

# Studio Obermeier • Sheykhet

Architecture Inc.

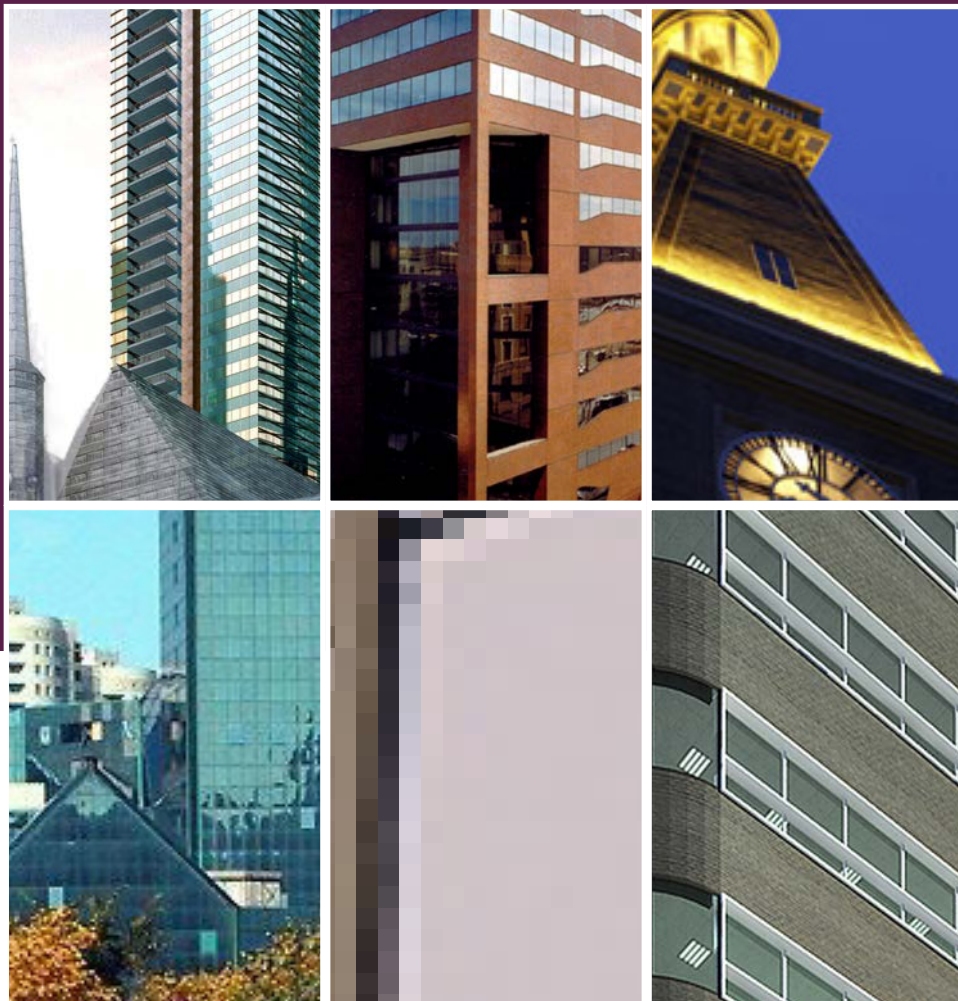


**HIGH RISE**  
Selected Works





# AWARDS



## Selected Awards, Recognitions & Patents

- **Winning Entris Invitation-only Design Competitions:**
  - National Event and Wedding Complex, Al Ain, UAE*
  - Mixed Use Complex at Ostrovotianova 4, Moscow, Russia*
  - Bellevue Center Tower III, Denver, Colorado*
- **National Traveling Design Exhibit:**
  - Indian Memorial at the Little Bighorn Battlefield, Open Design Competition; Billings, MT*
- **Spectrum Building:**
  - Honor Award, Western Mountain Region*
  - American Institute of Architects\**
- **8th & Gilpin Residences:**
  - Honor Award, Denver Chapter*
  - American Institute of Architects\**
- **Lawrence Street Center:**
  - Honor Award, Downtown Denver, Inc. \**
  - Award of Merit, Concrete Institute\**

\* Awarded to McOC; OBG; OZ Architecture while Tom was CEO and principal-in-charge of the above projects.

- **HONORABLE MENTIONS:**
  - Architectural Record Magazine Cocktail Napkin Sketch Contest 2010, 2015*
  - Anti-Smoking Campaign Integrated Graphics*

- **PATENTS:**
  - Gail Curtain Wall System*
  - Cygnus Curtain Wall System*
  - Cygnus 2020*
  - Cygnus System, Patent No. 4,506,482*

# ***INTRODUCTION TO HIGH RISE PROJECTS***

Studio Obermeier ■ Sheykhet Architecture Inc. is pleased to submit this letter of introduction for your consideration. Our team brings to the table a time-tested formula of collaboration, in-depth analysis, passion for our craft and use of the latest design and construction technologies.

Ever since the super-tall, towering structures first appeared at the dawn of civilization, they have shaped public's perception of architecture. Tall, slender buildings defining city's skyline is OS's specialty. We have designed high-rise structures from ground up (way up); renovated them; provided facelift and tenant services for tall buildings in North America, Asia, and Europe. The heavenly boundary presents unique challenges to a skyscraper's design team. We understand well the structural requirements, life safety; vertical transportation, envelope performance, many other criteria imposed by desire to construct into the sky.

Studio Obermeier ■ Sheykhet Architecture grew out of a shared desire to be an innovative client-focused Design firm. We believe in the power of inspired architecture to change lives and improve the world one building at a time as we focus on creating successful projects for our clients. We are a truly international team with completed projects on 4 continents. We effectively use the latest technology to communicate with our clients and consultants who are spread across the country and around the world.

We understand the value of integrating highly functioning spaces with inspired designs. As non-signature architects, designers and planners, we approach each project as unique without a preconceived style or formula. Instead, through rigorous and engaging collaboration, we develop a site-specific design that combines the client's vision, appropriate technology, climate, culture, and appropriate construction techniques

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 includes resorts complexes, multifamily housing, commercial spaces, mixed use facilities, and a variety of public sector government projects. We are recipients of many prestigious design awards and have a long list of projects completed for distinguished clients with whom we have ongoing – multi project relationships over many years.

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.

The attached portfolio features selected examples of project profiles from our team's *Tenant Finish* portfolio. Additional projects and details are available upon request.

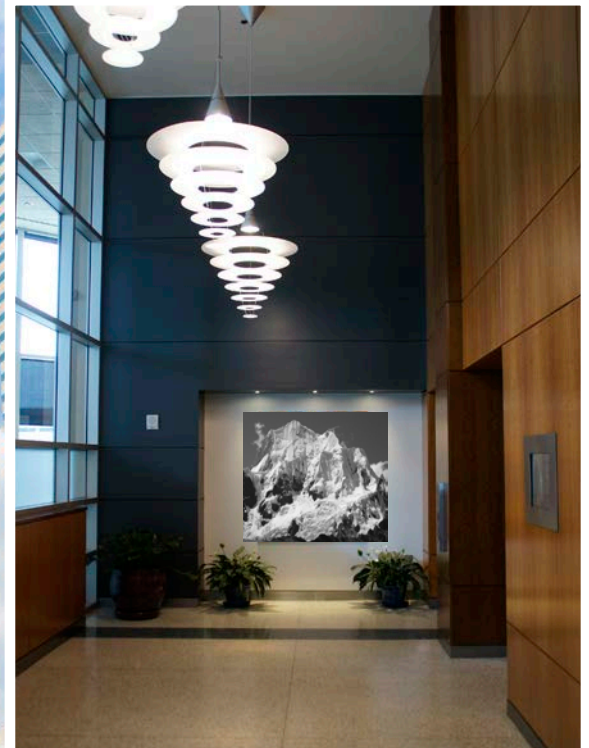
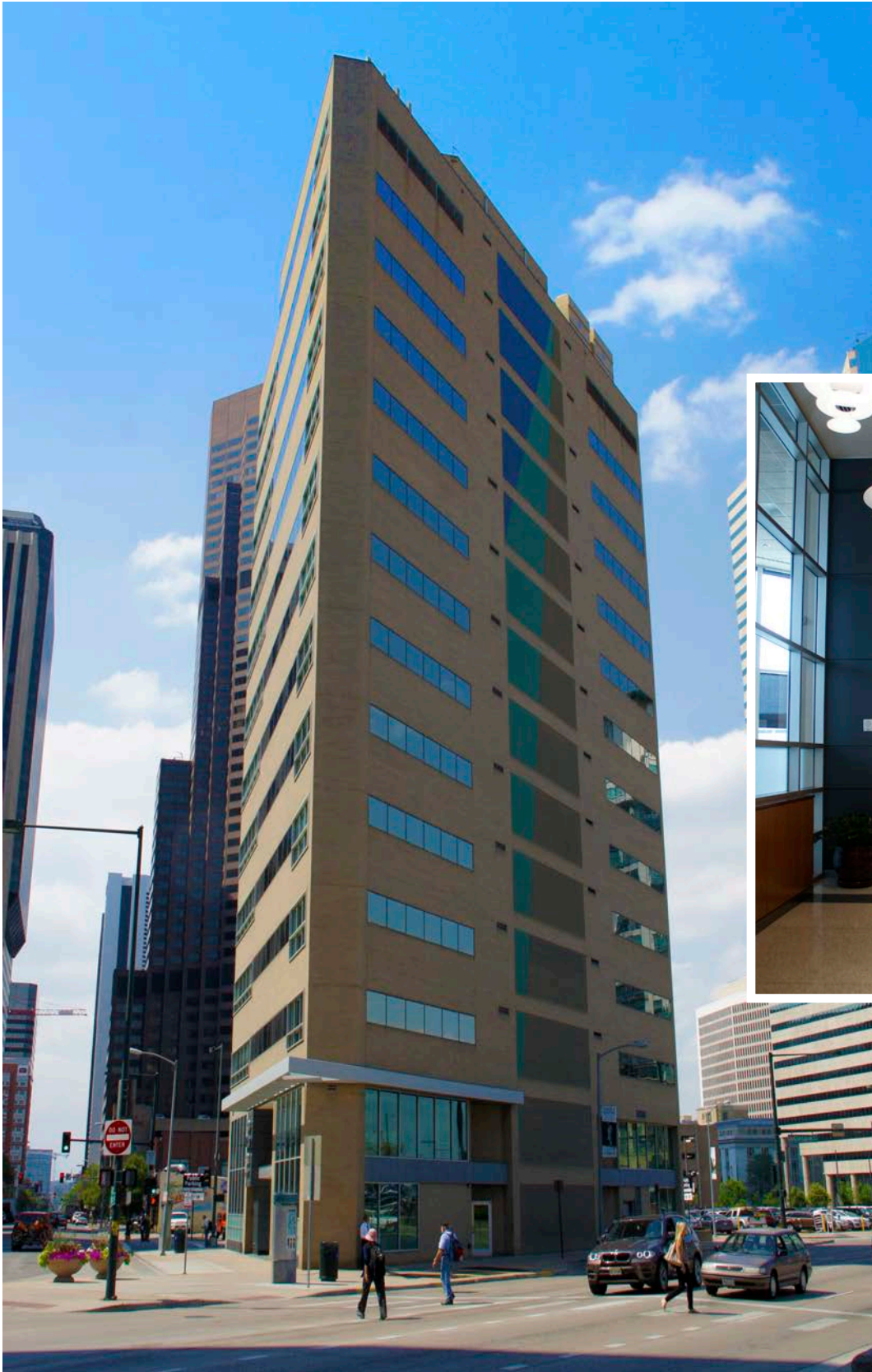
Respectfully,  
Studio Obermeier ■ Sheykhet Inc.



Aleksandr M. Sheykhet, President  
Studio Obermeier ■ Sheykhet Architecture Inc.

# Glenarm Place Office Condominiums

Denver, Colorado



*Design first inspired by Mondrian's compositions has led to eloquent facades rich with colored glass.*



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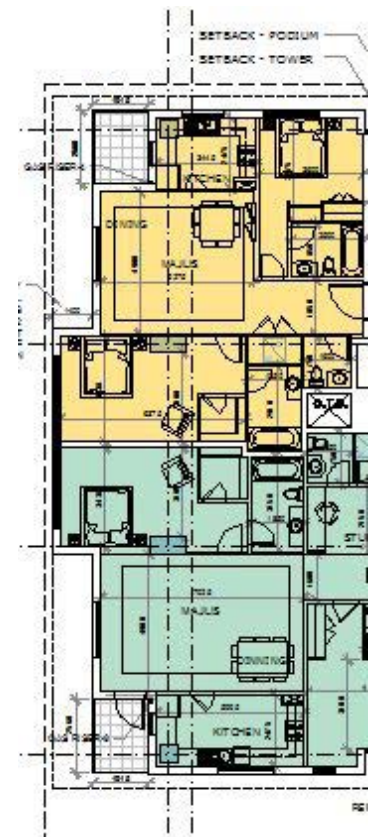
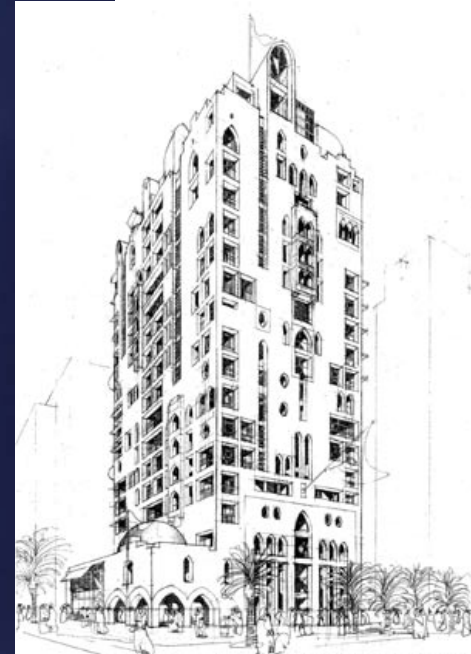
**Owner: St. Charles Town Company**  
**Program: General Office Condominium,  
Retail, Banking**  
**Area: 71,000 sq. ft.**  
**Services: Architecture, Interior Design**

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 facade, first floor retail space and the incorporation of a sculpture as a public amenity. The facade 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.



# King Palm Residential / Mixed-Use Tower

Mohammed Bin Zayed City, United Arab Emirates



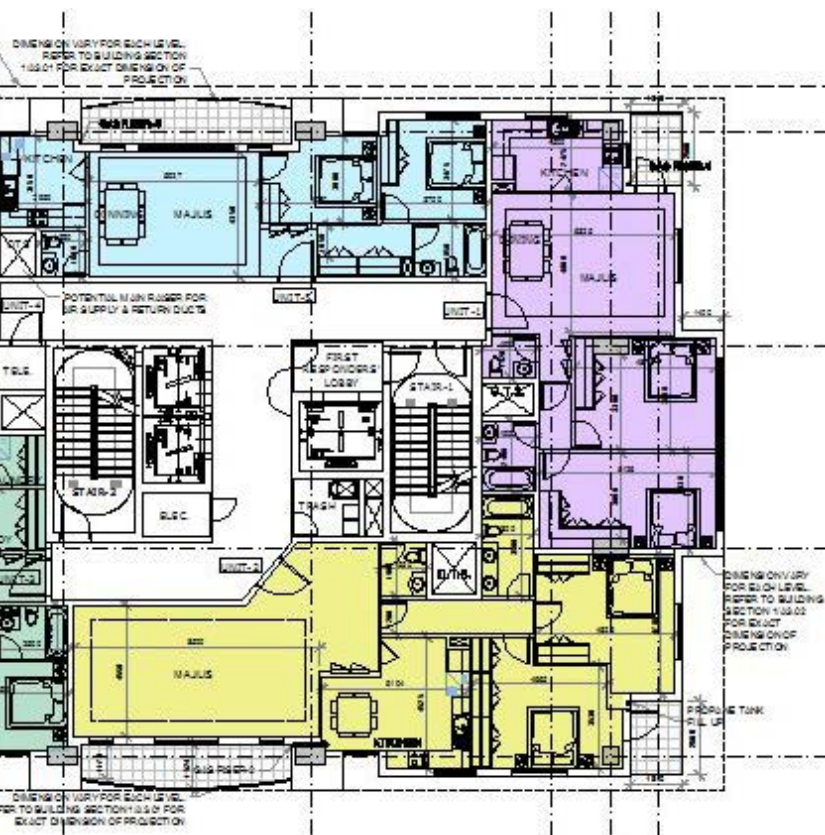
**Owner: Mr. Abdulla Al Fardan**

**Program: Residential Mixed-Use**

**Area: 180,000 GSF (16,500 sf commercial; 84 dwelling units; 3 levels underground parking)**

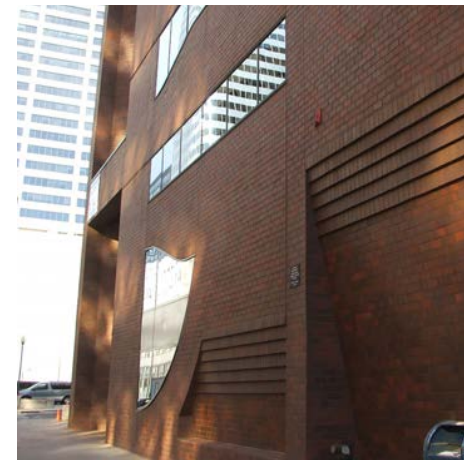
Design inspiration came from the shared desire by owner and architect to synthetically combine gentle geometry of local natural elements with contemporary materials. Verticality of the building has been emphasized while carefully proportioning the stepped form of the structure. Symbolic connection to the desert with its palms and dunes is behind forms of the elements. The tower features a mixture of uses including residential, commercial and retail. Commercial and public uses are located in the podium that is scaled and fenestrated to define the street and enrich pedestrian experience.

The project is a part of the new satellite city expanding the Greater Abu Dhabi municipality. Moderate to Design aims to contribute to the growing cultural fabric of the rapidly developing community. The King Palm tower is designed with a Middle Eastern sensitivity to rhythm and pattern.



# 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



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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 McOG Architects



# Central YMCA Tower

Denver, Colorado



**Owner:** YMCA  
**Service:** Architectural, Interior Design  
**Program:** Mixed use high-rise tower  
**Project area:** 120,000 sq. ft.

This project called for a new YMCA facility and office tower design for the corner of Lincoln Avenue and 16th Street, the site of an existing YMCA. The projects program incorporated a freestanding, glass-sheathed YMCA facility with a 28-story office tower constructed of glazed ceramic panels.



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# D&F Tower Adaptive Restoration

Denver, Colorado

**Owner:** Luff/McOG

**Service:** Architectural and Interior Design

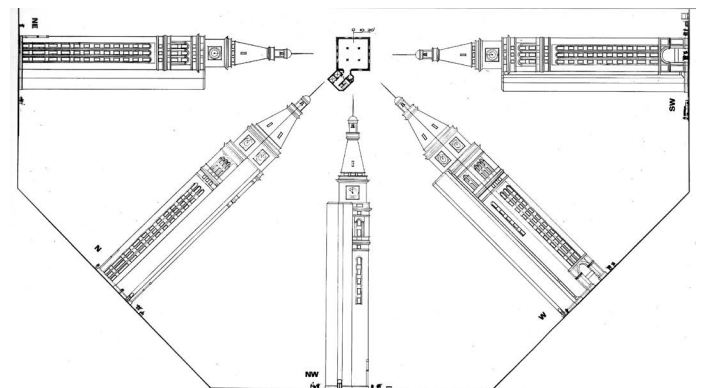
**Program:** Adaptive Restoration of a Historic Building

**Total Area:** 40,000 gross sq. ft.

Consideration of the tower's potential usage most strongly suggested professional office space; doctors, lawyers, geologists, accountants, architects, etc. These are people whose space requirements are constant and fairly compact and who would need and appreciate being located in the park at the epicenter of a 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 for 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 completed when Tom Obermeier was CEO of McOG Architects/Physical Planners.



# Zenith International Center for Business & Education

Moscow, Russia



**Owner:** Russian Academy of Sciences, Zenith Development Inc. (joint American-Italian private for-profit group)

**Use:** General office, educational facilities, fitness center

**Total Area:** 1,260,000 sq. ft.

**Date completed:** 1999

This ambitious project inserted stark crystal-like contemporary structure into dilapidating post-soviet urban fabric. Zoning laws had to be amended to allow this development. Goals for the project and client's 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 Russian real estate development.

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

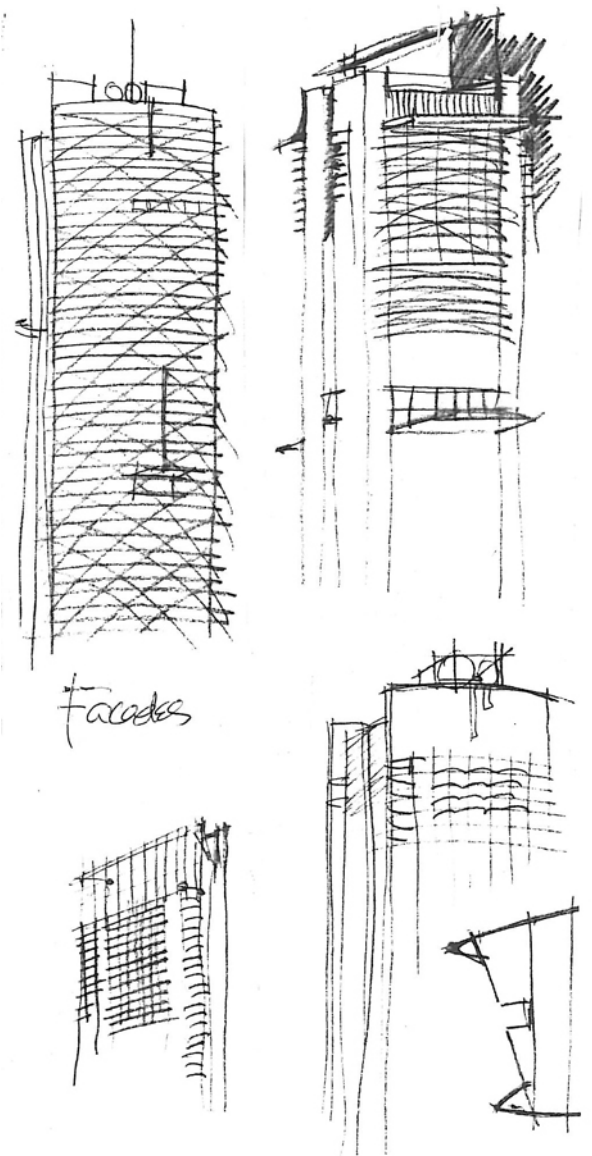
\*This project was completed when Aleksandr Sheykhet was with HOK Architects.



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# Mixed-Use St. Regis Branded Living Tower

Chicago, Illinois



**Owner:** Starwood Vacation Ownership Services  
**Services:** Master planning, architecture, interior design.

This downtown Chicago high-rise features Starwood's full ownership, actional ownership, and hotel luxury product lines. The projects supports a high end fitness facilities, spa and four restaurants, including the new location for the popular Mike Didka's Restaurant.



## Folio | Showcase



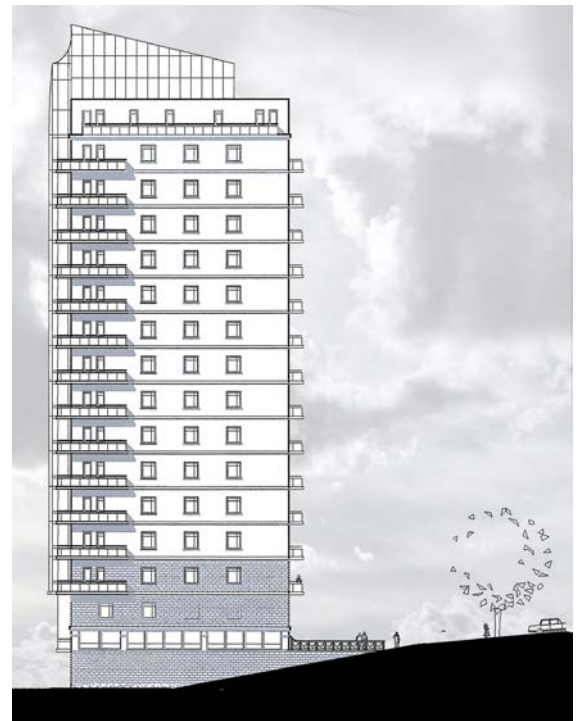
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1.) LIGHTHOUSE TWIN TOWERS / Down town Abu Dhabi, UAE  
 Owner: Aramtraco General Industries Ltd.  
 Program: General office, government office, retail  
 Services: architecture, interior design, tenant services  
 Project area: 218,000 sq. ft.

2.) LAWRENCE STREET CENTER / Denver, Colorado  
 Project Area: 225,000 sq. ft.

3.) PUSHKINSKAYA MIXED USE REDEVELOPMENT / Kiev, Ukraine  
 Owner: Remoso Trading Limited  
 Program: residential, retail, fitness, parking  
 Project Area: 245,200 sq. ft.

4.) Ivana Franko Street Residential Tower / Kiev, Ukraine  
 Owner: OMYX Corporation  
 Program: High-Rise Residential, Below-Grade Parking  
 Project Area: 58 Dwelling Units, 108 Parking Spaces, 115,000 sq. ft.





## 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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