



PROJECT PROFILE	LEASEHOLD IMPROVEMENTS FOR IRS, NYC
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07 SEPTEMBER 2001

CLIENT Real Estate Division, General Services Administration,

LOCATION 10 Metro Tech Centre, Brooklyn, NY

DESCRIPTION While working as a Project Manager with the MDC Systems Division of Day & Zimmermann International, Inc., William A. Wheatley, now Chairman of THE WHEATLEY COMPANIES ^(SM), served as part of the project management team for the development of leased space to relocate the Downtown Brooklyn Internal Revenue Service Office. This space consisted of 245,000 sq ft of offices with over 95% of the floors that had to be raised to provide routing for all electrical and communications wiring servicing this state-of-the-art automated office. This required rebuilding exit stairs to coincide with the new floor levels.

During lease negotiations the project management team provided technical evaluations and recommendations of all the offers. During the design phase, Mr. Wheatley provided design assistance, concentrating on code complains, ADA compliance, and cost/benefit analysis of design options.

The 7-story structure was stripped down to just floor slabs and columns. Rebuilding included aluminium curtain wall exterior, all new services, and a complete high-speed voice/data communications network. The building was fully upgraded to current building code requirements and for ADA compliance.

During the construction phase, inspectors from the project management team, including Mr. Wheatley, verified compliance with contract documents and supported the GSA in negotiating client requested changes.