



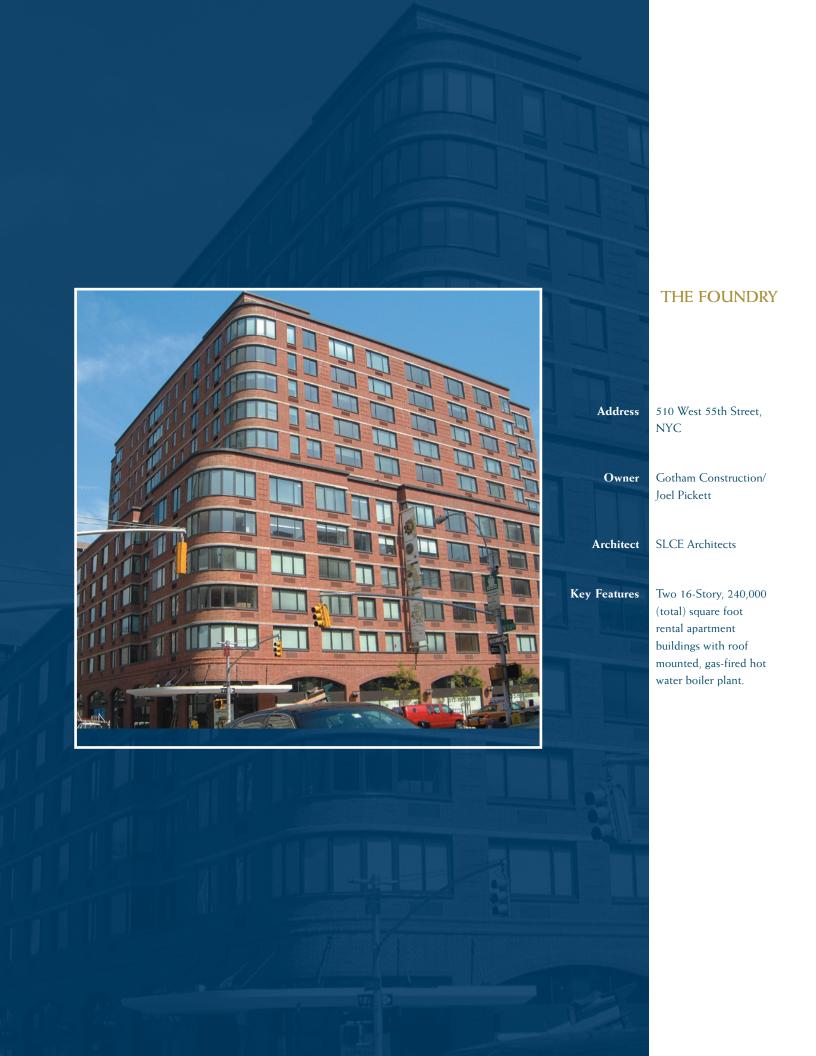
THE VICTORY

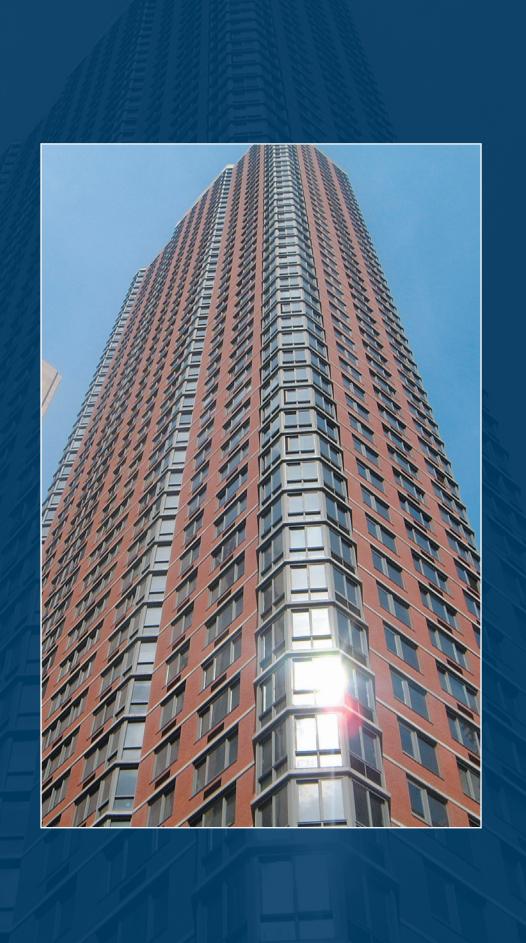
561 Tenth Avenue,

Sidney Fetner Associates/ Hal Fetner

SLCE Architects

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.





TRIBECA TOWERS

Address

105 Duane Street,

NYC

Owner

The Related Housing

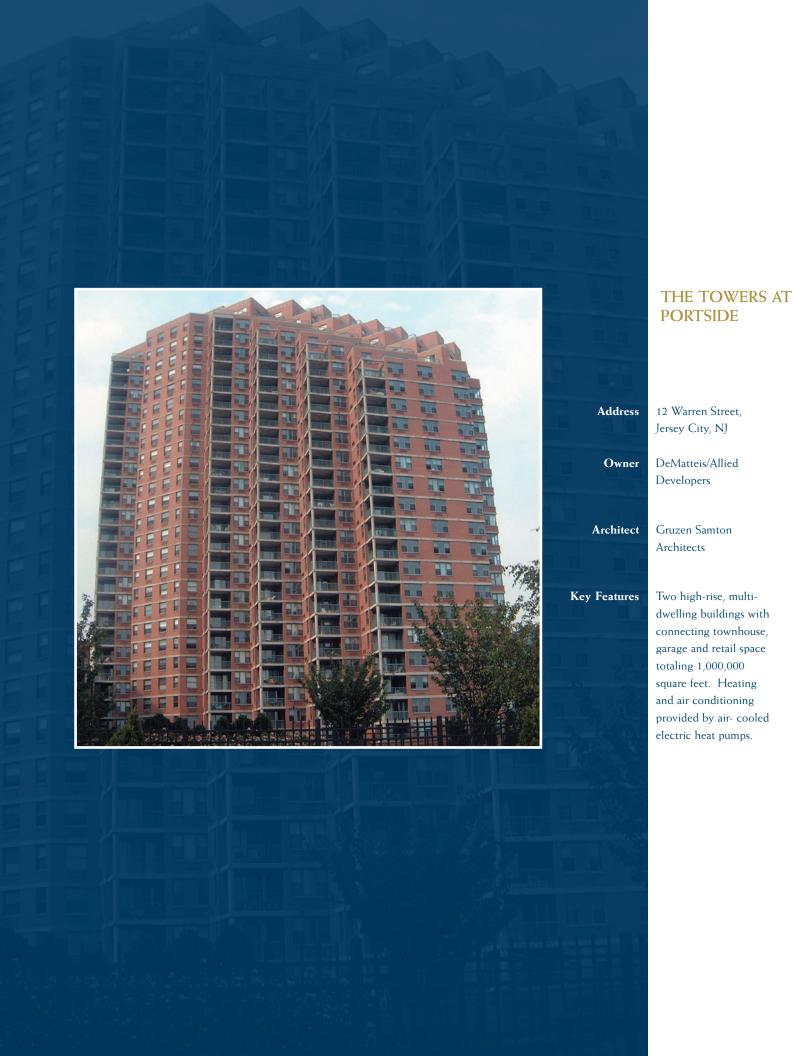
Partnership

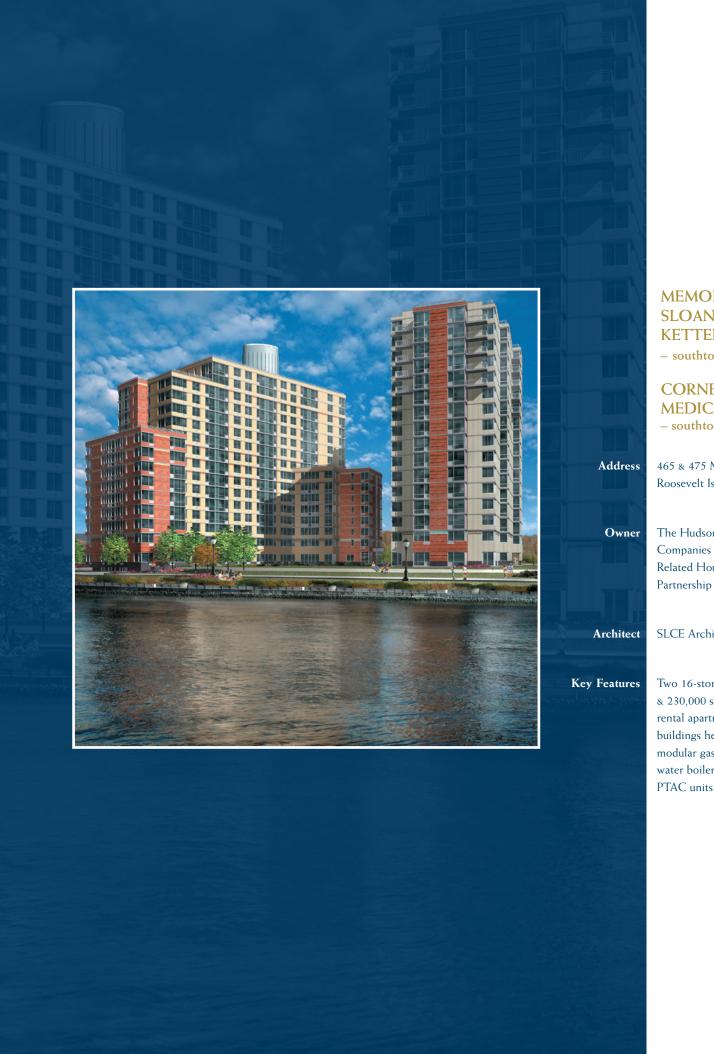
Architect

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.





MEMORIAL SLOAN KETTERING

southtown building #1

CORNELL MEDICAL CENTER

– southtown building #2

465 & 475 Main Street, Roosevelt Island, NYC

The Hudson Companies & The Related Housing

SLCE Architects

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**

205 East 45th Street,

NYC

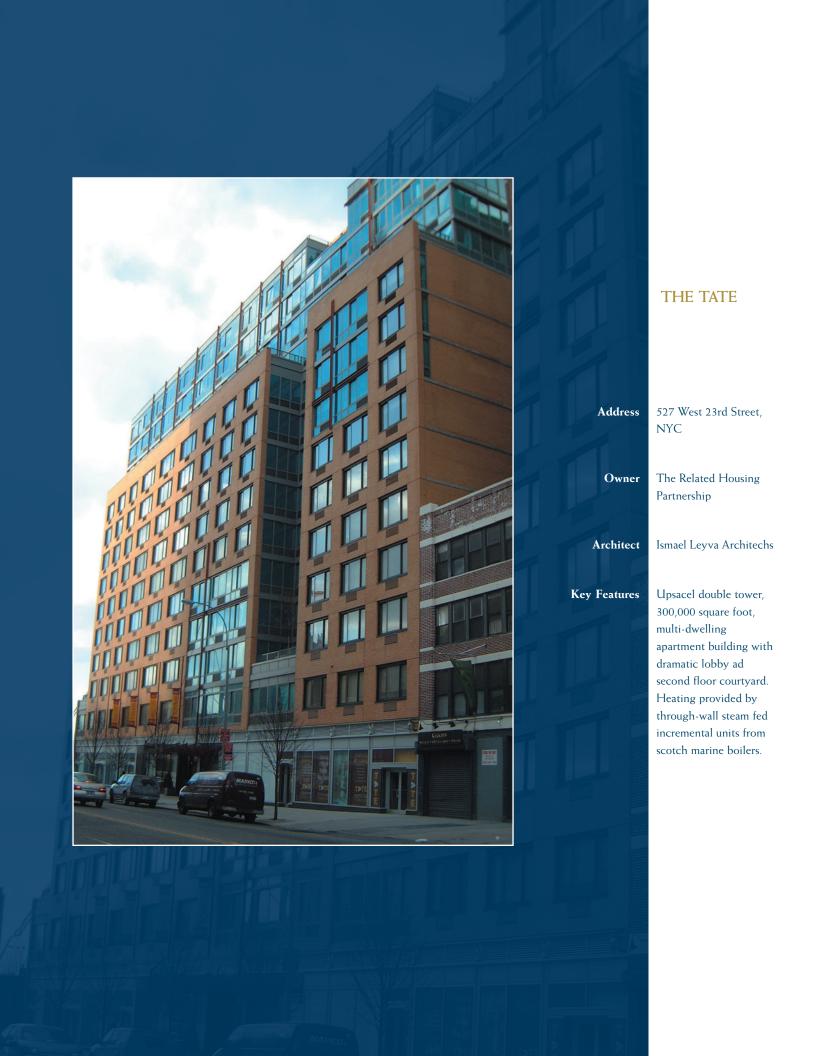
Alexico Management/

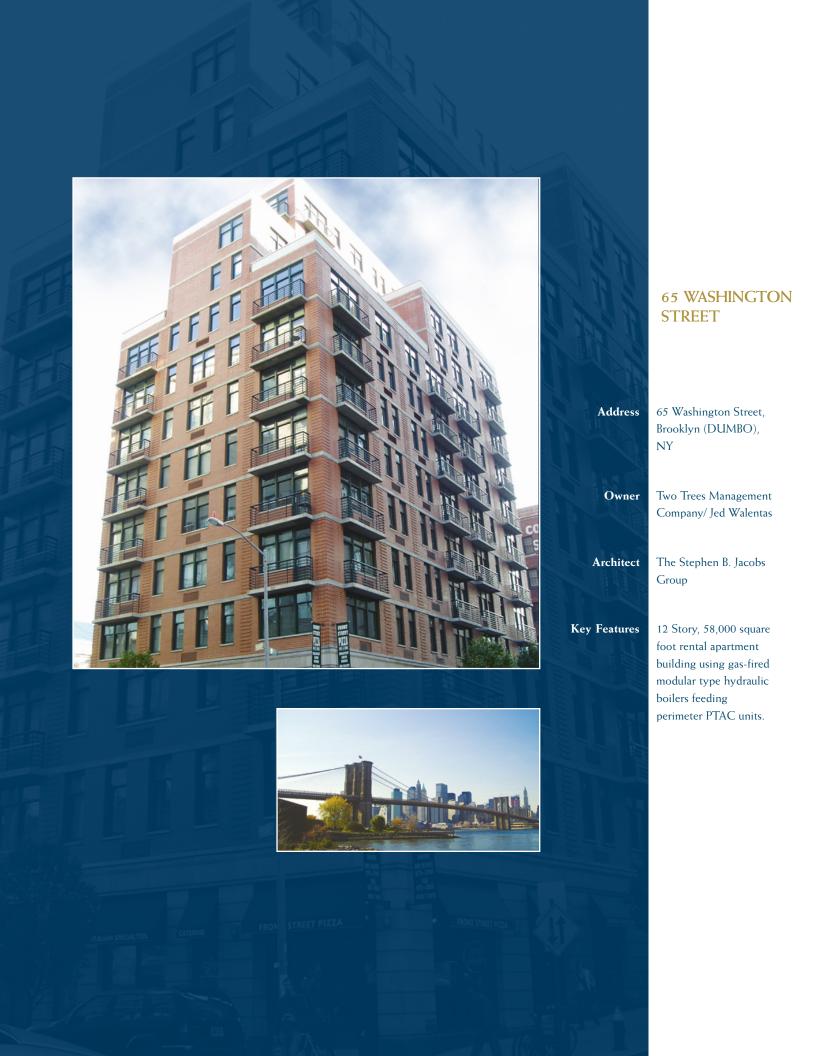
Izak Senbahar

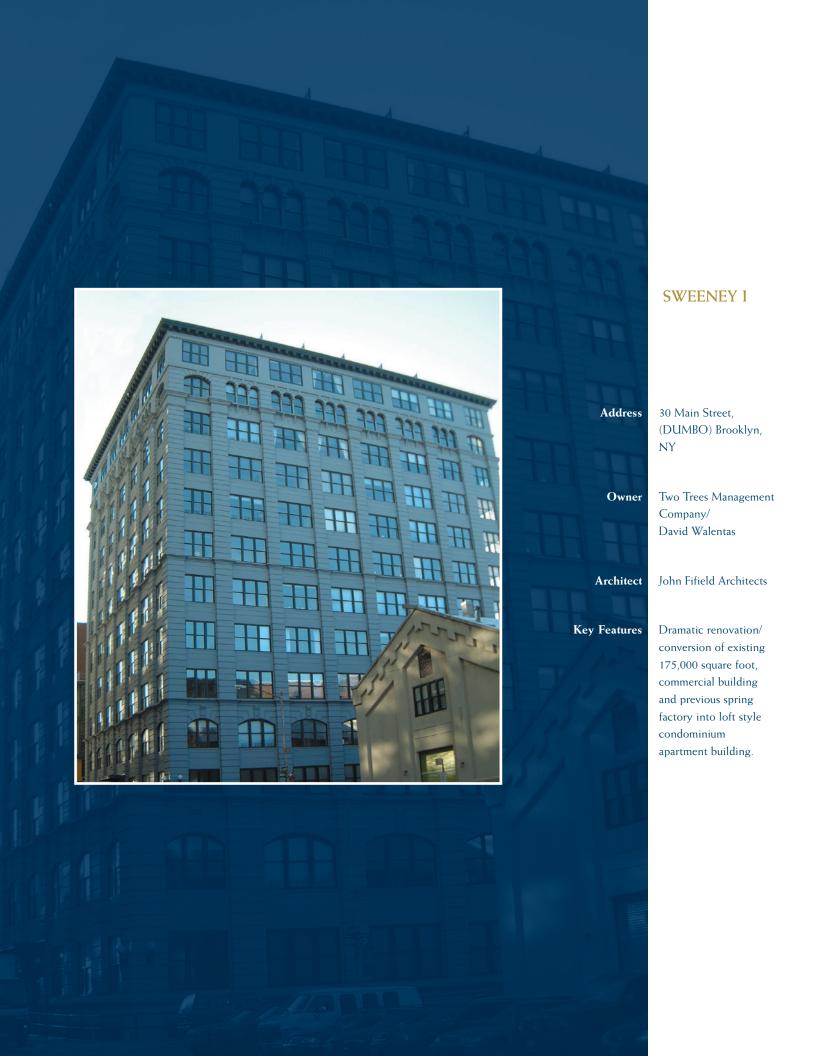
Costas Kondylis

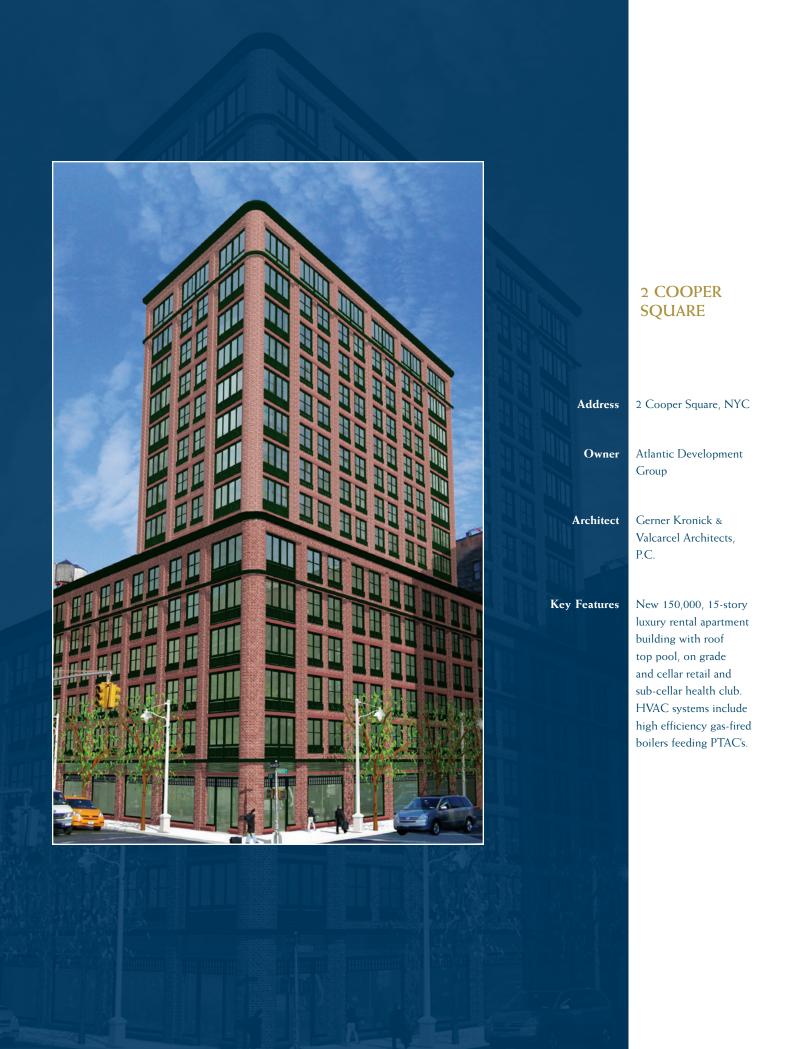
Architects

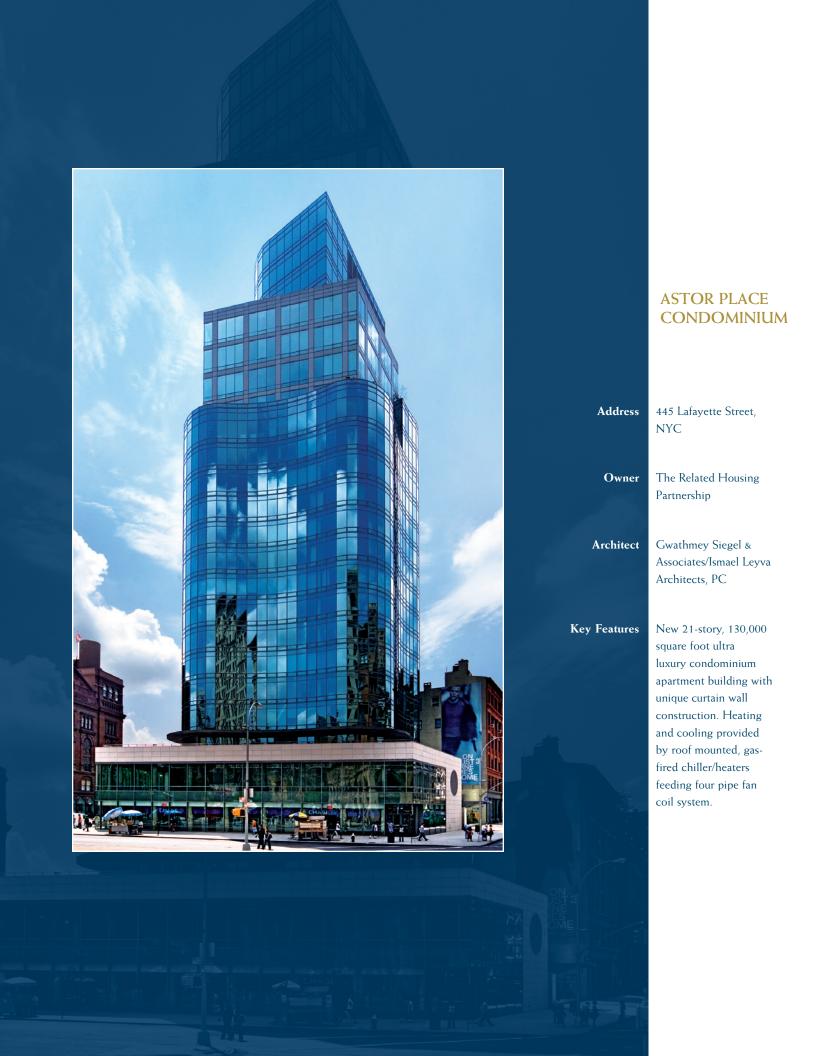
32-Story, 100,000 square foot, mixed use condominium apartment building and hotel using gas-fired chiller/heaters to feed 2 pipe fan coil system. Project included design of "Ringo" restaurant.















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.



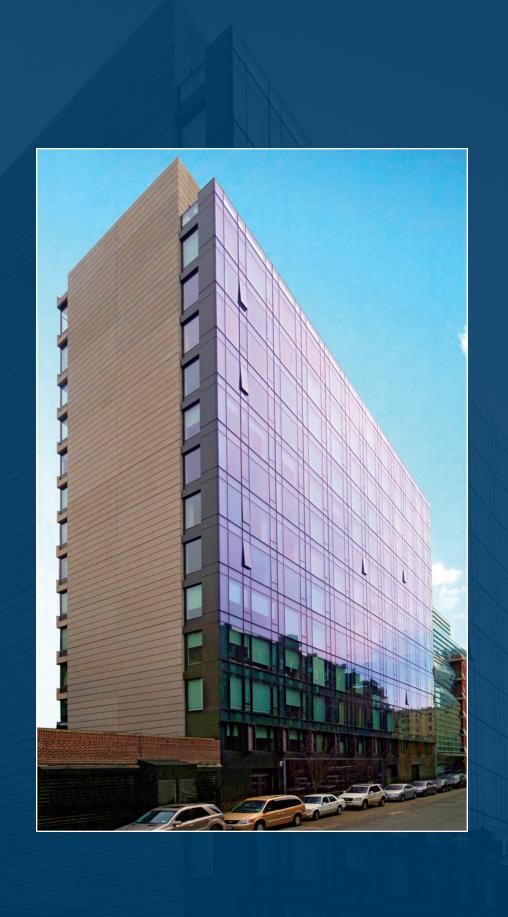












505 GREENWICH STREET

Address

505 Greenwich Street, NYC

Owner

Metropolitan Housing Partners

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Architect

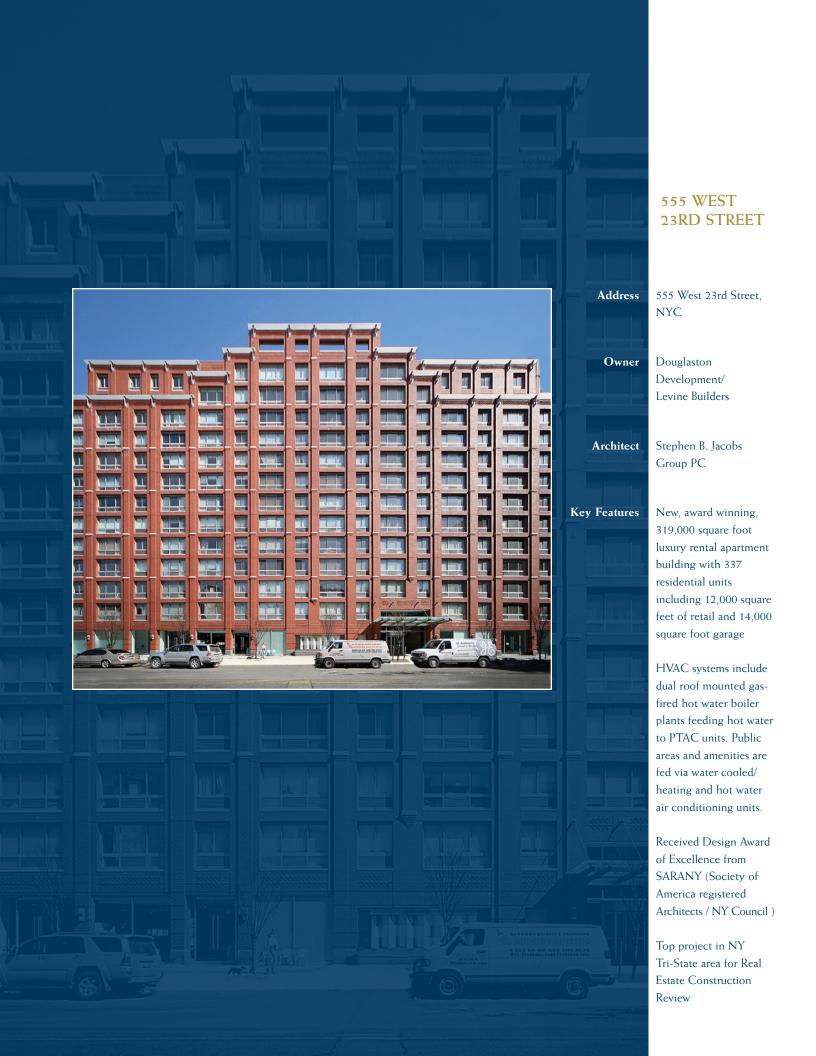
Handel Architects, LLC

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 AwardBoston Society of Architects















Address

1212 Martin Luther King Boulevard, Bronx, NY

Owner

Dunn Development/ Martin Dunn

Architect

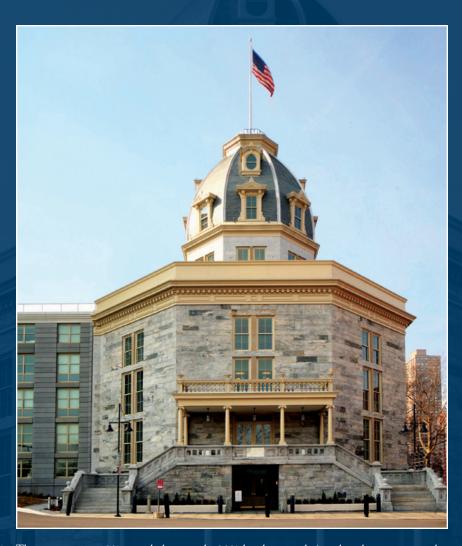
SLCE Architects

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.



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.



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 then a conventional building.





