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REAL ESTATE WEEKLY

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Teamwork puts finance company in new digs

Teamwork helped Centerline Capital Group, a real estate finance and asset management company, outfit its newest — and largest US office at 100 Church Street in New York.

With ten offices throughout the US, Centerline's flagship was selected with the help of CBRE and Spector Group Architects and built by ACC Construction.

Scott Spector was introduced to Centerline by David Hollander at CBRE during the search process, and was involved doing preliminary programming. When the company selected 63,000 s/f of space on the 15th floor at 100 Church, Spector immediately began working with Centerline and EvensonBest on design, layout and furniture.

As the lease with SL Green was signed, it became clear that it would be an easy transition; Spector Group knew the developer very well, and ACC Construction also counts SL Green as a frequent client.

"ACC had a tight schedule in which to produce 60,000 s/f of space," said Spector.

Michele Medaglia, president and CEO of ACC, commented, "The communication among the project teams made the schedule

move forward with ease. Everyone worked very well together." The efforts of the architect, contractor and furniture vendor were rounded out by Centerline's point person, Kelly Schnur, senior managing director of operations, who managed the process.

Both Spector and ACC's project manager, Jorge Garcia, explained that aside from the pace of the job, the biggest challenge came in building the IT room.

A large space, it included sophisticated mechanical components and its own fire suppression and independent HVAC systems entirely separate from the building's base systems. In case of a power failure, there is a large battery-powered backup system to allow the IT team to bring systems down in an

orderly fashion. The engineering of the IT room, designed by MG Engineering, had to be carefully co-ordinated by ACC, and done speedily as well.

The finished offices use SL Green's standards for interior materials and were built out within Centerline's budget.

Said Schnur, "We are delighted to be in our new offices at 100 Church Street. Everyone loves the open and bright space flooded with so much natural light."

