

Richard Fenati
Consultant

Richard Fenati's career has spanned 12-years as a real estate and construction industry professional, in construction management for a general contractor, and as a development manager for a regional real estate investment trust. Richard has also provided consulting services to clients on multi-million dollar disputes, with concentration on schedule and cost evaluation.

PROFESSIONAL EXPERIENCE

March 2009 – Present
Held Enloe & Associates, LLC
Consultant

Since March of 2009, when Richard joined Held Enloe, he has worked on consulting projects and disputes involving delay claims, cost claims and other construction related disputes. The following is a brief summary of assignments:

- 510 Madison Avenue – New York, NY - Fire Delay and impact claim – Consulted on the impact of the fire on the schedule and a review of the resulting costs.
- Constitution Square OB2 – Washington, DC – Schedule consultant.

July 2004 – January 2009
Washington Real Estate Investment Trust
Development Manager

Responsible for the management of multiple development and renovation projects at various stages and various sizes for WRIT. Projects included:

Office Buildings:

- Dulles Station: ground up development of a 180,000 sq. ft., 6 floor NAIOP award winning suburban office building with a 9 story parking garage.
- Wayne Plaza: façade renovation of an occupied building.
- 2000 M Street: underwriting of a real estate assembly of an existing building with an adjacent building demolition and reconstruction and the addition of 2 new floors.

Multi-Family Buildings:

- Bennett Park Apartments: Underwriting, public approval, design and construction management of a 224 unit, 2 building, 15 story ground up development with an interconnected parking garage with an existing office building.
- Clayborne Apartments: Underwriting, public approval and design management of a 74 unit, 5 story ground up development.
- Roosevelt Towers and Park Adams Apartments: renovation of public spaces and additions of exercise facilities to existing, occupied apartment buildings.
- Ashby at McLean: Underwriting, public approval, design and construction management of a renovation and repositioning of an existing, occupied, 250 unit apartment building.
- Bethesda Hill Apartments: Design and construction management of renovation of 6 stick built garden apartments.

Retail Centers:

- Shoppes of Foxchase: public approval, design and construction management of ground up addition of a Harris Teeter supermarket to a renovated, repositioned shopping center.

HELD ENLOE & ASSOCIATES, LLC

CONSTRUCTION CONSULTING

- Randolph and Montrose Shopping Centers: Repositioning renovation of existing, newly acquired shopping centers.
- Westminster Shopping Center: Ground up addition of a Food Lion supermarket onto an existing shopping center renovation.
- Montgomery Village Center: Long range planning of renovation and repositioning of suburban shopping center into a mixed use facility.
- Center at Hagerstown: underwriting, public approval and design management of a small, drive through cold dark shell for Starbucks coffee.

Medical Office Buildings:

- 4661 Kenmore: Underwriting, public approval and design management of a planned LEED Silver, ground up 6 floor medical office building with 4 floors of underground parking, ground level retail and 3 floors of above ground structured parking.

December 1997 to June 2003

Skanska USA Building - Beers Construction

Project Manager

In 5 and a half years at Beers Construction Richard held multiple positions. His experience included work as a Project Engineer on a ground up \$15mil MCI network information center, Assistant Superintendant on a ground up, \$10mil Holiday Inn Select prototype, Civil Project Manager and Superintendent for a 22 acre, \$72 mil, joint venture, ground up air cargo handling facility for LanChile at the Miami International Airport, and an MEP Project Manager for a \$90 mil, joint venture, ground up air cargo handling facility for Luftansa at JFK International Airport in New York.

July 1997 to December 1997

Morse Diesel International - AMEC Construction

Assistant Project Manager

After a brief period in preconstruction and estimating, Richard became the night site supervisor for the \$110 million historic renovation of the US Customs Service & Interstate Commerce Commission building on Constitution Avenue.

EDUCATION:

Mr. Fenati is a graduate candidate of Johns Hopkins University where he will receive a masters of science in commercial real estate development as well as a graduate of the Penn State where he received a bachelor of science in architectural engineering.