

M. E. P. Engineering

Congratulations ACC Construction on being featured in this month's New York Real Estate Journal.

We are proud to be a part of the Centerline Project Design Team.

Photos: Centerline Capital Group, New York, NY | 58,000 square feet



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Project of the Month

TEAM: CORD FLOORING; DONALDSON, FRED GELLER, PC RICHARDS, SPECTOR GRP., MG ENG., BROOKBRIDGE AND AIR STREAM

ACC Construction completes 60,000 s/f office for Centerline and SL Green at 100 Church St.

NEW YORK, NY With 10 offices throughout the United States, Centerline Capital Group's flagship – and largest – space is its New York office, which 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 found 60,000 s/f on the 15th floor at 100 Church St., 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 also counts SL Green as a frequent client, so the team came together seamlessly. "ACC had a tight schedule in which to produce 60,000 s/f of space," said Spector.

Michele Medaglia, president and CEO of ACC said, "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 thoroughly.

Both Spector and ACC's project manager, Jorge Garcia, explain that aside from the pace of the job, the biggest challenge came in building the IT room, which Garcia describes as a "project within a project." A large space, it included mechanical components and its own fire suppression and independent HVAC systems entirely separate from the building's base systems. In the case of a power



Reception seating area at Centerline Capital Group, 100 Church Street - New York, NY

failure there is a large battery-powered back-up 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 coordinated by ACC, and



Executive office at Centerline Capital Group, 100 Church Street - New York, NY



Conference room at Centerline Capital Group, 100 Church Street - New York, NY

were built out within Centerline's budget. The tenants are quite pleased. Schnur said, "We are delighted to be in our new offices at 100 Church St. Everyone loves the open and bright space flooded with so much natural light." Medaglia and Spector, who are proud of the project's success, both say that working with experienced professionals makes everything go much more smoothly,

and express gratitude to SL Green for putting the team together.

Centerline Capital Group provides real estate finance and asset management services for multifamily housing; it offers both debt financing and equity investment solutions for its customers, with \$9.3 billion of investor equity under management in more than 116 public and private real estate investment funds.

done speedily as well. The finished offices use SL Green's standards for interior materials and

Centerline Capital Group's Flagship Project Team

Landlord.....	SL Green Realty Corp.
General Contractor.....	ACC Construction
Flooring.....	Cord Flooring
Drywall and Acoustics.....	Donaldson Interiors
Electrician.....	Fred Geller Electrical, Inc.
Architect.....	Spector Group
MEP Engineer.....	MG Engineering
Expeditor.....	Brookbridge Consultants
HVAC.....	Air Stream Air Conditioning

General Contractor



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Congratulations

New York Real Estate Journal



would like to congratulate all the project team members

For future project of the month story consideration, please contact jwallace@nyrej.com

Drywall and Acoustics



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