

S . A . N . T . O . R . I . E . L . L . O  
A R C H I T E C T S

**CURRICULUM VITAE**  
**SEPTEMBER 2019**

**CURRENT AND RECENT OFFICE WORK (earlier work shown first)**

- Neighborhood Entrepreneur Program, Round III, University Avenue Cluster (174 dwelling units) in the Bronx is completed with Certificates of Occupancy delivered.
- Neighborhood Entrepreneur Program, Round IV, West 128<sup>th</sup> Street Cluster (249 dwelling units) in Harlem, New York City is completed. Certificates of Occupancy delivered.
- Neighborhood Entrepreneur Program, Round V, East 168<sup>th</sup> Street Cluster (127 dwelling units in 6 buildings) in the Morrisania Heights section of the Bronx is completed with Certificates of Occupancy delivered.
- Porter Avenue Transitional Residence (400 beds) in Brooklyn is a conversion of a former textile factory. Opened in December, 2003, Certificate of Occupancy delivered.
- Wales Avenue Transitional Residence (400 beds) in the Bronx is a conversion of a former factory. Design complete, Building Department approval obtained. Project lost funding, construction cancelled.
- New Foundations Program, Phase I (23 three-family houses and 1 two-family house) in the Bronx is in construction, with 20 houses completed and the last 4 under construction.
- New Foundations Program, Phase II (19 three-family houses) in the Bronx, construction is complete, Certificates of Occupancy delivered.
- University Macombs Apartments (180 rehab units and a 30-unit, seven-story, new building) in the Bronx, construction complete, Letters of Completion issued.
- 504 West 171 Street, New York City, (21 units) is a moderate rehab with construction complete, Letter of Completion issued.
- 1068 Gerard Avenue (82 units) is an eleven-story, new construction project in the Bronx, construction complete, Certificate of Occupancy issued.
- 450 West 131 Street, New York City, a.k.a Logan Gardens, is a moderate rehab of 104 DU's, construction complete, Letter of Completion issued. Second phase instituted in 2012 for envelope work.

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- 1685 Topping Avenue, Bronx, New York, is a moderate rehab of 43 DU's in the Bronx, Letter of Completion issued.
- Neighborhood Homes Central Harlem is comprised of a gut rehabilitation of eight (8) three-family brownstones, Certificates of Occupancy issued.
- Montgomery Macombs Apartments is a moderate rehab of 111 DU's in three buildings in the Bronx, construction complete, Letters of Completion issued.
- Halsey Street Houses is a Habitat for Humanity project comprised of the new construction of three (3) three-story, three-family houses on the corner of Halsey Street and Marcus Garvey Boulevard in Brooklyn. Design and construction are Energy Star Rated and certified. Construction is complete, Certificates of Occupancy issued.
- 1085 Washington Avenue is a nine-story new construction project in the Bronx, construction complete, Certificate of Occupancy issued.
- Senior Citizens Home Assistance Program, administered by the Parodneck Foundation is an HPD program providing rehabilitation loans to senior citizens. This firm provides ongoing consulting on approximately 240 homes to date.
- UAC III is a moderate rehab of 173 DU's in four buildings in the Bronx. Construction is complete, Letters of Completion issued.
- 850 Jennings Street in the Bronx is an HPD Cornerstone Program, 103 DU's in nine stories of new construction. Certificate of Occupancy issued.
- 1028 Bushwick Avenue is a moderate rehab of 53 DU's in Bushwick. Construction is complete, Letter of Completion issued.
- 575 Fifth Avenue in Brooklyn is a new construction project in HPD's Supportive Housing Program, five stories and 49 DUs. This firm is the owner's representative to the Fifth Avenue Committee. The project is complete and the Certificate of Occupancy has been obtained.
- 1070 Washington Avenue in the Bronx is a forty-nine-unit, new construction project with seven floors of residential. Construction is complete, Certificate of Occupancy has been issued.
- The Lenninger Project at 614 and 623 East 179<sup>th</sup> Street in the Bronx is a pair of new construction projects in HPD's Supportive Housing Program, five stories each and 92 DUs in total. This firm is the Owner's Representative to the Center for Urban Community Services. Construction is complete and Certificates of Occupancy have been issued.

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- Davidson Avenue Project in the Bronx is a moderate rehabilitation of six buildings and 184 DU's. Construction is complete and Letters of Completion have been obtained.
- University Avenue Sidewalk is a project to upgrade and beautify the west side of University Avenue between West 174<sup>th</sup> and West 175<sup>th</sup> Street, including paving of concrete and Belgian block, benches, trees with decorative wrought-iron railings, lighting, plantings and banners. This went through the revocable consent process and included the Arts Commission, Dept of Transportation, Department of Parks and the Buildings Department. Construction is complete and we are awaiting the final sign-off.
- Hayden Lord Park on Andrews Avenue between West 175<sup>th</sup> and West 176<sup>th</sup> Street is a multi-faceted outdoor arts development created in the memory of Hayden Lord, including murals, mosaic and tile work, sustainable outdoor features, performance space, play and climbing areas, organic gardening fed by a storm water harvesting system, use of recycled materials in the construction of components of the park, poetry reading area, and a memorial wall and chapel. This is largely complete and in use by neighborhood children.
- Ongoing design services and consulting for Community Access Inc. on a number of OMH projects, currently including 190 Stanton Street, 29 East 2<sup>nd</sup> Street, 220 East 7<sup>th</sup> Street, 347 East 4<sup>th</sup> Street, 255 East Broadway and 315 Second Avenue, all in NYC.
- Ongoing consulting to Bronx Pro Real Estate Management Inc. on their portfolio of properties. Specific tasks include the evaluation of the facades and roofs and development of scopes of work, specifications, critical needs assessments and bid documents and then oversight of the construction.
- 4339 White Plains Road in the Bronx is a new construction project in HPD's Supportive Housing Program, seven stories and 61 DUs. This firm is the owner's representative to Praxis Housing Inc. Construction is complete and the Certificate of Occupancy has been obtained.
- Ongoing construction consulting with the Low Income Investment Fund, Parodneck Foundation, Community Preservation Corporation, JP Morgan Chase Community Development Corporation, Deutsche Bank, Sovereign Bank and Fannie Mae.
- Ongoing design and construction consulting with Ascend Learning, a charter school developer and operator.
- 1479 Macombs Road is a moderate rehabilitation of a six-story, 72-unit residential building in the Bronx. Construction is complete and the Letter of Completion has been obtained.
- G & M Project is a two-phase moderate rehabilitation of 427 DU's in nine buildings in the Bronx. Construction is complete and Letters of Completion are being obtained.

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- Central Harlem/Rochester is a moderate rehabilitation of four Harlem buildings and one Brooklyn building totaling 98 DU's. Construction is complete and Letters of Completion are being obtained.
- 1030 Cauldwell Avenue is a five-story vacant New Law Tenement in the Bronx that is being converted to 25 supportive housing units. Construction is complete and the Certificate of Occupancy has been obtained.
- Little Scholars Day Care Center was the conversion of a raw sub-cellar space (facing onto a step street) into a 6,000 SF day care center. This includes six classrooms serving 108 children plus support space. Construction is complete and the Certificate of Occupancy has been issued.
- Arthur Avenue Residence is a nine-story new construction supportive housing project with 108 DU's. This firm is the Owner's representative to the Center for Urban Community Service. The building is complete.
- 2264 Morris Avenue is designed as an eleven-story, residential new construction project with 94 DU's, one third of which are Supportive Housing units. Construction is complete and a TCO has been obtained.
- 1000 Fox Street and 960 Simpson Street is a new construction project in the Bronx being done jointly with another architectural firm. Fox Street is 8 stories and 120 DUs and Simpson is 6 stories and 80 DUs. Construction is complete and TCOs have been issued.
- 975 Tiffany St is a new construction project in the Bronx also being done with another architectural firm. This is 8 stories and 161 DUs. Construction is in progress.
- The Year Fifteen Project is a moderate rehabilitation of 12 buildings with 301 DUs in the Bronx. Construction documents are complete and DOB approval has been obtained. Construction is in progress.
- Harlem Rehabs is a gut rehabilitation of six buildings totaling 125 DUs. This firm has the role of consulting architect to the owner for structural and masonry work.
- Union Longfellow Project is a gut rehabilitation of four buildings in the Bronx totaling 69 DUs. The construction documents are complete.
- 314 West 127<sup>th</sup> Street is a new construction project comprising 117 supportive housing units. This firm is the owners' representative to Center for Urban Community Service. The building is under construction.
- ELH Project is a moderate rehab of six occupied buildings in Brooklyn and the Bronx totaling 207 DUs. Construction drawings are in progress.

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- 326 Convent Ave is an exterior restoration of an historic brownstone in the Hamilton Heights district of Manhattan in conjunction with the NYC Landmarks Preservation Commission. Construction drawings are in progress.

I am pleased to submit the following summary of my professional background:

**ROBERT SANTORIELLO**

NYS License # 15503

I graduated from New York Institute of Technology in Old Westbury with a Bachelors of Architecture in 1977, magna cum laude. I am currently writing my thesis for a Masters of Science in City and Regional Planning at Pratt Institute, which is comprised of a book on Building Rehabilitation and Construction.

My first job in 1977 was two years with Griswold, Heckel and Kelly, an interior office-planning firm. I spent a few months with Epstein/Greenfield Architects, a firm specializing in bank design, and in 1980 I got a staff position with the Pratt Institute Center for Community and Environmental Development. This is a non-profit urban planning and architectural firm involved in the development of housing in low and moderate income neighborhoods. I retained this position to June 1989, at which time I took my private practice to full time.

- I. The largest area of my current work is the performance of traditional architectural services in construction projects. This includes building inspections and evaluations, design development, preparation of scopes of work, cost estimates, specifications and construction drawings, bidding and construction administration. The size of my projects range from small homes to large multiple dwellings and commercial projects.

Financing sources for these projects are conventional and government subsidized, including HPD Vacant Building Program, HPD Participation Loan Program, HPD 8A and SRO Loan Program, HPD Capital Budget Homeless Housing Program, NYS Homeless Housing Assistance Program, HPD Supportive housing Program, the Enterprise Foundation, LIISC, NYS Office of Mental Health, HPD Neighborhood Works and Neighborhood Entrepreneur Program among others. Many projects also receive private funds from tax syndications.

I have participated in an estimated 550 construction projects totaling approximately 12,500 dwelling units since 1980. Examples include the following (Projects in *Italics* are as a consultant.):

2215 Newkirk Avenue, Bklyn	77 DU's	PLP with Citibank
572 Sterling Place, Bklyn	16 DU's	HPD Sweat Equity
184-8 Fifth Avenue, Bklyn	10 DUs/3C	PLP with CPC
834 Riverside Drive, NYC	32 DU's	PLP with CPC

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	1974 51 Street, Bklyn	47 DU's	PLP w/CPC + HoDAG
	237 Eldridge Street, NYC	38 DU's	HPD 8A w/Citibank
	204-206 East 7 <sup>th</sup> , NYC	48 DU's	HPD 8A
	1138-1142 Pacific Street, Bklyn	30 RM's	NYS HHAP + HPD
	2252 Crotona Avenue, Bx	16 DU's	NYS HHAP
	Senate Hotel: 206-08 West 92, NYC	125 RM's	HPD
	1206-08 Pacific Street, Bklyn	32 DU's	Chemical Bank
	225-227 St. Ann's Ave, Bx	18 DU's	NYS HHAP
	332 Bergen Street, Bklyn	8 DU's	HPD & NHS
	377 Edgecombe Avenue, NYC	15 DU's	HPD PLP & 7A w/Chase
	574 West 126 Street, NYC	15 DU's	HPD PLP & 7A w/Chase
	University Ave. Cluster, Bx	174 DU's	NEP III
	West 128 <sup>th</sup> Street Cluster, NYC	182 DU's	NEP IV
	Porter Avenue Residence, Bklyn	400 Beds	NYC DHS
	East 168 <sup>th</sup> Street Cluster, Bx	127 DU's	NEP V
	New Foundations, Phase I, Bx	24 3-family homes	HPD
	New Foundations, Phase II, Bx	18 3-family homes	HPD
	Wales Avenue Residence, Bx	400 Beds	NYC DHS
	University Macombs Apts., Bx	210 DU's	HPD & NYCHA
	504 West 171 Street, NYC	21 DU's	HPD PLP
	1068 Gerard Avenue, Bx	82 Dus	HDC
	450 West 131 Street, NYC	104 DU's	HPD, HUD
	1685 Topping Avenue, Bx	43 DU's	HPD, PLP
	Harlem Brownstones, NYC	8 3-Family Homes	HPD, NHP
	Montgomery Macombs, Bx	111 DU's	HPD, NYCHA
	Halsey Street Houses, Bklyn	3 3-Family Homes	HPD, Habitat for Humanity
	850 Jennings Street, Bx	103 DU's	HPD
Cornerstone	SCHAP, City-wide	120 ± Homes	Parodneck Foundation
	1085 Washington Ave, Bx	90 Dus	HDC
	UAC III, Bx	173 DU's	HPD & NYCHA
	1028 Bushwick Avenue, Bklyn	53 DU's	HPD PLP
	575 5 <sup>th</sup> Avenue, Bklyn	49 DU's	HPD, Supportive Housing
	1070 Washington Ave, Bx	49 DU's	HPD, NYCHA
	Davidson Ave Project, Bx	184 DU's	HPD
	Lenniger Project, Bx	92 DU's	HPD, Supportive Housing
	1479 Macombs Road, Bx	72 DU's	HPD PLP
	G&M Project, Bx	427 DU's	HPD PLP
	Central Harlem/Rochester	98 DU's	HPD PLP

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1030 Cauldwell Avenue, Bx	25 DU's	HPD, SUS
<i>4339 White Plains Road, Bx</i>	<i>61 DU's</i>	<i>HPD, Supportive Housing</i>
<i>Arthur Avenue Project, Bx</i>	<i>105 DU's</i>	<i>HPD, Supportive Housing</i>
2264 Morris Ave	94 DUs	HPD, OMH
1000 Fox & 960 Simpson St, Bx	200 DUs	HPD
975 Simpson St, Bx	161 DUs	HPD
Year Fifteen Project	301 DUs	HPD, HDC
<i>Harlem Rehabs</i>	<i>125 DUs</i>	<i>HPD</i>
Union Longfellow	69 DUs	HPD
ELH Project	207 DUs	HPD Pillar Program
<i>314 West 127 St</i>	<i>117 DUs</i>	<i>HPD, DASNYS, Supportive Housing</i>

II. The second area of our work is architectural consulting. This includes involvement with lending institutions, owners or co-ops that retain me for various services, as follows:

- ❑ Monitoring architect for lending institutions involved in construction projects, including CPC, JP Morgan Chase CDC, Low Income Investment Fund, Fannie Mae, Sovereign Bank, Deutsche Bank and Fannie Mae.
- ❑ Building evaluation, scope of work, and cost estimates for properties in Freddie Mac's portfolio;
- ❑ Existing conditions reports for potential building purchasers;
- ❑ Review and responses to architects plans for work proposed in co-op buildings for individual owners;
- ❑ Independent inspections and reports on the quality and legality of contract documents and construction;
- ❑ Expert testimony in housing litigation.

III. The third area of work is construction management. Through a separate corporation, Santoriello Construction Management Inc., I have been involved in a wide range of construction related activities, including:

- ❑ Project preparation and construction scheduling;
- ❑ Cost estimating and budget projections;
- ❑ Project bidding and negotiations;
- ❑ Subcontractor coordination;
- ❑ Site inspections and reporting;
- ❑ Requisition and change order preparation and negotiations;
- ❑ Owners project representative services (OPR).

The role of the OPR (Owner's Project Representative) has been executed on a number recent projects, most notably the gut rehabilitation of over 700 DU's in 23 buildings in HPD's Vacant Cluster Program, the rehabilitation and reuse of the former Morrisania

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Hospital in the Bronx recently on 575 5<sup>th</sup> Avenue in Brooklyn, a 49-unit assisted living facility, 614 and 623 East 179 St, a pair of supportive housing facilities, and currently on 4339 White Plains Road, a 61 unit supportive housing facility, the Arthur Ave Residence, a 108 unit supportive project. Typical tasks are as follows:

- ❑ Inspection of the existing vacant buildings or site.
- ❑ Review and recommendations on the architects proposed designs;
- ❑ Review and recommendations on the construction drawings and specifications;
- ❑ Design of bidding strategy, overseeing of the bidding process and price negotiations;
- ❑ Review of general contractor qualifications and references;
- ❑ Assistance in preparation of the construction contract;
- ❑ Overseeing the construction scheduling by the general contractor;
- ❑ Participating in, or chairing construction meetings attended by all participants;
- ❑ Review and negotiation of requisitions and change orders;
- ❑ Maintain owners site office with a full-time presence, development of project files and logs;
- ❑ Processing and routing of all information flowing between the owner, general contractor, architect and lenders;
- ❑ Ongoing construction monitoring, development of punchlists and review of as-built drawings;
- ❑ Administration of project close-out and building turnover.

IV. The fourth area of my work is education. Since 1983 I have conducted ongoing lectures to housing attorneys and non-profit community developers in the various aspects of housing rehabilitation. Also, I have taught a Graduate and Continuing Education course at Pratt Institute in Building Rehabilitation, a course that has received New York State approval for use in the Real Estate Sales Licensing courses. Further, I developed a series of technical training sessions to recipients of HHAP housing development grants and another series for CPC loan officers, JP Morgan Chase CDC loan officers, Fannie Mae and Freddie Mac staff, loan servicers and various non-profit staff.

Among the topics taught in these classes are:

- ❑ Building Anatomy and Evaluation;
- ❑ Preparation of a Scope of Work and Cost Estimate;
- ❑ Participants in the Construction Process;
- ❑ Rehabilitation and Construction.