



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.

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

Nightingale at Whale Square – Brooklyn, NY: \$1.2 million parking plan repositioning.



Worldwide Entertainment Company – Secaucus, NJ: Demolition of all existing interior and rooftop systems and buildout of 40,000 SF of warehouse storage space, truck maintenance, engineering maintenance shops, machine shop, camera shop, four bathrooms, pantry, office space. New electrical and telecom services, secure card access control and cameras throughout, insulated overhead motorized doors, zoned lighting with low voltage controls. New cooling and heating systems, roof top units, split systems, interior gas heaters, BMS, fire alarm system, high flow fire suppression system with diesel emergency fire pump.

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.

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.

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.

600 Washington Blvd – Stamford, CT*: 450,000 building – provided pre-purchase planning budgets with client for base building upgrades, indoor / outdoor amenity spaces, tenant fit-outs and restacks.

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.

Confidential Client – NJ*: 57-story high rise building out of the ground construction, including underpinning, tie backs, soldier piles, rock anchors and extensive rock excavation for the foundation / footings including utilities, start-up procedures and close out.

Metropolitan Transportation Agency of New York (NYCTA)*: Multiple projects totaling \$37 million 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.

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.

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.

New York Presbyterian ICU Renovation – Flushing, Queens*: \$40 million, 34,000 gsf 2-story interior renovation of the ICU at New York Presbyterian Hospital in Flushing, Queens composed of demolition and renovation of an ICU floor and an amenities patient floor in an operating hospital.



CORPORATE INTERIORS

JPMC Corporate Interiors at 390 Madison Avenue – NY, NY: 444,000 sf 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/EQ 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.

ShoreBridge at 780 Third Avenue – NY, NY: Installation of glass office fronts, conference Room space, pantry area, and reception on the 30th floor of 780 Third Avenue. Flooring was Carpet with a stone trim at offices, stone at entry/reception and VCT in pantry. Ceiling was a mix of ACT and Gypsum. Small amount of wall covering in reception area. OC also built out the bathrooms on this floor which included the installation of tile floors/walls, toilet partitions, stone vanity, mirror, and plumbing fixtures.

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.

23 Wall Street – NY, NY: \$17 Million pre-construction for full building reposition for new retail tenants.



Trinity at 107 Greenwich – NY, NY: 40,000 sf Commercial office fit outs across multiple floors including an Amenity Space on the 18th Floor. The 12th floor was a full floor office fit out with private offices, pantry, and specialty ceilings. The 16th and 20th floors were full floor pre-builts. The 18th floor amenity space was designed by Beyer Blinder Belle and features high end custom millwork, specialty ceilings, private conference rooms, a new kitchen, and tenant common space including fireplace. The 9th floor work created new space for building management and storage.

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.

16 E 16th – NY, NY: \$1.98 million, 30,000 sf structural demolition of existing building while saving landmarked building façade all in preparation for new 80 room boutique hotel with multiple dining venues.

368 9th Avenue Demo, 3rd & 4th Floor – NY, NY: 38,000 sf demolition/ white box project. Scope includes abatement, removal of mastic floor tile, pipe insulation, and installation of a temporary sprinkler loop, fire alarm and new supply of return fire smoke dampers tied into the BMS System at each riser.

Stemline Therapeutic at 750 Lexington Ave – NY, NY: 11,938 sf selective demolition of 11,938 sf interior office space and new fit out of same to include new offices, pantry, ADA restrooms, executive suite with restroom, and ceilings throughout with new mechanical work.

Teledoc – Purchase, NY: Interior renovation project including upgrades to carpet and paint, a new entry / reception area, pantry / workspace touchdown area and recording rooms.

14 Vesey Street – NY, NY: \$15 Million, 60,000 sf redevelopment of landmarked building designed by Cass Gilbert and completed in 1930. This former home to the NY County Lawyers Association is being repositioned for retail and commercial use. Additional floor area will be created by elimination of a number of mezzanine spaces, and the exterior of the building will be expanded along the rear of the building. A new elevator will be installed to access all existing and new floor levels, and the existing elevator is to be modernized. New mechanical systems will be installed enhancing life safety features, and the building will be modified to provide handicap accessibility.

575 5th 33rd Floor – NY, NY: Partial commercial office fit-out of the 33rd marketing floor. This fit-out features custom ceilings, new office fronts, an operable partition, and all new finishes throughout the space.

1740 Broadway – NY, NY: 57,846 sf demolition and white box of 3rd and 21st floors including intumescent paint of columns, concrete grinding and polishing of existing slab and new lighting.

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



745 5th Avenue – NY, NY: High end interior fit out of 20,000 sf 15th floor at 745 Fifth Avenue for LionTree. Project features a robust audio-visual experience with screening room, podcast studio, and fully integrated boardroom. Gathering spaces will include a warming kitchen, saloon, and multiple conference 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.

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.

Citadel MEP at 425 Park Avenue – NY, NY: OC is providing the mechanical, electrical and low voltage systems infrastructure to support the Citadel trading and business floors for their new NY City Headquarters. Project includes the installation of all new electrical risers and low voltage systems risers. A new chiller plant to provide 24/7 cooling to trading floors and on-site data center. Project spans 14 floors throughout the building with an approximate cost of \$25 Million.

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.

Hogan Lovell at 390 Madison Ave – New York, NY: \$3.8 million interior renovation encompassing six (6) floors including creation of new private offices, collaboration space, and conference rooms.

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.

JEMB at 1 WSQ – Brooklyn, NY: \$3.1 million, 17,000 sf new fit-out of the 14th and 15th floors, consisting of modern offices and conference rooms, a pantry, and a lounge with custom millwork and fabric-wrapped panels. The 15th floor also includes a custom bar with access to the terrace.

Daybase Fit-Outs – CT, NY, and NJ: Partnering with Daybase across their portfolio to bring their vision of hybrid workspaces to life across the tri-state area. Interior fit-outs of shared workspace in multiple retail locations located in Hoboken (NJ). Future work planned in Westfield (NJ), Harrison (NY), Westchester County (CT), and Norwalk (CT).

CBRE at 229 West 43rd St – New York, NY: \$790,000 141,225 sf demolition and white-box renovation of 4 floors. This was the selective demolition of Guitar Center, National Geographic and Gulliver's Gate. Contracted schedule was a 10.5-week duration in order to turn over the demolished space for future prospective tenants.

601 Lexington Avenue – NY, NY: \$1.94 million, 36,000 sf demolition and Whitebox of the 15th and 55th floors.

575 5th Avenue – NY, NY: \$2.05 million, 22,200 sf partial buildout of the 31st floor and full buildout of the 35th floor for new Magid offices.

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

600 Washington Blvd – 5th floor Fitness Center – Stamford, CT*: \$1.7 million, 8,000 sf high end fitness center including new reception, locker rooms, exterior amenity / fitness space and interior corridor. Finishes included rubber gym flooring, exterior turf, new curtainwall overlooking Stamford sound and alternating Moss, wallcovering and wood panels in the corridor.

Surdna Foundation – 200 Madison Ave, NY*: 10,000 sf interior fit-out with wood clad reception, folding glass wall at the board room/ pantry, conference rooms and private offices.

CBS Studios – New York, NY*: Various projects/ capital construction budgeting. Including office fit out, CBS Sports lobby / corridor and common restrooms.



Peterson Management – 399 Park Ave, NY*: 40,000 sf high end interior foundation office space, raised floor, custom ceilings, stone/ glass panel walls, lighting – incorporated in walls, floors and ceilings, standalone glass and metal conference room and executive suite.

Investment Metrics – Norwalk, CT*: \$1 million, 6,100 sf interior renovation of existing space to include new pantry, private offices, conference rooms and open cubical seating.

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.

Related Properties, Marketing Center – New York, NY*: High end marketing center to showcase luxury apartments throughout NYC. Including mockups of apartments kitchens, dining areas, restrooms, unique 360 viewing room, interior curtainwall with specialty film and rear projection of views from various locations around NYC. Including day II project for additional kitchen, bath and living room layouts with high end finishes and viewing room.

Avon Products Inc. – Rye, NY*: 6,000 sf Interior office space, meeting rooms and pantry.

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.



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.

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.

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.

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

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.

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.

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.

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.

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.



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.

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.

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.

Young Israel of New Rochelle – New Rochelle, NY*: 50,000 sf ground up religious facility, including under building parking, 2 story atriums – multi level lobbies, classrooms, 600 seat main sanctuary with balcony above the social hall. Included is a multi-stop electric traction Sabbath elevator, exterior terrace space and a Mikveh in the basement.

Manhattan College, Parking Garage/ Bridge, Bronx, NY*: \$4 million, 611 space- 5 story new precast parking structure. Coordinated with state and federal funding, MTA due to proximity to the subway line and international precast concrete deliveries.

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



USAA Bank – Highland falls/ West Point, NY*: \$5 Million, 6,000 sf ground up financial institution. Project consisted a remote trailer and site for bank operations, demolishing of existing structure, site work, and construction of new two story bank with private offices, meeting spaces, pantries, new parking lot and coordination with US Military Academy- West Point and local officials in regards to property lines and site construction.

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.



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.

68-76 Trinity Place – NY, NY*: \$260 million, 320,000 gsf 28-story office tower in the Financial District of Manhattan composed of a community center in the lower 5 stories, finished office space for the client on floors 6 through 11, and open rental space on floors 12 through 28 with completed bathrooms. Community center consisted of 3 lobbies (2 for public access and one for renter access), a fully equipped cafe with an independent storefront, convention hall with adjoined industrial kitchen, library, gymnasium with locker rooms, and multiple classrooms. All floors 6 and below were complete with millwork clad walls and high-end finishes.

1900 Broadway – NY, NY*: \$100,000, 100,000 sf restack project involving the demolition and renovation of 2 floors while ASCAP was open and operational.

1900 Broadway – NY, NY*: \$2 million, 15,000 sf face-life renovation including recarpeting and adding new paint, fixtures, vinyl, and AV equipment.

ASCAP Atlanta Office – Atlanta, GA*: \$20,000, 10,000 sf renovation of the ASCAP Atlanta office area, which involved painting, changing fixtures, adding AV equipment, purchasing furniture, adding vinyl, and epoxying the floors.

250 West 57th St. – New York, NY*: \$27 million, 90,000 sf 4-floor build-out.



EDUCATION, CULTURAL, AND HOSPITALITY

The Hoxton Williamsburg – New York, NY: OC is overseeing the renovation of Hoxton’s outdoor terrace spaces, including the roof, 2nd floor, and cellar areas. On the roof, modifications will be made to the rooftop kitchen and outdoor dining space. Work on the 2nd floor and cellar spaces includes installation of awnings, relocation of the bar, and upgrades to finishes and FF&E throughout the area.

Kipp Academy– Newark, NJ: \$254,000, 120,000 sf on-site project oversight of a charter school renovation at 275 Sussex Avenue.

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.

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.

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.



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.

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 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.

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.

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.

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.

Hardford Steam Boiler – Hartford, CT*: 14,000 sf renovation of existing kitchen, servery and general seating areas – multi-purposed to meeting and events space, also including new sundry store at the lobby and coffee bar / café.

Nestle Waters North America – Stamford, CT*: 164,000 sf – LEED Gold certified project of 4 floor facility included interior demolition of existing mixed use building and construction of office space, a “Town Center” on each floor, feature stair/ skylights, auditorium, executive center, pantry, coffee bars, new cafeteria and kitchen and data center.

MasterCard Worldwide at 2000 Purchase Street – Purchase, NY*: Global headquarters included multiple projects over a 3-year period with approximate value of \$30 million including Corporate Offices re-stacks, 85,000 sf office interior fit out, Generator house, additionally aided in the annual consult with corporate real estate to aid in establishing their capital construction budgets.

Shippan Landing – Stamford, CT*: \$20 million, 800,000 sf campus with renovations including; design development requiring budgeting, value engineering, and subcontractor bid packages for signage/ entry guardhouse, building lobbies, green court, loading dock, core restrooms and budgeting for parking garage repairs, winter garden, beer garden, roofing/ parapet repairs, replacement MEP package as well as new tenant white box/ prebuilt spaces.

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.

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.



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.

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 – 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

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.

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.

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



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.

Disney/ABC “The Chew”, New York, NY*: Completed 2012. \$2.5 million build out of TV studio to accommodate “The Chew” Show. Prep kitchen work included new kitchen exhaust riser and make up air riser through TV studio with new structural steel roof decking. All work coordinated around schedules of other operating TV studios. Lead PM.

Smith & Wollensky’s Steak House, New York, NY*: 10,000 sq. ft. renovations completed in phases keeping the restaurant open for business at all times.

Smith & Wollensky Grill 49th St. New York, NY*: Bar and Grill Fire Restoration

Smith & Wollensky Restaurant Group, Washington DC*: Bar and restaurant alteration.

The Spotted Pig, New York, NY*: Complete renovation and expansion to an existing restaurant in a NYC landmark district. Major structural building modifications were required for the restaurant expansion.



Spotlight Times Square, New York, NY*: 20,000 sq. ft. complete restaurant / cabaret renovation of four floors.



RETAIL

1400 – 1450 Washington Street – Hoboken, NJ: \$2.7 million, 2,000 sf upgrade of façade and canopy of ground floor retail spaces of 1400 and 1450 Washington St. in Hoboken.

JPMC Retail Roll-Out – Multiple Locations: Dozens of interior renovation / retrofit projects to refresh Chase branches across the tri-state area, ranging from carpeting and painting work to the construction of customized community walls that seek to foster an inclusive economic recovery by highlighting all of the avenues in which Chase can partner with clients in their pursuit of financial objectives.

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.

Verizon Wireless – Various locations / projects, NY/CT*: Coordinated efforts with Verizon corporate for renovations of existing Verizon call centers, switch buildings and maintenance locations. Including a 500 seat call center in CT with open plan seating, offices, data center, pantries and breakout rooms. Various locations – switch buildings, reroofing and pantry 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.



RESIDENTIAL

Rauschenberg – NY, NY: \$3 million, 15,000 sf 5-story Existing Landmark building being renovated for artist residence and studios.

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.

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.

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

99 Conselyea St – Williamsburg, NY*: \$11 million, 9,000 gsf 4-story multi-family residential building in Williamsburg, Brooklyn. Building was constructed with CMU load bearing walls and steel I-beam supported corrugated concrete slabs; the exterior facade was stucco coated EIFs system on 3 sides with a brick facade for the street facing view. Condos varied between one-, two-, and three-bedroom units with 10' ceilings, hardwood flooring throughout, and high-end luxury finishes. 4 of the 6 units contained interior feature staircases with floating treads. Exterior space consisted of 4 cantilever balconies, 2 terraces, and a rooftop patio area



surrounded by 4' parapets. Foundation construction started in February 2021 and the project TCO application was submitted within the month.



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.

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.

Fadhili Gas Plant Project – Jubail, Saudi Arabia*: \$13.3 billion project, involving the engineering, procurement, and construction of two 49 m Ø Flat Bottom, Geodesic Dome Roof Tanks for potable water storage, three 40 m Ø Flat Bottom, Geodesic Dome Roof Tanks for fire water storage, two 9 m Ø Flat Bottom, Cone Roof Tanks for Amine product storage, and two 11 m Ø Flat Bottom, Cone Roof Tanks for Amine product storage.

Wasit Gas Plant Sulphur Railcar Loading Facility Project – Jubail, Saudi Arabia*: \$421 million project, involving the engineering, procurement, and construction of four 28 m Ø Flat Bottom, Cone Roof Tanks for sulfur storage.

Yanbu Refinery LPG Production Facility Expansion – Yanbu, Saudi Arabia*: \$37 million project, involving the engineering, procurement, and construction of a 19.8 m Ø Propane Sphere tank.



Flint Hills Refinery Crude Expansion Project – Rosemount, Minnesota*: \$400 million revamp of the 25 Crude unit including the engineering, procurement, and construction of new heaters, vacuum tower, cold pre-heat exchanger system, and desalter vessels. This included all civil, electrical, structural, and utilities work required for the final commissioning of the unit.

**Experience with prior firm*