



August 21, 2018

[Link to Article](#)

New York's OC Development Management Grows Team as it Works Two Major HQ Builds

Two New Hires, Two Promotions on Deck to Help Push Through Project Pipeline

By [Diana Bell](#)



For New York-based development services firm OC Development Management, 2018 is a year to highlight.

The builder/manager is in the midst of two significant projects, redeveloping both 390 Madison and 150 Fifth Avenue, future homes to two major financial tenants. As it stares down a robust development pipeline, the company has brought on board two experienced "construction pros" and promoted two senior directors into vice president roles.

In an interview, OCDM president Jonathan Ninnis described his company as "a development management services firm working through the entire life cycle of the project, from design to construction." The firm works with both building owners and corporate tenants looking for new headquarters space, staying with them through the site-selection process to occupancy.

The past two years have been marked by "really rapid growth," Ninnis said, with the company expanding to 42 full-time employees and tackling a 2018 pipeline of projects worth \$110 million. For 2019, it already has \$60 million in projects backlog. But in 2017, when the firm acquired Metropolitan Business Services, it employed just seven full-time staff and garnered \$14 million in revenue.

Now the company is at work on two major addresses that have made headlines in the industry.

For one, it is prepping 150 Fifth Avenue -- the 232,100-square-foot Chelsea building owned by New York-based landlord L&L Holding -- for MasterCard, which announced [plans to lease the entire building](#) as its technology hub and move in during 2019. OCDM is completely redeveloping the interiors of the landmarked property. According to Ninnis, 150 Fifth Avenue will turn over to ownership in the second or third quarter of next year and MasterCard will also do its own custom buildouts.

The next large project is 390 Madison Avenue, another L&L Holding building. Earlier this year,

JP Morgan Chase [announced it would lease half of the 850,000-square-foot office tower as its temporary home for 10 years while razing and rebuilding its headquarters at 270 Park Avenue.](#)

At 390 Madison, the development scope totals 440,000 of rentable square feet, including workplaces and conference center. OCDM has worked very closely with JP Morgan Chase on the project, something Ninnis highlighted as being unique. He expects JP Morgan Chase will begin moving people into the space later this year.

"The delivery method of having both the design team and subcontractors under the OC umbrella is unique to the New York market and allowed the project to be fast-tracked over the course of 12 to 14 months," Ninnis said. "The project is one of the 270 Park-enabling projects ... we need to get into 390 Madison as quickly as possible."

150 Fifth Avenue and JP Morgan Chase at 390 Madison Avenue are "the perfect case studies for what we do: projects costing tens of millions of dollars and scopes working with building owners and occupiers through the design and construction processes," he added.

In light of these and other projects in the works (which Ninnis declined to disclose, despite prodding), the firm added hands and promoted for two key positions.

OCDM has appointed John McGrath, formerly of Hunter Roberts Construction Group, to be its senior project manager. While at Hunter Roberts, McGrath worked on the construction of 74 Trinity Place in downtown Manhattan. In his new role at OCDM, McGrath will manage day-to-day operations of the firm's biggest projects, oversee staff and subcontractors and liaise with city agencies.

Another new hire for OCDM is James Robinson, who will be its vice president of construction, joining the executive team. He is the project executive on the redevelopment of 150 Fifth Avenue and 390 Madison Avenue. Previously he held a director role at Gorton & Partners LLC (now Colliers International), where he worked on projects for companies including developer Trinity Place Holdings, hoteliers Marriott/Starwood and investment manager GTIS Partners.

OCDM has also promoted two employees, each at the company for over a year, into executive positions.

Formerly operations director, Elizabeth Flynn is now vice president of operations. Flynn came to OCDM by way of commercial real estate services firm Jones Lang LaSalle, where she was operations manager overseeing retail development for its JPMorgan Chase account.

Adam Kusinitz has become vice president of project management, promoted from OCDM's projects director. Before his time at OCDM, Kusinitz worked at commercial real estate services firm CBRE as team lead of project management for PepsiCo.

"Being true construction pros who are tried and tested in the field, John and James are

technically competent and well-versed in managing the internal and external team projects they are running," Ninnis said, adding, "Liz and Adam have been instrumental in helping us get the business to where it is today. Their promotions were well-earned."