
RIENER NIELSEN, AIA
SENIOR VICE PRESIDENT

RESPONSIBILITIES

As Vice President of AMA, Inc. Riener Nielsen with 30 years experience in the industry provides hands-on Development/ Project Management for multiple projects, currently with an emphasis on hospitality commercial, corporate and recreational projects. Riener's responsibilities on each project as applicable typically include Development/ Project Management of: Project Assessment / Pre-construction due diligence / Hospitality / Contractor pre-qualification / Construction Bidding & Awards / Construction implementation / Management of Interior Design / Coordination of FF&E purchasing and installation and project closeout.

PRIOR EXPERIENCE

Prior to joining AMA, Inc. in 2001, Riener was a Construction Project Manager with Trammell Crow Company for 5 years where he was responsible for full scope construction project management for shell and core and tenant improvements including entitlements, due diligence reports, budgeting, scheduling, team selection, program development, project administration and client interface. Riener's expertise has been developed through 30 years of development/ project management and architectural experience. Prior to working with Trammell Crow Company he worked for Project Management Los Angeles as Vice President/ Project Manager. His responsibilities were full scope development/ project management of tenant representation and build-to-suit projects from due diligence through design, construction and relocation, including architecture, engineering, furniture and telecommunications systems. From 1988-1992 he was employed at Stegeman & Kastner (S&K) as Vice President/Project Manager as was responsible for full scope development/ project management for core and shell and tenant improvements. Prior to S&K he owned and operated a Development/ Project Management Consulting firm. From 1985-1987 he was the Project Manager at Haas & Haynie Development where he opened a Southern California office for a San Francisco based developer and was responsible for project management of the Sheraton at Redondo Beach, a 350 room resort/ business hotel; Harbor Plaza, a 40,000 s.f. retail office complex; and a 104,000 s.f. speculative office building in Los Angeles. Prior to Haas & Haynie Development he was employed for 6 years by Gin Wong Associates, Architects as a Project Architect. From 1972-1979 he worked at Nielsen, Moffatt, & Wolverton, A.I.A. as Project Administrator, Construction Supervisor, Cost Estimator, and Draftsman.

EDUCATION

USC, University of Southern California - Los Angeles, CA
Bachelor of Science in Architecture

UCLA, University of California Los Angeles - Los Angeles, CA
Extension classes in real estate development, Construction law, and recording engineering.

Continuing Education - Various classes and locations
Business Development, Construction Technology, Construction Law/Liability

**PROFESSIONAL
QUALIFICATIONS
AND AFFILIATIONS**

Licensed Architect State of California 1978 – Present

Member of American Institute of Architects

Member of USC Alumni Association

SIGNIFICANT PROJECTS

- **Four Seasons Hotel, Los Angeles, CA** – Major renovation of 285 key 16 story Hotel including all guestrooms, corridors, elevator lobbies, restaurant lounge/bar, pool deck and Ballroom and exterior. (Completion 2010)
- **DreamWorks Animation – Lakeside Annex, Glendale, CA** – New five story concrete structure building of 133,000 square feet which will tie into an existing three story building of 91,500 square feet building. Includes 6,600 square feet of recording studio and motion capture stage; a new Fire Road and a new Gate; five level parking structure expansion of 300 cars. (Completion March 2010)
- **Extron 6-Story Office, Anaheim, CA** – Project management of a 6-story 194,000 sf corporate headquarters building in Anaheim. The building structure is steel frame on driven piles, with a precast concrete exterior. The project program includes office space, training rooms, data center, themed restaurant, night club, and thermal ice storage system. The project challenges include the relocation of a main MWD water feeder line servicing Orange County, as well as entitlements dealing with surrounding neighborhood concerns. (Completion in February 2011)
- **Chad Hotel, Africa** – 200 room luxury hotel, villas and golf course on 28 acres in Central Africa.
- **Pico Rivera Marketplace, Pico Rivera, CA** – Entitlements, Master Plan, design and construction of an 8 acre retail site development with five buildings of 86,000 s.f. and 480 parking spaces, including reciprocal easement agreements with adjacent separate parcels. (Completion March 2008)
- **Beverly Hilton Hotel Renovation, Beverly Hills, CA** – Major renovation and re-positioning of 583-room, 571,140 g.s.f. Hotel in Beverly Hills includes complete guestroom with new bathrooms, exterior windows, corridors and elevators/lobbies. Renovations and development of new lobby, bar, restaurant, health club/spa, pool, and business center. Structural upgrades and mechanical/ electrical infrastructure replacements with new addressable fire alarm system and high speed wireless internet. (Completion 2005)
- **Malibu Beach Inn, Malibu, CA** – Complete renovation from structure of a 47 room hotel on the beach including entitlements for a new dining facility, septic system, entry addition and repositioning to a four star property. Includes seismic upgrade and bathroom reconfiguration. (Completion August 2007)
- **Fullerton Surgical Center, Fullerton, CA** – Fullerton Surgical Center - 9,000 s.f. Tenant Improvement outpatient surgical center for Innovative Healthcare Management, includes 5 Operating Rooms, 11 Post Op beds, 5 Pre-Op beds, with a Special Procedures room. (Completion August 2004)
- **IndyMac Bank, Pasadena, CA** – 30,000 s.f. Tenant Improvement, Foothill Blvd., Pasadena. (Completion July 2003)

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- **LAUSD H.Q. Los Angeles, CA** – Phased consolidation of administrative function 928,000 s.f. in one facility. Scope of services includes macro programming, property availability analysis including due diligence, overseeing lease/ purchase of property, micro programming design, contractor selection, construction, Shell/Core upgrades and T.I., and 15,000 s.f. Data Center, a Board Room and Entry Lobby furnishing and LAUSD client relocation. (Completion August 2003)
 - **California Mart, Los Angeles, CA** – Assembled and coordinated a survey team of consultants to perform a due diligence survey of the 1,737,000 s.f. California Mart Building to assist a real estate acquisition team evaluate purchase and long term lease opportunities for the four buildings which comprise the site. (Completion February 2002)
 - **Corporate Pointe at West Hills** - 330,000 s.f. 41-acre business campus (Completion 2001)^{*1}
 - **Del Amo Financial Center, Torrance, CA** – lobby and seismic upgrades and T.I. for 200,000 s.f. 5-building complex. (Completion 2000)^{*1}
 - **100 Wilshire, Santa Monica, CA** – Six level parking structure and retail development. (Completion 1999)^{*1}
 - **The Centre at Harman International, Northridge, CA** – 120,000 s.f. 3 story concrete tilt-up structure for a Corporate Headquarters and phased site upgrades on a 44-acre business campus. (Completion 2001)^{*1}
 - **International Airport Centers, El Segundo, CA** – 300,000 s.f. single story concrete tilt-up distribution center. (Completion 2000)^{*1}
 - **Helmet House, Calabasas, CA** – 70,000 s.f. concrete tilt-up motorcycle manufacturing and distribution facility. (Completion 2000)^{*1}
 - **Toyota Motor Sales, Torrance, CA** – Full scope project management for 50,000 s.f. of T.I. and major building structural and mechanical system upgrades. (Completion 2000)^{*1}
 - **Portfolio Construction Management** – Four million s.f. Tenant and Capital Improvements for a portfolio including seismic upgrades, roof replacements, modifications from single to multi-tenant buildings, and common area renovations (Completion varies 1996 – 2001)^{*1}

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- **Enseco Industries, Sacramento, CA** – 65,000 s.f. Concrete Tilt-up Structure, Toxic Materials Testing Laboratory. (Completion 1994)^{*1}
 - **Charles Schwab, Phoenix, AZ** – 40,000 s.f. Call Center and 300,000 s.f. Due Diligence.^{*1}
 - **AT&T** – T.I. for Marketing Offices, Bill Print Center, Call Centers, Computer Centers in Sacramento, Phoenix, Honolulu, Fresno, Santa Clara, Pleasanton, and San Jose^{*1}
 - **Studio Plaza 3400 Riverside Drive** – 430,000 s.f. of Tenant Improvements for Columbia Pictures Entertainment. (Completion 1990)^{*1}
 - **First Interstate Tower** – 1,000,000 s.f. renovation, shell core upgrades, and T.I. after major fire (Completion 1991).^{*1}
 - **Union Bank** – T.I. for Headquarters Flagship Branch bank and commercial banking division^{*1}
 - **De Vry** – Two 98,000 s.f. College Campus facilities in Pomona and Long Beach^{*1}
 - **Mattel Worldwide Headquarters and Design Center** – 500,000 s.f. Tenant Improvements in a 13 story tower and one story design center. (Completion 1992)^{*1}
 - 300,000 s.f. Seismic Renovations of occupied office buildings in San Francisco and Los Angeles^{*1}
 - **Columbia Pictures Entertainment** – 430,000 s.f. multi-phased tenant improvement^{*1}
 - **Cerritos Performing Arts Complex, Cerritos, CA** – (\$40 Million) new performing arts complex for the City of Cerritos^{*1}
 - **Adventure Island** – \$8 Million Children's Zoo at the Los Angeles Zoo^{*1}
 - **Los Angeles Department of Receptions and Parks** – \$1 Million Office Building addition and renovation^{*1}
 - **Greater Los Angeles Zoo Association** (GLAZA) – 22,000 s.f. office addition and renovation^{*1}
 - **The Dorchester** – Construction Analysis and Loan Monitoring of a 16-story condominium building for Security Pacific Bank^{*1}
 - **Barclays American Business Credit** - 244,000 s.f. warehouse development^{*1}

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- **The Village on Canon, Beverly Hills, CA** – 111,000 s.f. retail/ office development. *¹
 - **Lowe's Hotel, Santa Monica, CA** – 350-room hotel development *¹
 - **Emerald Shapery Center, San Diego, CA** – \$10M Value-engineering cost reduction program *¹
 - **Sheraton at Redondo Beach** – Project Management of a 350-room resort/ business hotel. *¹
 - **Harbor Plaza** – 40,000 s.f. Retail Office Complex. *¹
 - **3000 Robertson Office Building, Los Angeles, CA** – 104,000 s.f. speculative office building. *¹
 - **Hotel Meridian, Newport Beach, CA** – 500-room luxury hotel. *¹
 - **Watt Plaza, Century City, CA** – Architect, for twin 23-story office towers and a ten level 2,500 car parking structure. (Completion 1982) *¹
 - **Princess Cruises, Palm Springs, CA** – Project Architect for a 300-room \$16 M resort hotel. *¹
 - **Marriott Hotels** – Project Architect for a 300-room addition and parking structure addition to facilities in Anaheim and LAX *¹
 - **Hyatt Regency** – Project Architect and Designer for a 500-room hotel through working drawings *¹
 - **El Monte Health Center** – Architectural services for a 98,000 s.f. regional health facility. *¹
 - **Martin Luther King Jr. Health Center** – Architectural services for a 98,000 s.f. Regional Health Center *¹
 - **Whittier Hospital** – Architectural services for various additions and renovations of outpatient and surgery areas *¹
 - **La Habra Convalescent Hospital** – Architectural services for the Whittier Dialysis Center, and Upland Dialysis Center *¹

*¹ Projects undertaken while with a previous employer