



Obermeier • Sheykhet
Architecture Inc.



Renovations





Studio Obermeier ■ Sheykhet Architecture Inc.

ARCHITECTURE, PLANNING, INTERIOR DESIGN

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INTRODUCTION TO OUR RENOVATIONS

Studio Obermeier ■ Sheykhet Architecture Inc. is pleased to submit to you this letter of introduction. Our team brings to the table a time-tested formula of collaboration, expertise, in-depth analysis, passion for our craft, and the use of the latest technology.

Studio Obermeier ■ Sheykhet Inc. is currently working on several renovations, retrofit, and rehabilitation projects for discriminating clients. Our team completed multitude of renovation and conversion projects. Our expertise in renovation design covers office, multi-family residential, retail, and historic adaptive reuse. We worked on several listed monuments and are proficient in dealing with landmark issues and financing. In the following pages you will find some selected project profiles from our *Renovation* portfolio- additional details and projects are available should you have questions.

Studio Obermeier ■ Sheykhet Architecture grew out of a shared desire to be a client-focused, innovative Design firm. We believe in the power of inspired architecture to change lives, improve the world one building at a time, and allow clients to be successful. We are a truly international team with completed projects located on 4 continents. We use the latest technology to effectively communicate with our clients and consultants who are often spread across the country and sometimes around the world.

As non-signature architects, designers and planners, we don't approach the project with a pre-conceived notion of what architectural style shall be employed. Instead, through rigorous and engaging collaboration, we will develop a unique site-specific design that combines latest technological achievements with climate, culture, owner's vision, and construction techniques of the region. We also understand the value of integrating unspoiled natural landscapes with inspired design - the attached portfolio features some fine examples of the successful integration of nature and architecture.

Studio Obermeier ■ Sheykhet has over 100 years of combined experience in the field. In addition to projects features in this partial brochure, our firm's areas of expertise include resort, commercial, mixed use, and government projects. We are recipients of many prestigious design awards and have a long list of projects for repeated distinguished clients.

Our dedicated team at Studio Obermeier ■ Sheykhet Architecture would be delighted to establish a relationship with your organization. We look forward to speaking with you further about your vision and goals.

Respectfully,
Studio Obermeier ■ Sheykhet Inc.

Aleksandr M. Sheykhet,
President
Studio Obermeier ■ Sheykhet Architecture Inc.



BOULDER COUNTY OFFICE COMPLEX

Longmont, Colorado

Owner: CB Richard Ellis

Use: General office, quasi-government office, medical office
with R&D, pharmaceutical manufacturing

Area: Building net rentable - 545,349 sf

Total office Space - 145,271.85 sf

Total expansion space - 29,507.9 sf

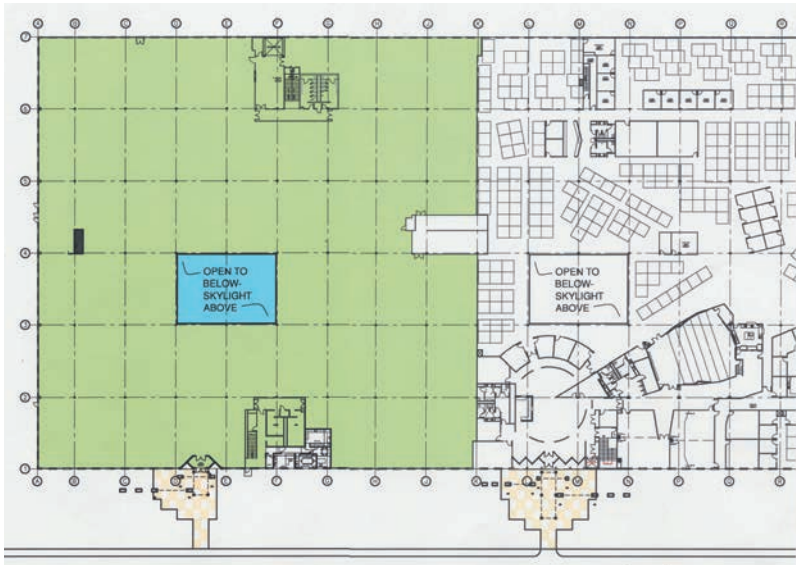
Completion Date: April 2006



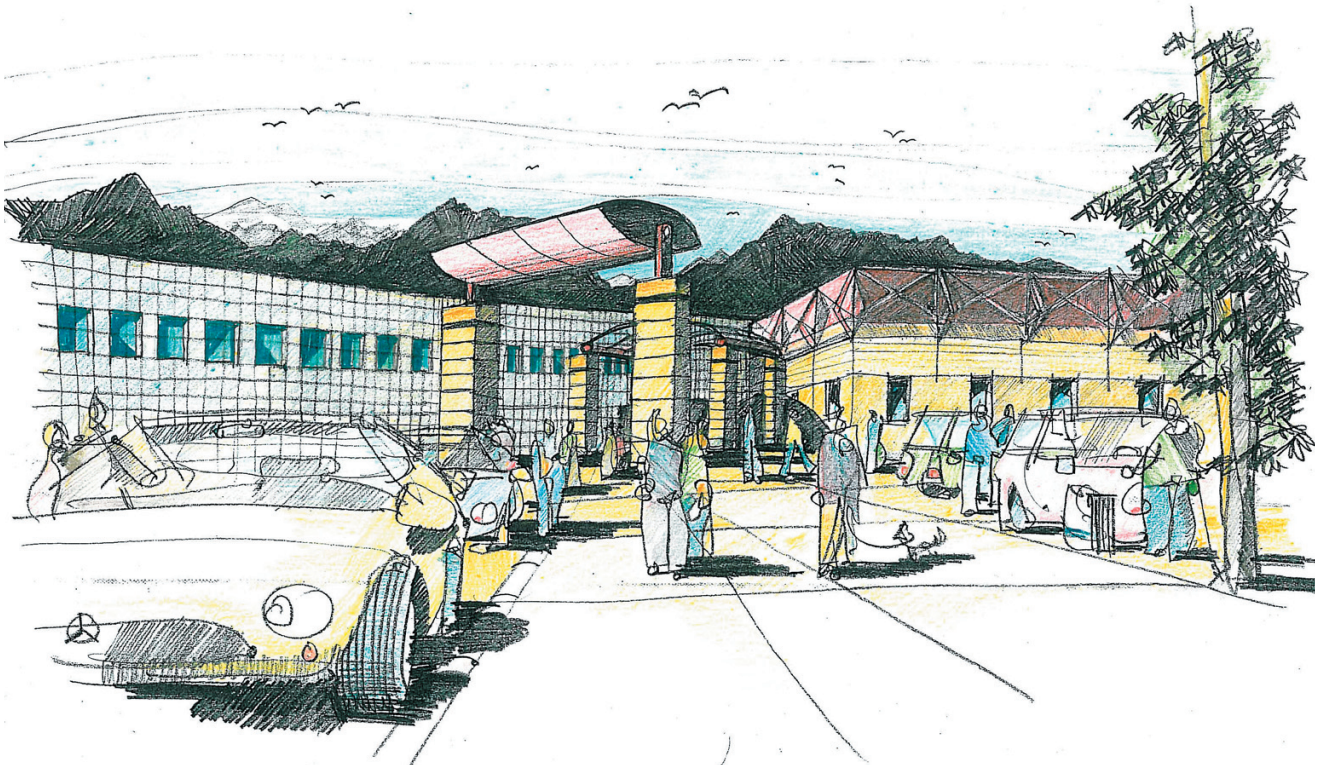


BOULDER COUNTY OFFICE COMPLEX

Longmont, Colorado



Project started as a conversion of the industrial/warehouse building to general office space. Subsequently OS was retained for on-call services and developed many packages including site improvements; an exterior facelift; introduction of 3 atriums topped by 3,500 SF skylights each (largest in Colorado at the time); planning of a 105,000 SF addition; and tenant finish packages for a variety of end users including quasi-government office, medical and pharmaceutical offices and prototype manufacturing.



The Boulder County Office Complex evolved from a conventional warehouse to an architecture of innovation.





View From
Second Street

ART STUDENT LEAGUE OF DENVER KILN HOUSE

Denver, Colorado

Owner: Art Students League of Denver

Use: Industrial Kiln

Services Provided: Architecture, Planning

Completion Date: 2012

AWARDS: APPRECIATION AWARD FOR OUTSTANDING SERVICE TO ART STUDENT'S LEAGUE





ART STUDENT LEAGUE OF DENVER KILN HOUSE

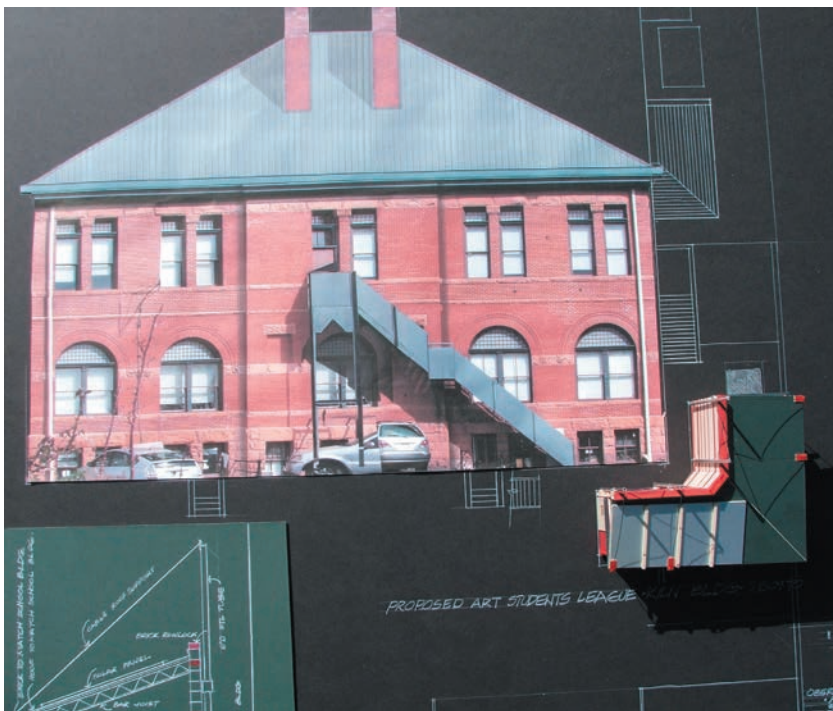
Denver, Colorado



View From
Second Street

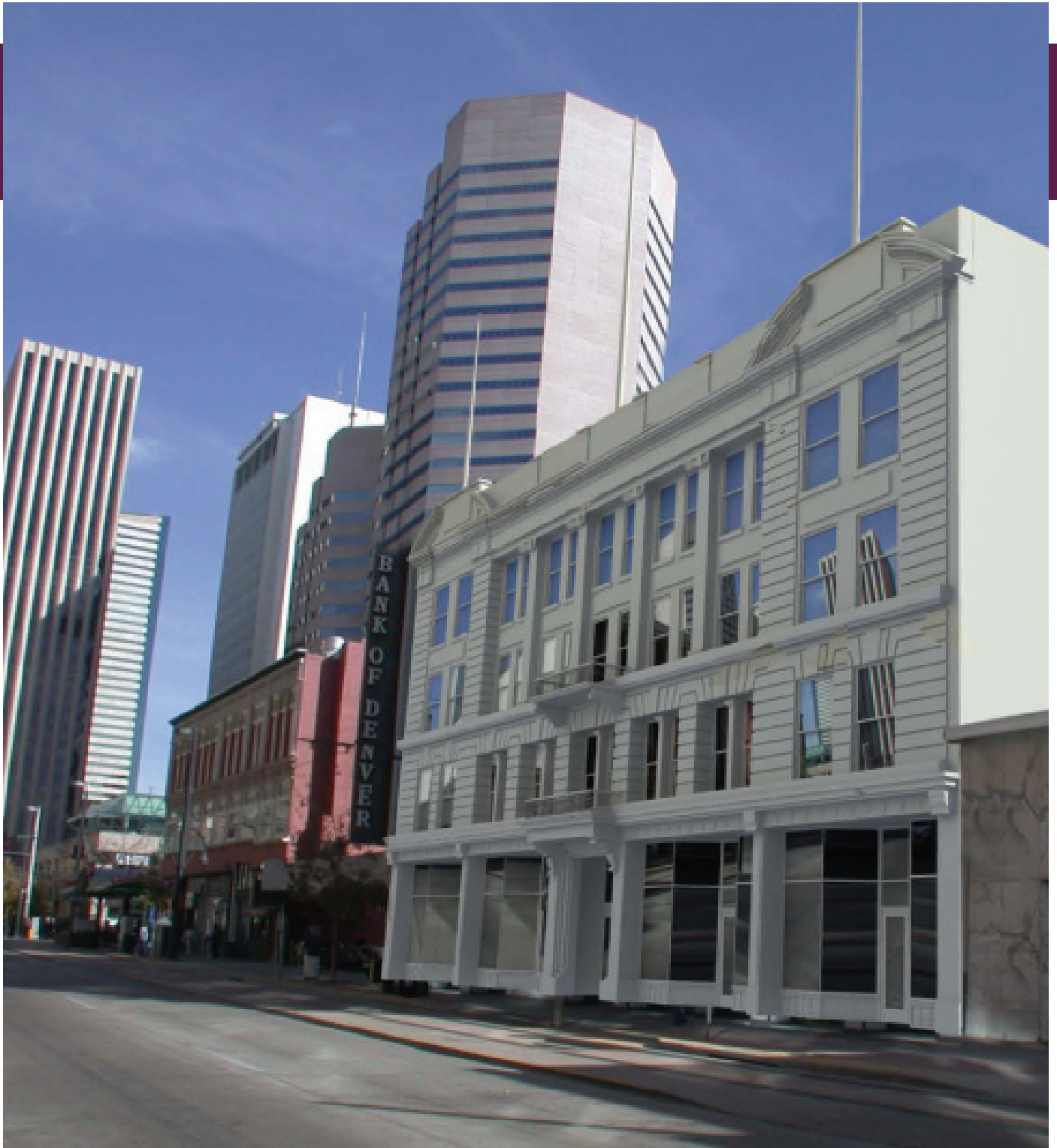


Suspension Cable
Connection Plate Detail



This new Kilnhouse is the product of collaboration of sculptors and architects under watchful eye of administration of this venerable artistic institution. This modest yet significant structure is a free standing addition to an art campus located in the historic heart of Denver. Our repeated client, ASL aimed to provide high-quality, high-capacity clay kiln serving both teaching and professional clay studios.

New building is respectful toward the existing school (Denver Landmark) while providing nostalgia-free interpretation of architectural tradition. Along with historically-dictated masonry, the new pavilion uses masculine cable-turnbuckle-clamp detailing. Along with traditional terra-cotta coloration, the color palette is expanded to include apple green and stainless steel.



STARTER LOFTS - BANK OF DENVER

Denver, Colorado

Client: Mercy Housing South West

Area: 61,407 sf

Completion Date: 2006



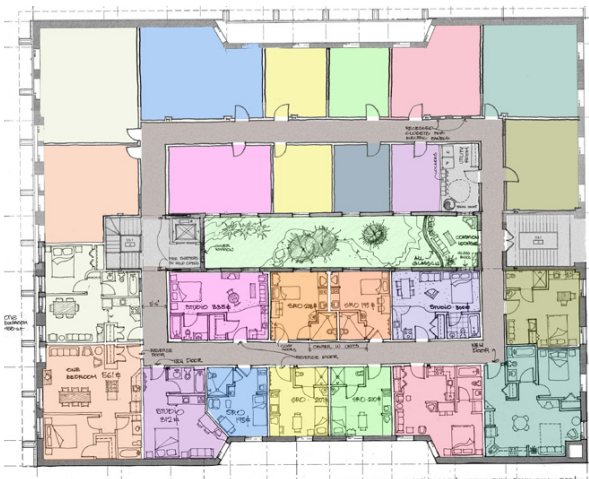


STARTER LOFTS - BANK OF DENVER

Denver, Colorado



The original 4-story structure with a full basement was constructed around 1908 in downtown Denver and housed the Starter Hotel. It was designed by prominent Denver architects Marean and Norton for Cheesman Realty Co. Designed to meet LEED certification standards, this project is slated to receive local, state and Federal historic grants based on the restoration of the building exterior and public spaces' interiors. When completed, the building will provide 78 workforce rental-housing units. The basement will house community center, offices, and support for residential units; as well as retail storage. Street level will provide retail space.



* This project was undertaken when Tom Obermeier was CEO of OZ Architecture.

The Starter Lofts design was a renovation of the historic Standish Hotel on Californial Street, opposite of Denver Dry Goods Co.





PUSHKIN STREET MIXED USE REDEVELOPMENT

Kiev, Ukraine

Owner: Remoso Trading Limited

Area: 245,000 sf

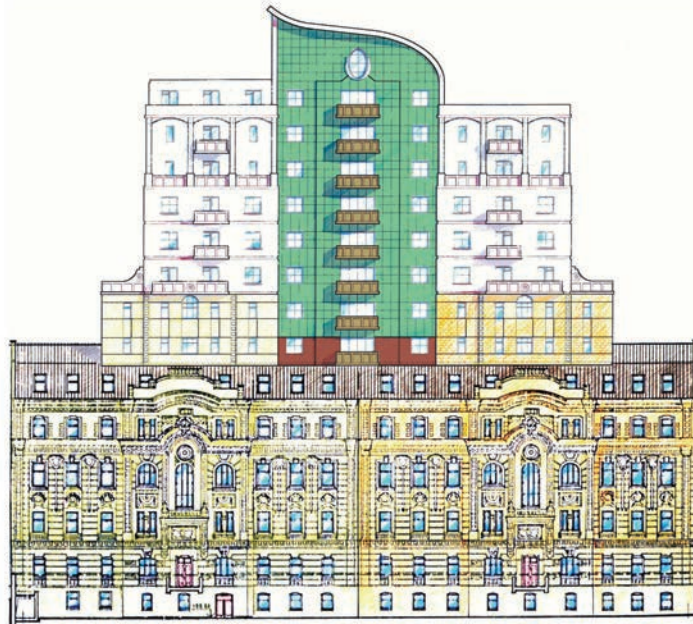
Completion: April 1996



PUSHKIN STREET MIXED USE REDEVELOPMENT

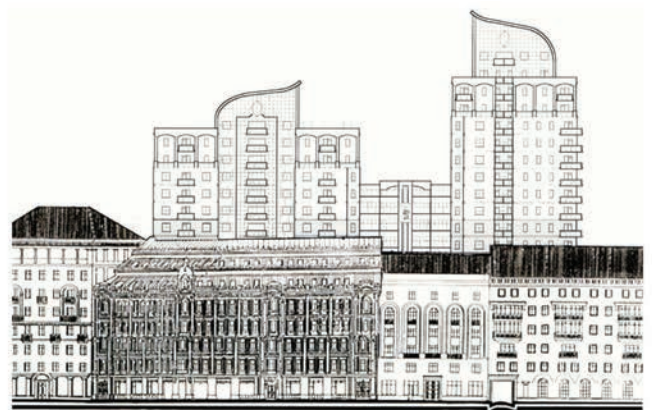
Kiev, Ukraine

A remodel and expansion of two 100-year old historic buildings, this mixed use project in downtown Kiev, Ukraine included 209 apartments, retail space, a kindergarten, fitness center and underground parking. A central atrium provided views into a landscaped courtyard. The development provided modern residences and facilities, while meeting the requirements of local historic preservation guidelines.



Two historic buildings were remodeled and expanded, providing residences, retail, a kindergarten and a fitness center.

*This project was completed when Aleksandr Sheykhet was a principal in charge of design with KRU, LLC, in Moscow, Russia





ELYRIA SCHOOL ADAPTIVE REUSE

4725 High Street
Denver, Colorado
Denver Landmark #257

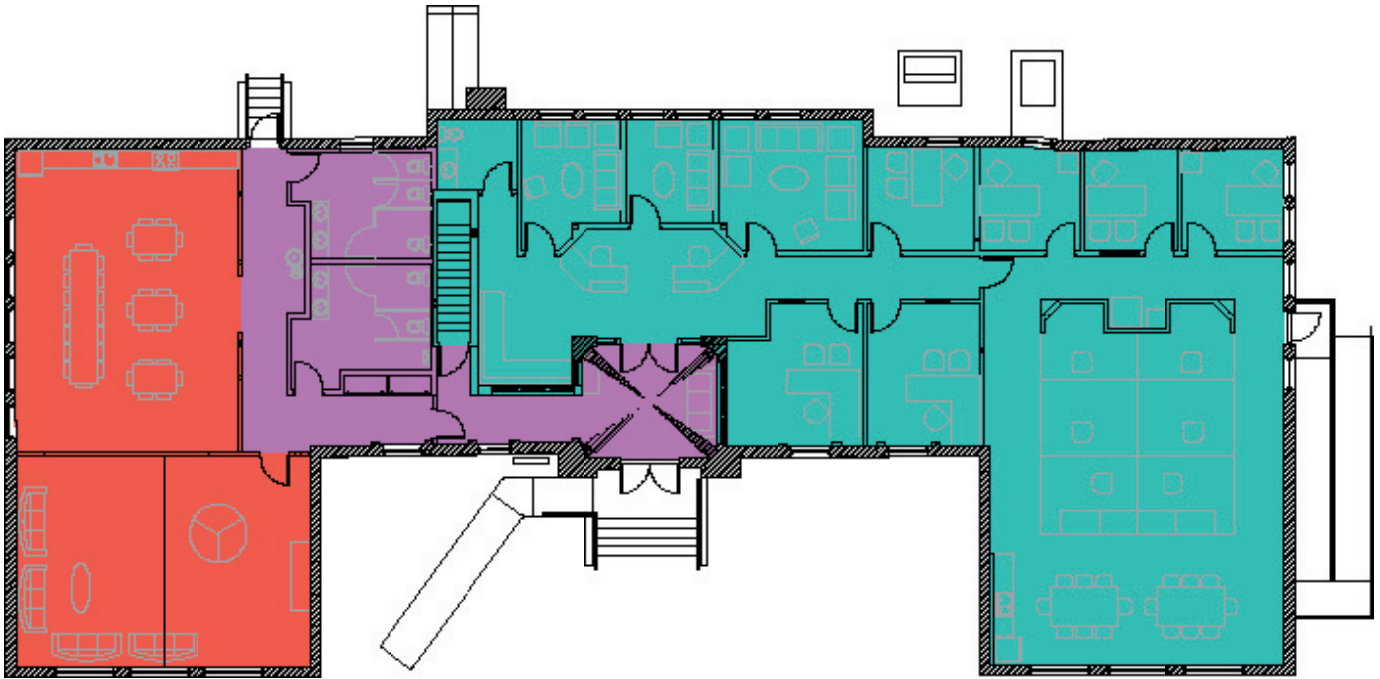
Owner: Elyria LLC
Date completed: 2014
Use: Office Mixed-use and Community Center
Features: 5,400 SF historic renovation, roof garden
Construction cost: \$460,000
Services: Planning, architecture, interior design.





ELYRIA SCHOOL ADAPTIVE REUSE

4725 High Street
Denver, Colorado
Denver Landmark #257



This beautiful Denver landmark building was constructed in 1927 and changed uses from school to theater to offices.

Our adaptive Reuse project consisted of two components; a public gathering space and a commercial tenant space specifically designed toward a community health awareness and mental health clinic.



Clinica Tapeyac is a mental health and well-being awareness institution that has already been well established in the Hispanic communities of Denver Colorado, which provides invaluable affordable to free services. This larger space has allowed for an expanded and broader outreach for this wonderful program in a desirable location.





GLENARM PLACE OFFICE CONDOMINIUMS

Denver, Colorado

Owner: St. Charles Town Company

Use: General Office Condominium, Retail, Banking

Area: 71,000 sq. ft.

Construction cost: TBD

Services: Architecture, Interior Design

Design Completion: 2008





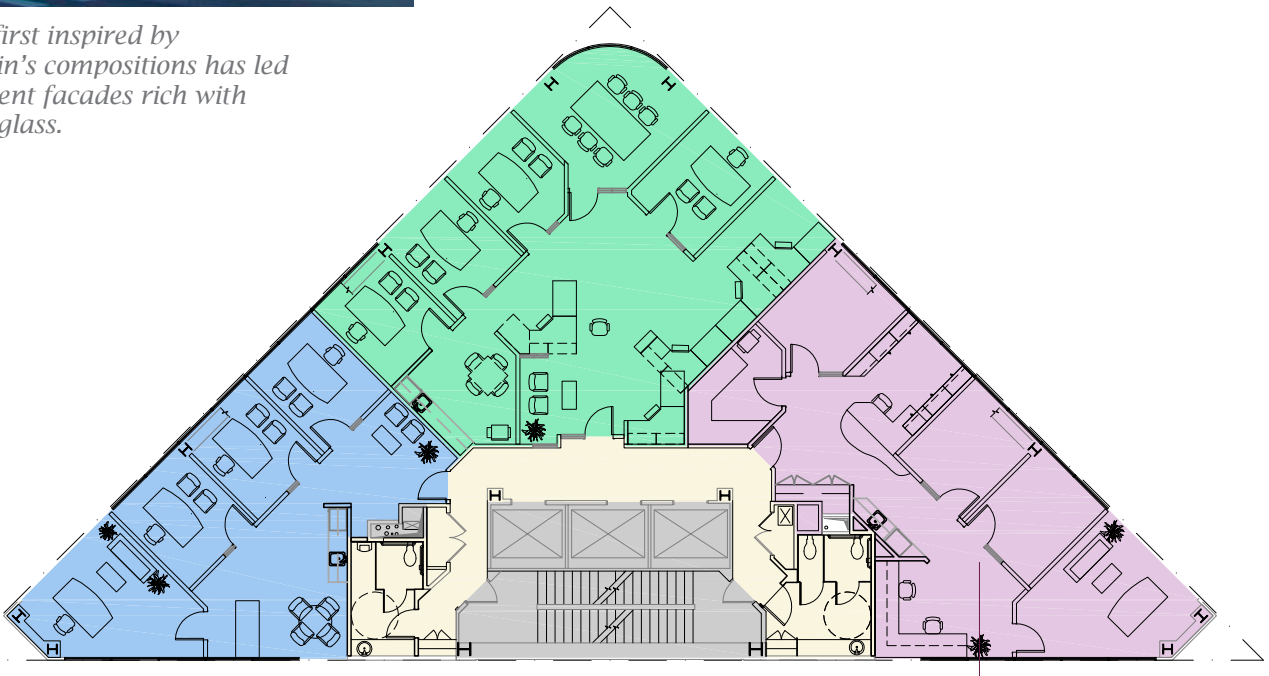
GLENARM PLACE OFFICE CONDOMINIUMS

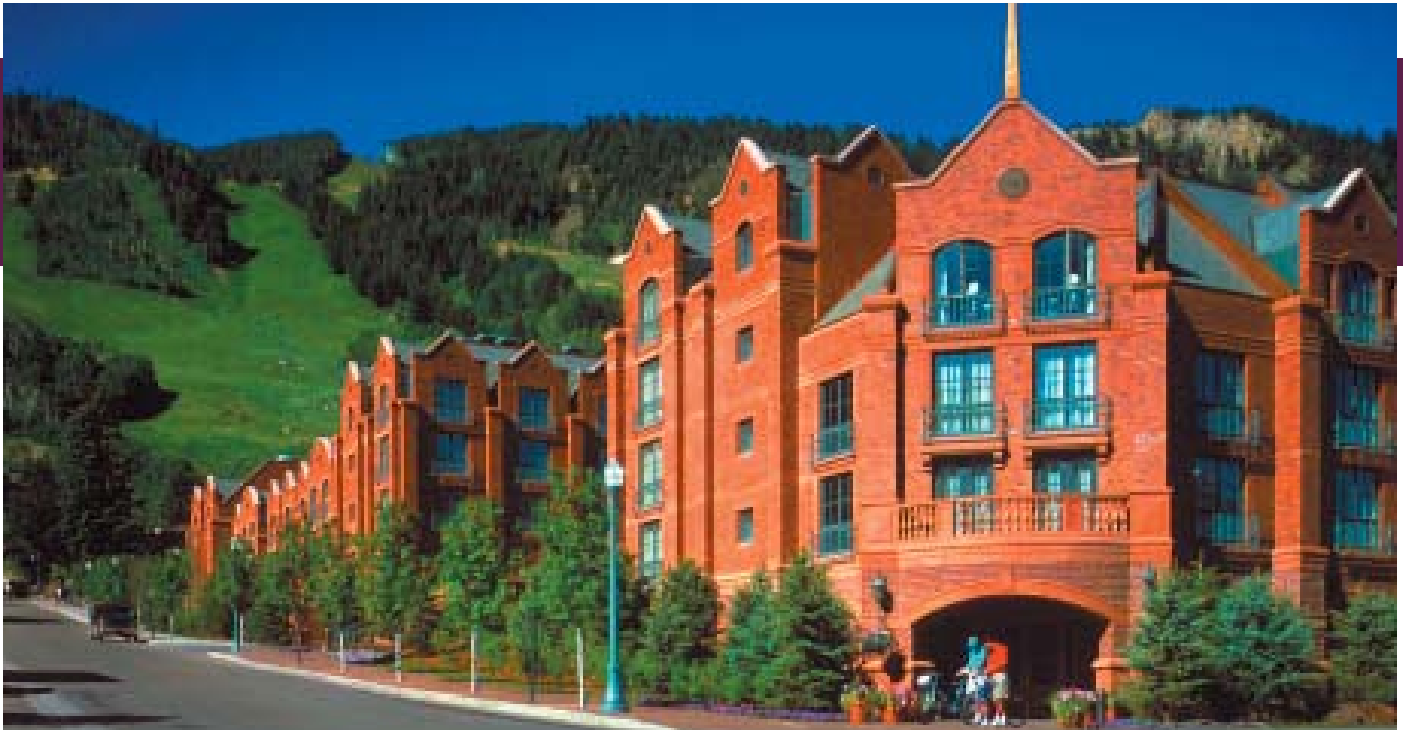
Denver, Colorado



1800 Glenarm Place is located on a triangular lot in downtown Denver. The design is a transformation of an existing office building, with a new façade, first floor retail space, and incorporation of public sculpture. The façade is enriched with expansive panes of colored glass that were first inspired by Piet Mondrian's compositions. The main entry and rooftop are articulated with both a polyfaceted canopy and a sculptural space needle.

Design first inspired by Mondrain's compositions has led to eloquent facades rich with colored glass.





ASPEN ST.REGIS RESORT

315 E Dean St, Aspen, Colorado 81611

Owner: Starwood Vacation Ownership;
Starwood Hotels & Resorts

Use: Mixed-Use Destination Resort
Services Provided: Architecture, Interior
Design, Sustainability

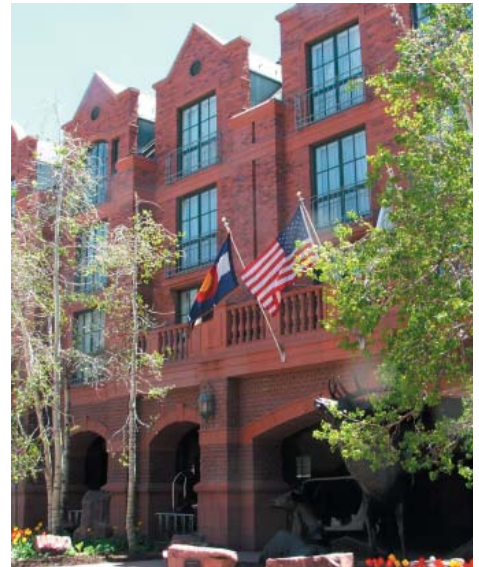
Service Dates: 2012-Present





ASPEN ST.REGIS RESORT

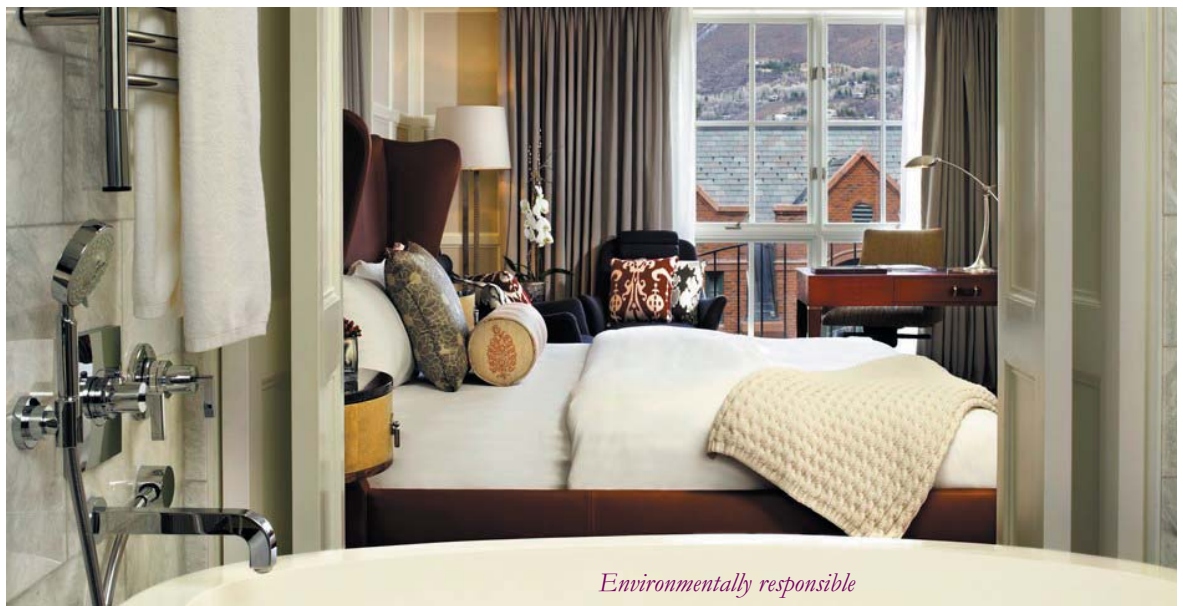
315 E Dean St, Aspen, Colorado 81611



Spectacular natural setting, quiet sophistication of design and ambiance of the city make St. Regis Aspen a truly unique experience.

Our hospitality design team is proud to work on this iconic destination resort for a number of years. Collaborating closely with developers; operators; facility manager; and vacation ownership association we continue to design projects bid and small to improve, maintain, and update St. Regis Aspen.

Dozens of tasks for both back-of-house and front-of-house have been completed to enhance guests' experience, streamline operations; improve energy performance; stay a leader in technological field.



Environmentally responsible





Environmental Sensitivity

Designing sustainable buildings and sites is not only our business but also our mission.

We create structures and places that preserve our planet and reduce waste and pollution. Our design decisions are impacted by these beliefs on every level.

Familiarity with non-traditional form of construction

Members of our team have worked on completed projects utilizing cost-effective construction methods and techniques such as

- Pre-fabricated wood framed dwelling units (town houses)
- Modular pre-cast dwelling units (apartment buildings)
- Structural Insulated Panel: plywood and rigid insulation (duplex)
- Use of innovative techniques and finishes: ceramic tile exterior finish system patented by Tom Obermeier, dirt floors, unpainted fiber cement siding and pellet stoves.

Studio Obermeier Sheykhet Architecture's staff

including architectural, planning, and interior design professionals were involved in:

- Pioneered environmentally responsible building while working with National Outdoor Leadership School
- Early adapters of in-house environmental division
- Implementing in-house environmental seminar
- Implementing in-house modular housing seminar
- Pioneered use of energy conscious consultants and contractors for project work
- Staff of LEED Accredited Professionals
- Current projects are being developed using LEED-recommended; Green Globes certified; Enterprise Foundation Green Communities approaches
- Focus on sustainable design including passive systems, natural ventilation, reducing waste, water recovery, under floor heating and building commissioning
- Multiple projects we were involved with featured sponsored Green Charettes and initialed Sustainability Grant Funding process.

Green Building Materials- Quote to note

Tom Obermeier:

'These projects were accomplished before LEEDS's evaluation procedure. During my tenure as a trustee of National Outdoor Leadership School (NOLS), we did a number of projects that were sensitive to the environment. One in particular, a headquarters facility design in Conway, Washington, included:

- ~ Beetle-killed trees for structural elements
- ~ Dirt floors (some concrete)
- ~ Fiber cement siding - no paint
- ~ Solid vinyl double-paned windows
- ~ Pellet stoves for heat - no air conditioning
- ~ Energy saving lighting and water heaters

The project was built for a modest \$33 per square foot about ten years ago and still looks good.'

Studio Obermeier Sheykhet Architecture is a past member of the EPA Energy Star Partnering program.

We have also worked with many clients as the sustainable design consultant. These clients chose not to formally apply to the recognized sustainability system, but established sustainability goals that the project should meet. Such projects have included housing for the National Park Service in Rocky Mountain National Park and Yellowstone, sustainable design guidelines for the Denver Public Schools, and design assistance to the Denver Housing Authority.

In 2005 Presentation of seminars on Pre-fabrication and green construction was hosted by Studio Obermeier Sheykhet Architecture.



Testimonials

“During their tenure as SVO’s prime design consultant Studio OS, and the engineers they retain, have demonstrated creativity, professionalism, upmost dedication and leadership. Studio OS’s principles and staff are true experts...”

Jim Neely, VP Construction management
Starwood Vacation Ownership

“Studio OS has exhibited a very high level of professional service with human touch. Studio OS has been creative, supportive, and professional in every step of the process- from brainstorming and addressing opposition with community groups to coordinating assembly detail and code requirements to ensure that our design remained within budget and follows flag standards.”

Jeffrey W. Edwards, Senior vice President of Development
Welk Resorts

“I wish to express my appreciation for the excellent service that (Obermeier-Sheykhet Architecture) provide... Quality drawings, attention to detail, timeliness of design input helped us all... through the project my team felt that Studio OS truly acted as a partner not only to the owner, but with each member of our construction team.”

Dave Ivis, Executive Vice President
GE Johnson Construction Company

“They (Studio OS) are professional, experienced, deeply concerned about the client, and very responsive to the General Contractor and the Subcontractors...”

J. Mark Halvorson, President
Snow country Construction, Inc.

“In my opinion OS is exceptionally creative in developing design solutions to achieve extraordinary results, and at the same time are also very cost conscious. They pay attention to detail.”

“It takes a well managed team with good leadership from the architect to successfully execute a project. OS is a team leader that I admire and respect.”

Mike H Barrett, Principal
Martin/Martin Consulting Engineers

“Studio OS is always professional, creative and flexible in their design and planning approach. Above all, they are simply a joy to work with as they are attentive to client’s needs, desires, and limitations. I would highly recommend them for any job...”

MiYeon Seo, Principle
Terresolutions

Selected Awards, recognitions & Patents

Award of Merit, American Concrete Institute
Lawrence Street Center*

Awarded of honor, Downtown Denver, Inc
Lawrence Street Center*

Honor Award, AIA, Denver chapter
8th & Gilpin Residences***

ASID Colorado Chapter, Interior Design Award, Honorable
Mention
Routzon Residence

Winning entry, Invitation Only Design competition,
Moscow Russia
Mixed Use Complex at Ostrovotianova 4

Award of Merit, Colorado Masonry Institute, Colorado
Masonry Contractors Association, Masonry Advancement
Program

Spectrum Building*

Award of Honor, AIA, Western Mountain Region
Spectrum Building*

Winning Entry, Doha International Airport Invitation Only
Design Competition
Team Member***

Winning Entry, Invitation-only Design Competition; Al
Ain, UAE
National Event and Wedding Complex

Open Design Competition; Billings, MT ; National
Traveling Design Exhibit:
Indian Memorial at the Little Bighorn Battlefield



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