

# SPACE <RE>PLAN

RXR SPACE REPLANNING SERVICES



MOVING FORWARD, TOGETHER

The world has changed, and so must we. The COVID-19 pandemic is challenging us to reimagine what work can look like in our new, shared reality. It's prompting us to create new infrastructure, follow new safety protocols, and collaborate in new ways. For businesses, now is the time to be proactive—and RXR is here to help. Together, we and our dedicated services team at RCS, can facilitate your spatial needs for the times ahead.

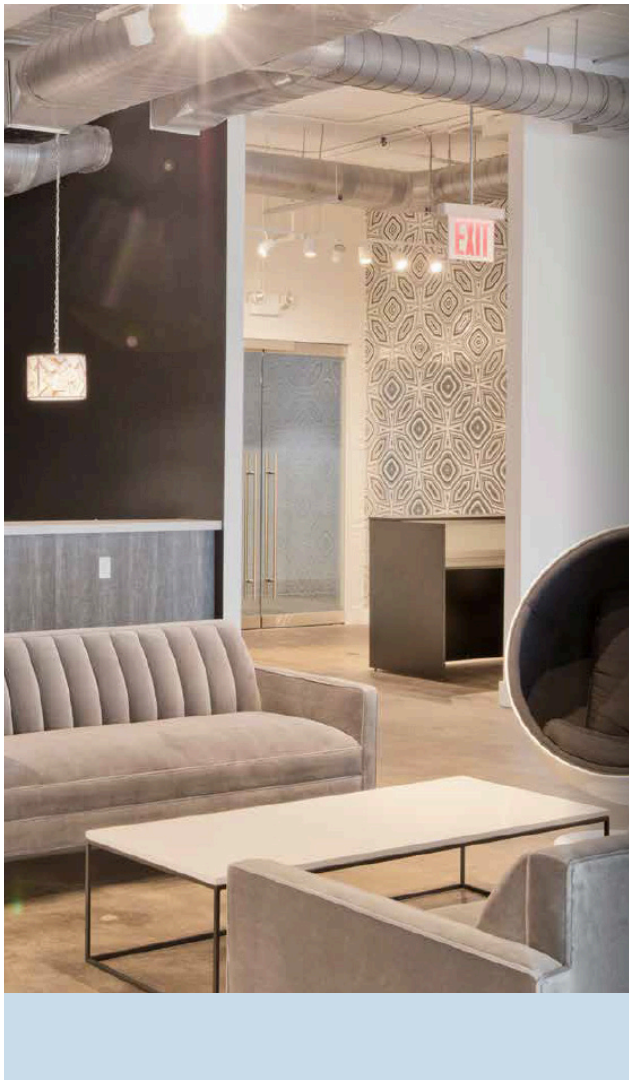
As your employees re-enter the workplace, it will be vital for them to feel safe. We will open for business, but not for business as usual. RXR has a head start on implementing new health and safety mandates, replanning spaces of all sizes and uses to create an atmosphere of real safety and psychological comfort.

We can help you face the future with clarity and confidence.

- We must redesign for healthy distancing, starting today. This means reimagining how spaces are used, de-densifying them, and implementing touchless options for entryways, fixtures, and more.
- Our hands-on knowledge of our properties and your spaces allows us to quickly mobilize our team to help minimize process friction and efficiency challenges when it comes to building personnel, and protocols to safely replan. We also understand where the world is going: RXR's Space (Re) Plan taskforce has been following global developments and developing robust best practices to prepare all our customers for the future.

This is a pivotal moment for us all. Let's choose to move forward, together. We invite you to join us.

READY,  
SET,  
REPLAN >>>

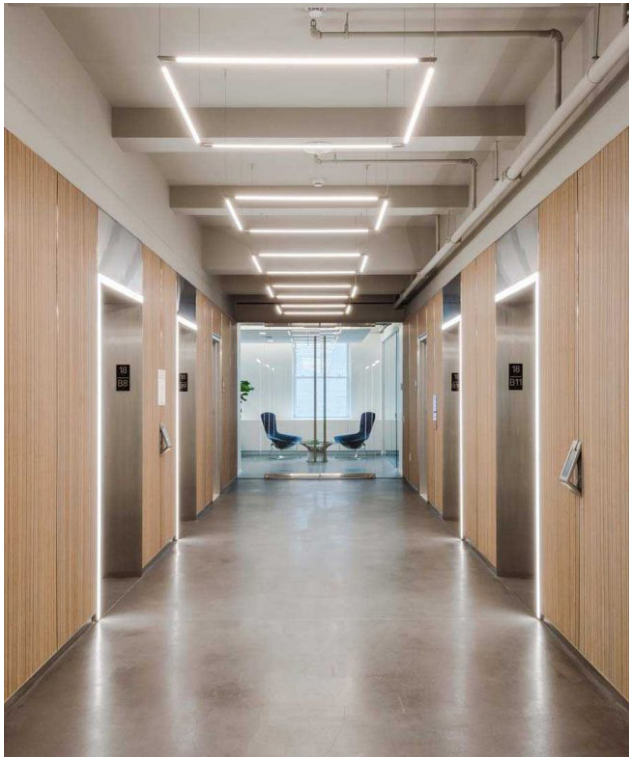




# REDESIGNING FOR ANY TRANSITION

We can help lead the way from design to construction, or collaborate with your existing consultants and service providers. We offer a full suite of services that are both flexible and modular.

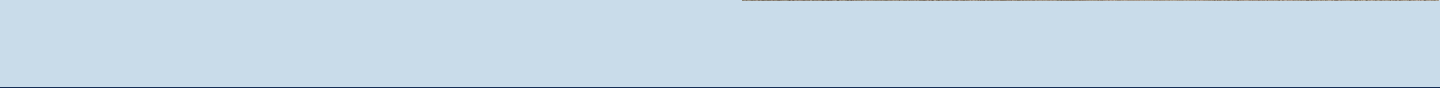
- **DESIGN AND PLANNING:** Our in-house design team can work within your parameters to prioritize health, safety, and usability:
  - Redesign furniture layouts
  - Reconfigure common areas, pantries and collaboration spaces
  - Identify swing and overflow space opportunities
  - Integrate touchless fixtures, and more
- **ARCHITECTURE:** Our architects can provide concept design through full construction documents to help you make meaningful structural changes:
  - Eliminating or expanding conference rooms
  - Separating offices
  - Creating additional studies for restrooms and reception areas, and beyond
- **DESIGN ASSIST AND PEER REVIEW:** RXR can provide high-level services ranging from initial audit to ongoing consulting work and design planning:
  - Initial audit
  - Peer review
  - Design assist with your internal or external consultant
  - Physical construction
  - Filing support
  - Provide guidance on immediate furniture partition retrofits, signage and distance markers, and staff rotation planning
  - Drafting construction documents
  - Executing full construction management services with our in-house team



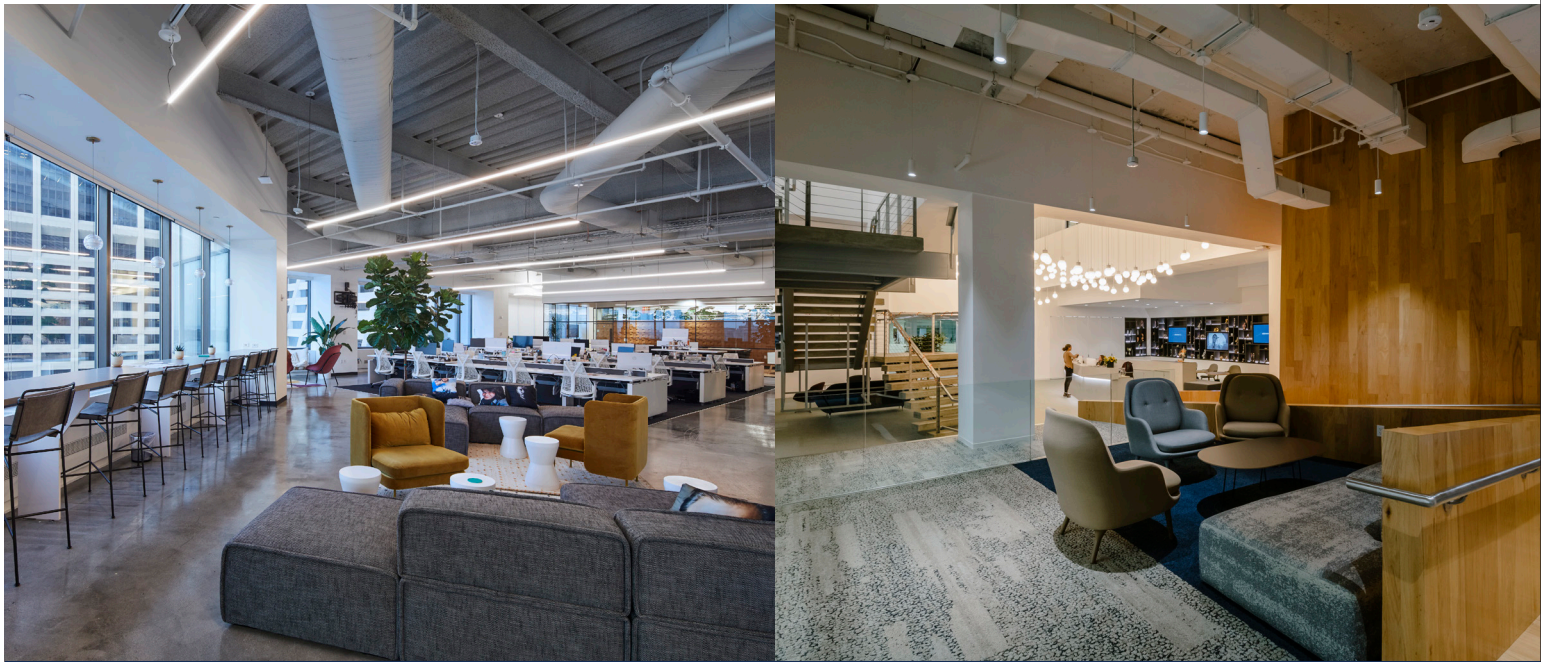
- **PROCUREMENT AND BEST RATE NEGOTIATION:** We can procure the materials you need for your redesigned workspace, leveraging our knowledge and relationships to secure the best rates for your projects. We will negotiate on your behalf to ensure cost control, quality, and lasting value.
- **ENGINEERING AND TECHNOLOGY PLATFORM:** Conferencing and technology solutions:
  - Install teleconferencing hardware and software, as well as systems to enhance the use of personal devices inside conference rooms
  - Deploy technology to help manage space density and safe distancing, as well as monitoring devices to track indoor air quality

## FULL-SERVICE BUNDLE

Let our in-house team re-plan your space from start to finish. Our full-service bundle includes all of the services above, from expert guidance to final project execution. As our customer, you benefit from RXR’s leading industry insights combined with intimate knowledge of your unique space. Please inquire for rates.







## LEADERSHIP TEAM

We have a dedicated team to lead the charge over core design and construction disciplines. Leveraging our in-house team of executives in construction, engineering, design, marketing and communications, and account and customer support management, we can cover any base you need.

Todd Rechler	Partner	Chief Construction and Development Officer
Joanne Minieri	SEVP	Chief Operating Officer of RCS & RDS
Frank Pusinelli	EVP	Chief Operating Officer – Commercial & Logistics
Whitney Arcaro	EVP	Head of Marketing and Retail Leasing
Marcelo Renzi	SVP	Design and Construction
Eric Schlameuss	SVP	Design, Major Projects & Capital Improvements

## RE-ENTRY & TRANSITION TASK FORCE

Whitney Arcaro	EVP	Head of Marketing and Retail Leasing
Eric Schlameuss	SVP	Design, Major Projects & Capital Improvements
Reed Zukerman	AVP	Retail Leasing
Julianne Tremiti	Manager	Marketing
Carly AuClair	Associate	Design
Maria Mikheeva	Manager	Business Development

## END-TO-END SERVICE PROVIDERS



RXR and it's dedicated infrastructure services group, RCS, has an industry leading team of experts for comprehensive review of corporate environments.

For Space (Re)Plan project execution services, our end-to-end service providers will be led by the team below:

### JOE VELAZQUEZ | Senior Project Manager

With an in-depth knowledge of the construction business and experience with increasingly challenging projects, Joe provides full-service management support and coordinates with design and construction teams to ensure successful project execution. Joe works closely with clients to understand their individual goals, create cost-effective plans, and ensure projects stay on schedule and within budget.

### JOHN ARCIUOLO | Project Manager

John's expertise spans a variety of capital improvement projects, with a current specialty is tenant improvements. He liaises closely with both clients and contractors to ensure each project is completed on time, within budget, and according to client expectations. John's background as a construction manager with both field supervision and project management experience has been an asset to clients across commercial, residential, and healthcare sectors.

### JUSTIN ADAMSON | Design Manager

Justin is committed to serving tenants throughout the Manhattan portfolio. He is a passionate relationship-builder and relentless advocate for quality work. As a relentless advocate for quality work, Justin empowers clients to make the best use of their real estate assets with design services that align with their core objectives. With a holistic view of the trends shaping workplaces, he helps clients understand and implement a strategic design response. Justin brings 16 years' experience in architectural design and workplace strategy, integrating leading technology, materials, and methods to maximize results.







## ALWAYS ON YOUR SIDE

RXR takes pride in our team members who quickly came together to monitor the development of COVID-19 and what it means for you, our customers. We continue to follow the emerging health and safety situation to provide you with clear guidance and the confidence to move forward. Our team of professionals can provide ongoing support and expertise, from consultancy and account management support to design and construction practices. We're in this together, and we're always on your side.

**Let's move forward together.**

Please contact us to learn more about our services as transition to the New Normal world over the next several months. We look forward to partnering with you to face the future stronger than ever.

For all inquiries & further information, contact:

[replan@rxrrealty.com](mailto:replan@rxrrealty.com)

# READY, SET, REPLAN >>





RXR

