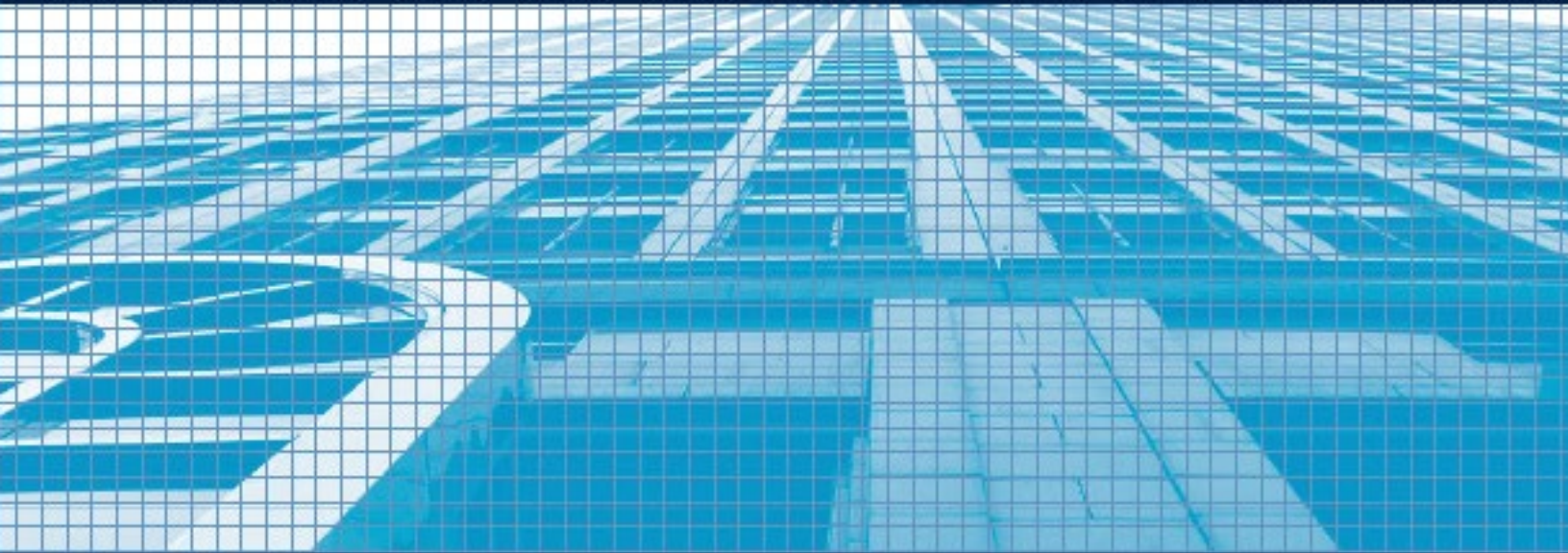


COMPANY PROFILE



WHAT WE DO

- MANAGE THE BUSINESS RISKS WITH YOUR PROJECT
- PROVIDE EXPERTISE AND A RESOURCE
- FACILITATE TIMELY, OBJECTIVE DECISION MAKING
- MANAGE THE HUNDREDS OF DAILY DETAILS
- USE AN ORGANIZED AND DETAIL APPROACH
- ASSURE QUALITY AND ACCOUNTABILITY...AN AUDITABLE PAPER TRAIL

The Coughlan Group, Inc. offers professional project, development and facilities operations management consulting services, design & build and construction management services with no affiliation to any design or construction companies. Our teams of professionals, are experts in areas such as; project management, architecture, engineering, construction management, cost control, and facilities planning. They are most adept at managing the process that draws all aspects of relocation, consolidation and/or a 'retrofit process' together.

The Coughlan Group, Inc. is a New York State S-Corporation, with an office located in Mid-Town Manhattan and New Jersey. Services offered range from:

- *Real Estate Advisory Services*
- *Due Diligence Studies*
- *Project Planning*
- *Project Team Selection*
- *Cost & Schedule Development/Management*
- *Contracts Development & Management*
- *Construction Management*
- *Clerk of Works - Field Services*
- *On-Site Coordination*
- *Close Out*

Please refer to the core strengths as outlined on next pages. Projects range from large scale intra-state redevelopments and consolidations upwards of 2,000,000 RSF to renovations/restorations of special use facilities under 5,000 RSF. Whatever the project, TCG's primary job becomes the coordination of efforts to achieve the client's desired results



TCG Background



- An independent project management consulting firm
- 25 years in business as TCG
- Office located in NYC
- \$5 M insurance
- A company of professionals with over 80 years of Industry Experience
- Strong client base
- A team of professionals with experience in project management, construction, real estate, architecture, engineering, technology and finance
- A proven management firm with experience in Financial, retail, hospitality, tenant relocations, building infrastructure upgrades, conversion and out of ground development
- A firm that has managed many similar assignments
- A local firm with local knowledge

TCG Provides Expertise and a Resource



- Manage the hundreds of daily details
- Be a partner in the process
- Understand the Client business needs
- Assure quality and accountability
- Use an organized and detailed approach
- Be flexible to meet a Client's needs
- We are Good Listeners/Communicators
- A Boutique Firm- Flexible
- Reputation Driven- Repeat work is a direct result of our performance
- Not leveraged from other business Lines
- We have sat in ALL chairs – Good Rounded Experience
- Our Client Relationships are instrumental to our future growth.
- We don't need to meet a monthly quota in Billing or receivables
- Enhance the productivity of project team
- Project management body of Knowledge
- Accurate and comprehensive cost control tools
- Objective, concise evaluation of options
- Increased availability of industry resources and standards
- Provides benchmarking data

BUSINESS EXPERIENCE – CORE STRENGTHS

PROJECT & COST MANAGEMENT

Manage Complex Project Types

- Infrastructure & Base Building Project
- Churn Projects
- Tenant Fit-Out
- Multi-Site Projects
- Occupancy Planning
- Ground-Up Development

Access To Resources

- Staffing- Full Time And Variable Resources
- Technology Options
- Process Improvements

Common Integrated Processes

- Speed To Market Analysis
- Budget Pressure
- Customer Satisfaction

REAL ESTATE ADVISORY SERVICES

- Working With Our Client in the Selection Process
- Portfolio Analysis / Optimization
- Business Function Vs. Location / Space Strategy
- Broker Interview/ Selection
- Space / Site Due Diligence
- Space Selection
- Lease Negotiations / Work Letter Development

SUSTAINABILITY IMPLEMENTATION MANAGEMENT

- Sustainability Implementation Management
- Exterior Envelope
- Interior Review And Energy Efficiency Analysis (Ashrae 189)
- Interior Envelope
- Lighting / Energy Analysis (Lid)
- Light Control Performance
- HVAC Fresh Air Intake Analysis
- HVAC Maintenance – Clean Air
- HVAC - Balancing
- Water Use Analysis – Recycling / Treatment
- Cooling Towers
- Irrigation - Rain Water Recycling
- Fixtures - Age / LED / Etc.

DEVELOPMENT MANAGEMENT

Development Management Services

- Highest & Best Use
- Development Feasibility Studies
- Development Advisory
- Redevelopment
- Build-To-Suit

Areas of Specialty

- Corporate Headquarters
- Cultural Institutions
- Data Centers
- Health Care
- Higher Education
- Hotels
- Institutional Real Estate
- Mixed-Use
- Museums
- Not For Profit
- Office
- Residential
- Retail

OPERATIONS MANAGEMENT

Use of Operations Software Program for the Following:

Quality Control

- Work-Flow & Productivity Improvement
- Performance Measurements & Standards
- System Evaluation. & Selection
- Process & Systems Training

Financial Services

- Accountable Cost-Control
- Waste-Reduction
- Cost-Effective Purchase Management
- Auditable Paper Trail

Procurement

- Tracking & Control Of Supplies & Services
- Consolidated Order Processing

FACILITIES MAINTENANCE MANAGEMENT

- Due Diligence Report On Maintenance / Service / Construction
- Maintenance Service Scope Development
- Vendor / Contract Management
- Asset Life Cycle Maintenance Review
- Sustainability Review Implementation

Working With Our Clients - Steps to Building Efficiency Improvements

- Building Automated System Suitability
- Building System Set Points – Stop Tweaking Systems
- Training Staff for Building Size
- Keep Good Staff –Train to Reduce Turn Over
- Keep Outside Air Damper & FA Purge systems Working
- Keep Equipment Updated (Antiquated / Out Of Warranty)
- Develop a Comprehensive Building Operations Plan (Why / Where / When)

CORPORATE INTERIORS

TelevisaUnivision – Multiple Projects
 Konrad Group
 PPC Enterprises
 Adelphi University
 Exponents
 Aurum Group
 JaguarLandrover
 Maserati
 Alfa Romeo
 Nissan North America
 VEVO.com
 Touro College – Multiple Projects
 Manhattan Jewish Experience
 Western Union – North East
 T&H Insurance
 Beach Point Capital Management
 Interpublic Group - Multiple Projects
 Audemars Piguet USA – Multiple Projects
 Vastardis Capital
 Legacy Heritage
 El Diario News Group
 Central Synagogue – Multiple Projects
 The Weinstein Co. NY – Multiple Projects
 The Weinstein Co. LA
 EOS Fund Services
 CIFIC NY
 CIFIC London
 International Council of Shopping Centers
 (ICSC) – Multiple Projects
 PDI- PA & NJ Corporate HQ – Multiple Projects
 Welcome Wagon
 Miramax
 Mercer
 MMC National Project Management- Multiple Projects
 Ferring Pharmaceuticals – Multiple Projects
 Marsh Advantage America
 Marsh Risk Technology
 J&H Marsh & McLennan, Inc.- Multiple Projects
 McKinsey & Company
 Price Waterhouse Coopers - Multiple Projects
 Shadduck Hammond
 Prudential Insurance Company – Multiple Projects
 MSD Capital
 United Staffing Systems
 Sanders Karp & Megrue
 Sanwa Bank – Multiple Projects
 Toyo Trust Bank – Multiple Projects
 Alliance capital Management Inc
 Commerce Bank – Multiple Projects
 Bank One – Multiple Projects
 Harwood International Inc./Rolex NYC
 Professional Detailing Inc. (PDI) – Multiple Projects
 PaineWebber
 RCN Telecom Services – Multiple Projects
 The Skirball Foundation

FACILITY MANAGEMENT PROJECTS

TelevisaUnivision NY & NJ
 Touro College
 BNF – New York

RETAIL/SPECIAL USE CLIENTS

AP House NY -meatpacking
 Omega USA
 Aurum Group
 JaguarLandrover – Manhattan
 Maserati – Brooklyn
 Alfa Romeo – Brooklyn
 Nissan/Infiniti – Manhattan
 Audemars Piguet - Service Center
 Audemars Piguet – Flagship Store, NYC
 Jil Sander/Barneys
 Jil Sander/Bergdorf Goodman
 Mikimoto – Multiple Projects
 The Hotel Kitano
 Jil Sander Worldwide
 Thierry Mugler Couture/Parfums
 Audemars Piguet NY
 Audemars Piguet FL
 H&M NY/NJ/CT – Multiple Projects

HEALTHCARE

RMA of NY
 Kline Medical Offices
 Stamford Hospital – Multiple Projects
 NY Presbyterian Hospital
 Skin Specialty Group

CULTURAL/INSTITUTIONAL

National Catholic Museum NYC
 Central Synagogue – Multiple Projects
 New York Foundling Hospital

DEVELOPMENT/BLDG. RENOVATIONS

Adelphi University
 Maserati Building – Manhattan NY
 322-324 Main St.- Port Washington NY
 Hotel Project Feasibility - 439-443 West 54th - NYC
 Ronald McDonald House, NYC - Multiple Projects
 Marlboro Equities Projects - NYC – Multiple Projects
 Citiwise LLC Projects – NYC
 Dominion Management Projects – NYC- Multiple Projects
 Cavan Development- NYC
 Waldorf Realty Company- NYC
 Bank One – Charleston, WV- Multiple Projects
 St. Lukes Church, LI
 Central Synagogue- School Renovation
 Trinity Church (Multiple Buildings) – Multiple Projects

Project Management Methodology



The Coughlan Group utilizes a goal-directed project management approach. We apply this system to the management of scope, organization, quality, cost, time and people.

Throughout the life of a project, The Coughlan Group implements four major management functions:

PLANNING

- Conceptual development/discovery
- Project scope statement
- Due diligence
- Budget and schedule
- Project milestone plan

ORGANIZING

- Scope reporting
- Milestone schedules
- Cost monitoring
- Web-based documentation of deliverables; budgets, agenda & minutes, schedules and summary reports

IMPLEMENTING

- Delegation-work authorization/procurement & contracts
- Communication
- Coordination & control mechanism

CONTROLLING

- Monitor milestone schedule
- Web-based records
- Adjust as necessary for budgets, schedule and quality

INSTALLATION AND OCCUPANCY

Upon completion of the construction of the project The Coughlan Group, Inc. will coordinate and monitor system start-ups and approvals including furniture, electrical, telecommunication and equipment orders, and their delivery and installation. We will develop a RFP for issuance to movers and other vendors necessary to complete the physical move and provide such additional consulting services as may be required for the expeditious flow of the project through to successful completion and occupancy.

POST-PROJECT

The Coughlan Group, Inc. will participate in final payment negotiations with all vendors, contractors and consultants and approve and recommend final payment schedule. We will prepare a final reconciliation of project costs with variance explanations and perform warranty site review after substantial completion to evaluate necessity of warranty claims.

Following the capital project, TCG will provide maintenance management of all building systems. Ensuring that the infrastructure is maintained properly and protecting the investment of our clients.



1800 2ND AVENUE
11 STORY CONDOMINIUM

MICHAEL COUGHLAN – President/Partner

As President, Michael Coughlan oversees and participates in all aspects of The Coughlan Group business activities. Proficient with the use of management information systems, Mr. Coughlan is adept at applying the appropriate technology and methods to individual projects and clients. Mr. Coughlan studied architecture and building technology in Cork City, Ireland. After graduation and immigration to England, he attended Henley Management College, Oxfordshire, and studied an Executive MBA in Project Management.

Michael has gained over 36 years of experience in the industry. Michael's architectural and construction experience is international. While residing as an architect in London in the 1980's, he was involved with Fitch & Company in developing and implementing the retail expansion of Oxford Street and other prominent locales. In addition, Mr. Coughlan was involved in corporate, retail, institutional and exhibition projects in Spain, England and Ireland. Since relocating to the United States in 1990, Mr. Coughlan has held a number of prominent project management positions as follows to name a few:

- Merger of **PriceWaterhouseCoopers**
- Merger of **Marsh & McLennan** and Johnson Higgins and follow on work nationally
- **Hotel Kitano - design & Construction** NYC
- The re-design & renovation of the 85 room **Ronald McDonald House** in NYC
- The **Skirball Foundation** offices renovations in NYC
- **Touro College** – School of Nursing,, School of Pharmacy & master budgeting for the Valhalla Campus
- **Audemars Piguet** North America, Service centers and retail and office spaces in USA since 2006
- **Stamford Hospital** – Operating theatres, Bennet Cancer center, Cardiac center, GE Nuclear Camera, IMRT Room, Emergency rooms, IT infrastructure upgrade
- **NY Foundling (The Foundling)** Building renovation NYC
- **Ferring Pharmaceuticals** NY & NJ
- **JaguarLandrover & Maserati** Manhattan

The Coughlan Group's success can be measured by the company's continued growth, by our list of prestigious clients and by the exemplary recommendations offered by our clients and professional colleagues. We believe this fact, more than any single project's success, represents The Coughlan Group's commitment to client-focused partnerships.

Waldorf Realty Co.

Ianthe Kallas-Bortz
President
718.332.3158

The Kodak Group

Daniel Grgorinic
Chief Operating Officer
9176480317

Ronald McDonald House , NYC

Wini Cudjoe
Director of Operations
212.639.0100

Marsh McLennan Companies

Patricia Hagemann
Global Chief of Staff
212.345.6717

TelevisaUnivision

Peter Lynch
VP of Facilities
201.258.8489

Kline Medical

Dr. Mitchel Kline
CEO
917.847.3777

Konrad Group

Geordie Konrad
Co-CEO,
212 960 8385
www.konradgroup.com

Public Pension Capital

Annette Guarnaccio
Senior Managing Director
646 205 1223

Audemars Piguet

Xavier Nolot
Past President USA
01141792519950
Xavier.nolot@audemarspiguet.com

COUGHLAN GROUP

[client-centered project management]

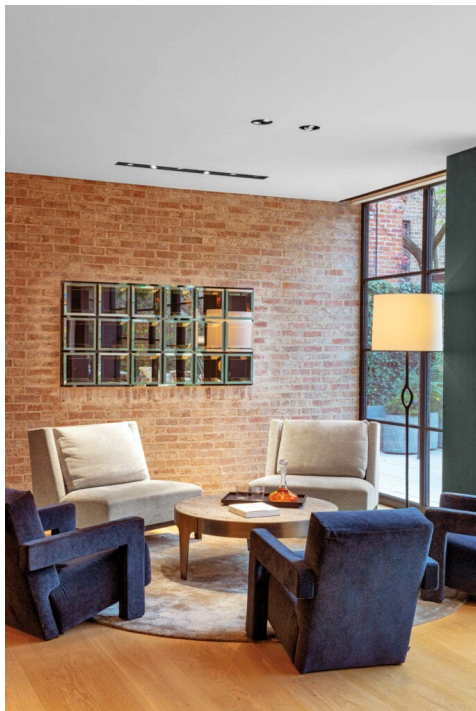
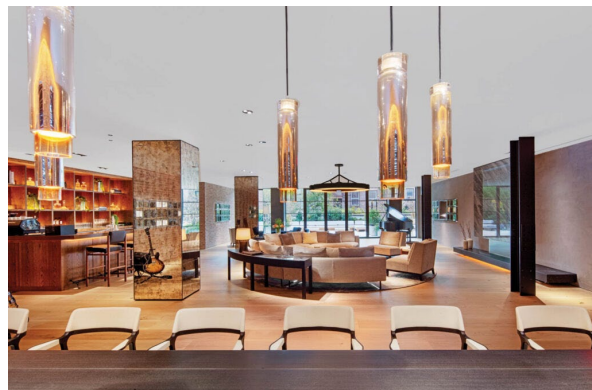
It's your **project**.



It's our **profession**.



AP



Luxury Retail Experience

AUDEMARS PIGUET

Le Brassus



Corporate/ Institutional Experience

AUDEMARS PIGUET
Le Brassus



Corporate/ Institutional Experience



Corporate/ Institutional Experience



Corporate/ Institutional Experience



ENGEL & VÖLKERS



Nonprofit Organizations Experience

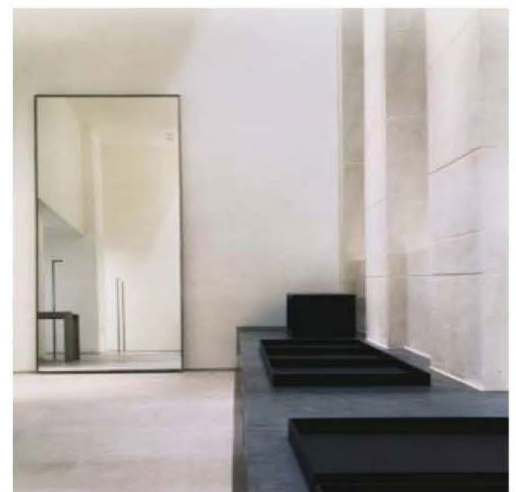


Luxury Retail Experience



Luxury Retail Experience

JIL SANDER



Luxury Retail Experience



Luxury Hospitality Experience



Luxury Hospitality Experience



Healthcare Experience

└ NewYork-Presbyterian Hospital
└ Columbia University Medical Center



Healthcare Experience



Nissan North America - Tarrytown



JaguarLandrover - Manhattan



Maserati Building - Manhattan



639 11TH AVENUE
RENDERING: PROPOSED EXTERIOR
MODIFICATION OF SDA PARTNERSHIP RENDERING



Development Projects



DEVELOPMENT/BLDG. RENOVATIONS

Adelphi University

Maserati Building –Manhattan NY

322-324 Main St.-Port Washington NY

Hotel Project Feasibility -439-443 West

54th -NYC Ronald McDonald House, NYC -

Multiple Projects Citiwise LLC Projects –
NYC

74 Grand St – Hotel/ Residential Building

Dominion Management Projects –Multi-
Projects

- 235 West 71st St.
- 233 West 20th St.
- 74 Grand Street
- Bank One (Charleston, WV)
- East 60th St. (RMDH)
- 234 East 84th St.
- East 84 St Building Conversion

Waldorf Realty Company-NYC

Bank One –Charleston, WV-Multiple

Projects St. Lukes Church, LI

Central Synagogue-School Renovation

Trinity Church (Multiple Buildings) –Multiple
Projects

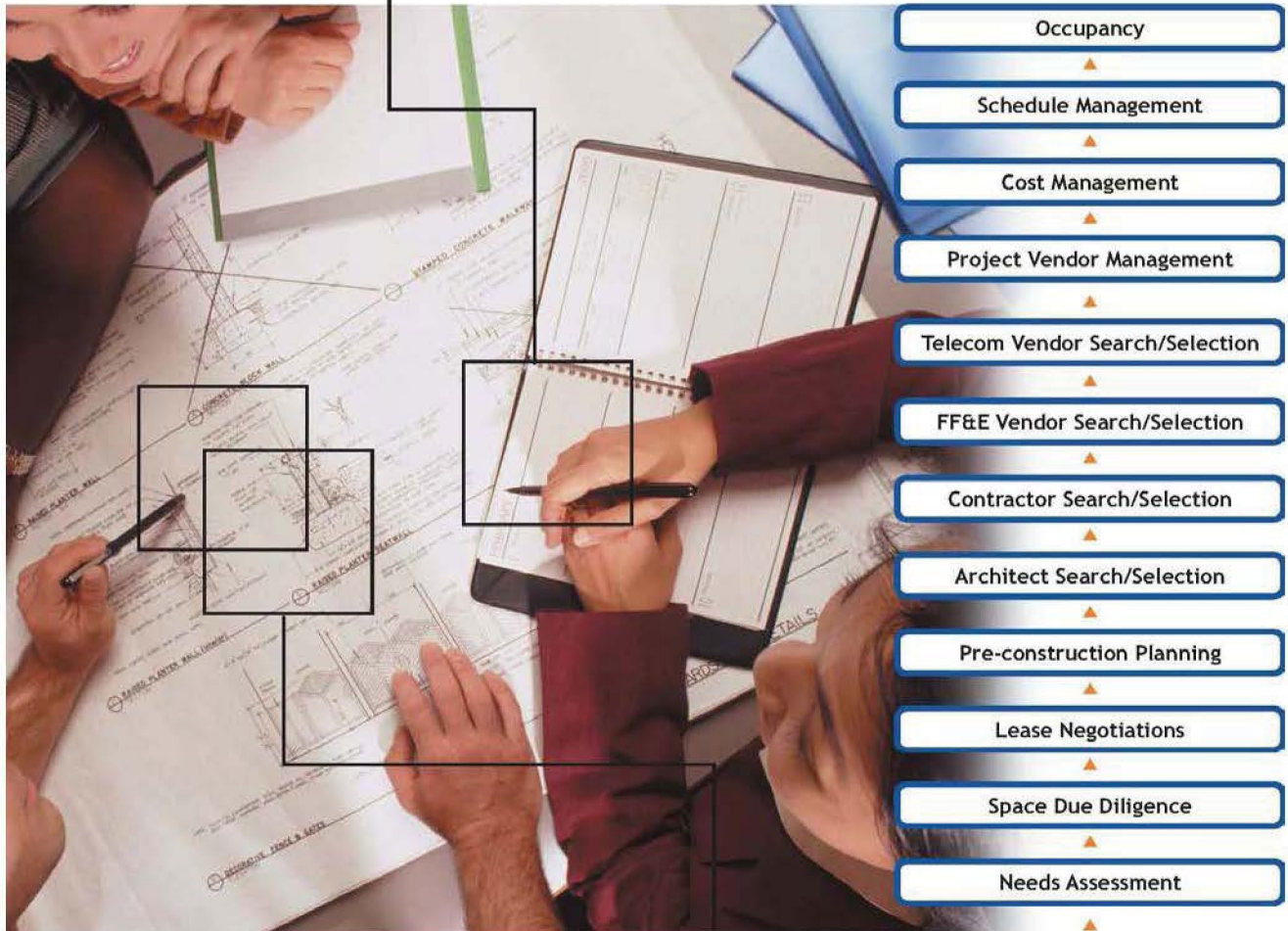
Cavan Development-NYC

Marlboro Equities Projects -NYC –

- 1800 2nd Avenue
- 223 West 80 St

Ronald McDonald House – New Bldg East 60
St.

It's your **project.**



It's our **profession.**
The Coughlan Group, Inc.

We manage the project so
You can manage your business

The Benefits to the Client

- ☐ **Manage the business risk associated with your project**
- ☐ **Manage the hundreds of daily details**
- ☐ **Provide expertise and a resource**
- ☐ **Use an organized and detailed approach**
- ☐ **Facilitate timely/objective decision making**
- ☐ **Assure quality and accountability**

UNDERSTANDING PROJECT

- Definitive Scope of Work
- Needs/Philosophy of Client
- Site Conditions – Due Diligence
- Interaction with Building Management
- Schedule Development
- Design Team Deliverables
- Client Cost Restraints
- Manage day to day details
- LEED Component
- Value Engineering Management

CREATING ROAD MAP for SUCCESS

- Project management handbook (Project Charter)
- Roles and responsibilities matrix
- Request for proposal
- Bid leveling process
- Forms of agreement
- Cost management
- Invoice processing
- Approval process
- Weekly site review
- Progress tracking
- Project schedule analysis
- Weekly status reporting meetings
- Project closeout process

Michael Coughlan
President
The Coughlan Group

Phone: 212-867-2145

Mobile: 917-881-4835

Email: mcoughlan@thecoughlangroup.com