



FACILITY STRATEGIES

Interior Design Services

Project Management

Interior Design

Space Planning

Furniture Specification & Procurement

Space / Building Efficiency Analysis

Graphic Design / Branding

RELEVANT EXPERIENCE

Air Protein

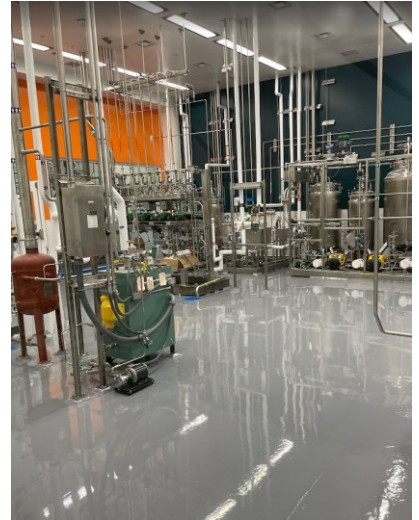
Corporate Design/Lab Program/Pilot Plant

San Leandro, California



- Kickoff and Goal Setting
- Lab Program / Design
- Move Scope and Planning
- Tenant Representation
- Bidding and Procurement (Furniture, Corporate Vendors, Construction)
- Project Management
- Relocation Supervision and Help Desk
- Decommissioning Equipment

STM Unlimited, LLC in cooperation with Facility Strategies, provided design and project management for Air Protein's new Innovation and Product Development Center. The location was a vacated former Kellogg's factory located in San Leandro, California. We brought to life the vision of Air Protein's CEO to create a corporate branding facility, multiple R&D laboratories, and a scalable pilot plant.



STM Unlimited, LLC / Facility Strategies, LLC worked with international stakeholders for the lab programming and pilot plant. Interfacing with Exxon Mobile's global site project team, allowed for a complex multi-gas installation. Total project from design to testing was 20 months.



Corporate Facility

Food Labs & Pilot Plant



Reference:

Confidential

An NDA (Non-Disclosure Agreement) exists for this project

The information depicted is the only information that can legally be shared

LyondellBassell

Restack, Consolidation and Relocation

Newtown Square, PA

LyondellBassell, formerly located on the Newtown Square Campus embarked on a corporate restack to relocate their C-suite, labs and office space into 400,000 SF from 560,000 SF.

Services included:

- Feasibility Study to determine new office standards
- Redesign & relocate the C-Suite & Boardroom
- Interior Design
- Construction Management
- On-site relocation



LyondellBassell (LYB), is one of the world's largest producers of polymer and plastic resins, including polyethylene, and polypropylene.

Their products are found in building insulation, safety glass, solar panels, adhesives, packaging and automotive interiors. LyondellBassell, when located in the Newtown Square, sold a portion of their campus to SAP America for the construction of new US Headquarters. The deal included leasing SAP their Executive Building which included the C-Suite, Boardroom and other Executive offices. To facilitate the lease objections, a reproduction of the Lyondell C-Suite needed to be recreated in another building.



- Feasibility Study to accommodate same number of personnel in less 160,000 SF less square feet
- Strategic Corporate Restack; Labs and offices
- Redesign and relocate LyondellBassell's C-Suite & Boardroom
- Create new office standards to accommodate greater density
- Furniture installation management
- On-site Relocation Management; 900 internal moves
- Project Schedule: 6 months
- 560,000 SF over five buildings; consolidated into 400,000 SF over four buildings
- Construction Cost = \$4,800,000

Facility Strategies (under an Interior Environments contract) created three offices from every two existing offices to accommodate the personnel headcount. On site labs were resized and renovated accordingly to address relocated personnel.



Project Mgmt, Design & Relocation Mgmt

Chemical

RELEVANT EXPERIENCE

Lucien E. Blackwell Community Center

Master Scheduling, Estimating & Interiors

Philadelphia, PA



*Design & Construction of a new Community Center
Projected LEED Silver
12,332 SqFt Facility on 1.5 Acres
9-month design phase & 12-month construction phase
2018 Ribbon-cutting
Master Scheduling, Estimating & Interior Design*



Exterior Rendering

Facility Strategies is an integral part of the project team of the new Lucien E. Blackwell Community Center located at 47th and Aspen Streets. The project is financed and developed by The Philadelphia Housing Authority. It will be leased to the City of Philadelphia Department of Parks & Recreation.

Facility Strategies performed the role of Master Scheduling for all of the pre-development tasks related to design, engineering, approvals and zoning. In addition to that role, FS developed the pre-con estimates. Facility Strategies developed the interior design, furniture selection and specifications.

The project design phase commenced in June 2016 and completed by March 2017. A 12-month construction schedule to commence April 1, 2017.



Gymnasium Rendering

Project Team:

- Developer / GC: J.D.Bravo Company
- Architect: Jacobs Wyper
- Interior Design: Facility Strategies
- Master Scheduling & Estimating: Facility Strategies



Multi-purpose Room Interior Rendering

- Master Scheduling & Estimating
- Interior Design
- LEED Silver
- Construction only = \$ 4 million
- Total project cost = \$ 6.3 million



Floor Plan

Public Sector

Community Center

RELEVANT EXPERIENCE

Jersey Shore University Medical Center

Newly Constructed Family Health Center

Neptune, NJ



New construction of a 30,000 SF Family Health Center. The existing clinic needed to be relocated allow Jersey Shore's \$300MM expansion.

Scope of Services included:

- Space Programming
- Graphic Design and a way-finding program to assist the clientele; 70% do not speak English
- Interior Design
- Specification & Procurement of fixtures and finishes
- All existing furniture and equipment was inventoried and 80% was reused
- Coordinated construction requirements of medical equipment suppliers



Facilities Strategies provided space planning, programming and interior design services for this 30,000 SF not-for-profit inner-city health clinic. Our team was challenged with creating an affordable interior environment that promotes a pleasant patient experience. The location of the clinic demanded that finishes and materials be practical and stand up to the wear and abuse of a public environment. We created a system of way-finding icons and color identification markers for each specialty. The graphic signs (icons) coordinated with the interior finishes to assist patients in locating a specific area in this multi-lingual service facility.



The specialties included Women's Health, Pediatrics, Family Medicine, Dentistry and an AIDS Testing and Treatment center. As the project manager, Facility Strategies coordinated requirements of : NJ Dept of Community Affairs, Dept of Health, Meridian Health's Information Technology, Security and local building department.

Project Team:

- Design: Facility Strategies
- Project Management: Facility Strategies



- Programming
- Test Fit / Space Planning
- Interior Design
- Project & Construction Management
- Procurement of Fixtures & Finishes
- 30,000 SF
- Construction = \$2,884,713

Interior Design

Signage

Healthcare

PTC Therapeutics

New Laboratories & Headquarters

South Plainfield, NJ

PTC Therapeutics – Under the leadership of founder, Dr. Stuart Peltz, CEO, Facility Strategies developed the interior fit-out of lab space and offices for their initial United States location in South Plainfield, NJ.

Services included:

- Laboratory Layout & Construction Coordination
- Installation Management
- Interior Design for new Global Headquarters
- Office & Furniture Design Standards
- Structured cabling & IT design standards
- State-of-the-art Boardroom & Video Conferencing



Dr. Stuart Peltz, a rare disease pioneer in RNA-directed drug development founded PTC Therapeutics, a start-up biopharmaceutical company in 1998. Dr. Peltz engaged Facility Strategies to help create their initial US Headquarters located at 100 Corporate Court in South Plainfield, NJ. FS worked closely with their Facility Manager, Thomas Clark, III to create laboratory spaces for the scientists and researchers along with executive offices and a C-suite.

PTC is a science-driven, global Gene Therapy Manufacturing company focused on the discovery, development and commercialization of clinically differentiated medicines that provide benefits to patients with rare disorders.

Facility Strategies was re-engaged when PTC expanded into Building 250 on the same South Plainfield campus creating an expanded C-suite and state-of-the-art Boardroom. PTC has grown significantly with locations all over the world. Their executive HQ is in Warren, NJ.



- Programming / Project Budget Development
- Installation Management for new laboratories
- Interior Design for Executive Offices, Boardroom and researcher/scientist offices
- Developed furniture standards program
- Furniture installation management
- Fast-tracked to be completed in 6 months
- Initial space was 90,000 SF; PTC Therapeutics later expanded into Building 250, an additional 90,000 SF

RELEVANT EXPERIENCE

Jefferson Center

Comprehensive Relocation Management

Philadelphia / Abington / Lansdale & NJ

Consolidation of Administrative and Corporate Services from (8) Center City locations and (7) Suburban locations including Abington, Jefferson Northeast and Jefferson Health NJ



Jefferson

Philadelphia University +
Thomas Jefferson University

HOME OF SIDNEY KIMMEL MEDICAL COLLEGE

Graphic Design Services included:

- Floor plans with names and workstation numbers
- Etiquette for an Open Environment
- Relocation Folders that includes 'Packing Instructions'
- Real-time Help Desk on Move Day



PRE-MOVE "PURGE" CAMPAIGN

Technology has allowed us to become less dependent on traditional filing and the retention of hard copies. Therefore, this is the perfect opportunity to purge. Many file cabinets are filled with redundant copies of what is available electronically, and can be discarded. Now is the time to purge anything that is not essential or available electronically. It will be much easier to purge as you are packing. The new workplace environment may not have additional file storage other than your workstation.

PURGING AND SHREDDING

In preparation for the move, please begin to archive, purge or shred any files that are no longer relevant. Please contact your Move Captain regarding file retention policies. Your Move Captain can also assist in securing purge bins and secure shredding bins for sensitive documents to ensure that they are destroyed in compliance with your company policy.



CRATES AND MOVING LABELS

Crates will be distributed to you and your department two weeks prior to your move to give you adequate time to pack. You will also be receiving moving labels in a particularly color. The exact color will be determined closer to the move. Please use a medium point black sharpie to mark the labels. The label should include your designation address and # of total of crates.



- Comprehensive Relocation Management
- Chair weekly meetings to coordinate and schedule Info Tech, Security, Building Management & (3) Furniture Dealers
- Develop, Design & Print a 'How to Pack' & a Welcome Package for each employee
- 14 Floors; 225,000 SF
- 750 Jefferson Employees
- Timeframe: 6 months

Project Team:

- Architect: FC Architects
- GC: C. Erickson & Sons Inc.
- Graphics: Desvernine Design
- Mover: T&N Van Service
Wayne Moving & Storage

RELEVANT EXPERIENCE

The Place at Marlboro

Interior Design & Project Management

Marlboro, NJ



Buildings 8 and 9; each Building houses six units

The Place at Marlboro is Phase I of an affordable housing development in the Morganville section of Marlboro Township, NJ. This rental community is comprised of 9 newly constructed buildings with rents ranging from \$1,080 to \$1,836. Facility Strategies was selected to design the community clubhouse and punch list the 154-units for the developer.

The property features an on-site community center to be used by residents for programmed activities. The Clubhouse contains two multipurpose rooms, a kitchen/catering area, property management offices and an outdoor patio. Phase I of the project, 154-units was completed in March of 2024.



Clubhouse

*Construction of a 9-Building; 154-unit Affordable Housing Development
24-month construction schedule
Interior Design of the Community Clubhouse
Design Consultant & Construction Admin*



Project Team:

Multipurpose Room

- Developer / Community Investment Strategies, Inc.
- Architect: Barton Partners
- Interior Design: Facility Strategies
- Construction: Ramos Construction



Multipurpose Room II

- Clubhouse Interior Design
- Design Consultant
- Project Management
- Construction only = \$ 32,000,000

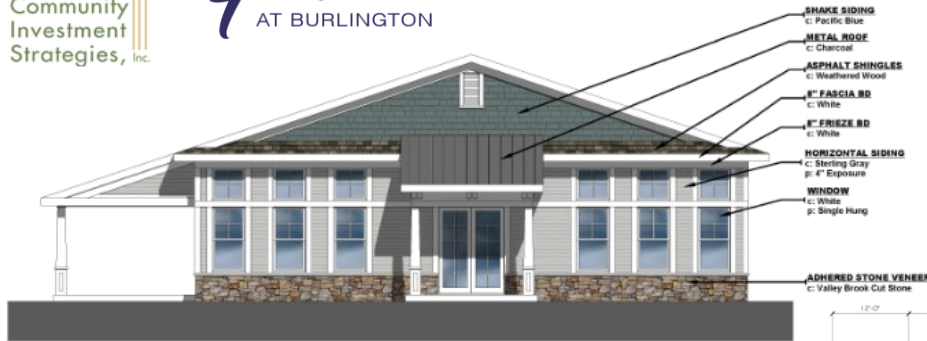
Multi-Family

Commercial Residential



The Place
AT BURLINGTON

Construction of a 4-Building; 84-unit Affordable Housing Development
18-month construction schedule
Interior Design of the Community Clubhouse
Design Consultant & Construction Admin

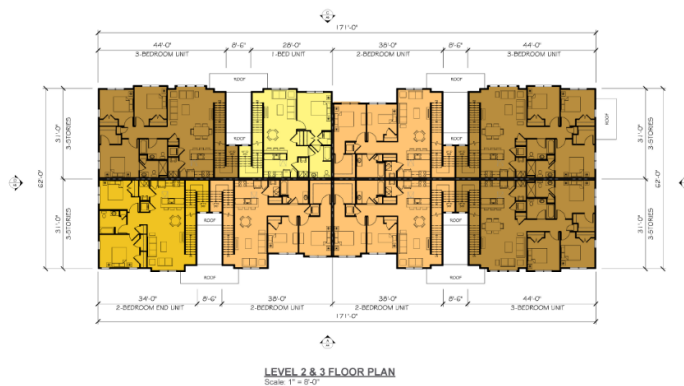


ELEVATION A (FRONT)
Scale: 1/4" = 1'-0"

Facility Strategies has worked with CIS since 1994. CIS is an affordable housing developer with a portfolio of 35 properties, both multi-family and 55+ communities throughout the state of New Jersey. The Place at Burlington is their newest product that eliminates common space in order to maximize the challenging construction budgets of affordable housing.

Facility Strategies provides interior design services for the community clubhouse including furniture specification & procurement. Facility Strategies also provides design consultancy services during the construction phase of the development. This role ensures that the construction conforms to design and specifications as well as make design decisions that are consistent with CIS standards.

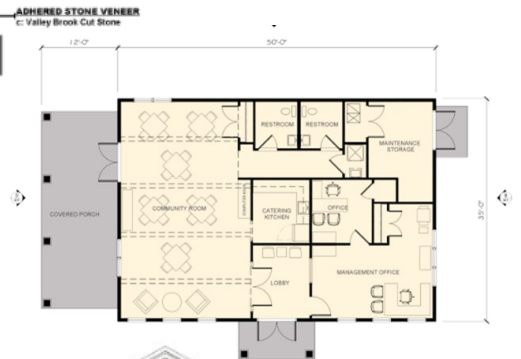
The construction commenced in August 2023 and has a target completion of October 2024.



LEVEL 2 & 3 FLOOR PLAN
Scale: 1" = 8'-0"

SHAKE SIDING
c: Pacific Blue
METAL ROOF
c: Charcoal
ASPHALT SHINGLES
c: Weathered Wood
6" FASCIA BD
c: White
6" FRIEZE BD
c: White
HORIZONTAL SIDING
p: Sterling Gray
p: 4" Exposure
WINDOW
c: White
p: Single Hung

- Clubhouse Interior Design, Furniture Specification & Procurement, Design Consultant & Construction Administration
- Construction only = \$ 17,200,000



ELEVATION D (FRONT)
Scale: 1" = 8'-0"

Project Team:

- Developer / Community Investment Strategies, Inc.
- Architect: Barton Partners
- Contractor: Ramos Construction
- Interior Design: Facility Strategies
- Design Consultant & Construction Mgmt: Facility Strategies

RELEVANT EXPERIENCE

Marveland Crescent

Multi-family Affordable Housing

Flanders, NJ



*New Construction of 57 Affordable Apartments
Community Multipurpose Room
and Management Offices
Marveland Crescent is the inclusionary component of
Toll Brothers Regency at Flanders
2018 Ribbon-cutting
Owner's Rep, Interior Design, Furniture Specification &
Procurement, Transition from Construction to
Operations*



Facility Strategies performed owner's representation services during the 15-month construction of Marveland Crescent. Services included attendance and direction at bi-weekly construction meetings and processing monthly applications for payment. The development included a community multipurpose room and property management offices. Facility Strategies selected interior finishes, furniture, artwork and merchandising of the community common spaces. The most critical role that Facility Strategies managed was the final punch list and turnover of units from construction to occupied units. FS worked closely with the CIS site manager to expedite and ready units to be occupied as leases were signed. The project officially opened in 2018.



- Owner's Representative / Construction Manager
- Interior Design – Community Room & Offices
- Furniture Specification & Procurement
- Transition Coordination – Construction to occupied units

Project Team:

- Developer: CIS
- GC: Toll Brothers
- Owners Rep: Facility Strategies, LLC
- Interior Designer: Facility Strategies, LLC
- Signage: Facility Strategies, LLC

Project Mgmt/Design Services

Commercial Residential



RELEVANT EXPERIENCE

Royal Crescent & Toms River Crescent *Community Center Interiors* East Greenwich & Toms River, NJ



120 Affordable Multi-family Units
Two and Three bedrooms
Opened in 2008

Designed the Community Room Interior
Interior Design, Furniture Specification & Procurement



Royal Crescent Community Room

- Interior Design
- Furniture Selection & Specification
- Furniture Procurement
- Installation Management



120 Affordable Multi-family Units
Two and Three bedrooms
Opened in 2009

Designed the Community Room Interior
Interior Design, Furniture Specification & Procurement



Toms River Crescent Community Room



Community Building Exterior

Design & Installation Mgmt

Commercial Residential

Elwyn

Staff Training Center

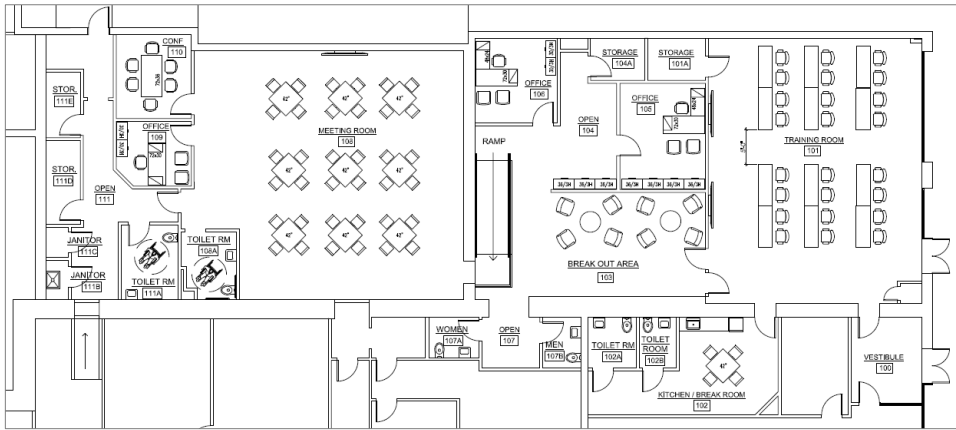
Vineland, NJ

Elwyn NJ (a subsidiary of Elwyn) needed a training facility for staff development.

This project was completed in association with Corona Partners.

Services included:

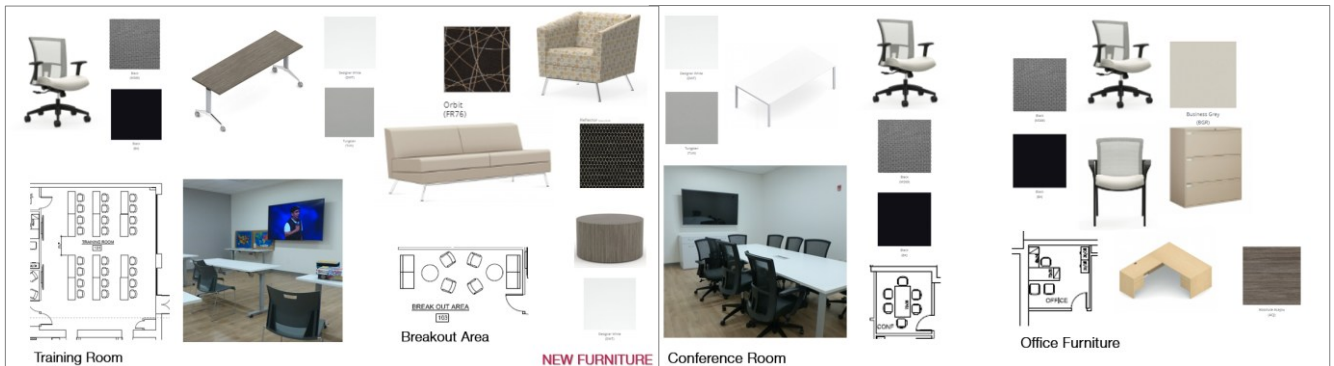
- Space Planning
- Furniture plan development to create a variety of training environments
- Furniture specification & procurement
- Installation management
- Coordinate with Info Tech and Audio-Visual teams



- Interior Design
- Furniture Specification & Procurement
- Furniture Guideline Development
- New Furniture vs Reuse Existing Analysis

Project Team:

- Project Manager: Corona Partners
- Interior Designer: Facility Strategies
- Furniture: Kershner Office Furniture



Training & Development

Interiors

Healthcare

RELEVANT EXPERIENCE

Westminster Theological Seminary

Seok Nam Gatehouse Renovation

Glenside, PA

The design and renovation of the Seok Nam Gatehouse located on the Westminster Theological Seminary campus. The gatehouse included an apartment for visiting faculty and graduate student housing for six international students.



**WESTMINSTER
THEOLOGICAL
SEMINARY**
EST. 1929

Scope of Services included:

- Project Cost Development
- Interior Design
- Furniture, Fixture and Equipment procurement
- Project & Construction Management



Existing Conditions



Graduate Students Apartment –
Study Area



Graduate Students Apartment – 1st Floor



Graduate Student Apartment - Kitchen



Graduate Students Apartment – Bedroom



Student – ADA Compliant Bathroom

- Interior Design
- FF&E Procurement
- Project & Construction Management
- 1625 Square Feet
- Project Cost: \$505,000

Faculty & Graduate Student Housing

Education

RELEVANT EXPERIENCE

Westminster Theological Seminary

Seok Nam Gatehouse Renovation

Glenside, PA

The design and renovation of the Seok Nam Gatehouse located on the Westminster Theological Seminary campus. The gatehouse included an apartment for visiting faculty and graduate student housing for six international students.



**WESTMINSTER
THEOLOGICAL
SEMINARY**
EST. 1929

Scope of Services included:

- Project Cost Development
- Interior Design
- Furniture, Fixture and Equipment procurement
- Project & Construction Management



Existing Conditions



Faculty Apartment – Living Room



Faculty Apartment - Kitchen



Faculty Apartment – Bedroom



Faculty Apartment – Bedroom

- Interior Design
- FF&E Procurement
- Project & Construction Management
- 1625 Square Feet
- Project Cost: \$505,000

Faculty & Graduate Student Housing

Education

RELEVANT EXPERIENCE

Littauer House

Headmaster's Residence Renovation

Princeton, NJ

Renovation of the Headmaster's Residence located on the campus of the Chapin School at 4383 Providence Road, Princeton, NJ 08540

Scope of Services included:

- Survey and construction documentation
- Interior Design
- 3 Bedrooms / 3.5 Bathrooms
- Specification & Procurement of fixtures and finishes
- Project & Construction Management



- Estimating / Project Budget Development
- Interior Design
- Project & Construction Management
- Procurement of Fixtures & Finishes
- Project Budget \$100,000
- Timeframe: 2.5 months for Design
- 6 months for Construction

Project Team:

- Design: Facility Strategies
- GC: Gabi's Construction
Bordentown, NJ

Residential

Education

RELEVANT EXPERIENCE

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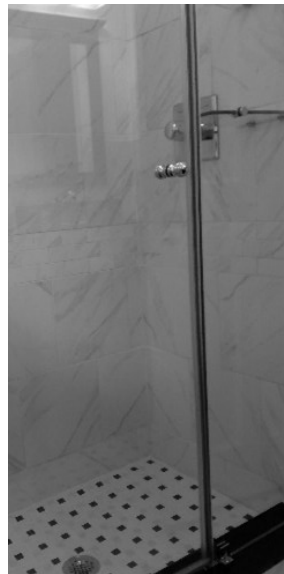
- Survey and construction documentation
- Interior Design
- 3 Bedrooms / 3.5 Bathrooms
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- Project & Construction Management



Master Bath - Before



Bathroom 2 - Before



Bath 3 - Before

- Estimating / Project Budget Development
- Interior Design
- Project & Construction Management
- Procurement of Fixtures & Finishes
- Project Budget \$100,000
- Timeframe: 2.5 months for Design
- 6 months for Construction

Project Team:

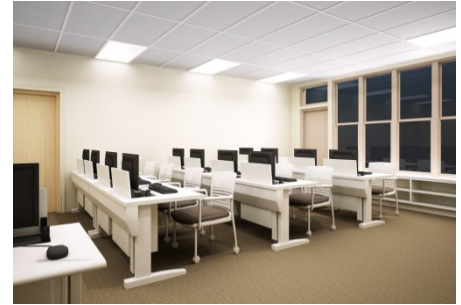
- Design: Facility Strategies
- GC: Gabi's Construction
Bordentown, NJ

Residential

Education



*Feasibility Study for 15 PHA Locations
Assess & survey existing conditions
Code Review & Accessibility Assessment
Estimates of probable cost for each site Renderings for each site
PHA Tenant Council Presentation*



- Survey existing conditions
- Code Compliance & Accessibility
- Estimates of probable cause for all proposed improvements
- Master scheduling
- Contract value = \$152,000

Facility Strategies was retained to conduct a feasibility that would be used to secure a grant to build computer resource centers at each of 15 PHA locations. The computer centers would be a resource for seniors to learn computer skills and students to use for both school and other technology-oriented activities.

Each location was assessed and survey for accessibility and code compliance. The centers required both HVAC and electrical upgrades to infrastructure. Security consideration for both safety and loss prevention.

