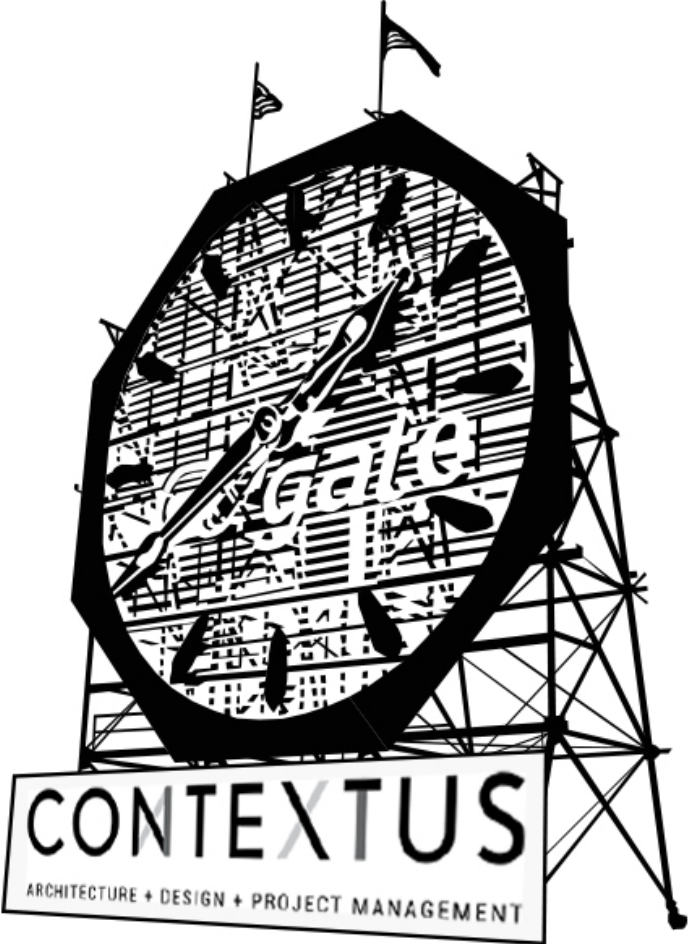


CONTEXTUS



CONTEXTUS CAPABILITIES

2022

CONTEXTUS

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CONTEXTUS

WHO WE ARE:

Contextus is a full-service Architecture, Interior Design and Project Management firm with a focus on maximizing design intent in conjunction with the project's objectives.

Our firm's name, "Contextus" is Latin for – weaving, joining, connecting, coherence, structure, and fabric. In other word, our mission statement in one word.

Contextus can provide fluidity between Architectural and Interior Design services, coupled with practical Construction Project Management. With a significant track with leading architectural firms and significant experience with "pure" construction Project Management, Contextus thrives to reintroduce the seamlessness of design, construction, and Project Management. With our Project Management experience, we believe that Contextus sets itself apart from traditional architecture firms with a reinforced understanding of design practices, project constraints and the overall, multiple objectives of the project participants. We understand our client's concerns with budget and schedule.

We can act as the Architect of Record, Design Architect, Interior Designer, Project Manager/Owner's Representative, or any combination of the above based on our adept experience. Our experience in the Metro New York City market spans 20+ years. In essence, we can take a project from conception to completion and provide our clients with full transparency.

Contextus was founded on assisting clients through the tedious process of design and construction with complete advocacy to the client and their objectives. We act purely as a liaison to our clients with no incentives from other parties. It is in our absolute interest to keep communications lines open and achieve schedule milestones and ultimately, timely delivery of our products and services.

This capabilities statement has been produced to demonstrate our qualifications across our various sector experiences:

- Aviation
- Commercial
- Office
- Municipal
- Residential (Muti Family and Single Family)
- Institutional
- Retail
- Banking
- Restaurant
- Hospitality
- Recreational
- Manufacturing
- Exterior Envelope Remediation and Design
- Waterproofing Consulting

CONTEXTUS

OUR SERVICES:

ARCHITECTURAL SERVICES:

Contextus prides itself on the ability to provide quality architectural and interior design services. We have experience with various archetypes from ground up, adaptive reuse alterations and Interior Design.

Our past employers have been world renowned Architects and industry leaders. This has certainly influenced our professionalism, organizational skills and implementing our client's goals.

Design and the client's design objectives are paramount in addition to the project's budget and overall project schedule. We look to work within budgets to achieve the greatest standard of design and utilize creativity to do so.

We utilize structured AIA design standards for all projects delivery:

- Concept Design
- Schematic Design
- Design Development
- Construction Documents
- Regulatory Filing Documents
- Bidding and Negotiations
- Construction Administration
- Project Close out

Contextus has a track record with various astute sub-consultants and thus allows for fluid coordination and timely delivery of design deliverables.

Costs are always a project's driver due to the substantial expenses associated with construction projects. Hence, we recommend utilizing the services of seasoned, cost estimators to develop project budgets and mitigate addition professional fees, due to value engineering.

We are licensed in the States of NY, NJ, MA and insured. We have reciprocity to practice in all US States.

Contextus is a certified Minority Business Enterprise (MBE) Certified business in the States of New Jersey and New York.

CONTEXTUS

PROJECT MANAGEMENT SERVICES:

As Project Managers or Owner's Representatives, we pride ourselves on offering the very best service to our clients by having a trustworthy and reliable relationship with our partners.

Throughout the project life cycle, we provide support from established funding opportunities and levels, establishment of briefs, technical team appointment and management, through implementation, construction, and delivery stages of projects.

Key Services:

- **Project/Program Management**
Our program management services involve the definition, leadership, planning, management, control and delivery of projects on your behalf, ensuring your objectives are achieved.
- **Risk Management**
Identification of risks and formulation of a management plan. Review of projects to ensure they meet the client's objectives in the most effective manner
- **Cost Management**
Safeguarding your interests at every stage of the design, procurement and construction process to deliver a fair return on your investment.
- **Schedule Management**
Establishment of clear, achievable deadlines and milestones. Documentation and implementation of proven system of project controls tailored to your requirements.
- **Value Engineering**
Comparison and evaluation of initial costs along with functional, aesthetic, maintenance, energy and other considerations related to project decisions.
- **Project Execution**
Complete execution of the overall objectives associated with your project. We act as your advocate to complete your project
- **Project Closeout**
Assist in assembling close-out documents for future use during the life cycle of your project.

In summary, we are your complete advocates. Our objective is to assist you and your project throughout the design and construction process, deliver, close out and completion of your project.

CONTEXTUS

SELECT CLIENTS:



United Airlines EWR Restrooms Renovation

The renovation entails a complete design overhaul of fourteen restrooms at Newark Liberty International (EWR) Terminal C. The restrooms are scattered throughout all three concourses and headhouse.

United Airlines tasked the design team with the challenge of modernizing the restrooms and achieving a pleasant experience for their customer base.

The design incorporates an aesthetically fresh feel, clean lines, quality illumination, robust and sanitary materials selection, enhanced ventilation and most importantly, the incorporation of touchless fixtures. Customers will experience a sanitary environment based on the bright environment which refrains from the implementation of unnecessary design clutter.

LOCATION

EWR, Newark, NJ

STATUS

In Construction 2022

SCOPE

Architect and Interior Design

SIZE

16,000 SF

COST

Confidential

TYPE

Restrooms Renovation

TEAM

CSA Group
Silman



United Airlines EWR Restrooms Renovation



Brooklyn Cooperative FCU Bank Design

LOCATION
Brooklyn, NY

STATUS
In Construction 2022

SCOPE
Architect and Interior Design

SIZE
1,800 SF

COST
Confidential

TYPE
Bank Design

TEAM
Robert Director Associates

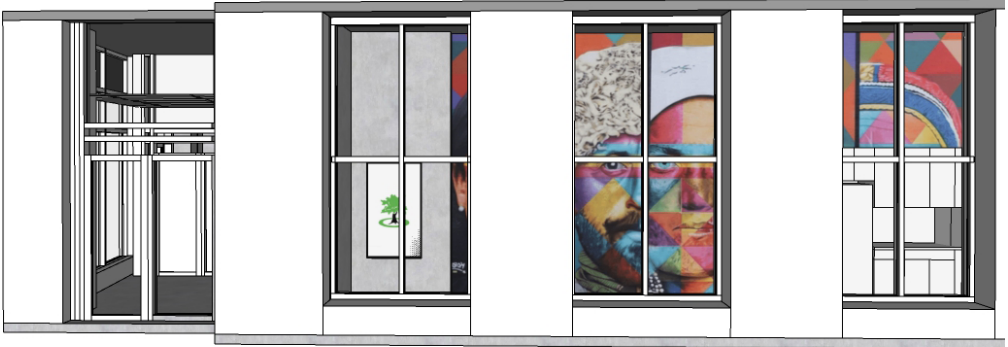
Brooklyn Coop Federal Credit Union is a certified Community Development Financial Institution and community credit union whose mission is to build wealth, resilience, and opportunity by providing access to just and affordable financial services.

The project is situated in the lesser affluent, East New York neighborhood of Brooklyn, NY.

The design intent is to provide a non intimidating environment for the surrounding multicultural communities by deterring from big banking institutions design languages. There is an integration with the space's existing conditions and Brooklyn Coop's hands-on engagement with their patrons. The space integrates areas for local artist's murals as a means to localize this grassroots banking institution.



Brooklyn Cooperative FCU Bank Design



AMBER CHARTER SCHOOLS

Contextus has been working with the Amber Charter Schools on exterior remediation for two projects: (1) 532 West 215th Street, New York, NY and (2) 220 East 106th Street, New York, NY. Amber Charter Schools was founded in 2000 as the first Latino-led charter school in New York State by the Community Association of Progressive Dominicans (ACDP), a community based organization.

LOCATION
New York, NY

STATUS
In Progress 2021

SCOPE
Exterior Architecture and
Project Management

SIZE
varies

COST
Confidential

TYPE
Charter School



**AMBER
CHARTER
SCHOOLS**



DAVID'S BAR RAMADA

Located in Newark/Wilmington, we were tasked with a complete refresh of a tired, hotel bar. The local area is dotted with chain establishments, hence the intent was to create 'Delawarian-Centric' bar in the Newark/Wilmington, Delaware. This scope included architecture, interior design, branding and project management.

The original space was stripped down to the structure and revealed materials that were originally hidden by layers of old finishes. The new design takes on a revived and inviting modern feel.

LOCATION

Ramada Hotel, Delaware

STATUS

Completed 2020

SCOPE

Architect/Interior Designer/Project Manager

SIZE

1,200 SF

TYPE

Retail and Hospitality



Conners Senior Center

The City of Jersey City has contracted Contextus to design and stabilize the exterior envelope of this existing 1925 structure. The exterior envelope has been compromised due to structural issues and moisture penetration. All fenestration needs to be replaced. Challenges will arise due to the logistics of construction with the close proximity of adjacent buildings. In addition to the above, Contextus had created a full assessment of the existing facility with a code analysis review and construction estimate. The City utilized this report to develop a capital improvement plan in conjunction with the facilities operating budget.

LOCATION
Jersey City, New Jersey

CLIENT
City of Jersey City

STATUS
In progress 2022

SCOPE
Architect of Record

SIZE
11,000 SF

DURATION
TBD

COST
TBD

TYPE
Municipal Institution



FRACTAL ANALYTICS 1-WTC NYC

LOCATION
One World Trade Center, New York, NY

STATUS
Completed 2018

SCOPE
Design Architect/Project Manager

SIZE
7,800 SF

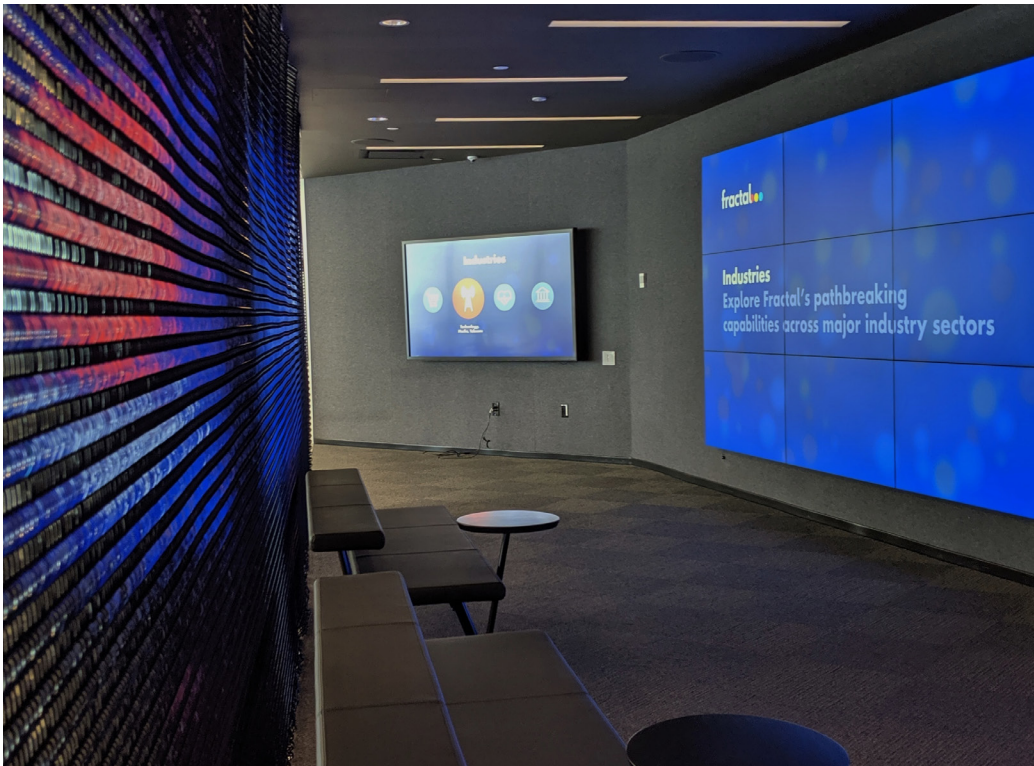
DURATION
13 months

COST
Confidential

TYPE
Office

Fractal Analytics Inc. recently embarked on the creation of their world headquarters at the renowned address of 'One World Trade Center' in New York City. Contextus has been assigned to provide design and project management services for this project.

The project entails a pre-built environment by The Durst Organization which required a personalized design to reflect Fractal as a premier entity. Contextus carefully designed an integrated, media in conjunction with A/V consultants (Union Design/WarrenZ/Presentation Productions) to create a seamless design with the general office occupancy. Fractal's recent branding restructuring was integrated into the design via brand colors and graphics. There is a clear line of material separation between the "Experience Center" (used to display Fractal's capabilities) and the open office area. In addition, the design allows for additional breakout areas (flex space) apart from enclosed conference rooms. The project maximizes use in terms of a transient work force and the ability to accommodate future expansion for Fractal employees.



FRACTAL ANALYTICS



CUMIN II

Cumin is an Indian Fusion restaurant whose concept is to create a twist on what is considered traditional Indian food and fuse it with other cuisines. The concept of the design was inspired by this concept and thus diverts itself from the typical Indian restaurant archetype and introduces a twenty first century take on what an Indian restaurant should look and feel like.

The major attraction of the restaurant is the slat wall which divides the fine dining area from the bar/cafe area. The concept is derived from "Jalis" or screens. The slat wall acts as a filter between the two distinct spaces. The dining side having a refined, clean feel and the bar/cafe having a funky feel.

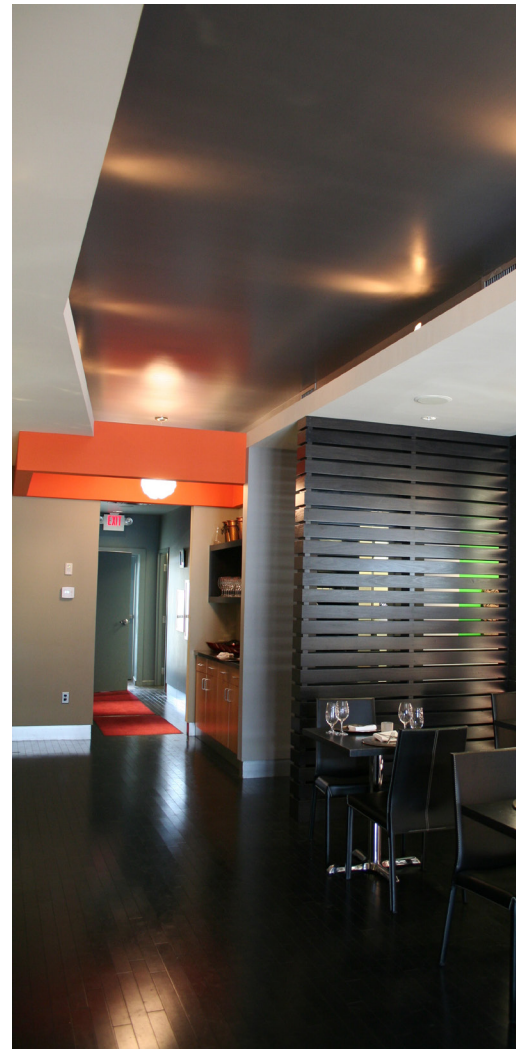
LOCATION
Cincinnati, OH

SCOPE
Principal Architect & Interior Design

SIZE
2,500 SF

COST
\$750K

TYPE
Restaurant



CUMIN II



GLEEDS NEW YORK

When one works on a Construction Management consulting firm's office space, the seamless dichotomy of fitting in-between design and construction needs to be exhibited. Hence we approached the Gleeds' project with a clean lined, minimalistic and functional approach. A series of breakout spaces with "huddle" (aka collaboration areas) were introduced in order to provide privacy from the open office seating environment. A new reception lobby introduces clients and staff to rotating projects via monitors. This portrays the international reach of Gleeds and the various project types they work on.

LOCATION
55 Broadway, New York, NY

STATUS
Completed 2019

SCOPE
Principal Architect/Project Manager

SIZE
3,600 SF

COST
Confidential

TYPE
Office



377 Fourth Street

Located in Downtown, Jersey City, NY, this project is a nine-unit multi-family project. The project is designed based on form follows function. The larger, protruding fenestration reveals living/dining rooms vs. the smaller, set-back fenestration reveals bedrooms and private rooms.

The building is clad with an engineered, cementitious, rain-screen wall and modern metalwork.

LOCATION

Jersey City, New Jersey

CLIENT

Private

STATUS

In Design

SCOPE

Architect and Interior Design

SIZE

17,000 SF

COST

Confidential

TYPE

Multi-Family



205 Highland Ave

A selective renovation to the famed Structural Engineer, August Komendant's, former residence. Mr. Komendant was the famed Architect, Louis Kahn's go-to Structural Engineer for many of his iconic buildings. This renovation entailed a thorough study of this mid-century modern home which utilized a 12'x12' grid. The additions to the living and master bedroom utilized this grid system in an effort to maintain the home's design intent. This project included renovations to all bathrooms, kitchen with custom millwork, living room, dining room, bedrooms, and finished basement with office, exercise space, family room, and guest room.

LOCATION

Monclair, New Jersey

CLIENT

Private

STATUS

Completed 2018

SCOPE

Architect and Interior Design

SIZE

3,500 SF

COST

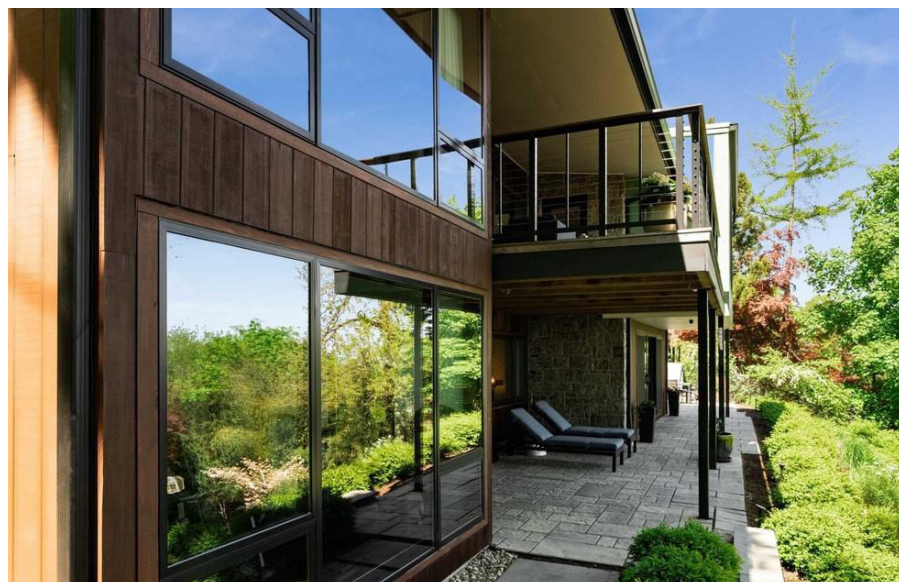
Confidential

TYPE

Single Family Residence



**205
Highland Ave**



Mountain House

Located on 9.65 Acres of essentially virgin land, Contextus was invited to design a custom house in Glen Spey, New York. The home is located at the top of a ridge that overlooks two flanking streams and invites the sounds of natural running water into the house.

The house design deviated from a traditional house and introduces multifunctional areas, such as sleeping areas that double up as family room, den, library, home office, etc. In addition, there is an exterior courtyard that divides the house from the garage. The courtyard transforms into an area of seating for guests that are entertained by the musician/owner in the garage/stage.

LOCATION

Glen Spey, NY

CLIENT

Private

STATUS

In Design

SCOPE

Architect and Interior Design

SIZE

2,900 SF

COST

Confidential

TYPE

Single Family



Mountain House



429 Monmouth

A complete gut renovation to Pre-Civil war house. This three story home met its size constraint challenge by utilizing open floor plans and minimizing circulation spaces. The exterior is clad with black stained cedar panels and the interiors are finished with a clean modern look. The home boasts energy efficient systems and lighting.

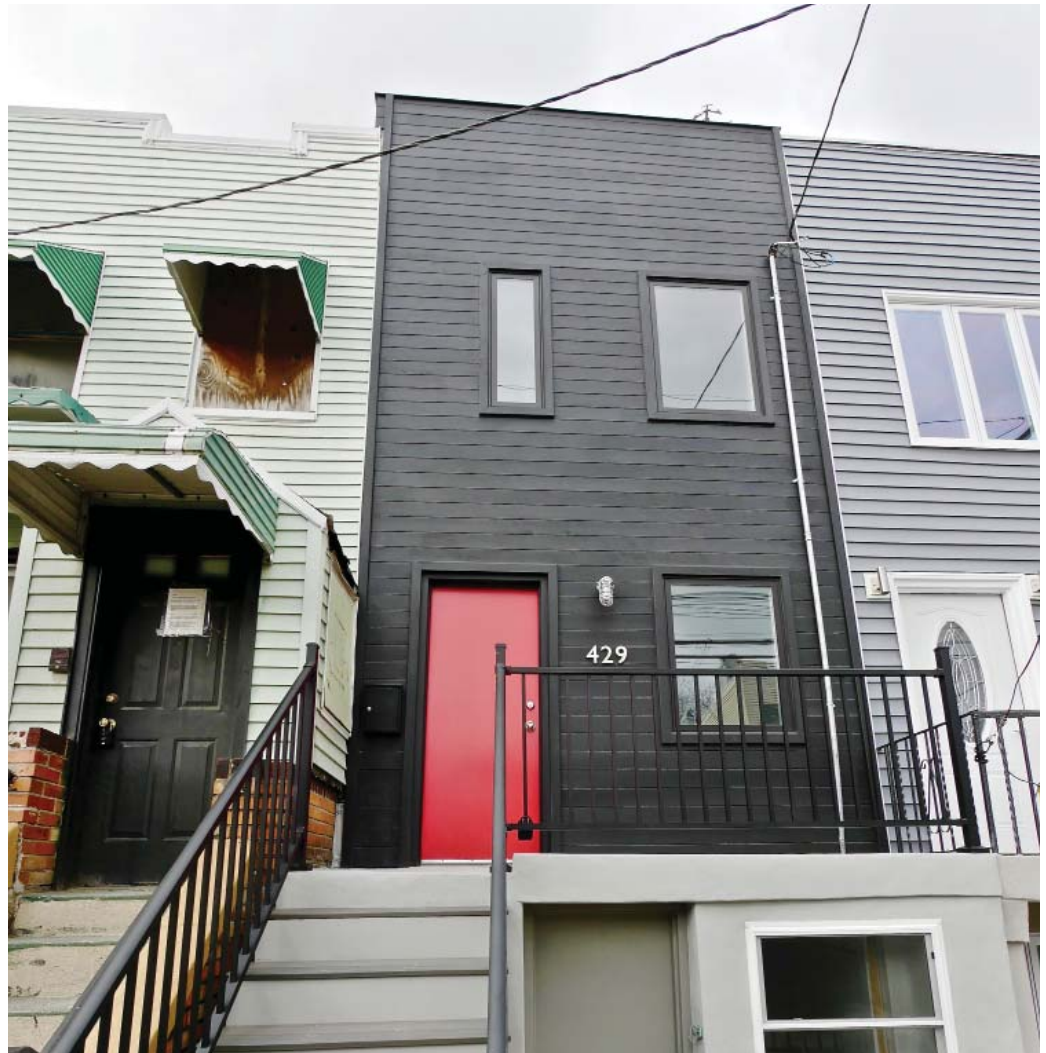
LOCATION
Jersey City

SCOPE
Principal Architect and Developer

SIZE
1000 SF

COST
Confidential

TYPE
Residential



393 Sterling Place

A renovation to a 1910 Brownstone in the Prospect Heights section of Brooklyn. The project was a complete gut renovation. It included new layouts for the living, dining, kitchen bathrooms, artist studio, laundry room and bedrooms. The project retained and restored existing millwork. The overall project is a mix of modernism and traditional.

LOCATION
Prospect Heights, Brooklyn NY

SCOPE
Principal Architect

SIZE
2,000 SF

COST
\$750 K

TYPE
Brownstone Renovation



393
Sterling Place



Wieden + Kennedy

Located in the Hudson District of Manhattan, NY, Wieden + Kennedy is an advertising firm, famous for Nike's catch phrase, "Just Do It". Contextus provided Architecture, Interior Design and Project Management services to redesign the existing 7th floor to accommodate a new office for their new client, "McDonalds" and adjustments to adjacent conference rooms and circulation areas.

LOCATION
New York, NY

STATUS
Completed 2021

SCOPE
Architecture, Interior Design and Project Management

SIZE
3,000 SF

COST
Confidential

TYPE
Advertising Offices



CONTEXTUS

ARCHITECTURE + DESIGN + PROJECT MANAGEMENT

Umang Shah, RA, LEED AP, NCARB

Umang Shah is a registered architect with over 25+ years of experience in architecture and construction project management. A significant track record with leading architectural firms reinforces his understanding of architectural design, construction management, project constraints, and the multiple objectives of project participants. Substantial experience includes these various building types: aviation, commercial, offices, retail, manufacturing, institutional, media, hospitality, residential, recreation, religious, institutional, government

Employment History

CONTEXTUS ARCHITECTURE + DESIGN (Principal)

2015-present

United Airlines - Newark Liberty International Airport - Restrooms Renovation (Aviation) Newark, NJ
Connors Senior Center (municipal) Jersey City, NJ
Brooklyn Cooperative Federal Credit Union (Commercial/Retail) Brooklyn, NY
Amber Charter School-East Harlem & Inwood (institutional) New York, NY
275 Delancey Street (parking garage) New York, NY
Wieden + Kennedy (office) New York, NY
Fractal Analytics - 1 WTC (office) New York, NY
Data Graphic (manufacturing) Commack, NY
Gleeds-NY (office) New York, NY
373-375 4th Street (multi-family) Jersey City, NJ
268 4th Street (residential) Jersey City, NJ
761 Macon Street (residential) Brooklyn, NY
429 Monmouth Street (residential) Jersey City, NJ
205 Highland Avenue (residential) Montclair, NJ
Waterfront Montessori (institutional) Jersey City, NJ

GLEEDS - New York, NY (Director of Project and Program Management)

2006-2019

Construction Project Management, team building and management, construction planning, scheduling, critical path project management, budget analysis, costs control, quality control, design review-QA&QC, logistics planning, on site supervision, conducting job meetings and crisis management.

One Beekman (commercial/residential) New York, NY
British Airways Terminal 7, JFK International Airport (aviation) Jamaica, NY
Lakeside Center, Prospect Park (recreation facility) Brooklyn, NY
JetBlue Terminal 5, JFK International Airport (aviation) Jamaica, NY
2 - 5th Avenue (residential) New York, NY
Wieden + Kennedy (office) New York, NY
Mother - NY (office) New York, NY
Trinity Real Estate (various projects) New York, NY
Goldman Sachs (various projects) New York, NY
Soundcloud (commercial) New York, NY

GENSLER - New York, NY (Senior Project Designer)

2004-2006

Senior Designer for various projects, construction documents, design team coordination, design review-Q&A, payment requisition review, scheduling, construction administration, specification review, design budget analysis, code research, product research, mentorship and crisis management.

JetBlue Terminal 5, JFK International Airport (Aviation) Jamaica, NY
ABC Digital Media Center (media), New York, NY
WABC Restack (media), New York, NY
Nasdaq, Times Square (media-office), New York, NY

PEI COBB FREED and PARTNERS - New York, NY (Project Architect)

2001-2003

Job Captain/Designer, construction documents, construction administration, design team coordination, site analysis, code research and product research.

Center for Government and International Studies (institutional), Harvard University, Cambridge, MA

HLW INTERNATIONAL - New York, NY (Job Captain)

2000-2001

Job Captain/Designer for various projects, construction documents, construction administration, design team coordination, site analysis, code research and product research.

Mac-Cali Parsippany Building 4 (office building) Parsippany, NJ
Bloomberg offices (various offices), Princeton, NJ
Yogi Berra Museum (museum), Montclair, NJ

JUNGBRANNEN ASSOCIATES - Boston, MA (Job Captain)

1998-2000

Job Captain/Designer for various projects, construction documents, construction administration, project development, building code compliance, scheduling and developed various project proposals and competitions.

Boston Wharf Company - 321 Summer Street (office building) South Boston, MA
Fahaheel Waterfront Development (planning), Fahaheel, Kuwait
Kuwait International Airport (transportation), Kuwait City, Kuwait
New York City Housing Authority (commercial), New York City, NY

CONTEXTUS

ARCHITECTURE + DESIGN + PROJECT MANAGEMENT

Umang Shah, RA, LEED AP, NCARB

Continued

EDUCATION

Rhode Island School of Design	Bachelor of Architecture	1997
	Bachelor of Fine Arts	1996
Brown University	Economics	Spring 1996

REGISTRATIONS

State of New Jersey

State of New York

State of Massachusetts

MINORITY BUSINESS ENTERPRISE (MBE)

State of New Jersey

State of New York

CONTEXTUS

ARCHITECTURE + DESIGN + PROJECT MANAGEMENT

Shalinee Nagpal Shah, LEED AP

Shalinee Nagpal Shah is a Senior, Architectural and Interior Designer with over 25+ years of significant experience in a multitude of architectural building types and project scales. Substantial experience includes academic institutions, commercial, retail, hospitality, civic/cultural urban spaces, office towers and residential design.

Employment History

CONTEXTUS ARCHITECTURE + DESIGN (Principal Designer/Project Manager)

2010-present

United Airlines - Newark Liberty International Airport - Restrooms Renovation (Aviation) Newark, NJ
Fractal Analytics - 1WTC (office) New York, NY
Gleeds-NY (office) New York, NY
1221 Decatur Street (residential) Brooklyn, NY
344 2nd Street (commercial/residential) Jersey City, NJ
205 Highland Avenue (residential) Montclair, NJ
429 Monmouth Street (residential) Jersey City, NJ
100 Gold Street (residential) New York, NY
297 2nd Street (residential) Jersey City, NJ
21 East 22nd Street (residential) New York, NY
11 East 86th Street (residential) New York, NY
383 2nd Street (residential) Brooklyn, NY
201 East 77nd Street (residential) New York, NY

Mitchell Giurgola Architects, LLP - New York, NY (Project Architect)

2008-2010

Design Development, Schematics, Construction Documents, Research, Site Visits, Coordination with Client, Consultants, Contractor and Team Management.

Franklin D. Roosevelt Four Freedoms Park (civic) New York, NY
PS 95 addition (institutional) Bronx, NY
New Bioscience Education Center (institutional) Germantown, MD
La Guardia Community College (institutional) Queens, NY
PS/IS 281 (institutional) New York, NY

Stone Architecture - New York, NY (Architect)

2007-2008

Design development, Schematics, Construction Documents, Research, Site Visits, Coordination with Consultants, Contractors

Palm Beach Photographic Centre (institutional/cultural), West Palm Beach, Florida
Bartlett Residence (residential) New York, New York

Al-Bayan Bilingual School - Kuwait (Principal Architect, Architectural Construction Manager)

2004-2006

Space Planning, Programming, Architectural design, Demolition planning, Construction documents, Interior package, Project phasing, Budget analysis, Site management, Site design, Landscape.

SSH International Consultants - Kuwait (Project Architect/ Architect)

1998-2003

Architectural design, Interior design, Construction documents, Consultant coordination, Construction Administration, Specialty Lighting, CAD Library

Public Institution of Social Security Headquarters Bldg. (office building) Sharq, Kuwait
Oil Sector Complex (office building) Shuwaikh, Kuwait
Waterfront Phase V (urban planning) Salmiya, Kuwait
National Bank of Kuwait (office building) Sharq, Kuwait
Electricity and Water Training Institute (PAAET) (institutional) Shuwaikh, Kuwait
Fahaheel Waterfront Competition (urban planning), Fahaheel, Kuwait
BMW Rover Showroom Competition (commercial), Shuwaikh, Kuwait

Education

Institute of Environmental Design, Gujarat, India

Bachelor of Architecture

1997

CONTEXTUS

CONTACT INFORMATION:

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