



PROJECT:

70 Pine Street

LOCATION:

Financial District, NY, NY

ARCHITECTS:

Stephen B. Jacobs with Deborah Berke Partners

STATISTICS:

1,000,000 SF

952 feet , 69 stories tall

Residential, Hotel, Commercial

612 Residential Units, 165 Keys

STORY:

As a consulting Owner's Representative for Rose Associates, George Drallios was bestowed the honor of managing the largest development project ever undertaken by the highly respected real estate dynasty.

70 Pine is perhaps the largest adaptive reuse project in New York City's history. Having served as the headquarters of City Services (now Citgo) and most recently AIG, it is being converted into a luxury rental property with 165 hotel rooms. Mr. Drallios successfully represented Ownership during the Landmarks and Historic Tax Credit review and approval processes.

Image courtesy of Rose Associates, Inc. & EBNB 70 Pine Owner LLC



<u>PROJECT:</u>	Russia Tower
<u>LOCATION:</u>	Moscow, Russia
<u>ARCHITECT:</u>	Norman Foster, Foster + Partners Ltd
<u>STATISTICS:</u>	4,764,000 SF 600 meters , 118 stories tall Residential, Hotel, Retail, Parking 436 Residential Units, 180 Keys
<u>STORY:</u>	As Vice President of Design and Construction at LMD Worldwide LLC, George Drallios was entrusted with orchestrating the quality control review and value engineering of a portfolio of real estate projects throughout Russia including Russia Tower , a new supertall building that would have been the tallest tower in Europe.

In Q4 2008, Mr. Drallios was tasked with effectively managing a project team spread across New York, Zurich, Moscow and St. Petersburg and succeeded in gaining the team's trust and cooperation during a period of great uncertainty at the onset of the global economic crisis.

Image courtesy of Foster + Partners Ltd

PROJECT: **Zaryadye/Hotel Russia**

LOCATION: Moscow, Russia

ARCHITECT: Norman Foster, Foster + Partners Ltd

STATISTICS: 3,437,000 SF
13 Acres
Residential, Hotel, Retail, Parking, Entertainment
142 Residential Units, 785 Keys

STORY: As Vice President of Design and Construction at LMD Worldwide LLC, George Drallios was entrusted with orchestrating the quality control review and value engineering of a portfolio of real estate projects throughout Russia including **Zaryadye**, a master plan development located across from Red Square and the Kremlin on the site of the former massive Russia Hotel.

Given the sensitivity of the site as a Soviet Era building connected to the Kremlin with subterranean tunnels, the City of Moscow was to control and pay for all work below grade. Mr. Drallios saw this as an opportunity to improve the project and reduce costs by proposing to bury the Philharmonic Hall. The underground theater would be entered through a signature structure, similar to the Louvre, reducing costs and creating a grander outdoor public space.



Image courtesy of Foster + Partners Ltd

PROJECT: **Zaryadye/Hotel Russia**

LOCATION: Moscow, Russia

ARCHITECT: Norman Foster, Foster + Partners Ltd



Image courtesy of Foster + Partners Ltd

PROJECT: **New Holland Island**

LOCATION: St. Petersburg, Russia

ARCHITECT: Norman Foster, Foster + Partners Ltd

STATISTICS: 2,100,000 SF
7.6 Hectares (18.8 Acres)
Residential, Hotel, Retail, Parking, Entertainment
103 Residential Units, 343 Keys, Performance Theater

STORY: As Vice President of Design and Construction at LMD Worldwide LLC, George Drallios was entrusted with orchestrating the quality control review and value engineering of a portfolio of real estate projects throughout Russia including **New Holland Island**, the historic site of a ship building complex dating back to the time of Peter the Great.

Located a short distance from the Hermitage and Mariinsky Theater, New Holland Island was planned to be the crown jewel at the cultural center of St. Petersburg. Mr. Drallios was challenged with improving the residential and hotel unit layouts within the existing historic buildings.



Image courtesy of Foster + Partners Ltd

PROJECT: **New Holland Island**

LOCATION: St. Petersburg, Russia

ARCHITECT: Norman Foster, Foster + Partners Ltd



Image courtesy of Foster + Partners Ltd



PROJECT: **111 1st Street**

LOCATION: Jersey City, NJ

ARCHITECT: Rem Koolhaas/OMA

STATISTICS: 1,200,000 SF
592 feet , 52 stories tall
Residential, Hotel, Artist Studios,
Galleries, Retail, Parking
490 Residential Units, 252 Keys

STORY: As Vice President of Design and Construction at The Athena Group, George Drallios was supervising the design of a variety of complex projects throughout the United States including **111 1st Street** being developed in partnership with BLDG/Lloyd Goldman.

111 1st was conceptualized by **Pritzker Prize winning architect Rem Koolhaas** as a "spectacle from convention" by perpendicularly stacking familiar building forms for different programs in a surprising way. The geometry maximized the efficiency, resulted in large, usable outdoors spaces and produced a dynamic addition to the growing Jersey City skyline.

Image courtesy of OMA

PROJECT: **111 1st Street**

LOCATION: Jersey City, NJ

ARCHITECT: Rem Koolhaas/OMA



Image courtesy of OMA

PROJECT: **Columbia University Residence**

STATISTICS: 140,000 SF
Faculty Housing, Retail
83 Rental Units

LOCATION: 2700 Broadway, NY, NY

ARCHITECT: Costas Kondylis & Partners, Executive Architects
Cooper, Robertson & Partners, Design Architects

STORY: As Project Manager for Costas Kondylis & Partners, George Drallios was assigned to not only manage **2700 Broadway** but also to cultivate a relationship with an important new client. The assignment required an institutional level of professionalism as well as a collaborative effort to coordinate the exterior design of the building with Cooper, Robertson & Partners.



Image courtesy of Cooper, Robertson & Partners

George Drallios Project Summary

at Rose Associates

PROJECT	Uses	No. of Units	No. of Keys	Gross FA
70 Pine Street, Financial District, New York City	Residential, Hospitality, Commercial	630	150	1,000,000
253 West 47 Street, New York City	Speculative Restaurant Space	1	NA	25,000
744 Madison Avenue, New York City	Landmarked Commercial Building	3	NA	35,000
Totals		634	150	1,060,000

at LMD Worldwide

PROJECT	Uses	No. of Units	No. of Keys	Gross FA
Rossia Hotel Site, Moscow, Russia (Foster & Partners)	Residential, Hospitality, Commercial, Entertainment, Parking	142	785	3,437,702
Sovietskaya, Moscow, Russia	Residential, Hospitality, Parking	198	572	930,647
Russia Tower, Moscow, Russia (Foster & Partners)	Residential, Hospitality, Commercial, Parking	436	180	4,764,042
Passage, St. Petersburg, Russia	Retail, Office	NA	NA	460,340
New Holland, St. Petersburg, Russia (Foster & Partners)	Residential, Hospitality, Commercial, Entertainment, Parking	103	343	2,097,219
Totals		776	1,537	9,592,731

at The Athena Group

PROJECT	Uses	No. of Units	No. of Keys	Gross FA
110 1st Street - Jersey City	Residential, Commercial, Parking	451	NA	635,000
111 1st Street - Jersey City (Rem Koolhaas / OMA)	Resi., Artist Lofts, Galleries, Comm., Parking	490	252	1,209,000
Parc Reston - Reston, Virginia	Residential, Parking	360	NA	584,260
Canal Parc - Georgetown, Washington, D.C.	Townhomes	37	NA	118,234
Totals		1,338	252	2,546,494

at Costas Kondylis & Partners

PROJECT	Client	Uses	No. of Units	Gross FA
The Lyric - 254 West 94th Street	The Related Companies	Residential, Commercial, Theater	285	NA
The Anthem - 222 East 34th Street	The Hakim Organization	Residential, Commercial, Parking	480	NA
Columbia Residence - 2700 Broadway	Columbia University	Faculty and Grad. Student Housing, Comm.	83	NA
Nicole - 250 West 55th Street	The Gotham Organization	Residential, Commercial, Parking	149	NA
Columbus Towers - Jersey City	Panepinto Properties	Residential, Commercial, Parking, Office	400	NA
The Melar - 250 West 93rd Street	Rose Associates	Residential, Commercial	142	NA
200 West End Avenue Condominium	The Clarett Group	Residential, Commercial, Parking	198	NA
Chelsea Landmark - 55 West 25th Street	Rose Associates	Residential, Commercial, Parking	407	NA
The Leighton - 60 South Street, Boston Condo	Rose Associates	Residential, Commercial, Parking	162	NA
55th Street Condominium	Lincoln Property Company	Residential, Commercial, Offices	65	NA
Riverwalk 5 - Roosevelt Island, Condominium	The Related Companies	Residential	123	NA
Riverwalk 6 - Roosevelt Island	The Related Companies	Residential	242	NA
61st & York - Phase II	SOLO9W57	Residential, Commercial, Parking	209	NA
Totals			2,945	3,967,608