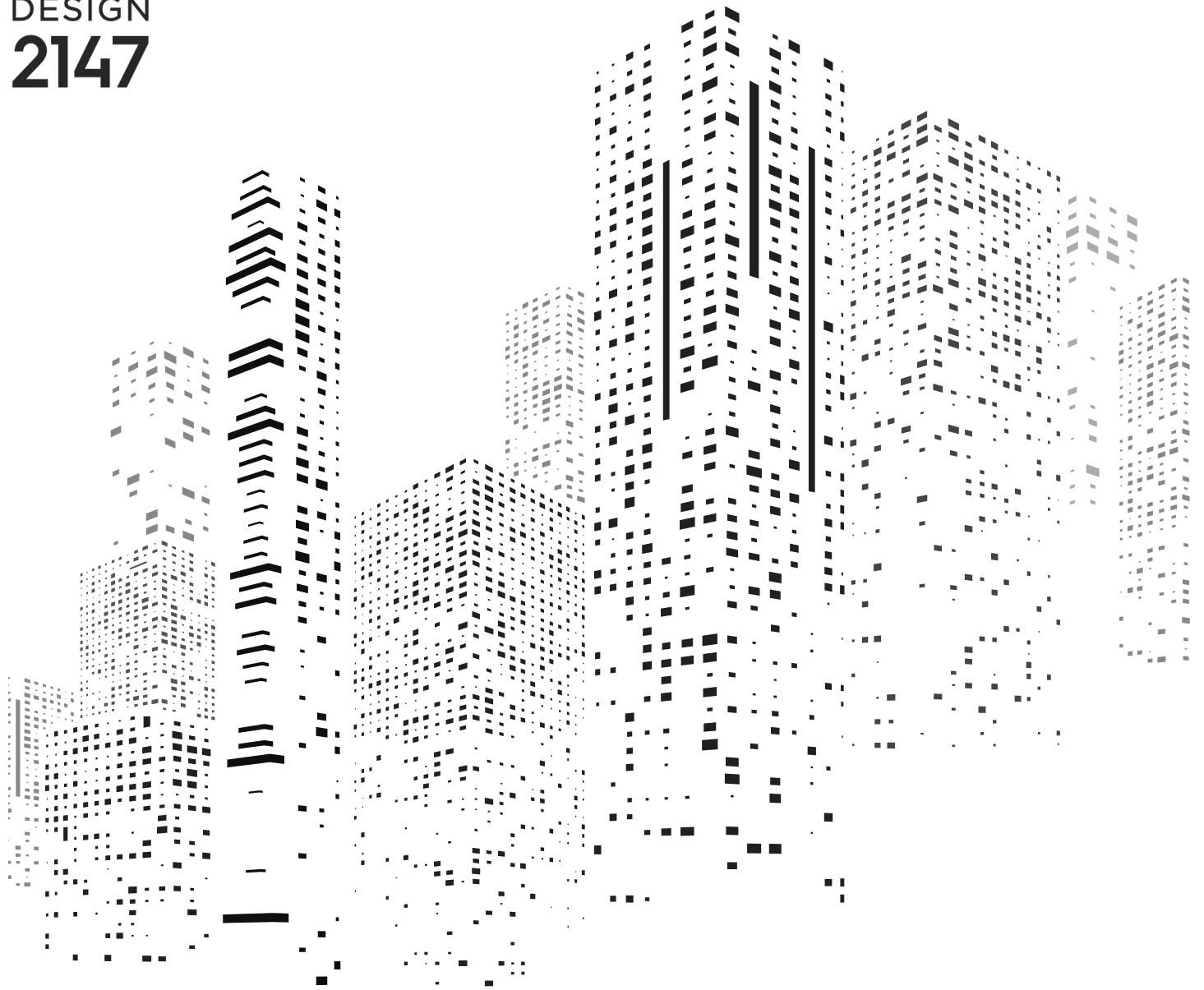




DESIGN
2147



NYC Municipal Approvals, Building Codes + Zoning Consultants Adaptive Reuse of Industrial Buildings



ABOUT OUR FIRM

Design 2147, Ltd. is a leader in New York City code consulting and expediting. Founded in 1986, we are one of the oldest and most trusted consulting and expediting firms in New York City. We continue to be on the leading edge of regulatory compliance while remaining true to our commitment to customer service. Throughout Design 2147's long and successful tenure, we have gained a reputation for our sophisticated technical expertise as well as our responsiveness to the needs of our clients.

Whether you are developing a one million-square-foot mixed-use site in a special district or renovating an 800-square-foot apartment, integrity and commitment to excellence remain the driving forces of our business. Whatever your project entails, Design 2147 can guide your project from a preliminary feasibility study to a final certificate of occupancy.

Our expert team of architects, construction professionals, experienced development strategists and seasoned industry professionals is there to assist your team from the ground up.

The goal on each project is for every member of Design 2147 to become an integral part of the project team. We apply a strong hands-on approach and are constantly developing project strategies that will make each project a success, regardless of size or complexity.

Design 2147 has built a sound reputation in the construction and facilities management industry by providing unsurpassed service and attention to detail. Protecting the interests of clients is the firm's hallmark.

Our team members at all levels understand that each facility is unique, that no two client projects are alike, and that each project deserves individual attention.

The firm's unique and specialized approach entails developing a customized package of services uniquely tailored to the specific needs of each client, thereby ensuring efficiency, effectiveness and economy throughout the process.

Although we treat each and every project in a professional manner, as a code consulting and expediting firm we are not subject to any licensing or professional liability requirements in the state of New York, and as such we cannot provide this type of insurance.

OUR ADAPTIVE REUSE EXPERTISE

As market demands continue to shift toward housing, warehousing and distribution, and both physical and data storage, there are significant opportunities for industrial buildings to be repurposed.

Our adaptive reuse feasibility studies help you identify the right path to reuse for your specific industrial properties, answering questions like:

- What zoning variances or changes would need to be obtained?
- How does the structure or the site need to change to accommodate the intended use?
- Are there historic elements that must or could be preserved?
- How do we bring doors and stairs into compliance with current code requirements?
- What accessibility requirements will need to be met, and how?
- What mechanical, plumbing, and electrical systems upgrades will need to be made?

Drawing from our decades of experience and the most extensive code library of any consulting firm in New York City, we can create a path forward for a successful adaptive reuse.

SELECTED PROJECTS

Terminal Logistics Center

130-02 South Conduit Avenue, Queens
Owner: Triangle Equities
Architect: GF55 Architects
Contractor: March Associates Construction
Completed
Square Feet: 224,000

SecureSpace Self Storage

59-20 Borden Avenue, Queens
Owner: InSite Property Group
Architect: Tao Design
Contractor: P.B. Brown NYC LLC
Completed
Square Feet: 288,000

SecureSpace Self Storage

131-21 14th Avenue, Queens
Owner: InSite Property Group
Architect: NF Architectural Designs, PLLC
Contractor: P.B. Brown NYC LLC
Completed
Square Feet: 131,691

Public Storage

31-28 Northern Boulevard, Queens
Owner: Public Storage
Architect: Highpoint Engineering
Contractor: EW Howell Construction Group
In Development
Square Feet: 157,000

The Peninsula

1221 Spofford Avenue, Bronx
Owner: Gilbane Development Company, Hudson Companies, and the Mutual Housing Association of New York
Architect: WXY Architecture, Urban Design and Body Lawson Associates
Contractor: Broadway Builders LLC
Completed
Square Feet: 235,000

Home Depot

59-15 Maurice Avenue, Queens
Owner: Home Depot
Architect: WD Partners Inc.
Contractor: Aurora Contractors, Inc.
Completed
Square Feet: 135,000

Pfizer Plant

630 Flushing Avenue, Brooklyn
Owner: Acumen Capital Partners LLC
Architect: Multiple
Contractor: Multiple
In Construction
Square Feet: 1,000,000+

Industry City

220 36th Street, Brooklyn
Owner: Industry City
Architect: S9 Architecture and Engineering, DPC
Contractor: Multiple
In Construction
Square Feet: 6,000,000

SERVICES

Design 2147 offer services including:

- Feasibility studies
- Project entitlements
- Municipal processing and expediting
- Landmarks
- General consulting services
- Building code and zoning consulting services
- Research services
- Project coordination and site representation services
- Department of Finance (DOF) services for tax lot mergers/subdivisions
- DOT services for SCARA or revocable consent
- Approvals and permits from:
 - Department of Buildings (DOB)
 - Department of Transportation (DOT)
 - Environmental Control Board (ECB)
 - Department of Environmental Protection (DEP)
 - Fire Department (FDNY)

Design 2147 services a wide variety of clients. The services that we provide are often assembled as unique solutions tailored to the specific needs of each client. The services listed above are frequently combined to create specific packages designed to tackle long-term projects, major construction or renovation programs, or general maintenance of facilities.

Samples of several packages of services provided include:

- Code compliance evaluation and correction implementation programs
- Semi-annual property analysis updates
- On-going project reviews and consultations
- Owner representation services
- "In-house" expediting services
- Major capital program municipal compliance services
- Project team selections and recommendations

Facilities-Based Services

Facilities-based services are designed to be perpetual in nature. A "facility file" is maintained by Design 2147 and updated on an ongoing basis. As projects are filed, violations dismissed, or other changes take place, these events are recorded in our central file.

Project-Related Services

Project-related services are limited in nature, but may last for several years. These services are goal-oriented. Examples include obtaining a Certificate of Occupancy at project completion or clearing all violations or other irregularities from agency records for a particular facility.



Sisto Martello

President/ Chief Executive Officer

Education

The City College of New York School of Architecture, B.S. Arch.

Memberships

Brooklyn Chamber of Commerce

The Real Estate Board of New York (REBNY) Zoning Advisory Council

Selected Projects

Commercial

Industry City
TSX Broadway

Education

New York University
Columbia University
Pratt Institute
The New School

Residential

Gotham West
Heatherwood Comm.

Healthcare

NYU Langone Health
Mount Sinai
NYC Health + Hospitals/
Elmhurst
New York Presbyterian

Sisto Martello is the President and founding Principal of Design 2147, Ltd. and has more than 35 years in the A/E/C industry. Under Sisto's leadership, the firm has evolved from an expediting company to a dynamic, full-service land use and development firm including code and zoning consulting, with projects ranging from 1,000 square feet to projects in excess of six million square feet. Notably, Design 2147 served as a leader in the major redevelopment and rezoning of the Williamsburg and Greenpoint neighborhoods from manufacturing to residential and mixed-use buildings.

Sisto provides executive leadership, business development, project management and subject matter expertise (SME) support for all projects.



Domenick J. Schinco

Senior Vice President/ Chief Financial Officer

Education

The City College of New York School of Architecture, B.S. in Architecture
City University of New York, B.Arch.

Domenick J. Schinco has been a Partner at Design 2147, Ltd. since its inception in 1986.

Domenick's vast experience comes not only from his tenure at Design 2147, but also his founding of several other entities that have completed various construction projects in Brooklyn and the Bronx. His in-depth knowledge of design, construction, contract negotiations, and financing – as well as his well-developed people skills – have contributed to the firm's growth and its clients' successes.

In his current role as CFO and SVP, Domenick is responsible for maintaining the firm's financial strength, cultivating staff and ensuring that Design 2147's support services and benefits remain industry-leading.

Domenick recognizes that the strength of any firm is rooted in its employees. It is through their efforts, and the bond they have with management and the firm at large, that the company can reach new heights. He is continuously scouting the market for top talent while simultaneously creating a culture and that the firm can be proud of.



Sergio Ghiano

Director of Operations

Education

The City College of New York School of Architecture, B.S. in Architecture
City University of New York, B.Arch.

Selected Projects

Commercial

Industry City
TSX Broadway

Education

New York University
Columbia University
Pratt Institute
The New School

Residential

Gotham West
Heatherwood Comm.

Healthcare

NYU Langone Health
Mount Sinai
NYC Health + Hospitals/
Elmhurst
New York Presbyterian

Sergio Ghiano joined Design 2147, Ltd. in 1987 and has been part of the firm's significant growth. He has honed his experience working on a complex variety of building types ranging from modest renovations to some of New York's largest structures.

Sergio's knowledge and hands-on approach has earned him the confidence of some of New York's best-known developers and institutions. He combines his skills and expertise with his relationships with New York City government agencies to find effective solutions for the firm's clients. As Director of Operations, he has oversight of all the firm's projects.

Prior to joining the firm, Sergio worked as a Project Architect on several projects including a large number of special-needs housing developments. He also worked for several years as a mechanical draftsman for mechanical and plumbing contractors as he put himself through college.

His formal education, balanced with practical experience as an Architect and draftsman for contractors, has given him an excellent ability to understand the construction process and maximize his ability to be of service. With over three decades of experience in code consulting, Sergio has developed a keen expertise in the field.



Ivan Moretha

Vice President of Business Relations

Education

Pratt Institute

Memberships

Brooklyn AIA

Selected Projects

Commercial

Industry City
Jamaica Colosseum Mall
459 East 149 Street (Bronx)

Education

St. John's University Master Plan
Vaughn College of Aeronautics
and Technology
Hunter College
Lehman College, CUNY
Packer Collegiate Institute

Residential

Tower 28
41-24 24 Street (Queens)
44-26 Purves Street (Queens)
27-27 44th Drive (Queens)
10 Huron Street/19 India Street
(Brooklyn)
The Alyn

Healthcare

NYC Health + Hospitals/Queens
NYC Health + Hospitals/
Elmhurst
Long Island Jewish Medical
Center

Ivan Moretha joined Design 2147 in 1989. In his current role as Vice President of Business Relations, he serves as a liaison between the firm and our clients. With over three decades in architectural, consulting and expediting roles, Ivan builds loyalty through outreach, interaction, and continuous improvement of services.

In addition to researching and responding to client needs, Ivan works with Design 2147, Ltd. leadership to ensure successful outcomes of projects and also to promote the firm's products, services, and accomplishments by spearheading sales and marketing initiatives.



Linda Suli
Operations Manager

Education
New York City College of Technology

Selected Projects

Commercial

Industry City
Madison Sq Boys & Girls
Pfizer Plant
282 Grand Street (Manhattan)

Education

Regis High school
Columbia University
Pratt Townhouse (Manhattan)
Touro College
International Leadership Charter
High School

Residential

470 Manhattan Ave (Brooklyn)
639 West 59 St (Manhattan)
150 West 87 Street (Manhattan)
200 West 72 Street (Manhattan)
2 Court Square

Mixed-Use

10 Riverside Blvd (Manhattan)
400 West 61 Street (Manhattan)

Hospitality

RIU Plaza Hotel

Linda Suli joined Design 2147 Ltd. In 2015. She currently serves as the firm's Operations Manager and is responsible for facilitating day-to-day operations of the production team. Linda helps establish filing strategies in coordination with all requirements for project schedule deadlines and goals, while still complying with all municipal agency requirements.

Linda has worked in the industry for over 20 years on projects ranging in size from small interior renovations to ground-up large-scale developments. Prior to joining Design 2147, Linda worked as a Project Executive handling a range of projects including residential high-rise, retail, commercial, office, office, education, community facilities, and manufacturing. She is a Class 2 New York City Department of Buildings filing representative and is registered with the New York City Fire Department.



Ilani Ramos

Permit Division Executive

Education

Lehman College, CUNY

Selected Projects

Retail

Home Depot

Education

Trinity Schools
Columbia University
Academy of the City Charter
School
Covenant House
St. John's University

Residential

One Boerum Place

Healthcare / Hospitality

NYU
Diversion Center
Dr. Betty Shabazz Health Center

Ilani Ramos is the Permit Division Executive at Design 2147, Ltd. She has a decade of experience in the expediting industry dealing with projects that range from private home alterations to new buildings. Ilani began her career as an Assistant Project Manager specializing in property violations. She has since transitioned to the Permitting Department, where she oversees the permitting team dealing with DOB, DOT and FDNY matters.

In her role as Permit Division Executive, Ilani is responsible for managing progress throughout the permit and violation process to ensure minimal delays. Additionally, Ilani manages DOT filings including but not limited to securing permits for sidewalk repairs and Sidewalk, Curb & Roadway Applications (SCARA). She maintains contact with clients to coordinate and assist with all Department of Building requirements through completion. Ilani focuses on providing a seamless customer experience by maintaining great communication and strategic alignment.



Diego López
Closeouts Executive

Education

The City College of New York, B.A.
Project Management Professional (PMP) Certification from New York University and
The Mechanics Institute

Selected Projects

Commercial

One-2-Five LIVE
BERG'N

Education

Speyer Legacy School
Stephen Gaynor School
Rodeph Sholom School
Marymount School of New York
The Buckley School of New York
P.S. 340 The Sixth Avenue
Elementary School
Beacon High School
The New School
The City College of New York
New York University
Columbia University
Avenues The World School

Residential

Corner 200 West
Azure
Gotham West

Healthcare

Mount Sinai
New York Eye & Ear Infirmary of
Mount Sinai
Menorah Medical Center

Diego López joined Design 2147 Ltd. in 2011 and serves as the Executive of the Close-Outs Division. He has worked on a range of projects including city-owned, educational, health care, residential, non-profit, corporate, commercial and hi-rise properties. Diego's work focuses on delivering comprehensive consulting services and close-out coordination with an innovative approach to problem-solving that prioritizes safety and quality.



Helen Golduber

Approvals Executive

Education

Brooklyn College, B. Ed.

Selected Projects

Education

Trinity School
Harlem Children's Zone

Residential

Gotham West
590 Fulton Street (Brooklyn)
44-26 Purves Street (Queens)
550 Tenth Avenue (Manhattan)

Healthcare

North General Hospital
NYC Health + Hospitals/Coler

Hospitality

TSX Broadway
The Times Square EDITION

Landmarked Buildings

Harvard Club of New York City

Retail

29 Greene Street (Manhattan)
204 Bedford Avenue (Brooklyn)

Supportive Housing

True Colors Residences
233 Landing Road (Bronx)

Helen Golduber joined Design 2147 in 2001. She currently serves as Executive of the Approvals Division, supervising the team to ensure that project deliverables are met and approvals obtained according to schedule.

Helen's decades of experience in the expediting industry include city-owned, educational, healthcare, residential, non-profit, corporate, commercial and high-rise projects.



Lauren M. Babiak

Code and Zoning Executive

Education

The Catholic University of America, B.S. in Architecture

Memberships

National Association of Women in Construction (NAWIC)
New York City Department of Buildings Code Revision: Use, Occupancy Classification, and Egress Technical Committee

Selected Projects

Commercial

Industry City Campus, Brooklyn
120 East 14th Street, Manhattan
540 Fulton Street, Brooklyn
204 Bedford Avenue, Brooklyn
Hudson Yards Retail, Manhattan

Education

New York University, Manhattan
PS 375Q, Queens
Packer College Institute,
Brooklyn
CUNY Baruch College,
Manhattan
Spence Athletic Center,
Manhattan

Residential

1 Prospect Park West, Brooklyn
1 Clinton Street, Brooklyn
Riverside Center, Manhattan

Hospitality

AC by Marriott, 842 Avenue of
the Americas, Manhattan
Hotel Riu Plaza Manhattan
Times Square

Lauren Babiak joined Design 2147 Ltd. in 2015 and currently serves as the Division Executive of the Code and Zoning Division, where she supervises a team of architects and attorneys who advise clients on a variety of zoning and building code issues. Lauren and her team provide support and technical guidance throughout the life of a project, from pre-purchase due diligence to design development, through DOB filing, approval, and sign-off.

Prior to joining Design 2147, Lauren worked as an associate director on high-rise commercial properties, hotels, retail, and restaurants. Her expertise in construction, expediting, and code consulting give her the necessary skills to address complex zoning and code issues.

CLIENT LIST

Over the years Design 2147 has had the pleasure of dealing with over 300 clients across a wide range of industries, including:

ARCHITECTS AND ENGINEERS:

- Andrew Robert Levenbaum P.E.
- Beyer Blinder & Belle Architects
- Cameron Engineering, an IMEG Company
- CannonDesign
- Dattner Architects
- Davis Brody Bond, A Page/ Company
- Ennead Architects
- ESKW / Architects
- FXFOWLE Architects
- Geddis Architects
- Gensler
- Gertler & Wentz Architects
- Graf & Lewent Architects, LLP
- Hill West Architects
- HLW International
- Joshua Brandfonbrener - Architect
- Langan
- Magnusson Architecture and Planning PC
- Marvel Design
- Mitchell Kurtz Architect PC
- Perkins Eastman
- PBDW Architects
- Rogers Partners Architects+Urban Designers
- S9 Architecture
- Selldorf Architects
- Silman

CONSTRUCTION MANAGERS AND GENERAL CONTRACTORS:

- Andron Construction Corporation
- Bruno Frustaci Contracting Inc.
- Citnalta Construction Corp.
- Cook & Krupa
- ERH Contracting
- EW Howell
- Gilbane, Inc.
- Hensel Philips
- Holt Construction
- Hudson Meridian Construction Group
- Hunter Roberts Construction Group
- Lendlease (formerly Bovis)
- Mega Contracting
- Sciam Construction
- Nucor Construction Corp.
- Skanska USA
- T.A. Ahern Contractors Corp.
- Triton Construction
- Turner Construction
- Wolf Construction Corporation

COMMERCIAL AND INSTITUTIONAL CLIENTS:

- Archdiocese of New York
- Barnard College
- Bronx Community College
- Central Synagogue
- Columbia University
- Fordham University
- Greater Jamaica Development Corporation
- Manhattan College
- New York Botanical Garden
- New York Public Library
- New York University
- New York University Langone Health
- North Shore University Hospital
- Pratt Institute
- St. Francis College
- St. John's University
- Target Corporation
- The Fortune Society
- The New School
- The Rockefeller University
- Vaughn College
- Wildlife Conservation Society

OWNERS' REPRESENTATION:

- Cumming Group
- Gardiner & Theobald
- Gary Zimberg
- VVA Project Management Company
- Zubatkin Owner Representation, LLC
- Barnard College
- The New School



52 Diamond Street
Brooklyn, NY 11222
T: 718.383.9340
F: 718.383.5628
info@design2147.com
www.design2147.com

NYC Municipal Approvals, Building Codes + Zoning Consultants

NYC FROM THE GROUND UP