



Profile

Dennis Freed has over four (4) decades of construction and real estate development experience. His experience spans a multitude of different types of development and construction projects. Dennis and his teams have consulted on and built over seventy (70) construction projects in mixed use, rental residential, condominium, commercial, tenant fit out, churches, schools, universities, museum, landmark renovations, parks, theaters and hazardous waste sites.

Major Accomplishments and Qualifications

- Dennis's experience covers every aspect of the pre-construction, pre-development, development, construction, and post construction process with extensive knowledge in both ground up and renovation projects. His years working and consulting for developers, as well as construction companies, has further rounded out his experience in the development of a project. His extensive knowledge in materials, processes, safety, and manufacturing is unique in understanding problems as they arise to offer innovative solutions.
- As Principal-in-Charge with Lend Lease Construction, he developed one of the largest high-rise residential construction groups in the U.S. He has performed billions in on-time and on-schedule work hours and supervised over 200 employees. Structured his construction teams to be able to perform both project management and superintendent work permitting flexibility and cost savings. As PIC, he was responsible for the financial health and success of his division.
- Key executive member of the strategy and Investment/development Committees that made critical decisions on the allocation of the company's capital in both construction and development projects based on clearly defined risk return criteria. Dennis Identified key risks and rewards and developed flexible strategies to mitigate potential current and future development and construction complexities due to market conditions, personnel, construction difficulties, governmental regulation, and supply chain management.
- Renovated and repositioned numerous landmark and non-landmark buildings. Building use and changes included residential, commercial, museum, school, university, theater, medical and religious institutions. Supervised structural reinforcements, added and removed floors, gut rehab, worked around existing tenants, extended cellars depths, utility upgrades, façade renovation or recladding, MEPS changes, and performed other difficult construction tasks.
- His teams led safety efforts in New York City (NYC) by inventing and implementing numerous construction safety measures that dramatically decreased time loss, injuries and property damage resulting in reduced project costs and liabilities. For example, his teams implemented the first four (4) building envelope cocoons and the use of lifting platforms in NYC. Awarded the Lend Lease U.S. Safety Leader of the Year and the International Safety Team Award for his leadership and commitment to safety in construction.
- Tens of billions of construction dollars were filtered through Dennis's oversight resulting in zero legal, arbitration or mediation actions. He has successfully closed out every construction project without further legal action from the developers, construction managers and the subcontractors.
- Negotiated numerous Project Labor Agreements (PLAs) and disputes with the NYC Construction Unions. Negotiated the first PLA immediately following the 2008 crash and

saved the project \$20 million, which enabled the project to proceed with construction while many others were halted.

- Managed and resolved millions in dollars of construction insurance claims ranging from water infiltration to failed construction cranes.
- Member of the Lend Lease 401k advisory board.
- His relationships span all disciplines and agencies, including the NYC Department of Buildings, Con Edison, architects, engineers, consultants, construction managers, subcontractors, material manufacturers and union officials. He has successfully negotiated numerous agreements, contracts and understandings with these industry leaders.
- Pioneer for Women in Construction. Numerous female employees were mentored by Dennis and have gone on to become Real Estate and Construction Executives.
- Assisted numerous small and new subcontractors, consultants, and designers to challenge the business and create new methodologies while reducing costs to build.
- Traveled to scores of manufacturers of numerous material types and systems to review, negotiate, expedite, and employ quality control with manufacturers in the U.S., Canada, Europe and China.
- Construction engineered the first modern high-rise exposed concrete residential buildings in conjunction with GKV Architects.
- Introduced numerous façade solutions including handset precast panels and curtain wall designs.
- Construction-engineered and built the first two (2) slender buildings in the world, Sky House and One Madison Park, according to CNN article dated February 13, 2018.
- In 1986, created a scheduling matrix system, which provides detailed and accurate indication of a project's performance and has been adopted by the construction industry.
- Numerous concrete, design, and construction awards.
- Chairman and co-wrote the Lend Lease EIFS and Synthetic Stucco guidelines for construction.

Work History

- Dennis Freed Consulting – Principal
- Macklowe Properties – Executive Vice President of Development and Construction for One Wall Street
- The Lightstone Company – Senior Vice President of Development and Construction
- Lend Lease Corporation – Principal in Charge
- George A. Fuller Company – Operations Director
- HRH Construction – Senior Project Manager
- HLW – Assistant Structural Engineer
- Brooklyn Union Gas – Engineering department internship



Clients

Acrylicize, Adellco Development, Alexico Group, APF Properties LLC, Atlantic Realty Development Company, Avalon Development, Bildirici Development, Bhatia Development, Brickman Development, Brodsky Development, Carlyle Group, CASCO Real Estate, Clarett Development, Criterion Group, Dermot Company, Dixon International, Extell Development, Guggenheim Museum, Kaliman Development, Lightstone Development, Limitless Ventures, Macklowe Properties, Jani Real Estate, John Buck Company, Related Companies, NYC School Construction Authority, Park Tower Realty, Pfizer Corporation, Slazer Development, Sterling Management, St. John's University, Terrance Cardinal Cooke Health Care, The Trump Organization, Unitarian Universalist Congregation, Victor Homes, Worldwide Holdings, Zeckendorf Development

Mediation, Organizations and Company Boards

- Associated General Contractors of America recommended Mediator
- Served on the Board of Advisors for hOM- www.iamhom.com

Education

- American Arbitration Association – Mediation Skills for Facilitating Negotiation Agreements
- New York State Bar Association – Advanced Commercial Mediation Training
- DRBF (Dispute Resolution Board Foundation) Administration & Practice/Chairing Workshop
- University of Rhode Island – Bachelor of Science in Civil/Structural Engineering - June 1980
- New York University Continuing Education – Certificate in Real Estate Studies
- Columbia University Graduate School of Business Executive Education Program
- Dale Carnegie – How to Win Friends and Influence People
- DuPont Chemical Corporation – Executive Leadership Safety Training

Author

- Love, Loss and Awakening (mis)adventures on the Way Back to Joy. Awards: National Indie Excellence Book Award, Jim Barnes Living Now Book Award and Beverley Hills Book Award. Long Listed for The BookViral Millennium Book Award and short listed for the Kiffer Brown Journey Book Awards for Narrative Non-Fiction.

Teaching Experience

- Visiting Professor at Pratt University teaching construction management to architecture students
- Adjunct Professor at Columbia University teaching construction and real estate development at the graduate level

References

Available upon request

Construction and Development Projects

Residential, Hospitality & Mixed Use

- Adellco Development and The Carlyle Group
 - 211 West 14th Street –Construction Consultant for a fourteen-story luxury condominium.
- Atlantic Realty Development Company
 - The Continental – Luxury rental
 - Tower 31 – Luxury rental
- Avalon Development
 - The Avalon Bronxville – Structural stud and steel rental
- Bahtia Development
 - The Strand – Luxury condominium
- Bildirici Development
 - 12 East 37th Street – Boutique hotel and rental building
- Brickman Development
 - 1280 Fifth Avenue – Luxury condominium with space for the future African Museum
- Brodsky Development
 - 420 West 42nd Street – Luxury rental with Off Broadway Theaters and a Schubert Theater. Conversion of buildings into six off Broadway Theaters.
 - 360 West 43rd Street – Luxury rental
 - Bridge Tower – Luxury rental and Condominium with retailer Bed Bath and Beyond
- Casco Real Estate
 - 540 West 21st Street – Art Gallery and Condominium designed by Renzo Piano Development and construction consultant for pre-construction.
- Clarett Development
 - Post Luminary – Luxury rental
 - Post Toscana – Luxury rental
 - Place 57 – Luxury condominium
 - The Opus – Luxury condominium
 - Chelsea House – Luxury condominium
 - Skyhouse – Luxury condominium, 55-Story needle building
 - 200 West End Ave – Luxury condominium
 - Brooklyner – Luxury rental
 - Forte – Luxury condominium
- Dermot Company
 - MODA – Apartment rental in Queens
- Extell Development
 - One 57 – Luxury condominium and five star Park Hyatt Hotel. Preconstruction and first 1- 1½ years of construction.
 - 45th Street –Hyatt Hotel – Preconstruction and foundation
 - The Lucida – Luxury condominium
 - 535 West End Avenue – Luxury condominium
 - Ariel East – Luxury condominium
 - Ariel West – The Lucida – Luxury condominium
 - The Orion – Luxury condominium

- A & R Kalimian Real Estate
 - Aire – Luxury rental
- Lightstone Development
 - City Landing – Luxury rental
 - 112 Fulton Street – Luxury rental
 - 363 and 365 Bond Street – Luxury rental with Brownfields, bulkheads for superfund on the Gowanus Canal and waterfront esplanade park
- Limitless Ventures
 - Currently in pre-construction for a 2021 construction start of a socially responsible high-rise project. There is an NDA and therefore cannot comment further.
- Macklowe Properties
 - One Wall Street – 1.2 million square feet renovation of the NYC Landmark iconic building. Added an additional 60,000 SF to the building. Change the use from the Bank of NY to a condominium, rental and retail complex. Responsible for the design development and construction process.
- Jani Real Estate
 - 40 Worth Street – Luxury condominium – Gut demolition of the existing buildings pinning the façade
- John Buck Company
 - 92nd & 1st – Luxury rental
- Related properties
 - Tribeca Green – Luxury rental
 - The Strathmore – Luxury rental
- Slazer Development
 - One Madison – Luxury condominium
- Victor Homes
 - Lumiere – Luxury condominium
 - 53rd & 8th – Luxury condominium
- Worldwide Holdings
 - Casa 74 – Luxury condominium
 - PS 59 – Conversion of the Manhattan Eye, Ear and Throat Hospital into a fully functional school
 - Partnered with Zeckendorf Development on all projects until 2000
- Zeckendorf development
 - 10 UN – Luxury condominium – completed foundation. Stalled site.
 - Queens West Site 10 – HUD financed project. Luxury coops with a public school and precast garage. 1st project built in Queens West Development
 - Gotham – Luxury condominium with Lowes Movie Theater Complex
 - Vanderbilt – Luxury condominium
 - Park Belvedere – Luxury condominium

Renovation

- APF Properties
 - 60 Charlton Street – 90,255 square foot commercial renovation adding six floors to the existing building.

- Macklowe Properties
 - One Wall Street – 1.2 million square feet renovation of the NYC Landmark iconic building. Added an additional 60,000 SF to the building. Change the use from the Bank of NY to a condominium, rental and retail complex. Responsible for the design, development, construction engineering and demolition process.
- Dermot Company
 - MOTA – Removed the Queens Family Court House interior and pinned the street facade to accept an apartment building. Renovated the façade.
- Jani Real Estate
 - 40 Worth Street– Gut demolition of the existing buildings pinning the façade. Luxury condominium.
- Extell Development
 - The Stanhope. Luxury condominiums.
- Worldwide Holdings
 - PS 59- Conversion of the Manhattan Eye, Ear and Throat Hospital into a fully functional school.
- Clarett Development
 - The Church for Transfiguration - Reroute all underground utility services and build a new entrance while the church remained in use
- Brodsky Development
 - Theater Row 420 West 42nd Street – Conversion of brownstones into six off Broadway Theaters
- Sterling Management
 - Europa – A stalled 1991 high-rise condominium that was partially completed. Restarted the project, after years of neglect, to complete as a condominium.
- Guggenheim Museum
 - Complete gut renovation of the entire museum. Added addition cellar office space.
- St John’s University Law School
 - Renovation of the existing law school and addition of a new building including a full student cafeteria facility
- Terrance Cardinal Cooke Health Care Center
 - Renovation of care facilities and patient floors
- Five New York City Schools
 - Renovation and built additions to existing schools

Commercial

- Acrylicize
 - Consulting for multiple tenant-floor custom interactive art installations for a major internet company. There is an NDA and therefore cannot comment on location.
- APF Properties
 - 60 Charlton Street – 90,255 square foot commercial renovation adding two floors to the existing building.
- Park Tower Realty
 - 535 Madison Avenue – Commercial rental building
- Jackie Finklestein

- o 900 Third Avenue – Commercial rental building
- Dixon International
 - o 40 Broad Street – Interior commercial tenant fit-out
- The Trump Organization
 - o Trump Towers – Interior fit out of luxury atrium and condominium lobby

Other Projects

- Lightstone Development
 - o 363 & 365 Bond Street – Worked with EPA and numerous NYS agencies to design the bulkhead for the superfund site and engineer removals for the Brownfield program. Intricately involved in the design and engineering of the waterfront esplanade park.
- Worldwide Holdings
 - o PS 59 – Conversion of the Manhattan Eye, Ear and Throat Hospital into a fully functional NYC public school.
- New York City Public Schools
 - o Constructed and renovated five schools
- North Shore Unitarian Church
 - o New construction of the beautiful handset stone church, community center & school and surrounding fourteen-acre grounds and infrastructure.
- Pfizer Corporation
 - o Hazardous waste clean-up of an existing medical facility.