



HHCP DESIGN INTERNATIONAL, INC.

Executive Biography

Gregory Dungan, AIA

Managing Partner, Senior Vice President



Once you've been around the world a few times, providing master planning/architectural services and advising clients and project teams on billions of dollars worth of international projects in every corner of the globe, you begin to recognize a few core truths. Just ask Gregory Dungan, AIA—Managing Partner and Senior Vice President at HHCP Design International. With more than twenty-seven years of experience in the fields of architecture and construction, and with clients and dozens of world-class projects throughout the United States and abroad, Gregory has developed a keen appreciation for the ability to look at every project from the client's point of view.

"I see my job as being all about looking out for the clients' interests and giving them the best value for their investment," says Gregory. And much of that mission involves coming up with ways to help make his clients' projects distinctive... unique... exceptional. Whether he's overseeing the master planning and design of a sprawling destination resort in Beijing or a mixed-use residential community on a giant man-made palm tree-shaped island off the coast of Dubai, Gregory is "...always looking for what we can do as a firm to differentiate our clients' projects." It's a concept he dubs "envisioning storytelling"—a creative strategy that recognizes the fact that people perceive designed environments not just as sets of functional and aesthetic spaces; they also relate to the architecture as collections of experiential spaces capable of engaging them on fundamental emotional levels.

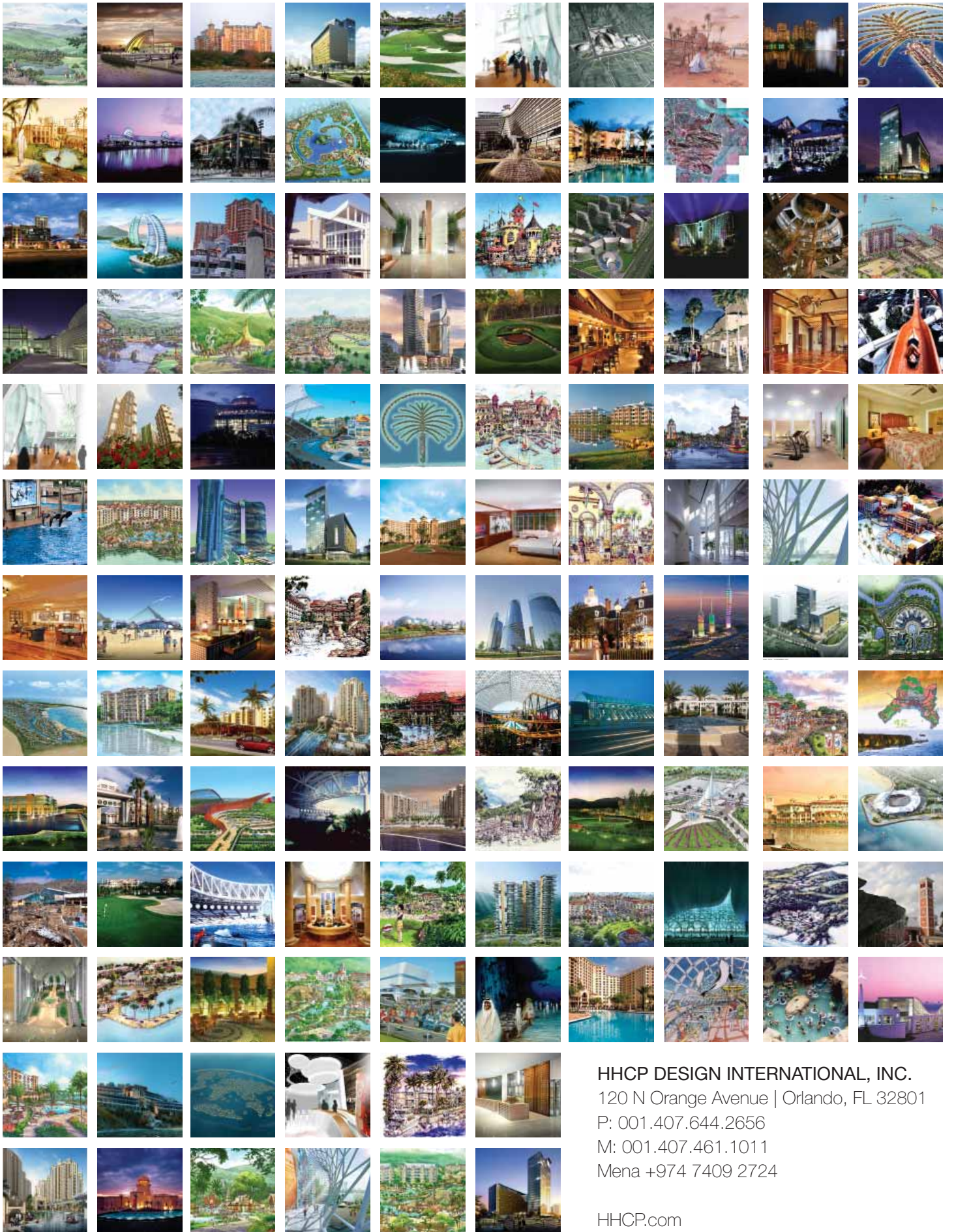
Gregory's innovative approach to international master planning and design has earned him not only the gratitude and loyalty of HHCP-DI's many clients; it has also won HHCP-DI enough design awards to fill a trophy mantel—including three prestigious ARDA awards (in 2004, 2005, and 2006) for the company's resort architecture and site utilization work on the massive Palm Dubai project. More recently, HHCP-DI was honored with the 2008 Award of Excellence from the American Institute of Architects for its celebrated "Vertropolis" project, with its integrated vertical master plan—a mixed-use mega structure comprising a unique "super-block" complex located in Arriyadh, Kingdom of Saudi Arabia. Needless to say, managing the breathtaking scope of these and other HHCP-DI projects requires a personality that is highly adaptive and self-sufficient. Fortunately, Gregory is gifted with the rare ability to keep the big picture constantly in his mind while simultaneously tracking all the myriad small details and intricacies that go into every project.

Gregory's international work routinely takes him far from his Florida home. "I spend roughly 70 percent of the year traveling," he confirms. In recent years, he has been dividing much of his time between Saudi Arabia, India, Morocco and UAE. On the road, Gregory's strong communication skills come in especially handy. "Working with 20 to 30 project team members from 20 different countries can be a challenge," he reports, "but it's also very exciting."

Gregory clearly thrives on that sense of excitement, and his enthusiasm can often be contagious. "That's when the "ideation" process begins," he explains. Indeed, it's a major part of Gregory's job description. "I'm there to help facilitate the process of drawing out from our clients their ideas, dreams, and grand visions," says Gregory, "and HHCP-DI is the delivery vehicle for transforming those ideas into realities." But that's just the beginning, because HHCP-DI is then able to take ideas developed for its international projects and synergistically apply them to the firm's domestic projects... and vice-versa. This is what Gregory refers to as "cross-over value."

While Gregory is justifiably proud of his many colossal international hospitality and mixed-use project credits, he also takes pride in the varied and numerous projects he has worked on closer to home—from Ferry Terminals in Rockland, Maine... to the National Civil Rights Museum in Memphis, Tennessee... to traditional neighborhood developments including multiple projects in Celebration (Disney's "New Town" project) and Baldwin Park, both located in Orlando, Florida.

The variety and extent of Gregory's projects over the years—ranging from luxury hotels and resorts to theaters, hospitals, schools, museums, and transportation facilities—reveals his strength as a facilitator while also testifying to his professional expertise, his business acumen, and his "ideation" (big idea) methodology. At the same time, Gregory is also able to draw from the hands-on experience he gained early in his career working in construction and heavy operations, along with his formal education in both architecture and business management. This background has endowed him with the ability to communicate key ideas to clients and associates at every level—from the highest executive ranks to the on-site construction personnel. "Greg can talk with kings and walk with crowds," comments Beverly C. Robertson, Executive Director of the National Civil Rights Museum. It all comes together in the form of world-class destinations along with other projects in all market segments, both domestically and abroad.



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