D M S | P E R L A

DESIGN
MANAGEMENT
STUDIO

CHARLES PERLA, AIA
Key Qualifications

During his twenty five years as an architect and seven years as principal of **D M S| P E R L A**, Mr. Perla has been responsible for more than four million square feet of interior architectural services - programming, space planning, architectural design, project management, and construction administration. The following is a partial list of his most recent projects:

- **Shapiro, Lifschitz and Schram,** Washington, DC Charlie designed the law firm's space seven years ago. They have asked Charlie to become part of their new team to design the offices in a building they have purchased. Already Charlie's involvement has brought benefit to the project. The Historical Preservation Review Board has approved Charlie's bold new design for the new addition.
  Reference: Mr. Judah Lifschitz, Partner (202) 347 4111

- **Dittus Communications,** Washington, DC A public relations firm needed to make the most of their tenant improvement allowance while maintaining a careful balance between their desire to project a cutting edge high tech image and a politically well connected PR firm. Charlie achieved their goals within their budget and on time.
  Reference: Ms. Gloria Dittus, President (202) 775 1401

- **Clark Construction**, Bethesda, Md. After the George Hyman Construction Co. and Omni Construction merged to form Clark Construction, - approximately 100,000 SF. Charlie was called in to design a space that met the requirements of highly qualified professionals engaged in the business of construction. Currently, Charlie handles all space planning and facilities updating for Clark.
  Reference: Mr. George Domurot, VP Special Projects (301) 272 - 6910.

- **Primark (Disclosure, Inc.),** Bethesda, Md. The corporation's strategic space planning goals were met on time and on budget through Charlie's effective space planning and design management efforts. Disclosure was able to occupy a high visibility "e-commerce" venture - an on line financial news service and remodel half of their executive floor within a 10- day construction phase. Design work for the balance of the 98,000 sf facility was completed successfully. The design and project management of 14,000 sf. branch office in New York City, handled from DC, was also completed on time and on budget.
  Reference: Mr. Brendan Lewis, Mgr. Procurement (301) 961 - 2776

- **MiCRA**, Inc. Washington, D. C. The economic research corporation met its needs of saving as much of the existing space as possible while at the same time superimposing their desired corporate image. Using Charlie's design abilities, MiCRA was able to carve out their image for $ 15.00/sf.
  Reference: Mr. Ken Baseman, Principal (202) 467 – 2500

Additional projects, references, education, awards, etc. available upon request. 10/01

T (202) 777 0463
F (202) 682 0738
2000 L Street, NW Suite 410 Washington, DC 20036
charlie@dmsperla.com

BZA
Case No. 16782
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16782
EXHIBIT NO.26

CHARLES PERLA, AIA
Base Building Consultation

Key Qualifications

During his twenty five years as an architect and seven years as principal of **DMS | PERLA**, Mr. Perla has been responsible for collaborating in the design of the following base buildings in Washington, D.C.:

- **101 Constitution Avenue, NW** **552,000 sf**
  developer : American Realty Advisors. architects :Shalom Baranes Architects

Randy Sowell hired Charlie to be the building's telecommunications liason. The task involved evaluating the telecommunications backbone designed by Ove Arup Engineers, assisting ARA in creating the most up to date telecommunications capable building; identify and pre qualify telecom service providers, designing a web page to assist prospective tenants' search for telcom service providers; coordinating CLEC and tenant service provider access to building.

- **Warner Building, 1299 Pennsylvania Avenue, NW** **597,000 sf**
  developer : Kaempfer Co. architects : Pei, Freed, Cobb & Partners

Mitchell Schear hired Charley to remove possible objections that a space planner might have with the base building design. Working with Pei's office Charley produced a report outlining strategies for better core layouts, column and wet stack placement, window mullion module.

- **One Franklin Square, 1301 K St. NW** **591,000 sf**
  developer: Prentiss Properties architect: Hartman & Cox

Charley worked with Graham Davidson of Hartman & Cox on the design of core to optimize means of egress for multi-tenant lay outs.

- **Market Square North, 401 9th Street, NW** **408,000 sf**
  developer: Gould Properties architects: Studios

While the building was in preliminary design phase, Guy Martin, currently with Studios, contracted Charley to assist him in maximizing the building's appeal to potential space planners doing test fits for their clients in the building. Charley did test fit layouts to demonstrate the buildings strengths and weaknesses.

- **City Center, 1401 H St. NW** **345,000 sf**
  developer: Rubloff Properties architects: Sikes, Jennings, Kelley & Brewer

Mary Motterstead and Michelle Wifler with Rubloff Development hired Charley to assist them in evaluating the design of the base building by the Chicago Architectural firm of Sikes, Jennings, et al. Charley collaborated on the massing studies, core design, column placement, lobby design and other aspects of tenant space planning.

- **Investment Building 1511 K Street, NW** **266,000 sf**
  developer: Kaempfer Co. architects: Cesar Pelli & Assoc.

At the time Arnold & Porter was considering moving into the Investment Building, Mitchell Schear retained Charley to help him evaluate the impact Studios (A & P's designers) was having on the balance of the proposed Cesar Pelli base building design. Charley reviewed the schematic design and pointed out some aspects of Studios design (window mullion module, access to base building for other tenants) that could be improved in subsequent design phases.