



Chartered 1708

Office of the Mayor  
Gavin Buckley, Mayor  
160 Duke of Gloucester Street  
Annapolis, MD 21401-2517

AP-9-24

June 20, 2024

To: Alderpersons, City of Annapolis

From: Mayor Gavin Buckley

Re: Board of Appeals reappointment

Pending your approval, I would like to reappoint Mr. Christian Zazzali to the Board of Appeals. Mr. Zazzali is a resident of Ward 2, a registered voter and has served on this board since 2011.

Christian Zazzali  
315 Dewey Drive  
Annapolis, MD 21401

Mr. Zazzali's term will expire on 6/30/27. A copy of his resume is attached.

Thank You.

GB/hr

Reviewed by: <u>Rules and City Government Committee</u>
<input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
<u>Sheela M. Finlay</u> <u>9/6/24</u>
Committee Chair      Date

# CHRISTIAN E. ZAZZALI, LEED® AP



## SENIOR PROJECT MANAGER

**Market Sector :** Corporate Interiors

**Experience :** 25 years

**College :** Towson University

**Hometown :** Holmdel, New Jersey

**Affiliations :** Associated Builders and Contractors, Inc. (ABC) • International Facility Management Association (IFMA) • National Association of Industrial and Office Properties (NAIOP) Washington Building Congress (WBC)

**Duties & Responsibilities:**

Design Review  
Budgeting  
Estimating  
Project Management



PROJECT	ARCHITECT	S.F.	TYPE	VALUE
Time Warner Cable Herndon, Virginia	FOX Architects	240,000	LEED Silver; Interior Build-Out & Data Center	\$35,000,000
1730 Pennsylvania Avenue Washington, DC	Gensler	212,000	Occupied Building; Full MEP Renovation; Tenant Lobbies & Restrooms; Base Building Lobby; Facade Replacement	\$21,000,000
Exxon / Mobile Security Enhancement Fairfax, Virginia	HOK	4,000,000	Headquarters Security Upgrades	\$7,250,000
NII Holdings Inc. South of Market Reston, Virginia	DBI	Out of 4 Floor Build-Out: Built 75,000 Concurrently with 3,000 s.f. Data Center		\$7,200,000
National Place Washington, DC			Heavy Renovation	\$7,000,000
American Legacy Foundation Washington, DC	OTJ Architects	42,000	Architectural Demolition; Elevator Modernization; Furniture Relocation; LEED Gold	\$6,800,000
Award Winner – AIA DC "Presidential Citation for Sustainable Design"				
RTKL Washington, DC	RTKL	60,000	LEED Platinum; Interior Build-Out	\$6,500,000
Award Winner – AIA DC "Presidential Citation for Sustainable Design"				

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PROJECT	ARCHITECT	S.F.	TYPE	VALUE
<b>8300 Tysons, LLC Capital Improvements</b> McLean, Virginia	Soe Lin	30,000	Improvements to lower level, 1st and 4th floors, canopy and site, garage lighting, and HVAC	\$5,850,000
<b>XO Communications 3rd &amp; 4th Floors</b> Herndon, Virginia	DBI Architects	65,000	3rd & 4th Floor Tenant Fit-out, Generator Rigging & Installation	\$5,780,000
<b>XO Communications</b> Herndon, Virginia	DBI/KTA	104,000	New Data Center 3rd and 4th Floor Tenant Fit-Out	\$5,700,000
<b>RTKL 2nd &amp; 3rd Floor</b> Washington, DC Award Winner – AIA DC “Presidential Citation for Sustainable Design” Award Winner – IIDA “The Silver Award”	RTKL	63,000	Tenant Build-out 2nd & 3rd Floors	\$5,581,139
<b>The Advisory Board Company</b> Washington, DC	OPX	N/A	Build-Out	\$5,400,000
<b>National Press Building</b> Washington, DC	Soe Lin & Associates	50,000	Heavy Renovation	\$5,000,000
<b>McKinsey &amp; Company</b> Washington, DC Award Winner – WBC “Craftsmanship”	McMurray Architecture Interiors	60,000	Build-Out	\$5,200,000
<b>LifeMinders, Inc.</b> Herndon, Virginia	STUDIOS	100,000	Build-Out	\$5,100,000
<b>Quadrangle Development Corporation</b> East West Towers Bethesda, Maryland	HWF	300,000	Three Building Renovation & Building Lobby Renovation Ada Bathroom Upgrade	\$5,000,000
<b>Strayer University</b> Herndon, Virginia	OTJ Architects	101,000	Phase I – 1st and 4th Floors MEP, Fire Suppression, drywall, ceilings, paint, carpet, tile, millwork, glass, d/f/h	\$4,431,601

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PROJECT	ARCHITECT	S.F.	TYPE	VALUE
<b>NII Holdings</b> Reston, Virginia	DBI Architects	76,461	Construction of 8th, 9th & 10th Floor; Tenant fit-out	\$4,164,382
<b>UBS</b> Washington, DC	Heery International	50,000	Build-Out	\$4,000,000
Award Winner – ABC "Excellence in Construction"				
<b>Dorsey &amp; Whitney LLP</b> Washington, DC	CORE	65,000	Build-Out	\$4,000,000
Award Winner – WBC "Craftsmanship"				
<b>APCO Worldwide</b> One Metro Center Bethesda, Maryland	Envision Design	59,000	New Tenant Build-Out	\$3,600,000
<b>NII Holdings Data Center</b> Reston, Virginia	EYP MCF	2,500	5th Floor Data Center Build-out	\$3,588,738
<b>Cambridge Associates</b> Arlington, Virginia	Gensler	84,000	Build-Out	\$3,373,080
Award Winner – ABC "Excellence in Construction"				
<b>Bethesda Towers Plaza Renovation</b> Bethesda, Maryland	FOX Architects	100,000	Plaza & Interior Renovations	\$3,000,000
<b>CarrAmerica Development Corporation Inc.</b> International Square Washington, DC	Atelier Architecture	N/A	Paver Replacement	\$2,600,000
<b>Wilson Sinsini Goodrich &amp; Rosati</b> Reston, Virginia	Studios, Jason DeChambeau	74,000	Four-Floor Build-Out	\$2,500,000
<b>The Advisory Board Company</b> Washington, DC	OPX PLLC	33,500	5th Floor Build-out	\$2,236,061

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<b>NEXTEL Communications, Inc.</b> Reston, Virginia	Acquilano Leslie	44,000	Tenant Fit-Out	\$2,000,000
<b>Corporate Executive Board</b> Washington, DC	Smith Group	30,000	Fit-Out	\$2,000,000
<b>Robbins Giola PH I</b> Alexandria, Virginia	Fox Architects	33,500	3rd Floor Demo & Fit-out River Level Data Center Demo & Fit-out	\$1,989,427
<b>PNC Diamond Club at Nationals Stadium</b> Washington, DC	Perkowitz + Ruth	10,000	8-week Fast-Track Renovation	\$1,900,000
<b>Bill and Melinda Gates Foundation</b> Washington, DC	Envision Design	20,000	Tenant Build-Out	\$1,900,000
<b>The Advisory Board Company</b> Washington, DC	OPX/KGE	11,000	Demolition & Re-Build	\$1,800,000
<b>Consumer Product Safety Commission (CPSC)</b> Bethesda, Maryland	SOE LIN Associates	21,700	Build-Out	\$1,700,000
<b>BAE Dulles North</b> Sterling, Virginia	DBI Architects	100,000	Secure SCIF Upgrades and Installation of New Generator	\$1,675,000
<b>The Advisory Board Company</b> Washington, DC	OPX PLLC	11,000	1st Floor Tenant Fit-out	\$1,602,861
<b>The Chronicle of Higher Education</b> Washington, DC	McMurray Wnuk Spurlock, PLLC	40,000	Renovations	\$1,500,000

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PROJECT	ARCHITECT	S.F.	TYPE	VALUE
<b>RSM McGladrey</b> Vienna, Virginia	Interplan	14,000	Interior Fit-Out	\$740,000
<b>Carlyle Group</b> Washington, DC	Architecture, Inc.	15,000	Build-Out	\$700,000
<b>UNEP</b> Washington, DC	OTJ Architects	6,280	Interior Renovation LEED Gold	\$680,000
<b>Convio</b> Washington, DC	OTJ Architects	13,350	Sixth Floor Build-out	\$646,357
<b>BAE Dulles North</b> Sterling, Virginia	DBI Architects	104,000		\$604,568
<b>Equipment Leasing &amp; Finance Association</b> Washington, DC	Mancini Duffy/KTA	11,000	Tenant Renovation - 9th Floor	\$600,000
<b>Morgan Stanley</b> Vienna, Virginia	PZ Group	12,000	Tenant Build-Out	\$600,000
<b>UNEP</b> Washington, DC	OTJ Architects	15,000	5th Floor Interior Renovation	\$513,243
<b>Friedman, Billings, Ramsey &amp; Company, Inc.</b> Arlington, Virginia	Gensler	9,000	Partner's Office Renovation	\$500,000
<b>American Water Works Assoc.</b> Washington, DC	Acquillano Leslie	20,000	Technology Upgrade	\$500,000

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<b>BAE Film Fence</b> Sterling, Virginia	DBI Architects	10,000		\$486,783
<b>Carlyle Group</b> Washington, DC	Perkins & Will	5,000	Third Floor Tenant Build-Out	\$480,000
<b>XO Communications, Inc.</b> Reston, Virginia	DBI	44,000	Interior Fit-Out	\$450,000
<b>L.L. Bean</b> Potomac Mills Woodbridge, Virginia	Calison Architects	17,500	Retail Store Build-Out	\$425,000
<b>Travel Channel</b> Chevy Chase, Maryland	Interior Architects	5,000	4th Floor Tenant Fit-out	\$415,641
<b>Healthcare Leadership Council</b> Washington, DC	Smith Group	14,000	Build-Out	\$290,000
<b>Primus Telecommunications, Inc.</b> McLean, Virginia	Einhorn Yaffee Prescott	12,000	NOC Room Expansion	\$185,000
<b>John Heinz Foundation</b> Washington, DC	Architecture, Inc.	7,500	Mechanical Upgrades	\$100,000
<b>NEXTEL Communications, Inc.</b> Reston, Virginia	Acquilano Leslie	1,200	Office Expansion	\$100,000
<b>Hines</b> Washington, DC	CORE Group	5,000	Partitions for Build-Out	\$130,610

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PROJECT	ARCHITECT	S.F.	TYPE	VALUE
CTIA Washington, DC	Leo A Daly	30,000	Build-Out	\$73,000





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## CLIENT REFERENCES

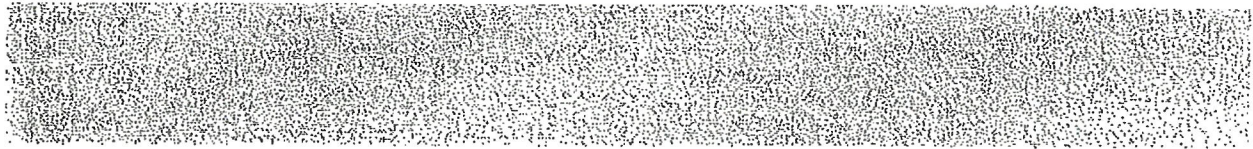
NAME	TITLE	COMPANY	ADDRESS	PHONE
Pat Marinaro	Managing Director	VVA	1050 17th Street, NW Washington, DC 20036	(202) 587-2999
Vie Determan	Director of Facilities	Dorsey & Whitney, LLP	50 South 6th Street Minneapolis, MN 55402	(800) 759-4929
Janet Andre	Chief Operating Officer	Carlyle Group	1001 Pennsylvania Ave, NW Washington, DC 20004	(202) 729-5209
Steve Foote	Project Director	Quadrangle Development Corp.	1001 G Street, NW Washington, DC 20001	(202) 661-2002
Mike Ryan	Senior Associate	IA	600 New Hampshire Avenue, NW Washington, DC 20037	(202) 945-6500
Cornelius St. Clair	Project Director	UBS Financial	1000 Harbor Boulevard Weehawken, New Jersey 07086	(201) 352-5589
Kim Heartwell	Architect	RTKL	2101 L Street, NW Suite 200 Washington, DC 20037	(202) 833-4400
Kim Vorberger		FOX Architects	8444 Westpark Drive Suite 120 McLean, Virginia 22102	(703) 821-7990
Damon Josue		FOX Architects	8444 Westpark Drive Suite 120 McLean, Virginia 22102	(703) 821-7990
Tom Joseph	Director, Property Services Facilities	Time Warner Cable	13241 Woodland Park Road Herndon, Virginia 20171	(703) 345-3577

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## CLIENT REFERENCES

NAME	TITLE	COMPANY	ADDRESS	PHONE
Julle Hanson		The Capital Group Companies	3000 K Street, NW Suite 230 Washington, DC 20007	
Christopher Ruschaupt	Director, Project Management	CB Richard Ellis		(202) 585-5656
Kathy Thomas	Managing Principal for Project Management	CresaPartners	7475 Wisconsin Avenue Suite 1000 Bethesda, Maryland 20814	(301) 951-6500



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PROJECT	ARCHITECT	S.F.	TYPE	VALUE
<b>Direct TV</b> Washington, DC	Huntsman Architectural Group	6,000	6th Floor Tenant Build-out	\$1,418,785
<b>Robbins Giola Phase II</b> Alexandria, Virginia	Fox Architects	21,000	Phase 2 Tenant Build-out	\$1,418,167
<b>Mortgage Electronic Registration Systems (MERS)</b> Reston, Virginia	DBI Architects	25,000	Interior Build-Out	\$1,400,000
<b>MERS</b> Reston, Virginia	DBI Architects	22,057	Suite 300 Tenant Build-out	\$1,318,475
<b>Arnold &amp; Porter</b> Washington, DC	Davis Carter Scott	15,000	Tenant Build-Out	\$1,200,000
<b>Cox Travel Channel</b> Chevy Chase, Maryland	Interior Architects	30,000	5th Floor Tenant Build-out	\$1,009,598
<b>BAE Generator PH II</b> Sterling, Virginia	DBI Architects	25,000		\$1,000,718
<b>2130 P Street</b> Washington, DC	SOE-LIN Associates	130,000	10 Lobby Renovations	\$1,000,000
<b>Carlyle Group</b> Washington, DC	Architecture, Inc.	24,000	Build-Out	\$1,000,000
<b>Vitria Technologies</b> Herndon, Virginia	STUDIOS Architects	25,000	Renovation	\$800,000