

David William MacPhail

917.574.3239

davemacphail@yahoo.com

<http://www.davidmacphail.net>

**DEVELOPMENT & ACQUISITIONS DIRECTOR
REGISTERED ARCHITECT
CONSTRUCTION MANAGER
LEED ACCREDITED PROFESSIONAL**

EXECUTIVE PROFILE

12 years senior-level of concept-to-completion development, acquisitions, architectural design, and construction management experience with complex, large-scale, sustainable, mixed-use real estate development projects valued over one billion dollars

Notable Projects:

- Ritz Carlton Hotel and Condominium Tower, Dallas, TX - \$350 million hotel and condo development
- 112 Central Park South Cooperative, New York, NY - \$185 million co-op gut renovation
- University of Virginia Health System Projects - \$33 million medical research renovation
- Master Plan of Heiligendamm Golf Resort, Germany

Areas of Expertise:

<u>Acquisitions</u>	<u>Due Diligence</u>	<u>Site Selection</u>	<u>Construction Management</u>
Arrange Debt and Equity	Underwriting:	Building Type	BIMs Coordination
Broker Relationships	Hotel	Create Building Envelopes	Budget Monitoring
Budgeting	Institutional	Market Demographics	Building Codes
Contract Negotiation	Mixed Use	Draw Floor Plan Studies	Construction Documents
Feasibility Studies	Office	Architect and Design Process	Employee Management
Financial Analysis	Residential	Market Analysis	LEED Design
Leasing	Retail	Permitting	Project Scheduling
On-Site Visits	Pro-forma Development	Site Assessment	Specifications
Tenant Negotiation	Argus	Square Foot Calculations	Value Engineering
Work with Local Jurisdictions	Excel	Zoning and Entitlements	Work with 3 rd Parties

WORK EXPERIENCE

Senior Project Manager

University of Virginia

December 2008- Present

1224 Jefferson Park Avenue, Charlottesville, VA 22903

www.virginia.edu

Responsibilities: Initiation to completion of renovations within the medical center- create scope, schedules and budgets; select architects, engineers and contractors; review proposals and contracts, review drawings and specifications; value engineering; manage LEED certification; relocate tenants and equipment; material selection; maintain environmental quality; construction management; close out contracts

Accomplishments: LEED certification, Improve communications with hospital management and contractors, and organize grant proposal for National Institute of Health

Property types: Health Care, hospitals, laboratory, medical school

Properties

- Jordan Hall – The \$32MM renovation of 246, 000 GSF, 7 story occupied medical research building includes replacing and upgrading HVAC, electrical, and emergency power. The project is seeking LEED certification when completed in 2012.
- University Health Systems – Renovation of research laboratories, conference rooms, and office space

Director of Acquisitions and Pre-development

Anbau Enterprises, Real Estate Development

June 2004- February 2008

206 Fifth Avenue, New York, NY 10010

www.anbauenterprises.com

Responsibilities: Acquisition to completion of developments- concept, zoning analysis, create building envelopes, floor plan studies, square foot calculations, market analysis, creating and manage budgets, negotiating purchase contracts, negotiating leases, hire architects, manage design, LEED accreditation, arrange financing-equity, senior debt, and mezzanine funding, tenant negotiations, construction management, scheduling

Accomplishments: Improved acquisition team with enhanced spread sheets, expanded acquisition process, established relationships with leading brokers, introduced new finance structures and return structures, introduced additional means of acquiring financing, brought more options for architects and design diversity

Property types: Hotel, retail, residential, office, and mixed-use development and investment properties

Marketplace: New York, San Francisco

Properties

- 112 Central Park South – Ground lease purchased in the spring of 2004. The 27-story \$185MM cooperative consists of 155,000 GSF, demolishing the interior of the hotel, renovating the existing floors, Constructing 3 new penthouse floors. The retail was lease to an international chain and cooperative units are sold. Completed and sold out in the spring of 2007
- 1393 York Avenue – Ground lease is under contract with the closing set for spring 2008. This 32-story \$125MM church/residential tower development consists of 140,000 GSF and involves demolishing the church, construct the new church, cooperative residential tower, and two levels underground parking

David William MacPhail

917.574.3239

davemacphail@yahoo.com

<http://www.davidmacphail.net>

WORK EXPERIENCE -Continued-

- 124 West 23rd Street – Under contract with the closing in the summer of 2008. This 15-story \$65MM condo/ retail tower consists of 67,000 GSF and involves removing the retail and rent controlled tenants, demolishing the existing buildings, constructing the new retail and condominium tower, lease the retail space to national chain, and sell the condominiums
- 120 West 72nd Street – Purchased in March of 2006. This 16-story \$56MM condo/ retail tower consists of 60,000 GSF and involved removing the retail tenant, demolishing the existing building, and constructing the new condominium tower. The retail was leased to a national chain, and the condominiums are sold. Completion March 2008, Sold-out summer 2007
- 419 West 55th Street – Ground lease purchased in 2002. The 8-story \$10MM cooperative consists of 39,000 GSF and involved demolishing the interior, renovating the floors into loft style apartments, and constructing a new penthouse. The retail space leased to veterinarian and the units were sold. It was completed and sold-out in the winter of 2004

Project Manager

Robert A.M. Stern Architects

March 2002 - June 2004

460 West 34th Street New York, NY 10001

www.ramsa.com

Responsibilities: Design and construction of commissions- construction management; organize construction drawings; coordinate mechanical, electrical and structural components; manage budgets and schedules; negotiate contracts; analyze building codes, zoning regulations; correspond with clients, contractors and consultants; select materials; value engineering, design, manage employees

Accomplishments: Improved team performance through effective management of employees and third parties, maintained budgets and schedules, enhanced communication with senior partners, improved negotiation techniques

Property types: Residential, hotel, and hospital developments

Market Place: Germany, Canada, Dallas, Baltimore

Properties

- Ritz Carlton Hotel and Condominium Tower, Dallas Texas - 21-story \$350,000,000 development consists of 500,000 GSF of hotel, spa, conference center, and condominium tower
- St. Thomas Street Condominium, Toronto, Canada - 29-story \$155MM development consists of 217,000 GSF with 82 condominiums and subterranean parking
- Master Plan of Heiligendamm Golf Resort, Germany (Baltic Sea) - Master plan consists of 500 houses, 24 apartment buildings, a retail center, and a golf course
- Tacheles Condominiums, Berlin, Germany - 10-story development consists of 120,000 GSF with retail, condominiums, and subterranean parking. It was on hold by the developer
- Sheppard Pratt Mental Hospital, Baltimore, Maryland - 5-story \$100MM addition consists of 200,000 GSF and includes offices, patient rooms, and cafeteria

Associate Project Manager

Davis Brody & Bond Architects

August 1998 - March 2002

315 Hudson Street, New York, NY 10013

www.davisbrody.com

Responsibilities: Design and construction of commissions- organize construction drawings; analyze building code and zoning regulations; manage budget; coordinate architectural and engineering drawings; correspond with clients, contractors and consultants; oversee construction; Select materials; value engineering; design

Accomplishments: Advanced two buildings from the beginning of design to completion, maintained drawings sets, managed the construction process of concrete and steel buildings

Property types: Residential, dormitory, academic, office, and institutional developments

Properties

- Polytechnic University Academic, Athletic Facility, and Dormitory, Brooklyn, New York - The \$75MM development consists of an 8-story 55,000 GSF gymnasium, classrooms and lecture hall, and an 18-story 80,000 sq ft dormitory
- Mount Sinai Medical School Dean's Office, New York, New York - This \$2MM renovation consists of 8,000 GSF of office and reception space for the dean and employees
- New York Public Library Addition, New York, New York - This 5-story \$80MM addition consists of 20,000 GSF with a lecture hall, classrooms, and offices

EDUCATION

New York University Masters of Real Estate Finance

New York, NY

Course work: Real estate finance, analytical techniques, real estate accounting, real estate law, capital markets, portfolio management, corporate finance, economics

University of Virginia Bachelor of Science in Architecture

Charlottesville, VA

Minor Architectural History

SKILLS

Excel, Argus, Word, Project, Power Point, AutoCAD, MicroStation, Adobe Illustrator, Photoshop, management & organizational skills, communications, strong financial acumen, sustainable building concepts