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March 22, 2022

Metropolitan Realty Assocs. refinances 220,000 s/f retail property in Nanuet with IDB Bank: \$19.06 million



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MTA Construction & Dev., Urbahn Arch., and Zafrá Minhas Const. complete \$1.8 million flood mitigation upgrade

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THREE BRONX PROPERTIES: KEITH PLAZA, KELLY TOWERS, AND LOS TRES UNIDOS APARTMENTS

Hudson Valley Property Group closes \$190 million recapitalization in Bronx

BRONX, NY Hudson Valley Property Group (HVPG) closed on two preservation transactions across three multifamily properties. The first transaction involved Keith Plaza at 2475 Southern Blvd. and Kelly Towers at 2405 Southern Blvd.; and the second deal at Los Tres Unidos Apartments, 1680 Madison Ave. HVPG will preserve the 748 apartments at the three properties as long-term affordable housing with a total recapitalization value of \$190 million. The deals include upgrades and renovations for each property and the preservation process will not displace any tenants.

“In high-cost markets like New York, it is essential to ensure housing stays affordable across a broad

spectrum of incomes,” said Jason Bordainick, managing partner and co-founder of HVPG. “This ensures families can build strong, lasting communities and the city can attract and maintain the vitality and diversity that make it so special. We thank our partners at the City, as well as HDC and HPD leadership, for their continued support of our preservation efforts by providing the tools to help these homes remain high-quality, affordable housing for many years to come.”

The \$104.9 million recapitalization for Keith Plaza and Kelly Towers enables the Hudson Valley Preservation Fund II (HVPFII), HVPG’s real estate private equity fund, to deploy equity and addition-



Rendering, park upgrades at Keith Plaza at 2475 Southern Blvd. - Bronx, NY

al debt financing secured through the NYC Housing Development Corp. (HDC). As a result, HVPG will be able to extend the existing affordability restrictions at the property by 15 years. The recapitalization also allows for Phase II of the \$20 million renovation to commence. Phase II focuses on improvements that will enhance the overall resident experience, including free WiFi and indoor and outdoor community spaces.

The outdoor spaces are highlighted by a transformative landscaped terrace with lounge seating and an elevated, fresh-air activity area. Existing partners HVPG and Phoenix Realty Group (PRG) will remain in place and HVPF II will enter the new purchasing partnership.

Los Tres Unidos Apartments (Los Tres) comprises 135 units and was originally acquired by HVPG and its partners in 2017 when one of the original owners—a local

Harlem not-for-profit organization, Nuevo El Barrio para la Rehabilitación de la Vivienda y la Economía (NERVE)—was looking for a partner with affordable housing preservation experience and capital to help them retain control of their community asset and invest further into improving the property.

Now, five years later, a \$85.1 million preservation deal provides long-term capital for additional property improvements, including sidewalk and ground repairs, roof replacement, and free WiFi as a property-wide tenant amenity, while preserving affordability. Existing partners HVPG, NERVE, and NCV Capital Partners will remain in place, and Nuveen, an impact investor aligned with HVPG’s mission to provide and preserve quality affordable housing, will enter the partnership, investing significant capital alongside HVPG’s fund (HVPF II) to support the long-term preservation plan.

Asset CRG Advisors brokers \$59.7m sale

QUEENS, NY Asset CRG Advisors handled the sale of 94-01 Sutphin Blvd., a development site in the downtown Jamaica neighborhood. Located between 94th and 95th Ave., the property is comprised of a lot with 60,138 s/f. Located adjacent to the Jamaica Station, the site is accessible by the JFK Air Train, the Long Island Rail Road and the E, J, Z and F subway lines.

The team of Sadya Liberow and Yuriy Ustoyev, managing partners,

represented the buyer (Remsen Capital Management) and seller (Merkel Properties) in this transaction. The property was sold for \$59.7 million achieving a price of \$99 per buildable s/f.

The buyer has filed plans for 995 units across two buildings consisting of a total of 714,293 s/f. This will be one of the largest new developments filed in the last 12 months+ in Jamaica.

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Cannata-LaRocca and Tyminski of Sutton honored for achievements

SYRACUSE, NY Karen Cannata-LaRocca of Sutton Real Estate Co. has been named producer of the year after earning the highest total in commission from deals made in 2021.



Karen Cannata-LaRocca

Through a combination of lease and sale transactions throughout the county, Cannata-LaRocca was able to use her expertise in the medical, office,

industrial, and retail fields to close the most deals among the Sutton sales team. Cannata-LaRocca is passionate about customer service and ensuring that she has exhausted all and any means necessary to meet her client’s needs through her high energy and real estate negotiation skills.

Additionally, real estate associate broker Kenneth Tyminski has been awarded Sutton’s deal of the year after handling the sale of 3221 E. Genesee St. for \$2.4 million.

FOR FULL STORY VISIT NYREJ.COM

Metropolitan Realty Assocs. refines 220,000 s/f retail property in Nanuet with IDB Bank: \$19.06 million



NANUET, NY According to Joseph Farkas, CEO, and founder of Metropolitan Realty Associates LLC (MRA), the company has closed on a \$19.06 million refinance loan with IDB Bank for a 220,000 s/f, two-story retail property.

Chris Kramer, Dustin Stolly, and Jordan Roeschlaub of NEW-MARK brokered the transaction. IDB Bank was represented internally by Gardner Semet, SVP, and

Andrew Zuhusky, VP.

MRA completed a gut renovation of the property, rebuilding it into a modern retail facility featuring new loading docks, vertical transportation, a new roof, new HVAC units, upgraded electric and plumbing distribution, and a new entrance lobby. The 101,488 s/f At Home Superstore opened in February.

“This transaction demonstrates

the renewed strength of well-located brick-and-mortar retail as the nation recovers from the impact of COVID-19,” said Farkas. “This is our second financing transaction with IDB Bank, which has proved to be an excellent partner, as they understand the value of well-positioned assets and have arranged favorable terms so that we may continue to create value within this asset.”

BEB Capital acquires 56,750 s/f mixed-use property for \$55 million

The case for investing in NYC



Shallini Mehra
Meridian
Investment Sales

What are you waiting for? Now is the time to invest in New York City multifamily. It is time to come back to New York City; the hindrances which held investors on the sidelines are dissipating.

Low vacancy and strong rents return

The high vacancy is gone along with concessions. The rental market recovery has climbed to pre-pandemic levels and, in many cases, is hitting record-high rents per square foot in the most sought-after downtown Manhattan neighborhoods. People are flocking back to the city, and apartments are leaving the market virtually as soon as they are listed. Additionally, the 'work-from-home' lifestyle has fueled demand for larger units as people need working spaces in their homes.

Multifamily, a hard asset

The dollar remains the dominant global currency, and geo-political uncertainty is having a ripple effect on many industries and economies. Gold and real estate are two core "hard assets"; however, since people need to keep a roof over their heads, multifamily remains one of the most recession-proof asset

classes. This, along with the tax benefits of depreciation, stability of cash flow, and preservation of capital solidifies multifamily as a solid and secure investment.

New York City is cheaper than other markets

From 2014-2018, New York City was the most expensive real estate market. With the change in the rent laws in 2019 and valuation resets, many investors fled to other urban markets in search of free-market assets. Many of these external markets have income tax advantages and have evolved into 24/7 cities. The appeal of rent growth of as much as 20% in these growing markets, combined with attractive financing, has led to an all-time high for investor demand and has also compressed cap rates to 3.5-4%. At this time, New York City can boast higher cap rates, returns, and lower barriers to entry, making it a great time for new and existing investors.

Continued growth and expansion

New York City remains a growing and developing metropolis as other asset classes, such as industrial and life sciences, continue to fuel progress and promote growth within the city. There have also been several re-zonings, which will allow for more residential development with Mandatory

CONTINUED ON PAGE 6

MANHATTAN, NY BEB Capital, a leading investor and developer of industrial, office and multifamily assets, acquired Ivy 30, located at 312-316 East 30th St. in the Kips Bay neighborhood. The 56,750 s/f mixed-use multifamily property was previously owned by A.D. Real Estate Investors and has been acquired by BEB Capital for \$55 million.

"We have and will continue to be big believers in New York City, and we're excited at the opportunity to grow our multifamily portfolio with the acquisitions of Ivy 30," said Lee Brodsky, CEO of BEB Capital. "We've seen an evolution take place in the multifamily sector in Manhattan, providing an engine



Ivy 30, 312-316 East 30th Street - Manhattan, NY

for growth in the industry last year, and we expect this robust growth to continue. From our perspective, we look for value-add opportunities where we can leverage our institutional expertise and experience to provide long-term value, and we're looking forward to doing that with the acquisition of this property."

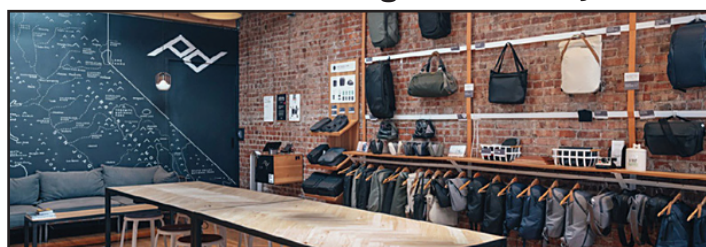
Brodsky, with Keyvan Ghaytanchi and Ben Fischer of BEB Capital oversaw the acquisition in-house. A.D. Real Estate Investors was represented by Andrew Natter and Harold Fuchs.

Ivy 30 was built in 1986 and is located a half-mile away from Madison Square Park, Baruch College, and Bellevue South Park.

Yablon of Katz & Assocs. secures lease for Peak Design at 241 Lafayette St.

MANHATTAN, NY Peak Design, carry solutions for creatives, commuters, and adventurers, has signed a lease for its first dedicated East Coast retail store. Katz & Associates' David Yablon represented Peak Design for the store coming to 241 Lafayette St., between Prince and Spring Sts., in Nolita. Christopher Owles and Sarah Shannon from Sinvin represented the landlord.

The new Peak Design store, 2,050 s/f on the ground with an additional 1,500 s/f in the basement, is slated to open Q3 2022. The lease is for seven years with



a five-year option.

"It's a pleasure representing Peak Design in lease to secure their first East Coast store in Nolita," said Yablon, director. "We've worked together since 2019 to secure the right space and we're excited about

241 Lafayette – it's a great size that they can really grow into and an ideal location. Peak Design's well-designed products and ethos make it a great match for the neighborhood and the clients it will serve."

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Taconic Capital Advisors and HEI Hotels & Resorts partner to acquire hotel from Ares Commercial Real Estate: \$40 million

TARRYTOWN, NY According to Taconic Capital Advisors, HEI Hotels & Resorts (HEI) and Ares Commercial Real Estate Corp. (ACRE), Taconic and HEI have partnered to acquire the Westchester Marriott, a 444-key hotel from ACRE for \$40 million. As part of the transaction, ACRE has elected to provide a financing facility in support of the business plan for the hotel property.

The 15-acre property, located at 670 White Plains Rd., has 21 event rooms totaling 26,700 s/f of conference and meeting space, including a 9,000 s/f ballroom with a total capacity of 1,100 people. The property includes a Ruth's Chris Steak House, Cooper Mill American restaurant, a gift shop, fitness center, spa and laundry.

The hotel will continue to operate under the Marriott flag and

will be managed by HEI Hotels & Resorts. Taconic and HEI will execute a comprehensive \$30 million case and soft goods renovation focused on all areas of the hotel. The Westchester market has lost nearly 1,200 directly competitive hotel rooms during the last several years, including more than 90,000 s/f of meeting space.

"The Westchester Marriott provides a unique opportunity in a time of continued and permanent market supply reduction," said Andrew Lam, director with Taconic. "A property of this caliber, with a transformative renovation and new best-in-class management, is positioned to excel."

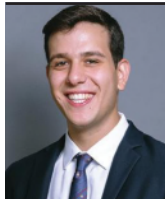
This is Taconic's first acquisition with HEI and marks the company's 12th hotel transaction.

FOR FULL STORY VISIT NYREJ.COM

Invictus closes \$18.05 million sale of West Harlem development site



Josh Lipton



Andrew Levine

MANHATTAN, NY Invictus Property Advisors handled the sale of 2335 12th Ave., a three-story building and future development project located adjacent to the Columbia University expansion project in West Harlem's Manhattanville.

The sale traded for \$18.05 million, or \$394 per buildable s/f, which is a record-breaking price for a development site in the area according to the founders of Invictus, Josh Lipton and Andrew Levine.

Lipton and Levine represented both the undisclosed buyer and the seller, the Cayer Family, which has owned the existing 22,500 s/f building since 1986 where they operated their business. As a development project, the building site represents a total buildable square footage of 45,770 buildable s/f.

Lipton said the Invictus team identified, "A developer with a long-term outlook who envisions leasing the existing asset in the short-term and ultimately redeveloping the asset and holding for



2335 12th Avenue - Manhattan, NY

decades to come."

According to Levine, who added that the, "Flexible mixed-use zoning allows for a wide variety of uses as opposed to the parcels across the street, which are restricted to manufacturing uses under the current zoning (i.e., m-zoned)."

The neighborhood, located west of Broadway running from 125th to 135th Sts. and, sometimes referred to as the Mini-Meatpacking District, is becoming home to college students and young professionals seeking restaurants and rooftop escapes much like their counterparts downtown.

This price point, "Is all the more

impressive given a rising interest rate environment and the upcoming expiration of the 421-a tax benefits afforded developers," said Lipton, who pointed out that the building and lot is one of only six lots in this pocket of Manhattanville not owned by Columbia University, which is in the midst of completing a 6.8 million s/f campus expansion with a projected budget in excess of \$6 billion. The new campus which is located 15 blocks north of Columbia University's main campus will house the Business School, School of the Arts, Science Center, as well as other academic buildings.

The case for investing in NYC - by Mehra

CONTINUED FROM PAGE 4

Inclusionary Housing (MIH). The recent Gowanus re-zoning, for example, marks one of the largest in New York and will result in 8,500 new units.

And finally

There is a change in the political climate in both Albany and New York City. Silver linings are on the horizon as it pertains to the gover-

nor and mayoral positions in New York that call for progressive new leadership to ignite positive change in New York. Now is the time for both new and long-standing investors to get in or double-down in the great city of New York.

Shallini Mehra is a managing director with Team Doshi at Meridian Investment Sales, New York, N.Y.



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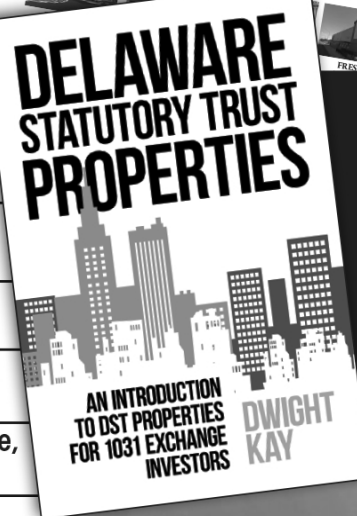
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Westchester County IDA votes preliminary approval of financial incentives for Regeneron's expansion

TARRYTOWN, NY In what is one of the largest development projects to come before the Westchester County Industrial Development Agency (IDA), the IDA Board on February 25 voted preliminary approval of financial incentives for Phase 2 of Regeneron's major expansion of its campus. The 724,000 s/f project represents a total investment by Regeneron of \$1.39 billion resulting in the creation of at least 700 new full-time jobs and nearly 800 construction jobs.

"Today's historic vote by the IDA is an important affirmation of Westchester County's ongoing commitment to economic development and job creation. The financial incentives to be provided to Regeneron by the IDA will result in tremendous economic dividends for our county with hundreds of new construction jobs as well as hundreds of new well-paying jobs in the booming life sciences industry," said Westchester County executive George Latimer.

"The Westchester IDA applauds Regeneron for its continued investment in our county's economy with this major expansion of its Tarrytown campus. Today's significant vote is yet another example of how the IDA is working to promote economic development in

Westchester by creating, attracting and retaining jobs," said IDA chair Joan McDonald.

The new facility would house multiple new R&D laboratories, administrative buildings, and amenities supporting the company's important work of turning groundbreaking science into much needed medicines. The project would encompass the design, construction and fit-out of up to eight buildings, three parking garages, and a central utility plant. The project, which has received approval from the Town of Greenburgh Planning Department, would begin between April and June of this year, and is expected to be completed by the end of 2027.

According to an economic impact report prepared for the IDA by Camoin Associates, construction of the project will result in 789 jobs during the construction phase, generating \$100 million in total earnings. It is estimated that 70% of these new earnings will be spent within Westchester County and 25% of that spending will generate sales tax revenue for the county. A cost benefit analysis shows that Regeneron's project will generate a return of \$1.62 of county tax revenue for each \$1.00 of county incentives awarded.

FOR FULL STORY VISIT NYREJ.COM

Hakim, Murad, and Baker of Meridian Capital Group arrange \$14.3 million for MJM Associates

BROOKLYN, NY Meridian Capital Group arranged \$14.3 million in financing to refinance 8904 5th Ave., a new construction commercial property on behalf Michael Marino of MJM Associates.

The loan, provided by a local bank, was negotiated by Meridian senior managing director, Adam Hakim, managing director, James Murad, and senior associate, David Baker, who are all based in the company's New York City headquarters.

Located at the northwest corner of 5th Ave. and 89th St. in the Bay Ridge neighborhood, the five-story newly built and fully leased commercial building spans 36,100 rentable s/f and is tenanted by childcare service, The Learning Experience, and grocery delivery service, Buyk Corp.

"8904 5th Ave. is the premier class-A new construction commercial building in Bay Ridge. Given the property's high-quality finishes and its prime corner location, offering incredible natural light, it is no surprise that the building leased up quickly upon completion," said Hakim.

FOR FULL STORY VISIT NYREJ.COM



8904 5th Avenue - Brooklyn, NY

JSR Capital Group relocates to 510 Broadhollow Rd.

MELVILLE, NY According to Tod Buckvar, Mark Fischl, and Bill Mannix of JSR Capital Group, the firm has expanded and relocated to 510 Broadhollow Rd. The firm will now occupy a suite totaling 3,100 s/f.

JSR Capital Group is a growing Long Island-based developer specializing in the acquisition of



Tod Buckvar

Mark Fischl

Bill Mannix

industrial and commercial real estate. They focus on adaptive reuse, ground-up industrial, and value add properties.



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Langan earns award from ACEC for survey services provided to Moynihan Train Hall redevelopment project

NEW YORK, NY Langan has earned a National Recognition Award for exemplary engineering achievement in the American Council of Engineering Companies' (ACEC) 55th annual Engineering Excellence Awards (EEA) for providing survey services in support of the Moynihan Train Hall Redevelopment Project in Manhattan.

Langan has been involved with the conversion of the former postal facility into a 255,000 s/f transit hub for more than 20 years. The firm continually combined traditional land surveying techniques with new and emerging technologies, such as 3D laser scanning and modeling, to provide designers with precise survey data that helped advance the project from concept to reality.

Langan's work on Moynihan Train Hall officially came full circle in 2021. The firm prepared final as-built surveys to support space leasing activities, and created an updated version of the original site and facility survey. Similarly, the opening of Moynihan Train Hall created a full-circle moment for the lengthy redevelopment, marking the successful transformation of a landmark building into a modern, efficient facility that serves thousands of commuters and visitors each day.

Langan provides land development engineering and environmental services.

Recognition of all award winners including top winners—20 Honor Awards, 16 Grand Awards and the "Grand Conceptor Award" for the year's most outstanding overall engineering achievement—will take place during the 2022 EEA Gala, to be held in Grand Hyatt, Washington, DC, on Tuesday, May 24, 2022.

Ariel Property Advisors sells three properties for \$16.95 million total

MANHATTAN, NY Ariel Property Advisors has arranged the sale of three properties for \$16.95 million. The transaction includes 524 East 119th St., a six-story walk-up multifamily building in East Harlem that sold for \$6 million; 88 East 111th St., a six-story mixed-use building in East Harlem that sold for \$5.25 million, and 112-114 West 116th St., a five-story mixed-use building in a prime location in Central Harlem that sold for \$5.7 million.

524 East 119th St. consists of 35 residential units, 33 of which are rent stabilized, across 21,100 s/f. The property's pricing metrics equate to \$284 per s/f. In addition to the sale of the building, Ariel Property Advisors also facilitated the sale of the cell antenna income



Thomas Kearns
Olshan Frome
Wolosky LLP

One of the ironies of the substantial changes made under New York State's 2019 Housing and Stability and Tenant Protection Act is that the provisions limiting security deposits to one month's rent negatively affected luxury seasonal rentals in the Hamptons and other vacation areas. Seasonal leases of-

ten required advance payment of at least half of the rent for the season. No exception for seasonal rentals appeared in the text of the 2019 statute and cautious practitioners tried various work arounds.

In September last year, New York's General Obligations Law Section 7-108 was amended to specifically exempt seasonal rentals from the one-month security deposit limit but with some caveats.

First, the property must be, and the lease must expressly state that the property is registered as

a seasonal-use dwelling unit and the lease must include the local or county government agency with which is registered. Not all jurisdictions have an agency accepting seasonal rental registrations. The towns of East Hampton, Southampton and Bedford, N.Y. appear to have rental registries. In a quick search, I did not find a seasonal rental registry for the Village of Rhinebeck or Dutchess County, for example. The new statute mentions a state registry, but I was not able to find any such registry. It's unclear as to the impact of the lack of such office under the new statute.

Second, the lease can't exceed a 120-day term, and the property can't be rented as a seasonal rental to anyone for more than 120 days per annum, and third, the tenant must have, and the lease must recite, the primary residence of the tenant that the tenant may return to after the lease expires.

All of this seems like a lot of legislative brain power and ultimately a lot of local government administrative headaches to combat a problem not well known to this author: Rich people being abused on their summer rental! Good luck to all trying to comply with these requirements.

Thomas Kearns is a partner with Olshan Frome Wolosky LLP's real estate department, New York, N.Y.



524 East 119th Street - Manhattan, NY

in the form of a telecommunications easement to another buyer to maximize price for the seller. The property was sold by an Ariel team including Victor Sozio, executive vice president, investment sales; Mark Anderson, director, investment sales; and Michael

Tortorici, executive vice president, investment sales.

88 East 111th St. consists of 28 residential units and two commercial units across 19,884 s/f. The property sold for \$264 per s/f, \$175,000 per unit and around a 5.50% capitalization rate. Ariel also facilitated the sale of the cell antenna income on this property as well. The property was sold by an Ariel team including Sozio, Anderson, and Tortorici.

112-114 West 116th St. is a 100% occupied mixed-use property that consists of 16 residential units and three retail units across 18,000 gross s/f. The property was sold by an Ariel team including Sozio, Anderson, Tortorici, and Alexander Taic, director, investment sales.

“Ron helped us achieve our commercial real estate goals twice. If anyone is buying or selling commercial real estate on Long Island, you need to give Ron a call.”

— Benny

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NY/NJ GUARDS

Corbin and Milworn of The Corbin Group at Rosewood Realty sell three building portfolio for \$5.4m



Greg Corbin



Chaya Milworn

BROOKLYN, NY The Corbin Group at Rosewood Realty arranged the \$5.4 million sale of a three-building mixed-use bankruptcy portfolio in the retail corridor of 5th Ave. in the Sunset Park neighborhood.

The four-story buildings at 4811, 5505 and 5507 Fifth Ave. were



5505, 5507 Fifth Avenue - Brooklyn, NY

sold under a plan of reorganization at \$292 per s/f, by Rosewood's Greg Corbin and Chaya Milworn who represented both sides of the

transaction.

The three buildings total 18,500 s/f and include 18 residential units and six retail stores. All of the residential units are two bedroom and are rent stabilized. The buildings were built in 1931.

Rosewood was retained by the lender to run the bankruptcy auction during the height of the pandemic. "This was challenging given that retailers were closed at that period of time," said Milworn. "The world was changing at a fast pace and buyers were very cautious."

"We found a local investor who had the foresight to sign a contract during such uncertain times, realizing property values would bounce as the world returned to normal," said Corbin. "There were a large number of violations on the properties but the purchaser is prepared to do the heavy lifting in order to maximize the value of the buildings. They are solid bricks in a strong location, and when cleaned up and stabilized will make for a great purchase."



GFI Realty Services and Westwood Realty broker \$2.325 million sale



551 Gates Avenue - Brooklyn, NY

BROOKLYN, NY GFI Realty Services completed the \$2.325 million sale of 551 Gates Ave., a mixed-use building



Zachary Fuchs

comprised of two units and three ground floor retail spaces located in the Bedford-Stuyvesant neighborhood.

GFI Realty associate Zachary Fuchs and Westwood Realty's Steven Vegh represented the buyer, Mark Guindi, and the seller, Max Kozlowitz.

Constructed in 1931, the three-story building totals 4,000 s/f and is composed of two three-bedroom apartments.

"The property benefits from its large apartment layouts as well as its central location near commercial corridors and mass transportation," said Fuchs.



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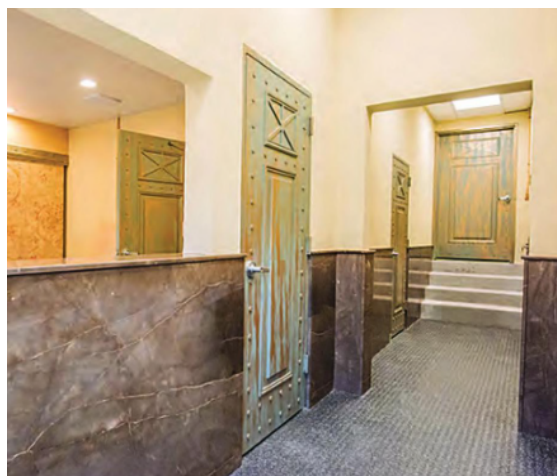
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Early engagement of tech consultants is critical



Emir Hot
Matrix

Technology connectivity is among the most critical components in a modern workplace. For fully functioning businesses, it is as important as location, size, layout, and furnishings. As a full-service provider of technology infrastructure, which encompasses everything from consulting through design, installation, and systems integration, it is incumbent on us to ensure an offices' technology works the day it opens. This is why it is frustrating when we are too often onboarded towards the end of a project, rather than at the beginning!

If the technology infrastructure is an afterthought in the relocation process, inevitably, there will be consequences, such as extra material and installation costs, delivery challenges, and other problems. Unfortunately, it is the occupier or the property owner who ends up paying for many of the issues that could have been avoided.

The fact is, we live and work in a world reliant on network, low voltage, audio-visual, and electronic security systems for conducting everyday business. Retaining the

services provided by technology infrastructure professionals should be at the top of the list of any office relocation, commensurate with choosing an architect, designer, and contractor.

When first considering an office space, it is prudent to consult with a technology professional who is able to assess such critical factors as a building's pathways to utilities, internet infrastructure, internet service provider, and can identify the locations of existing or legacy building systems. Determining the security of the internet infrastructure is also significant and should not be considered the purview of an architect or office manager.

We also highly recommend language be included in a lease that specifically allows a tenant to integrate its technology systems with the building's systems. It should additionally have the building's permission for implementing a split-access control system.

Structural Challenges in Prewar Structures

Despite an influx of new commercial construction in Manhattan, many of the city's existing office properties have been standing for more than a hundred years! Several of these pre-war towers continue to be aesthetically uplifting and serve as an important reflection of the

city's historic business culture. But they also present myriad obstacles for current technology infrastructure fundamentals.

In addition to the physical challenges of running technology cabling inside century old walls, many older buildings have neither up-to-date floorplans nor architectural drawings, making it difficult to assess access points for structured cabling. Designing a technology system that may start in the basement and rise 30 floors above without up-to-date building plans is daunting. Although solutions are feasible, there are going to be many limitations due to the physical plant. Fortunately for the end-user in an older building, many technology companies offer due diligence and site surveys to implement pathway solutions for new tenants.

With prewar construction, common sense tells us the first thing we should do after inspecting an office space and the building, is to inform the client of possible bottlenecks. There are older buildings with suitable pathways to existing circuit infrastructure, but more that do not have them. Adding to the problem, many of the older pathways are not protected by conduit or run by armored fiber. The lack of safeguards leaves end-users' systems vulnerable because someone can

easily cut the fiber when making changes or decommissioning a floor. And whether it happens by mistake or intent, the results are generally catastrophic!

Over the years, our team has addressed a diverse range of demanding situations when designing technology infrastructure in older buildings, particularly in Class B and C properties. There have even been a few situations in which we advised clients and their brokerage advisors to consider other location options.

The Brave New World of Smart Buildings

The recent rise of new glass and steel towers populating the Financial District, Hudson Yards, etc., are not only dazzling to look at, they are also smart! Smart building technology benefits both owners/operators and tenants because there is a common network that converges with smart functionality, embracing building management systems (BMS), security, energy management, and other building systems.

In new buildings, infrastructure technology providers have the advantage of designing the most advanced systems available and integrating them into buildings with truly accessible connections. And yet, we still encourage occupiers

to add a lease clause that allows them to integrate their office technology systems with the building's systems. Smart brokers encourage this, too, even in smart buildings!

The Best Pre-Team for End-users

Arranging office space for occupiers ideally comprises a team of skilled advisors able to coordinate optimal move-in conditions. Often it starts with the broker, who assembles the team, while concurrently assessing space and location criteria, relocation costs and rent rates. Augmenting the process—and long before lease negotiations commence—a new round of consultants should be brought on board, including the architect, MEP engineer, and technology infrastructure team. Together, they will be able to provide the broker and occupier a full cost assessment, in conjunction with analyses of usage and technology infrastructure capabilities. It is a full-service approach that enables end-users to decide on the right workplace to meet their organizations' space, technology, and wellness needs.

Emir Hot is the founder and strategy/partner of Matrix, New York, NY

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FDT welcomes Carman, Manasia and Sullivan

UNIONDALE, NY Forchelli Deegan Terrana LLP (FDT) welcomes three St. John's University School of Law



Gregory Carman



Zachary Manasia



Kelan Sullivan

graduates to the firm:

Gregory Carman earned his B.S. from the University of Scranton. He is a member of the firm's Land Use & Zoning, Litigation, Cannabis

and Condominium, Cooperative & HOA practice groups.

Zachary Manasia earned his B.A. from Trinity College. He is a member of the firm's Banking & Finance and Real Estate practice groups.

Kelan Sullivan earned his B.S. from Florida Southern College. He is a member of the firm's Corporate and Mergers & Acquisitions and Veterinary practice groups.

Zere of Zere Real Estate Services completes two leases: 7,500 s/f

RONKONKOMA, NY Michael Zere, executive vice president, Zere Real Estate Services exclusively represented his clients in two leases:



Michael Zere

Zere exclusively represented his customer Leviathan Solar Inc. in leasing 4,500 s/f of industrial space at 1997 Pond Rd. The owners of the property 1993 Pond Road LLC were satisfied with their new long-term tenant in this lease transaction.

"The customer had been looking for the right kind of industrial space with adequate loading for several months. After being offered this



22 Industrial Blvd - Medford, NY

property they were pleased with the location. The industrial space site is strategically being situated off the Long Island Expressway (LIE), Veterans Memorial Highway and Sunrise Highway. They consider the MacArthur Airport

Vets Hwy Business Corridor and The Ronkonkoma Business Hub as being very efficient for their distribution location and readily convenient for their employee base."

Zere exclusively represented his customer Channel Communications in leasing 3,000 s/f of industrial space at 22 Industrial Blvd. in Medford. The owners of the property TDS Inc. were pleased with their new tenant in this lease transaction.

"The customer needed additional industrial space for their operations on Long Island. The location is ideal. The industrial space site is strategically being situated off the Long Island Expressway (LIE Exit 55) and Sunrise Highway with easy access to major roadways."

Diehl of Aircuity talks decarbonization and indoor air quality at CERAWEEK 2022

NEWTON, MA Dan Diehl, CEO at Aircuity, a leader in creating healthy and sustainable buildings, addressed CERAWEEK 2022 to discuss the convergence of decarbonization and healthy indoor air quality. Diehl shared highlights of successful projects and discussed how major corporations, life science companies and institutions are now committing to aggressive decarbonization efforts with an efficiency-first mindset.

"The facts are clear on climate change, and the time is now: buildings account for a huge amount of annual greenhouse gas emissions, and companies are setting aggressive zero carbon targets and striving for optimal indoor air quality," said

Diehl. "The Aircuity platform's ability to address the convergence of IAQ and decarbonization has never been more important."

CERAWEEK by IHS Markit is the world's premier energy event with comprehensive insight into the global and regional energy future. This marks the fourth year Diehl has been invited to speak at the conference. He spoke during the Agora session entitled "Automating the Built Environment: Maximizing Efficiency, Costs & Emissions," which took place on March 9th. The session was moderated by Vijay Vaitheeswaran, global energy and climate innovation editor at *The Economist*.

FOR FULL STORY VISIT NYREJ.COM

Mawhirter joins Nelson + Pope as sr. project manager

MELVILLE, NY Engineering, architecture and surveying firm Nelson + Pope (N+P) welcomed senior project manager Bruce Mawhirter, PE, LEED AP to their Transportation Department.



Bruce Mawhirter

Mawhirter brings over 35 years of engineering and project management experi-

ence to the firm, having worked on many municipal and private projects throughout the New York Metropolitan area.

"Bruce will play a large role overseeing future projects and assisting our technical staff," said Russell Scott, senior partner and head of the firm's Transportation Department, "We're all happy to have him join the team."

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SWBR PROVIDED ARCHITECTURE AND STRUCTURAL ENGINEERING DESIGN SERVICES FOR THE \$8.7 MILLION PROJECT

University at Buffalo's Townsend Hall celebrates LEED Gold Certification

BUFFALO, NY University at Buffalo's historic Townsend Hall has received LEED Gold Certification by the U.S. Green Building Council. USGBC's Leadership in Energy and Environmental Design (LEED) green building rating system is the benchmark metric for sustainable design, providing third-party certification for buildings designed to save energy, resources and provide improved environments for their occupants.

Originally built in 1903, the long-vacant building underwent an \$8.7 million renovation starting in 2016 to provide much-needed administrative space. The building is now home to UB's Human Resources department. The design features an adaptable, functional floor plan providing a range of comfortable workspaces, fostering productivity with enough flexibility for future use without further renovations.

Upstate-based design firm



SWBR embraced the revitalization of this long-dormant facility and incorporated sustainable design strategies that provided energy efficiency and improved comfort. Preserving the historic stone façade, the team designed an enhanced thermal envelope from the outside in with new energy-efficient windows that maintain the historic aesthetic and employed

campus-standard forced-air systems with energy recovery to achieve 36% energy savings. This adaptive reuse project maintained over 80% of the existing exterior walls, floors, and roof structure,



significantly reducing the embodied carbon impacts associated with new construction. Products and materials installed on the project contained over 20% regional content and over 10% recycled content.

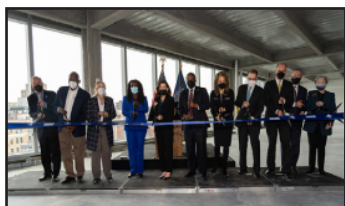
The project also incorporates UB's environmentally conscious Green Cleaning policy.

SWBR provided architecture and structural engineering design services on the project.

\$700 million Taystee Lab Building completed

MANHATTAN, NY Governor Kathy Hochul celebrated the completion of the \$700 million Taystee Lab Building, an 11-story, 350,000 s/f mixed-use development located in West Harlem's Manhattanville Factory District. The former Taystee Bakery site has been repurposed and reimagined as the Taystee Lab Building, a brand-new, class-A, LEED-certified life sciences building.

"The completion of the Taystee Lab Building is a milestone in the next chapter of Harlem's rich history," gov. Hochul said. "Anchoring the Manhattanville Factory District, the new state-of-the-art building will serve as the home for innovative companies developing the next generation of life science research and technology. As we continue to build back from the pandemic, today's investments that support our life science infrastructure will ensure that we are better



prepared, better equipped and more resilient in the future."

Developed by the Janus Property Co. in partnership with JPMorgan Asset Management, the Taystee Lab Building is purpose-built for life sciences, commercial, innovative manufacturing, education and retail tenants, mirroring and adding to the diversity of the growing 125th St. corridor. The new building is equipped with all necessary infrastructure for life sciences lab and innovation users to utilize above-standard high-capacity power, high-velocity ducts, acid waste neutralization and tenant emergency power capacity.

MTA Construction & Dev., Urbahn Arch., and Zafra Minhas Const. complete \$1.8 million flood mitigation upgrade

MANHATTAN, NY Urbahn Architects and contractor Zafra Minhas Construction (ZFM) have completed a flood mitigation and storm resiliency upgrade at the IND B and D Lines subway station at 155th St. and Frederick Douglass Blvd. for MTA Construction & Development (MTA C&D).

In the aftermath of Superstorm Sandy, the MTA Capital Plan included this station as one of a group of seven stations and one fan plant throughout the New York City subway system that required mitigation measures to prepare for future superstorms to prevent the loss of life, reduce operational disruption, and minimize repair costs. Ultimately, this \$32 million federally funded project addressed flood mitigation and resiliency for a range of stations, tunnel portals, fan plants and other critical assets necessary for continuing opera-



tions of the MTA.

In addition to the 155th St. station, the locations included: The Houston St. station, 103rd St. station, 110th St. station, 138th St. station-Grand Concourse (the

Bronx), Roosevelt Island station, and 21st St. station and fan plant (Queens). Urbahn was the project architect and ZFM the general contractor for all seven sites.

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When forward-thinking planning & design meet the evolving office



Ben Baccash
Taconic Partners

Since the pandemic first hit in March 2020, there have been ongoing conversations about the “office of the future.” With a sense of normalcy in sight, employers are finally gearing up to move beyond the solitude of their computer screens, envisioning a collaborative space and design that prioritizes the environment of their employees.

At Taconic, we have always been committed to reimagining, revitalizing and reinventing the urban landscape of New York City, well before the pandemic. In its mixed-use and experience-focused campus, Essex Crossing and its commercial offering, developed with our partners L+M Development Partners, BFC Partners, the Prusik Group, and the Goldman Sachs Urban Investment Group, almost anticipated the changes in tenant preference we are now seeing today as a result of the pandemic. The Essex Crossing Offices (www.essexoffice.com/) span two buildings and redefine the office norm, presenting a new

standard of workplace planning and design by focusing on what tenants are looking for today—connectivity balanced with privacy and control; wellness and access to the outdoors; and an environment outside of their four walls but which they have access to, augmenting the employee experience, and in turn retaining and attracting new talent.

Transit-Heavy

Today’s employers are looking for an office that’s accessible, prioritizing a safer, more convenient commute for its employees. The Essex Crossing Offices are close to five subway lines with direct connections to major hubs and there are 13 Citi Bike stations within walking distance. Even more unique to the Lower East Side neighborhood is its direct access to Brooklyn via the Williamsburg Bridge, an important draw to employers as the borough houses nearly one third of New York City’s millennial population.

Privacy & Control

Unlike what was previously considered traditional office developments, the Essex Crossing Offices are boutique, five-story buildings, with hi-rise view corridors given their low-rise context, providing more space and privacy for our tenants. Offering a much-desired

alternative to ascending 30 floors in a crowded elevator, upon arrival Essex Crossing presents private elevators and lobbies for safe entry and exit, along with access to stairs to promote an active lifestyle and occupant wellness.

Tenant-controlled HVAC systems offer improved air-quality and accommodate ultraviolet light to help combat coil-borne and airborne mold, bacteria and germs. Additional outside-air above and beyond what is typically offered is also available, and ample fenestration provides consistent access to natural light.

Outdoor Space

Reinforcing the buildings’ privacy and creating a unique indoor-outdoor experience, the Essex Crossing Offices’ expansive terraces are available for open-air collaboration and enjoyment in each building. In 155 Delancey St., anchor tenant Verizon will enjoy 3,456 s/f of wrap-around outdoor space overlooking the Lower East Side and Midtown skyline. Similarly in 145 Delancey St., where 175,000 rentable s/f is available, future tenants will enjoy a 2,231 s/f terrace as a seamless extension of their workplace.

Both buildings also offer access to the Broome Street Gardens,

an indoor landscaped sanctuary, including planted areas, seating areas and a future coffee shop. The space will be accessible to tenants, so employees can choose to escape to the gardens for lunch, meetings or just a change of scenery away from the desk, even on a rainy day.

The Lower East Side and Essex Crossing Campus

Perhaps most notable is the value-add offered by the other opportunities within the Lower East Side neighborhood and Essex Crossing campus, a two-minute city that truly merges live, work and play. Without ever having to leave the building, office tenants will have access to dozens of global foods and small vendors at the buzzy Essex Market and Market Line, including Dhamaka and Veselka. Museums like ICP and Tenement offer an immersive education, while art venues like Klaus Von Nichtssagend, Foley Gallery and Cuchifritos Gallery bring the community together with rotating exhibitions. The Lower East Side and Essex Crossing campus, although untraditional for offices, presents the cultivated neighborhood experience that today’s employers are looking for.

Flexibility

As the flexible hybrid model

grows in popularity, employers will need to invest in an office that fits productivity needs for non-remote days while attracting employees back to the office. The Essex Crossing Offices allow for a more customizable workplace design, leveraging the assets outside of the premises while not sacrificing anything within. Essex Crossing’s expansive floorplates range from 35,000 to 52,000 rentable s/f, making it possible for employers to tailor the workplace to meet their needs, whether that’s increased privacy or a more collaborative environment.

Planning for the Future

As we continue to build new urban spaces, it is important to always consider the future, and the reality is no one truly knows how preferences will evolve. The COVID-19 pandemic is one challenge NYC faced, but there will be plenty of others that force us to adapt to new standards. At Taconic, we will continue to create places with new ideas and anticipate the next major change in urban development and design, just as we did at the Essex Crossing Offices.

Ben Baccash is vice president of development at Taconic Partners, New York, N.Y.

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PIP launches new “Rocky” safety helmet with Mips protection

LATHAM, NY Protective Industrial Products, Inc. (PIP), a global leader in hand protection and PPE for the industrial, construction, and retail markets, has launched its new PIP Dynamic Rocky safety helmet with Mip (Multi-directional Impact Protection System) helmet-based technology integrated into the product. Last year, PIP was the first American safety helmet company to announce a partnership with Mips.

PIP’s Rocky safety helmet with Mips technology is manufactured in North America and is designed to help address the trending head injury statistics gathered from the construction industry. The Rocky features ANSI/ISEA Z89.1 Type II impact protection paired with class E electrical protection making it safe to use around electrical hazards up to 20,000V. Its lightweight ABS shell and integrated 4-point chin strap ensures a comfortable and secure fit to a worker’s head—even in the event of a slip, trip or fall—eliminating the chance of the safety helmet dislodging if gravity were to take over.

What is Mips?

The newest addition to the Rocky is Mips technology. You may have heard of this head protection technology if you ski, snowboard, ride bikes, rock climb, play hockey, or



indulge in any other athletic activity that requires head protection. Some of the highest-level athletes worldwide trust helmets with integrated Mips technology while performing at their absolute best, which is a significant reason why PIP integrated Mips technology into the Rocky safety helmet.

How Does Mips Technology Work?

The system features a low-friction layer inside the safety helmet between the padding and the EPS foam protective layer that allows for a multi-directional movement of 10-15mm on certain angled impacts. This slight movement allows the shell of the safety helmet to slide in whichever direction the rotational impact comes from while the suspension stays secure, ultimately helping limit the rotational movement of a worker’s head.

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Bellet Construction begins Phase II of New Rochelle synagogue restoration

NEW ROCHELLE, NY Having completed a series of comprehensive façade repairs at Young Israel of New Rochelle, a prominent synagogue with a Modern Orthodox congregation, at 1149 North Ave. in the Wykagyl neighborhood, Bellet Construction will soon embark on a second phase of restorations, encompassing roof repairs and other measures to eliminate and prevent any exterior leaks in the future.

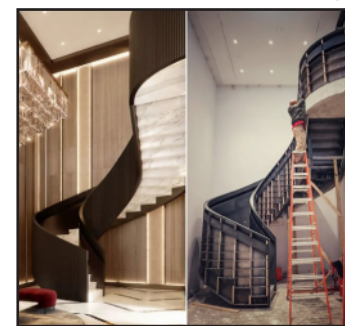
In addition to upgrading roof cladding on the 50,000-sq-ft masonry structure, Bellet will be installing new metal coping along copper parapet walls and caulking around all of the windows and through-wall air conditioning units. The synagogue has also retained Bellet Construction to clean the moss-soiled masonry in the rear of the property, using a high pressure, eco-friendly detergent.

“Young Israel of New Rochelle is a congregation committed to keeping their revered house of worship in optimal condition,” pointed out Wayne Bellet, president of the eponymous, third generation restoration firm. “The fact they are additionally investing in improving the aesthetics of the back façade, further reinforces the high standards of this admirable and close-knit community.”



Adam America Real Estate and Northlink Capital install helix-shaped grand staircase at The Westly

MANHATTAN, NY Adam America Real Estate and Northlink Capital, developers of The Westly, a 20-story boutique condo development located at 251 West 91st St. on the Upper West Side, completed another construction milestone when the helix-shaped grand staircase was installed in the building’s double-height lobby. The grand staircase connects The Westly’s lobby to the second-floor amenity spaces which will include a fitness center and yoga studio; lounge; children’s playroom; youth room for gaming; and music room. The Westly also features a rare rooftop pool with recreational and lounge



areas.

In addition to The Westly’s staircase installation, the building’s limestone façade is also nearing completion. The building is anticipated to be completed this spring.

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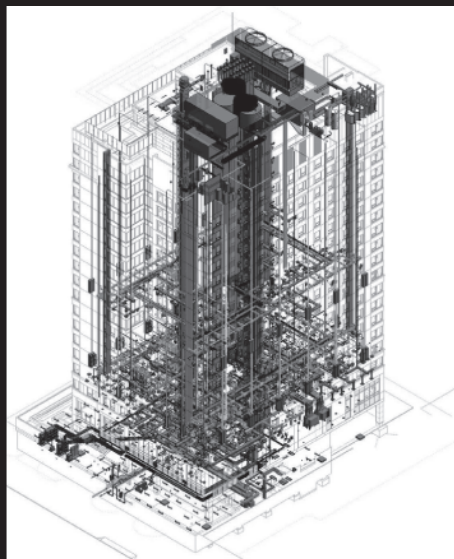
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Crystal launches new Series 9200 Aluminum Window Line

QUEENS, NY National manufacturer Crystal Window & Door Systems introduced its newest heavy-commercial window line. Noted for its superior thermal and structural performance, the new Crystal Series 9200 is a high-end aluminum polyamide thermal barrier window capable of meeting today's demanding energy, operating, and aesthetic demands. Now the flagship of the Crystal product lines, the Series 9200 is available in Tilt-and-Turn (dual action), In-Swing Casement, and Fixed/Picture window models and is well suited for all applications, especially mid- and high-rise buildings.

"Crystal is really pleased to introduce its new Series 9200, our next generation advanced commercial window line," said Sabrina Leung, R&D and architectural sales manager. "Perhaps the window's greatest feature is its outstanding thermal performance. Key to achieving superior energy efficiency is the incorporation of state-of-the-art polyamide struts in the frame (34mm) and in the sashes (47mm) to thermally isolate the window's interior and exterior surfaces."

The Crystal 9200 is a 3-1/4" jamb depth architecturally-rated window line with modern clean European-style frame and sash



and utilizing an advanced energy efficient structure. Features adding to the visual appeal of the window line include the zero sightline sash design and concealed, heavy-duty hinges (up to 275-lb. weight capacity).

Other energy efficiency features such as insulated glass unit (IGU) infills of 1" to 1-1/2" and the sash's triple EPDM gasketing combine with the polyamide struts to achieve U-values from a great 0.31 to an outstanding 0.22 (with appropriate options). The standard IGU for all the Crystal Series 9200 models is 1" double-pane. Options include 1-1/4" and 1-1/2" IGUs, as well as triple glass, argon gas filling, and a wide selection of low-emissivity coated glass choices.

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Murphy of Murphy Brothers Contracting receives BCW award

RYE BROOK, NY The Business Council of Westchester awarded its Ambassador of the Year Award to Michael Murphy.

A longtime BCW member and BCW ambassador for three years, Murphy is director of new project development for Murphy Brothers Contracting of Mamaroneck. The Award was presented at the BCW's New Year Bash held March 1 at the Marriott Westchester in Tarrytown.

Murphy Brothers Contracting is known throughout the Westchester, lower Hudson Valley, southern Fairfield region for commercial and residential projects. The company was recognized by the BCW with the Small Business Success Hall of Fame award in 2013.

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Shown (from left) are: Robert Cioffi, COO and co-founder, Progressive Computing; BCW director of membership Linda Tyler; Tyson Jeffers, VP/assistant general manager, Hudson Valley Renegades; Michael Murphy, director of new project development, Murphy Brothers Contracting; BCW Board chairman Heidi Davidson; BCW president and CEO Marsha Gordon; and Michael Gilfeather, president & CEO, Orange Bank & Trust.

AMA Group delivers on Peloton NYC headquarters expansion

NEW YORK, NY AMA Group, an industry leader and multifaceted national engineering design firm, is providing ongoing services for Peloton to expand their NYC headquarters and distribution facilities on the east coast. AMA Group, along with its low-voltage business units TM Technology Partners and AMA Commissioning, completed mechanical, electrical, plumbing,

fire protection, IT, security and enhanced commissioning services for the 312,000 s/f Peloton headquarters at Hudson Commons. Additionally, AMA Group has been retained for ongoing services for Peloton's distribution facilities.

Peloton tapped AMA Group for their new headquarters, which occupy floors 4 through 11 of the building, as well as a 13,000 s/f

basement housing a fabrication lab and support space. The new headquarters comprise extensive workstations across all departments, including engineering, apparel, and product teams. Key spaces such as software labs, user testing, music lounges and an editing space were designed for ongoing development.

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Centralizing Support at Golisano Autism Center

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Daniel Ritchie

MELVILLE, NY According to H2M architects + engineers, the following individuals have been promoted:

Robert Bee, R.A., LEED AP has been promoted to deputy discipline director. He also received an officer promotion and is now an assistant vice president. Bee's previous title was studio director. Bee has been with H2M since 2005.

Joseph Ciserano, AIA has been promoted to assistant studio director. Ciserano previously served as BIM-CAD manager and has been with H2M since 2014.

James Havrilla, R.A. has been promoted to assistant studio director. Havrilla's previous title was senior architect. Havrilla has been with H2M since 2017.

Kevin Medler, R.A., NCIDQ has been promoted to studio director. Medler's previous title was assistant studio director. Medler also received an officer promotion and is now assistant vice president. Medler has been with H2M since 2007.

Joel Richardson, P.E. has been promoted to department manager of civil engineering.

Richardson's previous title was senior discipline engineer. Medler has been with H2M since 2014.

Daniel Ritchie, CPTM has been promoted to assistant director of learning and development. Ritchie's previous title was learning and development manager. Ritchie has been with H2M since 2019.

Jason Smith, R.A., LEED AP BD+C, CSI has been promoted to studio director. Smith's previous title was senior project architect. Smith also received an officer promotion and is now assistant vice president. Smith has been with H2M since 2002.

Robert Wildermuth, R.A., LEED AP has been promoted to assistant studio director. Wildermuth's previous title was senior architect. Wildermuth has been with H2M since 2017.



Jason Smith



Robert Wildermuth

SWBR promotes eight employees to shareholders



Kirsten Kelleher



Alicia Libby



Rich Linder



Gabriella Macera



Sara Neyman



Kamillah Ramos

ROCHESTER, NY According to SWBR, the following individuals have been named associates and shareholders of the firm:

Kirsten Kelleher, NCIDQ, interior designer, has been with the firm since 2018. Kelleher is responsible for creating unique and functional spaces for a variety of the firm's higher education and housing clients.

Alicia Libby, business operations manager, Troy office: Libby manages the daily operations for SWBR's Troy office, with a particular focus on business development.

Rich Linder, AIA, project manager, has been with the firm since 2020 and is responsible for managing a variety of multifamily housing projects from design through completion.

Gabriella Macera, NCIDQ, interior designer, has been with SWBR since 2019. Macera creates functional, healthy, and aesthetically pleasing interiors for a variety of project types throughout the firm.

Sara Neyman, project architect, is responsible for drafting, building design, and project coordination on a variety of mixed-use housing, commercial, and hospitality projects.

She works out of the firm's Troy office.

Kamillah Ramos, AIA, project architect, has been with SWBR since 2017. As part of the firm's education studio, Ramos produces sketches, diagrams, renderings, code analysis, product research, coordination, and construction documents.

Yang Song, AIA, project architect, has been with SWBR since 2017. Song, based out of the firm's Syracuse office, is responsible for building design, client management, budgeting, and schedule management for primarily higher education and K12 projects.

Chad Stewart, project architect, also based out of the firm's Troy office, Stewart is responsible for managing multifamily housing and commercial projects through schematic design through construction administration.

SWBR now has 70 shareholders.

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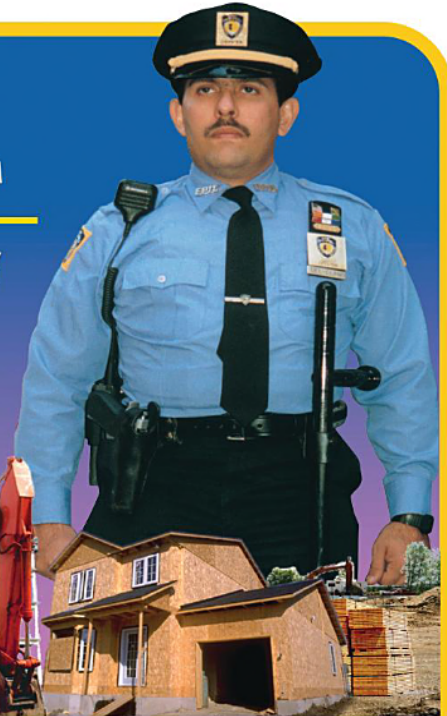
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2022 WOMEN IN CONSTRUCTION



Kenne Shepherd, AIA, LEED AP ID+C, WELL AP
Kenne Shepherd Interior Design
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Starting out in the construction business, who or what empowered you?

As a young architect, my passion for design and developing a mastery of my profession drove me to excel. It was far more important than being mentored by any one individual. At the heart of that was a passion to create a better world through the power of design. To succeed as a woman in a male-dominated industry, I made a point of working in different aspects of the industry, from construction to city planning to architecture and interior design, to gain an overall understanding of design and construction. The breadth of my background and professional experience serves me well in my practice today.



Amy Patel
FXCollaborative

What was your greatest professional achievement or most notable project in the last 12 months?

I've had the privilege of managing a lot of great projects and leading very talented teams in the last 12 months. Even throughout the challenges we've been facing, we've risen to the occasion and done some of our best work. As a principal, I've had the opportunity to help affect our office culture in a meaningful way. I've been able to have a lot more input in our firm and have taken on a greater role as mentor and have seen some of the women I mentor come into their own power. As co-chair of our internal mentorship group, seeing the younger generations gain confidence in their abilities and their contributions has given me a real sense of pride.



Patricia Haftek
New York Concrete Washout Systems

What advice would you offer to other women getting into the construction industry?

The first thing that I'd recommend is to start by having confidence in yourself and don't be afraid to take initiative. This can take form in many ways; taking on a new project assignment at work, learning more about the industry online, and now that we are rounding the corner with COVID-19, attend trade shows and networking events to engage with your colleagues and peers. We just got back from the New York Build Expo and saw a substantial increase in women attending, participating, and related programs. Find ways to get involved and it will only benefit you over time.



Andrea Mesis-Bruno
D&A Construction Advisors LLC

What advice would you offer to other women getting into the construction industry?

Exercise extreme caution when calling upon property managers within your network. Acknowledge your genuine gratitude for the value that each of these resources have contributed to the deals that are generated once you apply your sweat equity. It's important in the construction industry to be mindful and non-transactional with the people that are part of your network because it will bear fruit in the long run. Working alongside other women without competition is truly the deciding factor between being just another "woman in construction," using adversity to your advantage or being a true leader that actually helps real women in their fields without competition.

To view complete responses please visit us online at www.nyrej.com



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2022 WOMEN IN CONSTRUCTION



Laura Reddy, NCIDQ
NuZine

What was your greatest professional achievement or most notable project in the last 12 months?

I opened another company, aNu Facilities Company specializing in the management of commercial buildings up to 25,000 s/f. We are launching the website this week and I'm so excited for the next phase my team is taking on. I was afforded this opportunity by an amazing client and am running with it!

Why should women consider a career in construction?

There are so many opportunities in construction, ranging from engineering to specialty woodworking and everything in between: Design, project management, administration, sales, ownership, etc. Women are notoriously good at multitasking and this industry is in need of good multitaskers! On every project, I feel so much gratification of being part of building something beautiful people work, live, and play in, it's wonderful.



Jill Lotenberg
JillPhotography.com

Starting out in the construction business, who or what empowered you?

My grandfather, Irving, my dad, Mike, and his foreman, Jimmy. My pop signed me up for IBEW's Local 3 Electrician College Summer Apprentice Program while I was studying fashion at F.I.T. I was mortified sitting in OSHA class with all the boys I grew up with in Electchester, as the only girl, (this was in the 80's). My grandfather beamed ear-to-ear peeking through the Union's classroom window and even coming into the class, to make sure I was okay. Cut to the first day on the hi-rise Equitable Center job, in Manhattan. I begged my dad's foreman to let me talk to my dad, who wanted me to be my own person and not "someone's daughter." Jimmy said, "Jillie, tough it out, give it one day to experience the hard work your grandfather and father do every day to put food on your table. If you don't like it, tonight, look him in the eyes and tell him you want to quit." From that moment forward, I realized the tangible work all these construction workers did to create this beautiful city, creating good lives for themselves, and their families. I spent two summers wiring buildings, loving the comradery and my family, even more.



April Intrabartola
Eastman Cooke Construction

Starting out in the construction business, who or what empowered you?

I grew up in the family construction business and worked on sites throughout high school and college. My dad, who also worked in the industry, has always been my mentor. He never stops encouraging me to trust my instincts and follow my heart, as did my late aunt who also taught me to be independent and confident. Although my early career path was in education, I was inherently drawn to the dynamism and diversity of the industry. My partner and I launched Eastman Cooke & Associates in 2009, which continues to evolve and expand.

Why should women consider a career in construction?

Construction is an industry that offers high-paying jobs and embraces diversity. It has traditionally provided career paths for women and men, from back-office management to positions in the trades. Construction is a broad landscape that in recent years has been especially open to enterprising women.



Diana Chang
Tempco Glass Fabrication

What was your greatest professional achievement or most notable project in the last 12 months?

Coordinated a 40,000 s/f job in Carle Place, N.Y. We love when we are able to be a part of the process from the beginning stages of the project to help the client determine the glass make up to meet requested specifications all the way to the finished product.

Starting out in the construction business, who or what empowered you?

The president of Tempco Glass, Johnson Chen, created an open environment at the firm. He, along with the team, welcomed my questions with open arms and patiently guided me to quickly learn about the industry, the products and more.

Who within your own firm has helped you succeed within the construction industry?

Everyone. We pride ourselves on putting both our clients and our people (employees) first. And our employees treat the company in the same way.



Christella Xu
Elite Builders and Management

Starting out in the construction business, who or what empowered you?

I feel empowered when I'm in control, and making positive decisions based on my vision—my story—and I believe real empowerment comes when I convert intention into action. As a female entrepreneur, I spend many hours advocating for and advancing each of our client's interests—projects where risks are high and problems are very real. I am empowered when I convert my unbending commitment to our clients' advocacy to the successful delivery of our products, services, and projects. My first brush with client advocacy as an entrepreneurial business came at Brewer Attorneys & Counselors. I worked directly with Bill Brewer, the firm's founding partner, as an executive director. The time for me was transformational. I learned that if I could envision a life full of great accomplishments, then I could—and I must—achieve them. Building a successful company is just one of them.



Patricia Polenz
Lightpath

Who within your own firm has helped you succeed within the construction industry?

Our engineers!! Their expertise gave me a very different perspective about building infrastructure. From basement meet me rooms, to roof and riser rights, and everything in between, the Lightpath engineering team helped me understand both the business and the technology challenges today's commercial real estate market faces along with needed solutions for success. From a surplus of rental space to economic contraction, the need to make a property stand out has never been greater and a fiber-optic network is now a necessity not a choice. It's never too early to get the Lightpath competitive advantage for your commercial construction project.



Jennifer Meilan
71 Visuals

What advice would you offer to other women getting into the construction industry?

My advice to women getting into the industry would be to network, network, network. The construction community is a close knit one and all about relationships. The more people you can meet and learn from the better. There are a number of fantastic organizations that foster not only networking but also mentoring within the field resulting in invaluable connections that you can continue to build upon.

Why should women consider a career in construction?

Women should consider a career in construction as it is a dynamic industry with many avenues to pursue within it. There are numerous skill sets that are applicable in the field and the community supports movement and transitions within it.



Ruth Yung
EFY Sales, LLC

Why should women consider a career in construction?

There are enormous opportunities for women in the construction industry, from learning a trade to financing a project, from beginning to end, from bottom to top. Construction is a multi-legged stool that requires all kinds of perspectives, knowledge, innovation, and appreciation for how complex the building process is. Women are a vastly unrepresented population which means there is an enormous opportunity to make a difference. My suggestion to anyone interested in this industry: Seize the moment, jump in and be part of the groundswell of change.

What advice would you offer to other women getting into the construction industry?

To all the women considering being part of this exciting business, I recommend learning whatever you can from whomever you can from the ground up.

"IREON members grow and prosper by the company they keep and the relationships they share"



IREON Congratulates all of the women featured in the NYREJ's 2022 Women in Construction Spotlight and we applaud our members on all that they have achieved

CHRISTELLA XU
Elite Builders & Management

PATRICIA POLENZ
Lightpath

LAURA REDDY
Nuzine

JENNIFER MEILAN
71 Visuals

RUTH YUNG
EFY Sales

DIANA CHANG
Tempco Glass Fabrication

APRIL INTRABARTOLA
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2022 WOMEN IN CONSTRUCTION



AnaTracey Hawkins
CNY

Who within your own firm has helped you succeed within the construction industry?

The owners of CNY, Ken Colao, Steve Colao, and Dennis Prude. My role is very much that of an intrapreneur. Ken, Steve, and Dennis have empowered me to explore multiple avenues of strategic growth for both CNY and SPACES, they continue to support me in building out our business development team and initiatives, and they are always available as mentors whether it be on the technical or business side of construction.

What advice would you offer to other women getting into the construction industry?

I can't say this enough—network, network, network. Choose to network and connect with people that make you want to strive to be a better version of yourself. Oh, and don't get caught up on the little things, be authentic, kind and always have the big picture in mind.



Christine Erath
Neureise Group Inc.

What was your greatest professional achievement or most notable project in the last 12 months?

The notable project for Neureise Group in the past 12 months is a reception desk for a major investment firm. Our team created a beautiful reception desk cutting stone in a wavy pattern to create a unique look for the reception area which greets the firm's clients.

Starting out in the construction business, who or what empowered you?

I started out in the construction business over 30 years ago working with my husband in his family construction business. Over the years he empowered me to seek new opportunities and to cultivate new business ideas. I decided to open the Neureise Group Inc. fabrication shop because I saw an opportunity to service a new and different group of clients.

To view complete responses please visit us online at www.nyrej.com



Rebecca Kinal, PE
AKRF, Inc.

Starting out in the construction business, who or what empowered you?

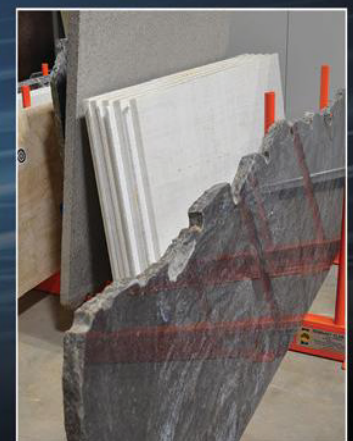
AKRF provides its environmental engineers with project management experience early in our careers, with the independence to learn on the job and put our own imprint on procedures and solutions. Construction projects were a proving ground for me to tackle new challenges, build confidence, and earn my empowerment. The safety net of my supervisors was always present, but I was given the time and space to learn, apply, and grow. These days I try to provide our new project managers with the same mix of flexibility and support that helped me develop as a professional and leader.



Traci Rivera-Renna
Traci's Permits

What was your greatest professional achievement or most notable project in the last 12 months?

While the world has had many changes so have I as a person and a female business owner in construction. Last March I was diagnosed with breast cancer and after many challenges it is safe to say I beat it. After being hit with questioning ones' mortality I knew I would need to help others with an impact. Which brings me to my most notable professional achievement. I have helped other women dealing with breast cancer that have needed my services and donated myself as well as found others in my industry to assist. I have even gone one step further and have had a few clients donate the balances owed to Traci's Permits to an organization in Suffolk County dear to my heart. The foundation is run by Patti Kozlowski and is North Shore Breast Cancer Coalition. All the funds raised stay here in Suffolk County.



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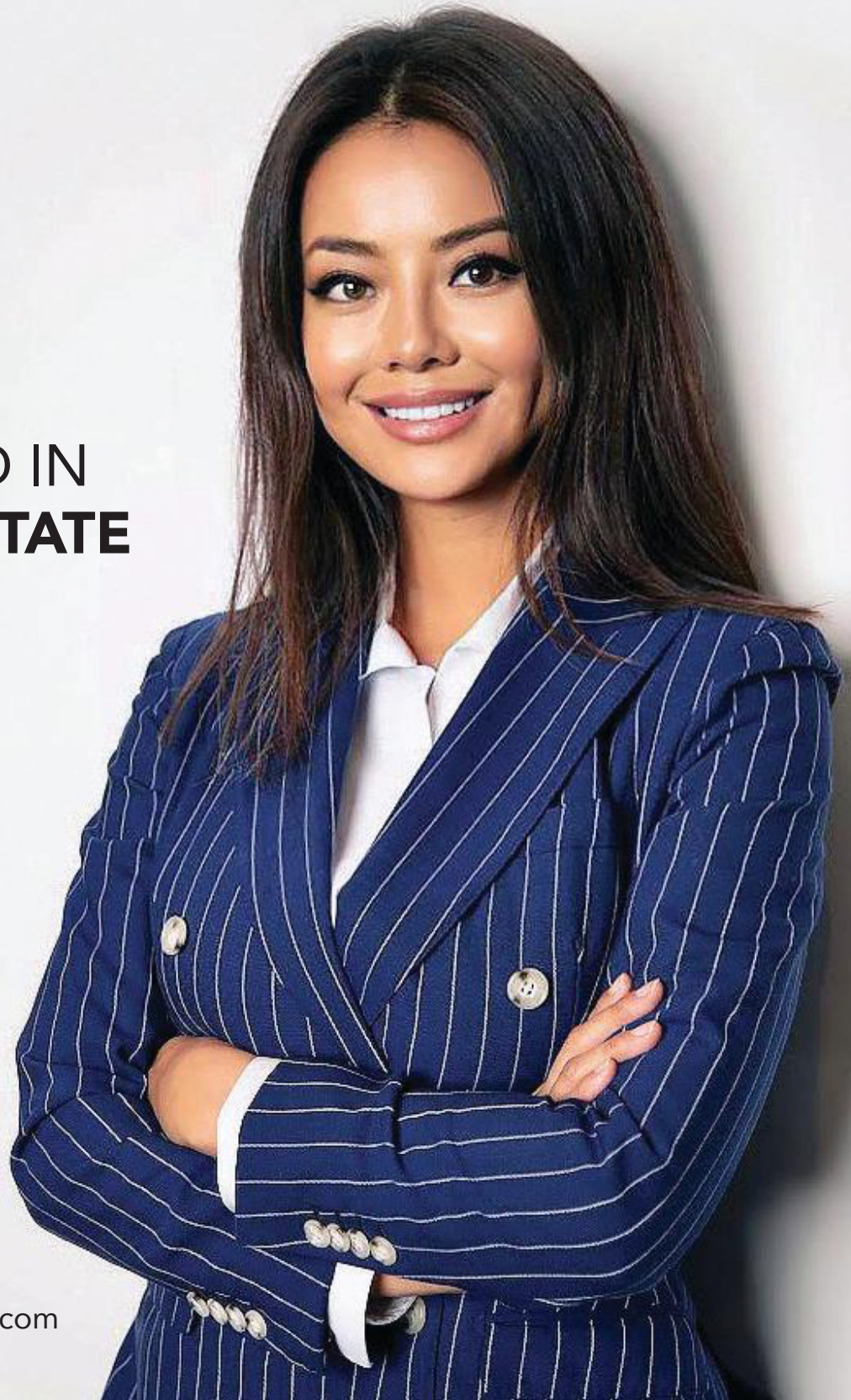
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2022 WOMEN IN CONSTRUCTION



Emma Kurihara
Bright Power

What was your greatest professional achievement or most notable project in the last 12 months?

This year, I became a RESNET Home Energy Rating System (HERS) rater. Part of the certification process involved mentored field trainings, where I learned a lot about the verification and testing.

Starting out in the construction business, who or what empowered you?

My passion for sustainability empowered me to work hard and learn as much as I could about the best practices for building sustainably. My manager and fellow team members encouraged me to always ask questions while on site together, which facilitated my learning of the construction industry.

Why should women consider a career in construction?

It is an exciting, hands-on field where you can see the concrete (pun intended) results of your hard work. There are a lot of different roles and specialties.



Amritha Rajan
Bright Power

What was your greatest professional achievement or most notable project in the last 12 months?

I am very proud of the six NYCHA projects I have been working on since the beginning of 2020, all which have closed recently and will be starting construction this month. After carefully curating each sustainable design solution for these buildings this past year, it feels great to see it in action soon.

Who within your own firm has helped you succeed within the construction industry?

The new construction division of Bright Power is led by very strong and prominent women in the sustainability industry, and I am immensely grateful and lucky to be working with them. The constant support and guidance by mentors like Andrea Mancino, Carmel Pratt and Drashti Dhirwani is the reason I was able to venture out my interest in Passive House and LEED projects.



Tammy Ching
Samanea New York

What was your greatest professional achievement or most notable project in the last 12 months?

My greatest professional achievement in the past 12 months was building the first 99 Ranch Market in New York State, which is a 45,602 s/f supermarket that will be the second anchor tenant to open at Samanea New York in over 20 years. The property is an iconic location that was once the former Source Mall where the beloved Fortunoff Department Store was located. Now, I've been working with a stellar team to re-purpose the property with entertainment, restaurant, and retail tenants, including the only Bloomingdale's Furniture Outlet in the U.S. that I helped open during the pandemic in September 2020. These achievements, with more to come, will create economic and employment benefits to the local Westbury community for years to come.



Tuannisha Santana
Hylan Datacom & Electrical

What was your greatest professional achievement or most notable project in the last 12 months?

My greatest achievement is being given the opportunity to manage an extensive project we are working on with ZenFi and CityBridge, one of Hylan's fastest growing partnerships, particularly within our Hylan Datacom & Electrical division. The project will expand 5G access and bring free high-speed Wi-Fi and other critical services to more New Yorkers in more neighborhoods across the city. I'm honored to contribute to this initiative, which is part of the largest free public Wi-Fi network in the US and is a huge step toward narrowing the digital divide.

What advice would you offer to other women getting into the construction industry?

Learn every possible aspect of the industry, look for ways to improve, never be intimidated, and show up every day with a strong, determined mindset.

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2022 WOMEN IN CONSTRUCTION



Dana Gearrity
H2M architects + engineers

What was your greatest professional achievement or most notable project in the last 12 months?

In the last 12 months, I was the project manager of two library annex projects for the Mastics, Moriches, Shirley Community Library. Each building is 7,000 s/f, were designed simultaneously, and are currently in construction. The Moriches Annex is a new building, and the Mastic Beach Annex is a renovation to an existing building with a 2,000 s/f addition. Each building is aspiring to LEED certification.

What advice would you offer to other women getting into the construction industry?

Do not hesitate, do not be afraid, to enter the world of construction. If you have the drive and determination to do this type of work, you will be respected for that alone. It truly doesn't matter who you are, the industry is vast and needs more passionate individuals.



Danielle Drake
H2M architects + engineers

Why should women consider a career in construction?

I think any career that you show an interest in should be considered equally when you are coming out of school. If you have the drive and set yourself up to achieve your goals in life you can do whatever you put your mind to. I don't think that construction should be stereotyped as an all-male field. The further we push the stereotype, the harder it becomes to break through, and perhaps even close, the gender gap.

What advice would you offer to other women getting into the construction industry?

Do not be afraid to ask questions. I used to worry that I would look unknowledgeable but when anyone starts out in any industry, they don't have a wealth of knowledge to pull from. Asking questions is how you learn. Generally, people love sharing information about what they do; so, take advantage!



Ayesha Mohammed
The Falcon Group

What advice would you offer to other women getting into the construction industry?

I completed my Bachelor of Architecture in India. Coming to the U.S. for my master's degree in urban design had been a dream of mine. After I graduated from New York Institute of Technology in 2020, I started looking for jobs. Getting my first paid job in the U.S. was very assuring for my career. When I first started working with the Falcon Group, I was a little hesitant seeing the male majority at my workplace and I had to immediately mentally prepared myself to see a similar imbalance even on the job sites. Initially this made me quite uncomfortable, but later I came to realize that this is probably one of the only fields where women still need more encouragement to join.

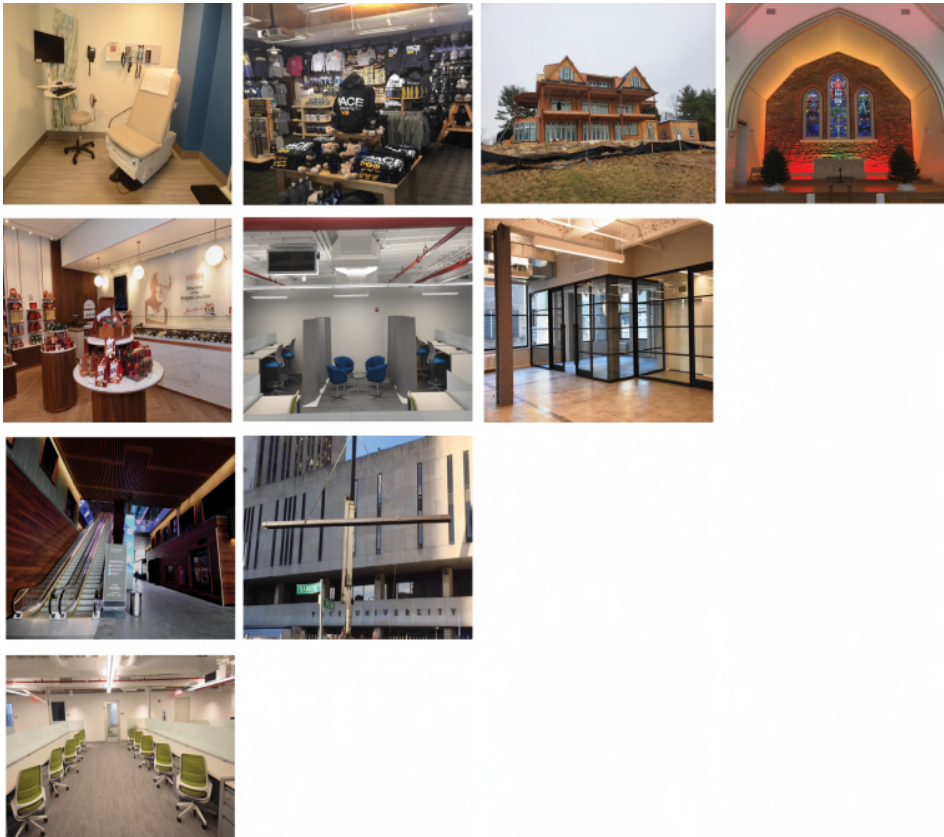


Kamillah Ramos
SWBR

What was your greatest professional achievement or most notable project in the last 12 months?

My greatest recent achievement has been becoming a registered architect in the state of New York. Since young women of Latin heritage are statistically underrepresented in the architecture industry, I am proud to have accomplished this milestone and hope to inspire others into taking action to achieve their goals. I look forward to bringing my unique perspective and experience to each project to benefit the communities of Upstate New York. I'm excited to continue my work with a posture of inquiry and a passion to serve others with exceptional design work.

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2022 WOMEN IN CONSTRUCTION



Rebecca Bodine
Bohler

What was your greatest professional achievement or most notable project in the last 12 months?

My greatest professional achievement this year has been assuming a leadership role and developing my skills as a manager. It has been extremely fulfilling helping my team navigate our industry and witnessing them grow both as engineers and as people. Bohler places a lot of importance on personal development in addition to technical talent. Because of this, I feel our team has a rare dynamic of support, respect and accountability that is unparalleled. We are constantly working on different projects, from movie studios to logistics centers to fast food restaurants and everything in between. We even worked on the first multi-story logistics center on the east coast, 640 Columbia St. We continue to push each other to achieve bigger and better things.



Nicole Jacobson
M/E Engineering, P.C.

What advice would you offer to other women getting into the construction industry?

Be confident...but not overconfident. Your confidence in your knowledge will help you gain the respect of you colleagues and clients. However on construction sites, you'll interact with contractors who have been installing these systems, you've designed, for 20+ years and the ability to listen to their recommendations based on practical experience is paramount.

What was your greatest professional achievement or most notable project in the last 12 months?

My most notable project in 2021 was the Cornell University Duffield Hall Cleanroom Rehabilitation and Energy Conservation Project, which is currently in construction. A focal point of the project is to reduce the energy consumption of this laboratory building.



Crystal Lin
LERA Consulting Structural Engineers

What was your greatest professional achievement or most notable project in the last 12 months?

The 10-story, 230,000s/f new NYC Public Health Laboratory project was unveiled last year. Lucky enough, I've been involved in the entire design phase at LERA from the very start as a project manager. Knowing that the new building will be a hub for studying and testing various public health diseases, I'm very proud that I'm able to use my professional skills to contribute to the community, especially during the pandemic.

Why should women consider a career in construction?

I mean, why not. When I was at Georgia Tech, I heard there was no women bathroom in the civil engineering building back in 1970s. Things have changed now—women in construction are no longer uncommon scenes today.



Elaria Turton
KOW Building Consultants

What was your greatest professional achievement or most notable project in the last 12 months?

This month marks a year since I entered this field and joined my company. So, for me, everything that I've learned so far has been a big achievement. I have been involved with Local Law 97 research and in making energy efficiency measures, notably heat pumps, more understandable and accessible to our clients. Currently, we are working on connecting a number of clients with heat pump installers and I look forward to seeing these projects through from start to finish and observing energy savings after installation.

Starting out in the construction business, who or what empowered you?

My passion for sustainability ultimately brought me here. I had never really considered construction until I got accepted into the NYC Accelerator Internship Training Program at CUNY.



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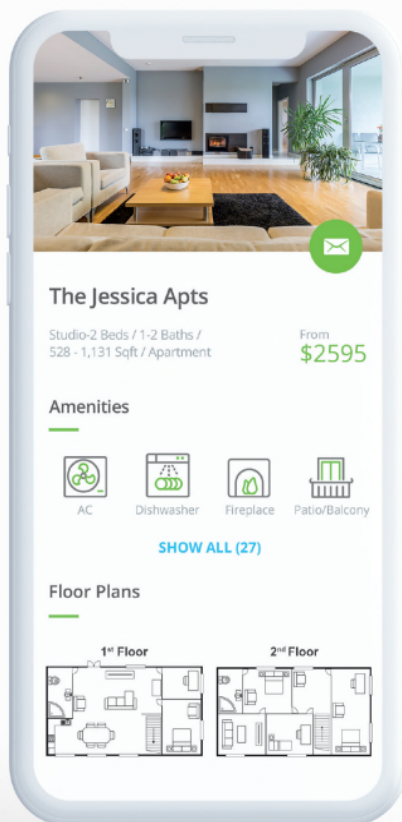
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Tracey Hunter
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Taylor Eccher
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Melissa Guagenti
LEW Environmental Services, LLC



Kamila Altman, AIA CPHD
Magnusson Architecture and Planning PC

Why should women consider a career in construction?

I believe that a woman's career should not be determined by old-fashioned gender roles. As long as a woman wants to do a job and has the necessary skills and abilities to do the job, go for it. I find it rewarding when you see the finished product which is a beautiful, completed project that you had a major part in.

Starting out in the construction business, who or what empowered you?

It was very empowering when I had the opportunity to see other women (contractors and consultants) who were successful in the industry. How they were able to break through the glass ceiling in this male-dominated industry. It is also very empowering when you have people in upper management of your company that believe in your abilities and give you the opportunity to grow.

What was your greatest professional achievement or most notable project in the last 12 months?

The most notable project I have been involved in at EW Howell was the core facility revitalization at Brookhaven National Laboratory. The project was substantially complete in August of 2021 and faced many challenges during construction. Project scope consisted of renovating a 55,000 s/f laboratory facility on the BNL campus to feature mechanical spaces, computing facilities, and backup support structures for cooling and power. My involvement included running MEP coordination, tracking mechanical installation and schedule, and hosting MEP subcontractor meetings. This project pushed my previous coordination experience and lessons learned will ultimately help find success on future projects.

Who within your own firm has helped you succeed within the construction industry?

The support of a great mentor and overall team of coworkers has helped me succeed in the environmental industry. It is all about surrounding yourself with great people and some who are even smarter than you, to learn, set, and achieve your goals.

What was your greatest professional achievement or most notable project in the last 12 months?

The last 12 months have been productive! I became a Certified Passive House Designer. One of the largest buildings I've ever managed completed bringing 121 units of affordable senior housing to NYC. Even better, it has received very positive feedback from the residents. Despite the pandemic, another project I am managing is close to completing. The 93-unit affordable development is a NYSERDA Buildings of Excellence Award winner and will also house a new headquarters for our nonprofit client. Internally, I've been part of an amazing team driving the firm's sustainability initiatives. We've become signatories to the AIA 2030 commitment and are finding new ways to make high level sustainability integral to our process.

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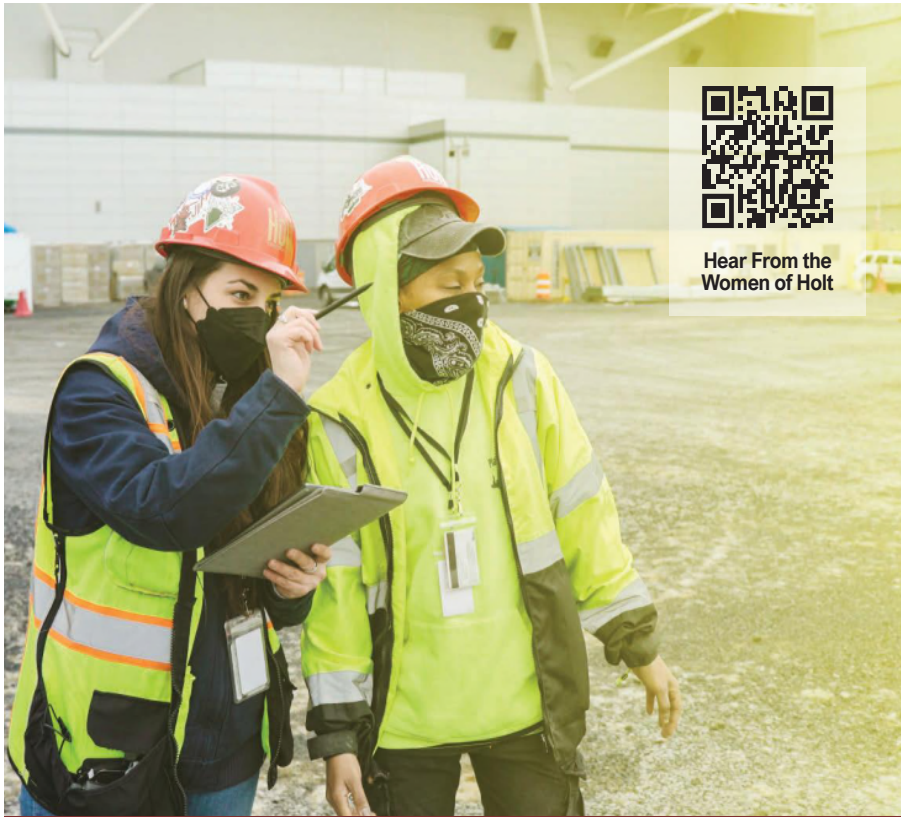
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Nancy Erardi
NYCAN Builders



Theresa Ranzie
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Pamela Cozzi
NYCAN Builders



Roxana Escobar Kariyannis
Assoc. AIA
AECOM

What was your greatest professional achievement or most notable project in the last 12 months?

My greatest achievement over the past 12 months was the finalization and announcement of my JV for special projects as well as winning exciting projects that are not set to begin until 2023, 2024. I never anticipated winning work that far out and I am very impressed and pleased and look forward to what the future brings.

Starting out in the construction business, who or what empowered you?

My passion for the industry and wanting to change the way construction/contractors are viewed is what empowered me, what drove me. I wanted clients to feel like they had a true partner in their contractor whether I be a CM or GC to them and I believe I have accomplished just that.

To view complete responses please visit us online at www.nyrej.com

What advice would you offer to other women getting into the construction industry?

Breathe, focus and design your own path to greatness. There is no limit to the amount of knowledge you will learn each day. You are in an amazing industry with so much potential. There will be bumps in the road, but it is all worth it when you see your dreams built in front of you.

Why should women consider a career in construction?

You will meet many people who are so very skilled at what they do, they eventually teach you and then you will have the opportunity to pass down your knowledge. You will have unlimited potential to grow. There are so many doors to be opened, it's up to you to walk through them.

Why should women consider a career in construction?

Why not?! Typically, women have great organizational skills, which is an advantage, and who doesn't love seeing something go from a blank canvas to a finished product? You are like a conductor of many different and moving parts. You also take part in its composition and tempo. The work is rewarding because it is challenging and different from day to day. You are always learning, and the associations/relationships you create is priceless.

What advice would you offer to other women getting into the construction industry?

Don't be timid, ask lots of questions. Request to be in the field to learn as much as possible from the trades performing the work and the superintendents managing them. Seek proficiency in basic accounting and project management software.

What was your greatest professional achievement or most notable project in the last 12 months?

Working as the project manager on the construction completion of the first net zero STEM building in Long Island, NY for Suffolk County Community College, alongside our talented AECOM B+P team.

Starting out in the construction business, who or what empowered you?

The one key person that has always supported me was my mother, Vilma Escamilla. There was always such a strong conviction when she advised me when I was younger. She always believed in me and that I could achieve anything I put my mind to in architecture and engineering. We moved to the U.S. due to the civil war in El Salvador, and she knew that the destruction we had endured alone would become a driving force behind my goals, and she was completely right.

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Anna Karp
Bolster



Barbara Kavovit
Evergreen Builders &
Construction Services, Inc.



Margaret Coppa
Shawmut Design and Construction



Rhonda Scharf, ASID
Spectorgroup

Starting out in the construction business, who or what empowered you?

I was working on forest conservation in foreign countries when I met my co-founder, Fraser Patterson. He invited me to partner on a construction company, and I thought I could have a strong ecological and immediate impact, as working in forest conservation takes 20 years to see any real change. I quickly learned a lot about the construction world, particularly from a sustainability perspective, and fell in love with the industry immediately. My empowerment came from a space of change and knowing that I could pivot into a new industry and keep working towards fulfilling my own personal values.

What advice would you offer to other women getting into the construction industry?

Be a builder! Don't stop, don't look back, chin-up when times are hard, and persevere.

Why should women consider a career in construction?

As a trailblazer, I've been consistent in helping pave the way and inspiring other women that they too can have a successful career in construction. I encourage our estimators to hire women and minority-owned businesses that employ women tradesmen and women on the jobsite that allow them to showcase their skills. One of my field supers is a woman who is an absolute powerhouse and has total command of her projects. We need more women to start construction companies, project managers, field supers, etc., to start changing the perception and celebrate our achievements. We also need to give young women access to the proper training to prepare them for jobs in this industry. And we need to make good quality clothing that is specific for women in construction! I might make that my next business venture!

What was your greatest professional achievement or most notable project in the last 12 months?

I am on a project for non-profit City Harvest—where we're completing a major interior renovation for their new food rescue and delivery hub, the Cohen Community Food Rescue Center, in Sunset Park, Brooklyn. Though we're still actively in construction, the amount I have learned has been incredible. As Shawmut's first design-build project in New York, it has been rewarding to see the design process of this building while implementing it into the structure.

What advice would you offer to other women getting into the construction industry?

Get to the projects! Find ways to be on-site and see the work that is getting put into place. Not only is it the best learning tool, but it helps get you comfortable going up to a stranger and asking questions.

Starting out in the construction business, who or what empowered you?

As a freshman in college, I lived in student housing. The building was cinder block—not the most ideal construction or aesthetically-pleasing material. That experience helped me realize how interior design can completely transform a space, and positively contribute to our well-being. I learned that interior design is not only about finishes and furniture, but also about the ability to bring positive connections in a space. That passion turned into a career, and health and wellness has been at the forefront of my design decisions since then.

What advice would you offer to other women getting into the construction industry?

Never sell yourself short or allow anyone to make you think your ideas and opinions don't matter. Stand up for yourself in an assertive, but always, professional manner.

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2022 WOMEN IN CONSTRUCTION



Lisa Andrzejewski
Robinson & Cole LLP

What advice would you offer to other women getting into the construction industry?

My Memé was one of the first female plumbers in Massachusetts. She was tough, and despite her small stature, she was a force. My other Grandma was equally impressive. As a business owner, she led with kindness, sincerity and grace. Over the years, I have realized that I am a combination of them both. Being in the construction industry requires this balance. Working in an industry that is predominantly men, can require a thick skin—think...Memé. Other times require a softer touch, creative thinking and team building—think...Grandma. Construction balances force and grace.



Lauren Tully
C3S CoRE Consulting, Inc.

Why should women consider a career in construction?

The construction industry is vast and high in demand. Women are equally capable to bring knowledge, ideas, and problem-solving skills to the construction profession to help shape and improve our cities.

Starting out in the construction business, who or what empowered you?

I found it empowering to be considered the underdog. It feels great to be able to grow my construction knowledge and put it into action and provide insight to others. It also always makes me feel encouraged to see fellow women in the field excelling in their careers.



Brynnemarie Lanciotti
Ronnette Riley Architect

What was your greatest professional achievement or most notable project in the last 12 months?

Receiving the “2020 AIA Young Architect Award.” Their remarks included “An inspiring and passionate leader, Brynnemarie Lanciotti, AIA, reinforces her ideas with swift but thoughtful action. An eager and deft collaborator, she has brought new levels of strategic thinking and innovative programming to all levels of the AIA.”

Starting out in the construction business, who or what empowered you?

I was empowered by the fantastic women professors I had in architecture school at who possessed a passion for design and architecture, while also maintaining a balanced personal life. Also, I was brought out to construction sites early on and was inspired by the women firm owners who commanded the room with the contractors.



Suzanne Marie Musho, AIA, NCARB
New York Institute of Technology

What was your greatest professional achievement or most notable project in the last 12 months?

My most notable projects in the last 12 months include the projects that created amazing learning environments with the students of New York Tech, and also involved the students in the design. These include the interfaith prayer and meditation rooms on both NY campuses. Another project we are excited about is our New Serota Amphitheatre and Healing Pond. This project creates a new student-centered outdoor area for seating adjacent to our campus pond with healing flora and fauna. We are also proud of the newly renovated Anna Rubin Hall which is a classroom building with new ventilation, student study rooms, experimental classroom layouts, and will soon have a new photovoltaic solar array. Sustainability is a major focus for our students, and we are happy to start meeting those goals!

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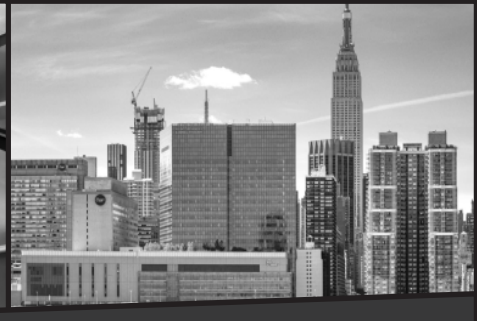
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2022 WOMEN IN CONSTRUCTION



Gabriela Fernandez

Lilker Associates Consulting Engineers, P.C.

What was your greatest professional achievement or most notable project in the last 12 months?

Mandarin Oriental Hotel 685 Fifth Ave.—a 29-floor residential building with the first four floors existing—was my first big project. It was challenging working with the existing conditions while designing a new building. I got to design all the plumbing systems: Water, sanitary, storm and gas—which we don't have the opportunity to do on smaller projects. I'm currently working on PS105 which is my first new school and Revit project. The SCADesign Standards are a bit different than the private sector and it's been an interesting experience designing on this project and practicing my Revit skills.

What advice would you offer to other women getting into the construction industry?

Do not be afraid or intimidated to work with men. Build confidence and work hard. View challenges as opportunities.



Sophia Tampakis

Lilker Associates Consulting Engineers, P.C.

Why should women consider a career in construction?

It's important to remember that women have a different approach to problem-solving, project management and work ethic that provides a balance to the industry and shouldn't be ignored.

Starting out in the construction business, who or what empowered you?

My dad inspired my eagerness to pursue engineering from a young age, introducing me to all types of machining and teaching me that it's ok to get your hands dirty. He taught me the importance of seeing the big picture and attacking a challenge in small doses. My dad gave me that gusto to speak out and speak up if I thought he (or any man) was wrong (he rarely was) and to ask questions without the anxiety of being wrong or feeling dumb. My parents encouraged my pursuit in engineering on those days when I felt like giving up.



Christina Champness

Lendlease

What advice would you offer to other women getting into the construction industry?

Early in my career, someone told me make sure to "take a seat at the table." You should not only be present but, more importantly, ensure your voice is heard. This is one of the best pieces of advice I ever received, and it's especially important for women entering a historically male-dominated field. By taking a seat and speaking up, we're able to contribute to meaningful conversations with a perspective that is uniquely our own. This results in better projects and, at the end of the day, a better company in which everyone feels recognized and respected.

What was your greatest professional achievement or most notable project in the last 12 months?

My most notable project in the last 12 months is the Blythedale Children's Hospital Therapy Village renovation and expansion.



Jordan Crouse

Lendlease

What advice would you offer to other women getting into the construction industry?

There is a divide between supers and PMs and I implore all in the industry—not just women—to try to ignore that divide as best they can. PMs: Work well with your supers, get into the field, meet the tradespeople, and see the real-life buildings. Supers: Build genuine relationships with your PMs. Both roles require different skill sets, equally important to the success of a project. Last, speak up. If you experience any gender bias speak to your manager, seek another woman/mentor/confidante to guide you through potential difficulties working in a predominantly men's field.

What was your greatest professional achievement or most notable project in the last 12 months?

Serving as senior project manager for Google on their new corporate headquarters in Manhattan.



“The qualities of women in the workplace are just so evident, we should let our differences flourish.”

— Suzanne Musho, AIA, NCARB, Chief Architect, NYIT



“Being aligned is what matters, what moves both sides forward. Through the alignment, you always end up with something better than what you could come up with by yourself.”

— Andrea Steele, AIA, Founder and Principal of Andrea Steele Architecture (ASA)

Celebrating NYC's Women in Construction

Congratulations to Suzanne Musho, AIA and Andrea Steele, AIA on being featured in NYREJ's Women in Construction

KBE-NY congratulates Suzanne, Andrea, and the many other women who help make our industry great. Please read our interviews with these two exceptional women and others that are part of our celebration of National Women In Construction week.



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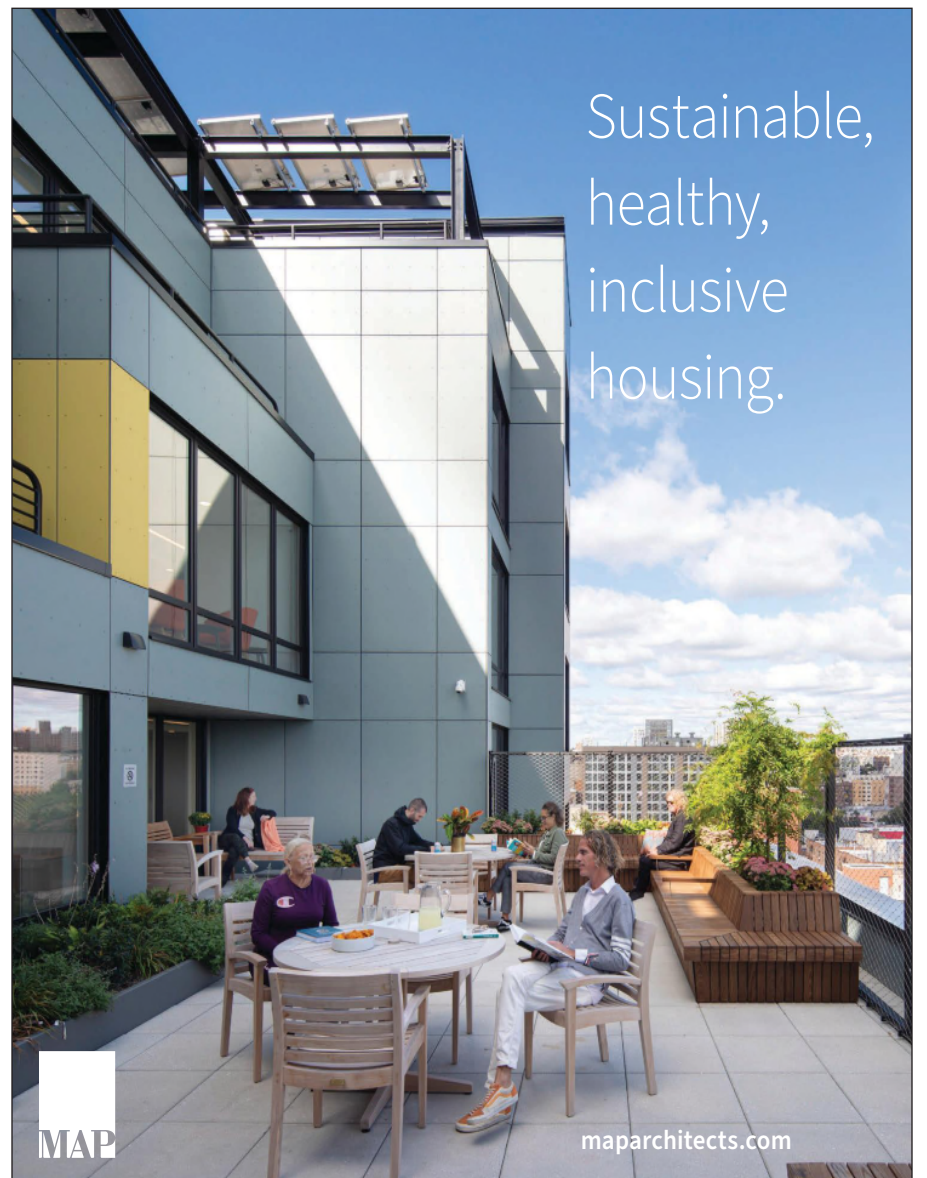
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2022 WOMEN IN CONSTRUCTION



Antonia Walker
Body Lawson Associates Architects
and Planners

Starting out in the architecture/construction business, who empowered you?

My first job was in the employ of the on-site architect and construction administrator working on the south side of Ellis Island, at the former hospital facility for immigrants which was not yet open to the public at that time. I was learning a ton about historic preservation and restoration, but more importantly my work shadowing the architect provided an amazing opportunity to learn about the architecture and construction process from attending construction meetings with the contractor, trades, and labor crews. The architect took a lot of time to show me how the process works, how all the different aspects of the job come together, which helped me to develop a keen sense of the amount of teamwork and collaboration required, and the levels of expertise coming from each member of the project team.



Andrea Steele
Andrea Steele Architecture

What advice would you offer to other women getting into the architecture/construction industry?

You cannot think of the built building as your deferred fulfillment, or the recognition that may follow as your validation. You must enjoy the process—as what you experience is the process. Architecture is the long days, weeks, and years developing the design, building the relationships, and learning about new and better ways to build. It is the time you spend learning about the communities you seek to serve. The building may be the goal for which you were hired, but the value we bring as architects is the collective learning process. To find fulfillment and reward in that process will not only result in better design but lead to greater personal and professional development.



Nelya Sachakova, AIA, CPHD
RKTB Architects

What was your greatest professional achievement or most notable project in the last 12 months?

In Jamaica, Queens, construction is about to start on a 3-K school facility that stands out among the projects I've worked on in the last year or so. The RKTB team has designed an interior renovation of a former gym space in a large retail center to create a new 3-K for All facility for pre-schoolers. The big challenges included working within an existing space with multiple tenants, paired with abbreviated timelines for design and construction documentation. Meeting the challenge required dedication and a strong, unified team effort. But no matter the challenges, it is always gratifying to work on projects like these that serve the community, which is one of the reasons I'm glad to work at RKTB.



Katie Hamel
Aurora Contractors, Inc

What was your greatest professional achievement or most notable project in the last 12 months?

My greatest professional achievement this year would be my current role as lead estimator on Aurora's largest project to date. As the only female lead estimator at Aurora, this is a huge accomplishment for me. I'm grateful for the opportunity to continue advancing in this industry. Another achievement I'm extremely proud of was my position as lead estimator on Netflix Studios in Brooklyn. I was the liaison between the subcontractors, ownership team, and Netflix throughout the entirety of preconstruction, as well as being accessible throughout construction. This project was the first building of its kind for both Aurora and me.

What advice would you offer to other women getting into the architecture/construction industry?

My biggest piece of advice would be to adapt quickly to your situation.

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2022 WOMEN IN CONSTRUCTION



Stacey Dackson
Structure Tone

What advice would you offer to other women getting into the construction industry?

The advice for women getting into the construction industry is: Be clear in your communication; know your worth; have the courage of your convictions; and, never lose your voice. And most importantly, when a seat at the table is offered, take it!

What was your greatest professional achievement or most notable project in the last 12 months?

My greatest professional achievement in the last 12 months has been two-fold, keeping my team in a positive mindset during the whiplash of the pandemic and being promoted to vice president, operations manager just recently. In my new role, I support the operations teams' achievement of financial and construction success in each of our projects, with a keen eye on professional development and career path management.



Ericka Keller
Brisa Builders Corp.

What was your greatest professional achievement or most notable project in the last 12 months?

Ebenezer Plaza is a three-phased project—comprising of 523 units of affordable housing, 40,000 s/f of community facility and 25,000 s/f of commercial/retail, we commenced construction in July 2018, and we completed the first two phases in November 2021 consisting of 316 units of family housing, 47,500 s/f of community facility and commercial retail core and shell. Aside from the co-developer, we served in the CM role for this project located in Brooklyn.

Why should women consider a career in construction?

I believe women innately have the skillsets necessary to be quite successful in the field of construction which centers on building relationships and being highly organized which are characteristics that we often possess in the many roles we have in society.



Sasa McCabe
CTA Architects P.C.

What was your greatest professional achievement or most notable project in the last 12 months?

The past year brought new challenges with “The Great Resignation.” CTA Architects doesn’t typically have a high turnover rate but we were not immune to all the changes that had to be made over the last year. As a project manager, I oversee dozens of projects and with a changing and relatively new staff it meant a lot more guidance and oversight. Thankfully the industry was booming but with that came added pressure.

Why should women consider a career in construction?

It is an empowering and rewarding career. It’s not exactly what I imagined when I studied architecture in college, but having done this now for almost 15 years, I am still curious and learning every day. It is a practical profession, you see the impact you have on where others live, work, and study.



Theodora Diamantis
Skanska USA Building

Why should women consider a career in construction?

Construction is an industry that values strength, tenacity, courageousness, and confidence, and I’d encourage all who possess those values—specifically women—to pursue a career path in the industry. Women should especially consider careers in construction to further break barriers and disprove antiquated ideas of what has widely been known and accepted as a male-dominated industry, providing a positive example for those that follow. In my experience, I’ve seen that women showcase humility, along with the ability to share knowledge and connect with their colleagues to strengthen the overall business, which when brought into managerial roles, makes them strong and effective leaders.

To view complete responses please visit us online at www.nyrej.com

Aurora is proud to honor Katie Hamel



This is Katie



she has finished this project,



she is now working on this project,



and is she proud of her coworkers.

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2022 WOMEN IN CONSTRUCTION



Andrea Mignone
Rose Capital Group

Why should women consider a career in construction?

There are lots of opportunities for growth that you can pursue if you work hard and keep your eyes open. It's also an industry that draws a lot of amazing, dynamic, and passionate people—both men and women—and that's energizing to be around.

Starting out in the construction business, who or what empowered you?

My first boss demanded a high level of work product and was never shy to do a site walk, climb a ladder, or hop on a hoist. She was an example of a confident professional woman in a male-dominated industry. Seeing her on the job empowered me to not be afraid, to be a confident and professional woman in my own job.

To view complete responses for the March 2022 Women in Construction Spotlight, please visit us online at www.nyrej.com



Kim Machado
Holt Construction

Why should women consider a career in construction?

Construction has always been a heavily male dominated industry, but I think we're finally starting to see a big change. When people think of construction, they mostly think of the physical labor it takes to build. But construction is so much more than that. And whether women want to work in the field (which they are physically strong enough to do) or work within an office, the industry offers ample opportunities to do either. Additionally, there are so many support networks for women including, NAWIC and PWC. Women are important and they will help diversify the industry. Diversity leads to innovation and innovation leads to success.



Taylor Steucke
Holt Construction

Starting out in the construction business, who or what empowered you?

In the beginning I was most empowered by the other women I saw around me. Their commanding presence, intelligence, and support was inspiring. Construction I think is often depicted as a very male-dominated business. I still to this day get a funny look when I tell people I'm in construction. Seeing other women excelling at their work and helping me to do the same made me realize how far I could go in this field and how much it's changed.

What advice would you offer to other women getting into the construction industry?

Working in construction requires standing up for what you know as well as taking the time to learn what you don't. I'm always learning new parts of this business and it's part of the reason why I love what I do.



Helen Herrick
MBH Architects

What was your greatest professional achievement or most notable project in the last 12 months?

I am thrilled that the new Bucherer (formerly Tourneau) flagship store opened on 57th and Madison last fall.

Starting out in the construction business, who or what empowered you?

In my 20s, I was often the only woman at the table. I had a great role model in an eccentric and self-assured University of Washington Architecture professor named Astra Zarina. She encouraged all the women in our class to lead, not take the easy road, and push for our ideas. I've also had the benefit of supportive managers (both men and women) throughout my career. I was recently on a jobsite where the PM, superintendent, construction manager and architect were all women. The best part was that it no longer seemed especially noteworthy. We've come a long way.

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2022 WOMEN IN CONSTRUCTION



Amy Jarvis, AIA
Spacesmith

Why should women consider a career in construction?

Women, men, and everyone should consider a career in construction because there are so many places to find a fit for your skills and your passions. When considering the larger umbrella of construction related fields you could become a welder, an architect, a designer, a sustainability material researcher, etc. The possibilities are endless and the impacts the roles have on society are huge. This type of work is fulfilling because it requires autonomy and collaboration. You can't have a great built space if you don't have all the players involved, and even if they don't all meet each other and know each other, they are all connected.

To view complete responses for the March 2022 Women in Construction Spotlight, please visit us online at www.nyrej.com



Merry Barrieres
Equity Environmental Engineering, LLC

Why should women consider a career in construction?

The construction industry offers women a wide range of career options. In addition to the building trades, women can design construction projects; examine environmental impacts of development projects; finance development and construction projects; and manage projects of all sizes. A career in the construction industry provides women the opportunity to be part of an industry that is constantly evolving and becoming more innovative. It is also an industry that will never go away, there may be ups and downs in the market but the construction industry will always be here.



Karen Kelly
Syska Hennessy Group, Inc.

What was your greatest professional achievement or most notable project in the last 12 months?

I think my greatest professional achievement during this past year has been to maintain personal connections with co-workers and professional colleagues while working remotely, and while also effectively managing the increased workloads that are being experienced throughout the design and construction industry.

Who within your own firm has helped you succeed within the construction industry?

I'm very fortunate to currently work under the direction of Michelle Galindez, Syska's director of marketing & communications. Michelle and I have collaborated with each other through SMPS and other networking organizations in the industry for close to 10 years. She continues to help me succeed in the construction industry by fully advocating for her team and creating a positive environment.



Irene Yim
Mark Design Studios Architecture, PC

What was your greatest professional achievement or most notable project in the last 12 months?

We completed the historical restoration of Lawrence Middle School, which was commissioned by the federal Public Works Administration as part of the New Deal and completed in 1936. Under this project, the auditorium, cupola, entrance and lobby, event restrooms and administrative suite were restored and renovated.

Why should women consider a career in construction?

Half the population on earth is women. Architecture and the built environment should reflect all facets and spectrum of the population. Women offer a unique voice and perspective to every project. Our innate detail-oriented nature not only enhance the project, sometimes it is those exact details that will make a lasting impression on the end-users that render a project a success.

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Retailer Space Seeking Guide

Tenant	Location	Type of Space	Size	# of Stores	# Planned over the next 5 years	Contact
	Nassau, Suffolk, Queens, Brooklyn, Staten Island, Bronx, Westchester, Rockland & Lower Hudson Valley	Free Standing, End Cap, Ground Lease, Built to Suit, Pad, In-Line, Purchase	6,800-7,500 SF	5,000	475	Marvin Hartman Pliskin Realty and Development 591 Stewart Ave., Suite 100 Garden City, NY 11530 516-997-0100
   	CT, MA, RI, NY	Free Standing, Pad Sites for Gas, Convenience	30,000-50,000 SF Plus	80	10	Michael J. Devino, Jr. Mercury Fuel Service Inc. 43 Lafayette St. Waterbury, CT 06708 203-756-7285

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For more information about advertising please call **Kristine Wolf**
Space Availability Guide, 1-800-654-4993, Fax 781-871-1853, kwolf@nyrej.com, www.nyrej.com