



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 Upsacel double tower,
300,000 square foot,
multi-dwelling
apartment building with
dramatic lobby ad
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.



ASTOR PLACE CONDOMINIUM

Address 445 Lafayette Street,
NYC

Owner The Related Housing
Partnership

Architect Gwathmey Siegel &
Associates/ Ismael
Leyva Architects

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



OCTAGON PARK APARTMENTS

Address 888 Main Street,
Roosevelt Island, NYC

Owner Becker and Becker
Associates, Inc/
Bruce Becker

Architect SLCE Architects

Key Features 12-Story, 555,000
square foot, residential
Green Building
including landmark
renovated octagon
portion. HVAC design
includes water source
heat pumps and high
efficiency gas-fired
condensing boilers.