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## CORPORATE PROFILE

**P**M CONTRACTING COMPANY, INC. has provided superior craftsmanship, unparalleled client service, and cost-effective performance to scores of clients since its founding by Michael Leahy in 1988. A separate entity, **PM CONTRACTING COMPANY, LLC**, was formed when a staff member, Kevin Ryan received a partnership offer from the founder. Today, both firms continue to provide comprehensive planning, project management and general contracting services to clients in such diverse industries as communications, financial services, fashion, hospitality, health care and the government.

PM Contracting has always applied the highest standards of quality, safety and efficiency in managing and executing the finest interior renovations and build-outs. Whether it be the intricacies of a hospital patient care unit, or an exhibition space for a collection of rare books, an interior landmark restoration or the renovation of a major corporation's world headquarters, PM Contracting consistently provides exceptional value and service to our clients. Our project managers, estimators and superintendents are among the most experienced and best qualified in the industry.

The same standards of value and service apply equally to our execution of the technologically complex projects that have become a particular specialty of PM Contracting, from data centers, high-end corporate offices and telecommunication switches to disaster recovery facilities and other critical use environments. Because of the complexity of the equipment and the narrow window of opportunity in which work generally must be completed, these projects require unique expertise and skill. PM Contracting demonstrates this expertise both on our own and through ongoing relationships with engineering firms and real estate consultants that enable us to provide comprehensive design/build services. With "speed to market" the driving force behind most of these critical service projects, our experience in completing these highly intricate projects faster and at lower cost is invaluable to our clients.

Our overall success is illustrated by the fact that the majority of our work comes from repeat clients, and the remainder through referrals. PM Contracting has enjoyed solid and consistent growth over the years and has built and maintained relationships with some of the most prestigious companies in the country.

Indeed, with service as our primary deliverable, we pride ourselves on translating our success in meeting a client's needs on one project into a relationship that spans time and markets, executing projects as they arise anywhere across the country or around the world.

Our clients have praised PM Contracting for our personal and professional service, excellent management of administrative tasks and ability to coordinate the many disciplines involved in carrying out complex projects. We are applauded for our thoroughness to details, budgets, materials management, schedules and quality craftsmanship. But for us, the highest praise of all has always been when our clients tell us they hope to have the opportunity to work with PM Contracting again.



## SCOPE OF SERVICES

*As a construction manager and general contractor, PM Contracting can provide each of the pre-construction and construction phase services described below.*

### Pre-Construction Phase

#### Cost Estimating and Scheduling

- Develop a conceptual cost estimate and update it as the design progresses and additional information becomes available.
- Develop a preliminary master schedule and modify it to incorporate detail provided by consultants and trades, information on owner-furnished equipment and critical milestones and decision dates.

#### Design Review and Value Engineering

- Evaluate the condition of existing building systems to determine their impact on both design requirements and capital and operating costs.
- Provide ongoing evaluations and recommendations with respect to the building systems, materials, equipment and improvements being proposed and identify opportunities for reducing costs and/or increasing value to the client without compromising design intent.
- Monitor the design documents for conformance with program, budget and schedule objectives and for overall constructability.
- Assist in the filing of applications with the Department of Buildings.

#### Procurement Services

- Work with the architect and engineer to define the optimal scope, size and number of bid packages for the project.
- Furnish scope clarifications and general requirements to bidders for inclusion in the bid documents.
- Assist the client in identifying and pre-purchasing long lead equipment and materials as appropriate.
- Coordinate all aspects of the bidding process: pre-qualify subcontractors and suppliers, issue the bid documents, conduct pre-bid meetings, analyze bids, interview subcontractors and make award recommendations to the client.

### Construction Phase

#### Site Logistics and Mobilization

- Develop site logistics, building protection and mobilization plans designed to mitigate the impact of construction on pedestrians, vehicular traffic, building occupants and ongoing operations.

#### Management Control Systems

- Conduct regular project meetings, coordinate the activities of the team, identify outstanding issues and ensure appropriate follow-up.
- Develop and implement reporting and control systems, including procedures for shop drawings and submittals, change orders, subcontractor payments and cost control and issue regular reports to the client.



## SCOPE OF SERVICES

### Management Control Systems *(continued)*

- Oversee the submittal of coordination drawings, shop drawings and material samples and expedite their review by the architect and engineer.
- Review subcontractors' certificates of insurance, safety procedures, affirmative action plans and other required submissions to ensure conformance with contract specifications.
- Analyze change order requests, validate claims for additional costs or time delays arising from field conditions and negotiate a reasonable and fair settlement in a timely manner.

### Construction Oversight

- Supervise the performance of subcontractors and vendors on site, ensuring that work is performed in a safe manner and in accordance with contract specifications, local laws and regulatory requirements.
- Meet weekly with subcontractors to review construction progress and coordination issues.
- Conduct regular meetings with the project team to coordinate the resolution of critical issues and facilitate the flow of information between design consultants and subcontractors.
- Monitor and update the schedule and identify steps to prevent deviation and/or mitigate the effect of delays.
- Coordinate the completion of punch list work.
- Oversee the final start-up and testing of all systems and equipment and ensure that facilities maintenance personnel have received required training.
- Advise the client when the project is ready for final inspection and assist in securing the Final Certificate of Occupancy.
- Coordinate the submission of operating maintenance manuals, warranties and guarantees, instruction manuals, training videotapes, as-built drawings, attic stock, keys and other items required to be turned over to the client.

### Quality Control

- One of the first construction firms to establish a Quality Control Department.
- A team of mechanical and electrical engineers, architectural specialists, and officers of the firm reviews all construction documents, shop drawings and work installed to verify design conformance and quality of installations.
- Implement quality control in the daily workings of each project.
- Train field personnel to discern good workmanship from poor workmanship during the installation process and reject substandard work even before the task at hand has been completed by the subcontractor.
- Monitor all vendors to ensure their capabilities and availability to perform excellent work in a timely manner.
- Punchlist sites throughout the construction process to minimize the time and effort required to complete the formal punchlist at the end of the project.



## REPRESENTATIVE PROJECTS: RESIDENTIAL

### AOL/Time Warner Tower

Project Management for \$20,000,000 improvements to a \$45,000,000 residential condominium unit at the new AOL/Time Warner Towers. The project is designed by Peter Marino Architects and involves the demolition of most of the upstairs of a 1½ floor unit to allow for 25 foot ceilings at half of the main floor and standard height ceilings at the rest of the floor. Other features include steel structural support for slanted marble walls, HVAC distribution below raised flooring, marble staircase, structural glass bridge walkway, and an environmentally controlled private art gallery. The project also includes changes to the base building spandrel glass system and improvements to terraces on the south and east exposures.

### 21 East 79th Street

Full floor gut renovation in neo-classical design based on the architectural work of George W. Sweeney and the interior design of Noel Jeffries. The project was successfully completed between Memorial Day and Labor Day in this Summer Work Rules building. Renovations included the creative incorporation of AC systems where none previously existed, the replacement of Landmarked windows on the building facade, custom woodwork throughout all rooms, custom kitchen cabinets, marble door enframements, and inlaid marble stone slab flooring.

### Southampton Cottage Restoration

Project Management of a grand 1930s summer cottage in the Town of Southampton. Work includes gut renovations to bathrooms, interior probing of structural concerns, selected interior renovations and extensive exterior restorations including new roofing, cedar shake siding replacement, window replacement and masonry repairs to a 14,000 square foot residence.

### Victorian Restoration and Extension

Historic restoration of a 4,500 square foot Victorian dating back to 1897 and incorporation of a large extension with master suite, sauna, gym, kitchen, family room and terraces. The renovation was designed by Vincentsen & Associates Architects and included the removal of a 1950s front stoop and the creation of a new front and side porch in keeping with archival photographs uncovered by the owners.

### Trump International Condominium Renovation

Fast-track renovation of a condominium residence at One Central Park West. This project involves coordination with custom woodworking from an owner-preferred Massachusetts wood shop.





## REPRESENTATIVE PROJECTS: LAW FIRMS

### Shearman & Sterling

*Various renovations were performed at the New York offices of this worldwide law firm:*

#### Projects Completed In the Last Year:

##### Three Floor Fast Track Renovation (75,000 SF)

- Fast Track renovation of three floors at the firm's world headquarters: the Project Schedule required that all work be substantially completed within six weeks. In addition to standard MEP work and architectural finishes, the project included reinforcement of structural steel at 62 locations, complete cabling riser and distribution infrastructure, and coordination with new furniture systems.

##### Administrative Floor Gut Renovation (33,000 SF)

- Complete demolition and rebuild of administrative office space and worldwide central data center. Work included new electrical risers and distribution, building and supplemental air conditioning, CAC units, UPS systems, wet & pre-action sprinkler systems, new core and ADA bathrooms, stone lobby, millwork and all architectural finishes.

##### Partner Floor Gut Renovation (25,000 SF)

- Complete demolition and rebuild of partner floor in firm's world headquarters. Work included all MEP disciplines and high end architectural finishes such as anigre millwork, travertine lobby floor and walls; and cesar glass project was completed in an eight-week fast track schedule.

##### Partial Floor Gut Renovation (19,000 SF)

- Complete demo and rebuild of partial floor in world headquarters for back office and administrative functions. In addition to standard MEP and architectural office finishes, the project included a food service area with two walk-in refrigerators that had to be built in place as a full service 24 hour copy center that required supplemental AC and increased power distribution.

##### Partial Floor Gut Renovation (14,000 SF)

- Complete demo and rebuild of a partial floor in the firm's world headquarters. Work included all MEP disciplines and high end architectural finishes such as anigre millwork, travertine lobby floor and walls and specialty glass. This project was completed in an 8-week schedule.

### Kirkpatrick & Lockhart

Renovation of three floors on a fast track basis at the firm's New York City location. One floor was a gut renovation and two floors were renovated in multiple phases during occupancy.



## REPRESENTATIVE PROJECTS: FINANCIAL FIRMS

### Cantor Fitzgerald/ESPEED

- Renovated 75,000 sq ft of new space for their headquarters at 135 E 57th Street. The five floor temporary headquarter relocation project completed in nineteen calendar days including: trading rooms, computer room upgrades, UPS systems, supplemental AC systems, structured cabling, as well as general and executive offices.

### AIG Global Investment Group

Renovated 45,000 sq ft of new space for their headquarters on a fast track basis in two phases of 21 days each. The work was designed by Mancini Duffy and included all phases of executive office construction including reception areas, conference rooms, offices, pantries, mail rooms, and executive suites. The project involved complete datacom cabling, an IDF room, and a small computer room.

### Merrill Lynch

#### World Financial Center

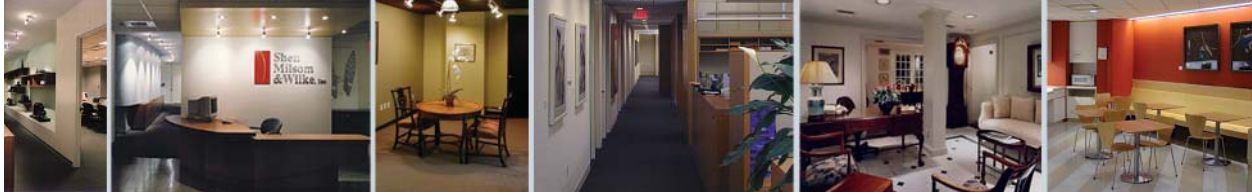
- Renovation of the Merrill Lynch Corporate Finance and Human Resources Office took place within a 45-day schedule. The entire project was performed on a tenant-occupied floor between the hours of 6 p.m. and 6 a.m. The project included custom millwork, custom mahogany doors, metal and glass partition work, sprinkler system modifications and electric and datacom cabling.

#### 20 Broad Street

- A fast-track renovation of office and computer areas, the aggressive 14-day schedule included modifications to a raised floor system, HVAC improvements, fire suppression work, electric and datacom cabling and customized millwork.

#### 717 Fifth Avenue

- This four-phase renovation of the tenant-occupied Merrill Lynch flagship office required a full range of services. Working on an overtime basis between 6 p.m. and 6 a.m., the renovation included designing new office configurations, installing new ceilings, decommissioning a computer room, customized millwork, HVAC improvements, modification of the sprinkler system and electric and datacom cabling. The entire large-scale renovation had to be performed without disturbing the Individual Client Group and other critical organizations on the premises.



**REPRESENTATIVE  
PROJECTS:  
CORPORATE OFFICES**

**Fintech Advisory**

**Seagram's Building**

- Project Management of a Peter Marino Architects installation at the top floor of the landmarked Seagram's building. Work includes Swiss engineered woodwork partition systems, French fabricated stone slabs, restoration of lighted landmarked ceiling, and full MEP package.

**PR Newswire**

**Regional News Centers**

- Selective renovations to various Regional News Centers in conjunction with the firm's new corporate identity format. Work included renovation of Reception Areas and Signage changes throughout.
- PM performed the Corporate Identity Program Changes in the following cities: Atlanta, Charlotte, Cleveland, Chicago, Detroit, Minneapolis, San Jose, and Washington, D.C.

**Cantor Fitzgerald/eSpeed/TradeSpark**

**National Office Construction**

- Performed complete office and technical installations in Darien, Houston, New York Midtown, New York Downtown, Rochelle Park, and Shrewsbury.

**Charles Schwab/Mayer and Schweitzer**

**Corporate Headquarters**

- The 33,000 square foot renovation project, completed on a 16-week schedule, included an 8,000 square foot tiered trading room amphitheater, executive offices, computer rooms, general offices and a cafeteria for this Charles Schwab subsidiary.

**Newport Center, Jersey City**

- PM Contracting performed more than \$25 million of work in separate phases over a four-year period on this 460,000 square foot waterfront project that included tenant and base building renovation work.



## REPRESENTATIVE PROJECTS: LANDMARKS & INSTITUTIONAL

### New York Public Library

#### Main Reading Room

- PM Contracting was responsible for the general contracting portion of infrastructure restoration in the Main Reading Room of the Central Research Library. The project included erecting 70-foot high scaffolding towers over the occupied Main Reading Room and encasing them in protective material in order to expose, remove, and dispose of old infrastructure piping and repairs of faux stone walls. A crane was erected on 40th Street to boom steel members onto the roof for chiller plant replacement.

#### Astor Rare Book Room

- General contracting work for the restoration of this large landmark collections room included scaffolding the entire room to facilitate execution of the work and enclosing the entire collections room with Astrofoil, a thermal and moisture insulating material developed by NASA.

### New Bronx Housing Court

#### Winterization Project

- PM Contracting was called on by the Department of General Services to complete partitioning and exterior enclosures at the New Bronx Housing Court. The construction, which was completed earlier than the 49-day schedule called for, included ten floors of shaft-wall work, dry wall partition and on-site security measures and winterization. The strict schedule was enforced by a liquidated damages clause and the project was also bonded.

### 1873 Brooklyn Heights Carriage House Conversion

#### Historic Renovation

- This project designed by George W. Sweeney, Architects involved the complete interior demolition of the structurally challenged edifice. Forty-three full sized steel members replaced or augmented the original 4' by 14' wood joists. The entire rear wall of the structure was replaced due to structural deficiencies. In addition to all of the elaborately detailed classical elements typical of George Sweeney projects, this renovation also included a rooftop gardens and playground complete with waterproof, rubberized play pavers and a rooftop building stairwell structure complete with skylights. The interior were designed to be in keeping with the buildings provenance and the front facade was maintained and restored due to its Landmark status. All work was completed on an accelerated eight month schedule.

### Restoration of a McKim, Mead & White Library Building

#### Historic Preservation and Interior Renovation.

- This current project involves significant interior restoration and selected exterior restorations to a Landmarked McKim, Mead & White building in New York City. The project design by Li/Saltzman Architects preserves the historic elements of the original architects while incorporating important infrastructure modernizations.



**REPRESENTATIVE  
PROJECTS:  
UPTIME  
CRITICAL FACILITIES**

**GBLX/Frontier**

New York, NY

- Construction Manager for a complete build out of a 130,000 square foot switch site in Manhattan. The project is the largest of the client's sites in the United States and incorporates all architectural and MEP disciplines. As Construction Manager, PM was responsible for helping to bring the project from the design and pre-construction phase to final completion. As always, speed to market is critical and PM was particularly suited to achieve this goal without missing any critical steps along the way.

*Other Major Projects were completed for this client in the following cities: Albany, Boston, Buffalo, Newark, Poughkeepsie, Rochester, and Syracuse.*

**Time Warner Telecom**

Orange County, CA

- Design-Build of 15,000 square feet of telecom switching environment and 8,000 square feet of sales and administrative area. The critical component of the work included site analysis, utility upgrades, diverse power and fiber feeds, EPS/generator systems, UPS systems, and a DC power and distribution plant. As Construction Manager, PM was charged with assembling the entire team, including Engineers and Architects.

*Other Major Switch and Collocation Projects for this client were completed in the following cities: Albany, Aurora, Binghamton, Cincinnati, Chicago, Columbus, Dayton, Denver, Jersey City, Los Angeles, New York and Orlando.*

**Road Runner**

Austin, TX

- Design-Build of new Regional Data Center/Cable Head-End Facility complete with diverse power and cable feeds, EPS/Generator systems, UPS power and distribution, and sales office component. As Construction Manager, PM was asked by the client to assemble the remainder of the team including the Mission Critical design Engineers and the Architect for the Project.

*PM led the team for Regional Data Center construction in the following cities: Austin, Chelmsford, Columbus, Detroit, Kansas City, Oahu, Orlando, Syracuse, and Tampa.*



## REPRESENTATIVE PROJECTS: MEDICAL FACILITIES

### Mount Sinai Medical Center

*One of only a handful of pre-selected contractors authorized to work at this world-renowned medical center, PM has completed numerous projects including:*

- Infection Control Department Laboratory at Klingenstein Clinical Center
- Laboratory Office at Annenberg Pavilion
- Two Floor Gut Renovation of High Risk Pregnancy Department
- Two Floor Renovation of Home Health Agency
- Magnetic Resonance Imaging (MRI) Suite at Klingenstein Clinical Center
- Short-Stay Surgical Unit Floor at Klingenstein Clinical Center
- Full Floor Renovation of Department of Anesthesia at Klingenstein Clinical Center
- Internal Medicine Offices at 1200 Fifth Avenue
- Operating Room Pain Management Offices at 19 E. 98th Street
- Handicapped Access at Annenberg Pavilion
- 9th Floor Patient Rooms at Guggenheim Pavilion
- Reception Area at 5 E. 98th Street
- Adolescent Healthcare Facilities at 320 E. 94th Street
- Infusion Pharmacy at 309 E. 94th Street
- General Lobby at Klingenstein Clinical Center
- Renovation of Linen Services at Guggenheim Pavilion
- Patient Floor Renovations (fast-track) at Guggenheim Pavilion
- Administrative Offices
- Office of the Chairman of Radiology
- Reception Area and Examination Room at Annenberg Pavilion
- Lab Offices at Atran Building
- 5th Avenue Lobby at Klingenstein Pavilion
- Offices, Library, and Labs at Annenberg Pavilion
- Fundraising Offices at 101 E. 98th Street
- Occupational Therapy Renovations at Guggenheim Pavilion

### West Chelsea Veterinary Hospital

#### Animal Medical Facility

- PM Contracting converted a Manhattan townhouse into a complete medical facility including operating rooms, shielded x-ray room, medical gas systems, custom millwork storefront and all new services. Work was completed within a seven-week schedule.



**REPRESENTATIVE  
PROJECTS:  
RETAIL & SHOWROOMS**

**J. CREW**

Complete demolition and renovation of retail clothing stores for J. Crew's multi market expansion. Projects ranged in size from 7,000 sf to 14,000 sf and included the demolition and selective removal of existing stores, installation of new mechanical systems, plumbing, sprinkler, electric, carpentry and all finish trades for a high profile retail environment. In addition to all construction trades, PM coordinated and managed the purchasing of items such as millwork, furniture, music system, security system and phone system. All projects were completed on a fast track basis and were tied into completion dates based on J. Crew product deliveries.

*PM built retail stores for J. Crew in the following cities:*

Charleston, Charlottesville, Knoxville, New York and Salem

**H&M**

Constructed new 15,000 sq ft store at the Silver City Mall in Taunton, Massachusetts. A six-store demolition set the stage for a 6-week build-out of a new design program by H&M. The job was on time and on budget.

*Our most recent H&M project was in the Providence Place Mall in Providence, Rhode Island.*

**Land's End**

Renovation of Outlet Stores throughout the Midwest and in the Northeast. Projects were performed in occupied stores in multiple phases.

*PM renovated Land's End outlet stores in the following cities:*

Chicago, Minneapolis, Rochester, Schaumburg, and Yorktown.

**Guess**

Our newest retail project is a 10,000 square foot retail showroom in a new mall at Weehawken, N.J.

**Ralph Lauren Footwear**

**Office and Showroom**

The renovation of the Ralph Lauren showrooms was conducted on a strict deadline since antiques and oriental rugs, valued in the millions of dollars, were scheduled for arrival from London on the last day of the project and no arrangements could be made for an alternate insured storage facility. (Three other construction managers turned down the project due to the demanding schedule requirements.)



## REPRESENTATIVE: CLIENT LIST

- AIG Capital Partners
- AIG Global Investment Group
- AIG Realty
- Barnett & Company
- Bear, Stearns & Co.
- Bigfoot.com
- Boston Properties
- BTI Telecom
- Cantor Fitzgerald
- Charles Schwab & Co.
- Chelsea Veterinary Hospital
- China Trust Bank
- China Trust Bank/Opicoil
- City of Hope
- Commonwealth Bank of Australia
- COMP USA
- Cushman & Wakefield
- Danskin
- David J. Greene & Company
- Dewey Ballantine
- Donaldson, Lufkin & Jenrette
- Donnell Auditorium
- Eastgate Realty
- EJV Partners
- Equinox Capital
- Equity Office Properties
- eSpeed
- Fintech Advisory
- Florida Realty Investments
- Frontier Communications Corporation
- 4 Kids Entertainment
- General Instruments
- Global Crossing
- Goldman Sachs
- GRP Records
- Guess
- Guilford Securities
- Hackensack Medical Center
- High School for the Performing Arts
- H&M Stores
- Hokkaido Takushoku Bank
- Huntoon Paige Co.
- ILX Systems
- IMC Online
- Instinet
- Inter-Continental Hotel Corp.
- Investment Dealers Digest
- Ivaran Shipping Lines
- Inter-Allied Management
- International Management Group (IMG)
- J. Crew
- Jack Resnick & Sons Company, Inc.
- Jefferson Market Library
- Kirkpatrick & Lockhart
- Korean Energy Development Organization
- Lands End
- Lazard, Freres and Company
- LCI International
- LDDS Worldcom
- LePark Realty
- Library for the Blind
- Lincoln Center for the Performing Arts
- Long Term Credit Bank of Japan
- Lord & Taylor
- Madison Square Garden
- Mayer & Schweitzer, Inc.
- MCI Worldcom
- Merrill Lynch
- Midtown Community Court
- Mitsubishi Bank
- Mitsubishi Trust Company
- Mitsui OSK
- Montefiore Hospital
- Morgan Stanley
- The Mount Sinai Medical Center
- New Bronx Housing Court
- New York Public Library
- Pace Gallery
- Peat Marwick
- Perkins Eastman
- Port Authority of NY & NJ
- PR Newswire
- Principia Partnership
- Radio Page America
- Ralph Lauren Footwear
- RCN
- Road Runner
- Rockrose Development Corporation
- Schmidt & Ryan
- Shearman & Sterling
- Shen, Milson & Wilkie
- Sunset Park Court House
- SWIFT
- Tegor Property, S.A.
- The Durst Organization
- The Segal Company
- Theodore Barry & Associates
- Thomson Bankwatch
- Time Warner Telecom
- Total Site Solutions
- TradeSpark
- Transcom
- Vianet.works
- Viking Steamship Lines
- Woodhull Hospital

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## **Michael J. Leahy**

**Chairman & CEO**

### Professional Experience

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Michael Leahy brings more than twenty five years of experience to PM Contracting Company. His comprehensive knowledge of all areas of leasing, project management, consulting, preliminary design and construction management through occupancy, stems from a combination of hands-on experience and educational training. After serving as superintendent and project manager for one of New York's premier interior construction management companies, he founded his own in 1988. He studied drafting and estimating at the Mechanics Institute in New York City and holds a Bachelor of Arts in Political Theory from Stonybrook University where he also pursued graduate studies in Economics and Applied Mathematics.

With a unique ability to deliver projects on schedule and within budget, Michael is frequently sought after as a consultant for his insight into project planning and management. These attributes, together with his long-standing relationships with some of the country's most qualified subcontractors, have earned him the respect of both peers and clients, and have helped to position PM Contracting as a leader in the construction community.

### Representative Projects

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#### **Fintech Advisory**

- Project Management of a Peter Marino Architects project for a Merchant Banking firm in the landmarked Seagram's Building.

#### **Shearman & Sterling**

- Ongoing full floor renovations and restack projects.

#### **Time Warner Telecom**

- 13 new switch and colocation facilities located from New Jersey to California

#### **Road Runner**

- 9 new regional data centers from Syracuse to Hawaii.

#### **The New York Public Library**

- Infrastructure restoration of the landmark Main Reading Room and Astor Rare Book Room, requiring erection of 70-foot scaffolding towers and use of innovative protective materials.

#### **The Mount Sinai Medical Center**

- Renovation of patient rooms, diagnostic and treatment facilities, administrative offices, pharmacies, laboratories, MRI suite, and lobbies and entrances at various locations.

#### **Newport Financial Center**

- \$25 million in tenant installation and base building renovation work in a 460,000 SF building, including 120,000 SF of computer space with raised floors, UPS power supplies, CAC units, wet, pre-action and gaseous fire suppression systems, security systems and communications work.

#### **Clients Represented:**

- Shearman & Sterling
- Fintech Advisory
- Time Warner Telecom
- Road Runner
- PR Newswire
- Boston Properties
- Merrill Lynch
- SWIFT
- VIANET
- Morgan Stanley



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## Kevin C. Ryan

Chief Operating Officer

### Professional Experience

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Kevin Ryan has been working in the construction industry for over ten years as both a project manager and field superintendent. He joined PM Contracting Company in 1991 after receiving his Masters in Business Administration from Fordham University. He has also attended the Commercial Investment Real Estate Institute and the New York University School of Continuing Education Real Estate Program.

As the head of PM Contracting's construction operations, Kevin is responsible for overseeing all aspects of construction and project management including pricing and contract negotiations, schedule and budget control, change order management and project close-out. He is a strong project executive with an ability to successfully coordinate work with the project architects, engineers and consultants while maintaining the project budget and schedule.

### Representative Projects

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#### Global Crossing, Newark, NJ

- 15,000 SF switch site build out complete with generator backup, UPS, DC plant, supplemental AC and pre-action fire protection. Project required that AC equipment be hoisted to roof via helicopter lift.

#### Shearman & Sterling, New York, NY

- 16 floor general office upgrade of architectural finishes including carpeting, painting, ceiling and selective millwork. All work was performed during overtime hours in occupied areas without disruption to on going client operations.

#### Mount Sinai Medical Center, New York, NY

- Phased renovation and expansion of occupied offices and exam rooms in the 20,000 SF High Risk Pregnancy Department, involving selective demolition, new HVAC and bathrooms, repair of medical gas lines and installation of specialty light fixtures.

#### Willkie, Farr & Gallagher, New York, NY

- 210,000 SF, 10-story tenant installation with new mechanical risers and extensive stone and millwork, requiring steel reinforcement for interior metal pan stair, library and high density shelving.

#### Morgan Stanley & Co., Jersey City, NJ

- 34,000 SF data facility with raised floor throughout, UPS power supply, CAC units, pre-action sprinkler system, gaseous fire suppression system, security system and office/administrative space.

#### LCI International, Jersey City, NJ

- 15,000 SF switch site with new electrical service, UPS power supply, floor-mounted CAC units, ceiling-mounted supplemental AC units for offices, and the first FM-200 gaseous fire suppression system installed in New Jersey.

#### Newport Financial Center, Jersey City, NJ

- Interior build-out of a 460,000 SF, 15 story building with projects ranging from 1,500 SF of office space to complete 35,000 SF floors.

#### Clients Represented:

- Time Warner Telecom
- Bigfoot.com
- Road Runner
- 4 Kids Entertainment
- Shearman & Sterling



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## Representative Projects

### NASDAQ Sign - New York

- This \$20 million project consisted of an 11,000 square foot state of the art LED technology video sign, in the heart of Times Square. The sign required a dedicated 2000 ampere, 480 volt electric service, special voltage distribution to the 8700 LED modules and 160 tons of supplemental air conditioning. The sign was designed, built and operational within 4 months.

### NASDAQ "Marketsite" - New York

- A \$20 million design build project located in the "Conde Nast" building in Times Square consisting of the new NASDAQ Market site broadcast facility, a 14,000 sq. ft. public "Stock Market" theatrical/interactive facility and an International Video Teleconference Center. This was a design build project completed within 12 months.

### Sumitomo Bank Headquarters - New York

- A \$22 million design build project, 200,000 square feet of trading, bank, executive office/conference facility. Special systems included 1200kw package emergency generator with 2000 gallon fuel oil storage system, 250 ton air cooled chiller, 2000 ampere 480 volt dedicated electric service, 750kva UPS Module (future parallel set up).

### Industrial Bank of Japan - New York

- A \$16 million design build project, 200,000 ft. of trading bank executive office/conference facility critical systems included a 600kva parallel UPS system and 180 tons of supplemental air conditioning systems.

### Road Runner

- MEP quality control coordinator for six Road Runner designed data centers in: Austin, TX; Chelmsford, MA; Columbus, OH; Kansas City, MO; Syracuse, NY and Tampa, FL. Each site consisted of 10,000-13,000 square feet of colocation data centers. Critical systems include emergency generator set and supplemental air conditioning systems.

### Global Crossing

- MEP quality control coordinator/Construction manager/partner in charge for 23 million dollars of design build switch/collocate site facilities in New York and New Jersey areas.

## Clients Represented:

- Time Warner Telecom
- Road Runner
- PR Newswire
- Eastgate Realty
- Boston Properties
- Guilford Securities
- Shearman & Sterling



## LICENSING & REGISTRATION

*PM Contracting is currently licensed and/or registered to work in the following states:*

- Alabama
- Arkansas
- California
- Connecticut
- Delaware
- Florida
- Georgia
- Idaho
- Indiana
- Iowa
- Kansas
- Kentucky
- Maine
- Maryland
- Massachusetts
- Michigan
- Minnesota
- Missouri
- Montana
- Nebraska
- New Hampshire
- New Jersey
- New York
- North Dakota
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- Rhode Island
- South Dakota
- Texas
- Utah
- Vermont
- Washington, D.C.
- Wisconsin