Annual Building Awards & Gala 2019
The **TWA Hotel** is proud to be a member of the dynamic county of Queens and support the **Queens Chamber of Commerce**

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[TWAhotel.com](http://TWAhotel.com)
It is my pleasure to welcome you to the 2019 Queens Chamber of Commerce Annual Building Awards Gala, one of the signature events of the Queens Chamber of Commerce. The Queens Chamber of Commerce has been here since 1911 for the business community with over 1,100 Member organizations, representing 100,000 Queens-based employees. For over 90 years, this marvelous awards tradition honors the architects, builders, engineers, lenders, interior designers and owners of buildings and building projects in Queens County.

In the spirit of what is old is new again, here’s a quote from a story about our Building Awards in the early 1930’s: “The Queens Chamber of Commerce Building Awards program was first organized in 1926. The awards served the purpose of promoting development in Queens at a time when the borough was experiencing a massive influx of new population.

This was partially driven by advances in transportation services including the Long Island Railroad, Queensborough Bridge, and New York City Subway system, which all connected Queens in the first two decades after the turn of the century. Census records show that the population of the borough more than doubled between 1920 and 1930, so when the awards program began there was a large quantity of new buildings to be considered.”

Thank you to our Board, Staff, our Sponsors listed in this Journal as well as all the nominated buildings. To our selected winners; congratulations and thank you for the inspiration; past, present and future!

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President & CEO,
Queens Chamber of Commerce
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The 512-bed TWA Hotel at JFK Airport opened this past May to much fanfare.

Built to replicate the iconic Jet Age terminal that first opened in 1962, the hotel is replete with modern amenities like high-end retail shops, a rooftop infinity pool, a 50,000-square-foot event space and the world’s biggest hotel gym.

Even Governor Andrew Cuomo complimented the project’s creativity and brilliance as “internationally spectacular.”
But for Tyler Morse, the CEO and managing partner of MCR and MORSE Development, the company that converted the formerly abandoned terminal into a hotel, the project was particularly exciting.

A former baggage handler at Los Angeles International Airport, Morse fell in love with the aviation business. He was especially thrilled by the TWA Flight Center, which ended operations in 2001.

“The opportunity to bring it back to its former glory was a once-in-a-lifetime opportunity,” Morse said.

The project was lauded for its painstaking attention to detail, from the restoration of the red-carpeted Sunken Lounge to the reproduction of the pencils and swizzle sticks, all of which had to be done in an environmentally-friendly manner.

Morse even personally collected all of the David Klein posters from that era.

“Everything we did is authentic,” he said. “That was important to us.”

While that focus required a lot of time and resources, Morse said it was a critical part of the project.

“People notice the details, and it really matters,” he said. “The amalgam of the details makes the project.”

The multi-year project had its own set of challenges that the developer, architects and builder had to overcome.

In total, Morse dealt with 22 government agencies and 14 preservationist groups, which led to a lot of opinions and thoughts on how to preserve the historic building.

“Trying to incorporate all of that into the design was quite tricky,” he said. “And doing that simultaneously while opening it on time, which we succeeded in doing.”

Another challenge was figuring out where to dispose of the soil for the massive project. After a long negotiation with the National Park Service, the TWA Hotel delivered 74,000 cubic feet of sand for the Spring Creek South South Storm Resilience and Ecosystem Restoration Project.

According to the company, the sand, valued at $5 million, will help stabilize Spring Creek Park, which is a wildlife refuge in the Gateway National Recreation Area on the Jamaica Bay shoreline.

It will reduce the risk of storm damage and flooding in neighborhoods like Howard Beach, which was significantly impacted by Superstorm Sandy.
“It was one tricky challenge after another,” Morse said about the project. “The biggest challenge was doing all of that simultaneously.”

But it was all worth it when the hotel was finally built and opened to the public. Morse said the hotel hosted a lot of former TWA employees for various events.

He said when they walked into the building, many began to cry and reminisce about their workplace for decades. Some said the new version looks even better than it did in 1962.

“It’s a great feeling, seeing the joy it brings to people,” Morse said. “People took photos for Instagram, and shared it with their families.”

He added that while MCR and MORSE Development are working on other hotels, none will “hold a candle” to this historic project.

“I don’t think projects like this will ever come along again,” he said.

The TWA Hotel is one of the recipients of the Queens Chamber of Commerce’s 2019 Building Awards. This year, the award gala will be hosted on October 3 at the hotel itself.

Morse said hosting the awards is meaningful for him and his team. He noted that the original Idlewild Airport, renamed in 1963 as JFK International Airport, has always been a big part of Queens.

“To be able to host the awards and honor the people from Queens is very special,” he said.

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2019 Building Awards Winners

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New York City Department of Buildings
Commissioner Melanie LaRocca

Keynote Speaker
Tyler Morse
President & CEO of MCR Development
Owner & Developer of the TWA Hotel

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TO THE WINNERS OF THE QUEENS CHAMBER OF COMMERCE’S ANNUAL BUILDING AWARDS GALA

KEYNOTE SPEAKER
TYLER MORSE - PRESIDENT AND CEO OF MCR DEVELOPMENT OF THE TWA HOTEL

GUEST OF HONOR
MELANIE LAROCZA - NY CITY DEPARTMENT OF BUILDINGS COMMISSIONER

SEVENTEEN OUTSTANDING CONSTRUCTION PROJECTS THAT WILL BE HONORED THIS YEAR
Even before he began the latest rehabilitation project for the home of Daniel and Mary O’Byrne, Douglaston-based architect Kevin Wolfe was already quite familiar with the house.

Twenty years ago, he worked on the same house, which had a different owner. The project back then was a landscape and restoration job, which Wolfe described as a few “minor tune-ups here and there.”

This time around, Wolfe’s firm was tasked with a more comprehensive two-part project, which has won a 2019 Queens Chamber of Commerce Building Award.

The first part, focused on the interior, was creating a playroom out of the attic. The playroom now contains a TV setup, a convertible billiards and ping pong
table, couch beds and even a new bathroom.

The project not only included design work, but also filings with the city because the third-story space required a Certificate of Occupancy.

On the outside, Wolfe redid the landscape, created a new outdoor space and driveway, and renovated the back patio to mesh with the house. He completely rebuilt the porch, which was demolished down to the base.

Wolfe also installed new interior light fixtures, some of which were sourced from a company in Boston. The architect said part of the mission was to bring the architecture back to an older period, while combining it with furniture that is more modern.

“When you walk into this room, it’s very contemporary,” Wolfe said. “But the architecture is all original.”

The Douglaston house dates back to 1907, when it was one of the first houses built as part of Douglas Manor, a planned garden community. Known simply as “The Knollwood” because it sat on Knollwood Avenue, the home was designed by renowned architect George Keister.

Keister, Wolfe said, was known for designing Broadway theaters, including the Belasco Theater. He also designed the Apollo Theater in Harlem.

Like many of his projects, Keister employed the “arts and crafts” interior style that was popular in the early 20th century for The Knollwood, Wolfe said.

When approaching this project, Wolfe conducted a lot of research on the history of the house. What he found was that the site has an “intense social history.”

For example, he found a story in the “Brooklyn Eagle” about a party hosted at The Knollwood. The host who lived there at the time was “famous for being a ladies man.” He had been married three times by the time he moved into the home.

“I found stories about him and jilted lovers, and all this crazy stuff,” Wolfe said.

Wolfe also stumbled upon another piece of history during the construction process, when his contractor’s team found a stack of papers in the corner of the attic, tied together with a ribbon.

The papers were a series of love letters, addressed to a young man named Emerson Smith who had lived in the property in 1940.

According to Wolfe, Smith had met a girl named Murial Spaeth during
Rehabilitation, Readaptive Use, Alteration, or Addition Award Winner:
Sussman-Automatic Corporation
Architect: Tom Kundig
Builder: Patrick Muecke
the summer of 1941, and spent time together for months. At the end of the summer, however, Spaeth and her mother went back to Fort Lauderdale, where they had lived.

“She starts sending him postcards and letters, and it goes back and forth,” Wolfe said. “And then they just end when the war begins.”

The O’Byrnes, who also read the letters, along with Wolfe, were left wondering if Smith ended up in the war, or if he ever got together with Spaeth.

“It’s kind of a mystery,” he said.

Wolfe even asked a friend of his, whose grandparents had owned the Knollwood Avenue house in the 30s, about the love letters. His friend replied that she had never heard of Emerson Smith.

“It’s not architecture, but it’s one of the fun things that happened while doing this,” Wolfe said. “There are these threads along the way of all these different people.”

The project, while fun, also had its share of challenges. The house is a “very tight site,” which presented some logistical complexities, Wolfe said.

Another challenge was that because Douglaston is a “very leaky place,” and has been for 100 years, the O’Byrne’s basement was always pumping water out onto the street.

Daniel O’Byrne told Wolfe that he didn’t want to continue doing that to his neighbors. So Wolfe hired an engineer from Bayside who was an expert on drainage.

After observing some topography maps, the engineer found that the house sat at the base of a hill, which explains why the water was constantly flowing.

Wolfe ended up excavating from the front of the house to the hedge. They added concrete seeps, drainage pipes and gravel to fix the problem.

“There’s not a drop of water in that basement,” he said. “That’s really important.”

By the time Wolfe had completed the project, he felt it was a “really thoughtful renovation” that the owners were involved in “every step of the way.”

He said it’s a winning project because it had a great client and a great team.

“When you have a team that’s working on all eight cylinders, that’s when you get things done,” Wolfe said. “People sit back and say, ‘that was fun and it was a success.’”
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SJEH has been making significant enhancements in its quality of care, patient safety, and patient experience since Gerard M. Walsh took the helm as Chief Executive Officer in mid-2015.

Now, after the complete renovation and 10,000 square foot expansion of the Emergency Department, the QCC has awarded SJEH a Builder Award in recognition of its efforts.

“The emergency department is the front door of many hospitals,” Walsh told The Wave. “Our original emergency room was built 35-40 years ago and was built to see about 10,000 visits a year. This year, we’re going to probably see close to 50,000. So it was severely undersized and very old.

We’ve doubled the size of our emergency room and it’s now state of the art. Now, the staff and the physicians, the nursing staff technicians can all work in a comfortable space that is conducive for that. So this is the first time St. John’s has done a major renovation and in many decades.”

As the only hospital located on the Rockaway peninsula, serving over 40,000 individuals a year in its current ED, this initial phase of work has created access to state of the art emergency equipment and a waiting area more conducive for patients in emergency need of care.
S. Rejeili Architects, who designed the renovation and The Shannon Group Inc., who built it, are also receiving awards for their work on the ED.

Each have worked with SJEH on a number of projects.

“I want to thank the St. John’s administration for nominating us [for the award] for having the confidence and trust in us to deliver such an important project for the community and the hospital,” said Samir Rejeili. “One of the challenges we had with designing this project is that for one, the department was very undersized, overcrowded and outdated. As Jerry mentioned, renovations haven’t been done [in decades].”

Stakeholders in the community have been adamant about the importance of having a cutting edge ED, and according to SJEH officials, a key accomplishment during Phase 1 of the project was providing an alternate ambulance intake/access during construction, ensuring complete patient safety and optimal service.

According to Michael Fennessey, principal at the Shannon Group, said the familiarity with Rejeili and the staff at SJEH certainly played a role.

“The success project of this project is a team effort,” said Fennessey. “It’s not just us, but a collaboration with the project engineer, the project architect, and probably more importantly, the facilities division. Basically, my work can be done without the cooperation of all involved.”

The ED was specifically designed to maximize the number of beds, include state-of-the-art modernizations in a caring and aesthetically pleasing environment, to radiate hospitality to the community and enhance staff satisfaction.

In addition, Phase 1 also allows patients in the emergency room faster care to receive radiology services and results. This design created a Radiology suite in close proximity (on the same floor) of the emergency room. Patients in the emergency room, no longer have to travel to the basement for radiology services.

“I’m very proud of the fact that our architect and contractor won this award,” said Tom Farzetta, VP of Facilities and Support Services at SJEH, who was the project manager on the renovation and expansion. “I think we work well together. I think our main focus is our patients that walk into this hospital. We made changes on this project as we moved along, and we even incorporated things for the betterment of the facility at a later time. So we’re constantly thinking, as we move forward on this project, we do not want to go backwards.”
Congratulations to the honorees of the Queens Chamber of Commerce's Building Awards!

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Michael Fennessy, Jr.
President
When LaGuardia Gateway Partners debuted the first 11 gates of the new Eastern Concourse at Terminal B last December, visitors marveled at the achievement.

The concourse, now with 18 gates, is 250,000 square feet and soars up to 55 feet high.

Travelers are immediately welcomed by the natural light and a park area with greenery and benches, as well as newly designed restrooms, shops and restaurants. There’s also a new airport-themed children’s play area, including a 16-foot interactive display.

For Stewart Steeves, the CEO of LaGuardia Gateway Partners, a private organization selected by Governor Andrew Cuomo and the Port Authority to operate and rebuild Terminal B, the project
has transformed the guest experience in the gate area.

“We are incredibly proud of this facility,” Steeves said, “which also offers a glimpse of what you can expect to come from the overall LaGuardia redevelopment project.”

The $5.1 billion project, the largest public-private partnership in American aviation history, includes a new headhouse, the main part of the terminal, along with two concourses that feature 35 total gates. In February 2018, the 3,100-space Terminal B parking garage opened, followed by the Eastern Concourse in December. The headhouse and Western Concourse are slated to open in 2020.

One feature that guests may not be aware of is that when it’s complete, the entire terminal will be “common-use.”

Steeves said that means the airlines operating out of Terminal B can use any gate, baggage claim or check-in position if needed.

In the original Terminal B, an airline could only use a gate it had specifically leased. Therefore, there may have been empty gates, but the airlines could not use them because they were leased to other airlines.

“In the new Terminal B, the common use operation will run more efficiently,” Steeves said, “resulting in a seamless experience for passengers.”

Building the new concourse, however, came with its own set of challenges. Steeves said this was “without a doubt one of the most complex aviation projects undertaken,” especially because the existing terminal remains operational as LaGuardia Gateway Partners builds the new one.

Overcoming this challenge required collaboration and coordination with their partners, the Port Authority, Skanska-Walsh and Vantage Airport Group, he said.

“To address this, the project was specifically designed to open in phases,” Steeves said. “We are building in front of, behind and even over top of the existing facility.”

LaGuardia Gateway Partners is now focusing on finishing the headhouse, which includes space for check-in, security and baggage claim, as well as the first gates of the Western Concourse.”

“2020 is an exciting year as we continue to expand on the renovations,” Steeves said
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Alvista Towers is the first building to alter the Jamaica skyline and signify change coming to the Queens neighborhood.

The neighborhood is currently undergoing a development wave, and the 25-story, 362,000-square-foot Alvista Towers at 147-36 94th Avenue is the cornerstone.

Shay Alster, managing partner at architecture firm GF55, headed up the project. He feels like they accomplished their goal of creating an affordable housing residential building that was both attractive and modern.

“It was a big challenge, because the Jamaica neighborhood is very scarce and the entire area has a big manufacturing use,” Alster said. “It’s not like building in Manhattan where you can draw from architecture from the past and make it current or where you have other buildings and dimensions that you
Alvista Towers first to transform Jamaica

By Jen Khedaroo | bfang@queensledger.com

The objective was to provide affordable housing as quickly as possible, but to utilize architecture in a way to enhance the character of the neighborhood.

They went for an abstract look with strokes on the building using affordable materials like Exterior Insulation and Finish Systems (EIFS). By using EIFS, they were able to play with the thickness of the lines, as well as the earthy colors and the different relationships between the lines.

While people may think affordable housing means less quality or less amenities, his designs prove otherwise. “We really want people to feel it’s an upscale lifestyle,” Alster said.

The second floor of the building boasts a recreation space that spans over half of the floor. There are seating areas, fitness center, yoga room, lounge, business area and children’s playroom, as well as a glass garage door that gives residents a blended indoor-outdoor living.

To add warmth to the building, Alster and his team chose to work with brick on the base of the building. At street level, they added planters and continued the theme by using different bricks to create horizontal stripes. The street level also features angled walls to give it a unique feel.

We now have seven projects all in the same area,” Alster said. “Across the street from Alvista is where we’re about to start construction on a building that’s even bigger than Alvista at 500,000 square feet, but we do recall the concept that we have on Alvista.”

GF55 will also work on the Hilton Hotel that will be built next door. “We’re really part of the architects who designed the neighborhood,
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not just a single building but an entire area,” he said.

The architects at GF55 did something similar in Harlem, where they built 35 new buildings block by block between 118th Street and 120th Street on the west side between Frederick Douglass Boulevard and Manhattan Avenue.

“In all of our projects we try to listen to what the community has to say, and when the developer thinks about how to develop a site they consider feedback,” Alster said. “It’s important to not come into a neighborhood and force your projects onto the people who live there.”
Crystal is proud to support Queens Chamber of Commerce and Congratulations to tonight’s Award Recipients!
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Clear Channel Outdoor is one of the world’s largest & most respected out-of-home advertising companies. A majority of Clear Channel’s board, executive management, senior leadership & sales staff call New York home. Everyday, hundreds of local Clear Channel employees commute to one of our five New York Metropolitan offices from the five boroughs and New Jersey.
NEW CONSTRUCTION

Commercial
LaGuardia Gateway Partners for Eastern Concourse, Terminal B, LaGuardia Airport
Design & Construction - Skanska Walsh Joint Venture
Project Manager - Vantage Airport Group

Hotels & Motels
TWA Hotel
Owner - Flight Center Hotel LLC
Architect - Beyer Blinder Belle and Lubrano Ciavarra Architects
Builder - Turner Construction Company

Mixed Use – Residential/Commercial/Industrial
Alvista Towers
Owner-94th Avenue, Jamaica, LLC
Architect - GF55 Partners
Builder - Artimus Construction

Single & 2 Family Residences
Yu Residence
Owner – Xin Jian Yu / Min Qiu
Architect – Paul W Athineos
Builder - Yan Chun Lin

Health Care Related Facilities
Northwell Health Laboratories – Little Neck Parkway
Owner - Betty Sarmiento
Architect - Flad Architects
Builder - Antonio Cabrera of Hunter Roberts Construction Group

2019 Queens Chamber

INTERIORS

Commercial
Bohack Square
Owner – Alex Ligas
Architect - Sotir Associates
Builder – Elli NY Design Corp.

Single & Two Family Residences
O’Byrne Residence
Owner – Daniel and Mary O’Byrne
Architect – Kevin Wolfe
Architect, PC
Builder – Heirloom Woodworking

Mixed Use – Residential/Commercial/Industrial
The Delson
Owner – TSINY 163rd Street Housing Development Fund Corporation
Architect – Amie Gross Architects
Builder – Racanelli Construction Co, Inc
REHABILITATION, READAPTIVE USE ALTERATION

Commercial
TWA Hotel
Owner – Flight Center Hotel LLC
Architects – Beyer Blinder Belle Architects & Planners LLP and Lubrano Ciavarra Architects
Builder – Turner Construction Company

Schools & Colleges
Electrical Industry Training Center
Owner – Educational and Cultural Trust Fund of the Electrical Industry
Architect – Gensler
Builder – JIBEI

Health Care Related
St. John’s Episcopal Hospital
Owner – Episcopal Health Services
Architect – Samir Rejeili
Builder – Michael Fennessy / The Shannon Group

Single & Two Family Residences
Build it Back Housing
Owner – Samnarain Sooperpersaid
Architect – Angelo Costa
Builder – Michael Dubb

Mixed Use – Residential/Commercial/Industrial
Sussman-Automatic Corporation
Owner – 34th Street L.I.C. Realty Co., LLC
Architect – Tom Kundig
Builder – Patrick Muecke

Industrial
Alphapointe
Owner – Alphapointe
Architect – Joel Miele, Jr., P.E., / Benjamin Leonardi, R.A.
Builder – Stephen Paolino of JPC Contracting Inc.

Office Building
Amalgamated Transit Union Local 1056
Owner – Amalgamated Transit Union Local 1056
Architect – Joshua Zinder, AIA
Builder – Augustino D. D’Alonzo Jr.

Landscape Design, Court-Yards, Plazas
O’Byrne Residence
Owner – Daniel and Mary O’Byrne
Architect – Kevin Wolfe Architect, PC
Builder – New Creations Landscapes, Inc.

OPEN OR ENCLOSED PUBLIC SPACE

Commercial
TWA Hotel
Owner – Flight Center Hotel LLC
Architects – Beyer Blinder Belle Architects & Planners LLP and Lubrano Ciavarra Architects
Builder – Turner Construction Company
LaGuardia Gateway Partners
Eastern Concourse, Terminal B, LaGuardia Airport

Design & Construction - Skanska Walsh Joint Venture
Project Manager - Vantage Airport Group
New Construction

HOTELS

TWA Hotel

TWA Hotel
Owner - Flight Center Hotel LLC
Architects - Beyer Blinder Belle Architects &
Planners LLP and Lubrano Ciavarra Architects
Builder - Turner Construction Company
New Construction
MIXED USE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL

Alvista Towers

Owner – 94th Avenue, Jamaica, LLC
Architect – GF55 Partners
Builder – Artimus Construction
New Construction
SINGLE & 2 FAMILY RESIDENCES

Yu Residence

Owner – Xin Jian Yu / Min Qiu
Architect – Paul W Athineos
Builder – Yan Chun Lin
New Construction
HEALTH CARE RELATED FACILITIES

Northwell Health Laboratories
Little Neck Parkway

Owner - Betty Sarmiento
Architect - Flad Architects
Builder - Antonio Cabrera of Hunter Roberts Construction Group
Bohack Square

Owner - Alex Ligas
Architect - Sotir Associates
Builder & Interior Designer - Elli NY Design Corp.
Interior Design
MIXED USE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL

The Delson

Owner – TSINY 163rd Street Housing Development Fund Corporation
Architect – Amie Gross Architects
Builder – Racanelli Construction Co, Inc

Additional Awards Won by The Delson: ArtWorks, National Endowment for the Arts Grand Prize, 2019 Coverings Installation & Design Awards
Interior Design
SINGLE & TWO FAMILY RESIDENCES

O’Byrne Residence

Owner - Daniel and Mary O’Byrne
Architect - Kevin Wolfe Architect, PC
Builder - Heirloom Woodworking
Interior Designer - Pamela Broderick of Kevin Wolfe Architect, PC
REHABILITATION, READAPTIVE USE ALTERATION, OR ADDITION
COMMERCIAL

TWA Hotel

Owner – Flight Center Hotel LLC
Architects – Beyer Blinder Belle Architects & Planners LLP and Lubrano Ciavarra Architects
Builder – Turner Construction Company
REHABILITATION, READAPTIVE USE ALTERATION, OR ADDITION
HEALTH CARE RELATED

St. John’s Episcopal Hospital

Owner – Episcopal Health Services
Architect – Samir Rejeili
Builder – Michael Fennessy / The Shannon Group
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2019 BUILDING AWARDS GALA
REHABILITATION, READAPTIVE USE ALTERATION, OR ADDITION
MIXED USE – RESIDENTIAL/COMMERCIAL/INDUSTRIAL

Sussman-Automatic Corporation

Owner – 34th Street L.I.C. Realty Co., LLC
Architect – Tom Kundig
Builder – Patrick Muecke / Muecke, Inc.
Rehabilitation, Readaptive Use Alteration, or Addition
Office Building

Amalgamated Transit Union Local 1056

Owner – Amalgamated Transit Union Local 1056
Architect – Joshua Zinder, AIA
Builder – Augustino D. D’Alonzo Jr.
Electrical Industry Training Center (EITC)

Owner – Educational and Cultural Trust Fund of the Electrical Industry
Architect – Gensler
Builder – JIBEI
REHABILITATION, READAPTIVE USE ALTERATION, OR ADDITION
SINGLE & TWO FAMILY RESIDENCES

Build it Back Housing

Owner – Samnarain Sooperpersaid
Architect – Angelo Costa
Builder – Michael Dubb
REHABILITATION, READAPTIVE USE ALTERATION, OR ADDITION

INDUSTRIAL

Alphapointe

Architect – Joel Miele, Jr., P.E., / Benjamin Leonardi, R.A.
Builder – Stephen Paolino of JPC Contracting Inc.
REHABILITATION, READAPTIVE USE ALTERATION, OR ADDITION
LANDSCAPE DESIGN, COURTYARDS, PLAZAS

O’Byrne Residence

Owner – Daniel and Mary O’Byrne
Architect – Kevin Wolfe Architect, PC
Builder – New Creations Landscapes, Inc.
OPEN OR ENCLOSED
PUBLIC SPACE
COMMERCIAL

TWA Hotel

Owner – Flight Center Hotel LLC
Architects – Beyer Blinder Belle Architects & Planners LLP and Lubrano Ciavarra Architects
Builder – Turner Construction Company
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