



Obermeier • Sheykhet
Architecture Inc.



Multi-Family
& Elderly Residential





Studio Obermeier ■ Sheykhet Architecture Inc.

ARCHITECTURE, PLANNING, INTERIOR DESIGN

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INTRODUCTION TO OUR MULTI-FAMILY & ELDERLY RESIDENTIAL

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 Multi-Family and Elderly Care projects for discriminating clients. Our team has worked with many affordable housing projects and worked hand in hand to develop a plan that not only meets the financial needs of the project but creates a unique and enjoyable living space for the intended residents. Our expertise in renovation design covers office, multi-family residential, retail, and historic adaptive reuse. In the following pages you will find some selected project profiles from our *Multi-Family and Elderly Residential* 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.

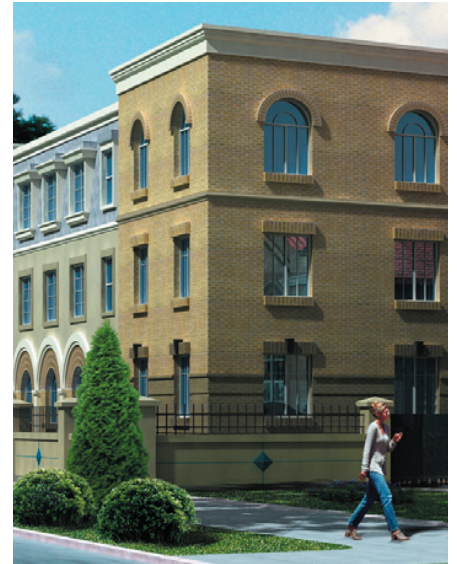
As non-signature architects, designers and planners, we don't approach the project with a pre-conceived notion of what architectural style shall be employed. Instead, through rigorous and engaging collaboration, we will develop a unique site-specific design that combines latest technological achievements 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.



ODYSSEY FAMILY HOUSING

Denver, Colorado

Owner: J. Mercado + Associates, The Empowerment Program, Inc.

Date completed: est. 2014

Use: Multifamily Residential, Veterans Housing, Office Mixed-use,

Features: 36 dwelling units, 5,400 SF Office, 32 parking spaces, historic renovation, roof garden

Construction cost: \$ 4,800,800

Services: Master planning, architecture, interior design.





ODYSSEY FAMILY HOUSING

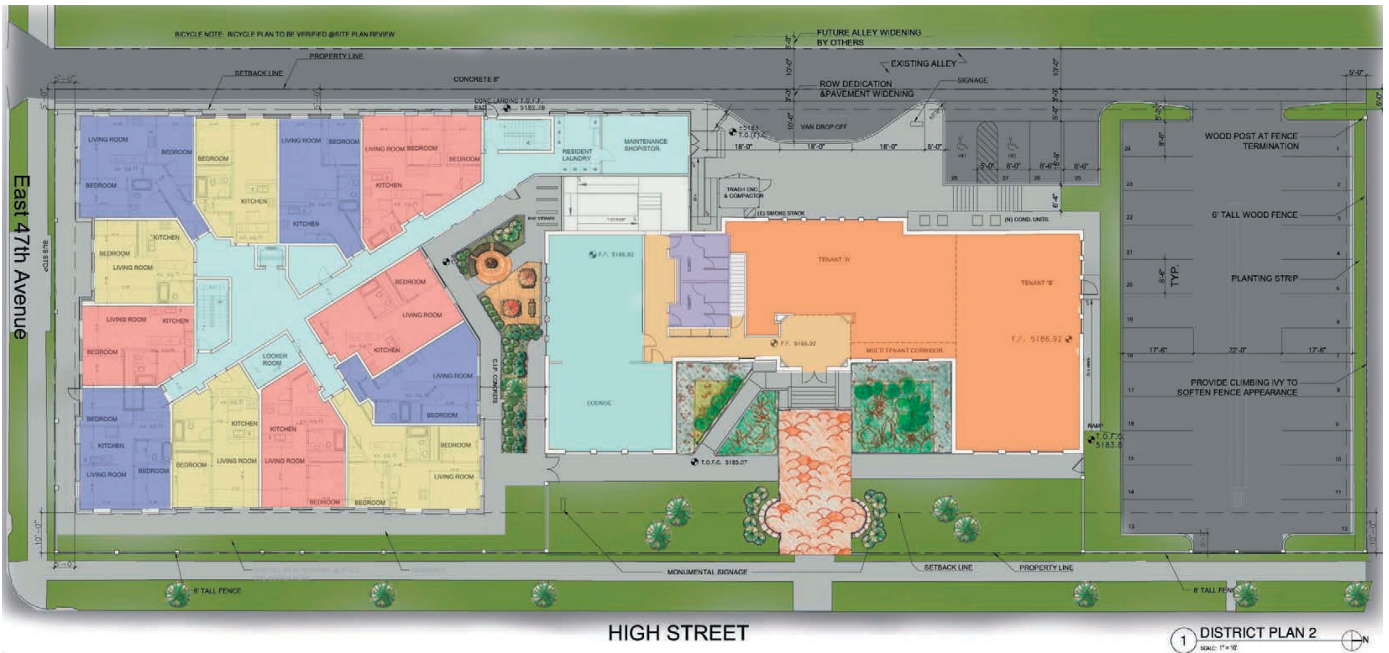
Denver, Colorado

The mixed use development provides a quality residential facility with supportive services, to at-risk, female veterans transitioning from military service to civilian life, through the restoration of the historic Elyria School, and through the construction of a new three story apartment development on the adjoining open lot.

The project consists of two components; a new 36 unit rental mid-rise, and an existing 6,000 SF former elementary school restored to provide program space for residents and community services.

The Empowerment Program, Inc., a 20 year old non-profit specializing in women's issues, will own and operate the residential component.

They will provide supportive services to the residents and manage the apartments through Pillar Properties, a third party professional property manager. The Empowerment Program currently owns and operates other supportive properties in Denver.





KING PALM RESIDENTIAL MIXED-USE TOWER

Mohammed Bin Zayed City, United Arab Emirates

Use: Residential Mixed-Use
Completion Date: 2009 Est.



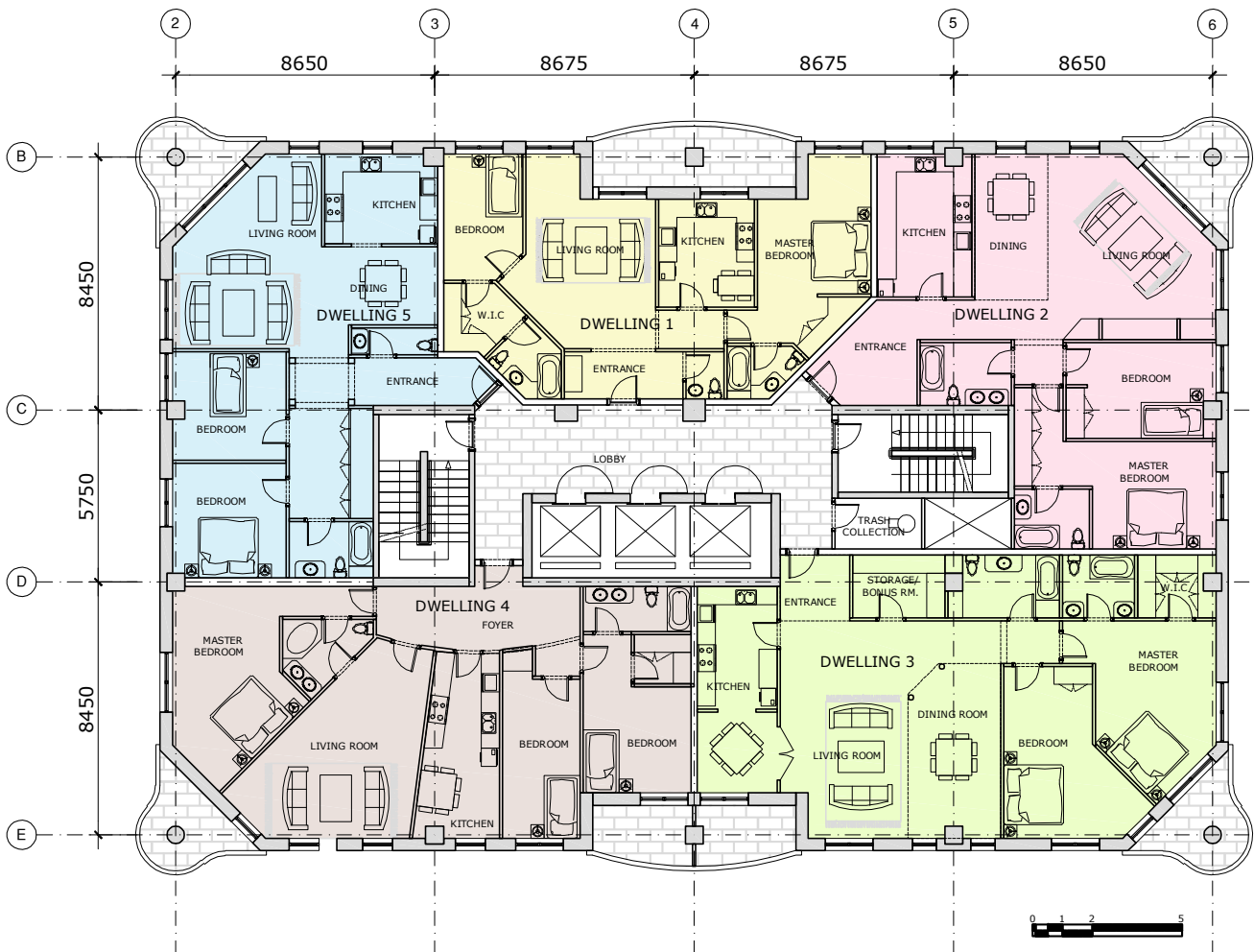


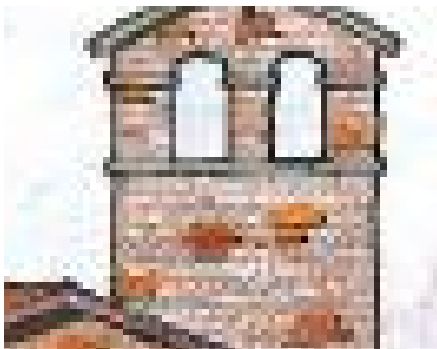
KING PALM RESIDENTIAL MIXED-USE TOWER

Mohammed Bin Zayed City, United Arab Emirates



The project is Studio Obermeier Sheyket's second in the region. It is designed as a part of the development boom of the Greater Abu Dhabi municipality. The tower features a mixture of uses including residential, commercial and retail that provide the substance to contribute to the growing cultural fabric of the rapidly developing community.





La Bella Vita Apartments

Colorado Springs, Colorado

Owner: Weidner Apartments Homes
Area/Program: 356,313 conditions sf - 282 units, cli
Publications :Colorado Springs Gazette
Completion Date: 2016





La Bella Vita Apartments Colorado Springs, Colorado

La Bella Vita is a Tuscany-inspired multifamily Development, located in Colorado Springs. The 282 luxurious units are divided among two, three, and four-story buildings, which promotes the feel of a village community. Central to the development is a large outdoor plaza, anchored by a community clubhouse with resort-like amenities. High-touch design, sustainability, pedestrian connectivity, and desire to maximize mountain views were driving forces behind design inspiration.





YMCA of the Rockies Master Plan

Estes Park, CO

Owner: YMCA of the Rockies

Program: Office, Lodging, Library, Women's Facilities,
Chapel, Auditorium and a Park/Playground Area



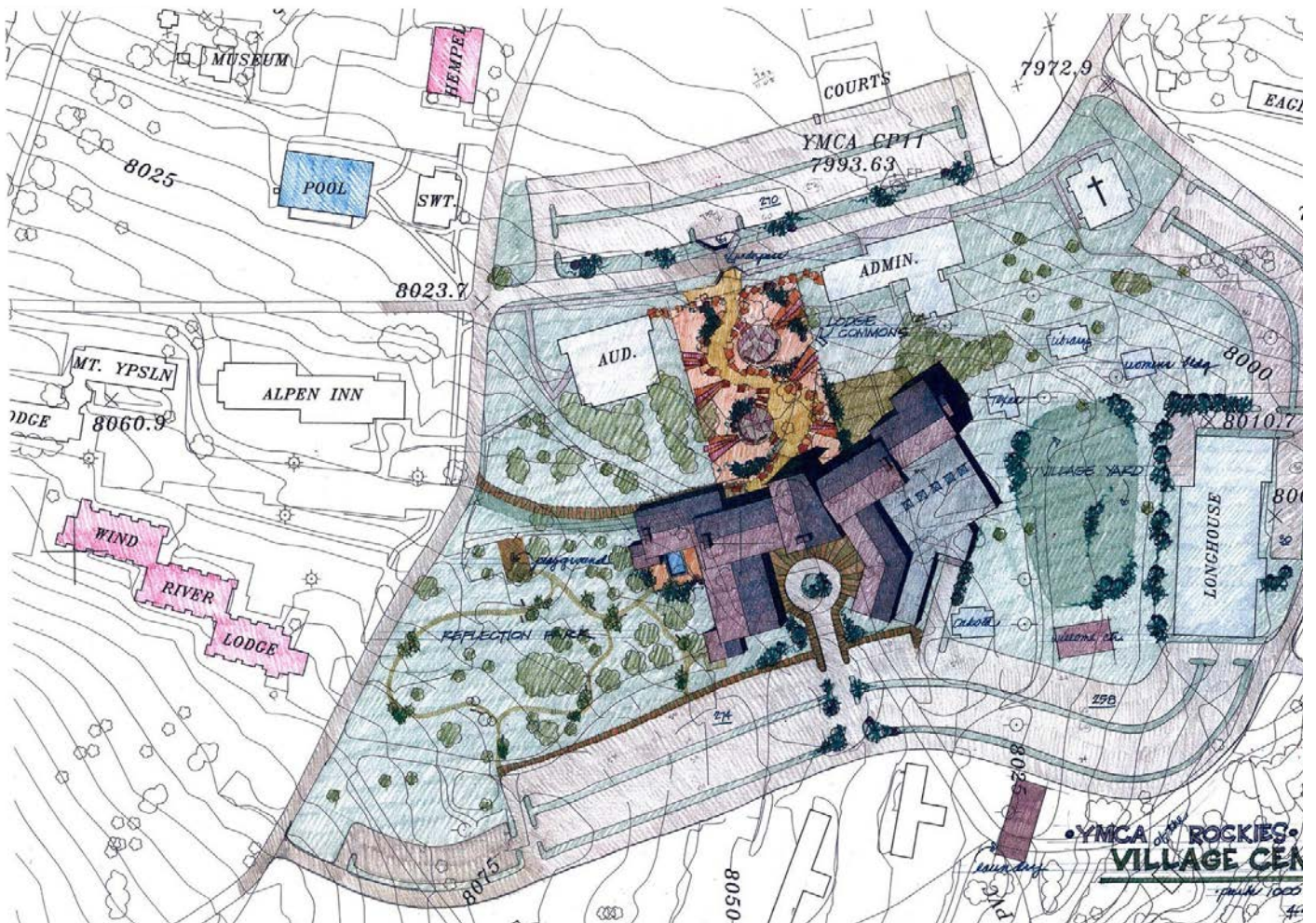


YMCA of the Rockies Master Plan

Estes Park, CO

Structures and activity areas were spread across the YMCA's Estes Park campus. The architect recommended the creation of a village center, programmatically anchoring the diverse components on campus. Campus facilities included an administration building, several lodges, a library, a women's building, a chapel and an auditorium, along with a park/playground area. The master program also conceptualized a pedestrian underpass that linked the village center to the parking area.

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





THREE SPRINGS PIÑON TERRACE

Durango, Colorado

Owner: Mercy Housing Colorado

Use: Multi-family Residential

Estimated Cost: \$9.2 million

Completion Date: 2008





THREE SPRINGS PIÑON TERRACE

Durango, Colorado

Piñon Terrace is a 67-unit affordable apartment complex, embodying the characteristics of a traditional neighborhood development. The twelve buildings and clubhouse are carefully placed within the site to minimize the impact on the existing terrain. Sustainable site design, pedestrian connectivity and public gardens create a place where residents interact with each other and the landscape.



The integration of materials and landscape provide architecture that enriches the local design standard while encouraging Durango's proclivity towards the outdoors.





TRADEMARK CONDOMINIUMS

Winter Park, Colorado

Owner: Focus Real Estate Group

Area: Phase I: 6,600sf

Estimated Cost: \$720,000

Completion Date: Fall 1996



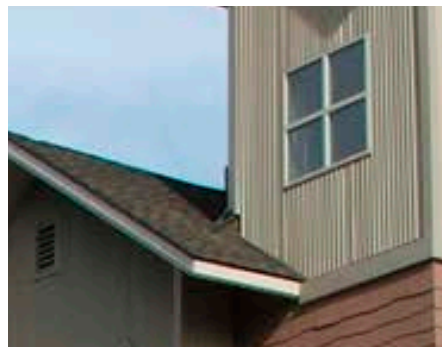


TRADEMARK CONDOMINIUM

Winter Park, Colorado

This master plan and design of ten luxury flat buildings was added to the existing Trademark development in Winter Park, Colorado. The first phase was a four-plex unit of three bedroom condominiums, while the second phase consisted of two triplex units.





SHERATON'S MOUNTAIN VISTA EMPLOYEE HOUSING

Avon, Colorado

Owner: Starwood Vacation Development, Inc.

Area: 393,250 sf

Estimated cost: \$65 million

Completion Date: Phase I, 2000-2002; Phase II, 2002-2003; Phase III ongoing





SHERATON'S MOUNTAIN VISTA EMPLOYEE HOUSING

Avon, Colorado

This mixed-use resort project included time-share units, ground-level commercial office/retail space, employee housing, an office/retail building, a 125-room hotel and underground parking. A rooftop sundeck with full views of the Beaver Creek Ski Resort and a fitness center with indoor/outdoor spas complement this resort community. The courtyard boasts a fountain/sculpture garden and an outdoor swimming pool is added amenities.

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





2500 WALNUT STREET LOFTS - BENJAMIN MOORE BUILDING

Denver, Colorado

Owner: St. Charles Town Company
Area: 65,000 sf; 49 units; 1,326 sf average unit
Estimated cost: \$10 million
Completion Date: 2005





2500 WALNUT STREET LOFTS - BENJAMIN MOORE BUILDING

Denver, Colorado

Built in 1921, this building is part of the Ballpark Historic District. Located on the northeast corner of Broadway and Walnut, the building was used for Benjamin Moore paint products.

Staff architects worked with the City of Denver and with the Denver Landmark Commission to guide the exterior design of this historic building. Interior spaces radiate from the central elevator in a starburst shape, maximizing each loft's exposure to the building's windows.

The industrial materials and structure of the building were maintained to create true industrial urban lofts.

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



This former paint factory is being converted into 49 entry-level lofts.





COMMERCE CITY ASSISTED LIVING

120-th and Laredo, Commerce City, Colorado

Owner: Mr. Efim Kowalis and Co.

Use: Assisted living, memory care, hospice

Capacity: 18 residential buildings for up to 12 beds; one communal center

Services Provided: MP, Architecture, Interior Design

Completion Date: 2013

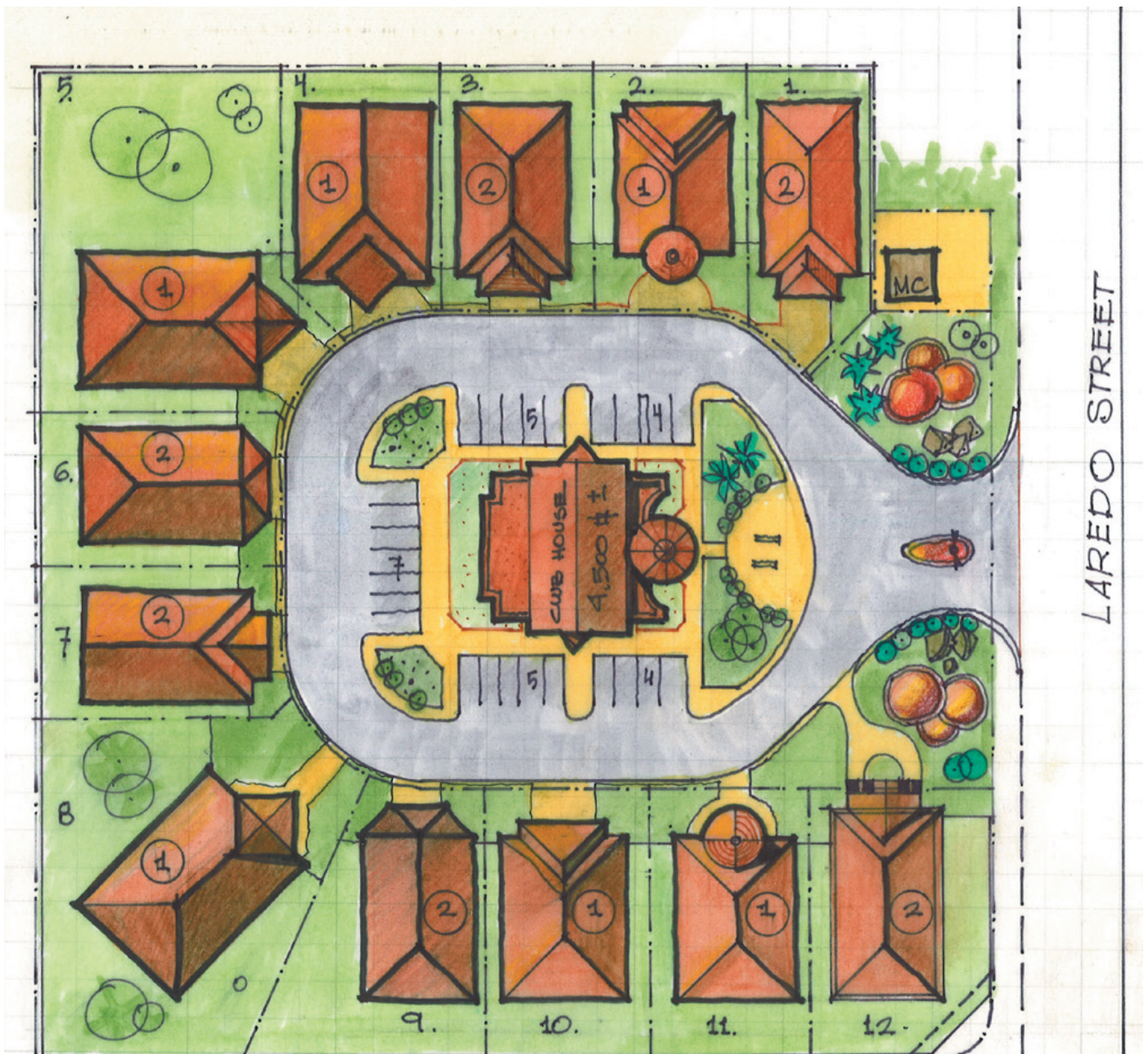




COMMERCE CITY ASSISTED LIVING

120-th and Laredo, Commerce City, Colorado

Idea behind this progressive type of continuous care facility is to create home-like, non-institutional development that is attractive and affordable alternative to large-scale, high-density nursing homes.





CITY PARK SOUTH SENIOR HOUSING STUDY

Denver, CO

Owner: Mercy Housing Inc.
Use: Mixed Use Redevelopment
Area: 160,000 sf
Estimated cost: \$26 million



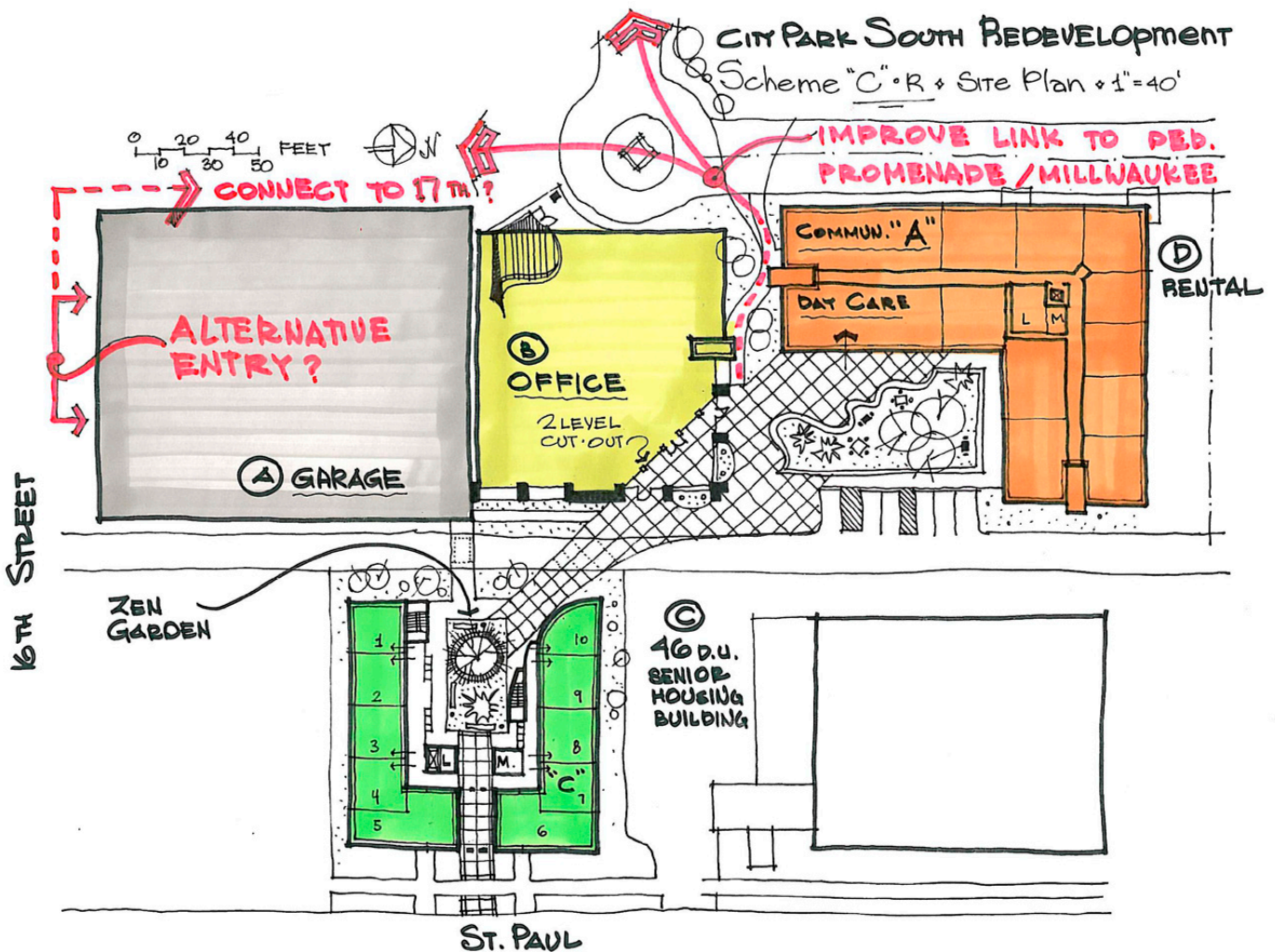
CITY PARK SOUTH SENIOR HOUSING STUDY

Denver, CO

Mercy Housing requested a master plan study for a 60,000 sf office building, an estimated 100 new housing units, and a new community center near the Mercy Hospital site at 16th and Milwaukee, south of City Park, in Denver, Colorado. The Mercy Housing System includes 12,000 work force housing units nationwide, with more underway.

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

The study included an office building, three workforce housing buildings and one level underground parking facility.





The Promenade at Foxhill Meadows

Greeley, CO

Owner: Continuum Health Partnerships, Inc.
 Use: Retirement Community
 Total Gross Area: 150,000 sf (approx per building)





The Promenade at Foxhill Meadows

Greeley, CO

The retirement community project is designed as a series of buildings radiating from a central circular plaza. Each unique building consists of multiple wings that cradle programmed, landscaped courtyards. The result is a rich, multi-layered fabric of indoor and outdoor space, each designed to provide an enriched and convenient lifestyle to the residents.

The four phase program included independent living apartments, assisted living residences, nursing home, residential support services and medical offices open to the neighborhood.

*This project was undertaken while Aleksandr Sheykhet was at C.W. Fentress J.H. Bradburn and Associates P.C.

A multitude of courtyards weave a fabric of enriched living for the residents.



SCALE: (1/8)"



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 Sheykhnet 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 Sheykhnet 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 Sheykhnet 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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