



PERSPECTIVE NEW YORK

The comprehensive view of real estate, design and construction

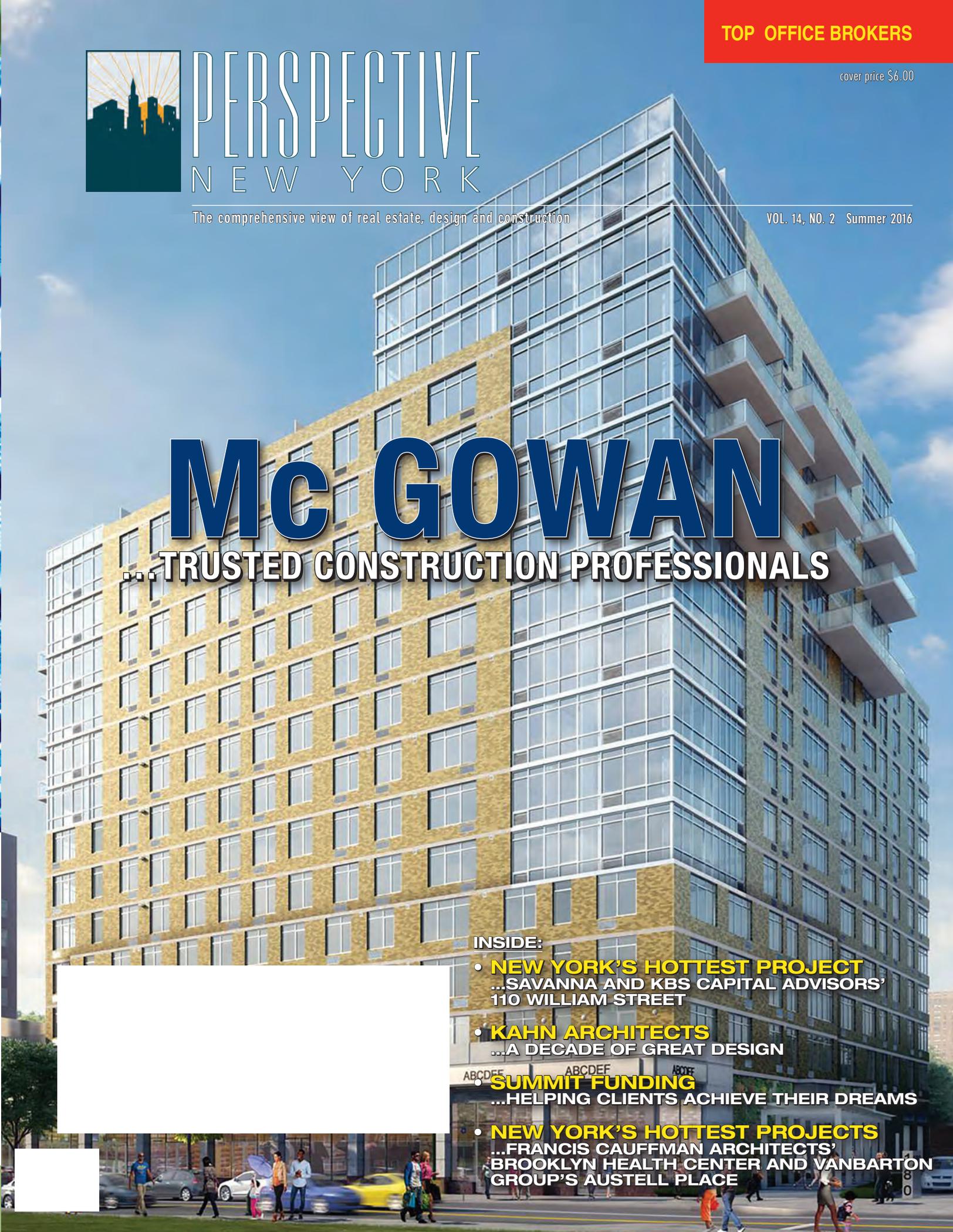
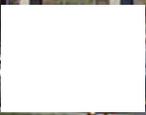
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Mc GOWAN

...TRUSTED CONSTRUCTION PROFESSIONALS

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Mc GOWAN

...TRUSTED CONSTRUCTION PROFESSIONALS,
DEDICATED TO PARTNERING WITH CLIENTS

“Our firm’s approach is a highly collaborative one. We strive to ‘take ownership’ of each of our projects to ensure that every challenging project detail is understood, discussed and organized in the most timely and cost effective manner.” Patrick Mc Gowan, Chief Executive Officer

The New York Metropolitan Area presents one of the most challenging construction environments on the planet. With a focus on creating unique, high-design projects, the region’s developers demand a detail-oriented construction firm that has demonstrated the ability to successfully work with world-class architects and engineers. A large number of these leading real estate companies have found a partner in **Mc Gowan**, a full-service construction firm that, over the past 15 years, has successfully completed its share of distinctive and noteworthy projects in the New York region.

Headquartered in East Rutherford, New Jersey, minutes from Midtown Manhattan, Mc Gowan provides both construction management and general contracting contract services and strives to remain active in a wide variety of market sectors including corporate interiors, retail, mixed-use, cultural, education, residential and hospitality.

Mc Gowan’s project services include a full spectrum of essential construction related services including pre-construction, project budgeting, value engineering, project estimating, design/build and development consulting services.

From the ground-up construction of luxury residential buildings to the modernization of antiquated office and apartment buildings into “state-of-the-art” hotels and condominiums, Mc Gowan has demonstrated its expertise

in navigating the often challenging urban project terrain. In New York, where a property’s Landmark historic significance and adjacent transportation infrastructure can significantly impact project schedules, the firm has performed skillfully in providing construction services that successfully overcome roadblocks — both expected and unforeseen.

“Building ground-up projects in New York City often requires new complex foundations, calling for detailed shoring and underpinning,” said Martin Mc Gowan, the firm’s president. Organizing these demanding new building foundations requires a higher level of construction abilities, and through our successful completion of these projects, we’ve demonstrated we possess these demanding project skills”.

IMPRESSIVE URBAN CONSTRUCTION EXPERTISE

A fine example of the Mc Gowan project team’s meticulous approach can be found at The Lincoln Square Synagogue. With the project’s sweeping curvilinear glass-panel-curtain walls, a semi-circular stair with decorative handrails, wood cladding, and stone tread stairs, this 52,000-square-foot project’s elegant space necessitated all of Mc Gowan’s construction expertise. Completed in 2013, the synagogue is the largest synagogue built in New York City in more than 50 years.



LEFT: Lincoln Square Synagogue; THIS PAGE: Nightingale-Bamford School

The building has won awards for its unique curving curtain-wall design. Mc Gowan provided construction management services for this challenging ground-up project, which entailed the implementation of complex site and foundation work. The unique building design included a 7,200-square foot ballroom, a double-height sanctuary and lobby, a bridal room, administrative offices, five classrooms, an outdoor terrace and service kitchens on two lower levels. Building the Synagogue, Mc Gowan erected a three-story steel structure, and installed all new interior finishes and MEP systems of the highest quality and workmanship.

Mc Gowan's ability to successfully complete challenging urban projects is also exemplified by Nightingale-Bamford School, a private K-12 girls school located on Manhattan's Upper East Side at 92nd Street. Like many of Manhattan's private schools, in its quest to remain competitive and provide for the highest standard of teaching facilities, Nightingale-Bamford planned for a significant modernization and expansion. Mc Gowan provided construction services for the complete renovation of an existing 100-year-old facility, in addition to demolishing everything but the two landmarked façades of two historic townhouses adjacent to the school's main building. In its place, Mc Gowan constructed a new, 25,000-square-foot addition to the school's main building, providing an amazing complement of new facilities including classrooms, fitness room, greenhouse and the new Black Box Theatre.

"Part of the challenge associated with this project was the fact that these buildings are more than 100 years old," explained Patrick Mc Gowan, the company's chief executive officer. "Given the age of these townhouses, their rubble rock foundations caused challenging site conditions that caused us to adjust our building approach. Addressing actual conditions and solving these challenges both efficiently and cost effectively is what we are good at, and that is what we are focused on achieving for our clients."

Mc Gowan's demolition of the two townhouse structures involved extensive shoring and underpinning. In addition to constructing 25,000 square feet of new space to add onto the existing building, the Mc Gowan team performed a complete renovation of the existing building's classrooms and administrative offices, including a complete modernization of the building's antiquated fire and life safety systems.

Nightingale-Bamford is just one of the education facilities constructed by Mc Gowan. In Rutherford, NJ, Mc Gowan served as the general contractor for **Felician College's Education Commons** building. The new, modern space consists of a high-tech nursing center, classrooms and libraries. The project was constructed in an existing building that had been vacant for many years. Mc Gowan completed a total renovation and addition of the underused structure, including complete demolition of its interiors and removal of the exterior façade to make way for a new curtain wall system with metal panels and

"Contributing to Mc Gowan's successful completion of our project was the consistent level of communication their project team shared with the school."

Susie Heller, Director of Facilities, Nightingale-Bamford School

the installation of a new EPDM roofing system with new copings. The Felician College project was undertaken while school was in session: a challenging safety issue.

In the residential sector, where Mc Gowan is currently involved in the construction of a wide range of building types containing more than 2,000 units, the firm has been involved in building some of the most architecturally attractive and desirable living spaces in the New York Metropolitan Area. One example is **River & Warren**, a condominium project, overlooking the Hudson River,



River and Warren Condominiums

near the Battery Park section of Manhattan. Mc Gowan was selected by developers **Five Mile Capital** and **Centurion Group** to renovate an existing 15-year-old apartment building containing 324 rental units into a modern condominium building with 162 completely redesigned one-to-five-bedroom luxury residences. The building renovation included all new interiors and new building systems throughout. Cetra-Ruddy Architects designed the new condominium project.

On West 29th Street adjacent to and overlooking the High Line, Mc Gowan is constructing an architecturally complex, ground-up residential project with many unique structural details known as **Bauhouse Condominiums**. Featuring a striking curved curtain wall façade, the new building design features a 12-story new addition to a current eight-story industrial structure, retaining just the perimeter façades. When the project is complete in 2017, the Bauhouse project will provide 12 luxury full-floor condominium residences.

Mc Gowan has also just provided construction management services for **The Margo**, a newly constructed, 15-story apartment building that has been built on Myrtle Avenue in Downtown Brooklyn near the Barclays Center. When completed, the project will contain 228 new residential apartment units and underground parking. Red Apple Group is the developer; Dattner Architects designed the new

“Converting existing office structures into new vibrant hospitality uses is a project type that Mc Gowan has demonstrated it understands and can be successful in completing.”

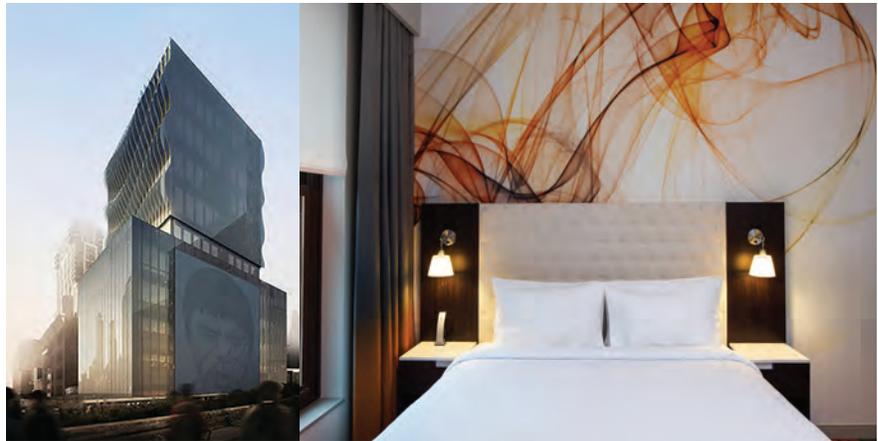
John Mc Mullen, Director of Construction, High Gate Hotels

residential development.

Another exciting residential conversion project in its early planning stages is **Lamp Works Loft Apartment Complex**, located in Harrison, NJ near Red Bull Arena. The project’s developer, **Albanese Development**, selected Mc Gowan to provide construction services to organize and implement the complex project scope that includes both conversion to loft residential and new construction of residential at this 450,000-square-foot complex comprised of three existing industrial properties. “We’re excited to be selected to construct this new residential gentrification and revitalization project in Harrison. The area has been undergoing an urban renaissance, as many new residential, hotel and office projects are being developed,” said Martin Mc Gowan.

When completed, the Lamp Works project will result in creating vibrant, loft-style residential apartments within three fully renovated and modernized structures. The main building, where Mc Gowan is adding three floors of new construction, was originally constructed to house Thomas Edison’s manufacturing facility for his new light bulb invention in 1906. The Lamp Works project is scheduled for completion in late 2017.

Mc Gowan also has significant experience in the hospitality sector, having completed major New York City hotel projects in Lower Manhattan and West Chelsea. The modern **Marriott Residence Inn Hotel**, located at 170



LEFT: Bauhouse Condominiums; RIGHT: Marriott Residence Inn Hotel

Broadway, opposite historic Trinity Church in Manhattan’s Financial District, features 243 rooms that were completely redeveloped from a 19-story, 200,000-square foot existing commercial office building.

Mc Gowan served as the construction manager for the extensive hospitality conversion project, designed by Stonehill & Taylor, and developed by **High Gate Hotels**, **Tribeca Associates** and **Carlyle Group**.

Mc Gowan coordinated the complete demolition of the existing building’s interiors, MEP systems and vertical transportation.

“We are pleased to be selected to participate in this exciting urban gentrification and property revitalization project as part of the area’s urban renaissance.”

Martin Mc Gowan, President, Mc Gowan



The Dream Hotel Downtown Façade

The project's new construction work included relocation of building stairs, installation of new elevator systems and the addition of a new penthouse floor and extensive structural work. In addition, a new 60,000 square foot retail space was created on the building's lower level and first two floors.

Another impressive new hotel project for which Mc Gowan served as construction manager is **The Dream Hotel Downtown**, located across from Google Headquarters in West Chelsea. The project scope called for converting three existing commercial buildings into a uniquely designed luxury hotel containing six restaurants and two

dramatic rooftop lounge areas. The project's high-design construction details included a suspended pool with a transparent acrylic bottom above the main lobby space, as well as the creation of 316 luxury guest rooms, with some offering private terraces with direct access to the second-floor pool and beach club. This 12-story, five-star hotel, developed by **Hampshire Group Hotels**, required Mc Gowan to organize complex staging, logistics and delivery schedules due to the high traffic area of Manhattan. The Dream Hotel Downtown was designed by Handel Architects.

The New York City's retail space market is constantly evolving, creating new spaces, and Mc Gowan is actively providing its construction expertise to participate in creating some of these new retail spaces. An impressive example of landlord's creating additional new retail space, where Mc Gowan was selected to create a new multi-level retail structure, is **The Leader House Residences**, located at 92nd Street along Columbus Avenue in the heart of Manhattan's Upper West Side. The developer, **Starrett Development**, added a new two level 40,000-square-foot retail style structure to the plaza area 30-story residential building. The project scope called for demanding site work, shoring and structural steel applications to create the dramatic new glass retail atrium and lower level retail area.

"We're very pleased with our experience working closely with the Mc Gowan team to construct our new apartment building development. We look forward to embarking on a future new project with them."

John Catsimatidis, Chairman,
Red Apple Group

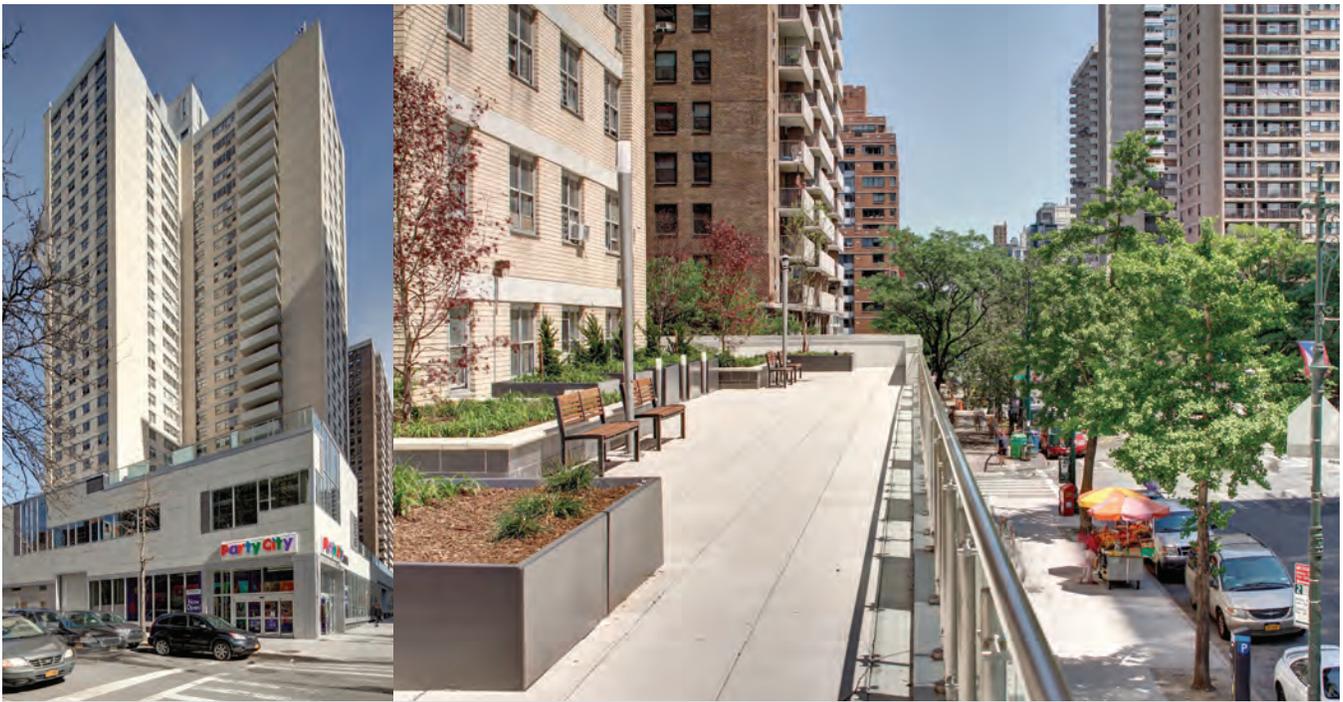
Mc Gowan has had an on-going relationship providing construction services to **Lithia DCH Auto Group**, where the firm completed a project calling for ground-up construction of a new Honda sales and service facility. Headquartered in Paramus, NJ, the DCH Auto Group is one of New Jersey's largest and most prestigious auto dealerships. The project scope included the construction of



The Margo by Red Apple Group



PHOTOS COURTESY OF MC GOWAN



Leader House Residences

a new 28,000-square-foot auto dealership showroom, including the renovation and expansion of the dealership's 10,000-square foot mechanical space and body shops.

Another prime example of Mc Gowan's accomplishment in the office interior's sector is the **Williams Sonoma** new office space installation project. The newly installed \$9 million modern 'open-designed' office space at Empire Stores, in the DUMBO section of Brooklyn, is presently underway and is scheduled to be completed summer 2016. This dramatic new office environment will serve as the East Coast corporate headquarters for the global home furnishings retailer.

"This modern office environment is an impressive example of adaptive reuse of an existing 120-year-old maritime warehouse," Patrick Mc Gowan said of the project, situated along Brooklyn's historic waterfront overlooking Manhattan's skyline. "empire Stores is an exciting urban mixed-use project in a popular Brooklyn neighborhood." Situated beneath the Manhattan Bridge, at the edge of the East River, this historic building was built in stages during the mid-1800s as a coffee warehouse, known throughout its history as the Empire Stores facility.

Today it is in the process of being redeveloped into a multi-level retail, office and residential complex. Williams Sonoma will occupy over 100,000 square feet of modern designed office space, consisting of the building's entire second and third floors, where their new offices will be furnished throughout with William Sonoma's West Elm office furnishings.

"Given the impressive high-design nature of the William Sonoma brand, our firm's being selected create their new offices was based on the Mc Gowan team's ability to complete

the project applying our most focused attention to detail," Martin Mc Gowan said.

Added Ron Agababian: "Most of all, these high-design projects demonstrate our firm's ability to work closely with project architects, owner's representatives and our clients. We're committed taking ownership of their projects to understand their design visions and successfully complete their projects. This is a key Mc Gowan differentiator: we partner with our clients to ensure that they are kept informed throughout the project, with the daily challenges, and our proposed solutions."

THE PEOPLE BEHIND MC GOWAN'S SUCCESS

Since its founding in 2001, Mc Gowan has evolved into a modern, well-respected and entrepreneurial-spirited provider of construction services. The firm's reputation is built on accountability, trust and the consistent delivery of premier-quality construction services.

The strength of the firm's long term relationships with its subcontractors is one of the main reasons attributable to Mc Gowan's timely completion of their projects. To that end, clients are provided with accurate day-to-day project reporting and accounting, fostering strong project unity and collaboration with the entire project team. Understanding the need for strong team communication, Mc Gowan professionals are committed to collaborating to ensure that clients are kept apprised of daily project activities and proposed design adjustments through their "in-the-field" observations and assessments.

"Our most important priority is achieving our client's project goals," says Patrick Mc Gowan. "We strive to partner with our cli-

"Mc Gowan has done an exceptional job for us. Their workmanship and attention to detail are excellent. They help us demonstrate the quality of our dealership by creating a well-constructed, easy-to-maintain facility."

James Weingartner, Director,
Design & Construction,
Lithia DCH Auto Group

“These projects demonstrate our firm’s ability to work closely with architects, owner’s representatives and our clients to understand their visions and successfully complete their projects.”

Ron Agababian, Vice President and Business Development Director, Mc Gowan

ents, focusing on establishing a close working arrangement and delivering a quality of work that endures the scrutiny of close inspection. When combined with our collaborative project approach, the result is an impressive level of project team communication and oversight throughout an entire project. “

Mc Gowan’s culture is well established. The

firm continues to attract some of the more knowledgeable and brightest minds in the industry, and currently is comprised of more than 60 construction professionals including executives, project managers, superintendents, accountants, estimators and administrators.

One of the more significant characteristics of Mc Gowan is the tenure of its employees, many having been at the company for more than a decade. “Our people enjoy working with each other,” Patrick Mc Gowan said, “and that says a lot about our company.”

Patrick, who has more than 30 years of experience in the construction industry, launched Mc Gowan in 2001 as a result of his desire to create a firm with a culture and work product predicated on dedication to providing a higher quality of building craftsmanship and project management, as well as a more genuine client-centric work environment.

In addition to overseeing the firm’s daily operations, Patrick is also responsible for identifying and attaining

new clients, presenting the firm’s construction accomplishments and capabilities. Patrick’s understanding of the challenging New York City construction marketplace, and his passion for the business, are contagious. These qualities are understood to be essential ingredients to Mc Gowan’s continued success.

As the firm began to grow and expand its project activity, Patrick’s brother, Martin, joined him in 2006 as a Partner. Martin’s degrees in architecture enable him to oversee and direct the firm’s project activities in the field. Martin’s construction knowledge and attention to detail allow for his insightful management of the firm’s most significant projects. He is responsible for leading weekly client project meetings to discuss project details, new challenges

and review how each project is progressing. Prior to joining Mc Gowan, Martin worked alongside Patrick for 10 years as a senior project manager at their previous construction firm.

Mc Gowan’s internal and project financial activities, including its accounting operations and administrative payroll, are under the direction of Chief Financial Officer *Forte Maldonado*, who has been with Mc Gowan for more than 10 years. Prior to joining Mc Gowan, Forte had been a corporate controller and director of financial planning for notable firms in both the private and public sectors.

Leading the firm’s marketing and sales activities is



Patrick Mc Gowan



Martin Mc Gowan



Forte Maldonado



Ron Agababian

PROJECT TEAM MEMBERS

A & V STEEL, LLC

Services: Ironworks Railings & Stairs
Projects: Nan-Shan, 515 West 29th Street, Marriott Residence Inn - 170 Broadway, River & Warren, Felician College

ACCURATE MECHANICAL, INC.

Services: Plumbing & Fire Sprinkler Work
Projects: River & Warren Condo Residences, New York, NY; Nightingale-Bamford School, New York, NY

AMENDOLA MARBLE PROJECTS, INC.

Services: High-End Marble, Stone and Tile
Projects: Dream Hotel, New York, NY; Leader House Residences, 100 West 93rd Street, New York, NY; Lincoln Square Synagogue; River & Warren Condominium Residences, New York, NY

AUTHENTIC WINDOW DESIGN, LLC

Services: Marvin Window Sales, Design & Installation
Projects: Marymount Manhattan College; Nightingale-Bamford School, New York, NY; The Webster, 29 Greene Street, New York, NY

CASSWAY CONTRACTING CORP.

Services: Metal Framing, Drywall and Millwork
Projects: Marriott Residence Inn Hotel, 170 Broadway; The Margo, 180 Myrtle Avenue, Brooklyn, NY

COLGATE ENTERPRISE CORP.

Services: Scaffolding, Hoists, Shoring Sidewalk Sheds
Projects: The Margo, 180 Myrtle Avenue, Brooklyn, NY; The Webster, 29 Greene, Brooklyn, NY; Bauhouse Condominiums, 515 West 29th Street; Marriott Residence Inn Hotel, 170 Broadway, New York, NY

COMNET COMMUNICATIONS, LLC

Services: Integration Partner for Installation and Maintenance of Mission-Critical IT Systems
Projects: Nightingale-Bamford School, New York, NY

COUNTRY CARPET

Services: Commercial and Residential Wall-to-Wall Carpeting and Rugs
Projects: ??

CUSTOMWOOD FURNITURE INC.

Services: Custom Architectural Millwork
Projects: Nightingale-Bamford School, New York, NY; Marriott Residence Inn Hotel, 170 Broadway, New York, NY; Leader House Residences; DCH Honda Dealership, Paramus, NJ

FITZCON CONSTRUCTION

Services: Concrete, Excavation, Drilling, Masonry, Fireproofing
Projects: Leader House Residences, 100 West 93rd Street, New York, NY; Bauhouse Condominiums; Nightingale-Bamford School; Nan Shan

GID INDUSTRIES, LLC

Services: Stone and Metal Interior and Exterior Work
Projects: All Saints Schools, Hoboken, NJ; Columbia School; DCH Honda Dealership, Paramus, NJ; Leader House Residences, 100 West 93rd Street, New York, NY

H & L IRONWORKS CORP.

Services: Installation, Fabrication, Structural, Miscellaneous Steel
Projects: Lincoln Square Synagogue; Dream Hotel, New York, NY; Nightingale-Bamford School; Williams Sonoma, 55 Water Street, New York, NY

INTEX COMMERCIAL DOOR SYSTEMS, LLC

Services: Commercial Frames, Doors & Hardware
Projects: Nightingale-Bamford School; River & Warren Condominium Residences, New York, NY; Williams Sonoma, 55 Water Street, New York, NY

J-TECH CONTRACTING, INC.

Services: Millwork & Renovation
Projects: Dream Hotel, New York, NY; Lincoln Square Synagogue; River & Warren Condominium Residences, New York, NY

LVC INTERIORS INC.

Services: Manual and Motorized Window Treatments
Projects: The Margo, 180 Myrtle Avenue, Brooklyn, NY; Felician College; Nightingale-Bamford School; William Sonoma, 55 Water Street, New York, NY

MC ELECTRICAL NY, INC.

Services: Licensed and Fully Insured Premier Electrical Contractor
Projects: Nightingale-Bamford School; Williams Sonoma, 55 Water Street, New York, NY

NEVCO CONTRACTING, INC.

Services: Drywall to Ceilings, Framing, Millwork and the Installation of GFRG Ceilings, Panels, Columns, Molds, etc.
Projects: River & Warren Condominium Residences; Nan Shan; Lincoln Square Synagogue; Dream Hotel, New York, NY

NU-WAY HEATING & COOLING, INC.

Services: HVAC Construction, Ductwork, HVAC Service and Maintenance
Projects: Nightingale-Bamford School; William Sonoma, 55 Water Street, Brooklyn, NY

SARABELLA CONSTRUCTION CORP.

Services: Brickwork, Brownstone/Limestone Restoration and Installation, Tile Creation and Installation of Pavers, Stucco and Waterproofing
Projects: Saarinen Cranbrook Fireplace, Brooklyn, NY; Planet Fitness Gym, Long Island, NY; The Diesel Store, Madison Avenue, NYC

TOPLINE DRYWALL, INC.

Services: Drywall and Carpentry
Projects: Nightingale-Bamford School; Felician College; William Sonoma, 55 Water Street, Brooklyn, NY



The Mc Gowan Family

Ron Agababian, with more than 25 years of real estate transaction and project organizing experience. Ron's responsibilities include cultivating productive working relationships with new clients and organizing the firm's activities required to compete for and win new projects. In addition, Ron oversees developing the firm's marketing materials and new client project presentations, in addition to directing the firm's branding, website and social media initiatives. Prior to joining Mc Gowan, Ron's real estate career included involvement in both commercial real estate brokerage, and as a business development director at other construction firms and a leading global project cost and management services firm.

Mc Gowan's highly regarded "in-house" estimating group is comprised of seasoned construction cost estimating professionals that are experienced in providing project budgets, value-engineering design input, and coordinating a process leading to the attainment of a project's final pricing. Under the direction of *Junior Pichinin* and supported by *Samuel Jenkins*, Mc Gowan's estimating group possesses the required construction knowledge, understanding of project design details and the means and methods of today's architects and engineers. Mc Gowan provides its clients with complete, accurate project cost budgets and project cost estimates, based on an assessment of each project's detailed construction documents.

"Given our firm's extensive involvement in today's demanding high-design and complex projects, our estimators are focused on being extremely accurate," Martin Mc Gowan said. "Our estimators strive to provide our clients with the essential elements to organize a project's design plans and materials selection through our value-engineering cost consulting activities."

GIVING BACK

The only thing that may be more important to the Mc Gowan brothers than client satisfaction is consistent charitable giving.

Through the establishment of The Loretta Mc Gowan Foundation, Mc Gowan has provided significant support for the research of Down's Syndrome. In addition, through the establishment of the Vincent Mc Gowan Foundation, the firm provides financial contributions to support raising awareness and to provide support to families affected by depression. Each year, Mc Gowan organizes a golf outing to raise contributions in support of these foundation's activities and, over the last 14 years, has successfully raised more than \$1 million. "Giving back is something we take pride in," said Patrick Mc Gowan. "We're committed to support these community charity organizations, and we look forward to continuing this activity in the future."

LOOKING AHEAD

As Mc Gowan proceeds into the future, the firm will remain focused on project diversification, continuing to compete to playing a larger role in the New York Metropolitan Area's expanding marketplace of exciting new development projects.

Additionally, the firm will continue to expand its project activities in its regional Miami office, serving South Florida, which has been active since 2008. Mc Gowan Miami provides construction services to a wide range of market sectors including office interiors, retail spaces, financial services, residential, and hospitality clients.

"Life's a journey," said Patrick McGowan. "Our goal is to continue this exciting journey together, fostering the entrepreneurial spirit and collaboration that Mc Gowan is known for. We understand that new challenges will arise, but we're confident we will develop the best solutions based upon our keen construction experience, ensuring impressive results, no matter what it takes." ■

"Our goal is to continue this exciting journey together and fostering the entrepreneurial spirit and project team collaboration that we are known for."

Patrick McGowan, Chief Executive Officer, Mc Gowan

For more information on Mc Gowan and to see a complete overview of the firm and its impressive library of over 70 completed major projects, please visit www.mcgowanbuilders.com