

## From the President



2023 has been a year worthy of celebration!

From closeouts to groundbreaking, impactful new hires to meaningful new client connections, we have had a busy year. We have successfully closed projects at 10-27 Jackson Avenue (LIC) and 171 North 1st Street (Brooklyn) and have delighted in celebrating groundbreaking ceremonies for a host of projects including 577 Union Avenue (Brooklyn), 251 Douglass Street (Brooklyn), and most recently, 1975 Madison Avenue (Harlem). We are expecting a groundbreaking ceremony soon for 498 Union Street and 417 Carroll.

I am overjoyed to have Peter Ciaccia as our new EVP/COO and realized the significance of his presence in the short time he has been with us. Peter has been a resource and he is working with our teams to increase our productivity, efficiency and visibility.

There is so much to look forward to in 2024. Our Business Development team, Project Executives, along with Peter are preparing new strategies, creative marketing efforts, and an overall fresh approach to bringing in new clients, more projects and surpassing our corporate goals.

Thank you for your efforts this year that have added to our success. I look forward to accomplishing much more in 2024.

I wish you the happiest of holidays and a wonderful New Year!

Sincerely,

**Joseph Aiello**

President



## Autodesk (ACC) Updates

David Rivera, Director of Operations

1. Implementation Training for Autodesk Build and Cost Management was completed this past quarter.
2. Autodesk Build is up and running for all BCG projects including the following:
  - 1975 Madison Avenue
  - Challenger Campus - Texas
  - Gowanus - Douglass, Nevins, and Union
  - Court Square

### Operational Changes Expected in Q-4:

4. Corporate central files that are currently held in the Procore Company document folder will be migrated over to BCG Traction Hub in Q4.
5. New Standard Operating Procedures (SOPs) will be developed to improve training and awareness of BCG policies and procedures.



## Dealing with Holiday Stress

Stress is a psychological and physical reaction to challenging or threatening situations. The holidays often disrupt our routines, which can escalate stress and affect mood, memory, concentration, sleep, and appetite. Stress can also trigger the body's fight or flight response, which can raise your blood pressure, heart rate and increase risk of cardiovascular disease. Some of the best ways to reduce stress is to implement the following strategies which can regulate stress levels and lead to a healthier life.

### Quality Sleep:

Get a sleep/wake schedule in place so your body knows when it's time to rest. It's also beneficial to remove anything that's not conducive to sleep, such as clutter, work related items and any electronics.

### Deep breathing:

Deep breathing can reduce anxiety and stress. Belly breathing involves breathing into your diaphragm or abdomen, as opposed to the chest. Deep breathing can help calm the physiological systems in the body, reducing heart rate and blood pressure.

### Yoga

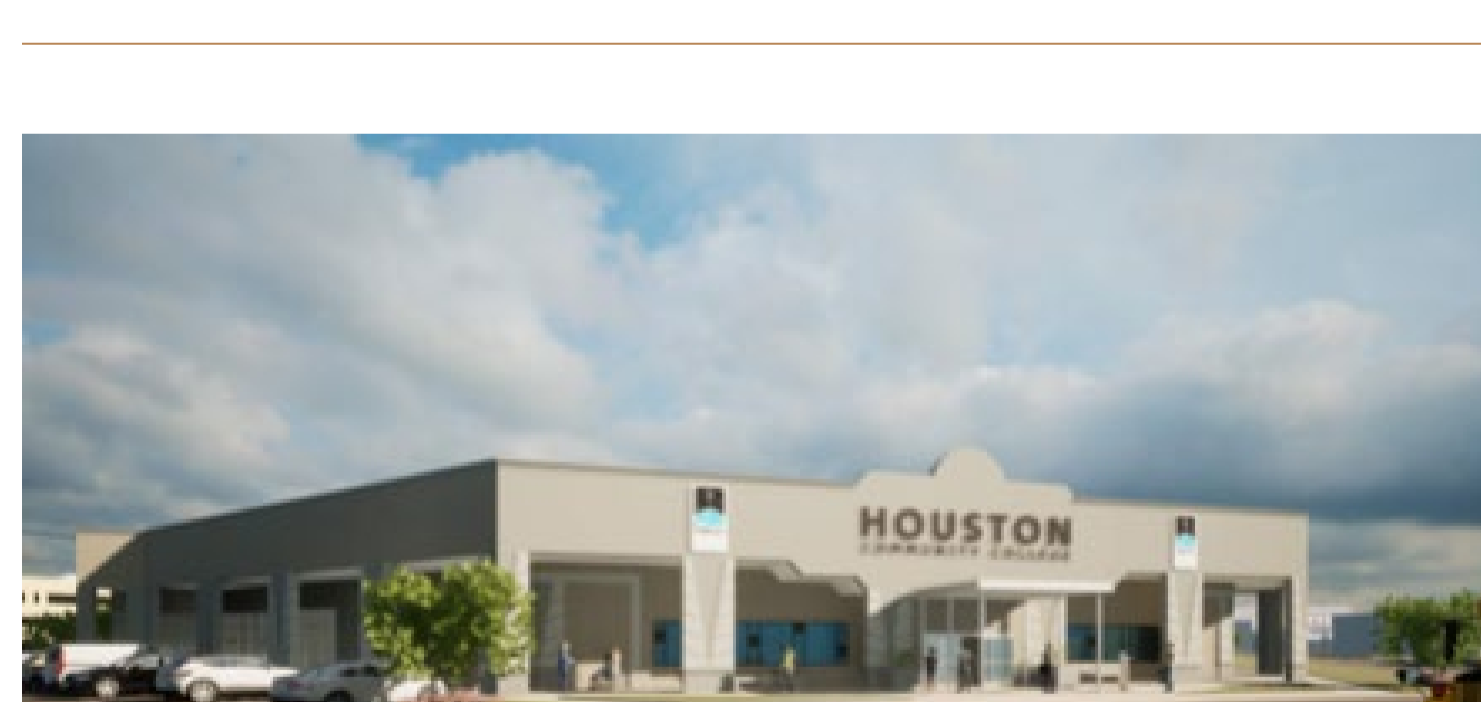
Yoga has been shown to reduce stress as it encourages mindfulness and deep breathing.

### Exercise

Exercise and regular physical activity may help you sleep better and boost your resilience to stress.

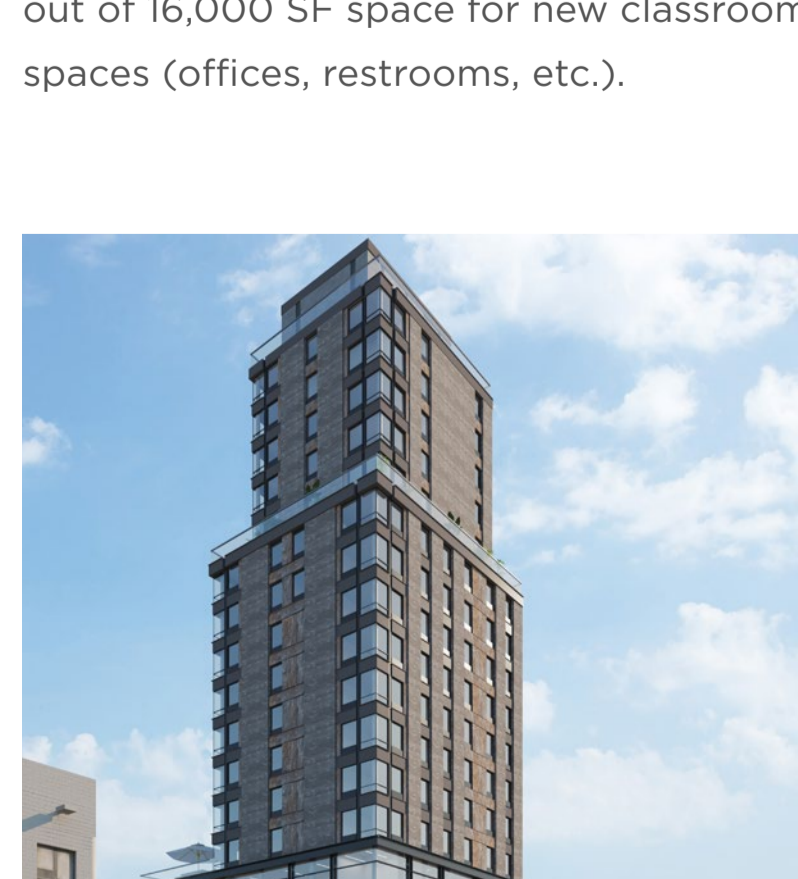
For more information on how to reduce stress [CLICK THE LINK](#)

## New Deals



Houston Community College

**Houston Community College** is a project which entails demolishing the south and north ends of an existing tilt-wall building and rebuilding the end caps of the building, providing a new detention pond, a new green space for students, refinishing the existing parking area, and the interior demolition and build-out of 16,000 SF space for new classrooms and flight simulator with support spaces (offices, restrooms, etc.).



1717 Park Avenue

**1717 Park Avenue** is an 18-story, 57-unit residential building consisting of studio, 1 and 2-bedroom apartments. There will be 75% market rate and 25% affordable units. There will be four floors of retail/amenity space and a roof terrace. Construction is slated to begin in 2024.

# Project Updates



East Village III



East Village IV

**East Village III** Apartments are currently going through the punch list process. Building is currently waiting for gas and electrical services. Both projects are expected to be complete by the end of 2023.

**East Village IV** is currently working through completing the finishes on the project and wrapping up the punch list. The building is finished and ready for TCO pending equipment start up and fire alarm sign off.



577 Union Street

The team at **577 Union Street** recently celebrated the topping out with Charney Companies and is in the process of installing windows while simultaneously working on interior finishes.



498 Union Street & 417 Carroll Street

Environmental remediation work and the installation of piles has been ongoing at the **Nevins Projects**. BCG anticipates that all the piles at the south building on Carroll Street will be complete in October and efforts will then shift to the north building at Union Street. The team has been busy working on procurement and finalizing contracts so that underground plumbing, electrical and sub slab pressurization (SSDS) work can begin as soon as piles are finished, to clear the way for foundation work by the end of the year.



251 Douglas Street

The team at **251 Douglass Street** recently celebrated the ground-breaking with Charney Companies and is currently working on the foundation which includes environmental remediation and the installation of pile caps.



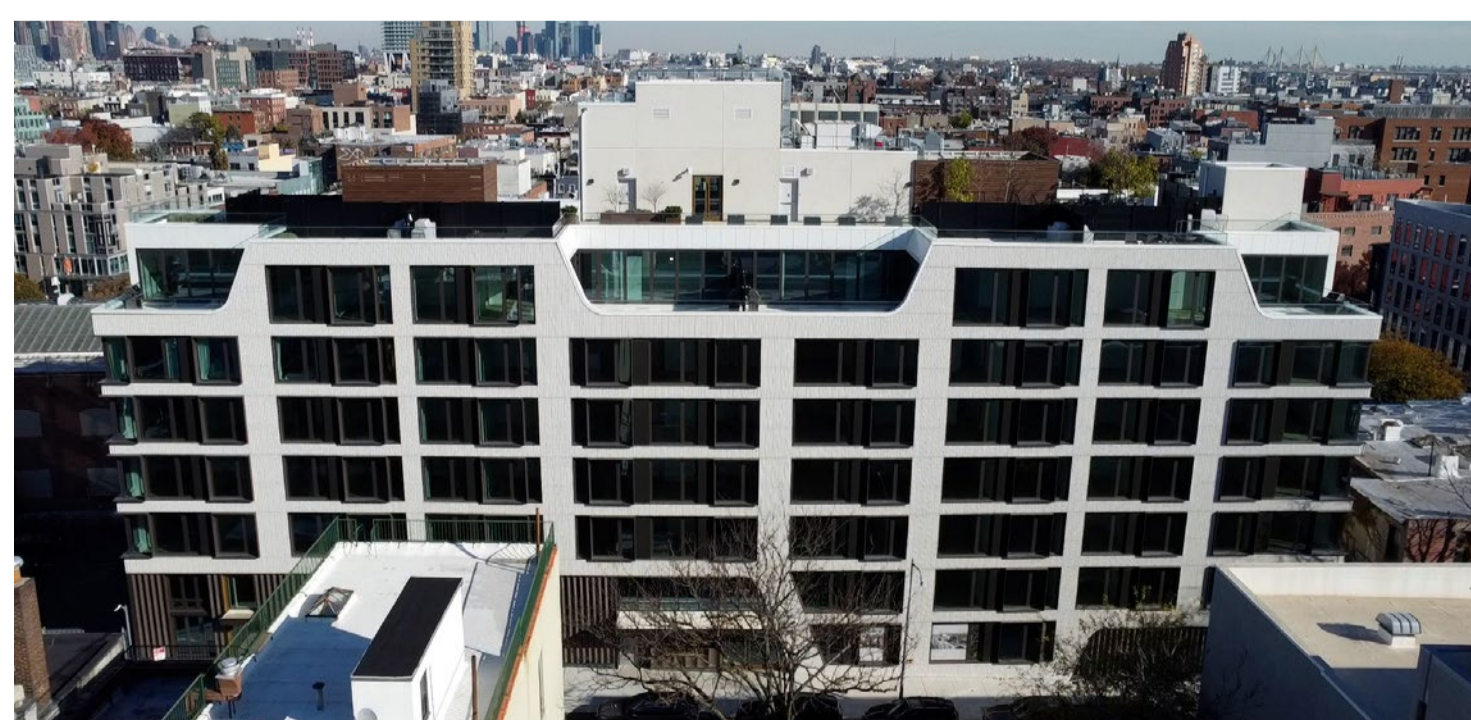
MEPA

BCG continues to manage the construction of the **MEPA** building at 351 W. 14th Street. BCG is working within the guidelines of the Landmark Preservations Commission, and the design team is in the process completing the facade and all associated masonry. Finishes are being installed along with historic windows and the slate roof system.



Brooklyn Navy Yard

For **Building 280** the fire pump room is in the process of having panels installed in **Building 3**. We have the Auxiliary Radio Communications personnel working on installing antennas in select floors along with fire rated enclosures. In **Building 3** Inter-phase is currently installing the back boxes and conduit for the new fire alarm system. In the following months, BCG will start excavating for underground services and building pump rooms.



171 North 1st

Major construction on **171 North 1st Street** is complete as well as all major punch list items. Project has achieved substantial completion and TCO. Team is currently working toward CO which is expected to be in hand winter of 2024.



1975 Madison Avenue

The groundbreaking for **1975 Madison Avenue** will take place on December 14th, 2023. Excavation and foundation work has started. Expected completion date is October 2025.

## 2023 Highlights



1st Quarter Townhall - Moxy NYC Downtown



2nd Quarter Townhall - Frames Bowling Lounge



3rd Quarter Townhall - The Royal Palms Shuffleboard Club



Lunch and Learn

AutoDesk Training



577-581 Union Street Topping Out



251 Douglass Street Groundbreaking

## Employee Spotlight



**TROY DAVENPORT, Project Manager (Houston, TX)**

I have had a wonderful experience onboarding at BCG. Everyone has been friendly and helpful in my transition, and I look forward to taking on new projects and the challenges they bring. The construction environment is always shifting. To be successful, we must observe, adapt, and overcome. There is an abundance of opportunity in the Southwest Region and by working with such an experienced/well versed team we are sure to capture numerous endeavors from new and established clients.



## Birthday Celebrations

- THERESA MESA 10/03
- ISMAIL ALIEV 11/01
- JOSEPH NAPOLITANO 12/01
- DAVID FERNANDEZ 10/20
- JOSEPH AIELLO 12/18

- LORENZO AGOSTINO 12/01
- MICHAEL DOMINICI 12/17
- ANTON KOSTYURIN 10/12

[CONTACT US](#)



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