
ANTHONY MASON PRESIDENT

RESPONSIBILITIES

From his 30 years of experience in the industry, Tony Mason as Founder and Principal of AMA, Inc. provides overall management of all aspects of the firms operations. Tony develops Company and Project policy and Approach and the allocation of resources for each project from its initial feasibility study through completion. Tony also assumes the role of the day-to-day Project Manager on many of the company's projects, and where he is not directly involved in the projects day to day management, he assembles and monitors an appropriate AMA development/ project management team to ensure the project is suitably staffed, controlled and executed to meet the Clients objectives.

PRIOR EXPERIENCE

Prior to founding AMA in 1987 (and incorporating in 1989), Tony worked as a Senior Development/ Project Manager for four years with Project Management International in London, UK project management of commercial offices, retail galleria developments and industrial catering facilities. Prior to PMI, Tony worked for three years as a London based project coordinator on multi site Middle-Eastern township projects for a design-build Contractor. Tony also held a tenured position lecturing in management at Westminster University, lectured at University College London (Bartlett School of Architecture & Planning) and was a United Nations Consultant, advising African Governments on Project Management for Capital Expenditure Projects. Prior to this, Tony worked for General Contractors in the UK, where he was a Construction Project Manager focusing on office, retail, and hotel Projects.

EDUCATION

Ph.D. (Management) Brunel University/Henley Management College, UK (to be completed)
M.A. (Architecture) – London University/University College, London, UK
B.S. (Construction) Management – South Bank University, London, UK
O.N.C. (Construction) – Croydon Technical College, Surrey, UK
City & Guilds (Construction) – Croydon Technical College, Surrey, UK

PROFESSIONAL QUALIFICATIONS AND AFFILIATIONS

Fellow of the Royal Institute of Chartered Surveyors
Fellow of the Chartered Institute of Building
Fellow of the British Institute of Management
Fellow of the Institute of Management
Associated of the Chartered Institute of Arbitrators
California General Contractor License – B602196
American Institute of Constructors

SIGNIFICANT PROJECTS

- **Kaiser Moanalua Medical Center Master Plan, Honolulu, HI** – Development of the master schedule and preliminary total budget for the existing 4-Site Moanalua Medical Center Campus. Consultation with Kaiser Permanente Leadership and Project Management in order to determine if the master plan would best be served by conventional, phased or “fast-track” construction process, leading to a logistically realistic and achievable master plan and construction process.

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- **Kaiser Moanalua Medical Center Ancillary Building Renovation, Honolulu, HI** – Design and construction/renovation planning of clinical Ancillary Building, totaling 60,000 square feet. Consultation with Kaiser Permanente’s Project Management Team, and with the Architect and the Consultants in order to oversee the design phase of the project to ensure that the project meets the aesthetic standards, functional criteria, budget, schedule, suitability of materials, low maintenance and constructability needs of the Kaiser Permanente’s flagship hospital in the Hawaii geographical region.
 - **Brotman Medical Center, Culver City, CA** – Architect selection, campus master plan, design and construction planning of a new 20,000 square foot Emergency Department and Imaging Department, and various hospital department relocations. Consultation with Brotman Medical Center’s Executive Team, and with the Architect and the Consultants in order to oversee the design and construction of the project to ensure that the project meets, OSHPD SB 306 requirements, aesthetic standards, functional criteria, budget, schedule, suitability of materials, low maintenance and constructability needs.
 - **Loyola Marymount University, Los Angeles, CA** – Master Planning for approximately 1.1 million square feet of replacement facilities on approximately 142 acre campus. (Completion - September 2010)
 - **Ocean Avenue Hotel, Santa Monica, CA** – 164 key new 3 ½ star hotel located on Ocean Avenue in the heart of Santa Monica. Project includes four levels of sub grade parking and pool. Project scheduled to start construction in late 2009.
 - **Loyola Marymount University – William H. Hannon Library** – Design and construction of a new approximately 88,000 SF Library for Loyola Marymount University including full interior design. The project includes site improvements and a 30,000 SF basement for storage. The Library will be state of the art and includes a café (Completed September 2009)
 - **Chad Hotel, Africa** – 200 room luxury hotel, villas and golf course on 28 acres in Central Africa.
 - **Fountainview at Eisenberg Village, Reseda, CA** – Master Planning for a three acre site for Jewish Home for the Aging. Community of 108 Independent Living Apartments in one 171,200 square foot building located on the Jewish Home for the Aging’s Victory Boulevard Eisenberg Campus designed as an R2.1 occupancy, Type II – Fire Resistive, state-licensed building. Includes 120 space, 55,000 square foot subterranean parking level and nearly 22,000 square feet of Commons Space. (Completion 2009)

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- **Grancell Village Campus SNF, Reseda, CA** – Master Planning, Entitlements Approvals, Design, Construction and Furnishing of a 135,000 GSF Phased Construction (Shell/Core and T.I.) for a new 5 story building (OSHPD), 249 bed SNF (10 Acute Care Psychiatric beds, 34 CDP beds and 205 SNF beds) with a new below grade kitchen and service area and 1 level of subterranean parking, for the Los Angeles Jewish Home for the Aging, Reseda (Completion – January 2006)
 - **Bacara Hotel, Goleta, CA** – Club Resort and Spa, Goleta, Santa Barbara County, CA – Overseeing Development /Project Management role for the Master Planning, Entitlements, Construction, Interior Design, FF&E purchasing and installation of a 394 Room and Suite, 5 Star Hotel Development on 74 Acres. (Completion - October 2000)
 - **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)
 - **Sony Pictures Entertainment – Master Plan, Culver City, CA** – Design/Development Agreement planning approvals/construction of two Shell/Core and T.I. of 214,000 s.f. Office Building including Health Club, Fine Dining/Café, a 1,015-car six story Parking Structure, on/off-site work and Landscaping. (Completion - September 2009)
 - **Spyglass Entertainment Group, Westwood, CA** – Design & construction of 13,550 usable square feet (Completion - September 2003)
 - **DreamWorks, S.K.G., Glendale, CA** – Animation Campus, 14 Acres, Glendale, CA - Entitlements /Master Plan for Shell/Core & T.I. Design and Construction of 400,000 s.f. incl. Screening Rooms, Data Center, dining facilities and 1000 Car Parking Structure. (Completion - July 1998)
 - **DreamWorks, Playa Vista, CA** – Overseeing role reporting to DreamWorks senior management on the projects policy, procedures and structure, the recruitment of the Project Manager, duties also included overseeing Master Planning/ Entitlements, Design & Construction and monitoring their performance. (Project Cancelled at Schematic Design Phase in 1999)
 - **The Atrium At Continental Park, El Segundo** – Master Planning, Shell/ Core Design and Construction of Twin 144,500 r.s.f. Five-story Office Towers (289,000 s.f.) connected by an occupiable bridge structure at the 4th and 5th floors. Additional improvements include a developed site work package with Water Features, Gateway Entry Tower, and a 1,012 Car, Multi-level Parking Structure. (Completion - December 2001)
 - **Academy Museum of Motion Pictures, Hollywood, CA** – Design / Master Planning of a new 200,000 square foot film experience museum located on an 8.25 acre site in Hollywood, designed by Christian de Portzamparc. The project is in the design (concept) phase.

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- **Four Seasons Hotel, Los Angeles, CA** – In Interior design renovation and technology upgrade of a 285 room/suite 5 star hotel. Renovation/redesign of the guestrooms and suites, corridors, pool deck, Ballroom, bar/lounge, restaurant and Café Patio in a fully occupied hotel. (Completion 2010)
 - **Loews Santa Monica Beach Hotel, Santa Monica, CA** - 351 Room/Suite 4 star hotel development including Master Planning, Entitlements / Design and Construction for 550,000 s.f. Shell/Core and T.I. including three levels of subterranean parking structure. (Completion - June 1989)
 - **Wilshire/Barrington Mixed Use Development, West Los Angeles, CA** - Project managed the Master Planning, EIR process and the design of a 335-unit apartment building with 12,000 s.f. of retail / restaurants and 6 levels of parking (Cancelled 1992)
 - **Health South (Kings/Lakers) Training Center, El Segundo, CA** – Master Planning, Design and Construction of a 134,000 s.f., two story building incorporating and Olympic Ice Rink, N.H.L. Ice Rink, Basketball Court, and an Outdoor In-Line Rink. The facility also incorporates public locker rooms, team locker rooms, team training areas and executive offices for the L. A. Lakers, L. A. Kings and L. A. Sparks. (Completion - February 2000)
- Warner Bros. Bridge Office Building, Burbank, CA** – 250,000 s.f. Office Building, design and construction for Shell/Core and T.I., Burbank Studio Lot. (Completion - September 1994)
- **Acute Psychiatric Hospital, Reseda, CA** – 202,265 s.f., 5 story, 249-bed Acute Care and Skilled Nursing OSHPD Health Center Facility with sub-terrain parking and a campus wide kitchen operation for the Jewish Home for the Aging. (Completion - April 2006)
 - **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)
 - **Eisenberg Campus Master Plan, Reseda CA** – Master Planning for 7 acre site for Jewish Home for the Aging. (Completion January 2003)
 - **Grancell Campus Master Plan, Reseda, CA** – Master Planning for 8 acre site for Jewish Home for the Aging. (Completion - January 2004)
 - **Factor Building Renovation (Jewish Home for the Aging)** – Interior renovation to provide a greeting station, new nursing stations on 2 floors, and a family visiting room on the first floor with a library/ family visiting room on the second floor. Upgrade of public restrooms on the 1st and 2nd floor for handicapped accessibility. (Completion - August 2002)
 - **LAUSD HQ Los Angeles** – 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 Data Center, furnishing and LAUSD client relocation. (Completion - August 2003)

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- **Goldenberg-Ziman SNF On The Eisenberg Campus (Jewish Home for the Aging), Reseda, CA** – Design, Construction (Shell/Core and T.I.) and FF&E for a 50,000 s.f., two story, 96-bed medical in-patient facility constructed as an Alzheimer's Clinic. (Completion - January 2002)
 - **Barbara and Ray Alpert Jewish Community Center, Long Beach, CA** – Master Plan/ Entitlements Shell/Core and T.I. 85,000 s.f. Community Center to house The Jewish Federation offices, The Jewish Community Campus offices, The Jewish Children's and Family Counseling Services, Early Childhood Education Wing, Auditorium, Senior Lounge, Aerobics Rooms, 10,000 s.f. Gymnasium, Weight Room Spa and Pool. (Completion 1999)
 - **City of Los Angeles World Way** (City of Los Angeles) - Preparation of an internal audit for the Dept. of Airports of the Airport Master Plan and proposed Scope of E.I.R. Study for Los Angeles International Airport. (Completion 1998)
 - **Hollywood Entertainment Museum, Hollywood, CA** – Project Management including the Master Planning of the historical renovation and adaptive re-use and expansion of the Pacific Theater located on Hollywood Boulevard into a motion picture museum. (Completion 1993)
 - **Cri-Help, Inc., North Hollywood, CA** – Master Planning, Design and Construction of a 40,000 s.f. Shell/Core and T.I. for Substance Abuse Rehabilitation Center with Subterranean Parking. Two phase development of an existing operating facility located on the same site. (Completion 1995)
 - **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, business center and International Ballroom. Structural upgrades and mechanical/ electrical infrastructure replacements with new addressable fire alarm system and high speed wireless internet. (Completion 2005)
 - **Ocean Avenue Hotel, Santa Monica, CA** – 164 key new 3 ½ star hotel located on Ocean Avenue in the heart of Santa Monica. Project includes four levels of sub grade parking and pool. Project scheduled to start construction in late 2009.
 - **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)
 - **Regent Beverly Wilshire Hotel, Beverly Hills, CA** – Reconstruction of seven floors (140 guestrooms) including FF&E/improvement to the public areas and existing 267 guestrooms of an operating hotel. Responsibilities included entitlements, Shell/Core & T.I. construction and FF&E purchase and installation. (Completion 1999)
 - **Radisson Hotel – Sherman Oaks, CA** - 349 Room Hotel Retrofit (guestroom/bathroom remodel). Partial remodel and upgrade of an operating hotel 1st Phase completed July, 1988.

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- **Four Seasons Hotel, Los Angeles** - 285 room/suite, 5 Star Hotel – Master Planning, Entitlements, Design and Construction for Shell/Core and T.I. for 476,000 square feet hotel development with 3 levels of subterranean parking. (Completion - April 1987)
 - **Meridian Gardens Hotel, Los Angeles, CA** – Project Management of Master Planning, Entitlements, Design and Permit Approval before Project Abandoned and Re-Designed During Construction as a Four Seasons Hotel. (Completion 1985)
 - **Sheraton Inn Hotel, Ontario, CA** – Master Planning, Entitlements Processing and subsequently Design of 250 Room Hotel, 178,000 s.f., Structured Parking (Conceptual Design only)
 - **L'Ermitage Hotel, Beverly Hills, CA** - Project Management of the Entitlements, Design and Pre-Construction Phase of the Reconstruction of the L'Ermitage Hotel in Beverly Hills - Project Placed on Hold Due to Lack of Financing. (Shell/Core & T.I.) (1993)
 - **Ocean Hotel, Santa Monica, CA** – Peer review of the design, development of budgets, and schedule for Maguire/Thomas Partners who proposed linking it to the Sea Castle Apartments. (Completion 1995)
 - **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. The project is due for completion in February 2011.
 - **American Golf, Santa Monica, CA** - Headquarters Tenant Improvement in Santa Monica Business Park. Project was constructed with a multi-phase approach and on an accelerated design and construction schedule. (Completion - October 2003)
 - **Lerach, Coughlin Stoia Geller Rudman & Robbins LLP, Beverly Hills, CA** - Design and construction of 9,367 u.s.f. T.I. (Completion - December 2004)
 - **Ticketmaster/ USA Interactive, West Hollywood, CA** – 60,000 s.f. T.I. on and Data Center on 6 floors in the 8800 Sunset building. The space includes a 1,700 s.f. Data Center and Network Operations Center and was constructed on an accelerated design and construction schedule. (Completion - January 2003)
 - **Warner Music Group, Burbank, CA** – Consolidation of 7 Warner Music Labels into a centralized facility. Design and Construction of a Tenant Improvement of 193,456 rentable square feet in "The Pinnacle" Commercial Office Building Completion - March 2003 (Construction/ Client Move-in December 2002 Through February 2003 Through February 2003)

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- **The Atrium At Continental Park, El Segundo, CA** – Master Planning, Shell/ Core Design and Construction of Twin 144,500 r.s.f. Five-story Office Towers (289,000 s.f.) connected by an occupiable bridge structure at the 4th and 5th floors. Additional improvements include a developed site work package with Water Features, Gateway Entry Tower, and a 1,012 Car, Multi-level Parking Structure. (Completion - December 2001)
 - **2101 E. El Segundo (Building E-18)** – Landlord representative for 110,000 s.f. multi-phase Tenant Improvements in a 5-story Office Building in El Segundo with a Conference Center, offices, an Antenna Farm, building infrastructure upgrades and laboratories containing environmental chambers with unique power and LN2 requirements. (Completion - July 2001)
 - **Aviation Lot 6, Manhattan Beach, CA** – Master Planning, Design and Construction of a two-story, 25,500 s.f. office building with a distinctive image including a two story glass enclosed entry space and a “jewel-box” exterior. (Completion - October 2001)
 - **X-drive, Santa Monica, CA** – 50,000 s.f. Tenant Improvement project for e-commerce company at Water Garden, Phase II. Project includes a network operations center and server room. (Completion - November 2000)
 - **2300 Imperial (Building S-5), El Segundo, CA** – Landlord representative for 80,000 s.f. and 75,000 s.f. Tenant Improvement projects in an 8-story Office Building with a Conference Center, offices, electronics laboratories, and an Antenna Farm. (Completion - April 2001)
 - **Parcel, Pasadena, CA** – 90,000 s.f. Tenant Improvement for high-speed computer designer and manufacturer’s new corporate headquarters, including executive offices, engineering divisions, large clean room environments and computer assembly facility. (Completion - February 2001)
 - **eToys, West Los Angeles, CA** – Design and Construction of a 150,000 s.f. Tenant Improvement Project incl. 5,000 s.f. Data Center and Catering Facilities as a first generation T.I. space at the Media Center. (Completion October 2000)
 - **Petsmart.com, Pasadena, CA** - 7,000 s.f. T.I. for E-Commerce Division of PetsMart.com. (Completion – August 2000)
 - **Warner Bros. Corporate Real Estate:**
 - Warner Bros. Technical Operations HQ, Glendale, CA** – T.I. for 40,000 s.f. TechOps (Completion 1998)
 - Warner Bros. Web / Warner Bros. On-Line HQ, Burbank, CA** – 56,000 s.f. T.I. space, 1935 Buena Vista (Shell/ Core Completion May 2000)
 - Warner Bros. European HQ Consolidation, London, England** – 130,000 s.f. Category A & B Building Shell/Core Upgrade and T.I. construction (Completion - February 2000)
 - Warner Bros. Studio Stores HQ, Burbank, CA** – Design and Construction of 73,000 s.f. T.I. for Headquarters incl. Data Center (Completion 1999)

▪ **Warner Bros. Corporate Real Estate (cont.):**

Warner Bros. International Theme Parks, Glendale, CA – Warner Bros. International Theme Parks (Recreational Entertainment Facility), Design and Construction of a (18,000 s.f.) Tenant Improvement Project (Completion 1998)

Warner Bros. Research and Advertising, Burbank, CA – 5,000 s.f. T.I. (Completion - May 1997)

Warner Records, Burbank, CA – Design and Construction of Structural Strengthening of 150 Moment Frame Connections within a 4 Story fully-Occupied Office Building with 2 Levels of Subterranean Parking (Shell/Core & T.I.). (Completion 1997)

Warner Bros. Studio Facilities, Burbank, CA - Warner Bros. Triangle Building - Management of Defects Repair (Shell/Core & T.I.) (Completion 1999)

- **Carsdirect.com, Culver City, CA** – Design and Construction of a 45,000 s.f. T.I. Project incl. Data Center. (Completion - November 1999)
- **Polygram Filmed Entertainment / working title Films / Gramercy Pictures HQ, Beverly Hills, CA** – Design and Construction of a 108,000 s.f. T.I. Project (consolidation of Six Divisions within the PolyGram Group into a Headquarters Building). (Completion - February 1998)
- **Orion Pictures HQ, Century City, CA** - 80,000 s.f. T.I., Plus Screening Room (Project Placed on Hold with purchase of Orion Pictures by Metro Media)
- **DC Comics Studio / Publishing Offices, New York, NY** – (100,000 s.f. of T.I. for studio and publishing offices) Overseeing Project Management role for the T.I. Construction. (Completion - May 1995)
- **Goldman, Sachs, Century City, CA** – 50,000 s.f. T.I. Banking and Trading Floor Facility. (Completion 1999)
- **Merisel HQ., El Segundo, CA** – 250,000 s.f. Build-to-Suit Shell and Core & T.I. for Merisel’s Worldwide Headquarters. (Project on hold 1998)
- **Troop, Steuber, Pasich, Reddick & Tobey LLP, Century City, CA** – Law Firm - 137,000 s.f. T.I. (Completion 1999)
- **Stroock, Stroock & Lavan LLP, Century City, CA** – Law Firm - 40,000 s.f. T.I. (Completion 1998)
- **Dassault Systemes of America, Woodland Hills, CA** – 50,000 s.f. T.I. of Offices. (Completion 1998)
- **Guthy Renker, Santa Monica, CA** – Corporate Office - 20,000 s.f. T.I. (Completion 1998)

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- **William Morris Endeavor Entertainment – Tenant Improvement, Beverly Hills, CA** – Interior design and construction of 140,000 r.s.f. of office space in their new Beverly Hills office. The office will be located in the Beverly Drive Building (currently under construction), with AMA acting as the tenant representative for all base build coordination issues such as schedule, required base build modifications, base building MEP / technology systems and turn over conditions. The tenant space, when completed, will consist of general office, three-story atrium reception lobby complete with walkways, 200 seat screening room, function spaces and external terraces. This will be a LEED project.
 - **IAC/ Interactive Corp, West Hollywood, CA** – (Gehry Partners Design) – 45,000 s.f. office building shell/core renovation and T.I. construction. Sunset Blvd. (Completion 2005)
 - **Madame Tussauds, Hollywood, CA** – Construction and interior build out of new 45,000 square foot museum with a two-level subterranean parking structure designed by Michael Rotondi / RoTo Architecture and is located adjacent to Mann Chinese Theatre. (Completed - July 2009)
 - **Endeavor (Talent Agency) Tenant Improvement & Relocation Project, Beverly Hills, CA** – Converted 71,222 s.f. of raw space into office space including 9,698 s.f. screening room. This space was designed by a world class architect And will be a showcase for Endeavor and his work. (Completion - July 2004 for Office Space and November 2004 for the Screening Room)
- Ascent Media Post Production Facility, Burbank, CA** – Multi-phased design and construction of 86,000 sf single story, building. Project includes shell/core upgrades and T.I. construction of AMG's new consolidation space, while approximately 50,000 sf of the facility remaining in operation. Project includes consolidation of different groups with highly specialized post production requirements, including Digital Cinema Mastering, Telecine and Film Cleaning Rooms. (Completion - October 2005)
- **Sony TCSOB North, Culver City, CA** – Design and construction of a new 2-story 27,000 s.f. specialty production building for Sony Pictures Animation and Imageworks at the Culver Studios lot. Project under construction with adjacent buildings under full occupancy and use. Building is structural steel frame with concrete filled metal decks with exterior consisting of plaster over concrete masonry units. Project includes site improvements and full interior tenant buildouts. (Completion – March 2005)
 - **Sony SD4/ Utilities Project, Culver City, CA** – Hazardous materials abatement and demolition of a scene dock and design and construction of a 22 ft high steel frame trap storage structure and a new structure to house the water filtration system for the tank in Stage 30. The project also included new restroom facilities, a new surface parking lot, street reconstruction of Main Street and 8th Street, replacement and new installation of underground utilities, including storm drains, sewer, gas lines, fire and domestic water lines. (Completion - May 2004)

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- **KZLA/ KPWR, Los Angeles, CA** – A Consolidation of offices and studios for Emmis Communication’s two Los Angeles based radio stations KZLA 93.9 FM Country and KPWR Power 106 FM. KZLA and KPWR will occupy approximately 23,000 square feet, of KPWR’s current office building in the entertainment/ media district. When completed, the studio/ technical spaces will include 4 On-Air Studios, 6 Production Studios, 1 Voice Tracking Studio, 1 Mixing Studio, 1 Announce Booth Studio, 1 Conference Studio, Server/Control Room, Engineering Room, Music Libraries, and separate Green Rooms and Jock Lounges for each station in Burbank (Completion - November 2002)
 - **Warner Records Headquarters, Burbank, CA** – Renovated 91,438 s.f. of a landmark building located outside the WB Studio Lot. The building systems were replaced as needed, the structure was seismically upgraded and the entire building was brought up to Code while preserving the integrity of the original design. New tenant improvement construction throughout. The building was re-roofed, exterior wood was refinished, and windows sealed and weatherproofed. The site was landscaped and a new cooling tower was provided. (Completion - January 2004)
 - **Warner Music Group, Burbank, CA** – Consolidation of 7 Warner Music Labels into a centralized facility. Design and Construction of a Tenant Improvement of 193,456 rentable square feet in “The Pinnacle” Commercial Office Building Completion - March 2003 (Construction/ Client Move-in December 2002 Through February 2003 Through February 2003)
 - **Game Show Network, Santa Monica, CA** – 33,880 s.f. tenant improvement project to consolidate four locations into a new location including administrative offices, computer room, AVID edit bays, and graphics suites. (Completion - August 2002)
 - **Sony Backlot Projects, Culver City, CA** – Master Planning of a multi-phase project to construct Backlot improvements to achieve: conversion of a storage facility to a production stage (Stage 14), completion of mandated seismic upgrades, an increase of rentable production and office space, consolidation of Backlot departments and storage, increased parking and improved traffic flow, and improvements to infrastructure and lot drainage. (Completion = August 2002)
 - **Telepictures 2nd Studio 2000, Glendale, CA** - 13,000 s.f. Tenant Improvement for T.V. Studio, Sound Stage, Control Rooms and Support Facilities. (Completion - August 2000)
 - **IMAX Ltd. c/o IMAX Corporation, Santa Monica, CA** – Design and Construction of a 65,000 s.f. Ground-up Headquarters Building for Imax Corporation including three screening rooms, a complete postproduction facility, controlled film storage vaults and corporate office spaces. (Completion - March 2000)
 - **Hyper T .V./ Soundelux (Liberty Livewire), Hollywood, CA** – T.I. of Post Production Facility. (Completion - November 2000)
 - **Four Media Company, Burbank, CA** – T.I. (34,000 s.f.) for 3 Post Production Sound Stages, 2 Foley Stages, Pre-Lay Bays and Edit Rooms. (Completion 1999)

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- **T.V.N./ Four Media Company, Burbank, CA** – Design and Construction of T.I. (17,000 s.f.) for 24 Hour “On the Air” T.V. Station. (Completion - December 1999)

 - **Warner Bros. Corporate Real Estate:**
 - Warner Bros. Animation Studio, Sherman Oaks, CA** – Design and Construction of a 147,000 s.f. Animation Studio (Shell/ Core alteration and T.I. Construction) including Screen Room, Data Center and Film Archive in the former Robinson May Department Store in the Sherman Oaks Galleria. (Completion - February 2001)

 - Warner Bros. Feature Film Animation Studio, Glendale, CA** – Design and Construction of 102,000 s.f. T.I., incl. Data Center and Screening Room. (Completion 1998)

 - Warner Bros. Studio Stores Distribution Center, Baltimore, MD** – Master Planning, Entitlements Approval, Design and Construction of 358,000 s.f. Shell / Core & T.I. (Completion - January 1995)

 - Warner Bros. Feature Animation Studio, London, England** – 23,000 s.f. T.I. (Completion - January 1996)

 - Warner Bros. Retail/Entertainment Center, Burbank, CA** – Burbank (off the Lot - Master Plan and Conceptual Design - Preliminary Stages). (Completion 1995)

 - Warner Bros. Master Plan, Burbank (Lot), CA** – Assisted Warner Bros. Real Estate Department in: Master Planning Warner Bros. Film Lot and the Utilities Master Plan (initial stages). (Completion 1995)

 - Warner Bros. Utilities Master Plan, Burbank, CA** – Master Planning Utilities for Film Lot – Burbank, and Entitlements Processing (Preliminary Stages) (Completion 1995)

 - **Turner Entertainment Co., Los Angeles, CA** – Master Planning, and Design of a new film and video archive distribution facility, a 150,460 s.f. facility, including a Film Archive Facility, a Screening Room, Executive Offices and a Warehouse Distribution Facility. Subsequently updated the study in 1996 Project on hold when Turner Purchased by Time Warner. (Completion 1996)

- **DreamWorks:**

DreamWorks, S.K.G., Universal City, CA – Animation Building T.I. (For Interim Space at the start of the company)), 80,000 s.f. at Universal Film Lot, Lakeside Plaza, L.A. (Completion 1995)

DreamWorks, S.K.G., Glendale, CA – Animation Campus, 14 Acres, Glendale, CA - Entitlements /Master Plan for Shell/Core & T.I. Design and Construction of 400,000 s.f. incl. Screening Rooms, Data Center, dining facilities and 1000 Car Parking Structure. (Completion - July 1998)

DreamWorks, Playa Vista, CA – Overseeing role reporting to DreamWorks senior management on the projects policy, procedures and structure, the recruitment of the Project Manager, duties also included overseeing Master Planning/ Entitlements, Design & Construction and monitoring their performance (Project Cancelled at Schematic Design Phase in 1999)

DreamWorks Fire Road Parking, Phase I, Glendale, CA – Design and Construction of surface parking and site work for reconfiguration of the DreamWorks, SKG Animation Campus in Glendale to provide space for campus building expansion. (Completion - March 2001)

DreamWorks Restack 2000, Glendale, CA – 86,000 s.f. Design and T.I. Restack of the Glendale Animation Campus Buildings and 1021 Grandview in 3 Phases within a 12-Week Schedule. (Completion - January 2001)

PDI, Palo Alto, CA – Setup and oversight of the T.I. project in Palo Alto for PDI's new studio for DreamWorks, and recruited a local Bay Area Project Manager to run the project on a day-to-day basis. (Completion - March 2002)

DreamWorks, Universal City, CA – Amblin Principals Office Remodel, Universal Studios Lot. (Completion - September 2003)

DreamWorks, Universal City, CA – Amblin Studio, Kitchen remodel and Security system upgrades Universal Studios. (Completion December 2002)

- **Sony Pictures Digital Production Office Study** – Master Planning of 250,000 s.f. of offices on the Lot, a 1,000 car parking structure and two theatres, Culver City Film Lot. (Completion 2003)

- **PolyGram Filmed Entertainment /Working Title Films /Gramercy Pictures, Beverly Hills, CA** – Design and Construction of a 108,000 s.f. T.I. project, consolidation of 6 Division (Labels) within the PolyGram Group into a Headquarters Building. (Completion 1997)

- **Walt Disney Imagineering, Los Angeles, CA** – Post Occupancy T.I. revisions, Disney On-Line. (Completion 1997)

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- **Sony Pictures Entertainment Master Planning, Culver City, CA:**
Sony Pictures Entertainment Studios Master Plan – Film Lot Master Plan Review, Amendment and Planning of Development Options for the Design and Construction of up to 1 Million s.f. of Sound Stages, Technical Facilities, Retail Outlets, Catering Facilities, Administration Offices and Parking Structures. (1998, 1999)
 - **The Atrium at Continental Park, El Segundo, CA** – Design and construction of a 1007 car parking structure for Continental Development Corporation. (Completion - March 2002)
 - **Sony Pictures Entertainment, Culver City, CA** – Cost, constructability, and feasibility studies for on and off studio lot parking, including detailed cost studies for 550-car, 800-car, and 900-car new and retrofit parking structure for a potential joint venture between Sony and Culver City. (Completion - May 2000)
 - **DreamWorks Fire Road Parking, Phase 1, Glendale, CA** – Design and construction of surface parking and site work for reconfiguration of the DreamWorks, SKG Animation Campus. (Completion - August 2000)
 - **DreamWorks Parking Structure, Glendale, CA** – Design and construction of a 1000 car parking structure and DreamWorks Campus. (Completion - July 1998)
 - **Warner Bros. Parking Structure and Theatrical Wardrobe, Burbank, CA** – Design and Construction of 1100 Space Parking Structure (Shell/Core) and 65,000 s.f. T.I. for Theatrical Wardrobe, Burbank Studio Lot. (Completion - May 1994)
 - **Four Seasons Hotel, Los Angeles, CA** – 250,000 s.f. subterranean parking structure (approximately 780 cars). (Completion - April 1987)
 - **Lowes Santa Monica Beach Hotel, Santa Monica, CA** – 300,000 s.f. subterranean parking structure (approximately 900 cars). (Completion - June 1989)
 - **Palisades Town Center, Pacific Palisades, CA** – 80,000 s.f. subterranean parking structure (approximately 250 cars). (Completion - February 1991)
 - **Brentwood Circle, Brentwood, CA** – 10,500 s.f. subterranean parking structure (approximately 50 cars). (Completion - February 1992)
 - **El Tover by the Sea, Santa Monica, CA** – Entitlements, Design, Demolish and Re-build of 10 Luxury Condominiums - Earthquake Rehabilitation & Repairs – Shell/Core & T.I. – Also upgrade/ repair of 12 existing and occupied Luxury Condominiums on the same site. (Completion 1997)

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- **Sea Castle Apartments, Santa Monica, CA** - Seismic upgrade and renovation of 178 Beach Front Apartments Due to Damage from the Northridge Earthquake Shell/Core & T.I. (Project Placed on Hold and Subsequently Sold)
 - **Barrington Plaza Apartments, West Los Angeles, CA** - Retrofit of 3 Occupied Apartment Buildings Comprising of 712 Apartment Units Shell/Core & T.I. (Completion 1992)
 - **Marboro Plaza Apartments, Woodland Hills, CA** - Retrofit of 106 Occupied Apartments. (Completion 1993)
 - **Queensland Manor South, West Los Angeles, CA** - Plumbing Retrofit for 96 Unit Fully Occupied Cooperative Units. (Completion 1993)
 - **California Place, Tarzana, CA** - Seismic Rehabilitation & Repairs. (Completion 1993)
 - **Curtis School, Los Angeles, CA** – 4,000 s.f. Headmaster's Residence Shell/Core & T.I. (Completion 1993)
 - **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 2008)
 - **Galpin Aston Martin Showroom, North Hills, CA** – The design and construction of an approximately 2,500 s.f. of very high end interiors for the display of Aston Martin vehicles. Project includes a Rotunda, Living Room, Bar Vault and Showroom with a turntable. Extensive A/V is also included. (Completion - August 2004)
 - **Galpin Master Plan, North Hills, CA** – Master Plan of Galpin Motors Dealership property on Roscoe / 405. The area is approximately 30 acres. (Completion TBD)
 - **Palisades Town Center, Pacific Palisades, CA** – Master Planning, Entitlements, Design and Construction of a 30,000 s.f. Retail with 3 Levels of Subterranean Parking Shell/Core & T.I. (Completion 1991)
 - **Olympic Collection, West Los Angeles, CA** – Project Managed the completion of a 73,000 s.f. retail center, which was 2 years behind schedule. Responsibilities also included management of design and T.I. build out of 17,000 s.f. banquet facility with kitchens on the 3rd Floor. (Completion - January 1991)
 - **Brentwood Circle, Brentwood, CA** – Master Planning, Entitlements, Design and Construction of a 11,000 s.f. Retail with Subterranean Parking (Shell/Core & T.I.). (Completion 1992)

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- **Trimax Center, Los Angeles, CA** – Master Planning, Entitlements, Design and Construction of a 10,000 s.f. Retail - 20,000 s.f. Commercial Offices with Subterranean Parking. (Completion 1991)

 - **Goals Soccer Center, South Gate, CA** – UK based Goals Soccer Centers are entering the US market with a new facility in South Gate, CA, geared around the sport of '5 a side' soccer. The \$5M project consists of 11 synthetic turf soccer fields, a 9 station batting cage and a 8,500 sf pavilion / changing facility complete with a kitchen and lounge. Construction is scheduled to commence in late 2009, with completion in advance of the 2010 world cup.