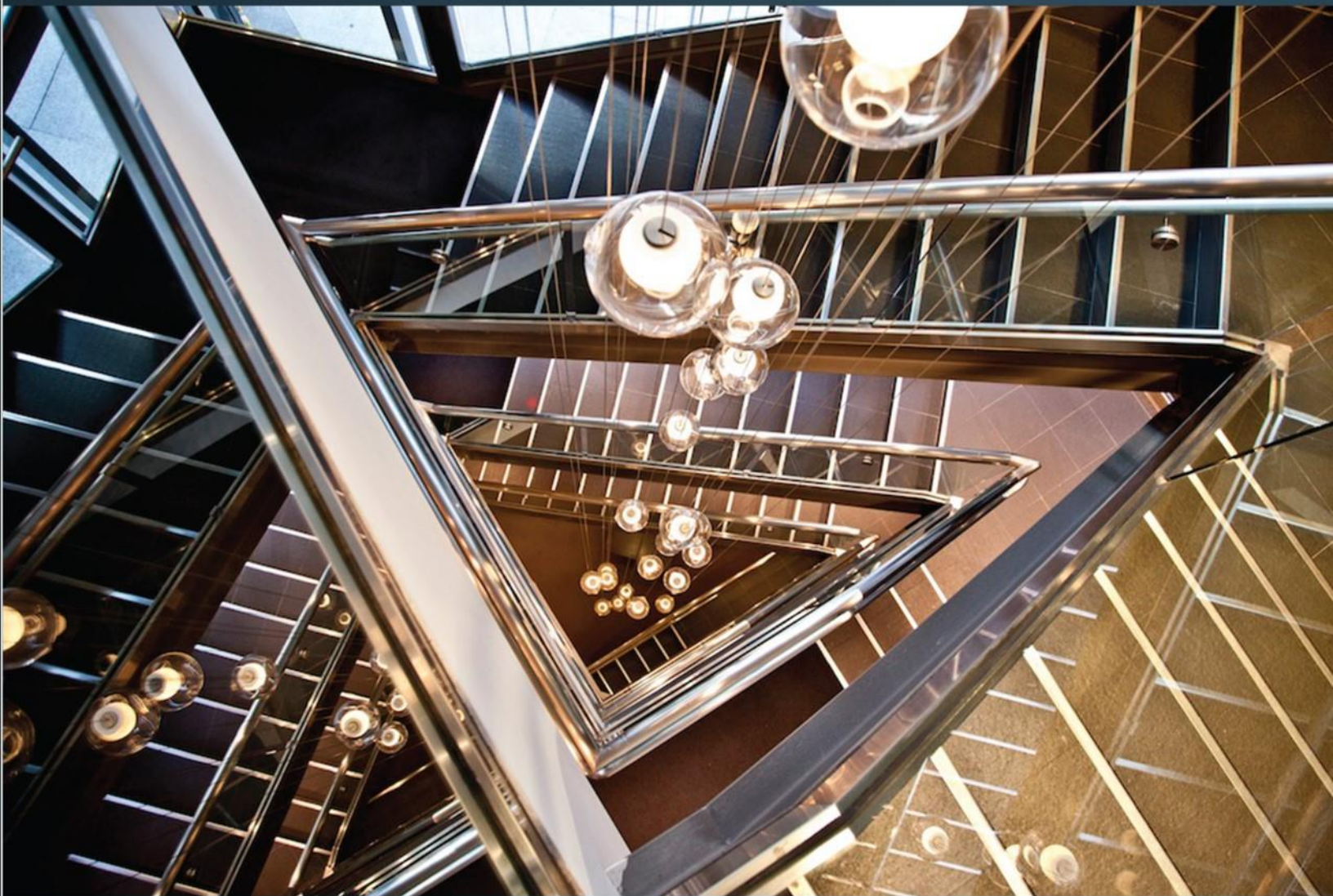




KING ROSE

CONSTRUCTION



212 - 239 - 8525
www.kingroseny.com
New York • New Jersey

FEATURED PROJECTS



Graduate School of Architecture, Planning and Preservation (GSAPP)

Location: Avery Hall, Columbia University

Architect: Douglas Gauthier

For the past seven years, King Rose has built studios, classrooms, offices, corridors and event spaces at GSAPP, including meticulous restoration of architectural elements original to this historic McKim, Mead, & White building, as well as sophisticated lighting systems to enhance the student and faculty experience.



Macklowe Gallery

Location: 445 Park Avenue at 57th Street

Architect: David Fratianne Architect PLLC – DFA

Macklowe Gallery moved a wide-windowed corner ground floor space of 6000-sf. King Rose transformed the former bank space into an elegant setting for Macklowe's museum-quality acquisitions. Includes main gallery space, mezzanine library, lower-level showroom, offices, break room, photo studio and mailroom.



University Club of New York

Location: 1 West 54th Street

Architect: Peter Gisolfi Associates

Complete restoration of the world's largest library housed within a social club, including installation of custom-fabricated light fixtures in 55 lighting zones controlled by the sophisticated Lutron GRAFIK Eye® system. King Rose refinished original woodwork, rehabilitated damaged stone elements, and applied gold leaf to ornamental elements throughout the vaulted rooms.



Tourneau TimeMachine

Location: 57th and Madison Avenue

King Rose built upscale boutiques for Breitling, Cartier, Phillipe Patek and Longines, as well as renovations for TourneauTimeMachine itself, the world's largest retailer and multi-level space for luxury timepieces.



Tesla

Location: 160 Van Brunt St, Brooklyn

Architect: CallisonRTKL

Transformed raw space for their brand new corporate sales and service offices, located above their must-see showroom in Red Hook, Brooklyn. The build includes open concept work spaces, modern kitchen/pantry area, restrooms, conference rooms and the installation of a sophisticated HVAC system.



Dish Network

Location: 185 Varick Street

Architect: VIRALINE Architecture

Dish Network hired King Rose to build their downtown Manhattan offices at Varick and King Streets. Over the past several years, projects have included two floors comprising 30,000-sf of both open concept work spaces and glassed-enclosed conference rooms, enabling employees to collaborate on next-generation innovations in entertainment.



Columbia University

Location: Carman Hall, 545 W 114th Street

Architect: John Schimenti, P.C. Architect, A.I.A.

For the first time in the building's history, King Rose revitalized 60-year old Carman Hall into a hotel-quality residence for first-year students attending Columbia. The 122,000-sf build includes hotel-quality dormitories with modern bathrooms, corridors, study spaces, and a student lounge that boasts an ecologically-inspired 'living wall' of plants and modular seating area.



NASA

Location: 2880 Broadway

Architect: AARRIS ATEPA Architects LLC

The National Aeronautics and Space Administration (NASA) hired King Rose to build 50,000-sf of its Goddard Institute's Manhattan offices. The multi-phased build includes six floors of office space as well as a state-of the art data center. King Rose ensures a secure and clean environment while working in occupied spaces, so that NASA can focus on their mission-critical global research.



Radio City Rockettes

Location: Radio City Music Hall, 1260 6th Ave

Architect: Josh Held Design

The world-renowned Rockettes hired King Rose to build a private lounge and media center for the performers to relax and recharge on location at the historic Radio City Music Hall. The multi-purpose space includes a sleek, modernly-lit kitchen, community café, computer lab, and state-of-the-art media and entertainment area.



Hudson

Location: East Village

Architect: Verona Carpenter Architects

Hudson East hired King Rose to build the exterior/interior of an East Village residential lobby to update the original 1990's buildout. Included custom-made lighting, unifying architectural elements, mailroom, elevator landings and technology upgrades for improved building communications.



ENR New York
NAMED TOP CONTRACTOR 2018

Goldman Sachs Grant Award

Clinton Foundation Economic Opportunity Award

Columbia University Award

HubZone Certified

EPA Lead Safe Certified



FRANCE MEDIA, INC.

Jerry France Chairman & CEO/Co-Publisher
Scott France President/Co-Publisher
Michael Jacobs Chief Financial Officer
Jaime Lackey VP, Marketing & Digital Strategy
Randall Shearin SVP, Editorial & Operations

EDITORIAL

Matt Valley Editorial Director, Real Estate Regionals
David R. Cohen Editor
Katie Sloan Assistant Editor
John Nelson Assistant Editor
Taylor Williams Assistant Editor
Kristin Hiller Assistant Editor
Camren Skelton Assistant Editor
Julie Hunt Graphic Designer
Nick Topolski Graphic Designer
Jeff Shaw Graphic Designer

ADVERTISING

Scott France Co-Publisher
Barb Sherer Media Advisor

INTERFACE CONFERENCE GROUP

Richard Kelley Senior Vice President
Alicia Lewis Conference Manager
Heather James-Wyrick Conference Coordinator
India Wright Conference & Marketing Coordinator

CIRCULATION AND ADMINISTRATION

Teresa Hennington Office Manager
Jim Clark Traffic Coordinator
Vally Smith Receptionist

Northeast Real Estate Business (ISSN 1554-0847) is published seven times per year by France Publications, Inc., d/b/a France Media, Inc. Editorial and advertising offices are located at Two Securities Centre, 3500 Piedmont Rd., Suite 415, Atlanta, GA 30305. Telephone (404) 832-8262, facsimile (404) 832-8260. E-mail: northeast@francemediainc.com. POSTMASTER: Send address changes to: Northeast Real Estate Business, P.O. Box 47065, Plymouth, MN 55447-0065.

Northeast Real Estate Business is a registered trademark of France Publications, Inc. Subscription rates: USA 1 year \$68; 2 years: \$114. Single copies are \$10.00. For subscriber services, including change of address or subscriptions, please email NREB@kmpsgroup.com or call (800) 869-6882.

©2018 France Publications, Inc. For reprints or to photocopy articles, please contact Barbara Sherer, manager of special advertising at (404) 832-8262 x 134. The opinions and statements made by authors, contributors and advertisers to *Northeast Real Estate Business* are not necessarily those of the editors and publishers.

CONSCIENTIOUS CONSTRUCTION

How to minimize disruptions during renovations of occupied multifamily buildings.

Performing renovations, regardless of how big or small, in occupied multifamily buildings is disruptive to the day-to-day operations for both building staff and residents. Selecting a contractor with significant experience working in occupied buildings helps to ensure success before the project even begins.

If you do not properly vet a contractor, you open yourself up to potentially disastrous ramifications like litigation over improperly performed construction, the risk of tenants withholding payment in protest of uninhabitable conditions, or expensive lawsuits as a result of injury or damage to personal property.

The following questions and checklists will help you determine whether you have found a suitable contractor for your next project.



Yoel Borgenicht
King Rose
Construction

in third-party supply shipments — and formulate a recovery plan to make up for any lost time in the schedule.

Planning Clean Construction

This is the area where the bar must be set highest because it directly impacts the health and safety of tenants. It is imperative to hire a contractor that is committed to using environmentally sound technologies and products.

A conscientious contractor will:

- Hold an EPA Lead-Safe Certification, required for renovations on buildings constructed prior to 1978.
- Only use VOC-free paint, and provide a Material Safety Data Sheet (MSDS) with technical details about any potential health hazards of materials used on the project.
- Mitigate noise using sound attenuation partitions,

and stagger hours for demolition or any other particularly noisy activities.

- Use plastic enclosures for the protection of existing conditions, and deploy air scrubbers to filter out dust.

Communication Strategies

The lines of communication must be clear and concise, from preconstruction through completion of the punch list.

A conscientious contractor will:

- Provide a contact list including a full-time site supervisor, project manager and a principal of the firm. The contractor will also need a contact list of building staff to ensure proper two-way communications at all times.
- Hold weekly meetings with the building manager to detail the expectations and understandings of renovations in progress, with a two-week look-ahead so that building management can alert its tenants accordingly.
- Maintain daily reports, with photos to visually articulate progress, and a labor tally, in order to align project management expectations with the work completed each day.

Project Phasing

Let's say your building needs a lobby renovation. You can't just simply shut down a major entrance to a building without any consideration for the impact it will have on residents.

A conscientious contractor will:

- Set parameters prior to mobilization to determine when occupancy is at its highest, how traffic flows through the building, and when it's at its peak.
- Provide a color-coded phasing plan in CAD, or a floor plan that demonstrates the geographic area of the work and when specific tasks will be completed.
- Proactively address any issues — such as unexpected problems unearthed during demolition or delays

Managing the Project

Clear project guidelines and site safety rules are established during the pre-construction phase and sustained daily throughout the lifecycle of a project. All workers are expected to be courteous and respectful on the site, and be mindful at all times of the safety and security of the building's staff, tenants and visitors. Any unsafe conditions or conduct violations will be immediately addressed.

A conscientious contractor will:

- Require that all project managers and tradespeople hold OSHA certifications and have background checks.
- Ensure workers arrive and leave promptly, with a clear understanding of how to enter and exit the building. The contractor must emphasize that tradespeople should not engage with tenants, leaving all communications to that of the site supervisor.
- Designate specific areas for lunch breaks, ban smoking from public areas, and have a zero-tolerance policy for any alcohol or drug use.

Last but not least, ask your contractor to provide references who can speak to their previous renovations in occupied spaces, and how long the contractor will guarantee against errors or omissions in its work in your building. When your contractor displays fluency in these factors, your project will be off to a solid start.

Yoel Borgenicht is the president of King Rose Construction in New York City.

Our Mission

Provide our clients with quality, service, and value that is unmatched in the industry. Meet all deadlines and exceed our customers' expectations on every project.

Services

**General Contracting
Construction Management
Design/Build
Preconstruction Consulting
Claims Consulting**

**Project Management
Feasibility Studies
Estimating and Scheduling
Facility Maintenance
Value Engineering**

Markets Served

**Financial
Real Estate
Media
Education
Government
Not-for-Profit
Retail
Medical**

**Residential
Museums
Corporate
Restaurant
Architectural
Legal
Historic
Religious**

Client Testimonials

Glad you're on board and appreciate your historical expertise of onsite professionalism.

-Frank Clapsaddle, LeFrak Organization

A big thank you to all of you. Your team was able to do everything despite the short time window we had, and really made our day. Thank you again, it is always a pleasure working with you.

-Leonie Lang, Office of the President, Columbia University

King Rose is a well oiled machine. I have never encountered a construction company that has such a dedication to customer service at all levels from the office staff, supervisors to the field workers.

-Richard Nichols, TF Cornerstone

I'm very happy with your firm's performance. King Rose has been on point which has made the project go through very smoothly. Look forward to working with you in future projects here at Sinai.

-Gerald Lim, Mount Sinai Medical Center

I recommend King Rose whole heartedly. They do excellent work, on time, on budget.

They are my first choice among contractors.

-Mark Taylor, Graduate School of Architecture, Columbia University

Thank you for the wonderful work that had been done at the US Mission and I look forward to continue working with you and your staff in the near future!

-Jessica Karkat, GSA, US Federal Govt.

King Rose is the best. You guys are the only ones I can really depend on when push comes to shove.

-Affil Cruz, Dish network

If you want a job done on time and on budget, I would 100% recommend king rose.

-Simon Zar, Zar Properties

Thank you again for all your hard work. The PR, locals and customers are loving the space.

-Justin Couchara, Billy Reid

The work looks great. Thank you for another job well done.

-Marylee Cavaoli, GSA, US Federal Gov.

Thank you King Rose. You did an outstanding job.

-Nasser Mansour, FedEx

The quality of work King Rose of NY provides has always been impressive.

-Zebedee Daniels, Amber Charter School

I was impressed with the attitude and professionalism of the workers.

-Gerard Musuraca, LeFrak Organization