

Firm Profile

Zubatkin Owner Representation, LLC ("ZOR") is a project management/owner representation firm focusing on the development of museum, institutional, religious, educational and performing arts projects throughout the Northeast. Our experience also includes energy conservation and sustainability master planning as well as high-end residential and commercial interiors, new luxury residential buildings and private clubs. Established in 1994, we have undertaken projects valued in excess of \$2.5 billion.

ZOR's in-house team of over fifteen professionals includes architects, engineers, planners, sustainability experts and construction managers. Our experience includes managing new construction and renovation projects as well as multi-use facilities. On project after project, we have developed and implemented the right strategy to achieve our clients' desired results while maximizing the value of each dollar spent.

Our philosophy is driven by client satisfaction. We take considerable pride in having established long-term relationships and earning repeat business as outgrowths of successfully completed projects. We do our utmost to complete each project, not just within budget and on schedule, but in taking great care to ensure functionality, flexibility and long term efficient operations.

Museums

ZOR specializes in managing capital projects for museums, having been involved in over 100 projects since 1994. Our work has encompassed all aspects of museum construction including new start-up institutions, ground up construction, major renovations and landmark restoration. The depth of our experience in the planning, design, construction and operation of museum facilities provides valuable insight as to capital costs, financing alternatives, true value engineering and sustainable design to all of our clients.

Institutions

Our work includes over 35 projects for not-for-profits including religious, educational, civic, cultural and community based organizations. ZOR's depth of experience and knowledge of these multi-use facilities have earned us a high volume of repeat business and the opportunity to oversee some of the most high profile projects. Our strength is in understanding the mission of the institution and its goals, working to develop the right implementation plan responding to the project's budget and schedule, financing alternatives, on-going operations, fundraising and approval requirements.

Performing Arts

The successful development of performing arts facilities requires intense coordination between many disciplines. Our expertise in managing the implementation of these complex projects is the direct result of our experience and in-house knowledge of the proper design and construction process. From lighting, acoustics and sight lines to quality control and facility operations, we are able to add significant value to every project we undertake.

Energy Conservation Planning

ZOR actively manages sustainable initiatives and provides clients with advice on the most current energy programs and opportunities. Our team is well-versed in compliance requirements including NYC's "Greener, Greater Buildings Plan" as well as federal, state and local energy laws.

The attached "Client and Project List" provides a representative sampling of our work. For a full list of our clients or additional information on our firm and its accomplishments, please contact us.



Representative Client and Project List

Museums

American Museum of Natural History - New York, NY

Served as owner's representative since 1994:
Completion of Rose Center for Earth and Space
77th Street Landmark Façade Restoration
Temporary Exhibits and Collection Storage Facilities
HVAC Master Plan and Implementation
Hall of Ocean Life
Hall of Human Origins

Asia Society and Museum - New York, NY

Program Analysis and Master Plan and Implementation

Bethel Woods Center for the Arts - Bethel, NY

The Museum at Bethel Woods

The Clark - Williamstown, MA

Project Master Plan
Phase I - New Conservation Building
Master Plan Implementation

Jackie Robinson Foundation - New York, NY

Museum Development - Start-Up

New Museum of Contemporary Art- New York, NY

Museum Development - New Building

Rubin Museum of Art - New York, NY

Museum Development - Start-Up

United States Golf Association - Far Hills, NJ

Arnold Palmer Center for Golf History

Whitney Museum of American Art - New York, NY

Breuer Building Renovation - New Permanent Galleries
31/33 East 74th Street Gut Renovation
Breuer Building Façade Reclading
Facility Master Planning and Capital Improvement Plan

Institutional, Educational, Religious

Bard Graduate Center - New York, NY

Served as owner's representative since 1996 with capital projects including:
Gallery and Administration Building
Library and Classroom Buildings
Student and Faculty Housing Building

The Century Association - New York, NY

100th Anniversary Building Renovation
2008 Expansion

Christ Church Greenwich - Greenwich, CT

Historic Restoration and Expansion of Existing Facilities

Council on Foreign Relations - New York, NY

Building Renovation and Campus Expansion

The Dalton School - New York, NY

Building Renovation and Campus Expansion

The Educational Alliance - New York, NY

Building Renovation and Expansion

Jackie Robinson Foundation - New York, NY

Relocation and Expansion - Administrative Facilities

JCC in Manhattan - New York, NY

New Community Center Building

St. Patrick's Cathedral - New York, NY

Interior and Exterior Restoration
Central Mechanical Plant and Infrastructure
Program Expansion

The Spence School - New York, NY

Building Renovation and Campus Expansion

Performing Arts

42nd Street Development Corporation - New York, NY

Theatre Row Theaters

American Museum of Natural History - New York, NY

Multiple performing arts projects including IMAX Theater, Space Show Theater, Big Bang Theater

Bethel Woods Center for the Arts- Bethel, NY

New Performing Arts Center

New 42nd Street - New York, NY

Completion of Rehearsal Studio Building

Westport Country Playhouse - Westport, CT

Theater Renovation and Expansion

Commercial, Residential, Private Clubs

Benenson Capital Group

Multiple residential, commercial and retail projects

Eastgate Realty - New York, NY

40-Story New Luxury Condominium Development
120 Park Avenue Lobby Renovation

JP Morgan Chase Manhattan Bank

Various real estate and property evaluations

Burning Tree Country Club - Greenwich, CT

New Clubhouse, Staff Housing, Site Development

Energy Conservation Planning

American Museum of Natural History - New York, NY

Sustainability Master Plan, PlaNYC Projects,
Central HVAC Master Plan and Implementation

The Nightingale-Bamford School - New York, NY

Energy Conservation Planning

