



BUILDING DEVELOPMENT

Terminal Warehouse – NY, NY: This building at 261 Eleventh Avenue in New York, NY is an 1891 warehouse complex of approximately 1.2M gross square feet and within the West Chelsea Historic District. OC under direction from the ownership team (JPMC, Normandy Real Estate Partners, L&L Holding) is in early planning and budgeting stages for a large scale redevelopment and vertical expansion.

780 3rd Ave. – NY, NY: Lobby & Retail Fit out of existing, 49 story building located between 48th and 49th Streets on Third Avenue that holds the entire western frontage. Project to reposition the building to meet current tenant demands, and will include a lobby repositioning, re-development of two sub-grade levels, a retail storefront upgrade, full restaurant build-out and a plaza refresh/upgrade. Nuveen is looking to create slab cuts to open the lobby and create a feeling of sustainable hospitality.

695 6th Avenue Redevelopment – NY, NY: 300,000 sf Commercial and Manufacturing Building. Redevelopment of entire building plus 40k sf vertical expansion to create class A multi tenant office and retail property. Work includes new elevators, stairs lobbies, full MEP FP infrastructure and utilities, façade restoration and window replacements, superstructure and curtain wall.

195 Broadway Retail Repositioning – NY, NY: 80,000 sf Commercial Building. 195 Broadway is the historic former headquarters of American Telephone and Telegraph and a rare interior and exterior NYC Landmark building. The retail repositioning of this property entails the respectful creation of retail space at the basement, ground floor and roof levels to maximize revenue while maintaining the historic significance of the building. Scope of work includes custom and unique glass curtain demising walls and glass elevators, renovations to historic storefronts, upgrade of all MEP infrastructure and new utilities to support retail, modernization and extension of elevators and creation of core and shell platform and enclosure at roof level.

2 Herald Square – NY, NY: 200,000 sf Commercial & Retail Building. Redevelopment of building and negotiation of leases to make ready for 90,000 sf of retail leasing and 100,000+ sf of office leasing. Scope includes new elevators, stairs, vertical expansion, superstructure, infrastructure upgrades.

405 Park Avenue – NY, NY: 400,000 sf Commercial & Retail Building. Redevelopment of building including full façade replacement, new lobby, and vertical expansion.

368 Ninth Avenue (21 Penn Plaza) – NY, NY: 300,000 sf Commercial & Retail Building. Redevelopment of building including new lobby and ground floor reconfiguration, partial façade upgrade, interior demolition, roof to amenity.



150 5th Avenue Redevelopment – NY, NY: 186,000 sf Commercial Building plus Retail. Full building redevelopment plus 25,000 sf vertical expansion including new lobbies and entrances, MEP FP infrastructure and utility upgrades, elevator modernization and new installations, construction of two additional floors on top of existing building, façade repairs and window replacement, full demolition of existing tenant improvements and new work to make ready for future tenants including toilet room and MER upgrades. Project also includes the reconfiguration of the existing floor plate on all floors to increase efficiency and density.

23 Wall Street Redevelopment – NY, NY: 6 floors, 160,000 sf Commercial, core and shell fit out for retail and food service redevelopment.

222 Broadway Repositioning – NY, NY: 750,000 sf commercial building. Complete renovation to lower floors of building including creation and relocation of new lobby, replacement of façade with glass curtain wall, and creation of 30,000 sf of retail space, base building infrastructure upgrades and preparation work to convert building from owner/single occupant to multi-tenant class A commercial office building including demolition, new restrooms, upgrade of mechanical systems and façade work.

Columbia Property Trust Exterior Renovations and Leasing Assistance at 315 PAS – NY, NY: 356,330 sf full restoration of the primary facades on Park Avenue and East 24th Street. Restoration inclusive of limestone repair, re-pointing, decorative terracotta cornice repair and replacement, column base re-cladding, and exterior light installation. Façade work also included the replacement of all windows on primary facades in an occupied building. At grade, completed storefront upgrade program for retail tenants and whitebox/landlord work per future tenant agreement.

222 Broadway Fulton Street Retail – NY, NY: 30,000 sf retail use within commercial building. Working with the owner's Asset Management and leasing teams, prepare 20,000 sf of space across three levels for leasing to multiple retail tenants. Work includes support of lease negotiations, demolition, white box, and demising of spaces, infrastructure installations and all other landlord work requirements.

Multiple Ongoing Projects with Entertainment Company – NY, NY: Multiple ongoing projects spanning across entire entertainment company campus. Scope of work includes work in and around active studios, renovations and restacks, video editing rooms, sound editing rooms, podcast studios, and IT server rooms. Floors directly below and above projects are occupied during construction.

600 Third Avenue Lobby – NY, NY: 4,000 sf Class A Commercial Building Lobby and Façade. Gut renovation of building lobby including all new finishes, reception desk, security system, entrances, and canopy

600 Third Avenue Plaza – NY, NY: Plaza at commercial building. Complete gut renovation of 6,000 sf privately owned public plaza including DCP and BSA approvals. Scope of project includes hardscape, landscape, lighting, furniture, and MEP requirements.



Fulton Market Building, New York, NY*: 120,000 sf five story gut renovation to accommodate 8 screens, 500 seat iPic Movie Theater on second and third floors. Existing concrete slabs and steel removed to accommodate future movie theaters. New piles and grade beams installed from inside building (installation complicated due to high water table and proximity to the NYCTA tunnels), 1200 tons of new structural steel framing and trusses installed, and significant reinforcing of existing structural steel required to accommodate the movie theater. The brick façade was demolished and replaced in kind per NYC Landmark's requirements. Finally, all new vertical transportation, MEPs, and Schuco windows and storefront coordinated and installed.

511 West 25th Street Repositioning – NY, NY*: 200,000 sf commercial building, gallery loft style building. A former loft style manufacturing building in the up and coming midtown west neighbourhood that is currently occupied by primarily art and fashion galleries with some office. Repositioning scope includes introduction of more Class A office tenants through façade, entrance and lobby upgrades. Project also includes rooftop and on street restaurants and event spaces.

Building Conversion, Brooklyn, NY*: Partial demolition of an existing structure; this included excavation of a cellar with the required SOE and the addition of a two-story addition to create a new 44,000 sf building. Architect on the project was Frank G Relf, Architects.

Metropolitan Transportation Agency of New York (NYCTA)*: Multiple projects including Roof & Ventilation Upgrade, replacement of eight (8) 350,000 Btu, HRU's, Paving and Drainage Upgrade, Power Service Upgrade (Gas & Electric), Fire Sprinkler System Upgrade.

PepsiCo Corporate Headquarters at 700 Anderson Hill Road – Purchase, NY*: 420,000 sf renovation to corporate campus including abatement and demolition program, new curtain wall window system, plaza landscape renovation, parking lot expansion, paving and re-surfacing of driveways, and extensive site work. Construction included lighting improvements, interior renovation to seven buildings with reconfigured vertical circulation, and creation of a new data center, fitness center, cafeteria, and corporate kitchen.

MasterCard Worldwide at 2000 Purchase Street – Purchase, NY*: Global headquarters included multiple projects over a ten-year period including 300,000 sf re-stack of Corporate Offices, 85,000 sf office interior fit out at 100 Manhattanville Road, and 10,000 sf corporate boardroom suites. Additionally completed a 22,000 sf executive area renovation. Consulted annually with corporate real estate to aid in establishing their capital construction budgets.

Gaseteria Building, Long Island City, NY*: Renovation of an existing 65,000 sf office building including construction of a modern food court adjacent to Sunnyside Yards and an elevated subway structure in Long Island City

NYUMC-CUNY Joint NY Simulation Center for the Health Sciences*: Largest medical simulation facility in USA at opening. 25,000 sf gut interior renovation inside Bellevue Hospital to create a simulated medical facility for teaching and learning including simulated operating rooms, emergency and ICU rooms and conference center.



111 8th Avenue / Port Authority Commerce Building, New York, NY*: Major Base Building Structural, MEPS, FA, Telcom / Data Infrastructure Work and numerous Tenant Colocation Site Construction in this 2.9 Million square foot Building over the course of Four (4) Years.

NYULMC Ambulatory Care Center – NY, NY*: Ambulatory care and faculty group practice facility. 310,000 sf gut interior and exterior renovation of former telco switching facility to create new ambulatory care center including interior fit-outs for multiple departments, major infrastructure and façade upgrades, and plaza and lobby renovations.

The Clark Art Institute Lunder Center at Stone Hill, Williamstown, MA*: 32,000 sf new build designed by Architect Tadao Ando with Gensler as the executive architect. The façade of the building was a mix of glass and architectural concrete which was poured in place utilizing wood lined form board. Features include two galleries, an X-Ray room for art research purposes, a café, a walking path, new service road with bridge, and large storm detention system.

Riverside Square Redevelopment, 390 Hackensack Ave, Hackensack, NJ*: Renovation / new core and shell project across 325,000 sf.

Hines, New York, NY*: 345 Hudson Street budgeting, bidding, complete demolition & white box construction of multiple full floor levels located within this 980,000 square foot building. Also constructed several tenant spaces and pre-built units within this building.

Avon New R&D Facility*: 225,000-SF construction of a new three-story cosmetic R&D facility. Work entailed initial abatement and demolition, site development and infrastructure, site mobilization, construction and commissioning of the new facility, relocation of research and office personnel into the new facility and final demolition of the existing facility. The new building replaces an existing facility allowing for future expansion and contains office space, laboratories, product testing areas and consumer evaluation, glass washing, a cafeteria and a pilot plant.

LaGuardia Airport New York – The Central Heating and Refrigeration Plant (CHRP)*: A critical component of the greater Central Terminal Building Redevelopment for the Port Authority of New York and New Jersey, the CHRP project includes (3) 2000 tons chillers, (2) 2250 GPM cooling towers, (4) AHU's, each has about 4000 CFM - 17000 CFM, (6) CRAC units, each has about 7500 CFM - 9150 CFM, (5) fuel oil storage tanks, each has about 4600 GAL - 8500 GAL, 3 boilers, each has about 26,000 MBH, 5KV power supply, new gas service, new water and sewer main service, 2000 KW generator, tons of sheet metals ductwork and fire dampers throughout the entire building.

AXA Reinsurance, New York, NY*: This project involved the initial multi-floor build-out of corporate offices, including executive boardrooms, office suites, wood and glass office fronts, supplemental A/C, and communicating stairs. The subsequent eight floor restacking and expansion included the expansion of the telecommunications centers and structural reinforcement for rolling files and the training center. All tenant floors remained occupied and fully operational throughout the construction process.



Clear Channel Entertainment, New York, NY*: This unique project involved a multi-story build-out to provide executives suites and legal offices for the Clear Channel Entertainment Group. The core of the design, a convenience stair and feature wall, connects the 22nd through the 24th floors. The 21st floor is dedicated to presentations, offering a boardroom, private screening room, and a projection room featuring stylized details and distinctive fixtures. Special consideration was given to the material selection for the screening room, with extensive audiovisual systems and controls. Upon completion of the executive floor, an additional 20,000 sf build-out was constructed on two lower floors. A limited timeframe allowed only one month for completion, thus requiring the implementation and execution of an extremely aggressive fast-track schedule.

Sotheby's Auction House, New York, NY*: Construction of a new bookstore, as well as general renovation to executive offices and public lobbies. Exterior modifications included ornamental metal installation at both loading docks, EIFS installation, stonework, waterproofing, and roofing.

Sotheby's International Real Estate, New York, NY*: Sotheby's consolidated three separate offices into one new corporate headquarters. Located on five floors in a residential condo, the office consists of residential brokerage floors, executive suites, convenience stairs and corporate boardroom. A new data center with a redundant cooling system was installed and ran concurrent with the client's existing systems during the consolidation of the facilities. A limited floor to slab height demanded critical coordination between the various trades. Refined finishes were commissioned for executive areas and the new formal lobby.

911 Call Center, Bronx*: Oversaw all Plumbing, Sprinkler, HVAC, and duct work in 20-story building. Held weekly walk through with trades and resolve field issues, held foreman's meeting, scheduled and witness testing of systems.

WTC Tower 4*: Oversaw all MEP trades in 65-story, high-rise building with four basement levels. Scope included new fuel cells, boilers, air handler units, cooling towers, domestic fire water tanks, and condenser/chilled water pump. Worked closely with Project Managers and third-party engineers.

Metro Self Storage*: Conversion of existing warehouse space to self storage facility including raising of existing roof to create another floor of storage. Complete site restoration including landscaping, parking lot, and site drainage.



CORPORATE INTERIORS

JPMC Corporate Interiors at 390 Madison Avenue – NY, NY: 444,000 sf temporary relocation of 16 floors of front office private banking and leadership space for JPMorgan Chase executives from 270 Park Avenue during the redevelopment of their headquarters: 3 floors of conference center & 13 floors of workplace space. Notable design features include speciality furniture which enhances the collaborative work experience, a full kitchen to support client functions, two enhanced café' stations, a functioning terrace as well as an open space broadcast studio to record and distribute JPMC content.

BTIG/Equity Office – NY, NY: Commercial Office space build out spanning over 65,000 SF over three floors, including private ground floor lobby. Scope of work includes trading floors, private offices, pantries, private executive restrooms, employee restrooms and several conference rooms.

Shiseido Lobby at 390 Madison – NY, NY: Creation of a private tenant entrance and lobby of approximately 1,500 sf. Scope includes façade modification, new entrances and canopy, all interior finishes, and reception desk.

780 Third Avenue, Multiple Ongoing Projects – NY, NY: Multiple ongoing projects totaling 44,030 sf at 780 Third Avenue including 10th, 15th, 28th, 30th, and 47th floor general construction services / fit outs and multi-floor demolition work. Building is a 49 story office building located between 48th and 49th Streets on Third Avenue that holds the entire western frontage. Project to reposition the floors to meet current tenant demands includes demolition, core restrooms, adding glass wall, telecom, electric and HVAC, and millwork finishes. Also prebuilt additional office suites with glass office fronts and a new stone reception.

TheLab – Brooklyn, NY: 50,000 sf project. TheLab is a creative branding and marketing firm relocating to Brooklyn. Their new space will span two floors plus a roof deck. Due to several factors, the project is a CM, fast track delivery that will utilize non-linear procurement and construction methods to achieve both design and construction in approximately 5 months.

Clarion at 114 W 41st 15th Floor – NY, NY: 15,000 sf demolition and full floor pre build of 15th floor office space with exposed open ceilings, glass office fronts, and large pantry with convening space. Scope also includes the removal of several convenience stairs, as well as infilling of slabs.

Trinity at 107 Greenwich – NY, NY: 40,000 sf commercial office fit outs across multiple floors including amenity floor. Amenity floor designed by Beyer Blinder Belle and features high end custom millwork, ceilings, bar and a new kitchen.

Getty at 292 Broadway – NY, NY: 11,113 sf interior commercial office construction of 9th floor; scope of work includes new elevator lobby and entrance, new MEP FP infrastructure and utility upgrades, new lighting fixtures, board room, conference rooms, executive offices, offices, open work areas, lounge, pantry, wellness room, private phone rooms.



WeWork at 368 Ninth Avenue (21 Penn Plaza) – NY, NY: 40,000 sf commercial office space build out of 2 floors, including private offices, open areas, and amenities such as pantries and reading nooks. Included custom millwork features and exposed concrete.

575 5th Avenue Redevelopment – NY, NY: 545,000 sf redevelopment of commercial office including creation of tenant amenities and pre-built office suites.

142 West 57th Street Marquee – NY, NY: Removal of existing building perimeter up to a height of 16 feet including all glass, revolve and entry doors. Furnish and install new steel substructure to support new interior and exterior cantilevered stainless steel canopy to include new revolving doors, new side entry doors, roofing, sprinklers, 100Inft of concealed LED lighting and stainless steel lettering.

Hogan Fit Out – NY, NY: 206,000 complete interior fit out for high-end law firm including practice floor, conference center and amenity spaces such as kitchen and servery.

WeWork at 142 West 57th St – NY, NY: 96,000 sf commercial office space build out of 6 floors, including private offices, open areas, and amenities such as pantries and reading nooks. Included custom millwork features and exposed concrete.

425 Park Avenue – NY, NY: 670,080 sf Building. Senior Project Advisors on building projected to achieve LEED Gold Certification & WELL Certified Commercial Office Building. 425 Park was also commended during the MIPIM Architectural Review Future Project Awards in 2017.

Monomoy at 600 Third Ave – NY, NY: 12,500 sf complete demolition of the 27th floor and new tenant fit out. This work includes all Architectural, MEP and Sprinkler work. The project highlights custom glass and wood office entry partitions as well as complete renovation of the core facilities.

Indeed Corporation NYC Headquarters – NY, NY: 5 floors, 155,000 sf Commercial Office. Complete tenant fit of offices, amenity space, and roof deck.

Beam Suntory at 600 Third Ave – NY, NY: 6,600 sf partial build out of the 7th floor to include all Architectural, MEP and Sprinkler work. The project is a marketing space for Beam Suntory highlighting high-end finishes, Architectural millwork and two exterior accesses to the roof top terrace.

JEMB at 75 Broad Street – NY, NY: 10,500 sf Commercial Office. Fast track expansion to an existing pre-built suite.

JEMB at 150 Broadway – NY, NY: 1,700 sf Commercial Office. Interior office fit out for a managing partner

Gaseteria Building – NY, NY*: 65,000 sf renovation of an existing 65,000 sf office building including construction of a modern food court adjacent to Sunnyside Yards in Long Island City



Newsweek Corporate Headquarters – NY, NY*: corporate interiors 180,000 sf gut interior renovation including creative thinking and collaborative office environment, data center, conference center, kitchen and dining facilities.

TD Securities, USA – NY, NY*: Corporate interiors, 60,000 sf, multi-floor restack including offices, datacenter, and trading floors.

Kaltex International – NY, NY*: 65,000 sf Commercial Office. Corporate interiors construction including all MEP's, finishes, specialty millwork, and custom glass office fronts.

Mount Sinai Medical Center – Queens, NY*: Endoscopy, Emergency Room, Operating Room Clean Corridors. Interior renovations of endoscopy suites, emergency department, post anesthesia care unit, operating room clean corridors and sterilization rooms.

Rocket Fuel – NY, NY*: 40,000 sf corporate interiors construction including all MEP's, finishes, and specialty millwork.

Regus Headquarters – NY, NY*: 23,000 sf corporate interiors construction including all MEP's, finishes, specialty millwork, and custom glass office fronts.

Aaronson, Rappaport, Feinstein, Deutsch – NY, NY*: 40,000 sf multi floor corporate interiors construction including all MEP's, finishes, specialty millwork, custom glass office fronts, interior staircases, private offices and small conference center.

Disney/ABC – NY, NY*: Office renovation to accommodate new TV show and news division. Scope of work included new executive offices, 10 ton AC units, voice over rooms, editing suites, and IT server room. Floors directly below and above project were occupied during construction.

Conrad Hilton Hotel – NY, NY*: Whitebox renovation of the ground floor retail tenant spaces including demolition, concrete slab in-fill for removed stairways, upgrade/separation of existing shared MEPs to individual tenants, and three (3) new kitchen exhaust risers and fans from ground level to roof (14 stories). All work coordinated around operating Movie Theater.

Disney: Main Entrance Lobby Renovation – NY, NY*: 5,000 sf complete renovation of the main entrance to Disney Headquarters in an active and busy lobby located next to an Eyewitness News Room TV Studio, as well as access to two adjacent building lobbies. Work included removal and replacement of all existing finishes on the ceilings, walls, floors, removal of original security desk & turnstiles and removal & replacement of the existing MEPS Systems, maintenance of all ADA Standards as the new drywall partition constructed had a convex shape. All MEPS Services that fed the TV Studio had to be maintained and operational. In addition, a new security desk with marble & back lit etched glass, recessed television monitor with A/V & data cabling & new stainless steel security turnstiles were installed along with custom signage & graphics.

Duff & Phelps – Morristown, NJ*: 20,000 sf gut interior renovation including offices and open work areas.



Stripes Group Build Out – NY, NY*: Office build out, electrified glass vestibule, acoustical reclaimed wood ceiling and feature walls, Bartco custom light sculpture bare strip lights, acoustical hanging foam baffle ceiling, polished concrete floors, and glass office fronts.

Mintz & Gould – 600 Third Avenue – NY, NY*: 20,000 sf project included 35 private offices, 3 conference rooms and two executive offices.

NYC Football Club – 600 Third Avenue – NY, NY*: 13,000 sf project included Office build out, Carvart mirror etched back painted glass in elevator vestibule and on reception walls.

Taconic Investment Partners Pre-Built Suites – NY, NY*: 360,000 sf complete interior demolition and construction of new pre-built offices, common corridors & base building bathrooms from 5th through 35th floors. Upgraded all MEPS Services on each floor level. Each pre-built suite contained reception area, pantry, conference rooms, IT rooms, offices. Some suites had specialized AV Rooms.

Renaissance Technologies – NY, NY*: 33,000 sf high-end corporate interior renovation and fit-out program onto the 33rd, 34th, 35th floors and supplemental sub-basement, roof and storage areas. Project contained a minimum of two phases due to the owner occupying the 33rd floor. The space incorporated a new 2000sf data center with supplemental systems and additional power risers. A new portable backup generator was also installed in the loading dock area.

Khronos Fit Out – NY, NY*: 15,700 sf high-end creative corporate interior renovation and fit out program consisting of open and closed office space for five business units, one large conference room (for approx. 18 people), minimum of two additional conference rooms, additional breakout, meeting, hoteling areas and supporting areas. The space shall also incorporate a new 1,500 sf data center.

George Little Office Build Out – NY, NY*: 33,000 sf complete construction of new high-end office space on two floors. Work included construction of new internal custom curved stairway, multiple executive offices, standard offices, executive conference rooms, multiple pantries, custom architectural millwork & lighting throughout entire office.

IBM Conference Room – NY, NY*: 13,000 sf complete interior demolition of all existing offices. Complete construction of new state of the art conference rooms. MEPS upgrades, all new acoustical rated walls & ceilings, extensive telecom, data, fiber, audio visual wiring & equipment, high-end architectural finishes. Fast track project.

KCK Group Fit Out – NY, NY: 3,000 sf high-end corporate interior fit out for private investment fund, partnering with overseas architect.

Standard Chartered Bank Fit Out – NY, NY*: 92,000 sf interior fit-out and infrastructure build out for the relocation of several departments from various locations of Standard Chartered Bank to the third floor at One Madison Avenue. The fit out includes executive area, general office space, data center and trading floor.



IBM Modernization – Armonk, NY*: 37,000 sf Commercial Office. Modernized the CHQ 3B Executive Floor, providing an open plan layout in order to support the emergence of a new IBM operating culture. The project also provided modernized and efficient work spaces improving collaboration and communication amongst headquarters based executives and employees.

K Property Group Consolidation – NY, NY: 19,800 sf across two buildings. Acquisition budget for the purchase of two existing commercial adjoining properties. Work includes creation of a central lobby and central staircase to consolidate into one property

NBC Sports Group Broadcast Center – 1 Blachley Road, Stamford, CT*: 220,000 sf interior renovation of existing warehouse into broadcast, production, editing and television studios with administrative office space and a 183,000 sf 508 space 4 story precast parking structure.

Regeneron Pharmaceuticals – Tarrytown, NY*: 109,000 sf project included three floors of new interior construction of Building 7 and pedestrian bridge connection from building 6. Construction included new biology laboratory and office space as well as redundant critical infrastructure, exterior site work, conference rooms, lecture hall and training facilities.

Charter Communications – 400 Atlantic Street, Stamford, CT*: 111,000 sf office interior fit out of the 3rd, 4th, 9th and 10th floors.

Vineyard Vines Corporate Headquarters – Stamford, CT*: 91,000,000 sf interior fit out of clothing retailer's corporate headquarters with unique features such as a boat hull reception desk, themed employee lounging areas and mock retail store.

Apple Computer Flagship Store – Soho, NY*: 22,000 sf luxury retail space including all glass structural stair and bridge, bead blasted stainless steel paneling and full complement of retail services and infrastructure.

Covanta Energy, Morristown, NJ*: 80,000 sf project. Two floor office building fit out designed by Gensler as Silver LEED certified. Challenges included working in an occupied building as well as an expedited schedule to meet turn-over date.

AIG, Jersey City, NJ*: 15,000 sf two-story office building fit out. Challenges included working in an occupied building which required off-hours work, as well as an expedited schedule to meet turn-over date.

McCarter & English, Newark, NJ*: 20,000 sf two story office building fit-out. The building designed by Gensler was a Gold LEED certified design. Challenges included an expedited schedule to meet move-in deadlines, as well as logistics coordination due to work in an occupied building.

J Walter Thompson Company, New York, NY*: Multiple office, executive office & advertising recording studio construction and restacking of advertising divisions over 20 Floor Levels at 466 Lexington Avenue.



Goldman Sachs, New York, NY*: Budgeting, bidding & construction / renovation of trading floors, offices, open work areas, compliance walls, private offices, executive offices, health club, child care center, kitchens, cafeteria, sky-lobby, data centers, MEP centers, base building generators, security system upgrades in this 2.1 million square foot building at 200 West Street. Also performed this same work at their other building located at 30 Hudson Street, NJ. All items & finishes within these Two (2) Buildings are custom & require special orders and extreme logistical planning with very extensive methods of procedure (MOPS).

Hines at 345 Hudson Street, New York, NY*: Budgeting, bidding, complete demolition & white box construction of multiple full floor levels located within this 980,000 square foot building. Also constructed several tenant spaces and pre-built units within this building.

Walt Disney / ABC Broadcasting The Chew, New York, NY*: 12,000 square feet landmark building required complete interior demolition of existing studio space & back of house areas & offices on mezzanine level. Complete construction of new TV Studio, Control Room, Main Food Prep & Kitchen & the Kitchen Area in the actual studio space. Project was Fast-Tracked & completed in Six (6) Weeks.

Taconic Investment Partners, New York, NY*: Pre-Built Suites 5th thru 35th Floor Levels at 50 Broadway across a 360,000 square foot space involved complete interior demolition of existing office spaces on 30 Floors as leases expired over a course of two years and complete construction of Pre-Built Suites and Base Building Core Area Bathrooms and Elevator Lobbies.

A&E Network NY Headquarters, New York, NY*: Corporate restacking, phased construction involving demolition and re-construction of multiple offices and departments in two interconnected buildings totaling 34 floors while maintaining daily operations.

Taconic Management/Google, New York, NY*: Construction at 111 8th Avenue involving conversion of a truck elevator shaft into a staircase consisting of a custom built Solar Canon to capture the sun's energy and converting that energy into fiber optic strands to light the 17-story staircase.

MDL Meryl Diamond Limited, New York, NY*: Conversion of a single-floor occupancy into a multi-floor renovation inter-connected with a designer's custom patina finish grand staircase, surrounded by gallery artwork. Multiple buyers' showrooms, graphics studio and sample production areas, incorporating French design combined with the bold industrial look of exposed spiral oval ductwork.

Buildings 2, 3, and 4 at World Financial Center*: Complete demolition of main lobby and alterations to drawings in building 3. Installation of MEP's to 4 separate pre-built spaces for future build out. Building 2, demolition of common corridors and south east space on 4th floors to installation of MEP's for a new 20k square foot cooking school. Renovations to Winter Garden and building 4 consisting of demolition and installation of MEP systems.

China Construction Bank at 1045 6th Ave*: Demolition and build-out of two office spaces consisting of 15k sf.



Alliance Burnstine at 1345 6th Ave*: Demolition and build-out of numerous trading floor spaces including all mechanical and rest room facilities.

China Construction America Office Space – Morristown, NJ*: Demolition and build-out of high-end office space floors of building purchased by new owners of Plaza Construction, China Construction America.

Oikos Ventures, New York, NY*: This corporate interiors project was completed under tight logistical constraints. Refined details and materials such as custom wood paneling and fabric panels were used to create a new boardroom with extensive audio/visual capabilities. Stone flooring at the reception area was carried through to form a border in the boardroom. The completion of the new server room with supplemental air conditioning was coordinated with the clients' need for a uninterrupted switchover from their existing facilities. Custom wood workstations and a private toilet add to the prestigious look of the new office.

Goldman Sachs Restack Roll Out – NY, NY*: 200,000 sf numerous interior renovation projects over the course of nine years. Extremely selective demolition & removals, complete construction of trading areas, open work areas, PMD & MCPMD Offices, back-of-house areas, security systems. Extensive BMR & MOPS submissions for every single construction task. All work performed on overtime for every project.

Aegis Insurance, East Rutherford, NJ*: This corporate office fit-out involved three floors of Metropolitan Plaza, a 15-story building overlooking the Meadowlands. The project created both an open and private office environment and included a new computer server room, break room, and a gym, as well as two new boardrooms with teleconferencing capabilities on the executive floor. Upgraded core toilets and supplemental air conditioning were also added. New structural reinforcement and modifications were made to accommodate interconnecting stairs between the three floors and high density filing rooms.

American Securities, New York, NY*: This project for a securities investment firm involved two floors of offices and a trading room. Construction included the installation of a treated-finish convenience stair, significant supplemental A/C, structural reinforcing, and drywall ceilings, as well as glass office fronts, three private toilets and a shower, artisan plaster and stone finishes. The executive boardroom features built-in A/V cabinetry, a sound absorbent ceiling system, fabric-wrapped panels, lighting controls, wood paneling, and stone countertops. Also included were the installation of a new communications and data center, including supplemental cooling and UPS systems which allow the tenant to operate the existing and new trading operations simultaneously. A pre-action sprinkler system was utilized for additional protection of the server room.

HSBC, 452 5th Avenue*: Architectural and Mechanical upgrades, including renovation of new bathrooms, pantries, offices, carpeting, upgrading HVAC systems, vault bank work and the installation of new fencing. Worked closely with Project Managers, Architects, Engineers and owners Reps. Held weekly Safety Meetings, conducted job meetings, coordinated efforts with labors and trades.



GROUND UP

77 Greenwich, New York, NY*: Ground up construction of new school and residential tower inside the existing LPC Dickey House and construction of new MTA entrance. Foundations included secant walls as required by NYCTA and 174 drilled caissons. Superstructure included concrete and steel transfer girders with high end curtainwall façade.

74 Trinity Street, New York, NY*: Ground up construction for a new 28-story commercial building in Lower Manhattan. Foundation work included a 200-foot long secant wall, sixty caissons, a 30 foot deep core excavation, 150 tons of structural steel and straddled 300+ foot tall buildings to the north and south and NYCTA tunnels to the east and west. Work included foundation, underground utilities, curtain wall, roofing, drywall, millwork, ornamental metals, interior glazing, and all interior finishes.

New York Times Building, New York, NY*: Ground up construction of a 52 story commercial building in Manhattan, more than 1.5 million square feet. Foundation work included removal of contaminated soil, caissons and spread footings and the construction of a NYCTA entrance, superstructure, exterior lateral bracing and interior finishes.

Self-Storage Building, Brooklyn, NY*: New construction of a 90,000 sf building; lot line construction adjacent to an elevated transit line. Project consisted of a 25-foot-deep excavation / SOE and a steel super-structure.

A&E Network Studios, Brooklyn, NY*: Out-of-the-ground construction at 1000 Dean Street converting a parking garage to a film and TV production studio.

540 West 26th Street*: Ground-up construction of a new 9-story commercial building with challenging foundation elements include compression and tension caissons and caps, structural slab, dewatering, and soil mix wall.

45 Broad Street*: Ground-up construction of a new 80-story mixed use building with 209 market rate condominiums and ten floors of commercial office space.

Manhattan College, Raymond Kelley Student Center – 3900 Waldo Avenue, Bronx, NY*: Ground-up construction of a new 12-story building including campus store, fitness center, office space, student lounge and study space, retail and dining facilities and event space.

Prudential Tower*: 22-story class A office tower included ground-up construction of a 733,000 sf building and adjoining 5-story 577,000 sf precast parking garage. The core and shell project included multiple building demolition, mass excavation, environmental remediation, concrete foundations and spread footings, structural steel, curtain wall, metal pan stairs, concrete flatwork, concrete foundations, modular chiller plant, metal panel, drywall, marble, stone, millwork finishes. The facility accommodates 3,000 employees and 1,400 vehicles, and includes a cafeteria, fitness center, conference center, trading floor, and a landscaped roof terrace. The ground level includes approximately 14,300 square feet of retail space.



Mid-State Lumber Warehouses – Warwick, NY*: 45,000 sq. ft., 3 new out of the ground pre-engineered steel warehouses. The site needed to be leveled and brought to grade prior installation of footings. The concrete slabs needed to achieve a FF & FL ratings certified by the architect. The work also included a 1,500 sq. ft. office. The site had complicated logistics to ensure business for the lumber yard was not impeded during construction.

Britain Plaza – Newburgh, NY*: 10,000 sq. ft., out-of-the-ground vanilla box commercial building including the fit outs for 2 tenants: Ulster Savings Bank & Dunkin Donuts. The structural steel building had an EPDM roof and EIFS & cultured stone façade. The building required new gas & electric service. While the fit out for Ulster Savings Bank had high-end millwork and extensive security requirements, the fit out for Dunkin Donuts had large electric and HVAC requirements and was completed in accordance with the tenant's specified finishes.

Confidential Client – NJ*: Ground-up 57-story building including underpinning, tie backs, soldier piles, rock anchors and extensive rock excavation for the foundation / footings including utilities.

Auten Road Elementary School – Hillsborough, NJ*: NKP was commissioned to design a 30,000 sf new elementary school for 700 students in grades K to 5. The site chosen for the new school was a 50-acre tract of partially wooded farm land centrally located in the school district. Half of the available land consists of three regulation size soccer fields, a baseball field and a softball field for high school students to use for practice. The final building plan took the shape of a spoke-and-wheel concept. The core facilities such as gymnasium, cafeteria, library and the administration offices are at the center, and the classrooms, organized in two wings, radiate out from the core facilities. The site has adequate utilities and siting to allow for future expansions.

Alvin Ailey Dance Theater – 211 West 61st Street – NY, NY*: 77,000 sf design and build of a new ground-up home for the Alvin Ailey American Dance Theater, Ailey II and the Ailey School. This new 77,000 sq. ft. home consists of two levels below grade and six levels above ground which will house 12 dance studios, a black box performance space and administrative services.

Even Hotels 219 E 44th Street*: MEPS contract, 35-story hotel (ground up). Scope of work: Mechanical, electrical, plumbing, sprinkler, fire alarm, new electric service, cogeneration, new gas service and new water and sewer main services.

Crowne Plaza Hotel 320 West 36th Street*: MEPS contract, 29-story hotel (ground up). Scope of work: Mechanical, electrical, plumbing, sprinkler, fire alarm, new electric service, ConEd transformer, cogeneration, new gas service and new water and sewer main services.

Even Hotels 321 West 35th Street*: Electrical & fire alarm contract, 27-story hotel (ground up). Scope of work: Electrical, fire alarm, new electric service.

The Whitby Hotel 18 West 56th Street*: Electrical & fire alarm contract; 17-story hotel (ground up). Scope of work: Electrical, fire alarm, Telecom, new electric service.



LUMA Hotel 120 West 41st Street, New York NY*: Electrical & fire alarm contract, 27-story hotel (ground up). Scope of work: Electrical, fire alarm, new electric service.

Hotel 50 Bowery 50 Bowery Street, New York NY*: Electrical & fire alarm contract, 24-story hotel (ground up). Scope of work: Electrical, fire alarm, new electric service.

551 West 21st Street, New York, NY*: Ground up construction of a nineteen story cast-in-place concrete luxury residential development consisting of 44 units with commercial space at the ground and second floors.

Park Francis*: Ground-up construction of a 7-story residential building with 99 luxury apartments, ground floor retail, amenity spaces, courtyard, occupied roof, and an 80 parking spot below grade parking garage.

The Lenox*: Ground up construction of a 15-story residential building with 255 apartments and automated parking garage with 252 parking spots, retail and amenities.

Soho Tower, 100 Varick Street*: Ground-up construction of a 30-story cast-in-place concrete condominium with 115 apartments with a custom profile aluminum and glass curtain wall system with curved glass corners.

540 West 21st Street*: Ground-up construction of a 20-story, mixed-use luxury condominium with 38 condominiums.

AvalonBay Communities*: Ground-up construction of a 32-story residential apartment building with 372 apartments in Long Island City.

Condo 40-55 College Point Blvd, Flushing NY*: \$900,000 MEPS contract; 5-story, mixed-use ground up comprised of: 2 retail spaces, 2 medical offices, 11 condo units. Scope of work: Mechanical, electrical, plumbing, sprinkler, fire alarm, solar photovoltaic system, new electrical service, new high pressure gas service, new sewer & storm and new water main.

Condo 40-07 73rd Street, Jacksons Heights, NY*: MEPS contract; 6-story, mixed-use ground up with 7 retail spaces, 31 condo units. Scope of work: Mechanical, electrical, plumbing, sprinkler, fire alarm, solar photovoltaic system, new electrical service, new high pressure gas service, new sewer & storm and new water main.

Condo 16 West 21st Street, New York, NY*: Plumbing & sprinkler contract; 15-story with 9 condo units ground up. Scope of work: Plumbing, sprinkler and new gas service. Restaurants.

Condo 134 Montague Street, Brooklyn, NY*: MEPS contract; 5-story, mixed-use ground up with: 1 retail space, 7 condo units. Scope of work: Mechanical, electrical, plumbing, sprinkler, fire alarm and new high pressure gas service.



EDUCATION, CULTURAL, AND HOSPITALITY

NYU Rubin Hall Sprinkler and Renovation, New York, NY*: 17 story freshman dormitory renovation included MEP infrastructure upgrades and interior renovation. Complete installation of new sprinkler system plumbing booster system, plumbing equipment, bath tubs, fire alarm, lighting, chillers, fan coil units, electrical, mechanical, BMS, plaster, paint, asbestos abatement, historic lobby restoration, kitchen, cafeteria, residence life offices, mixed use student common areas.

NYU Steinhardt Department of Music, New York, NY*: 14,470-SF demolition and full renovation of the ground floor and part of the C2 level of the south tower. Scope included teaching offices, practice and rehearsal rooms of various sizes. Construction included raised concrete floors, acoustically rated partitions and ceilings and prefabricated practice rooms. A new internal staircase connects the ground and cellar levels.

NYU School of Law, New York, NY*: Partial demolition of a four-story, 33,000-SF residential building and construction of a 54,000-SF, seven-story administration building for the School of Law. The existing culturally and historically significant building houses a 4,400-SF playhouse on the ground and basement levels and was salvaged and rebuilt with all four exterior walls of the playhouse remaining in place up to the second floor with a new structure built spanning over it to support the remainder of the building. The project included multiple basements, cast in place concrete structure, underpinning of adjacent structures, tight logistics, zero lay down area, heavy traffic/city environment with careful attention to surrounding area, LEED® goals including green roofs.

Knox Hall Renovation – NY, NY*: 50,000 sf complete interior demolition & exterior renovation of Landmarked Building (7 floor level plus cellar). Careful disassembly, salvaging, refinishing & reinstallation of historical finish items. Four new geothermal wells, all new MEPS Services in from street, 2 new elevators, 2 new structural steel egress stairs, and all new historically correct custom high energy efficient insulated windows, all new mechanical systems, multiple bathrooms, executive offices & classrooms.

Culinary Institute of America Dormitory Building E – New Hyde Park, NY*: 24,000 sf new residence building with practice kitchens and dining lounges.

Convent of the Sacred Heart, New Athletic Building, Dining Hall Renovation, & Maintenance Facility – 1177 King Street, Greenwich, CT*: 40,000 sf new gymnasium building project, new maintenance offices & shed, with renovations to the existing cafeteria, and roadway site improvements.

Touro College of Osteopathic Medicine, Horton Center – 60 Prospect Ave, Middletown, NY*: 72,000 sf interior renovation of existing hospital space into new classroom and medical education center.



Columbia University Medical Center, New York, NY*: Gut renovation and installation of new curtainwall façade transforming dark lobby into a campus gathering space. The auditorium & lobby renovation projects feature extensive coordination between trades and custom millwork feature walls, as well as complex logistics working within occupied building. Auditorium was completed during the summer recess.

American Dream School, Bronx, NY*: 30,000 sf high school Charter School; scope of work included a 5-story steel and concrete deck building with a brick and stucco façade. The logistics of site were challenging due to the MTA line running directly below the site and a small footprint.

Hebrew Language Academy, Brooklyn, NY*: 30,000 sf elementary level Charter School; scope of work included a 3-story steel and concrete deck building with a stucco façade finish. Foundation was a mix of timber and concrete piles.

Berkeley Carroll School, Brooklyn, NY*: 20,000 sf extension to an existing school on a landlocked site that was challenging logistically. Project involved underpinning the existing structures, excavating a cellar and building the new structure with limited access through an existing building. All this was completed while keeping the existing school in operation.

2875 Broadway, Columbia University, New York, NY*: Office renovation for the relocation of the Department of Alumni and Development.

Columbia University Knox Hall Renovation, New York, NY*: On 121st Street & Broadway, this 50,295 square feet landmark required a complete interior demolition of the northern side of the Theological Seminary (7 Floor Levels plus Basement) & the complete build-out of new offices and classrooms with state of the art MEPS, Telcom / Data & AV Systems.

IESE Business School, USA – NY, NY*: Graduate and postgraduate learning facility. 25,000 sf gut interior and structural renovation of Landmark property including additional floor area, complete replacement of infrastructure and utilities, new vertical circulation, “Harvard style” classrooms, conference center, and historical exterior façade restoration.

Avenues School*: Interior fit-out of a 5-story, 60,000 sq. ft., high-end private school space with the 540 West 26th Street Core & Shell Project - Fit-out includes classic classrooms with large volume of custom millwork, custom spiral duct science & fabrication lab spaces, art/music/ dance classroom spaces, kiln room, and a large outdoor playground. Intricate acoustics and unorthodox ceiling finishes highlight the detailed work involved. Construction was taking place simultaneously with base building erection.

Stern College for Women Yeshiva University, New York, NY*: Modernization and renovation of Stern’s College for Women existing academic facilities for Yeshiva University. A new glass and metal curtainwall as installed from the sidewalk to the existing double height library on the 2 and floor. The first floor was renovated to add additional classroom space, with an expanded elevator lobby. In addition, the seventh floor modernization included a roof set back enclosed with a new glass skylight and three sides of curtainwall. All work was completed while classes were in session and now gives complete student access to the elevators.



St. Francis College Anthony J. Genovesi Center, Brooklyn, NY*: In continuing to expand their campus, as well as provide amenities to the community, St. Francis constructed the New Genovesi Center, a multi-functional center. Built on top of their existing gymnasium, this 12,000 sf facility houses the athletic department offices, storage areas and an NCAA regulation gym. In order to provide a column-free space, trusses were used, creating the logistical challenge of working over a subway tunnel. In addition to this new facility, work also included the renovation and upgrade of existing locker rooms in the cellar. This work entailed the installation of the new toilet rooms, shower areas, locker rooms, as well as opening up a viewing gallery from the new locker rooms looking out onto the existing swimming pool.

Auten Road Elementary School – Hillsborough, NJ*: NKP was commissioned to design a 30,000 sf new elementary school for 700 students in grades K to 5. The site chosen for the new school was a 50-acre tract of partially wooded farm land centrally located in the school district. Half of the available land consists of three regulation size soccer fields, a baseball field and a softball field for high school students to use for practice. The final building plan took the shape of a spoke-and-wheel concept. The core facilities such as gymnasium, cafeteria, library and the administration offices are at the center, and the classrooms, organized in two wings, radiate out from the core facilities. The site has adequate utilities and siting to allow for future expansions.

Schools PS 50, New York, NY*: Demo of existing boilers and HVAC system, build out of new machine room on roof, installation of new system, and construction of 2 additional floors and classrooms.

PS 52, New York, NY*: Demo of existing boilers, installation of new system, demo of playground, installation of all new fire rated doors and windows throughout 5 stories, and new roofing system.

Fort Hamilton High School, Brooklyn, NY*: Build out of new pool area and playground indoor. New fire alarm system was also built throughout entire school.

PS 15, New York, NY*: Demo of boiler system and build in place of 3 new boilers.

PS 36, New York, NY*: Excavation and build of 2 story boiler and HVAC addition.

Riverdale Country School*: Assisted team members in completion of construction for TCO; managing team assigned to complete punch-list and project closeout.

West Chester University Student Housing, West Chester, PA*: As Operations Manager for Aramark, managed maintenance and building operation services for the campus totaling an area of approximately 1M sf and consisting of ~700 housing units. Managed staff of (6) employees; hiring of, and scheduling the scope of work for various contractors to ensure all tasks were completed in a timely manner.

Ramaz School – NY, NY*: Lower grade private day school. 70,000 sf, 2 year phased renovation including major infrastructure upgrades, classrooms and offices renovations, and façade restoration.



KJ Synagogue Reconstruction and Ramaz School Expansion – NY, NY*: Historical NYC synagogue Reconstruction & Lower school renovation and expansion. In aftermath of fire, reconstruct and restore the 20,000 sf synagogue to its pre-fire condition and add 20,000 sf of new floor area above synagogue as expansion to adjacent school, renovate school to create one integrated educational program. Scope includes excavation and foundations, core and shell, new utility services and infrastructure, mechanical plant and interior fit-outs.

KJ Synagogue – NY, NY*: Historical NYC synagogue. Prior to fire - 20,000 sf historical interior, façade restorations and infrastructure upgrades. Post fire – management of emergency demolition and shoring to stabilize building while coordinating with NYPD, FDNY, OEM, and NYC DOB to ensure public safety and aid in investigation by FDNY Fire Marshalls.

Metropolitan Museum of Art – New York, NY*: Multiple projects including 2-story cast in place concrete structure built within existing courtyard adjacent to rare book collection, conversion and extension of existing service elevator to passenger car serving both public and employees, and renovation of iconic plaza, including new fountain pump rooms, fountains, landscaped seating areas, and façade lighting. Complicated logistics planning to accommodate construction on the most visited museum in the United States.

Scandinavia House, New York, NY*: Building that contained the administrative, educational, and cultural activities of the American Scandinavian Foundation. Custom wood ceiling panels were modified to allow for MEP access at the café, shoppe, and Victor Borge Auditorium. New design elements were installed at the formal stairway to the second floor meeting area. Included in the scope of work was the repair and restoration of artisan plaster throughout the Foundation.

Cornerstone Family Healthcare – Center for Recovery, Newburgh NY*: 20,000 sq. ft. gut renovation of existing rehabilitation center. The work was completed in two phases to allow the facility to remain operational throughout construction. The project had extensive asbestos and mold remediation, upgraded gas and electric service, new roofing system, new generator, BMS and HVAC system. The work was performed for DASNY (Dormitory Authority for the State of New York), complied with the New York State Health Department and met the requirement of meeting a 30% MBE/WBE utilization goal.

Union Club of the City of New York – NY, NY*: Landmark NYC men's social club. 100,000 sf, 3 year capital improvement program including major infrastructure and utility upgrades, commercial kitchens, dining rooms, sleeping rooms, smoking lounge, terrace, and landmark façade restoration and elevator modernizations.

NYU Leadership – New York, NY*: 300,000 sf interior build out.

NYU Langone Medical Center Fleck Garden - New York, NY*: Renovation of under-utilized existing courtyard including new irrigation and site drainage, paving and precast seating, along with new landscaping to create a place of reflection and relaxation. Logistical challenges included material load-in through existing lobby check-in and information center.



Lincoln Center Promenade – NY, NY*: New design reconfigured the vehicular and pedestrian approach to the Plaza from Columbus Avenue by sinking the existing service road that leads up to the Plaza below street level, and by dramatically expanding the current staircase to the Plaza from the street. The open public space with its central Revson Fountain set into a distinctive patterned pavement designed by Philip Johnson was also updated. The Plaza pavement masonry was totally renovated, and the fountain was enhanced with new lighting, improved seating, and technical upgrades.

NY Hall of Science - New York, NY*: DDC project which included a complete facade restoration of landmark building, a new roofing system, and a new HVAC system.

Bronx Post Office - Bronx, NY*: Conversion of existing landmark Post Office into commercial and retail space, including rooftop addition, lead and asbestos abatement, new base-building services, and preservation of history entrance lobby.

NY Historical Society - New York, NY*: Gut renovation of existing 4th Floor gallery and creation of new exhibition, including new mezzanine space to expand display area for Tiffany collection. Included new all-glass staircase.

Confidential Client*: Life Science laboratory space, including office, laboratories, conference rooms, and open office spaces for collaboration. First WELL Certified laboratory space in the Medical Center. The auditorium & lobby renovation projects feature extensive coordination between trades and custom millwork feature walls, as well as complex logistics working within occupied building.

The Clark Art Institute Museum and Manton Buildings, Williamstown, MA*: 200,00 sf redesign by Selldorf Architects to update public areas and add additional gallery space, a reading room, and an expanded library. Scope included bringing the spaces up to fire protection code standards, custom ceilings design to replicate original features, repointing and replacement of granite exterior, and general upgrading of interior. Work was completed in an occupied building and valuable art collections required close attention, protection and security.

General Electric John F. Welch Development Center / Crotonville Project – Ossining, NY*: 200,000 sf campus wide building restoration, new building, and landscape improvement project. Phase I included the restoration and rebuilding of the Residence Hall lobby and dining facilities, The Barn, The Carriage House, and The White House. Phase I also included the building of two prefabricated structures- a new 3,000 sf maintenance building and installation of the 4,000 sf Frog Building. Phase II included the building of a new 68,000 sf 65 room residence building and the pedestrian bridge connection to the existing residence building hall.



Symphony Space, New York, NY*: Renovation work was performed in various areas of the building. Work in the Sharp Theater included new stage rigging and theatrical lighting supports. The existing proscenium was replaced, and new sound-absorbing balastrade was installed at the balcony level. New lighting and finishes were part of the work. The existing concession stand was replaced with one offering more sales space and storage. Life safety lighting and contrasting stair nosing were installed at the balcony. Adjacent to the stage, the existing broadcast booth was upgraded with new electrical and mechanical services, and the room was outfitted with sound-isolating construction including a floating floor, and fabric wrapped panels. In the cellar an existing storage room was converted into a rehearsal room, with supplemental air condition, new electrical service, and new finishes, including a wood floor and mirrored walls. New supplemental air conditioning was also provided to their 2nd floor conference room. The exterior renovation involved the removal of deteriorated steel plates and patching of the exterior masonry facade.

Starwood Hotels Corporate Headquarters – 1 Starwood Point, Stamford, CT*: 285,000 sf eleven-floor office fit out of hotel company's corporate headquarters including the renovation of a separate lobby entrance with new stair, curtain wall entry systems, five executive floors, general office space, fitness center, 3,000 + sf data center, and mock showroom hotel space.

Hotel De Point 20-07 127th Street Queens*: Major renovation (4-story, 150,000 sq. ft.) of commercial building with renewable energy technology including 114 hotel rooms, 7 retail spaces, 4 restaurants, 2 showrooms, karaoke lounge, laundromat, day care center, gym facility, roof garden café, swimming school, 35,000 sq. ft. supermarket, and 122 parking spaces. Scope of work included demolition, reinforcement of existing structural, new partitions, masonry, mechanical, electrical, plumbing, sprinkler, fire alarm, solar photovoltaic system, electric car charger system, new elevators, new kitchen equipment, new electrical services, ConEd transformer, new high pressure gas service and multiple new water main services.

ACE Hotel – NY, NY*: Extensive gut rehab of a landmark status building, involving the scheduling and coordination of Architects, Engineers, Consultants, Sub-Contractors and outside vendors, preparation of work orders, change orders, and final inspections including temporary certificate of occupancy as well as start-up procedures for a commercial / hotel building.

Warwick Paradise Island Harbour Resort, Nassau, Bahamas*: 12-story hotel; 150,000 sq. ft. major renovation: 246 hotel guestrooms, 2 restaurants, bar, meeting room, fitness center, beauty salon, swimming pool. Scope of work: Building extension, interior renovation, MEP system upgrade, kitchen equipment upgrade, new FF&E, window replacement, new roofing, new elevators and new swimming pool.

Warwick Fiji Resort & Spa, Coral Coast, Fiji*: Hotel renovation-23 standard guestrooms, 6 suite rooms. Scope of work: Interior renovation, MEP system upgrade, new FF&E

Ace Hotel – 20 West 29th Street, New York, NY*: Extensive gut rehab of a landmark building that was fully converted into a commercial / hotel building in New York City. The two-story historic boutique hotel and cultural center, located in Midtown Manhattan, was constructed with an eye toward a large, functional lobby and rooms that included amenities and local art.



The Algonquin Hotel – 59 West 44th Street, New York, NY*: Complete renovation of historic 12-story hotel, including lobby, guest rooms, Round Table restaurant that features retro American cuisine, and iconic Blue Bar lounge that caters to special occasions and guests.

Trump International Hotel & Tower – 1 Central Park West, New York, NY*: Complete interior and electrical renovation of the luxurious 52-story building. Scope of work included extensive electrical work that required the replacement of all fixtures and receptables, as well as bathroom work that required construction to plumbing fixtures, controls, sinks, toilets, and stones.

Standard Hotel, New York, NY*: 22 story hotel.

Four Seasons – 57 E 57th St, New York*: Renovation work including full waterproofing and check-in desk modernization that required all new millwork. All work was done off-hours; waterproofing requirements were extensive and included dismantling bathrooms and replacing stone, all while the hotel remained in full operation.

The Carlyle Hotel – 35 E 76th St, New York, NY*: Renovation on this combination luxury residential hotel included lobby work with the check-in desk as well as work throughout a majority of the rooms for both hotel guests and tenants. Meticulous high-end, tenant-owned space upgrades included custom materials and marble stone.

Madison Square Garden – NY, NY*: Three-season expansion and renovation of Madison Square Garden, in coordination with sports and concert schedules, Pennsylvania Railroad station directly below, and active midtown location.

Dodger Theatrical Holdings Conversion – NY, NY*: 60,000 sf conversion of an underground cinema multiplex to an off-Broadway Performance Center consisting of two 499-seat theaters, two 349-seat theaters, a Studio Black Box Theater seating approximately 200 people and an Atrium Lobby area with concessions and other public amenities.

NYC Parks – NY, NY: 135+ Acres. Brooklyn Bridge Park included landscaped areas and ecological habitats; recreational facilities; and limited development essential to the park's maintenance and operation that includes retail, restaurant, residential and hotel space. Hudson River Park included three different segments for multi-purpose use.

Pier A, New York, NY*: NY Parks Department project which included complete demo and restoration of 3 story building with new heating and air conditioning systems.

Lutheran Family Health Center – Brooklyn, NY*: Lutheran Medical Center affiliated outpatient care facility. 10,000 sf gut interior renovation including medical, physical therapy, and dental exam rooms, physical therapy gym, and waiting areas.

Colbeh Mediterranean Grill & Sushi 32 West 39th Street, New York, NY*: 2 story, 5,500 sq. ft. restaurant. Scope of work: Interior renovation - new partition, mechanical, electrical, plumbing and new kitchen equipment.



New Wing Wah Bakery 246 Grand Street, New York, NY*: 2,000 sq. ft., bakery. Scope of work: Interior renovation - new partition, mechanical, electrical, plumbing and new kitchen equipment.

Coney Island Brewery at MCU Stadium*: Partnered with team to ensure all scope outlined was accomplished in a timely and efficiently manner.

Commonwealth Brewing Co – 10 Rockefeller Plaza – NY, NY*: 23,000 sf retail space. 16 week complete interior demolition of existing restaurant / club on 3 floor levels. Complete construction of brewery & restaurant. All new MEPS Services in from street. Extensive structural steel work, plumbing & steam work for the brewery tanks, explosion proof grain / hops room, specialized HVAC & brewery & kitchen equipment. New passenger elevator installed to access all 3 floor levels. Custom exotic architectural finishes. Had to coordinate all construction activities around the channel 4 "Today" live TV show.



RETAIL

Brookfield Place – NY, NY*: 100,000 sf core and shell construction of new entry pavilion adjacent to the Winter Garden atrium. Renovation for Winter Garden retail space and marketplace.

Citibank Retail Bank Roll Out – National*: Thousands of projects were successfully completed over several years ranging from signage replacement, teller upgrades, and ATM installations to extensive gut interior renovations to existing spaces and new build out-of-ground projects, including flagship locations in Union Square and 42nd & Madison.

New Balance – NY, NY: Retail Interiors including footwear assembly area, specialty finishes, store fixtures, and cash wrap.

Capital One – Englewood, NJ*: 10,000 sf Commercial Bank new Branch interior fit out with customized exterior panel system cantilevered off of the interior steel frame including all new utilities, services, safes and ATMs

JP Morgan Chase – NY, NJ, CT, FL, IL, OH, KY, WV, IN, WI, MI*: Retail bank branch Capital Program (Facility asset renewal projects, ATM additions, interior renovations, ADA). Regional program management of JPMC capital plan including MEP unit replacements, roofing replacements, exterior parking lot re-grading/ re-paving, freestanding ATM additions, Chase Private Client build outs. Sites include flagship locations in World Trade Center and Greenwich, CT.

TD Bank “Take NY” Roll Out – NY*: 60 Retail banks in 16 weeks. 3,500 sf to 8,000 sf gut interior renovations and out of ground locations including infrastructure installations and upgrades, offices, teller stations, and vaults.

CAT II Renovations/Citibank – NY, NY*: Renovation of 242 Bank ATM locations all located north of 42nd Street. Work included removals of all existing items within the public & back of house ATM areas, construction of new ATM room with all MEPS services & architectural finishes, installation of steel dunnage for ATM machines, coordination of ATM Machine installation with bank, furnish & install new millwork surrounds at ATM machines, all other architectural finishes, testing & commissioning. All work was 100 % performed & completed over the course of One (1) Weekend at every ATM Location.

Gucci Flagship Renovation – 725 5th Avenue, NY, NY*: Gucci’s flagship renovation was a seven-part phased construction plan within the Trump Tower while the store remained opened. The high-profile location was a challenge because of neighbouring tenants and heavy foot traffic. Imported high-end finishes from Italy included: bronze glass, custom millwork, stone flooring, custom carpeting, custom lighting & HVAC, electrical & plumbing upgrades.



Just Cavalli Flagship – 665 5th Avenue, NY, NY*: This 10,000 sf project in the Rolex Building was the first Just Cavalli Flagship in NYC. The high-profile location was a challenge because of neighboring tenants and heavy foot traffic. Imported high-end finishes include curved walls, polished chrome & leather millwork, backlit curved glass millwork, Japanese white stone, fiber optic throughout ceiling, and custom coned lighting neon signage & new HVAC, electrical & plumbing.

Swarovski Crystal Boutique – 30 Rockefeller Plaza, NY, NY*: This boutique was designed & built as a 2,500 sf prototype for future stores but sits at 30 Rock as a one-of-a-kind boutique because it was never reproduced. Imported from Germany, the high-end finishes include custom bronze metal shelving with fiber optic backlit crystals, curved glass custom crystal displays framed with bronze metal, custom curved bronze metal cash wrap, custom bronze metal floor border, custom carpeting, imported stone, venetian plaster ceiling, crystal curved curtain with crystal curved sofa & custom lighting & new HVAC, electrical.

Marc Fisher Showroom – 725 5th Avenue, NY, NY*: 15,000 sf showroom on the 21st floor of Trump Tower. The high-profile location was a challenge because Donald Trump was filming “The Apprentice” during construction. High-end finishes included: glass doors & partitions, imported stone, custom metal finishes, HVAC, electrical & plumbing upgrades.

Bank of America, Chase, Valley National*: Interior and exterior remodels, security as well as vault demolition and installations were required to complete a series of banks across the Northeast.

Hudson Yards Retail Podium*: On project spanning 10 floors and more than one million square feet, role as lead superintendent focused on floors 7 down and included the oversight of all mechanical systems, plumbing, sprinkler, tin, HVAC, tenant change work, testing, hydrostatic testing, duct leakage testing, and startup of equipment.



RESIDENTIAL

45 Broad Street, New York, NY*: 476,000 sf pre-construction and foundation efforts for a proposed 86-story, mixed-use building designed by Cetra Ruddy. Scope included installation of a secant wall foundation with three cellar levels, budgeting, value engineering, scheduling, and preparation of GMP including buyout of major trades. Logistics were complicated due to the small building footprint, close proximity to the New York Stock Exchange, and MTA subway which required enhanced planning and coordination of trades. The slender design of the building also drew challenges with elevator, superstructure, curtainwall, and mass damper design/coordination.

70 Charlton Street, New York, NY*: 180,000 sf high rise residential. Scope included two 22-story residential towers, with amenity features including a gym, pool, courtyard, and basketball court. The Extell building was designed to include Affordable Housing in one tower (30%) and high-end condos throughout the remaining building area. Structure was built of concrete with a brick façade, with marble features throughout public spaces. The building was designed as LEED certified.

101 West 78th Street, New York, NY*: Renovation of an existing 80,000 sf residential building to condominiums including the addition of a two story penthouse overbuild and construction of new façade and window walls.

Feather Factory, Brooklyn, NY*: Conversion of an old timber structure into a 70,000 sf residential building. Helical piles were installed in an existing cellar that was lowered two feet to gain headroom required for occupancy. An additional two stories were added to the existing structure.

776 6th Ave – Capitol at Chelsea*: Renovation and upgrade of all amenity and common spaces of a 40-story luxury residential building.

Condo 92 E 7th Street, New York, NY*: MEPS contract. 6-story, mixed-use with 1 retail space and 9 condo units. Scope of work: Alterations -- mechanical, electrical, plumbing, sprinkler, fire alarm, new electric service and new gas service.

Condo 150 West 15th Street, New York, NY*: Mechanical, plumbing & sprinkler contract; (7 stories single family townhouse). Scope of work: Alterations -- mechanical, plumbing, sprinkler, and new gas service.

540 West 21st Street*: Ground-up 220,000sf 20-story Type I, Mixed-Use Luxury Condominium

85 Grand Street*: 3,500sf High-end Single-family Gut Renovation

155 West 11th Street*: 4,500sf High-end Single-family Gut Renovation

210 West 77th Street*: 6,000sf High-end Single-family Gut Renovation

1 West 67th Street*: 2,000sf Single-family Flood Restoration



151 West 17th Street*: Single-family Gut Renovation

142 Bank Street*: Single-family Renovation

252 7th Avenue*: Single-family Gut Renovation

181 East 90th Street*: Single-family Renovation

115 East 90th Street*: Single-family Renovation

David Ford Penthouse – 109 Green Street, NY, NY*: 3,000 sf project in the heart of SoHo is a duplex penthouse renovation with outdoor spaces including a roof terrace on 3 different levels. High-end finishes included: custom staircase, gas fireplace with integrated honed black marble bench, honed white marble, chevron pattern re-claimed oak wood flooring throughout, custom lacquered cabinetry, custom lighting & HVAC, electrical & plumbing upgrades.

Steve Wynn Penthouse - 50 Central Park South, NY, NY*: 11,000 sf renovation in the Ritz Carlton Hotel that converted the former Ritz Carlton ballroom into a luxury apartment. The apartment occupies the 30th & 31st floor. The 30th floor includes the master bedroom suite, (3) bedrooms, (5) full bathrooms & a home gym. The 31st floor includes the living room, dining room, chef's kitchen, breakfast room, media room, library & (2) powder rooms. Imported high-end finishes include: sculptural staircase w/ sycamore & curved glass, upholstered walls throughout, custom wallcovering, custom lighting, HVAC, electrical & plumbing upgrades.

Elaine Wynn Condominium – 817 5th Avenue, NY, NY*: 3,500 sf renovation in upscale prewar residential building. The renovation of this Upper East Side condominium included the living room, dining room, kitchen, library, master bedroom suite, guest bedroom & (3) full bathrooms. Imported high-end finishes included: upholstered walls, custom wood wall panels, portals w/ mirror insets, gold leaf wallcovering, custom carpeting, onyx stone, custom lighting & HVAC, electrical & plumbing upgrades.

High End Residential Condos, New York, NY*: 11 story residential condo.



DATA CENTER / POWER PLANT

NYU Cogeneration Combined Heat & Power Plant (CHP), New York, NY*: Replacement and expansion of an existing co-generation plant with a new 13.4 megawatt (MW) facility consisting of two gas turbine generators with boiler units (heat recovery steam generators) and switchgear within an underground vault. The new facility feeds 11 substations, increasing electric service from 7 to 20 campus buildings and maintaining high temperature hot water service to 40 campus buildings. Phases include utility relocations, such as 20 inch and 30-inch gas lines, water mains, sewer and existing electric vaults; vault construction; vault fit-out, electrical distribution and fuel tank modification. Heavy infrastructure and underground street work required extensive DOT coordination.

NYU Langone Medical Center Data Center & Campus Connectivity Infrastructure, New York, NY*: Demolition and build-out of a new 15,000 sf data center, peak 16,800 labor hours in a month, multiple MEP support floors, mechanical dunnage, roof top steel structure and equipment, structural reinforcing of all spaces. Managed ongoing 24/7 operations, campus-wide structured pathway infrastructure installation for emergency power, MEP, air blown fiber. Recovery from Superstorm Sandy introduced triple local redundant data carrier POE's and structured pathways through 13 separately permitted, interconnected, occupied hospital and laboratory buildings across the medical center campus. Concentration on hospital and contractor coordination, MEP system infrastructure and heavy structural work, purchasing, construction and program management for all incoming critical services to and from this data center and all IDF's, BDF's, ancillary swing data centers, and emergency power, phone, and fire alarm tie-in with campus-wide systems.

Confidential Client – New Windsor, CT*: 31,000 sf tier three data center and support facility.

Avon Products Inc. – 601 Midland Avenue, Rye, NY*: 15,000 sf upgrade of existing data center that included two new redundant UPS systems and an addition of three new 1.5 megawatt generators tied to an existing 1.5 megawatt with new paralleling gear. Project also included the addition of 6,000 sf of additional white space.

Knight Capital – 100 Manhattanville Road, Purchase, NY*: 7,500 sf data center expansion and up-grade, including two new 1.5 Mega Watt Generators, three chillers, and addition of 3500 sf of white space.

Goldman Sachs Data Center Expansion, Carteret, NJ*: 100,000 sf scope included a new build steel and concrete deck structure, new 26kv electrical service line with required step-down transformers, 5 generator and UPS back up system, new HVAC system, IT, and Data Rooms. Project required a high demand of MEPS coordination, as well as testing and commissioning services.

5 World Trade Center, First Boston*: 40,000 sq ft data center 1986-1989 along with 5 floors of corporate restacking.

**Experience with prior firm*