



Construction Management  
Design/Build  
General Contracting



General Project Experience



# Let's Get Building

Aurora Contractors, LLC, is a construction management, design/build, general contractor that builds on experience. Our transparent planning process identifies challenges early, so

we deliver the solutions you need, on time and on budget. Family owned and operated since 1983, Aurora builds commercially in the greater metropolitan area with integrity, diligence and wit.

**CONTACT**  
**Michael Adler** | **c** (516) 456-8150  
**Main Office** | **t** (631) 981-3785  
Michaela@auroracontractors.com



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# Projects

## We build your goals

Aurora is more than a construction manager/general contractor. We are a trusted partner to realize your vision building commercial properties in the greater metropolitan area, specializing in 'working' buildings like distribution centers and malls that provide essential infrastructure for the way businesses run and people live.

We'd be glad to put you in touch with the project manager or client if you'd like to know more about any of our successful builds.







## Lights, Camera, Action!

### NETFLIX STUDIOS BROOKLYN

**SIZE:** 177,000 SF  
**TYPE:** Design / Build  
**LOCATION:** Bushwick, NY

#### HIGHLIGHTS:

- 6 production sound stages
- NYS Film Commission Certified stages for acoustics
- Ground improvements in lieu of piles
- 120' clear spans



Aurora Contractors was engaged by Steel Equities to provide design/build services for their flagship sound stages for Netflix in Brooklyn, NY. Complex sequencing and integration of specialized installations defined this state-of-the-art build. Completed on time and on budget, even with intricate logistics in a dense urban environment.

This project featured:

- **6 State-of-the-art production sound stages**
- Worked closely with acoustical engineers to design best-in-class sound

design to achieve **NYS Film Commission Certification**

- Structural and mechanical systems routed to maintain **individual sound stage integrity**
- Over 30 offices, editing suites, recording booths and specialty outfitting integrated into the design
- **Re-routed and maintained traffic patterns** in busy Bushwick, Brooklyn throughout the construction
- **Continual communication** and involvement with community, DOD, MTA, DOT

and the Long Island Railroad who actively operated on the adjacent property

- **Value engineering ground improvements** made poor land structurally sound and secure
- **120' clear spans with 45' clear heights** in the sound stages required complex logistics through Bushwick and dual crane work on a congested lot
- **Transparent process** and clear communication delivered client satisfaction and met exacting standards





## Elevating entertainment and experience.

### JAKE'S 58 CASINO & HOTEL

**SIZE:** 499,000 SF  
**TYPE:** New Construction  
**LOCATION:** Islandia, NY

- HIGHLIGHTS:**
- 15-acre site
  - Multi-level parking garage
  - Upgraded luxury amenities

[Click here for drone footage.](#)

Aurora Contractors has been retained as the General Contractor for the of Jake's 58 Casino & Hotel expansion and renovation in Islandia, New York, located right off the Long Island Expressway. This game-changing project will add 1,000 new video lottery terminals and significantly enhance the

property's amenities.

The expansion includes a larger gaming floor, a state-of-the-art convention center, an exclusive ultra lounge with an outdoor terrace, a boutique gift shop, a sports bar and grill, and new dining options.

To accommodate increased visitors, a multi-level parking garage and additional lots will provide around 2,000 parking spaces, ensuring a seamless guest experience.





# Luxury living redefined in the heart of Mineola.

## MINEOLA RESIDENCES

**SIZE:** 270,000 SF  
**TYPE:** New Construction  
**LOCATION:** Mineola, NY

- HIGHLIGHTS:**
- 9-story residential development
  - 3-level below grade parking
  - Luxury amenities for residents



Aurora Contractors was retained as the Construction Manager for Mineola Residences, a premier luxury development located on Third Street in Mineola, New York. This 9-story building boasts 112 high-end residential units and 195,000 square feet of above-grade space, complemented by underground parking.

The outdoor courtyard and luxurious finishes make Mineola Residences a standout in Nassau County’s residential landscape. The 112 residential units will include 67 one-bedroom units, in addition to multiple two and three-bedroom units.

Residents will enjoy an array of upscale amenities, such as:

- Rooftop pool and lounge
- Two-story event space
- Business center with private offices
- Expansive fitness center featuring a gym, yoga room, sauna, steam room, and spa
- 75,000 SF, 3 level underground parking





## The East Coast's first multi-level facility with a strategic flow.

### 2505 BRUCKNER

**SIZE:** 968,000 SF  
**TYPE:** New Construction  
**LOCATION:** Bronx, NY

#### HIGHLIGHTS:

- 32 foot ceilings
- Tractor trailer on all levels
- Distribution and office space
- High floor loading capacity
- Waterfront property
- 14' deep trusses

[Click here for drone footage.](#)

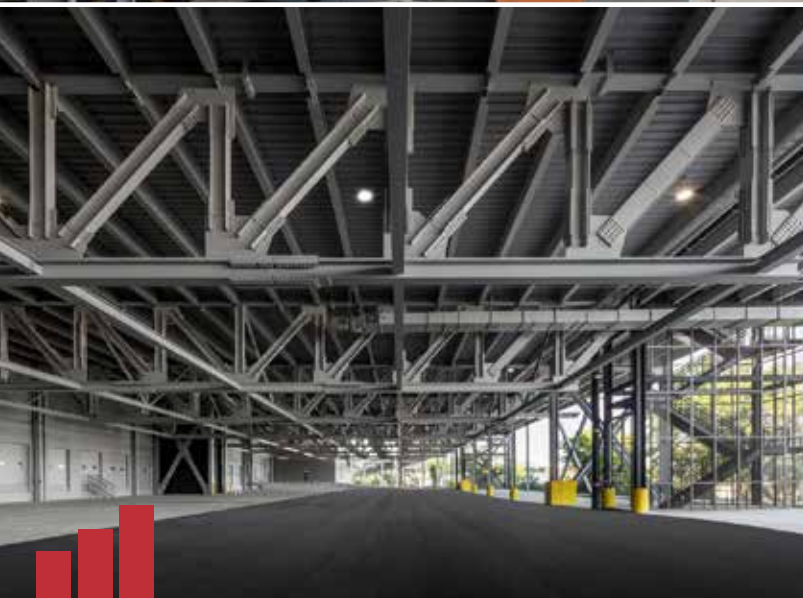
2505 Bruckner Blvd is a multi-level logistics facility conveniently situated at the exchange of the Cross Bronx, Hutchinson River, and Bruckner Expressways, just minutes from the Throgs Neck, Whitestone, and George Washington Bridges.

Covering an area of 968,000 square feet [19.2 acres] the structure is the first trophy logistics property in New York City in a decade.

Innovo Property Group and Square Mile Capital tapped Aurora as construction managers due to our reputation, relationships with local resources and experience dealing with the construction challenges:

- **Soaring ceilings** up to 32' high are needed to accommodate modern vertical racking systems
- **Two-level warehouses** with 111 loading docks and 125 spaces for box trucks

- **312,500 square feet on the first level** including office space, with +/- 800 PSF
- **387,500 square feet on the second level** including office space, with +/- 500 PSF
- **Entrance and exit ramps** for tractor trailers on both levels
- Overall design maximizes **strategic flow** and organization inside and outside the building







## Stony Brook's flagship dormitory & dining facilities built with style

### TOLL DRIVE RESIDENCE AND DINING HALL

**BUDGET:** \$150,000,000  
**SIZE:** 348,000 SF  
**TYPE:** New Construction  
**LOCATION:** Stony Brook, NY

**HIGHLIGHTS:**

- LEED Gold
- Complex coordination
- 760 bed
- 12 kitchen



Aurora partnered with SUNY Stony Brook to construct the largest campus housing project in the State University system. The objective of this project was to enhance residential life by using the dining hall area for more than just eating. Centrally located, beautifully designed, these lofty spaces are an **extension of where students live**, offering technology enabled meeting zones, social and recreational areas and plenty of natural light.

Of course, the actual construction of Chavez Hall, Tubman Hall and the East Side Dining complex, a **five-story**,

**four tower build** with 300 suite-style rooms and 760 beds was a gargantuan undertaking.

Project features and challenges included:

- **State of the art dining center**
- 12 separate kitchens
- Construction in a very populated area on campus, surrounded by active buildings
- Gradually sloping grade
- Mechanical systems needed to dovetail into and between the residential systems in limited space

- **Tied into an existing, aging, high temperature hot water system**
- Maintaining hot water service during construction
- Modern architectural design including ironspot brick, cast stone and glass
- **Unique curved shape and rising ceiling height dining hall**
- New utility infrastructure and sitework
- **LEED Gold**
- Completed with M/WBE participation





What goes on in the building is life-changing... Construction doesn't have to be.

## NASSAU COMMUNITY COLLEGE LIFE SCIENCES BUILDING

[Click here for drone footage.](#)

**BUDGET:** \$40,000,000  
**SIZE:** 75,000 SF  
**TYPE:** New Construction  
**LOCATION:** Garden City, NY

- HIGHLIGHTS:**
- Copper rain screen facade
  - Construction on active campus
  - Life Science Education



Nassau Community College hired Aurora to build their new, **state-of-the-art Life Sciences Building** on their Campus in Garden City, New York.

**This U shaped construction** houses science laboratories, classrooms, offices, and lecture halls in it's three floors and presented some interesting challenges as an active campus.

- The building facade is a **copper rain screen system** on five of the elevations and custom unitized curtain wall system on three of the elevations
- **A 1,500 LF trench** was excavated for the new process water connections from the Life Science Building to the existing campus physical plant
- **Communication and coordination** were extremely important during this project, as the construction took place in the middle of a very active campus
- The project team worked together to **maintain access** to the area for students, faculty and county-run transportation services







## A visual aesthetic and environment-first materials that make sense

### HILTON GARDEN INN

[Click here for drone footage.](#)

**BUDGET:** \$22,000,000  
**SIZE:** 95,000 SF  
**TYPE:** New Construction  
**LOCATION:** Stony Brook, NY

**HIGHLIGHTS:**

- On campus hotel continues design aesthetic
- LEED certified
- Built at Stony Brook Univ.
- 135 rooms



As the Construction Management team responsible for the Hilton Garden Inn on the campus of Stony Brook University, Aurora Contractors understood how important it was to make the hotel appear to **part of the overall visual aesthetic** of the campus, creating a seamless vision of higher learning.

With a brick facade that matched to look of the nearby Humanities Building, this **five-story, 135 room** hotel is situated near the Main Campus Entrance and has a robust list of amenities including:

- Indoor Pool
- 5,000 SF Meeting Space
- Restaurant
- Exercise Room
- Sundry Shop

Also important to the university was the desire to incorporate **energy efficient elements into hotel operations**. We are proud to announce that the Hilton Garden Inn has completed its LEED (Leadership in Energy and Environmental Design) Certification review and has received **LEED "Certified" status**.







A life science building to focus on research.

## STONY BROOK INNOVATION & DISCOVERY CENTER

[Click here for drone footage.](#)

**BUDGET:** \$41,000,000  
**SIZE:** 57,000 SF  
**TYPE:** New Construction  
**LOCATION:** Stony Brook, NY

- HIGHLIGHTS:**
- Customizable exhibit space & labs
  - Design flexibility
  - Ultramodern incubator and lab space



After two successful builds, Stony Brook University engaged Aurora Contractors as the lump sum General Contractor for a third project, the Stony Brook Innovation and Discovery Center.

A core and shell build, the design was created to allow tenants fit outs to best serve their individual researching needs.

Common areas like the lobby are formatted to be flexible and showcase the research. With a **break out exhibit space** featuring a skylight two stories above the stone finished ground floor and **custom perforated steel partitions**, this construction focuses attention on the exhibits where it should be.

### Also included in the construction:

- **Two-story open lab** to accommodate large research equipment
- Finished **office space**
- **Conference rooms**
- **Individual lab spaces** prepped to conform to tenants specific requirements







A high-end, flagship retail village.

**BELMONT  
PARK RETAIL  
VILLAGE**

**SIZE:** 415,000 SF  
**TYPE:** New Construction  
**LOCATION:** Elmont, NY

- HIGHLIGHTS:**
- 150 small and unique buildings
  - Sustainability certifications for LEED and BREEAM

[Click here for drone footage.](#)



Aurora was selected as the Construction Manager for the new construction of the Belmont Park Retail Village. The development is intended to create a **high end, experience** driven village-type atmosphere that would incorporate pedestrian pathways and squares, lined with over 150 small and unique

buildings featuring boutiques, restaurants, and special events to complement the shopping experience.

- Project is targeting a LEED Gold certification coupled with a BREEAM Outstanding certification, a standard currently adopted in 89 countries

- Project footprint of roughly 700,000 SF will include over 400,000 SF of Gross building area
- Conveniently located off of the Cross Island Parkway and Hempstead Turnpike





A European feel suffuses this unique shopping experience.

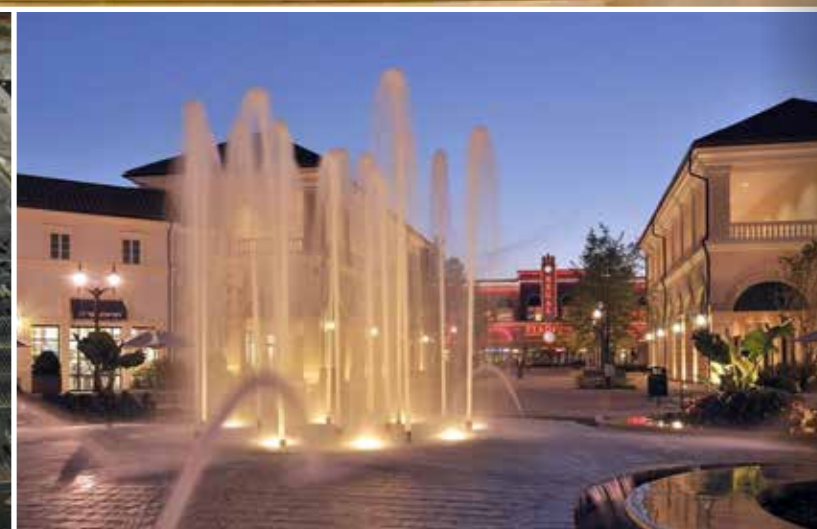
## TANGER AT THE ARCHES

[Click here for drone footage.](#)

**BUDGET:** \$180,000,000  
**SIZE:** 805,000 SF  
**TYPE:** New Construction  
**LOCATION:** Deer Park, NY

**HIGHLIGHTS:**

- 17 Buildings
- High-touch features
- 100 tenants
- Prefab exterior panels
- Outdoor ice skating rink



Tanger at the Arches is a beautiful, 17 building complex that transports shoppers into a unique **European-inspired experience**. With high-touch features like stone benches and several fountains, Aurora was responsible for it all as the Construction Manager. Our deep experience with all kinds of buildings meant we were uniquely qualified to meet the challenges of building a theater, installing Venetian plaster

and demolishing a 500K SF government building on the same job.

**Details of this construction were as follows:**

- Largest outlet center on Long Island
- 84-acre site in an European-inspired **open courtyard style**
- Seventeen separate buildings, several fountains, a 16-screen multiplex cinema,

an **ice-skating rink** and cast stone benches surrounded by stunning landscaping

- **LEED Certified**
- Venetian plaster, covered walkways with color kinetics and clay tile on the roofs
- Demolition of 500,000 SF of government buildings and their related systems
- **Debris exported by rail-car** to reduce construction traffic on local roads





# Building a parking garage shouldn't disrupt your business.

## PARKING GARAGES

**SIZE:** 1,193,000 SF  
**TYPE:** New Construction/  
Renovation  
**LOCATION:** Bronx, Brooklyn,  
Staten Island,  
Elmont & Valley  
Stream, NY

- HIGHLIGHTS:**
- **Safety first**
  - **High traffic, no problem**
  - **Basic utility and high end garages**
  - **Knowledge and relationships equal success**

[Click here for drone footage.](#)



Aurora has experience constructing parking garages in a variety of configurations, including independent structures, as part of malls, on rooftops at retail locations, in highly congested areas, and as components of larger complexes. These projects require careful planning and execution to account for varying site conditions, from below ground to rooftops.

As the Construction Manager for projects like the Kings Highway Parking Garage, the Green Acres Mall Parking Garage, and the multi-level parking structure at the UBS Arena in Elmont, NY, Aurora has worked on diverse and challenging sites. The UBS Arena garage provides a convenient parking solution for visitors to the new home of the New York Islanders and other events.

### KINGS HIGHWAY PARKING GARAGE, BROOKLYN, NY

- **Three level above-grade precast parking garage** with 300 spaces, automated ticketing and a partially

- enclosed roof structure
- Two entrances in a heavily congested area
- Aurora **managed communications** with various agencies to expedite key permits and closures
- **Intricate shoring plans** and sheet pilings
- **Construction posed no negative effect** on the neighboring buildings that remained open

### GREEN ACRES MALL PARKING GARAGE, VALLEY STREAM, NY.

- **4-level above-grade parking garage** adjoining an existing active mall
- **Less than 10 feet away from a fire lane** and underground delivery tunnel required careful consideration
- **Stringent safety plans** and safeguards kept the site secure and posed no threat to shoppers
- **Weekly meetings** with mall

security, management, Fire Marshall, and the Town of Hempstead Building Department

### UBS ARENA PARKING GARAGE, ELMONT, NY.

- **Six level** parking structure
- Cutting edge **vertical transportation**
- **Exclusive materials and finishes** throughout interior and exterior
- **LEED** Certified materials
- **Electric car** charging stations
- Contactless **payment system**
- Equipped with **Code Blue Safety Program**
- **Extensive retaining wall design** to support close proximity to Hempstead Turnpike
- Over **1,450** parking spaces
- **Decorative site lighting and landscaping** around perimeter of parking garage





## Cold storage integrated distribution center.

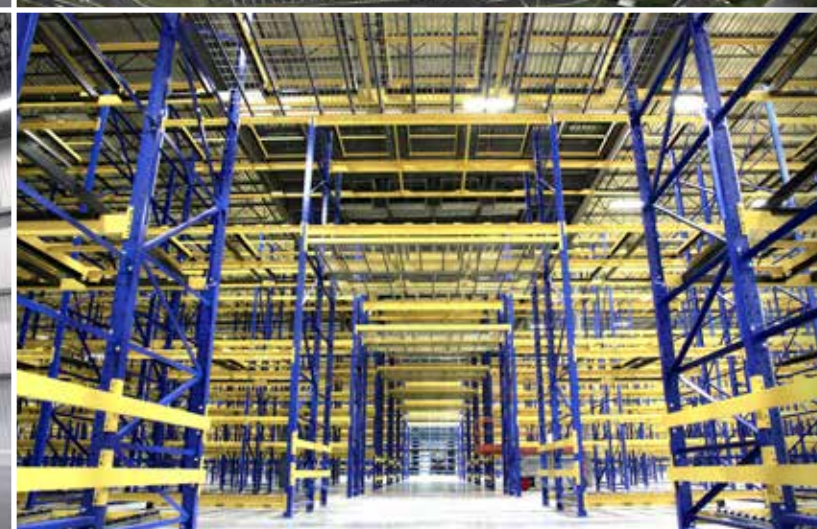
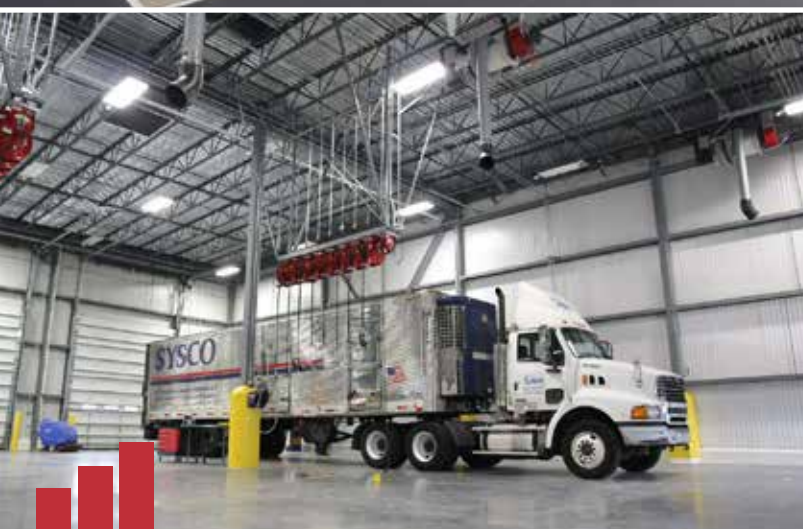
### SYSCO

**BUDGET:** \$60,000,000  
**SIZE:** 420,000 SF  
**TYPE:** Design / Build  
**LOCATION:** Central Islip, NY

#### HIGHLIGHTS:

- Freezer, cooler, dry warehouse, and corporate offices
- Hydrogen fueling station
- Vehicle maintenance facility

[Click here for drone footage.](#)



Sysco, the nation's largest food service distributor, engaged Aurora for a Design/Build project at their new Islip warehouse facility and distribution center servicing Long Island and the greater metropolitan area. At 420,000 SF, it included a freezer, cooler, dry warehouse, and corporate offices.

Integrating the cold storage needs with offices, vehicle maintenance and distribution requirements was an opportunity to apply state-of-the-art systems and bold construction solutions.

Key features of the build include:

- Ammonia refrigeration, radiant heat, and dry

sprinkler systems for the freezers and coolers

- **Hydrogen fueling station** on site with two indoor refueling stations powering all forklifts and pallet trucks that reduces the recharge time to 3 minutes
- **Full-service vehicle maintenance** facility, fueling station, and truck wash with an intricate reclamation system
- **Super flat polished concrete flooring** in the freezer, cooler and dry storage designed to allow 30 feet of racking and heavy pallet truck and forklift use
- **20,000 SF ice cream storage area** kept at -20 degrees

- **High-speed doors** in the freezer and cooler areas that open and close in 1.5 seconds, allowing minimal thermal breaks at these thresholds
- **Building wide back-up generator system** insuring 100% operational and self-sufficiency in the event of power loss
- **Integrated Loading Dock System** with overhead door, dock leveler and truck lock to create the safest dock system possible





## A multi-level warehouse situated in a prime location!

### CENTERPOINT LOGISTICS CENTER

**SIZE:** 260,000 SF total  
**TYPE:** New Construction  
**LOCATION:** Inwood, NY

- HIGHLIGHTS:**
- 33 loading dock positions
  - Rooftop parking, 310 parking spots
  - Heated ramp & roof top deck

[Click here for drone footage.](#)

Aurora Contractors has been selected as the Construction Manager by CenterPoint Properties for their multi-level Logistics Center on Rason Road in Inwood, New York.

Situated less than two miles from JFK International Airport, this industrial warehouse offers an array of features, including rooftop parking, heated features,

and ample loading dock positions designed to optimize efficiency and streamline operations. Further details include:

- 130,000 SF warehouse
- 130,000 SF elevated parking
- 310 parking spots in the rooftop parking area

- 33 total loading dock positions, including 2 drive in doors, 2 Dockzilla locations, and 29 docks doors
- Heated ramp and roof top deck
- Approximately 9,000 SF of interior office and administration space
- Interior clear height of 32'





# What Makes Us Different

## WE BUILD ON EXPERIENCE



### We hate surprises

**We believe in pre-planning, planning and some more planning.** Speed and cost are key drivers that need to stay consistent throughout the build. That's why we draw on our deep experience to create estimates that anticipate the unknown, and solve for problems you didn't even know you had.



### We make your build easier

**Our job is to help you do yours.** We've probably done a project like yours before, so we know how to get it done efficiently and identify your blind spots. We take on as much or as little as you need so you can get back to the business of your business.



### We know the folks that matter

**We have the relationships with local resources to get it done right.** The greater metropolitan area is our backyard and we've been working with our people for over 30 years. We know what and who it takes to get the job done efficiently so you don't have to.



### Speed and cost are the bottom line

**Sticking to the budget and timeline is critical to success.** You know it, we deliver it.

## Our Story

With over 40 years of construction experience, Frank Vero Sr. has established Aurora Contractors as one of the most prestigious general contractors within the New York Tri-State Area. When founding Aurora, Frank Sr. wanted to be able to apply his construction know-how into the foundations of a truly great Long Island based company that could **pave the way for future generations.**

As the patriarch of Aurora, Frank Vero Sr. envisioned a family-oriented business where a client's general contracting and construction management expectations could be exceeded and approached with **integrity, trust, and tailor-made solutions.** His core philosophy of establishing a strong leadership presence throughout each project has cultivated measurable success across the board, lending motivation, inspiration and industry knowledge when needed.

Since its inception in 1983, Aurora has grown in size and experience, as a construction management firm for commercial properties in the greater metropolitan area, specializing in distribution

and retail centers that **provide essential infrastructures to New York communities.**

All construction jobs are unique with hidden challenges, and that's where Aurora really shines. **Led by Frank Vero Jr. and Anthony Vero,** the brothers have expanded Aurora's reach beyond just the small business venture that their father developed all those years ago. They have **raised the bar past the industry standard** by deepening project estimating exploration, adding emphasis on preplanning, and delivering unparalleled service to every Aurora client.

Aurora prides itself on being a value driven company – built on the beliefs of **customer focused, integrity, family, continuous improvement, and enthusiasm.** We've created a successful environment geared towards unifying people within the construction industry, ranging from clientele to subcontractors to employees. Most importantly, never losing site of treating everyone like family – **it's who we are.**

## Our Values:

- CUSTOMER FOCUSED**
- INTEGRITY**
- FAMILY**
- CONTINUOUS IMPROVEMENT**
- ENTHUSIASM**



# Testimonials

**We make your build easier** We've done a project like yours before, so we know how to get it done efficiently and identify your blind spots. See what

our clients have to say about the work we did together. Don't take our word for it.



**Flint McNaughton**  
Owner  
fMcNaughton@suncappg.com

"Aurora's quality of work, professionalism, integrity, and ability to meet our deadlines are the reason we will continue to use Aurora Contractors. I would highly recommend Aurora Contractors to an Owner looking for a quality contractor. They have proven to be fair, knowledgeable, and efficient in our dealings with them."

**Andrew Chung**  
President  
Andrew.chung@innovopg.com

"Throughout preconstruction and development of this facility, we have recognized the tremendous value that Aurora delivered to the project. Based on this extremely positive experience we are happy to consider them on any of our other construction projects."

**Adam Bickoff**  
Director  
Abickoff@sterlingprojectdevelopment.com

"Aurora Contractors, LLC. is a problem solver. This was demonstrated by a value engineering analysis which included several exterior construction methods, building characteristics and various modifications to the site logistics... Their efforts allowed ownership to select the perfect mix of functionality, aesthetics, and cost."

**Peter Richter**  
Sr. Director Fleet and Facility Maintenance  
Prichter@sysco.com

"Aurora's flexibility, experience, problem-solving attitude, as well as cost and schedule certainty, was an intricate part of the team in delivering the project as efficiently and effectively as it was."

**Bruce Talvy**  
Construction Manager  
Bruce\_talvy@homedepot.com

"Aurora's extensive DOB knowledge, relationships with the various authorities having jurisdiction and the local subcontractor base allowed for a challenging project to be constantly moving forward throughout the COVID pandemic. Home Depot would consider them for any future projects."

**Joe Lostritto & Glenn Lostritto**  
Owners  
Jlostritto@steelequities.com

"Aurora has shown why they are our go-to contractor for any prospective properties. Aurora is a steadfast, knowledgeable contractor that we can depend on for any necessary pricing exercises and constructibility reviews. They understand how critical cost certainty and schedule achievement is in the tenant and landlord relationship."



# Services

## We're the Goldilocks of construction

We offer as much or as little as you need with the just the right combination of services to complete your project on time and on budget. Our experienced network of staff and relationships takes pride in helping property

owners, developers and tenants to make critical decisions regarding their construction projects by thinking beyond bricks and mortar into areas that others may neglect.



### GENERAL CONTRACTING

**We've earned our stellar reputation** as a General Contractor by partnering with owners during the submissions process, and applying our experience. Aurora's estimating and project management teams invest time and effort upfront, using all available information to provide an owner with a comparative bid that identifies each cost component and highlights unforeseen costs, scheduling items and construction methods.

### CONSTRUCTION MANAGEMENT

**We approach Construction Management as the opportunity to build a team** dedicated to the success of your project. Aurora uses proven techniques to oversee design, planning, and construction ensuring that communication and coordination between all parties including owners, architects, engineers, consultants, legal authorities, jurisdictional powers, and trade contractors are met. With Aurora at the helm, we finish on time and on budget.

### DESIGN / BUILD SERVICES

Opting for Aurora's Design/Build services means an owner can partner with us and **make your job easier by retaining a single point of contact** for the success of their build. Our robust relationships with architects, engineers, product manufacturers and specialty contractors, means we can create a dynamic team environment that provides the owner with creative construction solutions. In addition, with all parties incentivized to identify risks and opportunity, Aurora has a proven track record of curbing schedule length and cost growth while improving delivery speed.

### PRE-CONSTRUCTING AND ESTIMATING

Our experience has taught us that a project's **success is determined during the planning stage** where we identify and solve for complex construction issues that effect time and cost. By educating the client on the requirements of development, both in schedule and financial expectations before work begins, the construction manager is empowered to lead the initial design and entitlement process.

### DUE DILIGENCE & ENTITLEMENTS

Site assessment & the general entitlement process requires coordination of local resources that we're in touch with everyday. From public relations issues to legal, government and bonding ramifications, **Aurora knows the right people to get the job done**, especially in the delicate relationship ecosystems of the tri-state area.

### OWNER, DEVELOPMENT, & BROKER ASSISTANCE

**Looking for a prime lot to develop, or have a lot ready to go?** Aurora has the resources to bring potential owners and developers together to build. With our relationship-driven approach, we pair interested parties and provide guidance to avoid challenges, identify opportunity, and find success together.





# Thank you

**Let's get building.**

With our experience and proven track record,  
we'll make a great partner on your next project.

## CONTACT

**Michael Adler** | **C** (516) 456-8150

**Main Office** | **T** (631) 981-3785

[Michaela@auroracontractors.com](mailto:Michaela@auroracontractors.com)

