



## From the EVP/Chief Operating Officer



Dear Clients and Friends,

As we welcome 2022, we would like to dedicate our January newsletter to our interior projects.

A new year calls for new spaces. Functional and beautiful interiors can completely transform your space, helping to improve your mood and can, overall, make you more productive and calmer. We hope you enjoy these interior projects.

**Joseph Aiello**  
EVP/Chief Operating Officer

## Project Updates



10 Grand Central Station

Just steps from Grand Central Station, **10 Grand Central Station** has undergone an extensive renovation, incorporating state-of-the-art technology and comforts to meet the demands of growing businesses.

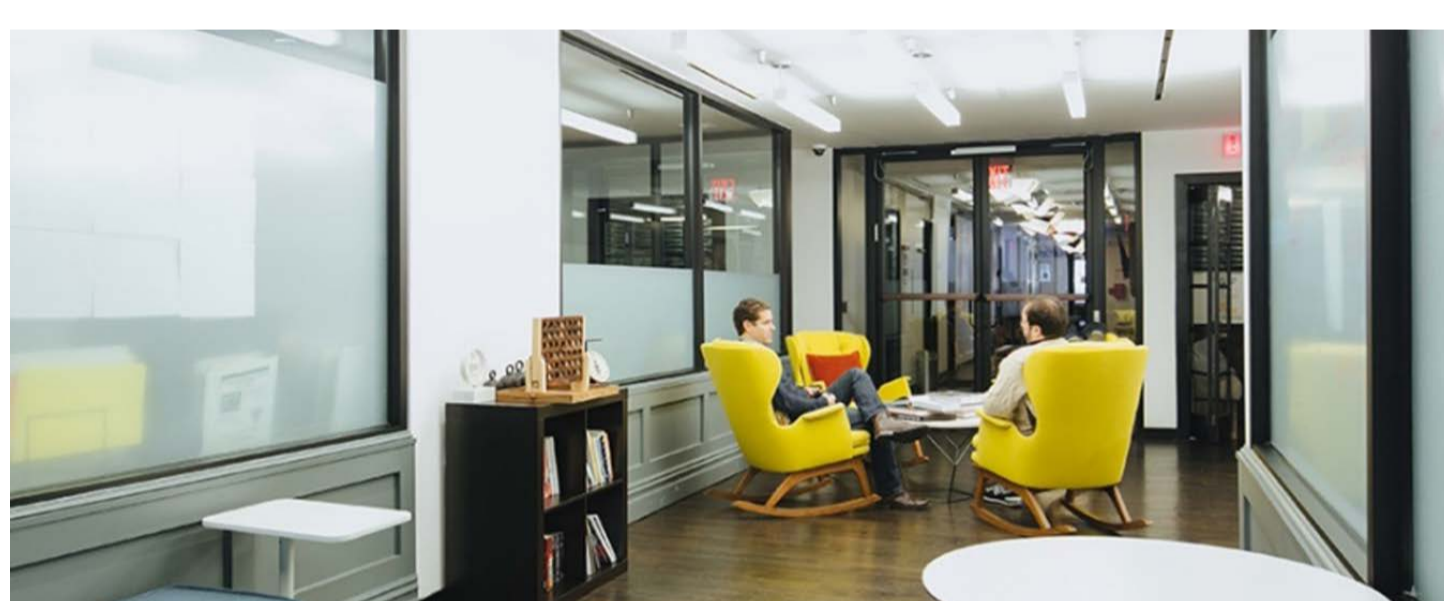
This project included a large suite renovation of a high-end prebuilt space. The build out features glass office fronts, polished concrete floors, high-end pantry, and oval ductwork. The project was designed to fit the modern elegance of the building and combines modern amenities with classic original elements.



230 Park Avenue

**At 230 Park Avenue**, Broadway Construction Group (“BCG”) built out 50,000 SF of office space for SPACES on the 2nd and 5th floors for the towering arm of multinational conglomerate IWG. Also known as the Helmsley Building, this 35-story masonry property in the Beaux-Arts style is known for its unique base permitting vehicular traffic.

In addition to full build-out, the scope of work included a new HVAC system, full LED lighting control system, full-height glass office partitions, and full-height wood doors. The lounge area was expanded, and several full kitchens and pantries were installed, as well as outdoor seating. BCG also designed and built mother’s rooms, multiple rest areas, and restrooms. New wood floors were installed throughout both floors.



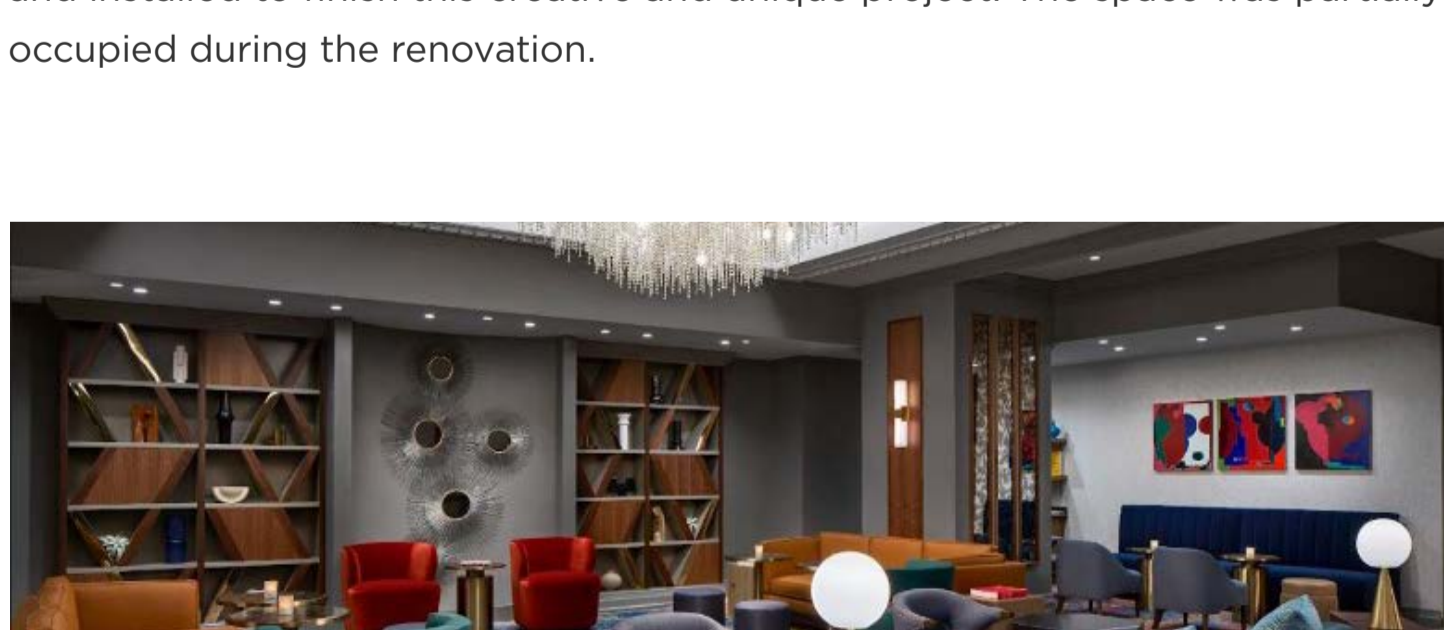
260 Madison Avenue

**At 260 Madison Avenue**, BCG worked with DPM Architecture and Robert Director Associates to fit out new office suites within the entire 6th floor, totaling more than 20,000 SF of office space.

The 22-story corner office property spans more than 500,000 SF and sits just five blocks north of the Empire State Building. Clothing company Hanes Brands/Polo is now occupying the space.

This project included a full renovation of Hanes’ existing space with multiple cubicle clusters, break-out rooms, and conference facilities.

Upgraded HVAC and all new lighting systems were installed. A special feature of the 260 Madison build was a bespoke sample-making area with 30 stations and multiple showrooms. BCG also carved out a boutique showroom for Polo. More than \$150,000 in custom millwork and high-end flooring was sourced and installed to finish this creative and unique project. The space was partially occupied during the renovation.



Opus Hotel

BCG managed the full restoration of **The Opus Westchester**, a 5-star hotel in White Plains, NY. Part of the Marriott’s “Autograph Collection,” the Opus now exudes an atmosphere of luxury hospitality against the backdrop of residential comfort and charm.

BCG worked alongside Peter F. Gaito Associates and Celano Design Studio to ensure that the design intent and vision were both captured and preserved. This required a complete gut rehabilitation on the hotel’s lobby and entry way, as well as, a redesign of the hotel’s 146 guest rooms, 38 luxury suites, corridors, 2nd floor amenity spaces, conferences rooms and pool. Drawing upon its team’s wide range of construction expertise, BCG managed the project from pre-construction through post-construction, delivering the project on schedule and within budget.

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