



# Projects

Owner's Representation | Project Management | Real Estate Advisory | Planning | Asset Management

**Delivering Projects  
That Matter**

**Every building project is an opportunity. A powerful chance to do something amazing. And to ensure the work is worth it, projects need to be well-managed. The planning must be practical. Leadership must be level-headed. Communication must be clear.**

**At DBI, we partner with clients and project teams across each step and challenge, guiding projects through every detail, enhancing a sense of possibility, and empowering bold decisions in difficult moments.**

**Our goal is to be a steady hand through the process. Because when every decision is made by committed people working collaboratively, the end result becomes even more satisfying.**





**We are an owner's representation firm, specializing in project management and real estate advisory. We believe transacting, building, and maintaining a space should uncover opportunities to make things better and empower bold decisions even in difficult moments. That's why, since our inception in 2002, we have provided our clients with a steady hand through hundreds of real estate and capital projects.**

**Whether we're partnering with major institutions, private companies, public agencies or nonprofit organizations, our work goes beyond simply representing our clients' interests. Instead, our partners rely on us to dive fully into their projects, thoughtfully creating and advancing the strategic planning, budgeting, scheduling, and execution of their visions.**

**In a complex industry, our multi-disciplinary team is recognized for their unfailing dedication and experience in cutting through unexpected challenges successfully. We bring unique passion to our work and clarity to every conversation, which is the key to our many long-standing client relationships.**

**Headquartered in New York City, we have offices in Boston, Austin, and Philadelphia, and provide real estate and capital project support services to locations throughout the United States and internationally.**

**We are independently owned and managed by six New York City based partners.**

By the Numbers

**22**  
YEARS OF EXPERIENCE  
ACROSS ALL SECTORS

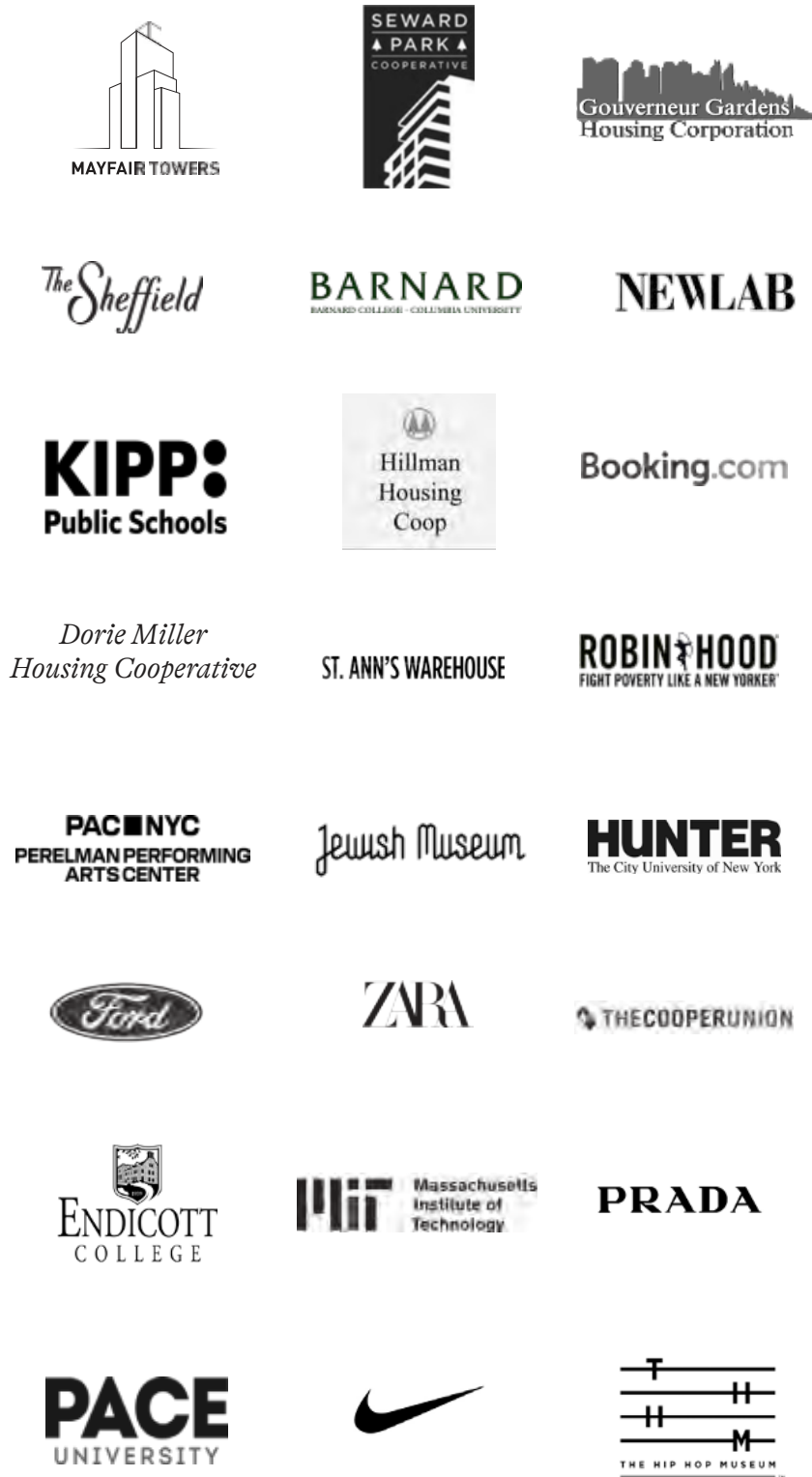
**60+**  
TEAM OF OWNER'S  
REPRESENTATIVES

**4**  
OFFICES ACROSS THE  
U.S.: NYC, BOSTON,  
PHILADELPHIA, AUSTIN

**\$2.5B**  
IN ACTIVE CONSTRUCTION  
UNDER MANAGEMENT

**20**  
STATES DBI HAS WORKED IN

DBI's Approach





## Our Differentiators

### Common Challenges

#### Balancing Collaboration With Deadlines

Project Managers often underestimate the amount of direction required to resolve conflicts during revisions, resulting in a stifled design process or derailed timeline.

#### Face-Value Input Integrated into Budget & Schedule

If Project Managers do not apply a sufficiently critical lens to input from consultants, they open the door to challenges/surprises further down the road.

#### Passive Approach to Entitlements

Believing their ability to manage the entitlement process is limited, Project Managers often take a back seat, resulting in long response times and delays.

#### Communicating Ineffective Leadership

A cursory approach by the Project Manager to the nuanced bid process communicates to the contractor they should “price-in” a disorganized or inexperienced team structure into the contract, reducing the overall value to the client.

#### Reducing Oversight During Construction

Without the proper up-front due diligence and limited involvement during construction, budget and schedule issues are often revealed too late to take measures to avert them, at which point responses by the Project Manager can lack the necessary resolution to handle the problem.

#### Handing Over Closeout to Contractor

This tendency by Project Managers leaves room for punch-list items to be overlooked, causing the Owner problems long after the project’s completion.

### DBI's Approach

#### Emphasizing Individual Accountability

By setting realistic expectations for the team and opening consistent channels of communication, DBI leads the project team to timely resolutions without stifling creativity.

#### Exhaustive Up-front Schedule & Budget Development

We go to every length to understand the variables that might affect budget & schedule parameters and integrate contingencies critical to on-time, under-budget delivery.

#### Consistent Follow-Up with Public Agency Officials

DBI maintains regular contact with public agency officials, remaining conscientious of their time and respectful throughout to facilitate the entitlement process.

#### Managing a Professional Bid Process

A bid process with high-quality documents and a realistic project schedule results in the most competitive pricing, as contractors see the project is being managed professionally and therefore reducing their own liability.

#### Diligent Team Oversight During Construction

Proactive tracking and communicating enables DBI to catch and complete any work that falls through the gaps, seek out opportunities for more efficient workflows, and address exposures in advance. Should a crisis be unavoidable, we assume a “do what it takes” mindset to find a solution.

#### Rigorous and Organized Closeout

We work with the contractor and public agency officials to develop a detailed punch list and ensure each item is explicitly closed out, ensuring timely occupancy. DBI follows up with all project contributors to ensure all relevant documentation is provided in a binder to Owner.



**The Sheffield**

**Location**  
New York, NY

**Date**  
2024–Present

**Project Size**  
941,000–sf

DBI has been hired by The Sheffield Condominiums to oversee the execution of a series of capital improvement projects to the Hells Kitchen ultra-luxury residences.



**Hillman Housing Coop Portfolio**

**Location**  
New York, NY

**Date**  
2021–Present

**Project Size**  
300,000–sf

Hillman Housing Coop hired DBI to serve as its Owner’s Representative on an ongoing basis, starting with the oversight of a series of capital improvements to the historic properties.



**Seward Park Coop Portfolio**

**Location**  
New York, NY

**Date**  
2019–2022

**Project Size**  
2,000,000–sf

DBI managed a portfolio of major infrastructure upgrades and led a master planning effort that re-envisioned the campus. The Board relied on DBI’s cost-effective strategies to streamline the decision making process.



**Henley Road Residences**

**Location**  
Queens, NY

**Date**  
2007–2009

**Project Size**  
110,000–sf

DBI partnered with St. John’s University to deliver much needed off-campus, quality student housing. Leveraging our private sector relationships, we assembled six properties in Jamaica Estates in Queens, in proximity to the University campus.





## Our Projects



### Gouverneur Gardens Coop Portfolio

**Location**  
New York, NY

**Date**  
2024–Present

**Project Size**  
6 towers

With significant capital improvement projects underway, the coop has entrusted DBI to manage the process across all six towers. DBI developed a phased approach that prioritized limiting disruptions to building residents.



### Dorie Miller Housing Coop Portfolio

**Location**  
New York, NY

**Date**  
2022–Present

**Project Size**  
290,000-sf

DBI assisted the Dorie Miller Housing Company, Inc. in obtaining funding for critical capital projects, and now serves as Owner’s Representative on the execution of the work.



### Newlab at the Brooklyn Navy Yard

**Location**  
New York, NY

**Date**  
2012–2016

Newlab is a multi-disciplinary, high-tech design and prototyping center. DBI led the development and project management of Newlab from conceptual planning and financing through completion.



### 485 Central Park West Coop

**Location**  
New York, NY

**Date**  
2024–Present

**Project Size**  
6 floors

DBI managed the interior renovation of the 164 apartment coop on the upper west side. DBI reviewed and tracked the contractor’s progress, the project’s budget, and coordinated all parties involved in the renovation.



**PAC NYC Perelman Performing Art**

**Location**  
New York, NY

**Date**  
2014-2018

**Project Size**  
120,000-sf

DBI managed the development of the complex PPP, including the team selection, procurement processes, project budget, project schedule, design and below-grade construction.



**Belmont Hill School**

**Location**  
Belmont, MA

**Date**  
2022-Present

**Portfolio Size**  
45,000-sf

DBI is managing a portfolio of planning projects across the 32-acre campus, an independent boys school. This includes facilities renovations, MEP upgrades, space utilization studies & upgraded parking facilities.



**Pace University Portfolio**

**Location**  
New York, NY

**Date**  
2020-Present

**Portfolio Size**  
225,000-sf

DBI has worked with Pace to manage and implement more than 300,000-sf of major capital projects with another 250,000-sf of improvements planned as part of the University's revitalization if it's NYC Campus Master Plan



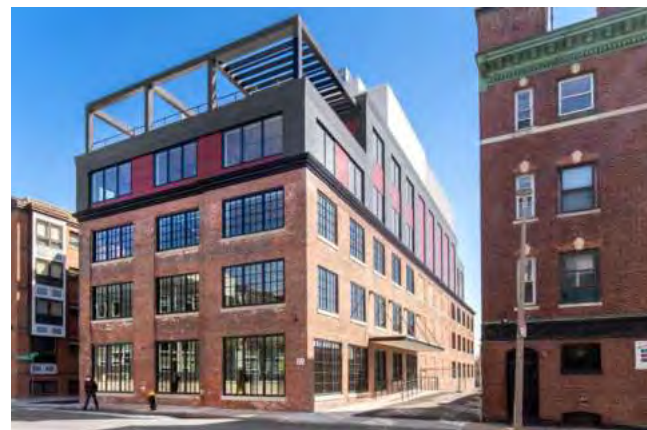
**KIPP Public Schools Portfolio**

**Location**  
New York, NY

**Date**  
2018-Present

**Portfolio Size**  
420,000-sf

Currently DBI is managing three new ground-up developments for KIPP in the Bronx. Additionally, DBI managed the fit-out of an incubation school space as part of our ongoing engagement with KIPP.



**CIEE Portfolio**

**Location**  
Worldwide

**Date**  
2013-Present

**Portfolio Size**  
565,000-sf

DBI has served as Program Manager for the Council on International Educational Exchange since 2013. DBI also manages and analyzes over 80 assets, across 31 countries for CIEE.



**The Fessenden School**

**Location**  
West Newton, MA

**Date**  
2020-Present

**Portfolio Size**  
58,000-sf

DBI is currently supporting The Fessenden School, an independent boys' boarding and day school for Pre-K through 9th Grade, in the development of a new dining hall on their 41-acre campus.



**The Hip Hop Museum**

**Location**  
The Bronx

**Date**  
2023-Present

**Portfolio Size**  
55,000-sf

DBI is managing the reinvention of the Universal Hip Hop Museum at their \$80M, new home in Bronx Point.



**Palazzo Capizucchi**

**Location**  
Rome, Italy

**Date**  
2017-2019

**Portfolio Size**  
9,700-sf

DBI led the property search and negotiation that resulted in the leasing of the Palazzo Capizucchi. It will serve as an academic facility for the nonprofit Council on International Educational Exchange (CIEE).





**Bard College Berlin Residences**

Location **Berlin, Germany**  
 Date **2018-2021**  
 DBI developed and managed Bard College's Residences in Berlin, providing 39 apartments and housing 120 students.



**The Jewish Museum**

Location **New York, NY**  
 Date **2023-Present**  
 DBI Projects has been engaged to manage and assist The Jewish Museum in their upcoming renovation to re-imagine the 4th floor to better support engagement in educational programs and events.



**The Princeton Center of Arts & Education**

Location **Princeton, NJ**  
 Date **2010-Present**  
 Project Size **160,000-sf**  
 DBI Projects worked with the client to reimagine the site as a profitable educational campus. DBI rezoned the site, secured a long-term private school tenant and oversaw the design and construction.



**G27 Student Residences**

Location **Berlin, Germany**  
 Date **2013-2015**  
 Project Size **80,000-sf**  
 DBI Projects explored several European capitals for the location of a new student dormitory and academic campus before selecting Berlin, known for its vibrant cultural scene and reputation for being a city of reinvention.





**Cooper Union Portfolio**

**Location**  
New York, NY

**Date**  
2019–Present

DBI provides a range of advisory and management services to The Cooper Union for the Advancement of Science and Art, regarding its distinctive portfolio of real estate in the East Village.



**St. Ann’s Warehouse**

**Location**  
New York, NY

**Date**  
2012–2016

**Project Size**  
30,000–sf

DBI was first engaged by St. Ann’s Warehouse, to conduct a real estate search for their new home. This resulted in DBI managing the development & renovation of their flagship theater.



**Bard College Annandale Residences**

**Location**  
Annandale-on-Hudson, NY

**Date**  
2022–Present

**Project Size**  
150,000–sf

DBI is currently managing and developing Bard College’s Annandale Residences in upstate New York. This project is targeting both Passive House and LEED certification.



**15 Beekman Residences**

**Location**  
New York, NY

**Date**  
2020–2023

**Project Size**  
210,000–sf

DBI provided development expertise on behalf of Pace to structure the agreement with SL Green for the delivery of the 26-story mixed-use tower. DBI managed the development of the suite-style dormitory rooms.



**CalArts Portfolio**

**Location**  
Santa Clarita, CA

**Date**  
2023–Present

**Portfolio Size**  
Campus-wide

DBI developed short- and long-term plans for space utilization. DBI led planning exercises with CalArts to create prioritization matrices, space plans and an actionable plan.



**Barnard College Portfolio**

**Location**  
Morningside Heights, NY

**Date**  
2020–Present

**Portfolio Size**  
Campus-wide

DBI has been overseeing the implementation of a series of capital projects across Barnard College’s campus. Most recently this included their new Center for the Study of Child Development.



**Newlab at Michigan Central**

**Location**  
Detroit, MI

**Date**  
2021–2023

**Project Size**  
270,000–sf

DBI worked with Newlab on their Mobility Studio & Detroit Headquarters. Together, DBI and Newlab collaborated to establish the project’s program, vision, and construction strategy.



**CUNY**

**Location**  
New York, NY

**Date**  
2024–Present

**Portfolio Size**  
Campus-wide

As a part of our on-call agreement with CUNY, DBI is overseeing the monetization of a prominent location in Manhattan.



**Uncommon Schools Portfolio**

Location  
**Boston, MA; Brooklyn, NY; Newark, Camden, NJ**

Date  
**2012–Present**

Portfolio Size  
**2,000,000–sf**

DBI has completed more than thirty projects & over a collective 2,000,000-sf. Including, ground-up constructions, renovations of historical buildings, summer projects and real estate assessments.



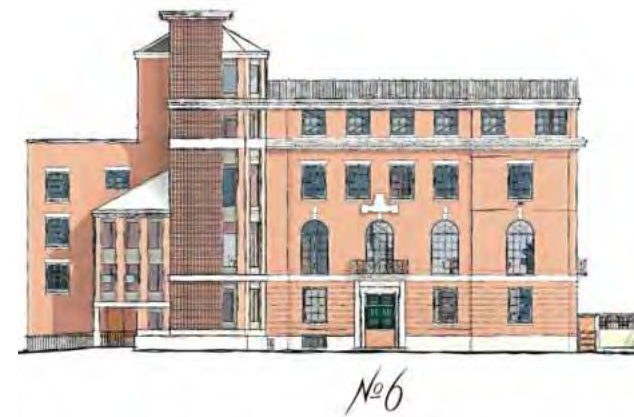
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Location  
**New York, NY**

Date  
**2019–Present**

Project Size  
**Campus-wide**

DBI provides a range of advisory and management services to The Cooper Union for the Advancement of Science and Art, regarding its distinctive portfolio of real estate in the East Village.



**MIT Number Six Club**

Location  
**Cambridge, MA**

Date  
**2023–Ongoing**

Project Size  
**20,000–sf**

DBI has been engaged as the project manager to oversee a renovation by coordinating with various stakeholders, managing timelines, ensuring quality and budget adherence, and making sure that the project’s objectives align with the Club’s goals.



**DREAM Mott Haven Campus**

Location  
**New York, NY**

Date  
**2018–2023**

Project Size  
**160,000–sf**

DBI represented DREAM from the project’s inception, to transform a 120-year-old former icehouse in Mott Haven into a new 160,000-SF school for Pre-K through 12th grades.



## START THE CONVERSATION



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