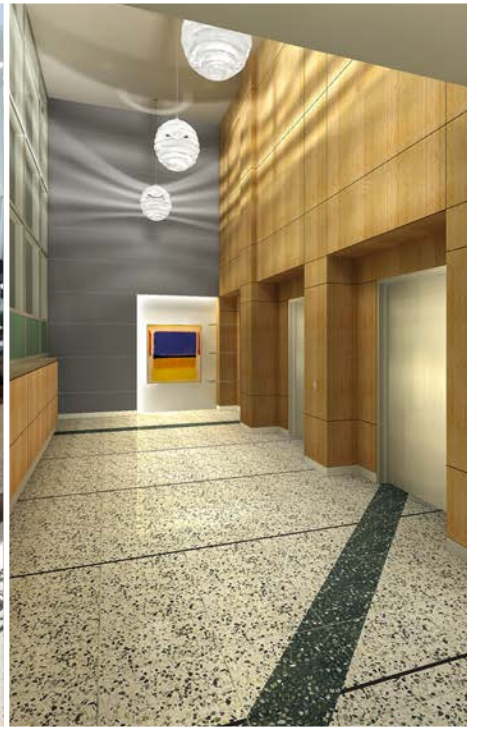


Studio Obermeier • Sheykhet

Architecture Inc.



Tenant Finish
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 2020*
 - Cygnus Curtain Wall System*
 - Cygnus System, Patent No. 4,506,482*

INTRODUCTION TO OUR INTERIOR DESIGN CAPABILITIES

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.

Studio Obermeier ■ Sheykhet Inc. is working on several tenant improvement projects for discriminating clients. On the drawing board and under construction we have interior projects for general offices, medical offices, retail showrooms and community centers. These spaces are located in a range of building types including historic landmarked buildings, often combining interior packages with exterior building facelifts.

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.

Westin Riverfront Resort Sales Center

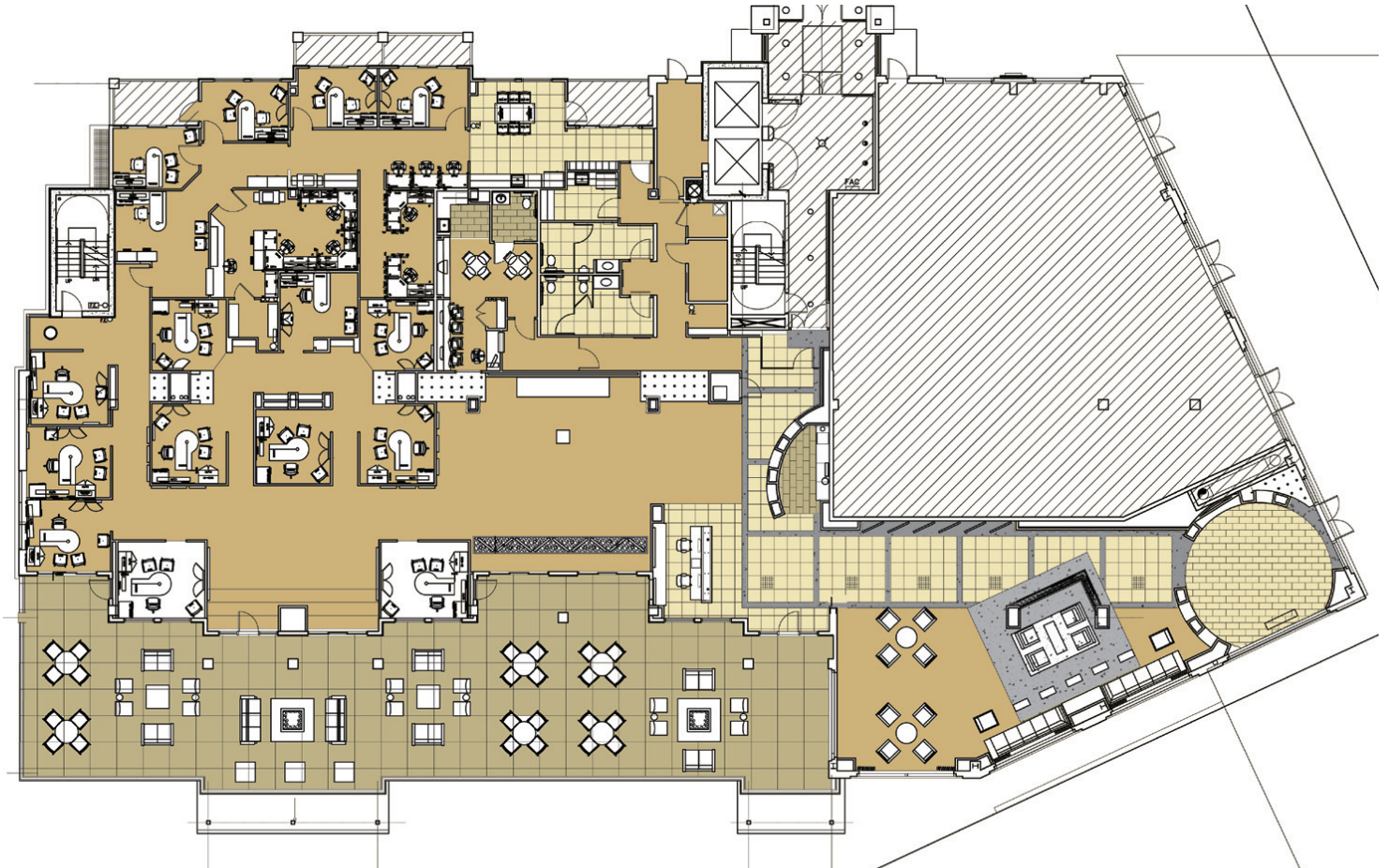
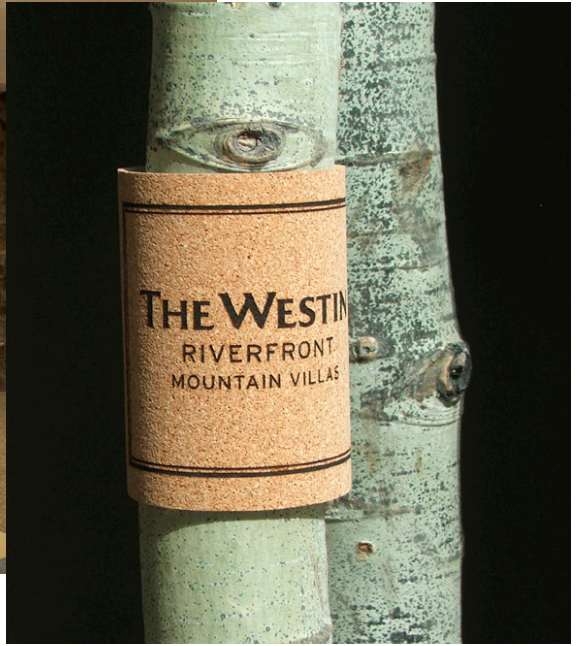
Avon, Colorado



Owner: Starwood Vacation Ownership
Use: Resort, Retail
Project area: Building net rentable – 10,877 sq. ft.
Services: Architect of record

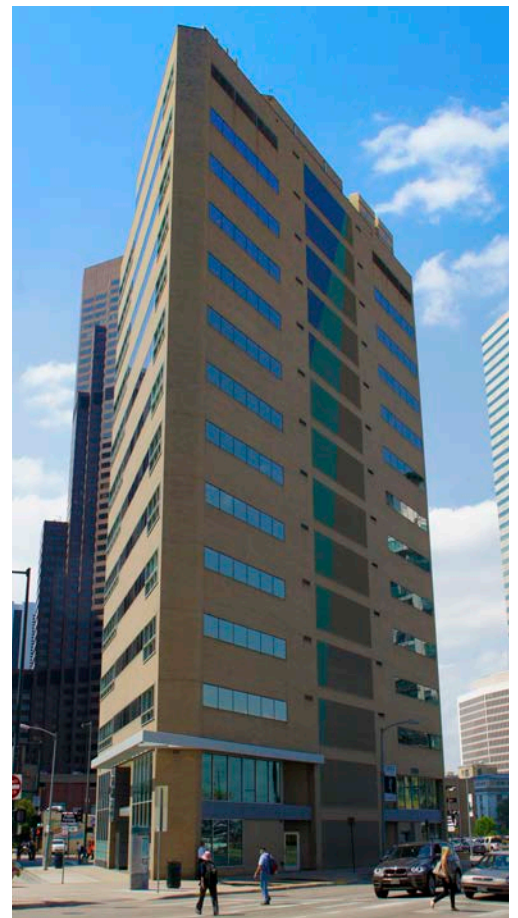
The sales center is the finishing touch to OS Architecture's Westin Riverfront Resort Timeshare West project in the Vail Valley of Colorado. The pairing of regional materials and contemporary design aesthetics gives the sales center a fresh perspective on mountain resort design.





Glenarm Place Office Condominiums

Denver, Colorado



Mural by Aleksander Sheykhet

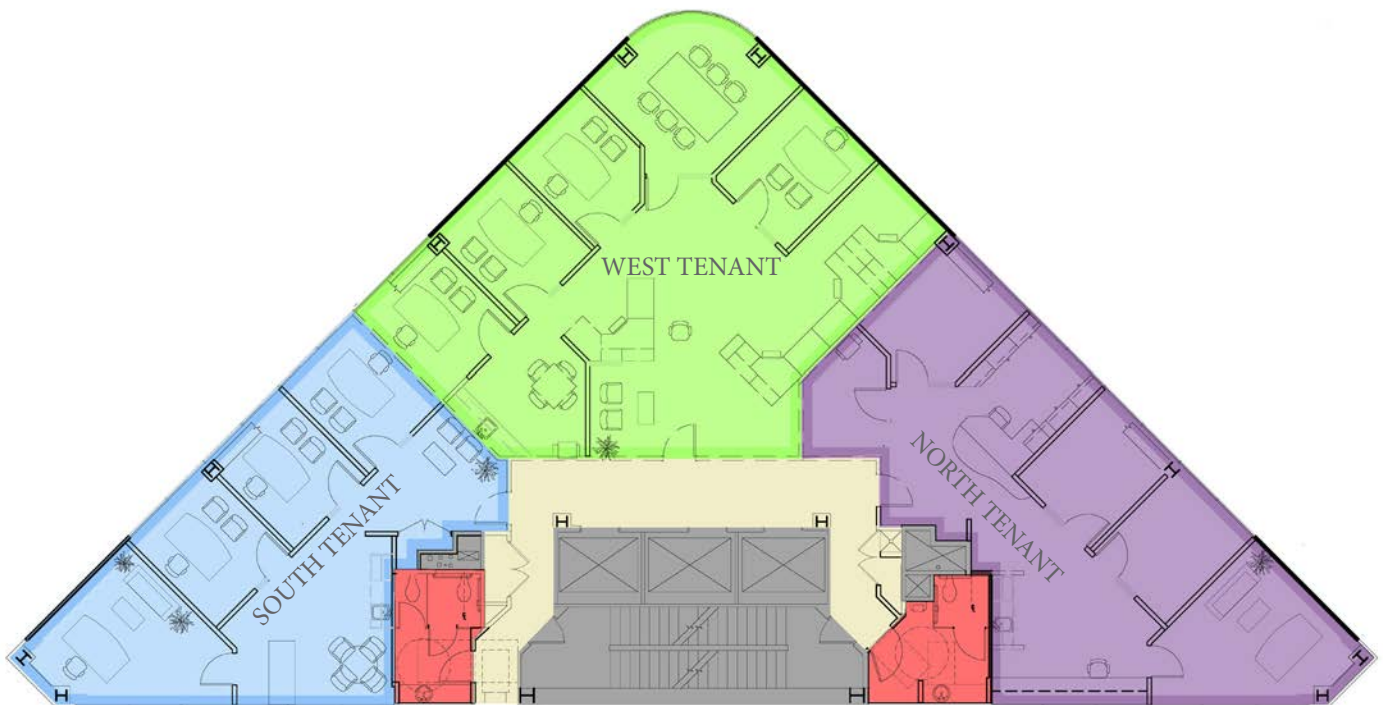


Studio Obermeier • Sheykhet

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

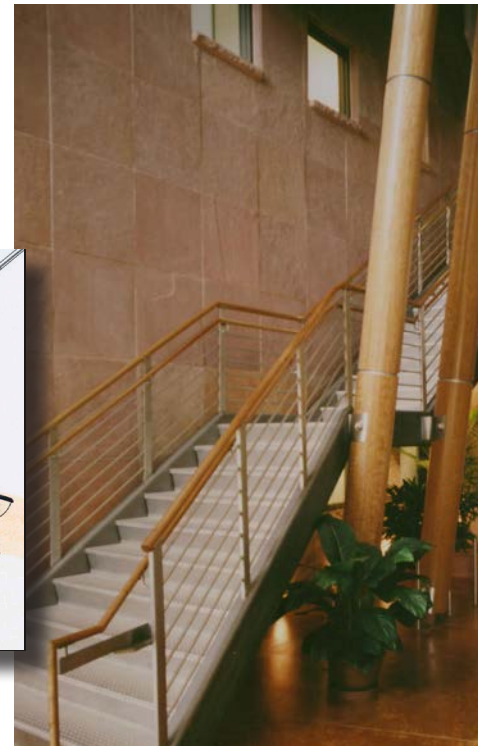
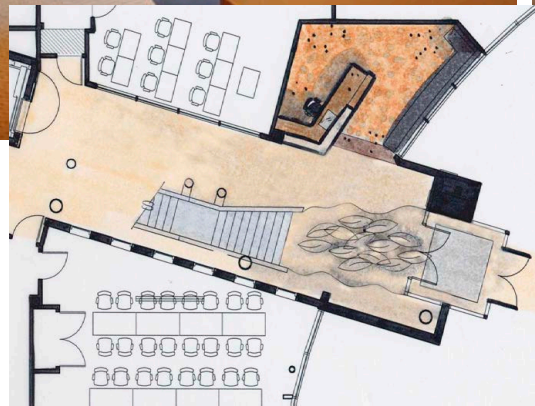
1800 Glenarm Place is located on a triangular lot in downtown Denver. The design program called for the transformation of an existing office building, with a new façade, first floor retail space and the incorporation of a sculpture as a public amenity. The façade is enriched with expansive panes of colored 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.

Design was first inspired by Mondrain's compositions and has led to eloquent facades rich with colored glass & mural.



Growth Fund Office Building

Ignacio, Colorado



Owner: SUIT

Program: Office building

Services: Master Planning. Architectural, interior design

Project area: 52,000 square feet

Commissioned by the Southern Ute Indian Tribe, this building is a state-of-the-art, fully-finished, office building. The building's interior houses offices for three tribal departments, conference rooms, cutting-edge audio-visual and fiber optic equipment, and data storage facilities. Building offices radiate from the light-filled courtyard that raises three-and-a-half stories to the roof. Interior finishes are enhanced with elegantly detailed cherry wood accents and etched glass panels.

The three-story structure is fronted by a circular drive that is landscaped with native trees and grasses. Designed to gently step into the hill, its concave shape creates a sheltered outdoor space.*

The Growth Fund Office Building was designed for the following departments: Growth Fund Administration, Red Willow and the Department of Energy.



Studio Obermeier • Sheykhet

Elyria School Adaptive Reuse

Denver, Colorado | Denver Landmark #257



Owner: J. Mercado + Associates, The Empowerment Program, Inc.
Program: Office mixed-use and Community Center
Services: Planning, architecture, interior design
Project area: 5,400 SF historic renovation, roof garden

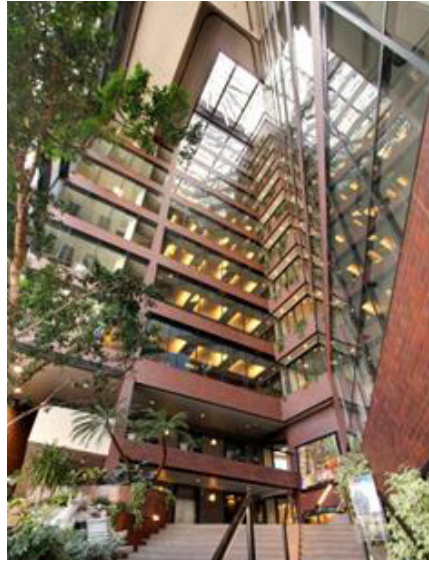
This mixed use development provides a quality community space for a residential facility and a future adjoining three story apartment building for female veterans transitioning from military service to civilian life.

This adaptive reuse project consists of a public gathering space, a commercial tenant space and a mental health clinic specifically designed to encourage community health awareness. The clinic was well established in the Hispanic communities of Denver Colorado and provides invaluable affordable services. A new and enlarged home for the clinic provides space for an expanded and broader outreach for this beneficial program in a very desirable location.



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

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 OZ Architecture.



Studio Obermeier • Sheykhet

Richard T. Castro Human Service Center

Denver, Colorado



This city government building was designed to meet the needs of its approximately 1,100 employees and the community

Owner: City and County of Denver

Services provide: Architectural and interior design

Program: Government community office building

Project area: 275,000 sq. ft.

Awards: ADID, Colorado Chapter, Interior Design Award Honorable Mention

This four-and-a-half story government building was designed to meet the needs of its employees and the community. Amenities included a 3,500 square foot Childcare Center with an outdoor play area, a community room, a cafeteria with an outdoor deck, a client café, a Family Visitation Center, offices and a computer center.

A primary design goal was to create an environment that welcomed employees as well as the public, a human services center with a non-institutional feel. One side of the building curves around an open courtyard creating a communal open space. The interior design for this large structure displays bright colors, bold patterns and a large mural while the hallways showcase community artwork.

The building interior features include modern workstations, wide hallways, and large waiting areas utilizing natural lighting. All of the building's design components served to create a professional, warm and supportive atmosphere for its users.*

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



Miro Jewelers Stores & Rosa Clarà Bridal Shop

231 Detroit Street, Denver, CO 80206



Owner: Diamond Properties

Services: Architecture, interior design, custom furnishings and display design

Program: Exclusive jewelry store; jewelry fabrication & repair facility; bridal shop

Project area: 8,400 sq. ft.

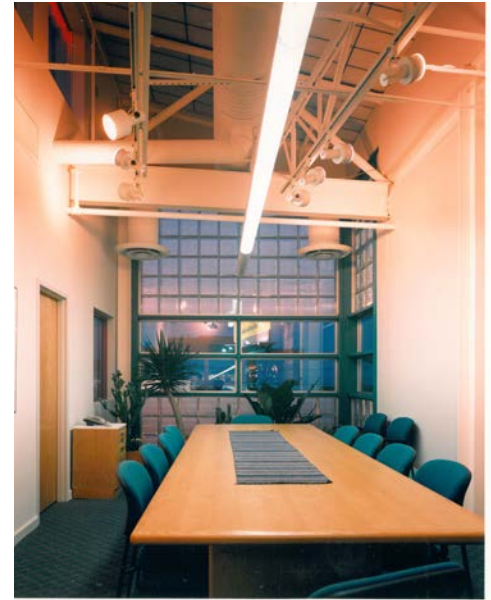
OS Architecture was commissioned to provide a tenant finish packages as well as a building facelift (core-and-shell upgrades) for this 3-story building in Cherry Creek North, Denver's exclusive shopping district.

Sophisticated elegance; old-world craft with new-world airiness; uncompromising attention to detail molded our design inspirations. The jewelry store sales floor is functionally divided into a high-end jewelry, fashion items and impulse buying. Custom cabinetry with client's logos and corporate colors were designed by OS and procured internationally.



H.R. Meininger Art Store

Denver, Colorado



The contemporary design for this office/retail project is reminiscent of an artist's loft.

Owner: Meininger
Area: 54,422 sf
Use: Art Supply Store

Meininger's, an art supply store, was designed to fit an existing foundation. The building's footprint incorporated retail and office space along with a functional storage facility and space planning for future art education classes. The exposed structure and ducts are organized around the skylight spine, a low-tech design solution, and the open, airy interior is reminiscent of an artist's loft.*

Obermeier Sheykhmet is currently working on an interior adaptation for the cashier's area and the addition of a kiosk inside the store.

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



Folio | Showcase



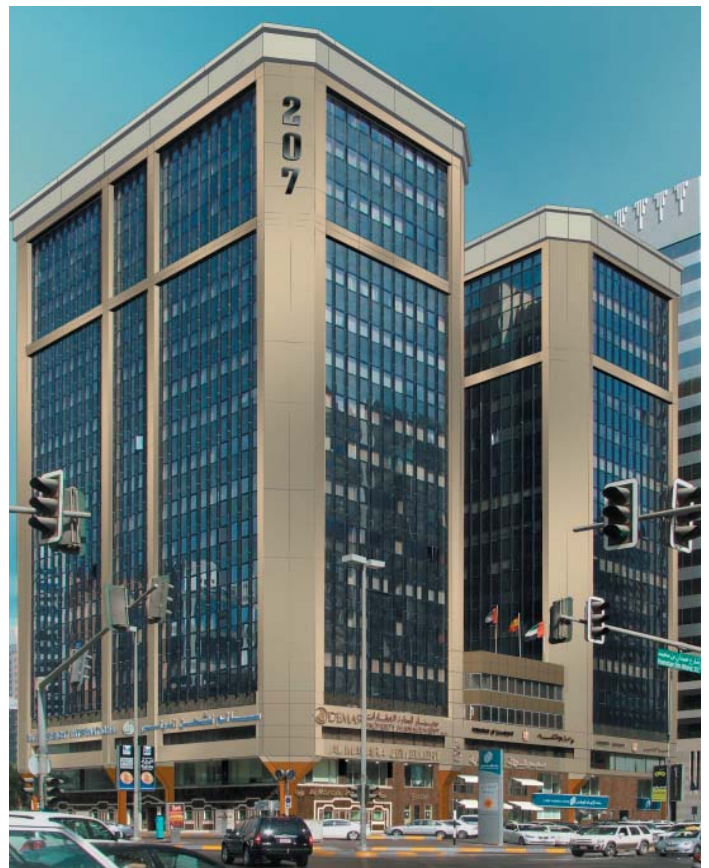
Nissan Motors Regional Headquarters
Portland, Oregon



Centrum Healthcare and Office Center, Tower III
Greenwood Village, Colorado



BOULDER COUNTY BUSINESS CENTER
Longmont, Colorado, USA



Lighthouse Twin Tower
Down town Abu Dhabi, UAE

This publication contains several representative projects completed by Studio Obermeier-Sheykhet Architecture, Inc. There are many more projects, buildings, clients and relationships associated with this typology that we would like to share with you. Please contact us for a more comprehensive portfolio at 303.327.4600.





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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