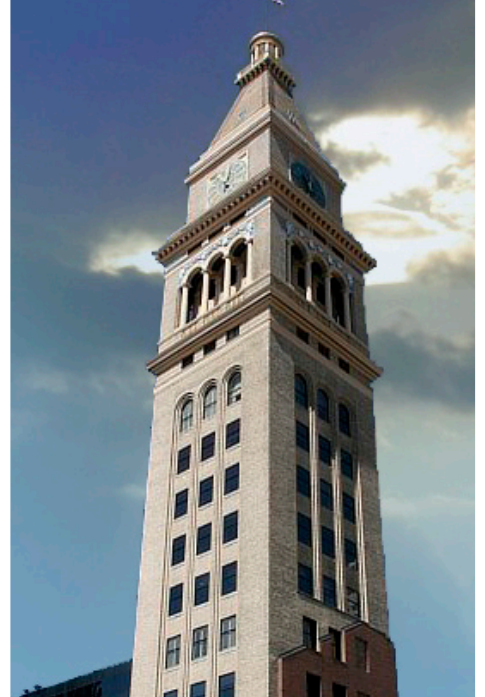


Studio Obermeier • Sheykhet

Architecture Inc.



Office Spaces
Selected Works





AWARDS



Selected Awards, Recognitions & Patents

- **Award of Merit:**
American Concrete Institute Lawrence Street Center*
- **Award 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
- **Architects Award of Merit, Colorado Masonry Institute, Colorado Mason 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

INTRODUCTION TO OUR OFFICE & MOB EXPERIENCE

Studio Obermeier Sheykhnet 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 Sheykhnet Inc. has completed great many office and medical office projects for discriminating clients. We successfully worked for corporate, private, public, and non-profit clients to complete many types and sizes of office designs.

We are experts in all phases of design and construction observation for office core-and-shell as well as tenant fit-out projects. New construction and renovation both well represented in our portfolio. In the following pages you will find selected project profiles from our Office and MOB portfolio- additional projects and details are available upon request.

Studio Obermeier Sheykhnet 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 Sheykhnet 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, multi-family housing, 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 Sheykhnet Architecture would be delighted to establish a relationship with your organization. We look forward to speaking with you further about your vision and goals.

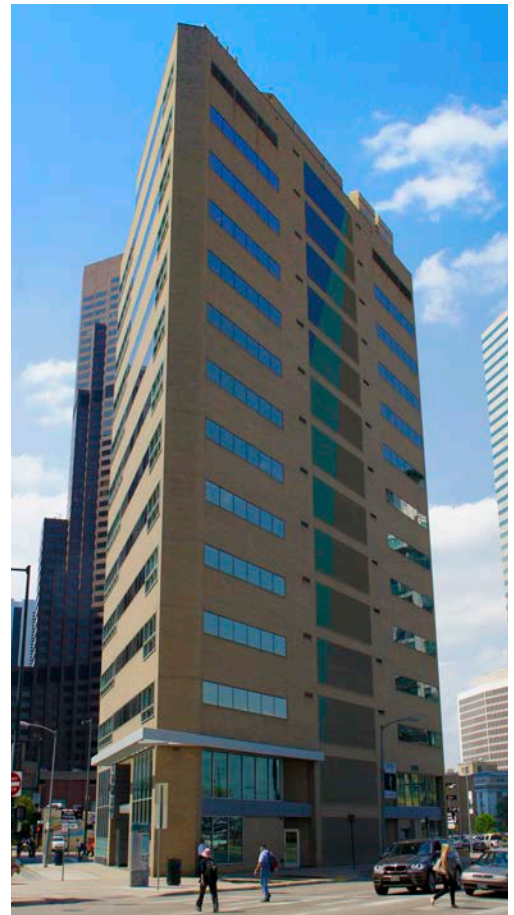
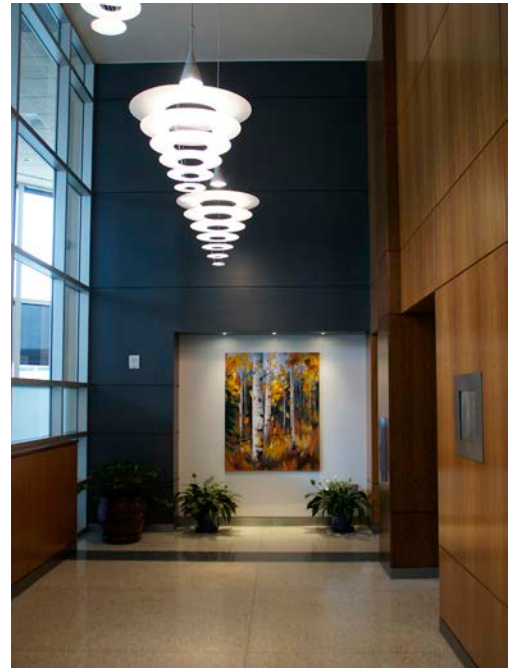
Respectfully,
Studio Obermeier Sheykhnet Inc.



Aleksandr M. Sheykhnet, President
Studio Obermeier Sheykhnet Architecture Inc.

Glenarm Place Office Condominiums

Denver, Colorado



Mural by Aleksander Sheykhet



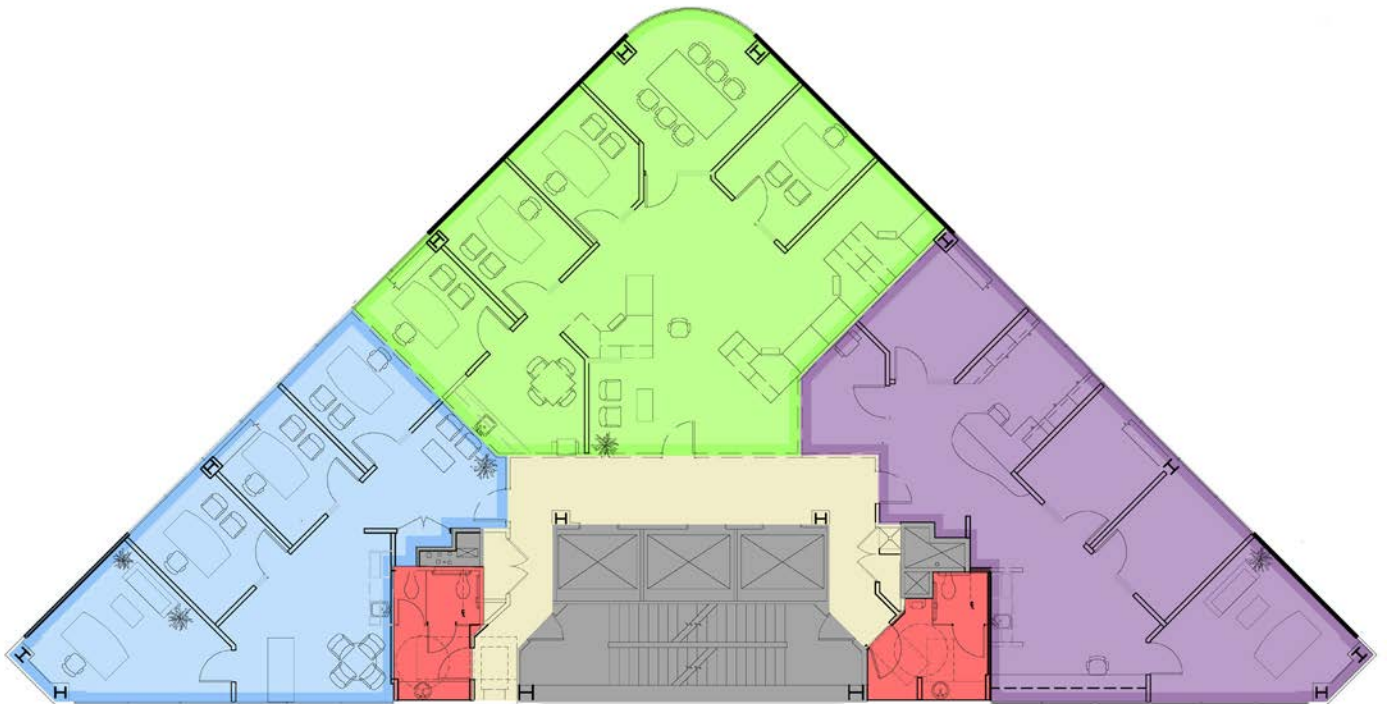
Studio Obermeier • Sheykhet

Owner: St. Charles Town Company
Program: General Office Condominium, Retail, Banking
Area: 71,000 sq. ft.
Services: Architecture, Interior Design

Project Description

1800 Glenarm Place is located on a triangular lot in downtown Denver. The design program called for the transformation of an existing office building, with a new façade, first floor retail space and the incorporation of a sculpture as a public amenity. 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 poly-faceted canopy and a sculptural space needle.

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



Avon Commercial Center

Avon, Colorado



Owner: Starwood Vacation Ownership

Use: Starwood VO

Project Area: 15,750 sq. ft.

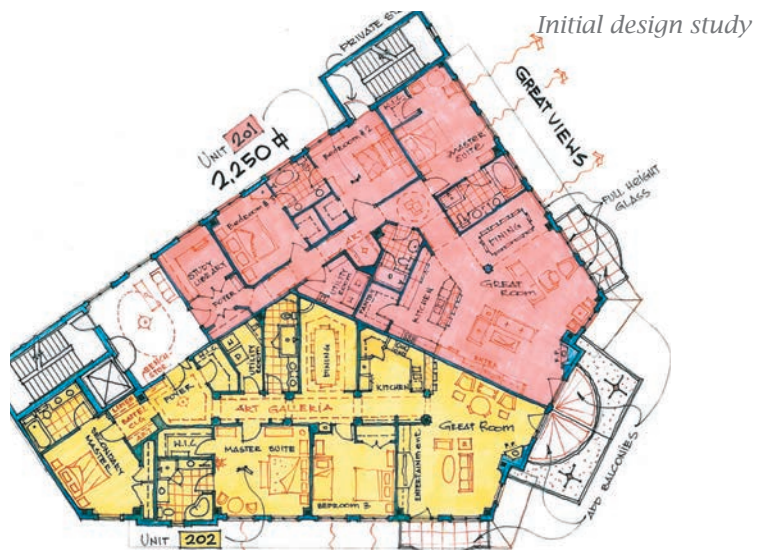
Completion Date: 2009

Project Description

Originally constructed as an office building with retail & food service space at the ground level, this sculpture-laden structure faces Main Street in Avon, and features panoramic views of the surrounding mountains.

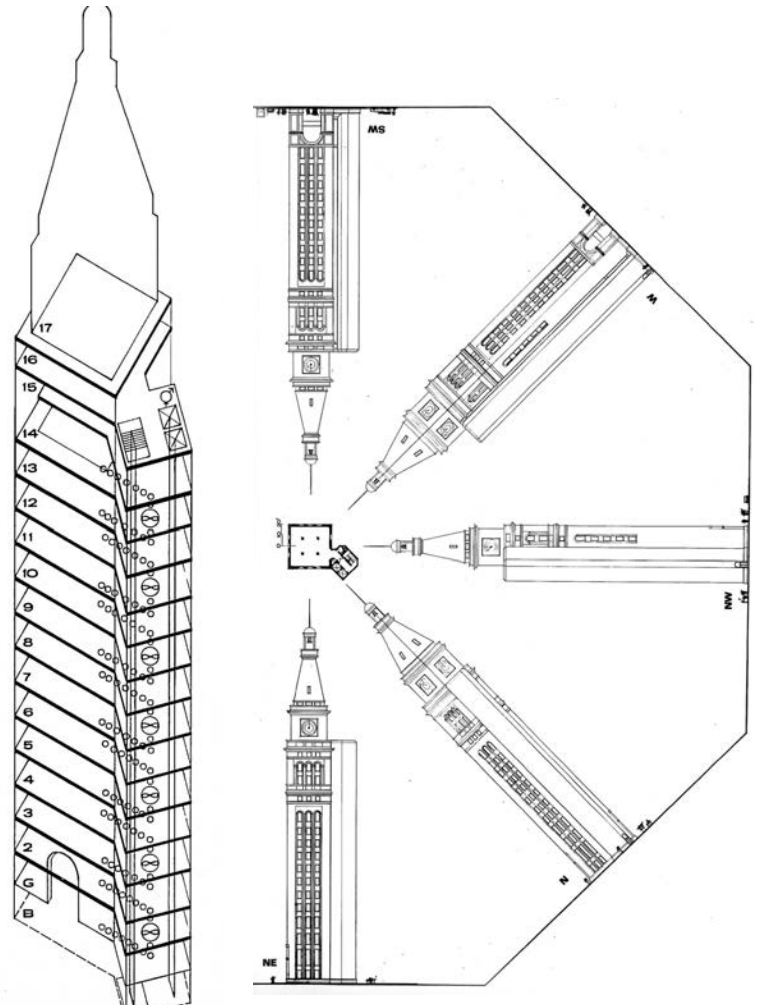
Later Studio Obermeier Sheykhets was commissioned to convert upper levels to residential condominium. Luxury dwelling units of 2,200 to 2,600-sf are planned.





D&F Tower Adaptive Restoration & Expansion

Denver, Colorado



The D&F Tower project was an adaptive restoration approach to activating a deteriorating landmark in downtown Denver.

Owner: Luff/McOG

Use: Adaptive Restoration and Expansion of a Historic Building

Area: 40,000 gross sq. ft.

Project Description

Consideration of the tower's potential usage suggested most strongly professional office space – doctors, lawyers, geologists, accountants, architects, etc. These are people whose space requirements are constant and fairly small and who would need and appreciate being located in the park at the epicenter of renewed Denver. The solution provides the tower with an exterior service core, housing stair, toilets, mechanical equipment and elevators. This service core, built with materials compatible to both park and tower, will reside unobtrusively on the north corner providing a visual transition between the tower and its surroundings. Construction of this new service core allows increased interior space, maximum flexibility of arrangement and four excellent exposures. These combined amenities insure the tower's desirability and therefore, its prolonged meaningful existence.

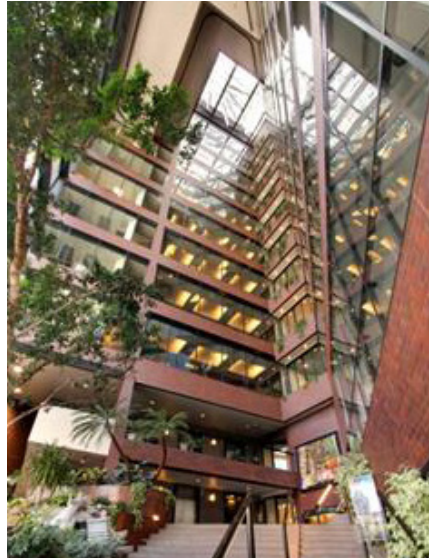
* This project was undertaken when Tom Obermeier was CEO of OZ Architecture



Studio Obermeier • Sheykhet

Spectrum Building

Denver, Colorado



This office building features a patented exterior tile panel curtain wall system and a suspended prismatic sculpture that reflects segments of the light into a multistory atrium.

Program: urban high-rise office building

Services: architecture, tenant finish

Project area: 115,000 sq. ft.

Awards: Award of Honor, American Institute of Architects, Western Mountain Region

Project Description

Designed by Tom Obermeier, the Spectrum Building was named for the light produced by the large prisms housed in its skylight. The client-specific building was created for members of the oil industry who wanted to interact with each other. Offices bordering the interior courtyard feature windows of glass that extend twelve stories to the roof, facilitating communication and a sense of community.

Jewel-like rays of violet, green, red and yellow, produced when the sun reflects off artist Charles Ross's sculpture, touch interior office windows, brick walls and the enclosed landscaped garden. The sculpture's components are designed to reflect the various seasons of the year. During the day sunlight travels through the building's atrium inviting the building's tenants to experience a sense of time and space.

The building's energy consumption is reduced through the use of the patented exterior tile panel system for the curtain wall and the comparatively small areas of insulating glass.*

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



Studio Obermeier • Sheykhet

Richard T. Castro Human Service Center

Denver, Colorado



This city government building was designed to meet the needs of its approximately 1,100 employees and the community

Owner: City and County of Denver

Services provide: Architectural and interior design

Program: Government community office building

Project area: 275,000 sq. ft.

Awards: ADID, Colorado Chapter, Interior Design Award Honorable Mention

Project Description

This four-and-a-half story government building was designed to meet the needs of its employees and the community. Amenities included a 3,500 square foot Childcare Center with an outdoor play area, a community room, a cafeteria with an outdoor deck, a client café, a Family Visitation Center, offices and a computer center.

A primary design goal was to create an environment that welcomed employees as well as the public, a human services center with a non-institutional feel. One side of the building curves around an open courtyard creating a communal open space. The interior design for this large structure displays bright colors, bold patterns and a large mural while the hallways showcase community artwork.

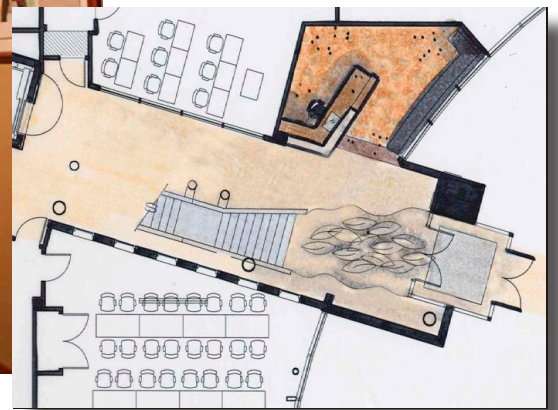
The building interior features include modern workstations, wide hallways, and large waiting areas utilizing natural lighting. All of the building's design components served to create a professional, warm and supportive atmosphere for its users.*

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



Growth Fund Office Building

Ignacio, Colorado



Owner: Southern Ute Indian Tribe
Program: Headquarter office building
Services: architectural, interior design
Project area: 52,000 square feet

Project Description

Commissioned by the Southern Ute Indian Tribe, this building is a state-of-the-art, fully-finished, office building. The building's interior houses offices for three tribal departments, conference rooms, cutting-edge audio-visual and fiber optic equipment, and data storage facilities. Building offices radiate from the light-filled courtyard that raises three-and-a-half stories to the roof. Interior finishes are enhanced with elegantly detailed cherry wood accents and etched glass panels.

The three-story structure is fronted by a circular drive that is landscaped with native trees and grasses. Designed to gently step into the hill, its concave shape creates a sheltered outdoor space.*

*This project was undertaken when Tom Obermeier was the CEO of OZ Architecture. Aleksandr Sheykhet served as Project Manager.

Picture, caption

The Growth Fund Office Building was designed for the following tribal departments: Growth Fund Administration, Red Willow and the Department of Energy.



Zenith International Center For Business and Education

Prospect Vernadskogo, Buiding #62, Moscow Russia 103011



Owner: PPP: Russian Academy of Sciences', Zenith Development Inc.
(joint American-Italian private for-profit group).
Program: General office, educational facilities, fitness center
Services: Architecture, interior design, landlord services
Project area: 1,260,000 sq. ft.

Project Description

This ambitious project inserted stark crystal-like contemporary structure into a dilapidating post-soviet urban fabric. Zoning laws had to be amended to allow this development. The goals for the project and clients' visions reached beyond boundaries of the site and aimed at revitalization of this once vibrant collegian part of Moscow. Conceived as a model for public/private partnership using domestic and foreign investments this project was an early model for contemporary Russian real estate development.

The program included completion of the core and shell building, conversion, renovations, adaptive reuse of a mixed use 21-story tower. The program included:

Addition of a parking garage.

Introduction of 2-level indoor shopping mall.

Headquarters and retail outlet for a full service financial institution.

Fitness center.

General office.

Educational facilities.

State of the art reaching and research laboratories for Russian Academy of Sciences.

Residential condominiums.

*This project was completed when Aleksandr Sheykhet was with HOK Architects.



Folio | Showcase



Nissan Motors Regional Headquarters
Portland, Oregon



BOULDER COUNTY BUSINESS CENTER
Longmont, Colorado, USA



Lighthouse Twin Tower
Down town Abu Dhabi, UAE



The Honourable Artillery Company (HAC)
London, England

This publication contains several representative projects completed by Studio Obermeier-Sheykhet Architecture, Inc. There are many more projects, buildings, clients and relationships associated with this typology that we would like to share with you. Please contact us for a more comprehensive portfolio at 303.327.4600.





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

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.



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