



*To Whom It May Concern:*

*Aurora Contractors has successfully completed the Kings Highway Office & Retail Center for us. The project consisted of a five level, mixed use building constructed around an existing fire house. The building consists of two levels of below-grade parking, retail space on the ground floor and offices on the top two floors.*

*The logistics of the site was the most difficult part of the project. An all girls' middle school is across the street and a fire house was in the middle of our "U" shaped building. Both of these "obstacles", as well as the surrounding neighbors and businesses needed to have uninterrupted service to the streets, sidewalks, and utilities. Due to the firehouse's need to maintain certain minimum emergency response times, extra measures needed to be taken to ensure that their response to emergencies were never compromised. This was achieved by Aurora developing several alternate construction methods. The exterior walls were fabricated off site and erected in a two week timeframe, limiting any potential obstructions to the firehouse. Also, closing the street on a Saturday and having one crane lower another crane in the basement and erect the steel in the basement saved the surrounding community months of lane and sidewalk closures.*

*Other site issues included building the basement slab at the water table, which included 6 months of dewatering, underpinning of the surrounding buildings and the firehouse, and shoring several roads during excavation.*

*The largest single office tenant was a nursing center that leased 50,000 s.f. Aurora helped coordinate all aspects of the turnover including the electrical data center, all utilities, and even the final move in.*

*The project ran smoothly due to Aurora's communication skills, the efficient coordination of the trades, and the constant compliance with the various agencies involved (NYC Building Department, DOT, DEP, etc.)*

*Aurora clearly showed their vast range of knowledge on this mixed use project. They are familiar and knowledgeable with all aspects of office buildings (including all MEP requirements), retail centers, and parking areas. It is for that reason that I would recommend Aurora for any project.*

*Please feel free to call me with any additional questions you may have. I can be reached at 914-965-3990.*

*Sincerely,*

AVR REALTY, LLC

*Steven Ricketts*

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