

# Aurora

CONTRACTORS, INC.

## CORPORATE BROCHURE



Construction Management | Design/Build | General Contracting



# Let's Get Building

Aurora Contractors, Inc., 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  
newbusiness@auroracontractors.com



### TABLE OF CONTENTS

- 4 | What Makes Us Different
- 6 | Team Overview
- 8 | Services
- 10 | Testimonials
- 12 | The Iceberg
- 14 | Projects
- 60 | Thank You





# 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,** 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 focus, integrity, family, quality, 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
- QUALITY
- ENTHUSIASM



# Team Overview

Day-to-day project management requires experience, agility and strength. That's why we invest in our people and treat them like family. Construction work is too dangerous to cut corners or tolerate less than 100%, after all, people's safety

is at stake. This idea extends beyond just our employees to our subcontractors and network of on-the-ground experts we partner with every day in the tri-state area. We only work with the best so you can too.

## The Veros lead by example

Frank Vero Sr. founded Aurora 38 years ago to build things properly with integrity and respect for everyone around him. Now, with his sons, Frank Jr. and Anthony, as CEO and President, those values

have never been more important as all three lead by example. You can expect them to show up on site, solve for problems before they arise, and support our people.



**Frank Vero Jr. | CEO**

Frank focuses on integrating best in class procedures into the culture, metrics, and practices at Aurora. As the CEO, his hands-on approach with business development, finance and estimating mean his efforts are implemented and adopted, creating a successful path forward for the business, our employees and the larger Aurora family.



**Anthony Vero | PRESIDENT**

Anthony's no-nonsense approach to overseeing all construction projects from preconstruction and procurement through CO and closeout means his attention to detail makes sure the schedule and budget stay on point. He has the relationships to activate the highest level of problem solving.



**Frank Vero Sr. | FOUNDER**

Frank still embodies the spirit of Aurora, but more importantly, he's instilled our values into the way we do business and created a family that believes in this vision that extends to our employees, our clients and the community.



# Key Members



**Nicholas Aldoriso | CFO**

Responsible for the books, finances and all legal requirements when it comes to contracts and prequalification, no one has a head for numbers like Nicholas.



**Barney Reilly | VICE PRESIDENT OF CONSTRUCTION**

As Vice President of Construction, Barney oversees Aurora's project executive and management team, to ensure successful outcomes for our clients. Focusing on risk mitigation, and transparent communication with our clients ensures this further.



**Michael Adler | DIRECTOR OF BUSINESS DEVELOPMENT**

Michael builds and strengthens strategic relationships within the industry to share Aurora's deep knowledge, bring smart and innovative solutions to the table, and create successful outcomes for everyone.



**Jon Groh | DIRECTOR OF ESTIMATING**

Jon is responsible for coordinating the estimating team, ensuring numbers are accurate and anticipate challenges, as well as negotiating client-first pricing with subcontractors.



**Jonathan McGowan | DIRECTOR OF OPERATIONS**

Keeping our people safe is Jon's priority. Staying up-to-date on job site safety requirements, implementation of safety programs, and visitor documentation fall under his purview.



**JoAnn Delio-Browne | HUMAN RESOURCES DIRECTOR**

JoAnn knows that Aurora IS our people. In addition to managing our health and 401K benefits, she invests significant effort with Aurora's internal Good Times Committee, which sounds exactly like what it is.



# 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.

### IN-HOUSE ENTITLEMENT

The 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.

### DEVELOPER AND OWNER DEAL BROKERING

**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.



# 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](mailto: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](mailto: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](mailto:abickoff@sterlingprojectdevelopment.com)

"Aurora Contractors, Inc. 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](mailto: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](mailto: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](mailto: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 constructability reviews. They understand how critical cost certainty and schedule achievement is in the tenant and landlord relationship."

# Why Is Building Like An Iceberg?

Because what you see is only a tiny portion of what's going on.

Sorry it's not a joke, but the idea is a powerful one worth considering. It's easy to look at a building project as the shiny glass struture or easy on/off

distribution center, but the real story is in the pre-planning, planning and thousands of details and decisions that go into making it happen.





# 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.

Our construction projects fall largely within the following 8 sectors that can help you find what you're interested in:

- Last Mile & Cold Storage**
- Life Sciences / Laboratories**
- Retail, Shopping Centers & Malls**
- Educational & Institutional**
- Hotels & Residences**
- Office Buildings & Fit Outs**
- Movie Theaters**
- Parking Structures**





# Featured Project

## 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:

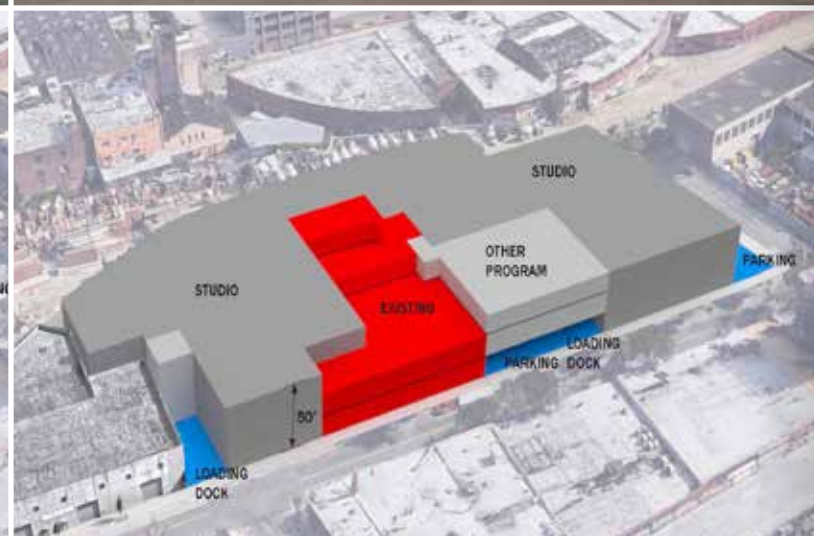
- **6 State-of-the-art production sound stages**
- Worked closely with acoustical engineers to design best-in-class sound

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





**Last Mile & Cold Storage**

Life Sciences / Laboratories  
Retail, Shopping Centers & Malls  
Educational & Institutional  
Hotels & Residences  
Office Buildings & Fit Outs  
Movie Theaters  
Parking Structures



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

## 2505 BRUCKNER

**BUDGET:** Actively Under Construction  
**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**



Currently under construction, 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



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# Cold Storage flexibility for the future.

## GROWN NYC

**SIZE:** 61,000 SF  
**TYPE:** Under Construction  
**LOCATION:** Bronx, NY

- HIGHLIGHTS:**
- **Future focused infrastructure with cold storage in mind**
  - **Green roof system**
  - **Brownfield site**



Determined to provide fresher food to local communities more efficiently, GrowNYC in partnership with NYS Economic Development Corporation, has selected Aurora as the General Contractor for a future cold storage facility to be built in the Hunt's Point area of the Bronx.

- **Building design allows future tenants to customize** and fit their business needs flexibly into the space

- This **brown field site** requires Aurora to constantly monitor any soil disturbance, as well as tracking the sub surface materials closely
- The **building envelope** is made up of precast sandwich panels, living wall systems, curtainwalls and storefront systems, metal panel systems, stainless steel planter boxes and canopies
- The building has a 10-foot-wide **radiant heat zone** around the freezer
- The **green roof system** is a four inch vegetated tray system on a four inch water collection tray system on loose laid 40 mil protection membrane on TPO .060 roof membrane
- On the roof, there is a **30,000 gallon sprinkler storage tank**, as well as a 12,500 gallon water reclamation system on the first floor



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A perfect last mile example.

# HARTZ MOUNTAIN WAREHOUSE DEVELOPMENT

**SIZE:** 846,000 SF  
**TYPE:** Under Construction  
**LOCATION:** Melville, NY

- HIGHLIGHTS:**
- **14 month build**
  - **2 buildings on 53 acre site**
  - **165 overhead doors**
  - **Ample parking for both cars and trucks**

Aurora was recently selected as the general contractor for Hartz Mountain Industries Warehouse Development at 235 Pinelawn Rd., Melville, NY.

- The total of 846,000 SF is broken up into **two buildings**
- **Building A will consist of 600,000 SF** situated on the south end of the property
- **Building B consists of 246,000 SF** situated on the north end of the property
- A total of **165 overhead doors** to be installed between both buildings to allow for strategic flow for the end-user's operations
- To help manage drainage, **346 dry wells** are to be installed on the site
- Accessibility is in abundance with **three separate entrances** on three different roads
- **490 car parking stalls and 105 truck parking stalls** available throughout the site provides sufficient parking for last-mile end users
- **Customization opportunities integrated into build** for seamless tenant improvements



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# 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**



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



**Last Mile & Cold Storage**

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4 different design builds.  
We must be doing something right.

**FEDEX**

**BUDGET:** \$192,000,000  
**SIZE:** 982,000 SF  
**TYPE:** Design / Build and New Construction  
**LOCATIONS:** Maspeth, Yonkers, Long Island City and Brooklyn, NY

**HIGHLIGHTS:**

- **Demolition and construction**
- **Aggressive timelines**
- **River diversion**
- **Multi-use facilities**
- **Water/waterfront for most builds**



FEDEX MASPETH



FEDEX BROOKLYN



FEDEX YONKERS



FEDEX LONG ISLAND CITY



FEDEX LONG ISLAND CITY

Aurora partnered with SunCap Property Group to provide four design/build projects, each presenting unique challenges and complex use.

**ASPETH**

- 350,000 **multi-story office space and distribution facility**, 11 acres of sitework, and off-site improvements
- 60' in height, pile supported, sub-slab depressurization system, ventilation systems for interior vehicle parking, and has 2nd story vehicle parking for 225 vehicles

**BROOKLYN**

- 163,400 SF warehouse and 110,000 SF covered parking

garage, new utility services and a pile-supported structural slab

- **14-month build** with 60 overhead doors, 40 infrared CoRayVac heaters, a Toxalert gas detection system, and a dry sprinkler system throughout

**YONKERS**

- Abatement & demolition of 5 existing structures, a new 122,000 SF distribution facility, 10 acres of sitework, and off-site improvements
- **Re-routing the Sprain Brook, 35' below grade, utilizing controlled blasting for rock removal**

- Structural steel superstructure, wrapped in precast concrete exterior panels

**LONG ISLAND CITY**

- 140,000 SF FedEx Ground facility and an off-site employee parking facility
- **Restoration of the existing waterfront**, installation of new outfalls, off-site remediation, road work, asbestos abatement and demolition
- 52 overhead doors, 39 infrared CoRayVac heaters, and a Toxalert gas detection and dry sprinkler system





FEDEX MASPETH



FEDEX YONKERS



FEDEX LONG ISLAND CITY



FEDEX BROOKLYN



FEDEX YONKERS



**Ben Faist**  
*Vice President*  
[bfaist@suncap.com](mailto:bfaist@suncap.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."



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The biggest IKEA in the biggest city  
 reclaims the waterfront with an award  
 winning park.

## IKEA

**BUDGET:** \$180,000,000  
**SIZE:** 350,000 SF  
**TYPE:** New Construction  
**LOCATION:** Brooklyn, NY

- HIGHLIGHTS:**
- **Complex demolition challenges**
  - **Waterfront reclamation**
  - **Awards for the park**
  - **Parking on grade**
  - **Elevated building**



In the role of Construction Manager, Aurora completed the redevelopment of the abandoned New York Ship Yard site into IKEA's largest retail facility in the United States. Located in the Red Hook section of Brooklyn, NY, it required meticulous pre-planning that revealed complex challenges we needed expert consultation from the US Army Corps of Engineers who were doing a dredging project nearby, the Ambrose Channel. The project included:

- **Demolition and decommissioning** of the existing shipyard facilities, environmental remediation of a Brownfield site including cleanup of underwater areas

- **Reconstruction of waterfront on New York Harbor**
- **LEED silver certified** with water saving technology of 60,000 gallons per month and over 70,000 SF of green roof
- **Pile supported steel framed structure with grade parking**
- **Elevated loading docks, restaurant facilities, two floors of retail sales space, over 100,000 SF of retail warehouse sales space and back office facilities for over 300 employees**
- **6.5-acre waterfront esplanade/park** for public use with unprecedented access to the Brooklyn waterfront
- **Reconstructed over a mile of waterfront** with installation of sheet pile bulkhead, elevated platforms and a continuous walkway along the water's edge
- **Removal of a 700-foot-long graving dock** which was filled with over 110,000 cubic yards of sand dredged and barged to site from the ongoing Ambrose Channel dredging project



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A life science building to focus on research.

## STONY BROOK INNOVATION & DISCOVERY CENTER

**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





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

**NASSAU  
 COMMUNITY  
 COLLEGE  
 LIFE SCIENCES  
 BUILDING**

**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





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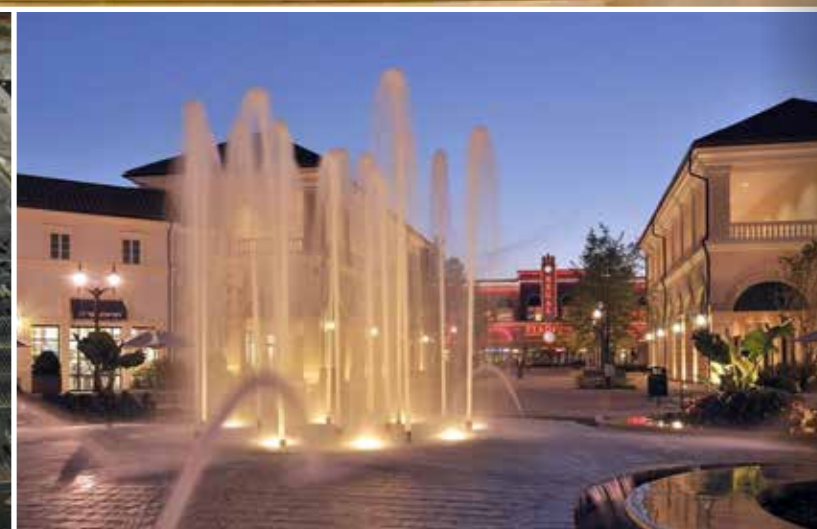


A European feel suffuses this unique shopping experience.

## TANGER AT THE ARCHES

**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



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It's more than a mall, its another way for a community to come together.

# STATEN ISLAND MALL

**BUDGET:** \$185,000,000  
**SIZE:** 300,000 SF  
**TYPE:** New Construction  
**LOCATION:** Staten Island, NY

- HIGHLIGHTS:**
- **Outdoor plaza**
  - **Existing mall remained open during construction**
  - **Parking garage, movie theater, food court, and retail expansion.**

Aurora Contractors worked in partnership with GGP/Brookfield Properties on this mall expansion project as the Construction Manager.

This iconic Staten Island destination wanted an outdoor plaza to serve as a focal point and **revitalize the way communities come together.** With an aggressive 24 month

construction window, Aurora strategized a multi-phase approach to ensure that businesses were disrupted as little as possible and the build was delivered on time.

- The construction included:**
- A 1,000 stall, three level precast **parking garage**
  - **300,000 SF expansion** of the existing mall

- Construction of the **outdoor plaza**
- Creation of the home of the **Staten Island Mall Food District**, which houses entertainment anchors Dave and Busters, as well as AMC Theaters and numerous other retailers





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We made sure construction didn't stop the buses at the bus stop.

## KINGS PLAZA MALL

**BUDGET:** \$77,000,000  
**SIZE:** 360,000 SF  
**TYPE:** Renovation  
**LOCATION:** Brooklyn, NY

- HIGHLIGHTS:**
- **Complete gut and renovation**
  - **Smart communications**
  - **Exterior facade constructed without interrupting busiest bus station in the MTA**



Aurora's second project with Macerich was the renovation of a vacated Sears building at the Kings Plaza mall in Brooklyn, NY. As a complete gut and renovation of a four-story concrete building anchored to the existing mall, it presented it's share of surprises and complex challenges as follows:

- **Demolition** of the exterior facade and 360,000 sf of interiors
- New Flashbush Ave facade

- 12 New escalators and 12 elevators
- Complete **roof replacement**
- **Utility and fire alarm** upgrades for all four floors
- Extensive coordination for all major tenant utilities, roof-top equipment, vertical transportation, duct shafts, and fire alarm integration
- **Coordination** around the MTA bus schedule (front of the mall is a major hub for the Brooklyn Bus Line)
- **Extensive planning** with the mall's operations and MTA to ensure uninterrupted service
- **Implementation of an accelerated schedule** to accommodate design changes mid-construction
- **Project completed on time in less than seven months**



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Arresting design and construction delivered on time and on budget.

## NEIMAN MARCUS

**BUDGET:** \$32,000,000  
**SIZE:** 104,445 SF  
**TYPE:** New Construction  
**LOCATION:** Garden City, NY

- HIGHLIGHTS:**
- Extraordinary exterior panel and glazing
  - Subterranean loading dock
  - Unique curved 3D wall
  - Classy finishes



The first and only Neiman Marcus' on Long Island, this two-level department store features a high-end exterior panel and glass system that Aurora was contracted to build.

Upon the successful completion of this project, Neiman Marcus further engaged Aurora to develop over 30 unique retail environments within the building.

This challenging assignment required us to customize each space to the high-end needs of each upsacale retailer like Gucci and Prada that used unique design elements to make it stand out from all other retail stores in the area. Specific features include:

- Subterranean loading dock
- Second floor café

- Hand-blown crystals that embellish the curtain-wall
- Designed with the capability to add a third-floor addition in the future
- Construction was completed in Spring of 2016
- **Delivered on time and budget**



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Our most unique build after 25 years of partnership with Home Depot.

**HOME  
DEPOT**

**BUDGET:** \$40,000,000  
**SIZE:** 118,000 SF  
**TYPE:** New Construction  
**LOCATION:** Maspeth, Queens

- HIGHLIGHTS:**
- Ramp with roof parking
  - Pedestrian elevators
  - First multi-level retail utilizing parking on the roof in the area
  - Active subway behind Home Depot

Aurora and Home Depot have worked on many projects together in the past, totaling over one million square feet of big box retail space for the home improvement giant. Over time, we've learned a thing or two about how to maximize work flows and run a smooth project

- This facility utilizes **geopiers for ground stabilization in lieu of pipe driven piles**. This is an efficient and cost-effective solution for the support of this settlement sensitive structure
- This multi-level structure houses retail on the lower level, with **parking on the second level**
- **Vertical transportation** is provided as a means to get from the lower level retail area, to the parking lot on the roof
- **Completed on time and on budget**





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# 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



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# Some of Long Island's largest K-12 schools

## EDUCATIONAL FACILITIES

**SACHEM EAST HIGH SCHOOL,  
WILLIAM FLOYD MIDDLE SCHOOL**

**BUDGET:** \$85,000,000  
**SIZE:** 420,000 SF / 189,000 SF  
**TYPE:** New Construction  
**LOCATION:** Farmingdale, NY / Mastic Beach, NY

- HIGHLIGHTS:**
- Applied experience saves money
  - Lump sum GC
  - Value engineering



As the General Construction prime contractor for two of the largest educational facilities on Long Island, Aurora partnered with the owner to provide significant value engineering suggestions and tapped into our experience and insight to deliver on time and on budget.

### SACHEM EAST HIGH SCHOOL PROJECT:

- We suggested using an oversized utility brick that **saved over \$1,000,000**
- Located at the highest point on Long Island, NY, which is prone to severe weather, we **modified the site work to alleviate erosion problems**
- Masonry cavity walls, structural metal framing, brick veneer and a three-story curtain wall system
- Olympic size pool, two gymnasiums and a cafeteria

### WILLIAM FLOYD MIDDLE SCHOOL PROJECT:

- Quarter mile track
- Football field with bleachers and various other ball fields
- Center circular hub from which three "wings" of the school extended
- Elaborate epoxy terrazzo floor
- **Aggressive schedule**
- **Completed on time and within budget**



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# New purpose for an abandoned psychiatric center.

## CREEDMOOR PSYCHIATRIC CENTER

**BUDGET:** \$38,000,000  
**SIZE:** 120,000 SF  
**TYPE:** Renovation  
**LOCATION:** Queens, NY

- HIGHLIGHTS:**
- Asbestos removal
  - Extensive exterior Renovation
  - Interior gutting and rebuild
  - On existing campus
  - 3 non-profits tenants with customized buildout



The old Creedmoor Psychiatric Center had been **abandoned for over 25 years**. Not only had nature staked a claim on the property with vegetation infiltrating the building, but most of the infrastructure had failed or needed to be replaced, in addition to a \$2 million asbestos problem.

Aurora Contractors stepped in to **renovate and rehabilitate** Building #74 and convert it into a **four-story office space** for not-for-profit organizations and individual **studio apartments for over 150** transitional patients.

**A near total gutting and renovation strategy included:**

- \$2,000,000 of **asbestos remediation** completed in three-months that included

- abating wall plaster, pipe insulation, done within the strict state and federal standards
- Extensive **exterior renovation** involving nearly the entire structure's envelope
- **Salvaging original brick** to reuse on porches, around windows, and other damaged areas
- **Windows replaced** with high efficiency units and new cast stone sills
- **Removal of invasive vegetative growth** on over 75% of the facade, and the third floor interior
- **Power washing** with a waste water recovery system

- **Roof replacement** with a 3-tab shingle roof system and 3-ply asphalt and cast stone copings
- The existing **Yankee gutter system** repaired to working standards
- **Interior gutted** and brought up to electric, mechanical, and plumbing code
- **Coordination with the local NYS power plant** and protection of adjoining buildings' MEP systems
- **New stairs** and additional egress points added
- **New kitchens** and supporting services to provide tenants a local source of food



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A visual aesthetic and environment-first materials that make sense

HILTON GARDEN INN

**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 Stonybrook 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**.



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## Complex construction successfully nestles an historic landmark firehouse.

### KINGS HIGHWAY OFFICE BUILDING

**BUDGET:** \$40,000,000  
**SIZE:** 301,000 SF  
**TYPE:** New Construction  
**LOCATION:** Brooklyn, NY

- HIGHLIGHTS:**
- **Pre-construction identified challenges early**
  - **Zero impact on neighbors**
  - **Very difficult logistics/constructibility**
  - **100 year old firehouse**
  - **2 levels below grade, 3 levels above grade**

As the Construction Manager of the Kings Highway five-story retail and office building with two underground parking garages, Aurora was able to partner closely with the owner during pre-construction. Our experience and strategic thinking allowed us to deliver the aesthetics the owner desired on an aggressive construction schedule. Features of the build included:

- **Three level above-grade precast parking garage** with 300 spaces, automated ticketing and a partially enclosed roof structure
- Garage features two entrances in a heavily congested area
- Aurora **managed communications** with various agencies including NYC Building Department, DOT, DEP, Con Ed, etc. to expedite key permits, and street and sidewalk closures
- **Crane operation**, and heavy construction along sidewalks
- Continual dewatering on site
- **Intricate shoring plans** and sheet piling were used to ensure rapid and safe construction
- Project also included a 235,000 SF mixed-use building with a **below grade parking garage**

- Second parking garage was 2 floors below grade with 45,000 SF of parking
- Steel structure with cast-in-place walls and floors below 3 floors of mixed-use space
- **Construction posed no negative effect** on the neighboring buildings including a NYC Fire Station that remained open during construction
- **Projects completed on schedule**





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Experience building movie theaters means on-time delivery regardless of mid-construction changes.

# MOVIE THEATERS

**BUDGET:** \$180,000,000  
**SIZE:** 350,000 SF  
**TYPE:** New Construction  
**LOCATION:** Deer Park/Jholtsville/Staten Island, NY

- HIGHLIGHTS:**
- Accommodated changes mid-construction
  - Complex coordination
  - Everchanging design of higher end studios
  - Multiple certification levels



Aurora Contractors has a particular set of experience building movie theaters. From phased construction approaches to keep the theater open during a remodel, to pivoting mid-construction to change the scope of work, we have experience with the latest digital and IMAX installations. Here are three recent projects as examples:

- REGAL CINEMAS MULTIPLEX**
- First all-digital multiplex
  - Seating for 3,000 people in 16 theaters
  - Extensive changes in the electrical scope of work mid construction required smart communication and flexibility to deliver on time

- The addition of an IMAX theater midway through construction required facile coordination of subcontractors
- Redesign of the exterior panel system and switching to an all-digital projection system were dealt with smoothly
- Project finished on schedule

- CINEMA 16 DELUXE**
- 16 stadium-type theaters
  - Major design changes throughout construction, some just weeks prior to the grand opening
  - Exterior prefabricated into panels which could be erected in the winter without tenting or heating the

- building to ameliorate impact of design changes
- Phased building in three self-sustaining structures to continue construction while lobby was redesigned
  - Most revenue-producing cinema in the National Amusements inventory of Multiplexes

- AMC MOVIE THEATER AT THE STATEN ISLAND MALL**
- The first AMC Theater in Staten Island to offer the dine-in movie experience
  - Over 1,000 recliners
  - 11 theaters including one Dolby ATMOS theater, and an IMAX theater
  - Includes a McGuffins Bar



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Supports a brand new stadium for a world known hockey team.

## UBS ARENA PARKING GARAGE

**SIZE:** 532,000 SF  
**TYPE:** New Construction  
**LOCATION:** Elmont, NY

- HIGHLIGHTS:**
- Over **1,450** parking spaces
  - **Six levels**
  - **Innovative vertical transporation**



Aurora Contractors are the construction manager for the new multi-level parking structure at the UBS Arena in Elmont, NY. The new home to the New York Islanders, fans are sure to find convenience using this brand new parking garage when attending their favorite events.

- **Six level** parking structure
- Cutting edge **vertical transporation**

- **Lantern and aesthetic exterior design** matching UBS Arena
- **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



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Movie Theaters  
**Parking Structures**

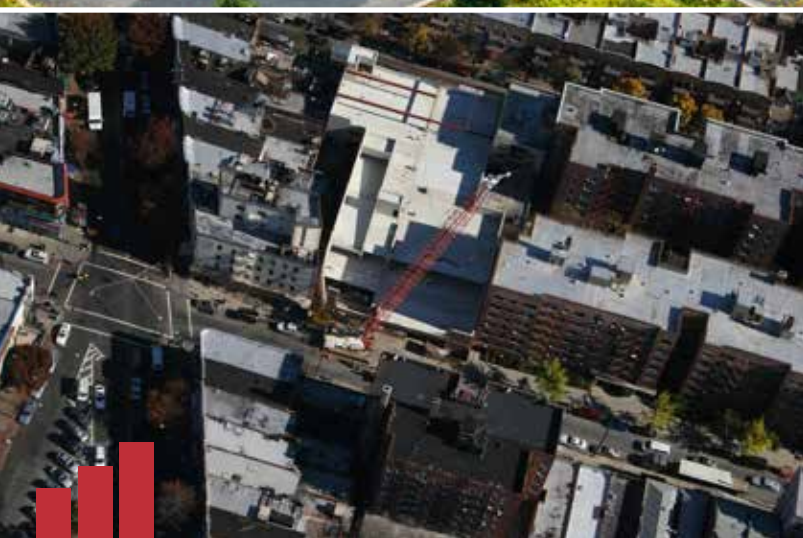
## Building a parking garage shouldn't disrupt your business.

### PARKING GARAGES

**BUDGET:** \$52,000,000  
**SIZE:** 661,000 SF  
**TYPE:** New Construction/  
Renovation  
**LOCATION:** Bronx, Brooklyn,  
Staten Island and  
Valley Stream, NY

**HIGHLIGHTS:**

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



Aurora Contractors has experience building parking garages as independent structures, part of a mall, on a rooftop at a retail location, in highly congested areas and as part of a larger complex. While the basic use is the same, site conditions vary from below ground to rooftops and applied experience can make a big difference in getting the job done right.

As the Construction Manager for the Kings Highway parking garages and a massive garage in Valley Stream as examples, you can see we have the know-how to face whatever challenges your project might have.

#### 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
- **Completed on schedule**

#### 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
- **Completed on Schedule**





# 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)

