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## Michael J. Leahy

Chairman & CEO

### Professional Experience

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Michael Leahy brings more than twenty five years of experience to PM Contracting Company. His comprehensive knowledge of all areas of leasing, project management, consulting, preliminary design and construction management through occupancy, stems from a combination of hands-on experience and educational training. After serving as superintendent and project manager for one of New York's premier interior construction management companies, he founded his own in 1988. He studied drafting and estimating at the Mechanics Institute in New York City and holds a Bachelor of Arts in Political Theory from Stonybrook University where he also pursued graduate studies in Economics and Applied Mathematics.

With a unique ability to deliver projects on schedule and within budget, Michael is frequently sought after as a consultant for his insight into project planning and management. These attributes, together with his long-standing relationships with some of the country's most qualified subcontractors, have earned him the respect of both peers and clients, and have helped to position PM Contracting as a leader in the construction community.

### Representative Projects

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#### Fintech Advisory

- Project Management of a Peter Marino Architects project for a Merchant Banking firm in the landmarked Seagram's Building.

#### Shearman & Sterling

- Ongoing full floor renovations and restack projects.

#### Time Warner Telecom

- 13 new switch and colocation facilities located from New Jersey to California

#### Road Runner

- 9 new regional data centers from Syracuse to Hawaii.

#### The New York Public Library

- Infrastructure restoration of the landmark Main Reading Room and Astor Rare Book Room, requiring erection of 70-foot scaffolding towers and use of innovative protective materials.

#### The Mount Sinai Medical Center

- Renovation of patient rooms, diagnostic and treatment facilities, administrative offices, pharmacies, laboratories, MRI suite, and lobbies and entrances at various locations.

#### Newport Financial Center

- \$25 million in tenant installation and base building renovation work in a 460,000 SF building, including 120,000 SF of computer space with raised floors, UPS power supplies, CAC units, wet, pre-action and gaseous fire suppression systems, security systems and communications work.

#### Clients Represented:

- Shearman & Sterling
- Fintech Advisory
- Time Warner Telecom
- Road Runner
- PR Newswire
- Boston Properties
- Merrill Lynch
- SWIFT
- VIANET
- Morgan Stanley



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## Kevin C. Ryan

### Chief Operating Officer

#### Professional Experience

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Kevin Ryan has been working in the construction industry for over ten years as both a project manager and field superintendent. He joined PM Contracting Company in 1991 after receiving his Masters in Business Administration from Fordham University. He has also attended the Commercial Investment Real Estate Institute and the New York University School of Continuing Education Real Estate Program.

As the head of PM Contracting's construction operations, Kevin is responsible for overseeing all aspects of construction and project management including pricing and contract negotiations, schedule and budget control, change order management and project close-out. He is a strong project executive with an ability to successfully coordinate work with the project architects, engineers and consultants while maintaining the project budget and schedule.

#### Representative Projects

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##### Global Crossing, Newark, NJ

- 15,000 SF switch site build out complete with generator backup, UPS, DC plant, supplemental AC and pre-action fire protection. Project required that AC equipment be hoisted to roof via helicopter lift.

##### Shearman & Sterling, New York, NY

- 16 floor general office upgrade of architectural finishes including carpeting, painting, ceiling and selective millwork. All work was performed during overtime hours in occupied areas without disruption to on going client operations.

##### Mount Sinai Medical Center, New York, NY

- Phased renovation and expansion of occupied offices and exam rooms in the 20,000 SF High Risk Pregnancy Department, involving selective demolition, new HVAC and bathrooms, repair of medical gas lines and installation of specialty light fixtures.

##### Willkie, Farr & Gallagher, New York, NY

- 210,000 SF, 10-story tenant installation with new mechanical risers and extensive stone and millwork, requiring steel reinforcement for interior metal pan stair, library and high density shelving.

##### Morgan Stanley & Co., Jersey City, NJ

- 34,000 SF data facility with raised floor throughout, UPS power supply, CAC units, pre-action sprinkler system, gaseous fire suppression system, security system and office/administrative space.

##### LCI International, Jersey City, NJ

- 15,000 SF switch site with new electrical service, UPS power supply, floor-mounted CAC units, ceiling-mounted supplemental AC units for offices, and the first FM-200 gaseous fire suppression system installed in New Jersey.

##### Newport Financial Center, Jersey City, NJ

- Interior build-out of a 460,000 SF, 15 story building with projects ranging from 1,500 SF of office space to complete 35,000 SF floors.
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#### Clients Represented:

- Time Warner Telecom
- Bigfoot.com
- Road Runner
- 4 Kids Entertainment
- Shearman & Sterling