



THE VANDER VEEN GROUP

Andrew J. Vander Veen, *Principal*



REAL ESTATE DEVELOPMENT & PROJECT MANAGEMENT CONSULTING

THE VANDER VEEN GROUP INC.
Andrew J. Vander Veen, Principal
andrew@theVVgroup.com

New York Office
450 West 17th Street, 7th Floor
New York, NY 10011
(646) 454-1308

Millbrook Office
294 Chestnut Ridge Road
Millbrook, NY 12545
(845) 677-4512



- I MISSION STATEMENT
- II FOUNDER
- III SERVICES
- IV PROJECT MANAGEMENT PROCESS
- V PORTFOLIO

This section provides an overview of various projects completed under the management of Andrew J. Vander Veen during prior assignments.

- a. REDEVELOPMENT PROJECTS
 - b. GROUND-UP DEVELOPMENT
 - c. SPECIALITY ASSIGNMENTS
 - d. RESIDENTIAL REPOSITIONING
 - e. COMMERCIAL INTERIORS
- VI RECOGNITION
 - VII CONTACT

MISSION STATEMENT

The Vander Veen Group was founded by Andrew J. Vander Veen to provide comprehensive real estate development and project management consulting services. With a foundation of over twenty-two years of experience in the real estate industry, he has established a reputation as a detail-oriented professional with demonstrated results. Through experience, organization and dedication, projects are completed with precision. The Vander Veen Group is committed to providing superior service through integrity and professionalism.



FOUNDER



Prior to forming The Vander Veen Group, Mr. Vander Veen served as Senior Vice President, Director of Construction at **SL Green Realty**, managing a staff of 15 professionals. The team executed an average capital budget of \$180MM over 400 projects annually. Notable projects completed over the past four years include the award winning \$70MM redevelopment of 100 Park Avenue, and the new ground-up flagship store for American Eagle Outfitters, which features a 20 story LED signage tower in the heart of Times Square.

Prior to joining SL Green, Mr. Vander Veen served as Director of Design and Construction for **Trizec Properties** and Director of Construction for **Aegon USA Realty Advisors**. His professional career started in Boston, as Project Manager for **Finard & Company**, a

developer and manager of commercial real estate throughout New England. Working directly for ownership throughout his career has provided expansive experience in all facets of the real estate industry. An extensive knowledge base allows for critical support to operations, leasing and legal functions.

Mr. Vander Veen holds a Bachelor of Science Degree in Civil Engineering from Michigan State University. Technical studies focused on a structural and geotechnical curriculum. With over twenty-two years of direct experience in real estate development and project management experience, a comprehensive menu of consulting services is offered by The Vander Veen Group.



SERVICES

The Vander Veen Group provides a comprehensive menu of consulting services with expertise in multiple sectors of the real estate market. Extensive experience in ground-up, office, retail, commercial and residential redevelopment projects provide the foundation for solid leadership in managing real estate projects of all size and types. After an initial in-depth consultation with the client, a customized scope of services is identified and developed for each project.



PROJECT MANAGEMENT

- Design Coordination
- Permitting Strategies
- Critical Path Scheduling
- Vendor Selection
- Construction Management
- Contract Administration
- Project Close-out

COST MANAGEMENT

- Budget Development
- Financial Reporting
- Value Engineering
- Procurement
- Proposal Evaluation
- Change Order Analysis
- Financial Incentive Programs

REAL ESTATE CONSULTING

- Feasibility Studies
- Zoning Analysis
- Code Compliance
- Underwriting
- Repositioning
- Lease Analysis
- LEED Certification

PROCESS

PLANNING

Effective planning is the first and most critical phase of any project. Establishing goals and objectives is the starting point in developing a program to efficiently execute work within the project parameters. With targets in place, a team of qualified professionals must be carefully selected and engaged. Upon completion of conceptual design, a preliminary budget and schedule is prepared, applicable zoning and codes are reviewed and the metrics are evaluated within a business model developed for the project.



PRE - CONSTRUCTION

With conceptual design approval, the process of preparing for construction documents includes multiple tasks that must be closely coordinated.

As design documents are prepared, details must be evaluated for cost, lead time, quality and constructability. Several materials may need to be pre-purchased in order to maintain schedule. As plans evolve, budgets must be updated and value-engineering options evaluated. Bid documents are issued to pre-qualified contractors and permits secured from the appropriate agencies.

CONSTRUCTION

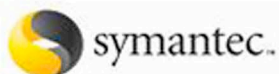
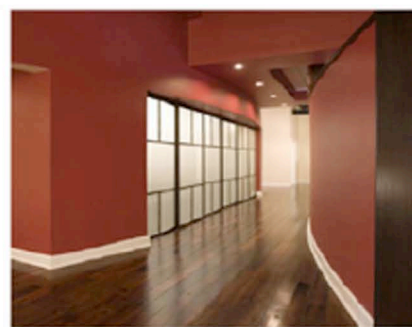
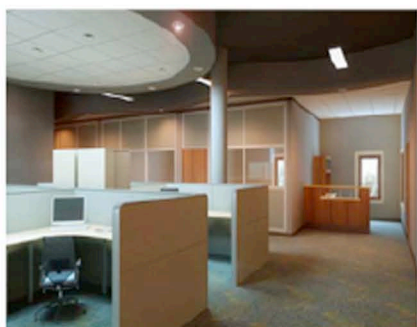
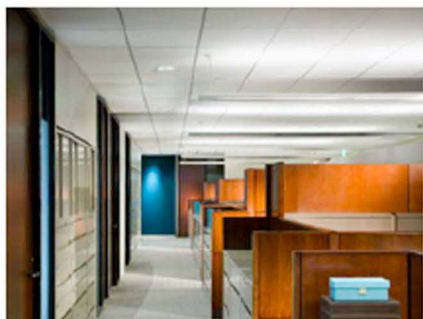
Maintaining continuity of the project team is essential during the construction. Regular project meetings are chaired and minutes issued carefully outlining open items, responsible parties and established time frames. Tracking the shop drawing and submission process as well as monitoring material delivery schedules are key elements to maintaining schedule. Additionally, detailed review of all requisitions and change orders are critical in managing the project financials with regular reporting. Quality inspection and safety control procedures must be maintained throughout the project.

PROJECT CLOSE - OUT

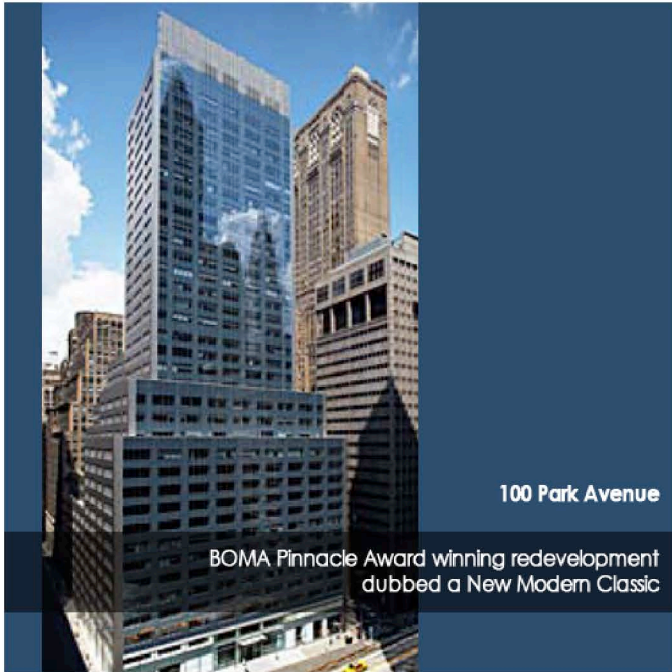
A comprehensive closeout program assures that contractual obligations are fulfilled and a complete project delivered to the client. Prompt completion of construction punch list items minimizes disruption to operations and projects a quality installation. Administrative elements such as warranties, regulatory approvals, as-built documents and operations & maintenance manuals are essential to every project.

COMMERCIAL INTERIORS

Millions of square feet of turnkey office space delivered to hundreds of tenants.

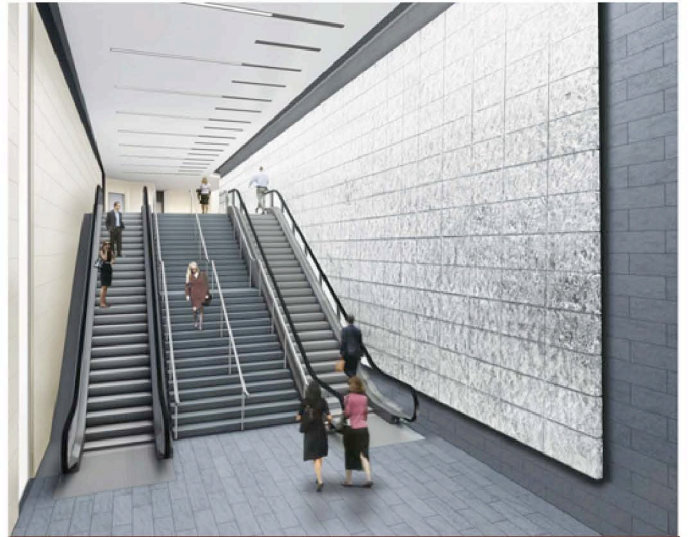


REDEVELOPMENT PROJECTS



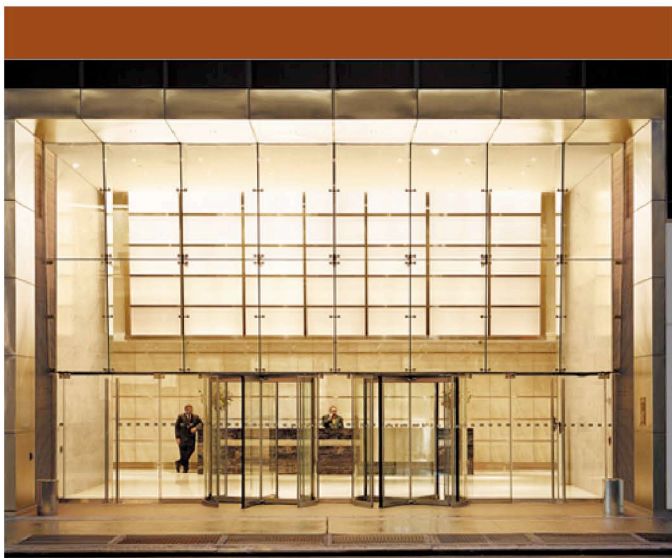
100 Park Avenue

BOMA Pinnacle Award winning redevelopment
dubbed a New Modern Classic



1515 Broadway

Featuring a lobby design by Kohn Pederson Fox



485 Lexington & 750 Third Avenue

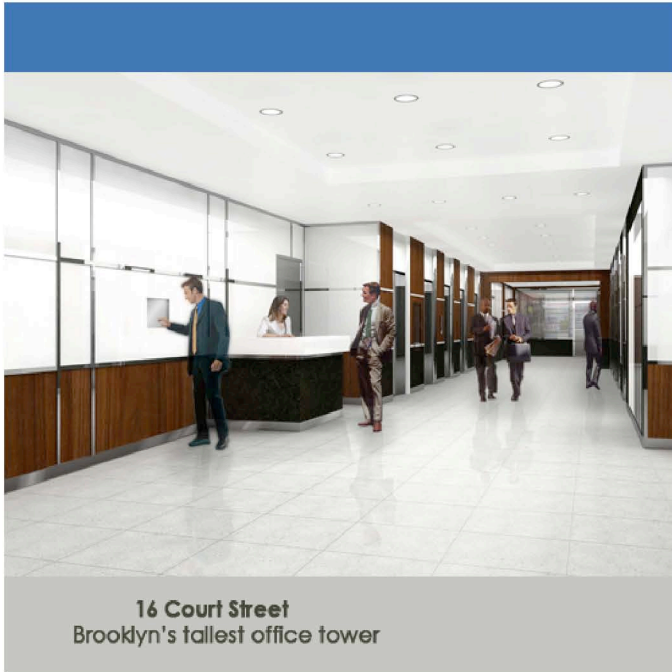
Two midtown towers transformed into Grand Central Square

521 Fifth Avenue

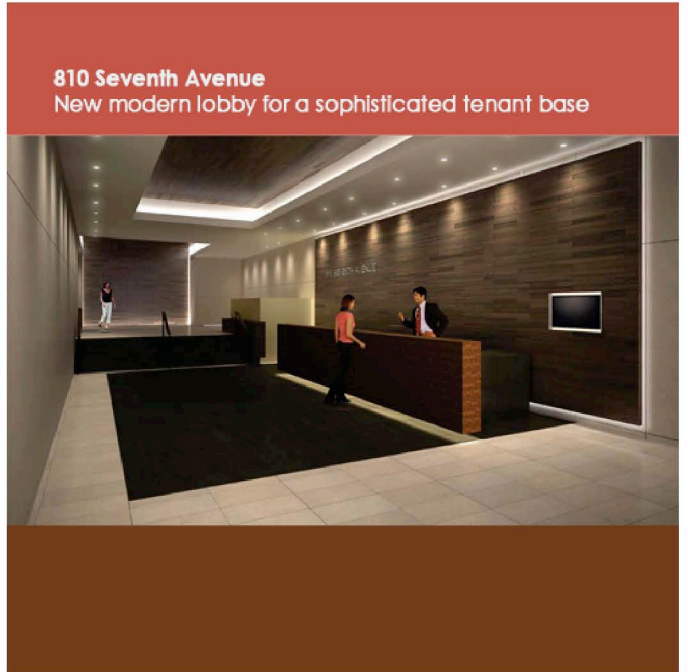
Building entrance reconfigured unlocking retail value



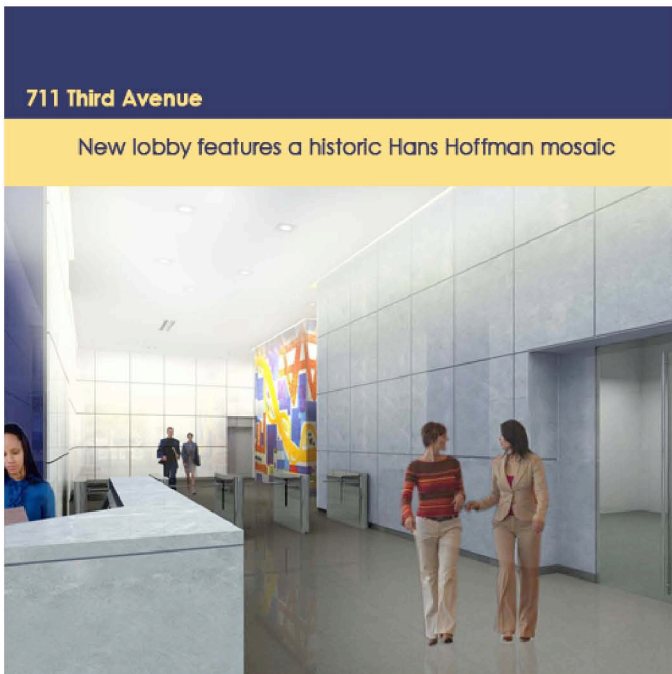
REDEVELOPMENT PROJECTS



16 Court Street
Brooklyn's tallest office tower



810 Seventh Avenue
New modern lobby for a sophisticated tenant base

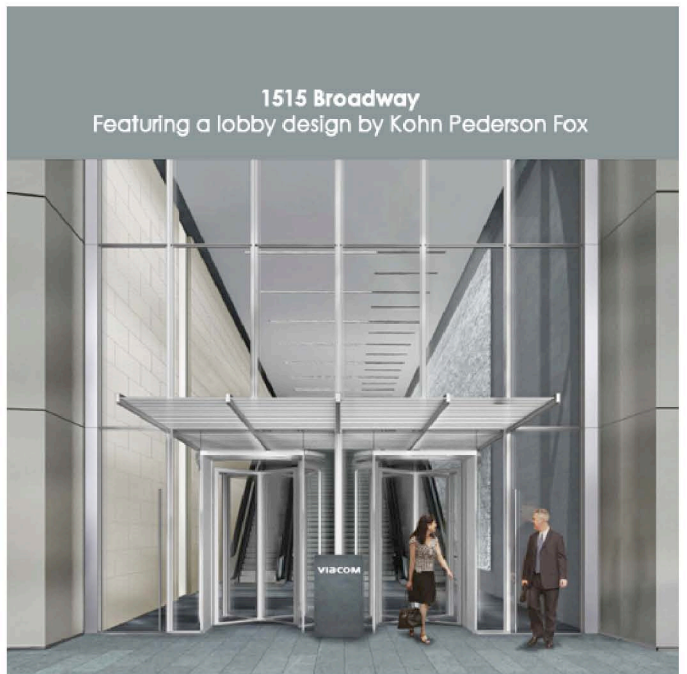
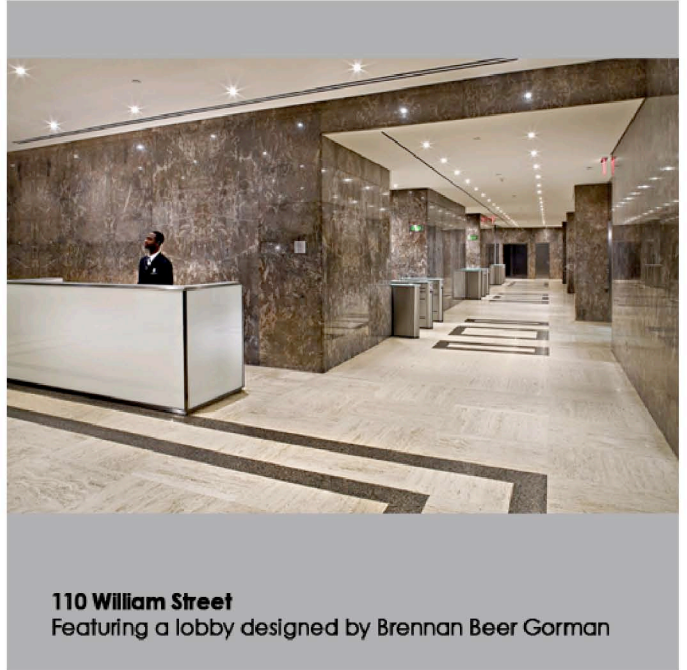
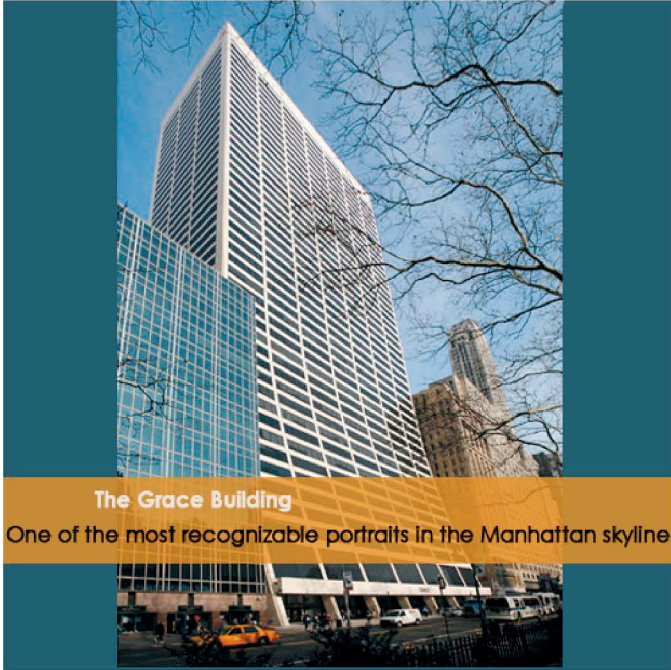


711 Third Avenue
New lobby features a historic Hans Hoffman mosaic



333 West 34th Street
Conversion of a single tenant facility

REDEVELOPMENT PROJECTS



GROUND-UP DEVELOPMENT

1551 Broadway

American Eagle's flagship store in the heart of Times Square



21-29 West 34th Street

Development of three adjacent parcels in a prime retail corridor



University Mall
Premier regional shopping center in northern Vermont






university mall

JCPenney HomeGoods Ames

Natick 9/27 Shopping Center


Complete transformation of a community retail center

5 Omni Way
Corporate campus for Sun Microsystems



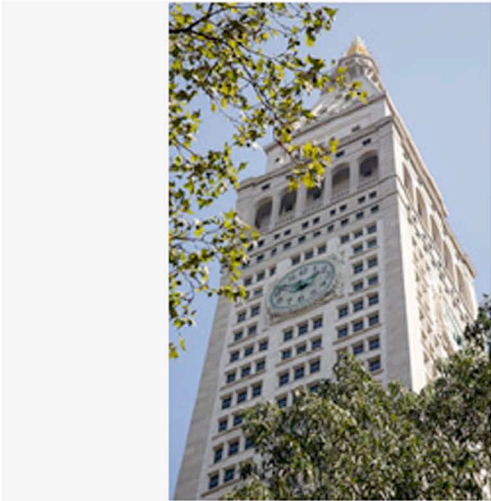
200 Innerbell Road
High tech telecommunications facility



SPECIALITY ASSIGNMENTS

Clock Tower Residential Conversion, Midtown, NY
Residential conversion of the landmarked MetLife tower

One Madison Residential Tower, Midtown South, NY
Future residential tower over Madison Square Park



RESIDENTIAL REPOSITIONING

Strategic repositioning to unlock stabilized rents.

Heritage Square
Hempstead, NY

Fairfield Gardens
Bridgeport, CT










Meadow Lane
Spring Valley, NY

Union Gardens
Spring Valley, NY











RECOGNITION

Several projects have been recognized with industry awards including five **BOMA Pinnacle Awards** and the **Energy Star Award**.

<p>Boma Pinnacle Award</p>	<p>100 Park Avenue, Midtown, NY</p>	
	<p>"For the third year in a row, a New York City office tower has taken home the highest award in the office building industry, the BOMA International TOBY Award. This year's winner was 100 Park Avenue, which competed against seven other buildings to take home the honors in the Renovated Building category."</p> <p>100 Park Avenue Wins BOMA International TOBY Award —Susan Piperato, <i>NYinc</i> - July 7, 2008</p>	
	<p>"A Park avenue tower stands corrected. (...) It is the great success of the restoration, however, to redeem the building and its entire block."</p> <p>A Park Avenue Tower Stands Corrected —James Gardner, <i>The New York Sun</i> - September 12, 2008</p>	
	<p>"100 Park Avenue has taken home BOMA gold."</p> <p>SL Green wins Boma Award for best renovated building of the year 2007 —<i>New York Real Estate Rama</i> - March 4, 2008</p>	
	<p>"SL Green is wrapping up an 18-month, \$72 million capital improvement program that includes a LEED for Existing Buildings ("LEED-EB") application aiming for a Silver rating from USGBC."</p> <p>Seeking LEED Silver, 100 Park Avenue Bucks Market, Inks Anchor Tenant —Stephen Del Percio, <i>Green Buildings NYC</i> - August 11, 2008</p>	
<p>Boma Pinnacle Award</p>	<p>485 Lexington Avenue/750 Third Avenue, Midtown, NY</p>	
	<p>"SL Green's 485 Lexington Avenue received the Pinnacle for best Renovated Building for its work transforming the former TIAA-CREFF tower into fully-leased, multi-tenanted Class A gem."</p> <p>BOMA shines the spotlight on Pinnacle winners —Linda O'Flanagan, <i>Real Estate Weekly</i> - February 11, 2009</p>	
<p>Boma Pinnacle Award</p>	<p>The Grace Building, Midtown, NY</p>	
	<p>"Renovations to the Grace Building flatter its distinctive form."</p> <p>Renovations to the Grace Building flatter its distinctive form —Paul J. Rosen, <i>Real Estate Weekly</i> - July 18, 2001</p>	

RECOGNITION

<p>Boma Pinnacle Award</p>	<p>Newport Tower, Jersey City, NJ</p>	
	<p>"Trizec Properties wins three "Building of the Year" Awards from BOMA. BOMA's recognition is all about our people. These awards are the result of the great teamwork, attention to detail, a standard of excellence, hard work and clearly defined goals."</p> <p>Trizec Properties Wins Three "Building of the Year" Awards from BOMA —<i>Business Wire</i> - March 12, 2004</p>	
<p>Boma Pinnacle Award</p>	<p>90 West, Financial District, NY</p>	
	<p>"For most of the 20th Century, 90 West Street, designed by architectural master Cass Gilbert, has been a beacon on the downtown Manhattan skyline. Today, this skyline landmark is also an official New York City landmark, noted for its role in bridging traditional commercial office construction of the 19th century and the Gothic tower construction of the early 20th century. And, having just completed a major capital improvements program, it prides itself on meeting the needs of its 21st century tenants."</p> <p>BOMANY Pinnacle Award winners —<i>Entrepreneur</i> - March 15, 2000</p>	
<p>Energy Star Award</p>	<p>1411 Broadway, Midtown, NY</p>	
	<p>"Trizec's Energy Excellence Program is particularly impressive when you consider that the company has gathered quantifiable data to demonstrate its energy conservation accomplishments," said Stuart Brodsky, national manager, commercial property markets, for Energy Star.</p> <p>Trizec takes energy savings to the next level —<i>Real Estate Weekly</i> - June 7, 2006</p>	
<p>American Eagle Flagship Store</p>	<p>1551 Broadway, Midtown, New York</p>	
	<p>"It will also certainly be an experience of the millions of folks who pass through the Crossroads of the World each year. The store/signage site is one of the most visible—er, inescapable—in hypervisible Times Square."</p> <p>American Eagle Nests In Times Square —Peter Slatin, <i>Forbes/Slatin Real Estate Report</i> - December 5, 2007</p>	

THE VANDER VEEN GROUP, INC.

Andrew J. Vander Veen, Principal
(917) 509-1675 (mobile)
andrew@theVVgroup.com (email)

New York Office
450 West 17th Street, 7th Floor
New York, NY 10011
(646) 454-1308

Millbrook Office
P.O. Box 1203
Millbrook, NY 12545
(845) 677-4512

