

ETTINGER ENGINEERING
ASSOCIATES





OVERVIEW

Building innovations...



...on a foundation of integrity.

Ettinger Engineering Associates is a progressive consulting engineering firm that places emphasis on creating superior solutions. For almost 50 years, we've been partnering with select developers, architects, engineers, institutions, and municipal agencies to provide exceptional building design and application services. Clients regard our expertise and experience in residential, commercial, institutional and industrial building design as a preeminent source of engineering excellence. The repeat business we experience is a testament to the quality of our engineering and consulting capabilities, as well as the exceptional level of customer service we consistently provide.



OVERVIEW

Since 1960, we've successfully integrated the most advanced design methods, state-of-the-art technologies, and unparalleled talent to create engineering plans for both new construction and rehabilitation projects. Our vast in-house capabilities enable us to custom-design each project in the most time and cost efficient manner.

We believe the foundation of our success is the ability to listen to – and understand – our clients' needs and respond with engineering solutions that meet project budgets and time constraints. Our continual commitment to creative design and technical advancement make us one of the most highly regarded firms in the industry.

Our organization embodies excellence in engineering by providing accurate, reliable, flexible and responsive consulting services. We look at each project as a unique opportunity to apply our expertise and remain in the forefront of engineering ingenuity.



Since its inception in 1960, Ettinger Engineering Associates has been a leader in the consulting field. Our portfolio of projects is diverse, including high, low and mid-rise residential buildings, hotels, seniors housing, adult homes, nursing homes, hospitals, schools, commercial buildings, corporate interiors, municipal buildings, community centers, retail, theatres and physical culture establishments. We pride ourselves with completing complex and phased designs for major landmark renovations as well as conceiving concise and smart designs for new buildings.



HISTORY

The firm's founder, Robert Ettinger, was the first to utilize four pipe fan coil and vertically split plumbing systems for high rise projects. His breakthrough designs in modular hot water heating systems received accolades throughout the engineering community and the projects on which this technology was applied, at Radisson and Haverstraw (New York), received several awards.

Mr. Ettinger's contributions to engineering also played a significant role in the revision and update of the present New York City Plumbing Code and Local Law 16. His papers on sound control and vibration elimination have resulted in the development of several new products in this arena. His influence on the field has made him a pioneering consulting expert, and today this spirit continues in the firm he founded.

In 1981, Eric Ettinger joined the firm. He became a partner in 1987. Today, with over 25 years of consulting experience, he is the President of Ettinger Engineering Associates. Since 1987, Eric has served as partner in charge of over 150 new buildings for some of New York City's most prominent and unique renovation projects.





SERVICES

Buildings are like people...



... to be successful,
performance is imperative

Ettinger Engineering Associates is a full service engineering consulting firm that places emphasis on the client and quality. By utilizing emerging technologies and old-fashioned "know-how", we develop design solutions that achieve our clients' goals. We differentiate ourselves from the competition by paying close attention to the impact our services have on the buildings we help construct or rehabilitate.

When awarded a project, we look at the immediate needs and those that will most likely develop in the future. We take into consideration the architects' and developers' requirements, and the people who will live and/or work in the building. Once we assess these needs, we apply our expertise and develop plans, strategies and solutions that will be highly effective for both the builders and the eventual building inhabitants.

Client service is our top priority. The entire Ettinger team, from engineers, designers and draftsmen to our support staff, puts this philosophy into practice everyday. We strive to go further than what is expected of a consulting firm by partnering with our clients.

HVAC

- Central Plant
- Heating, Ventilation, Air Conditioning
- Distribution Systems (Airsides Steam & Hydronic)
- Smoke Control Systems
- Climate Control
- Water Treatment
- Humidification/Dehumidification
- Energy Analysis & Energy Code Compliance
- Applications
- Upgrades & Retrofits

ELECTRICAL

- Power
- Lighting
- Distribution
- Low Voltage/ Voice/ Data/ CTV
- Fire Alarm
- Lightning Protection
- Short Circuit & Voltage Drop Analysis
- Incoming Services & Switch Gear
- Security
- Upgrades & Retrofits



SERVICES



SERVICES

PLUMBING

- Utility Connections
- Site Drainage
- Drainage (Sanitary & Storm)
- Domestic Water
- Natural Gas
- Distribution
- Domestic Hot Water Heating
- Vacuum Systems
- Compressed Air
- Back-Flow Prevention Design & Approval

FIRE PROTECTION

- Fire Standpipe
- Sprinkler
- Hydraulic Design

OTHER

- Green Building Designs
- System Selection & Cost Analyses
- Energy Management Systems
- Feasibility Studies
- And more...

Ettinger Engineering Associates is recognized for its prominent role in creating one of the most spectacular skylines in the world: New York City. We have also applied our expertise to a broad spectrum of new construction and renovation projects throughout the United States. Our projects encompass specialties such as:

- High/Mid/Low-Rise Residential Buildings
- Institutional Buildings
- Commercial Developments
- Healthcare Facilities
- Retail & Restaurant Developments
- Boiler & Refrigeration Plants
- Institutional Buildings
- Educational Centers
- Assisted Living & Enriched Housing for Seniors
- Industrial Buildings
- Corporate Interiors
- Public Buildings
- Community Centers



PEOPLE

Our people are passionate...



...their passion is their profession.

ROBERT ETTINGER, PE
Founder

Robert Ettinger founded Ettinger Engineering Associates in 1960 and he remains active in the firm, maintaining client contact and setting policy for system design and specifications.

A pioneer in his field, Robert developed original designs for diversified heating, air conditioning and plumbing systems for private, public and institutional projects as well as special lighting effects for many commercial and residential buildings. He implemented designs that utilize master metering and electronic submetering systems which continue to provide architects and builders with substantial cost savings. Robert's papers on fire protection, smoke exhaust systems and vibration elimination have been adopted in the present New York City codes,

and are responsible for many advances in system design.

A licensed Professional Engineer in the states of New York, New Jersey, Connecticut, Florida, Massachusetts, Maryland, Missouri, Pennsylvania and Rhode Island, his degrees include a Bachelor of Mechanical Engineering and a Master of Mechanical Engineering from New York University.



PEOPLE

ERIC ETTINGER, PE
President

Since 1978, Eric Ettinger has directed major engineering projects throughout the United States.

As President of Ettinger Engineering Associates, he maintains client contact and sets policy for system design and specifications. Eric is recognized as a master at conceptual design and has conceived original designs for fan coil and heat pump applications for residential and commercial buildings. He participated in energy management studies and implementation of energy conscious designs, and his innovations in Green Building Design have provided great economy for developers and builders. The extensive experience that Eric brings to all types of building design

makes him a unique asset in the engineering community.

Eric is a licensed Professional Engineer in the states of New York, New Jersey, Connecticut, Virginia and Texas. A graduate of Polytechnic Institute of New York, he has a Bachelor of Mechanical Engineering Degree, Cum Laude. His honors include membership in Tau Beta Pi and Pi Tau Sigma. He holds an additional Bachelor of Science Degree in Physics.



PEOPLE

RALPH PANTUSO
Senior Plumbing Engineer

Ralph, a Plumbing and Fire Protection Systems Engineer, has been with Ettinger Engineering Associates since 1995. He has over twenty-five (25) years of experience as a design professional



and uses his knowledge, technical expertise, managerial “know-how” and expert leadership skills to complete the most demanding projects within defined budgets and schedules. Ralph oversees all facets of the plumbing and fire protection design. His insightfulness helps produce intelligent and economical designs that serve developers' needs and also suit the architecture and function of each building's use.

LLOYD MONTAGUE
Senior Electrical Engineer

Lloyd has been active in the field of consulting engineering for over thirty (30) years during which time he has directed all aspects of electrical design work for new and renovated New

York City Schools, assisted living and seniors' residences, and high and low rise residential and commercial buildings. He is a leader

in lighting and lighting controls system design and has been recognized in various publications. Lloyd joined our firm in 1994.

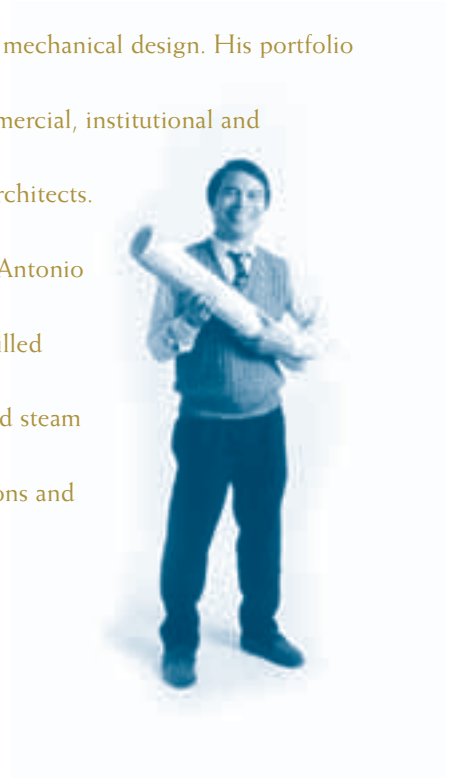
His hands-on knowledge, technical expertise, managerial skills and leadership qualities contribute to his value as the electrical department's chief engineer.



PEOPLE

ANTONIO C. PUNGOT, PE
Senior Mechanical Engineer

Antonio has over thirty (30) years of experience in the field of mechanical design. His portfolio includes new and renovated high and low rise residential, commercial, institutional and healthcare buildings for State, Federal and City agencies and architects. He joined the firm in 1995 and heads our HVAC department. Antonio is recognized for his precise designs for central heating and chilled water plant, condenser water systems, chilled and hot water and steam distributions, variable air volume systems, heat pump applications and air-cooled air conditioning.



PEOPLE

PATRICIA PHILLIPS

Office Administrator

Patricia has been a key team member of Ettinger Engineering Associates since 1989, coordinating every aspect of office management and providing support to the firm's principals and staff. She is a primary liason between the partners, the engineering staff and the clients.



Patricia is detail-oriented, motivated and passionate about working with her colleagues in a fast paced, efficient engineering firm. For nearly two decades, she has been known as Mr. Ettinger's "right hand" as she assists him daily with project planning and actively participating in the everyday business of the firm.

Residential





**19 RECTOR
STREET/
88 GREENWICH
STREET**

Address 19 Rector Street,
NYC

Owner Worldwide Holdings/
Jim Stanton

Architect SLCE Architects

Key Features Conversion of an existing 500,000 square foot, 38 story commercial building into rental apartment building. Utilizes water-source heat pumps for heating and cooling which also maintains the aesthetic integrity of the original building facade.



THE BEEKMAN REGENT

Address 931 1st Avenue, NYC

Owner Beekman International/
Dennis Herman

Architect Costas Kondylis
Architects

Key Features Converted and expanded landmark New York City public school preserved into a 150,000 square foot, 20-story residential condominium utilizing water source heat pumps and Con Edison steam.



THE CAPRI

Address	231 East 55th Street, NYC
Owner	AIB Development/ Arun Bhatia
Architect	Costas Kondylis Architects
Key Features	Mixed-use 130,000 square foot rental residential and dormitory building for Marymount College. Design includes division of utilities and extensive low voltage network for the dormitory.



THE ATLAS

Address 70 West 38th Street,
NYC

Owner Gotham Construction/
Joel Pickett

Architect SLCE Architects

Key Features 46 Story, 330,000
square foot rental
apartment building with
3 story commercial and
retail section. Heating
provided by dual fuel-
fired scotch marine
boiler plant feeding
variable vacuum low
pressure steam
distribution.



THE VICTORY

Address 561 Tenth Avenue,
NYC

Owner Sidney Fetner
Associates/ Hal Fetner

Architect SLCE Architects

Key Features 46-Story, 360,000
square foot rental
apartment building with
dual fuel-fired scotch
marine boiler plant
feeding variable vacuum
steam distribution
and incremental
PTAC units.



THE FOUNDRY

Address 510 West 55th Street,
NYC

Owner Gotham Construction/
Joel Pickett

Architect SLCE Architects

Key Features Two 16-Story, 240,000
(total) square foot
rental apartment
buildings with roof
mounted, gas-fired hot
water boiler plant.



TRIBECA TOWERS

Address 105 Duane Street,
NYC

Owner The Related Housing
Partnership

Architect SLCE Architects

Key Features 55-Story, 500,000
square foot rental
apartment building with
health club and pool on
third floor. Heating
distribution provided
by Con Edison steam
pressure reducing
station to variable
vacuum fed PTAC
units.



THE TOWERS AT PORTSIDE

Address 12 Warren Street,
Jersey City, NJ

Owner DeMatteis/Allied
Developers

Architect Gruzen Samton
Architects

Key Features Two high-rise, multi-
dwelling buildings with
connecting townhouse,
garage and retail space
totaling 1,000,000
square feet. Heating
and air conditioning
provided by air-cooled
electric heat pumps.



**MEMORIAL
SLOAN
KETTERING**

– southtown building #1

**CORNELL
MEDICAL CENTER**

– southtown building #2

Address 465 & 475 Main Street,
Roosevelt Island, NYC

Owner The Hudson
Companies & The
Related Housing
Partnership

Architect SLCE Architects

Key Features Two 16-story (100,000
& 230,000 square feet)
rental apartment
buildings heated by
modular gas-fired hot
water boilers feeding
PTAC units.



THE ALEX WITH RINGO RESTAURANT

Address 205 East 45th Street,
NYC

Owner Alexico Management/
Izak Senbahar

Architect Costas Kondylis
Architects

Key Features 32-Story, 100,000
square foot, mixed use
condominium
apartment building and
hotel using gas-fired
chiller/heaters to feed 2
pipe fan coil system.
Project included design
of "Ringo" restaurant.



THE TATE

Address 527 West 23rd Street,
NYC

Owner The Related Housing
Partnership

Architect Ismael Leyva Architects

Key Features Upscale double tower,
300,000 square foot,
multi-dwelling
apartment building with
dramatic lobby and
second floor courtyard.
Heating provided by
through-wall steam fed
incremental units from
scotch marine boilers.



65 WASHINGTON STREET

Address 65 Washington Street,
Brooklyn (DUMBO),
NY

Owner Two Trees Management
Company/ Jed Walentas

Architect The Stephen B. Jacobs
Group

Key Features 12 Story, 58,000 square
foot rental apartment
building using gas-fired
modular type hydraulic
boilers feeding
perimeter PTAC units.



SWEENEY I



Address 30 Main Street,
(DUMBO) Brooklyn,
NY

Owner Two Trees Management
Company/
David Walentas

Architect John Fifield Architects

Key Features Dramatic renovation/
conversion of existing
175,000 square foot,
commercial building
and previous spring
factory into loft style
condominium
apartment building.



2 COOPER SQUARE

Address 2 Cooper Square, NYC

Owner Atlantic Development Group

Architect Gerner Kronick & Valcarcel Architects, P.C.

Key Features New 150,000, 15-story luxury rental apartment building with roof top pool, on grade and cellar retail and sub-cellar health club. HVAC systems include high efficiency gas-fired boilers feeding PTAC's.



ASTOR PLACE CONDOMINIUM

Address 445 Lafayette Street,
NYC

Owner The Related Housing
Partnership

Architect Gwathmey Siegel &
Associates/Ismael Leyva
Architects, PC

Key Features New 21-story, 130,000
square foot ultra
luxury condominium
apartment building with
unique curtain wall
construction. Heating
and cooling provided
by roof mounted, gas-
fired chiller/heaters
feeding four pipe fan
coil system.



5TH STREET LOFTS

Address 5-05 48th Avenue,
L.I.C., NY

Owner Toll Brothers, Inc.

Architect H. Thomas O'Hara
Architect, PLLC

Key Features Two new multi-
dwelling condominium
apartment buildings.
Eight story 106,000
square foot building
on 48th Street and five
story, 17,500 square
foot building on 47th
Street. HVAC systems
includes gas-fired
PTAC units.



70 WASHINGTON STREET

Address 70 Washington Street,
Brooklyn, NY

Owner Two Trees
Management, Co.

Architect Beyer, Blinder,
Belle Architects &
Planners LLP

Key Features Conversion and gut renovation of an existing 13-story light manufacturing building into a 13-story, 375,000 square foot luxury condominium apartment building including lower level duplex apartments, health club and retail space. Features include raised wood floor throughout and ducted central air conditioning for each apartment supplemented by hot water perimeter heating provided by exposed "loft" stylized radiators.



110 LIVINGSTON STREET

Address 110 Livingston Street,
Brooklyn, NY

Owner Two Trees
Management, Co.

Architect Beyer, Blinder, Belle
Architects & Planners
LLP

Key Features Cut renovation and conversion of existing 380,000 square foot, 14-story Board of Education landmark building into a 21-story luxury condominium apartment building. First floor includes landmark residential lobby and landmark theatre space. HVAC system includes vertical and console type water source heat pumps. Central plant consists of roof mounted, gas fired high efficiency boiler plant with open cooling tower at plate heat exchanger to feed closed loop water to all heat pump units.

SOHO APARTMENTS



Address 137 Wooster Street,
NYC

Owner AIB Management/
Arun Bhatia

Architect Beyer, Blinder,
Belle Architects &
Planners LLP

Key Features Two new luxury
8-story multi-dwelling
condominium
apartment buildings
totaling 43,000 square
feet including retail
space on grade. HVAC
system includes split
4-pipe water cooled
ducted central air
conditioning and gas-
fired high efficiency
boilers feeding custom
perimeter baseboard.



THE ORO

Address 147 Flatbush Avenue/
306 Gold Street,
Brooklyn, NY

Owner United Homes

Architect Ismael Leyva
Architects, PC

Key Features 43 story luxury
condominium
apartment building
including on grade
cellar and retail, private
health club, swimming
pool and above and
below grade garage.
HVAC system includes
vertical water source
heat pump units fed
from roof mounted
high efficiency
gas-fired boilers.



164 ATLANTIC AVENUE

Address 164 Atlantic Avenue,
Brooklyn, NY

Owner Two Trees
Management, Co.

Architect Beyer, Blinder,
Belle Architects &
Planners LLP

Key Features Cut renovation of existing 30,000 square foot, four-story landmark building into a market rate rental apartment building. Loft style apartments include vertical style water source heat pumps fed from rooftop boilers and closed circuit cooling tower.



205 EAST 59TH STREET

Address 205 East 59th Street,
NYC

Owner Donald Zucker
Company

Architect Dattner Architects

Key Features New, 23 story, 135,000 square foot mixed-use luxury condominium apartment and retail building. HVAC consists of split four pipe system of high efficiency hot water boilers feeding baseboard and water cooled central ducted air conditioning units in each apartment.

255 HUDSON STREET



Address 255 Hudson Street,
NYC

Owner Metropolitan Housing
Partners

Architect Handel Architects, LLC

Key Features New 11-story,
90,000 square foot
luxury condominium
apartment building
featuring split four
pipe system of water
cooled central ducted
air conditioning to
apartments with custom
hot water baseboard for
perimeter heating.



505 GREENWICH STREET

Address 505 Greenwich Street,
NYC

Owner Metropolitan Housing
Partners

Architect Handel Architects,
LLC

Key Features Award winning
14-story, 200,000
square foot luxury
multi-dwelling
condominium
apartment building.
HVAC system features
split four pipe central
water cooled ducted air
conditioning for each
apartment with custom
perimeter hot water and
baseboard.

Design Citation
AIA/NY Chapter
Housing

Design Award
Boston Society of
Architects

555 WEST 23RD STREET



Address 555 West 23rd Street,
NYC

Owner Douglaston
Development/
Levine Builders

Architect Stephen B. Jacobs
Group PC

Key Features New, award winning,
319,000 square foot
luxury rental apartment
building with 337
residential units
including 12,000 square
feet of retail and 14,000
square foot garage

HVAC systems include
dual roof mounted gas-
fired hot water boiler
plants feeding hot water
to PTAC units. Public
areas and amenities are
fed via water cooled/
heating and hot water
air conditioning units.

Received Design Award
of Excellence from
SARANY (Society of
America registered
Architects / NY Council)

Top project in NY
Tri-State area for Real
Estate Construction
Review



CLINTON HOUSING

Address 526-540 West 48th Street, NYC

Owner Hudson Companies, Inc.

Architect Perkins Eastman Architects

Key Features New seven-story, 84,000 square foot market rate rental apartment building. HVAC systems consist of hot water PTAC's.

ENCORE WEST RESIDENCE



Address 755-765 Tenth Avenue,
NYC

Owner Encore Community
Services

Architect Ting & Li Associates

Key Features New 8-story, 65,000
square foot affordable
multi-family rental
apartment building on
12,550 square foot site
which participates in
the HUD202 Program
for affordable housing.



1100 ADAMS STREET

Address 1100 Adams Street-
Block 88, Hoboken, NJ

Owner Tarragon Development
Corporation

Architect Gruzen Samton, LLP

Key Features New 300,000 square
foot building including
70,000 square feet of
on grade garage space.
HVAC systems include
high efficiency split
systems with ducted
gas-fired furnace and
domestic water heaters
in each apartment.



HONEYWELL I & II APARTMENTS

Address 906 & 912 East 178th Street, NYC

Owner Phipps Houses

Architect Dattner Architects

Key Features Two new 6-story, 80,000 and 45,000 square foot, affordable housing rental apartment buildings. HVAC systems include high efficiency gas-fired hot water boilers feeding baseboard and thru wall air conditioning units.



MLK APARTMENTS



Address 1212 Martin Luther King Boulevard, Bronx, NY

Owner Dunn Development/
Martin Dunn

Architect SLCE Architects

Key Features New 6-story, 52,000 square foot "Green"/ NYSERDA affordable housing rental apartment building. Awarded the first ENERGY STAR rating in the United States for an affordable multifamily dwelling building.



Rating qualification features include tight building envelope with additional perimeter and roof insulation and air sealing of perimeter and demising walls, high-efficiency sealed-combustion modulating boilers, ENERGY STAR light fixtures with occupancy/motion sensors and LED exit signs, Constant air regulators to balance building exhaust while reducing heat loss, low-e, argon-filled windows, custom designed windows with removable bottom sash for A/C panel replacing typical metal A/C sleeve, glass-faced sheetrock on perimeter walls to eliminate risk of mold, Otis Gen2 elevators with integral motor above the cab operating at much lower horsepower than traditional hydraulics to use less electricity.



OCTAGON PARK APARTMENTS



Address 888 Main Street,
Roosevelt Island, NY

Owner Becker & Becker
Associates, Inc./
Bruce Becker

Architect SLCE Architects

Key Features New 12-story, 555,000 square foot, market rate rental multi-dwelling LEED Silver GREEN building including renovated landmark octagon portion set on five acres. Includes landscaped park over garage, surface parking, pool, ecological park and six tennis courts. HVAC design includes high efficiency water source heat pumps fed from high efficiency gas-fired condensing boilers, airside heat recovery and 60Kva rooftop photo voltaic cell array enabling building to use 35% less energy than a conventional building.

The project uses 10% recycled materials, 20% local materials (produced or constructed within 500 miles), and at least 50% of construction materials are recycled. In addition, the building meets strict indoor air quality standards. The Octagon received the largest initial award of New York State Green Building Tax Credits and was recognized in the first New York City Green Buildings Competition with the "Green Apple Award" for leadership in applying sustainable design principles to residential development and awarded LEED Silver rating.

Awards:

Lucy Moses Preservation Award from The New York Landmarks Conservancy

Green Apple Award

Open House New York 2005-2008

Preservation Grant from New York State Office for Historic Preservation.

SOHO 25



Address 19-35 West Houston Street, NYC

Owner Metropolitan Housing Partners

Architect H. Thomas O'Hara Architect, PLLC

Key Features New 9-story, 65,000 square foot condominium apartment building with ground floor retail space. HVAC systems include hot water fed PTAC units with air-cooled split systems to feed top floor luxury penthouse units.



THE ARRIS LOFTS

Address 27-28 Thomson Avenue

Owner The Andalex Group

Architect Costas Kondylis & Partners, LLC

Key Features Gut renovation & conversion of existing 7-story industrial/manufacturing/storage building into a 450,000 square foot luxury loft-style condominium apartment building. Amenities include penthouse, health club, extensive retail space and 66,500 square foot cellar garage facility. HVAC system consists of water source heat pumps fed from renovated existing scotch marine type oil fired boiler plant.



THE VENETO

Address 250 East 53rd Street,
NYC

Owner The Related Companies

Architect Davis Brody Bond, LLP

Key Features New 31-story,
226,000 square foot
luxury condominium
apartment building.
HVAC system includes
high efficiency water
source heat pumps fed
from high efficiency
gas-fired rooftop boiler
plant. In-building
transformer vault due to
Second Avenue subway
easements.



Commercial



BEACON COUNTY COURT HOUSE



Address State Road 9D, Beacon,

Owner Town of Beacon

Architect Nadler Philopena
Architects

Key Features Multi-use municipal building including court house, building department and police department. Heated and cooled by air-cooled chilled water plant and hot water boilers.



CROSSROAD TOWERS

- Address** 80-02 Kew Gardens Road, Queens NY
- Owner** Arthur Geller /Ulo Barad /Barish Blumfeld
- Architect** Wechsler Menziuso Grasso & Eli Attia Architects
- Key Features** 12-Story, 300,000 square foot commercial office building with Jack Lalanne healthclub and extensive 130,000 foot below-grade garage.



CINEPLEX ODEON

Address 23rd Street & 8th Avenue, NYC

Owner Cineplex Odeon Theaters (currently Clearview Cinemas)

Architect SLCE Architects

Key Features 6-story, nine theater multiplex cinema. Hybrid HVAC system with gas-fired rooftop packaged units for upper-level theaters and water source heat pumps feeding lower-level theaters.



WOODBURY JEWISH CENTER

Address 200 South Woods
Road, Woodbury, NY

Owner Woodbury Jewish
Center

Architect Michael Spector
Architects

Key Features Award winning
synagogue and religious
school including 8,000
square foot, Adam
Tihany-designed
ballroom. Heating and
air conditioning
provided by uniquely
screened, gas-fired
packaged rooftop units.



VALLEY NATIONAL BANK

Address 1569 Third Avenue, NY

Owner Gotham Construction

Architect Stern-Ring Associates,
AIA PA

Key Features New 2-story, stand
alone neighborhood
bank. HVAC consists
of rooftop gas-fired
packaged ducted
systems.

COX NISSAN



Address 3660 Boston Road,
Bronx, NY

Owner Cox Nissan/Keith Cox.

Architect T.A.I. Design Inc.,
Architects & Interiors

Key Features New 1-story with
mezzanine, 8,200
square foot Nissan
dealership. HVAC
systems include
roof mounted gas-
fired heating and air
conditioning systems
with gas-fired boiler
plant feeding perimeter
hot water baseboard.

Healthcare





PETITE FLEUR NURSING HOME

Address 300 Broadway Avenue,
Sayville, NY

Owner Theresa Santmann

Architect SLCE Architects

Key Features 160-bed, flower-shaped
nursing home using 2
pipe fan-coil system
with rooftop chiller
and boiler.



ST. MARY'S AIDS RESIDENCE

Address 514-516 West 126th Street, NYC

Owner St. Mary's

Architect Garrison McNeil Architects

Key Features Renovation of existing 8-story, 35,000 square foot church school building into a licensed AIDS residence.



FRANCES SCHERVIER

Address 2975 Independence Avenue, Bronx, NY

Owner Frances Schervier Nursing Home & Hospital

Architect The Geddis Partnership

Key Features 4-year phased renovation and addition to existing 274-bed nursing home including new kitchen and dining facility and all new nursing units..

HEBREW HOSPITAL HOME



Address 61 Grasslands Road,
Valhalla, NY

Hebrew Hospital
Home

Architect Gruzen Samton
Architects

Key Features 180-bed nursing home
utilizing two-pipe fan
coil system.
Additional building
was constructed on
site by adding to and
renovating existing
residence which serves
as seniors daycare
center. .



Public Spaces





60 THOMPSON STREET

Address 60 Thompson Street,
NYC

Owner Pomeranc Group

Architect The Stephen B. Jacobs
Group

Key Features 10-Story, 60,000 square
foot, 100 room
boutique hotel using
two-pipe fan coil
system to serve the
hotel and "Thom"
restaurant.



FITZPATRICK GRAND CENTRAL HOTEL

Address 141 East 44th Street,
NYC

Owner Fitzpatrick Hotels

Architect Martin J. Brockstedt

Key Features Renovation of
previously converted
commercial building
into a 152-room hotel.
Heating and air
conditioning provided
by water source heat
pump system with
console type perimeter
units for HVAC.



THE LIBRARY HOTEL

Address 299 Madison Avenue,
NYC

Owner Henry Kallan

Architect The Stephen B. Jacobs
Group

Key Features Petite and distinctive renovation of existing landmark commercial building into a 30-room boutique hotel. Four-pipe fan coil system with rooftop air-cooled chiller was employed to maintain landmark exterior.



THE GIRAFFE HOTEL

Address Park Avenue at 101 East
26th Street, NYC

Owner Henry Kallan

Architect The Stephen B. Jacobs
Group

Key Features 73 room boutique hotel
utilizing four-pipe fan
coil system fed from
rooftop, air cooled
chillers and boiler
room.



NORTH SHORE COUNTRY CLUB

Address 500 Shore Road,
Glenhead, NY

Owner North Shore Country
Club

Architect Anthony Musso
Architects

Key Features Renovation of dining
room, bar, grille room,
and ladies locker room
utilizing gas-fired
rooftop package air
conditioning
equipment.

PELHAM COUNTRY CLUB



Address 940 Wynnewood Road,
Pelham Manor, NY

Owner Pelham Country Club

Architect Sapienza and Lessig
Architects

Key Features Gut renovation of
existing country club
clubhouse to create
new dining space, grille
room, women's locker
room, spa and bowling
alley.



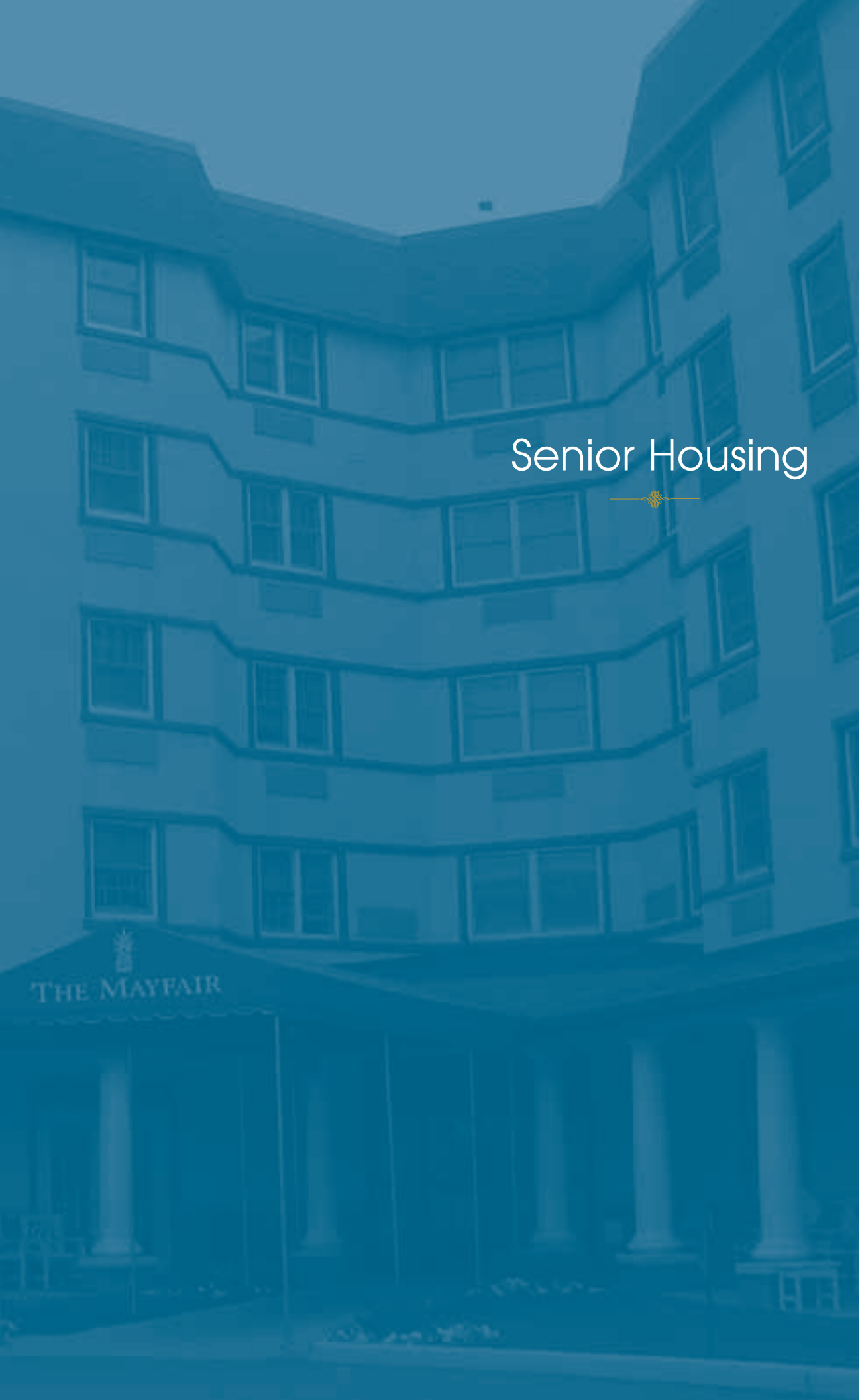
THE JEWISH COMMUNITY CENTER OF STATEN ISLAND

Address 1466 Manor Road,
Staten Island, NY

Owner The Jewish Community
Center of Staten Island

Architect Dattner Architects

Key Features New 3-level 105,000 square foot YMHA community center including pool /locker room, kitchen, social hall, educational rooms and administrative offices. Interior areas heating and air conditioning supplied by gas-fired roof top units. High efficiency dedicated gas-fired cellar boilers provide perimeter heating.



Senior Housing



THE MAYFAIR



PETITE FLEUR NURSING HOME

Address 300 Broadway Avenue,
Sayville, NY

Owner Theresa Santmann

Architect SLCE Architects

Key Features 160-bed, flower-shaped
nursing home using 2
pipe fan-coil system
with rooftop chillers
and boilers.



THE MAYFAIR AT GLEN COVE

Address 126 Glen Street,
Glen Cove, NY

Owner Hassett-Belfer
Development/
Andrew Belfer

Architect Gruzen Samton
Architects

Key Features 5-Story, 60,000 square
foot seniors residence
utilizing all electric
heat pump units.

THE MAYFAIR

BAYSHORE SENIOR RESIDENCE

Address 53 Ocean Avenue,
Bayshore, NY

Owner Forest City Daly
Housing / Michael Daly

Architect Perkins Eastman
Architects

Key Features 2-Story, 100,000 square
foot seniors residence
incorporates existing
single family residence
into new lobby portion.
Heating and air
conditioning provided
by gas-fired incremental
air conditioning units.





STERLING GLEN AT LYNBROOK

Address 125 Ocean Avenue,
Lynbrook, NY

Owner Forest City Daly
Housing

Architect Perkins Eastman
Architects, PC

Key Features New 5-story, 98,000
square foot enriched
housing for seniors
living building with 127
dwelling units. HVAC
system includes gas-
fired PTAC units to
feed all dwelling units.

Schools



PS 58

THE
SCHOOL
OF
HEROES





PS 58 SCHOOL OF HEROES

Address 2802 Grand Avenue,
Queens, NY

Owner NYC School
Construction Authority

Architect Perkins Eastman
Architects

Contractor Leon D. DeMatteis
Construction Corp.

Key Features New three-story,
170,000 square foot
design/build public
school utilizing water
cooled chilled water
system with gas/oil-
fired scotch marine
boiler plant.



ISAAC YOUNG MIDDLE SCHOOL

Address 515 North Avenue,
New Rochelle, NY

Owner New Rochelle Schools

Architect The Geddis Partnership

Key Features Renovation and
addition of gymnasium
wing including new air
conditioning systems
integrated throughout
public spaces.

IS/PS 156



Address 104 Sutter Avenue,
Brooklyn, NY

Owner NYC School
Construction Authority

Contractor Leon D. DeMatteis
Construction Corp.

Architect John Ciardullo
Associates

Key Features New NYC School
Construction Authority,
four-story, 190,000
square foot design/build
intermediate and
elementary school.



MAGEN DAVID YESHIVAH

Address 21-34 McDonald
Avenue, Brooklyn, NY

Owner Magen David Yeshivah

Architect Gruzen Samton
Architects

Key Features 200,000 square-foot,
seven-story K-8 private
school featuring gym,
dining facilities,
classrooms, auditorium
and worship spaces.
HVAC systems include
gas-fired rooftop
equipment, split system,
air-cooled unit
ventilators and hot
water baseboard.



TOURO COLLEGE

Address 75-31 150th Street,
Kew Gardens, NY

Owner Touro College

Architect Gruzen Samton
Architects

Key Features 100,000 square foot,
multi-use college
building including
classrooms, assembly
hall, dining facility and
worship spaces using
gas-fired packaged
rooftop equipment for
heating and central air
conditioning.



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