



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 Fifeild 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.