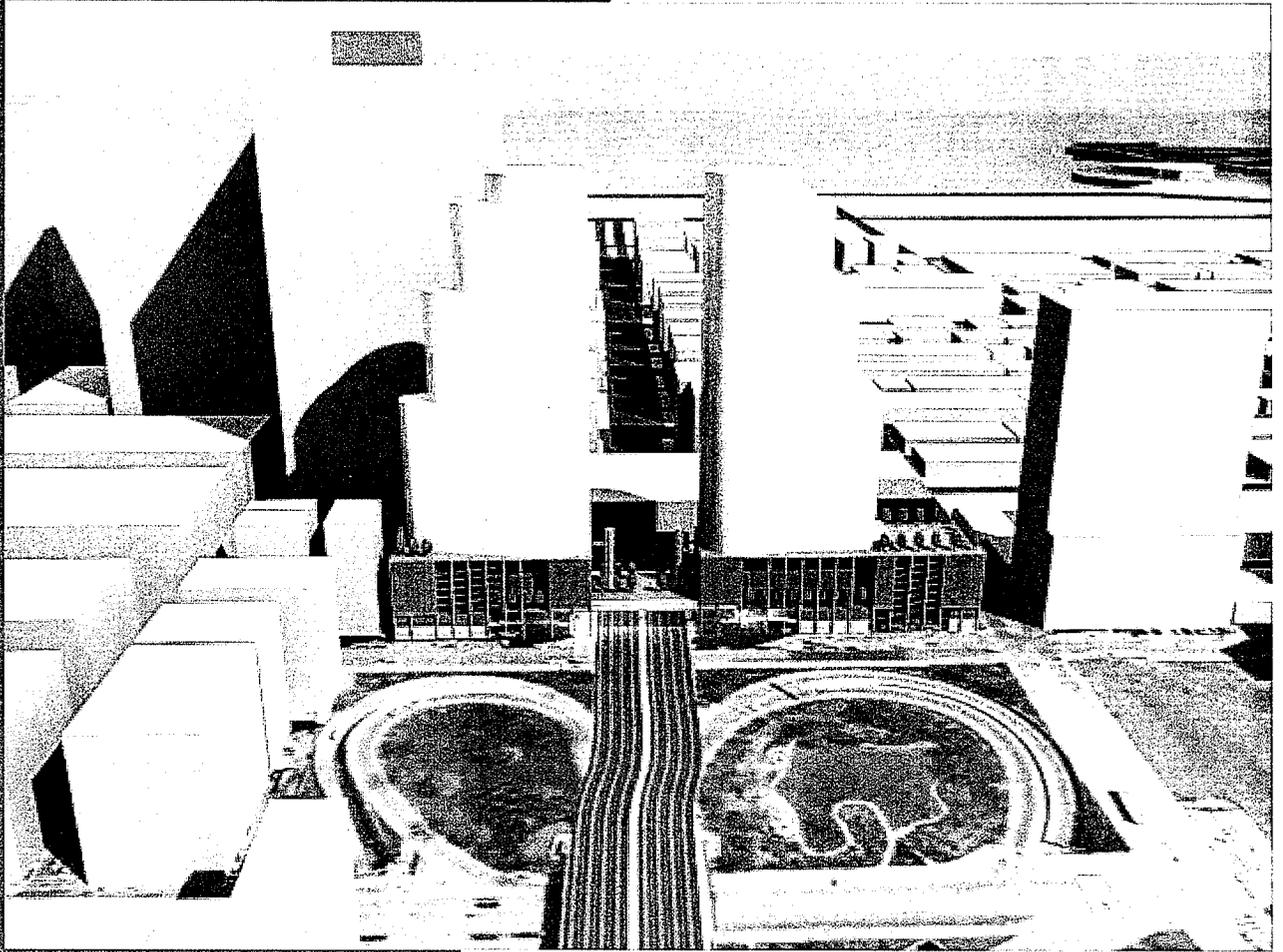
type/year: MIXED-USE/500 RESIDENTIAL UNITS
250-Room CONFERENCE HOTEL
2500-CAR PARKING DECK
100,000-SF RETAIL & RESTAURANTS
REGIONAL PERFORMING ARTS CENTER
TRANSIT STATION

COST: \$350 MILLION
FOR: BETTLER REAL ESTATE & THEATRE DREAMS, INC.

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AIA CHICAGO FIRM OF THE YEAR 2003

congress street towers



congress street towers - chicago, illinois

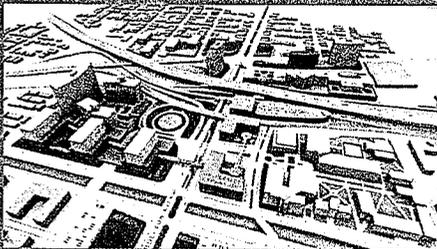
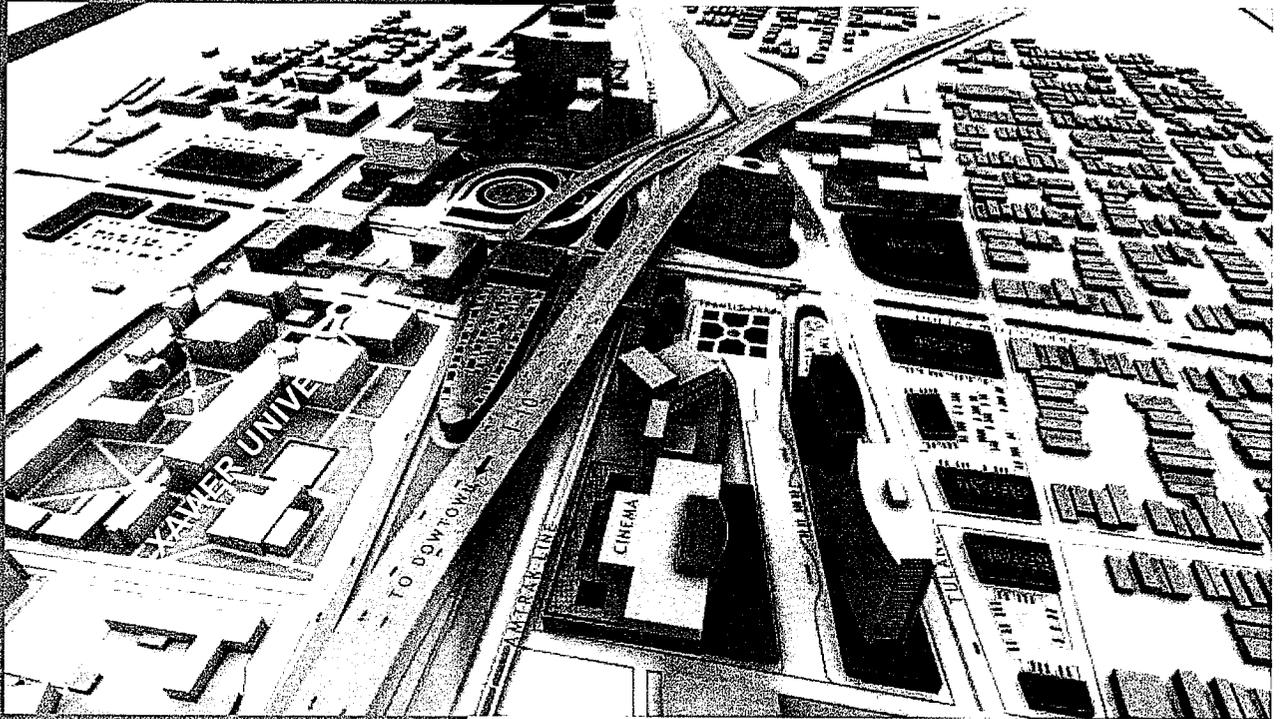
This twin tower development of 55 stories is quite prominently placed upon the 'Axis of Chicago' that is a major Gateway arrival from the Expressways into the center of the city and Grant Park/Buckingham Fountain. Special design features include a highway spanning 'skypark' with an attached pedestrian overpass across the busy 8-lane highway. This is reached by flanking twin Wintergarden Spaces that will be landscaped and contain fountains and sculptures as well as escalators to the overpass.

type: MIXED-USE REDEVELOPMENT
size/cost: 600 RESIDENTIAL/50,000 SF & RETAIL
for: BETTLER REAL ESTATE CORPORATION

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AIA CHICAGO FIRM OF THE YEAR 2003

new orleans mid-town district masterplan



midtown district renaissance masterplan - new orleans, louisiana

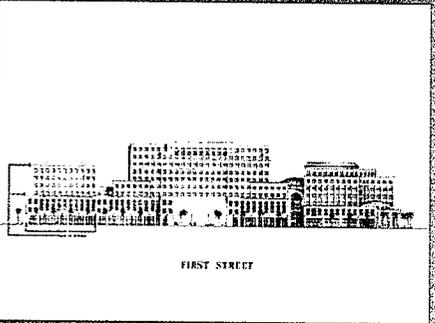
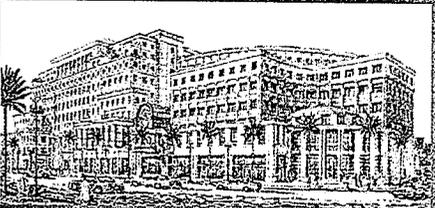
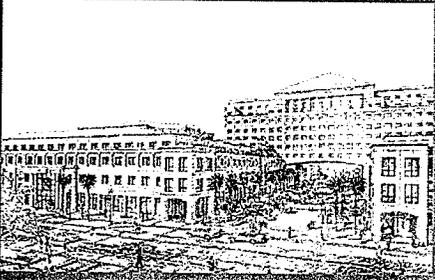
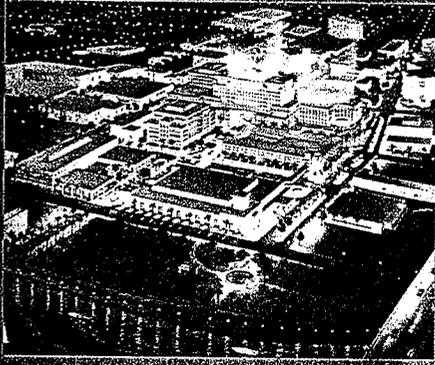
This area was devastated by Hurricane Katrina flooding. The masterplan was adopted as the official plan for the area. Anchored by Xavier University, the Plan eliminates a couple highway exit ramps and integrates new open space (Xavier Lake and Transit Square) into a more pedestrian feasible environment. It allows Xavier to grow and sets up a neighborhood entertainment district with retail and housing that is, along with the other primary uses, 'flood protected' by being built generally on a 'podium of parking'. Access to Amtrak Rail and extensions of the Streetcar Line reinforce the need for density at this location in New Orleans.

type: MIXED-USE URBAN DESIGN MASTERPLAN
TRANSIT, UNIVERSITY, HOUSING, HOTEL,
RETAIL, PARKING & CINEMA/PERFORMING ARTS
for: JOINTLY PRODUCED WITH CLIF JAMES ASSOCIATES
OF NEW ORLEANS & ATLANTA

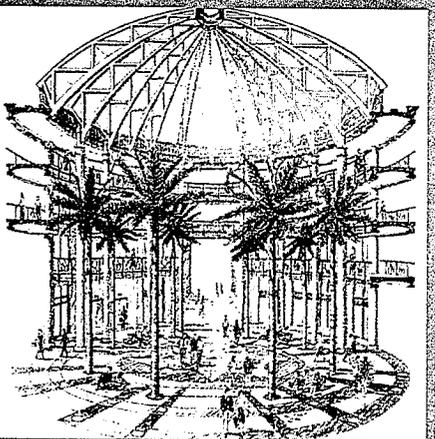
DANIEL P. COFFEY & ASSOCIATES, LTD.

Architecture • Interior Design • Urban Design • Land Planning
AIA CHICAGO FIRM OF THE YEAR 2003

fort myers center



FIRST STREET



fort myers government center - fort myers, florida

This mixed-use project is an example of the philosophy of interacting with regional architectural character, linkage to context opportunities and emphasis on the movement of people - (users and visitors) - through the spaces of a design. The program for the Government Center included administrative offices, council chambers, courtrooms, commercial office space, retail space and the County Library.

Taking cues from the Caribbean Colonial Classicism of an adjacent Landmark County Courthouse set within a traditional landscaped square, the projects open spaces and architecture links the square to the evolving downtown river front park system. The architecture, with precast exterior modeled on classical proportions, is sympathetic to the original courthouse while also to the reduce glazing in the Florida climate. The project also centers itself on the skyline to mark its civic importance.

Specific design elements were intended to give symbol and identity to important elements of the program. These being the 'gold domed' city council chambers with its glassy exterior walls that emphasize the openness of the city's government structure. The glass covered Atrium rotunda was designed to be the interior gathering point for government servants and their constituents much as those that exist in the great domed halls of state and federal capitol buildings.

The extension of a grand 'Greenway' built upon a vacated street was the exterior linking space, gathering place and sculpture garden to the County Library. The bold 'gateway arch' formed of administrative offices spans the Greenway giving shade to this Florida Public open space. A reflecting pool and fountain were to further climatize this public exterior space.

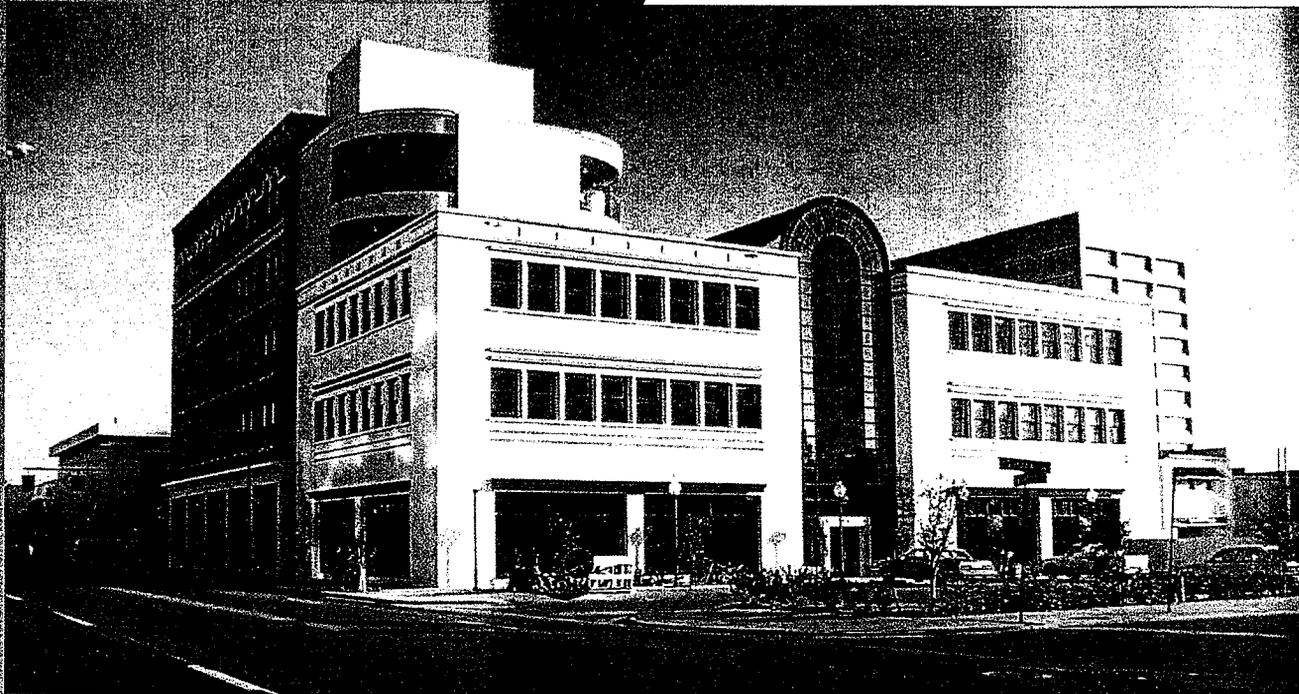
The overall treatment and scale of the Architecture is typical of Daniel P. Coffey's desire to achieve boldness of image but with transformations of scale to produce comfortable interior and exterior public spaces.

type/year: MIXED-USE DEVELOPMENT / 1995
size/cost: 1,040,000 SF / \$20 MILLION
for: GERALD D. HINES INTERESTS

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coachman center



coachman downtown center - clearwater, florida

This award-winning renovation links two buildings with a glass galleria creating an airy pedestrian way with contiguous retail. Office space was created by utilizing existing square footage in the brick building while adding a full floor to the stucco buildings.

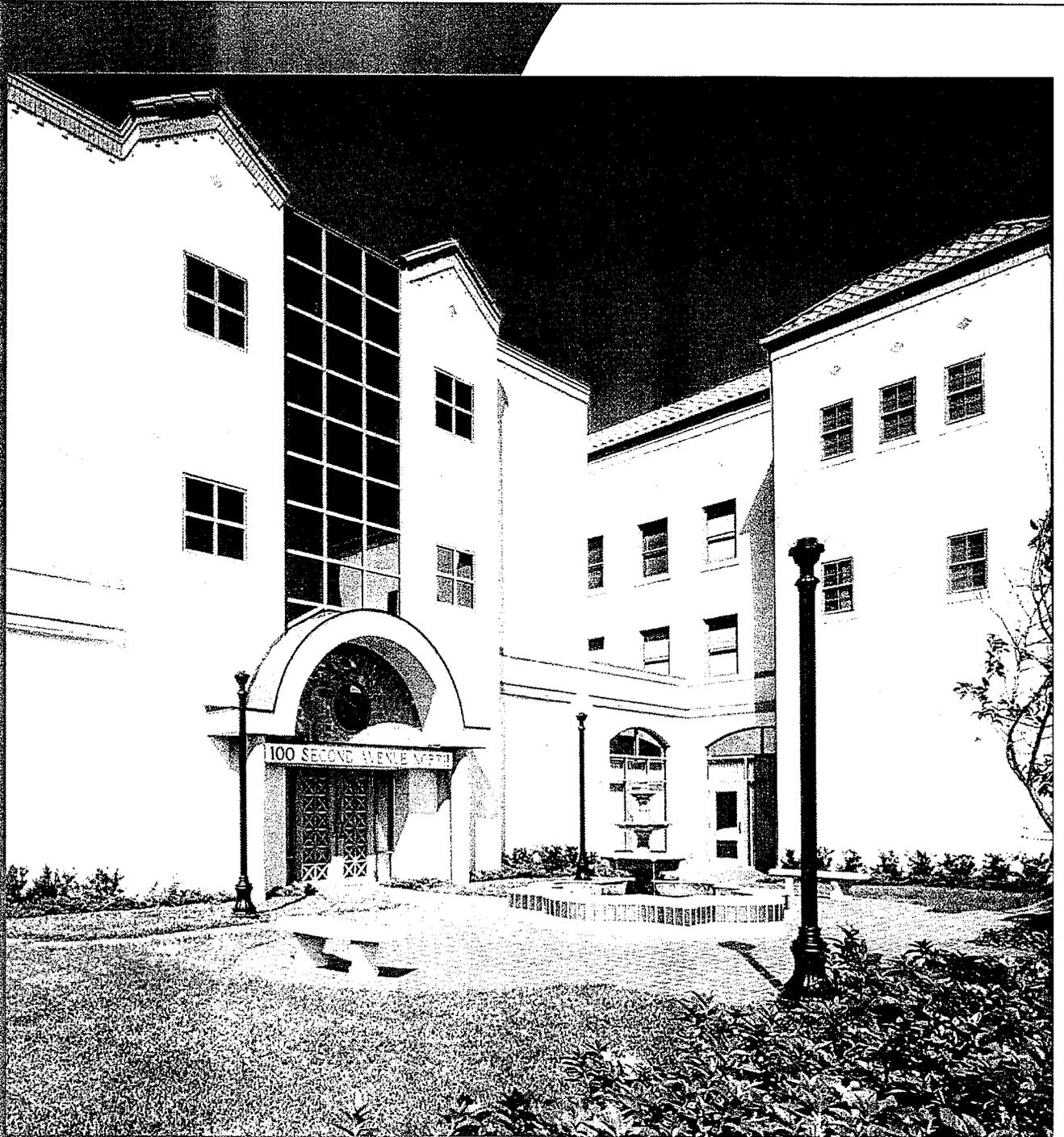


type/year: RETAIL & OFFICE RENOVATION & EXPANSION / 1987
size/cost: 67,000 SF / \$4 MILLION
for: DKM PROPERTIES

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concord



concord renovation - st. petersburg, florida

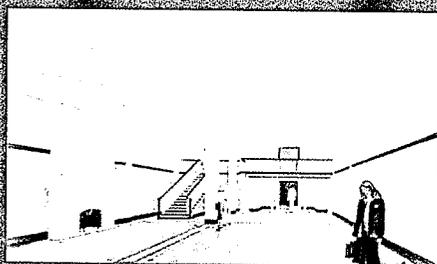
After interior demolition was completed for the planned conversion of this hotel into an office facility, a fire gutted the structure. Only the exterior walls and a small amount of steel framework remained. Renovation tax credits were salvaged by bracing the exterior wall and inserting new columns along the buildings perimeter. A column-free third floor was created with clear span trusses. A courtyard and an oak-trimmed lobby connect street and parking entrances.

type: ADAPTIVE RE-USE TO OFFICE / 1985
size/cost: 36,00001 / \$2.4 MILLION
for: SOUTHEAST CAPITAL CORPORATION

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alexander restoration



alexander - st. petersburg, florida

This adaptive re-use of a former hotel into an office and retail structure was based on National Park Service guidelines for an accredited restoration. Planning efficiencies resulted when the interior wood-bearing walls were replaced with steel columns and beams. This system permitted retention of undersized wood floor joists by reducing their span, thereby allowing the heavier loads of office use.



type/year: HISTORIC RESTORATION / 1984
size/cost: 32,000 SF / \$1.5 MILLION
for: RB ROBERTS COMPANY

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AIA CHICAGO FIRM OF THE YEAR 2003

Development/Construction Background

Selvin S. Green
31 Woodcrest Lane
Goshen, NY 10924

Selvin S. Green is the managing member of SG Gardens, LLC a Delaware Limited Liability Company and Gardens at Rhinebeck, LLC a New York Limited Liability Company. Following are functions that are performed personally or supervised by Selvin S. Green:

- Financial and physical due diligence on investment deals, development opportunities, leasing and other relevant real estate transactions.
- Preparation and review of pro-forma and cash flow analyses
- Financial modeling and analyses utilizing Star Office and Excel
- Forecasting budgets Securing Acquisition, Mezzanine and Construction loans
- Negotiating contracts and change orders

Developer:

2000-Present: Developer of the Gardens at Rhinebeck, Rhinebeck, New York. The managing member of a master planned development of two hundred fifty- five condominium units on 145+ acres consisting of 85 one-bedroom & den duplex units, 86 two bedrooms & den duplex units and 84 two bedrooms, ranch style units. Amenities include fresh water ponds, gardens, gazebos, private roads and a natural wildlife habitat/forest preserve. Property amenities include: residents-only pool, tennis on two private all-weather courts, scenic biking and jogging paths and the year round facilities of the Gardens Club House. Completion is scheduled for fall 2007. The total gross sell out will be approximately \$100 Million.

Completed Phase I totaling 83 units that are sold and occupied based on site plan approvals granted in 1989. 2002 - 2005 concluded the environmental impact review for the additional two phases. Construction of Phase II started fall 2005 currently more than 60% complete. Construction of Phase III will proceed commencing in spring 2007. Bovis

Lend Lease LMB, Inc. has been contracted to construct Phase II under a guaranteed maximum price contract.

1997-1999: Developer of single family homes - Orange County New York

Construction Experience:

1988-1999: Martan Construction Corp. – President, CEO. General Contractor specializing in public work contracts. Annual workload averaged \$5 Million. Most projects were for New York City Agencies including the rehabilitation of school buildings, hospitals, homeless shelters, and apartment buildings. Private sector contracts included commercial office space, industrial buildings and residential construction.

1989-1991: C&L Construction Corp., General Contractors. Served as the Project Manager of the Adolescent & Child Psychiatric Center at Kings County Hospital in Brooklyn, New York. Intensive internship with Charles L. Sues, PE, the principal of C&L Construction Corp. Special emphasis on subcontract agreements, interpretation of construction documents including design documents, change orders, quality control, value engineering, estimating, budgets, critical path scheduling, claims, purchasing, and contract administration.

Sergio Capello**Project Manager****Associate AIA**

8109 Rainbow Drive

Baton Rouge, Louisiana 70809

Tele: (225) 806-7151

Mr. Capello has over 20 years of experience in all phases of architecture, planning, urban design, quality control, engineering, field inspections, construction, project and construction management.

Mr. Capello is presently involved with the "Noise Mitigation Program" at the Baton Rouge Metropolitan Airport. Some of Mr. Capello's responsibilities are to work with the architectural firms who provide contract documents and the general contractors who have been awarded bids under this program to ensure that the homeowners receive quality work from the contractors.

Mr. Capello's duties are to do daily inspections under this program to monitor construction progress making sure the contractor follows the Architect's plans and specifications. Daily reports are prepared which include weather, manpower and progress with special attention to any potential delays or problems. His duties are also to review the contractor's submittals for completeness and conformance with plans and specifications, attend weekly construction progress meetings, confirm quality and quantities of stored materials as well as quality of installation and weekly summary reports are prepared for the project manager.

Background

Mr. Capello is originally from France, a U.S. citizen since 1984 and speaks fluent English, French and Italian.

Mr. Capello has a bachelor of science in architecture and a master of science in construction management. Mr. Capello is also a licensed general contractor in "building construction", heavy construction" and holds a special license in "hazardous and non-hazardous waste treatment or removal".

Related Experience**Million Air Lakefront Airport/New Orleans, Louisiana****Construction/Construction Management**

Mr. Capello's duties were to conduct a site inspection of the Million Air Hanger, Hanger 17 and Moffett Hanger as a result of flood damaged caused by hurricane George. Upon completion of the site inspection, Mr. Capello was also asked to handle the construction management of all of its facilities.

Port of Greater Baton Rouge/Baton Rouge, Louisiana
Construction/Project Management

Mr. Capello was hired by RPM engineering to coordinate the design of the civil, structural, mechanical and electrical construction documents for the construction of a

dock facility at the Port of Greater Baton Rouge. Mr. Capello managed the design process, inspects daily construction progress, reviewed submittals and contractor's payroll and wrote weekly report on work completed.

Lakeshore Studio Complex/New Orleans, Louisiana

Architecture

Mr. Capello was asked to handle a contract awarded by the Orleans Parish Levee District in New Orleans, Louisiana, to coordinate and furnish architectural and engineering design services as well as complete construction documents and specifications for a 35000 sq. ft. film complex known as the "Lakeshore Studio Complex". The company of Steven Durr & Associates of Nashville, Tennessee who is best known for their work for Disney World/Florida, was also brought on board as its "Special Consultant" for acoustical, lighting & electrical.

The Lane Building/Gerry Lane Enterprises/Baton Rouge, Louisiana

Structural Inspections

Mr. Capello performed a " Structural Inspection Summary Study and Analysis " for one of their buildings " the Lane Building ". The purpose of this study was to determine if it would be feasible to renovate or demolish the present structure to be used as a headquarter office for all of its dealerships. It was determined that the costs of the improvements would have been excessive, and therefore it was decided by the owners not to proceed at this time until further decisions could be made to either improve the existing facility or demolish it and erect a new one.

Broadmoor Shopping Center/Baton Rouge, Louisiana

Sub-Surface Investigation

Mr. Capello performed a sub-surface investigation for South Central Bell, Zurich Insurance Company and State Farm of a close UST site, to determine potential sources of impacts to underground utilities. Mr. Capello's task was to review the City-Parish utility and road construction data, as well as " as-built " architectural drawings of the shopping center to locate any underground utilities. A complete report of our investigation is filed with the Louisiana Department of Environmental Quality (DEQ).

Louisiana Pizza Kitchen/Gretna, Louisiana

Architecture

Mr. Capello prepared complete architectural and engineering construction documents and specifications, for Southern Pizzas, Inc. of Gretna, Louisiana. This restaurant operates as " Louisiana Pizza Kitchen ", a franchise owned and operated by LPK Systems, Inc., which has several restaurants in the New Orleans, Baton Rouge and Lafayette area.

Vieux Carre Commission/New Orleans, Louisiana

Code Analysis

Mr. Capello provided a code analysis for historic structures. In that study, Mr. Capello prepared a comparison chart of building types. He identified and enumerated the building characteristics, which did not meet code requirements, and reviewed all regulatory codes affecting those buildings or proposed new construction. Mr. Capello was involved in a full review and evaluation of the process in place for resolving code conflicts.

Charity Hospital/New Orleans, Louisiana

Historic Evaluation

Mr. Capello provided a study, which included a historic evaluation of the facility and the legislation enacted relative to the Charity Hospital System. Mr. Capello prepared an overview of programs and services, studied the clinical training for both physicians and allied health personnel, and gathered information relative to patient origin, socio economic characteristics of population, and the demographic characteristic of the population. After having been commissioned to study the health resources, services and utilization in the New Orleans area, Mr. Capello evaluated site characteristics and cost implications.

Statewide Vocational Technical School Program/State of Louisiana

Feasibility Study

Mr. Capello provided for the State of Louisiana, a Statewide study relative to Vocational Technical schools. The State had no facilities available under State guidelines. The Study required that we prepare an in-depth analysis of all facilities available throughout the State, and provide a plan for the implementation. Following this analysis through calls on all Parish school systems throughout the State of Louisiana, it was determined that specific facilities had to be built in geographical areas related to the markets for which the training would occur. Following that study, the State of Louisiana issued awards to architects, and the construction of various facilities throughout Louisiana commenced. Today, the system has been in operation and has proven to be a great success for those that use its facilities.

Energy Conservation Program Analysis

Mr. Capello provided an energy conservation program proposal relative to Class A, B, and C audits. Their request was based upon their need to develop a phase development that would allow materials and procedures to be thoroughly tested before full-scale distribution. This work reflected on the developmental nature of the project, and identified the need to examine both cost and effectiveness of alternative means of conducting energy audits. Mr. Capello suggested to the Louisiana Department of Natural Resources that systems be developed for conducting Class A, B, and C building energy audits, which do more than give lip service to the conduct of such audits, but can instead result in a system which would have made a meaningful contribution to the conservation of the nation's energy resources.

Department of Natural Resources/State of Louisiana

Feasibility Study

Mr. Capello examined the Louisiana Department of Natural Resources mandatory responsibilities and operating programs. He then developed a uniform flexible prototype for the State of Louisiana, and in compliance with Federal requirements for public education/participation. To ensure that a coordinated public education/participation strategy was developed and implemented, corresponding to major developments in the technical work performed by all participating agencies in and for the State of Louisiana. The prototype provided a framework within which the State could develop a public education program for energy and the environment, and a clarification of the rights and responsibilities of potential participants, and of the Louisiana Department of Natural Resources.

Health Care Feasibility Study

Mr. Capello has been involved in numerous and extensive studies relative to Health Care Delivery throughout Louisiana and began when it was determined that the Charity Hospital System in New Orleans was in the need of expertise and assistance concerning health care.

Mr. Capello's responsibility was to provide for the State, a Health Care Planning Program as related to the Health Care Delivery goals and recommendations. In addition to the above, he was required to study and report on the facilities and man-power available, to provide Health Care Resources for the State of Louisiana. Finally, in an effort to determine specifically what Federal funds might be available, we were required to analyze the Flow of Federal Health Funds into the State as it related to the primary delivery of Care for the Indigent. This study continued in various phases for many years, including a continuous association at Charity Hospital and with the University Hospital of New Orleans.

Residential Center Program of Requirements for the Treatment of Emotionally Disturbed Children and Adolescents in Metropolitan New Orleans/State of Louisiana

Health Care Feasibility Study

This study was to describe a co-educational Residential Center for the short-term, structured, individualized treatment of 300 emotionally disturbed children and adolescents in Louisiana's health services Area Region I, composed of Planning Districts I and III.

Mr. Capello 's mission of the Residential Center was to improve the mental health status of the younger population of the State in response to the increasing number of emotionally disturbed children and adolescents. Accordingly, services were to provide the following programs: diagnosis and evaluation-treatment, residential, education, physical recreation and community activities.

Federal Feasibility Study

The State of Louisiana and the Federal government required that an alternative mean for the development of a channel from the Port of New Iberia/Weeks Island Strategic Petroleum Area to the Gulf of Mexico is studied. As a result of the Strategic Petroleum Reserve program that was mandated by Congress in 1975, the United States was mandated to provide sufficient petroleum reserves to minimize the effect of any future interruption in the oil supply.

As a result of that Legislation, there was a fear on the part of Governmental Agencies that something might happen to the mouth of the Mississippi River, so an alternate means of

delivering petroleum into the United States was required. In association with a team of experts, Mr. Capello brought in the engineering expertise of the Michael Baker Jr. Company, the University of New Orleans school of Urban and Regional Studies, and the National Planning Group of Llewelyn-Davies and Associates. The funding for the project came from the United States Department of Energy, and is considered to be a landmark engineering project.

Department of Transportation & Development/State of Louisiana

Right-of-Way Acquisitions & Relocation

Mr. Capello has been active in the field of Right-Of-Way Acquisitions and Relocation. In this capacity, he has worked with the Department of Transportation in developing for the public relocation assistance programs and acquisitions. The Mississippi River Bridge in New Orleans was constructed, and later required the addition of a second bridge. This necessitated the State having to purchase extensive pieces of property in the downtown district. As consultants to the Department of Transportation, Mr. Capello was required to assist them in the purchase of millions of dollars worth of property, and to assist those owners that wished to relocate. It should be noted that the New Orleans project was one of the largest and most complicated acquisition and relocation assignments ever undertaken by the Louisiana Department of Transportation and Development.

Accordingly, the Department of Transportation and Mr. Capello worked together not only to insure timely acquisitions and relocation, but to encourage to the degree possible affected individuals and businesses, to carefully evaluate their possibilities for relocation within Orleans Parish. The result of this additional effort was that 70 percent of all relocatees serviced by Mr. Capello made the decision to remain in Orleans Parish. Additionally, an estimated six hundred jobs with relocated businesses were kept in Orleans Parish. A definite success for the Louisiana Department of Transportation and Development.

St. Tammany Parish Public Assembly Facility/Resort/Conference Center Complex/State of Louisiana

Feasibility Study & Development Plan

Mr. Capello provided a feasibility study and development plan, for a St. Tammany Parish Public assembly Facility and Resort / Conference Center Complex. He was required to determine which individuals or groups would be affected by such a facility, who within the parish could provide information and expertise in its planning, and who might be interested in its development or could possibly influence its final implementation.

Through continuous qualitative evaluation involving all of the above-mentioned people, the process resulted in the most relevant product. Mr. Capello managed interviews and meetings with over 600 individuals and organizations that were involved in making these final decisions. In order to accomplish these goals, Mr. Capello had to meet with each member of the St. Tammany Parish Council, the Council of the Ozarks Governors Inc., the St. Tammany Parish Department of Development, the St. Tammany Parish Tourist and Convention Commission, and other members of Park Resorts throughout the country.

PAST INTERNATIONAL EXPERIENCE

Government of Haiti

Feasibility Study/Planning & Architecture

A preliminary feasibility study was undertaken by Mr. Capello for the Anglican Church, to develop a plant to produce protein cells to feed the fish, animals and people in the Country of Haiti. This study was to determine the economic impact such process would have on that Country as well as others with similar needs. Preliminary drawings were produced as well by Mr. Capello for the development of a ten (\$ 10) million plant to be built in Haiti, to produce the protein cells.

Government of Egypt

Feasibility Study & Urban Design

A Feasibility study and schematic design services were performed by Mr. Capello for the Government of Egypt, to determine the economic impact a Hotel/Resort Gambling development would have on Aswan Island, Egypt, Located 1000 kilometers from Cairo. Mr. Capello completed its study; however, the Egyptian legislature later turned down gambling in that city.

Government of Tunisia/North Africa

Feasibility Study & Urban Design

At the request of President Bourguiba of Tunisia, Mr. Capello prepared a feasibility study, as well as schematic design to develop a Hotel/Resort Casino in the City of Hammamet, located on the Mediterranean Sea. This study was to determine the impact such project would have in that Country.

Global Media Services, LTD/La Motte, France

Feasibility Study/Planning & Management

Mr. Capello was commissioned by Global Media Services of Hollywood, Florida, to perform a preliminary feasibility study for a " Performance/Teleproduction Center " in St. Andreol, South of France, Located about 112 kilometers from Cannes, France.

The project was in association with the International French company " The Kajima Group " in Paris, France. Mr. Capello was also asked by Global Media to set up meetings in Paris with department officials for Tourism, and representatives of Kajima at the proposed site. Our study and analysis of the project, determined that a project of this magnitude would have a tremendous economic impact in that region, and would also create and bring well over 300 jobs to this new industry. As part of Mr. Capello's task had to interview potential architectural and engineering firms, as well as contractors in France to handle complete turnkey design and construction services for the owners. The total project is estimated to cost close to fifty (50) million dollars once finalized.

Feasibility Study/Planning & Architecture

Mr. Capello was hired to perform a preliminary feasibility study and design services, for the second largest dairy product manufacturers in Switzerland " Milco S.A. ". This project

involved an expansion to Milco's production plant and warehouse distribution Center for Western Europe. The total cost of the project is estimated to be about fifteen (15) million dollars.

Bataouche Industries, Marid, Spain

Design Assistance/Planning

Mr. Capello was asked by Bataouche Industries to assist them in the design and installation of all security system in pneumatic and electro mechanical locks and sliding doors devices, for jails and prisons in that Country for the Government of Spain. Mr. Capello worked in conjunction with a Spanish Architectural firm in that Country, on behalf of Bataouche Industries to supply them with our latest technologies in Detention Facilities.

2003-Present **Instructor, Louisiana Technical College, New Orleans, LA**
Teach Screenwriting and Introduction to Film and Video Production; Implemented intensive training program with funds from a Federal grant

2000-2001 **Teacher, Visitation of Our Lady, Marrero, LA**
Taught 6th grade Language Arts at conservative Catholic School; Drama coach, wrote and directed Autumn and Spring plays

1998-2000 **Teacher, The Beacon School, New York, NY**
Taught English II and III, History I; Implemented and taught AP English and Literature at school that infuses arts and technology in the curriculum for gifted and talented students, using performance based assessment; Wrote theme-based curriculum for all classes taught; Faculty advisor to 20 students, Academic Advisor: Belfer Project, Academic Advisor: Non-Violence Club, selected to participate in web-based project with Oracle, boxing coach, fitness club coach

1996-1998 **Instructor, Monroe College, Bronx, NY**
Taught English I and II Literature and Writing classes, Introduction to Psychology, and Introduction to Sociology in English/Social Sciences Department at small, private college to previously at-risk students. Faculty advisor to cheerleaders, member of admissions committee, tutor at Learning Center

EDUCATION

1991 University of Massachusetts, Boston, MA
Bachelor of Arts, English

1993 Boston University, Boston, MA
Master of Arts, Teaching English

SKILLS, HONORS, INTERESTS

Read, write & speak Spanish fluently; Read & speak French & Italian conversationally; highly proficient Mac & PC, highly proficient all major software programs; Participant, Oracle Systems Pilot Program, Participant, National Writing Project (2001); Yoga, swimming, travel, reading, filmmaking